



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

OCTOBER 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$138,444	\$144,990	✗ -\$6,546
EXPENSES			
TOTAL EXPENSES for the month:	\$126,849	\$87,392	✗ \$39,457
There is a net operating SURPLUS of: ✓ \$11,595			
Utilities:	\$37,822	\$37,197	✗ \$625
Contracts:	\$27,436	\$25,220	✗ \$2,216
Building Maintenance:	\$20,921	\$4,645	✗ \$16,276
Professional Services:	\$10,398	\$5,808	✗ \$4,590
Payroll and Benefits:	\$6,705	\$13,209	✓ -\$6,504
Other Expenses:	\$23,598	\$1,312	✗ \$22,286

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$133,858
Reserve Accounts balance is:	\$1,810,709
TOTAL Cash and Reserves balance is:	\$1,944,567

YEAR-TO-DATE SUMMARY

OCTOBER 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$1,502,541	\$1,331,460	✓ \$171,081
EXPENSES			
TOTAL EXPENSES YTD:	\$1,089,072	\$959,929	✗ \$129,143
YTD, we are ✓ \$413,469 under budget on regularly budgeted items.			
Utilities:	\$365,677	\$371,970	✓ -\$6,293
Contracts:	\$270,976	\$252,200	✗ \$18,776
Building Maintenance:	\$55,757	\$46,453	✗ \$9,304
Professional Services:	\$78,410	\$61,014	✗ \$17,396
Payroll and Benefits:	\$122,295	\$145,080	✓ -\$22,785
Other Expenses:	\$195,957	\$194,453	✗ \$1,504

Capital Expenditures YTD: \$64,659

TOTAL EXPENDITURES YTD: \$1,153,731

Net **SURPLUS** ✓ **\$348,810**
Reserve Funding Transfer **\$396,670** (\$39,667 per month)



HAWAIIANA

MEMORANDUM

TO: Board of Directors - **THE ARBORS**
 FROM: SHERWIN GASMEN - Management Executive
 DATE: November 12, 2021
 RE: Financial Report for **October, 2021**

CREATE DATE: 11/12/2021

Significant variances of over 10% against the budgeted amounts are as follows:

ACCT. DESCRIPTION	ACTUAL	BUDGET	VAR. \$	PCT(%)	YTD ACTUAL	YTD BUDGET	YTD VAR. \$	(%)
EXPENSE								
6280 <u>CONTRACT-PEST CONTROL</u>	\$1813	\$1183	\$630	53.28%	\$13,839	\$11,830	\$2,009	16.99
6515 <u>JANITORIAL</u>	\$455	\$220	\$235	106.86%	\$799	\$2,200	(\$1,401)	-63.69
6580 <u>POOL</u>	\$6675	\$583	\$6091	1044.24%	\$14,504	\$5,833	\$8,671	148.64
6670 <u>BUILDING REPAIRS</u>	\$13588	\$1167	\$12421	1064.70%	\$18,893	\$11,667	\$7,226	61.94
6690 <u>MISCL REPAIRS & PURCHASES</u>	\$203	\$83	\$120	143.66%	\$9,366	\$833	\$8,532	023.93
6810 <u>ADMIN SUPPLIES & SVCS</u>	\$2308	\$1700	\$608	35.79%	\$21,093	\$17,000	\$4,093	24.07
6882 <u>LEGAL FEES-COLLECTIONS</u>	\$5063	\$250	\$4813	1925.34%	\$23,158	\$2,500	\$20,658	826.33
7720 <u>STATE GENERAL EXCISE TAX</u>	\$438	\$200	\$238	119.23%	\$1,922	\$2,000	(\$78)	-3.89
Total Cash And Reserve:			\$1,944,567.23					

Should you have any questions, please contact the Association Treasurer or me:

Management Executive: **SHERWIN GASMEN**
 Phone: **(808) 593-6312**

----- PREPARED FOR -----
 LAAULU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
 PAGE: 1

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 10/31/2021

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/12/2021

BLD ACCT 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
CASH RECEIPTS:									
5100 MAINTENANCE FEE	135551.74	144990.04	-9438.30	93.5	1461526.91	1449900.40	11626.51	100.8	
5190 LEGAL FEE REIMBURSEMENT	497.55	0.00	497.55		3648.11	0.00	3648.11		
5270 INTEREST FROM INVESTMENTS	235.00	500.00	-265.00		5170.84	5000.00	170.84		
5290 INTEREST FROM CHECKING	8.09	0.00	8.09		91.73	0.00	91.73		
5360 LATE CHARGES	40.00	250.00	-210.00		3165.97	2500.00	665.97		
5361 INTEREST CHARGES	12.37	0.00	12.37		103.38	0.00	103.38		
5375 OTH TAX RCPTS-KEYS	0.00	100.00	-100.00		1325.00	1000.00	325.00		
5378 FINES	0.00	0.00	0.00		750.00	0.00	750.00		
5400 RENTAL INCOME UN 27C	2100.00	2100.00	0.00		21000.00	21000.00	0.00		
5759 PEST CONTROL REIMBURSEMENT	0.00	0.00	0.00		5759.16	0.00	5759.16		
TOTAL CASH RECEIPTS	138444.75	147940.04	-9495.29	93.6	1502541.10	1479400.40	23140.70	101.6	
UTILITIES:									
6010 ELECTRICITY	5291.97	4939.00	352.97		49372.99	49390.00	-17.01		
6030 WATER	9081.91	10660.00	-1578.09		85550.86	106600.00	-21049.14		
6040 SEWER	22958.77	21040.00	1918.77		225860.55	210400.00	15460.55		
6050 GAS	193.58	198.00	-4.42		1673.65	1980.00	-306.35		
6060 TELEPHONE	295.38	360.00	-64.62		3218.99	3600.00	-381.01		
TOTAL UTILITIES	37821.61	37197.00	624.61	101.7	365677.04	371970.00	-6292.96	98.3	
CONTRACTS:									
6240 CONTRACT-GROUNDS	25622.77	24037.00	1585.77		257136.59	240370.00	16766.59		
6280 CONTRACT-PEST CONTROL	1813.26	1183.00	630.26		13839.34	11830.00	2009.34		
TOTAL CONTRACTS	27436.03	25220.00	2216.03	108.8	270975.93	252200.00	18775.93	107.4	
BUILDING MAINTENANCE:									
6515 JANITORIAL	455.09	220.00	235.09		798.89	2200.00	-1401.11		
6550 GROUNDS	0.00	300.00	-300.00		284.56	3000.00	-2715.44		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		5235.60	3500.00	1735.60		
6560 ELECTRICAL	0.00	250.00	-250.00		1670.90	2500.00	-829.10		
6570 PLUMBING	0.00	250.00	-250.00		2567.18	2500.00	67.18		
6580 POOL	6674.72	583.33	6091.39		14504.16	5833.30	8670.86		

----- PREPARED FOR -----
 LAAULU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
 PAGE: 2

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 10/31/2021

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/12/2021

BLD ACCT 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%-	
6600 PEST CONTROL	0.00	0.00	0.00		214.63	0.00	214.63		
6630 SECURITY EQUIPMENT	0.00	900.00	-900.00		136.00	9000.00	-8864.00		
6640 MAINT EQUIPMENT	0.00	42.00	-42.00		0.00	420.00	-420.00		
6660 FIRE SYSTEMS	0.00	500.00	-500.00		2086.79	5000.00	-2913.21		
6670 BUILDING REPAIRS	13588.04	1166.66	12421.38		18892.50	11666.60	7225.90		
6690 MISCL REPAIRS & PURCHASES	203.04	83.33	119.71		9365.75	833.30	8532.45		
TOTAL BUILDING MAINTENANCE	20920.89	4645.32	16275.57	450.4	55756.96	46453.20	9303.76	120.0	
PROFESSIONAL SERVICES:									
6810 ADMIN SUPPLIES & SVCS	2308.49	1700.00	608.49		21092.50	17000.00	4092.50		
6812 ASSOCIATION ADMIN EXPENSE	0.00	167.00	-167.00		965.80	1670.00	-704.20		
6830 VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	1000.00	-1000.00		
6850 MANAGEMENT SERVICES	3026.18	3026.18	0.00		30261.80	30261.80	0.00		
6870 AUDIT/PUBLIC ACCOUNTING	0.00	0.00	0.00		2931.94	2931.96	-0.02		
6880 LEGAL FEES	0.00	500.00	-500.00		0.00	5000.00	-5000.00		
6882 LEGAL FEES-COLLECTIONS	5063.34	250.00	4813.34		23158.28	2500.00	20658.28		
6912 PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	650.00	-650.00		
TOTAL PROFESSIONAL SERVICES	10398.01	5808.18	4589.83	179.0	78410.32	61013.76	17396.56	128.5	
PAYROLL AND BENEFITS:									
7010 PAYROLL-MANAGER	4361.55	4320.00	41.55		44789.06	45360.00	-570.94		
7020 PAYROLL-MAINTENANCE	5217.60	5809.00	-591.40		48934.08	60996.00	-12061.92		
7070 WORKERS COMPENSATION	-5285.00	0.00	-5285.00		4673.00	7500.00	-2827.00		
7080 TDI	113.02	105.00	8.02		209.97	420.00	-210.03		
7090 HEALTH CARE	1361.34	2125.12	-763.78		14226.51	21251.20	-7024.69		
7100 PAYROLL TAXES	936.33	905.31	31.02		9344.25	9053.10	291.15		
7170 UNIFORMS	0.00	50.00	-50.00		117.80	500.00	-382.20		
TOTAL PAYROLL AND BENEFITS	6704.84	13314.43	-6609.59	50.4	122294.67	145080.30	-22785.63	84.3	
OTHER EXPENSES:									
7311 INSURANCE-PROPERTY	20489.08	19416.00	1073.08		146403.12	145262.00	1141.12		
7315 INSURANCE-LIABILITY	1323.51	1467.00	-143.49		10589.05	10804.16	-215.11		
7326 INSURANCE-D&O-GENERAL	0.00	2088.00	-2088.00		14138.60	16228.00	-2089.40		
7331 INSURANCE-FIDELITY-GENERAL	83.20	86.00	-2.80		665.60	674.00	-8.40		

----- PREPARED FOR -----
 LAALU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
 PAGE: 3

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 10/31/2021

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/12/2021

BLD ACCT 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%-	
7335 INSURANCE-B&M	0.00	160.00	-160.00		1080.10	1245.00	-164.90		
7341 INSURANCE-UMBRELLA-GENERAL	388.26	409.00	-20.74		2990.38	3013.00	-22.62		
7350 INSURANCE-AUTO	0.00	25.00	-25.00		0.00	250.00	-250.00		
7355 INSURANCE-OTHER	158.70	0.00	158.70		158.70	0.00	158.70		
7520 MASTER ASSOCIATION DUES	0.00	118.44	-118.44		375.00	473.76	-98.76		
7550 MISCELLANEOUS EXPENSE	0.00	35.00	-35.00		7210.00	350.00	6860.00		
7556 APT MAINTENANCE FEE	476.71	476.72	-0.01		4767.10	4767.20	-0.10		
7564 MISC-CONDO REGISTRATION	0.00	0.00	0.00		1609.00	3060.00	-1451.00		
7568 RENTAL COMMISSION/FEES	210.00	415.00	-205.00		2100.00	4150.00	-2050.00		
7710 REAL PROPERTY TAX	0.00	160.00	-160.00		1947.80	1600.00	347.80		
7720 STATE GENERAL EXCISE TAX	438.47	200.00	238.47		1922.17	2000.00	-77.83		
7740 FEDERAL INCOME TAXES	0.00	0.00	0.00		0.00	576.00	-576.00		
TOTAL OTHER EXPENSES	23567.93	25056.16	-1488.23	94.1	195956.62	194453.12	1503.50	100.8	
TOTAL OPERATING EXPENSES	126849.31	111241.09	15608.22	114.0	1089071.54	1071170.38	17901.16	101.7	
OPERATING SURPLUS/DEFICIT	11595.44	36698.95	-25103.51	31.6	413469.56	408230.02	5239.54	101.3	
CAPITAL IMPR AND MAJOR REP & REPL:									
8500 MAJOR REPAIRS & REPLACEMENTS	0.00	0.00	0.00		8012.24	0.00	8012.24		
8526 LANDSCAPE REHAB-PH II	0.00	0.00	0.00		17483.53	50000.00	-32516.47		
8532 CABANA AREA FURNITURE	0.00	0.00	0.00		0.00	12326.00	-12326.00		
8543 FENCING-VINYL	21562.40	0.00	21562.40		21562.40	10544.00	11018.40		
8620 DRIVEWAY CONCRETE	0.00	0.00	0.00		17601.00	45000.00	-27399.00		
8621 BACKFLOW DEVICE	0.00	0.00	0.00		0.00	14435.00	-14435.00		
8622 POOL SALT WATER SYSTEM	0.00	0.00	0.00		0.00	4500.00	-4500.00		
8623 GAS BBQ	0.00	0.00	0.00		0.00	4382.00	-4382.00		
TOTAL CAPITAL IMPR AND MAJOR	21562.40	0.00	21562.40	0.0	64659.17	141187.00	-76527.83	45.8	
TOTAL CASH DISBURSEMENTS	148411.71	111241.09	37170.62	133.4	1153730.71	1212357.38	-58626.67	95.2	
CHANGE IN SECURITY DEPOSITS	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.0	

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 EWA BEACH HI 96706

ACCT. NO: 1665
 PAGE: 4

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 10/31/2021

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/12/2021

BLD ACCT 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
	---ACTUAL--	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL-	---BUDGET---	---VAR.---	--BUD%--
CHANGE TO TOTAL CASH & RESERVE	<u>-9966.96</u>	<u>36698.95</u>	<u>-46665.91</u>		<u>348810.39</u>	<u>267043.02</u>	<u>81767.37</u>	

----- PREPARED FOR -----

LAALU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

PAGE: 1

**THE ARBORS
CASH REPORT
AS OF 10/31/2021**

----- PREPARED BY -----
HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/12/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

OPERATIONS

1000 CHECKING ACCOUNT *
1005 CASH-PETTY
1007 CPB DEBIT #*****2438

BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
180,428.05	-49,868.96	130,559.09
799.00	0.00	799.00
2,500.00	0.00	2,500.00
<u>183,727.05</u>	<u>-49,868.96</u>	<u>133,858.09</u>

TOTAL OPERATIONS

RESERVES

TERM	MATURES	RATE
1690 BOR LQ #*****1021		0.2500
1691 BOR #*****9147	12 MONTHS 07/30/2022	0.5000
1736 CIT #*****9860	12 MONTHS 08/05/2022	0.4500
1767 FFAC #*****2457	12 MONTHS 08/03/2022	0.3000
1800 HCFED LQ #*****-002		0.0500
1801 HCFED #*****-350	12 MONTHS 01/06/2022	0.6000
1830 HFFCU LQ #*****8-01		0.1000
1832 HFFCU #*****0103	12 MONTHS 07/27/2022	0.4500
1840 HSB LQ #*****6725		0.5000
1842 HSB LQ #*****8936		0.5000
1901 FFB LQ #*****6973		0.4000
2126 HSFCU #*****3460		0.0400
2127 HSFCU LQ #*****9450		0.2000

120,867.15	24.01	120,891.16
128,000.00	0.00	128,000.00
241,899.18	89.49	241,988.67
240,902.71	0.00	240,902.71
100.05	0.00	100.05
225,794.50	0.00	225,794.50
79,885.83	39,667.00	119,552.83
150,000.00	0.00	150,000.00
229,671.57	29.26	229,700.83
19,037.69	7.81	19,045.50
248,478.62	84.43	248,563.05
100.00	0.00	100.00
86,069.84	0.00	86,069.84

TOTAL RESERVES

<u>1,770,807.14</u>	<u>39,902.00</u>	<u>1,810,709.14</u>
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NET ASSOCIATION AVAILABLE CASH AND DEPOSITS

<u>1,954,534.19</u>	<u>-9,966.96</u>	<u>1,944,567.23</u>
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* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 1,595,756.84

----- PREPARED FOR -----

LAALU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

PAGE: 1

**THE ARBORS
CASH BY INSTITUTION
AS OF 10/31/2021**

----- PREPARED BY -----
HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/12/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	248,867.15	24.01	248,891.16
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	182,928.05	-49,868.96	133,059.09
CIT BANK, N.A.	241,899.18	89.49	241,988.67
FINANCE FACTORS	240,902.71	0.00	240,902.71
FIRST FOUNDATION BANK	248,478.62	84.43	248,563.05
HAWAII CENTRAL FEDERAL CU	225,894.55	0.00	225,894.55
HAWAII STATE FEDERAL CU	86,169.84	0.00	86,169.84
HAWAIIAN FINANCIAL FCU	229,885.83	39,667.00	269,552.83
HOMESTREET BANK	248,709.26	37.07	248,746.33
TOTAL CASH	<u>1,954,534.19</u>	<u>-9,966.96</u>	<u>1,944,567.23</u>