



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY
JANUARY 2022

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$140,215	\$150,045	✗ -\$9,830
EXPENSES			
TOTAL EXPENSES for the month:	\$111,137	\$112,677	✓ -\$1,540

There is a net operating **SURPLUS** of: ✓ **\$29,078**

Utilities:	\$38,240	\$38,205	✗	\$35
Contracts:	\$23,898	\$20,492	✗	\$3,406
Building Maintenance:	\$7,185	\$5,492	✗	\$1,693
Professional Services:	\$6,924	\$8,640	✓	-\$1,716
Payroll and Benefits:	\$11,498	\$15,006	✓	-\$3,508
Other Expenses:	\$23,392	\$24,842	✓	-\$1,450

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$62,283
Reserve Accounts balance is:	\$1,931,757
TOTAL Cash and Reserves balance is:	\$1,994,040

YEAR-TO-DATE SUMMARY
JANUARY 2022

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$140,215	\$150,045	✗ -\$9,830
EXPENSES			
TOTAL EXPENSES YTD:	\$111,137	\$112,677	✓ -\$1,540

YTD, we are ✓ **\$29,078** under budget on regularly budgeted items.

Utilities:	\$38,240	\$38,205	✗	\$35
Contracts:	\$23,898	\$20,492	✗	\$3,406
Building Maintenance:	\$7,185	\$5,492	✗	\$1,693
Professional Services:	\$6,924	\$8,640	✓	-\$1,716
Payroll and Benefits:	\$11,498	\$15,006	✓	-\$3,508
Other Expenses:	\$23,392	\$24,842	✓	-\$1,450

Capital Expenditures YTD: \$26,635 \$385,729 ✓ -\$359,094



MEMORANDUM

TO: Board of Directors – **THE ARBORS**
 FROM: MARNI RAMIREZ – Management Executive
 DATE: February 16, 2022
 RE: Financial Report for **January, 2022**

CREATE DATE: 2/16/2022 5:58:27PM

Significant variances \$1000 over the budgeted amounts are as follows:

ACCT. DESCRIPTION	ACTUAL	BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VAR.
EXPENSE						
6010 <u>ELECTRICITY</u> 12.09.2021 to 1.10.2022 service period	\$8,004	\$5,354	\$2,650	\$8,004	\$5,354	\$2,650
6240 <u>CONTRACT-GROUNDS</u> Dec 2021 Landscape maint; 1.3.2022 irrigation repair;	\$21,661	\$17,583	\$4,078	\$21,661	\$17,583	\$4,078
6570 <u>PLUMBING</u> Irrigation leak repair; leak detection	\$5,898	\$250	\$5,648	\$5,898	\$250	\$5,648
Total Cash And Reserve:			\$1,994,039.87			

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

Management Executive: **MARNI RAMIREZ**
 Phone: **(808) 593-6397**

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

ACCT. NO: 1665
 PAGE: 1

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 01/31/2022

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

ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 02/15/2022

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	139423.12	146585.05	-7161.93	95.1	139423.12	146585.05	-7161.93	95.1	
5190 LEGAL FEE REIMBURSEMENT	0.00	450.00	-450.00		0.00	450.00	-450.00		
5270 INTEREST FROM INVESTMENTS	256.45	500.00	-243.55		256.45	500.00	-243.55		
5290 INTEREST FROM CHECKING	5.63	10.00	-4.37		5.63	10.00	-4.37		
5360 LATE CHARGES	191.37	250.00	-58.63		191.37	250.00	-58.63		
5361 INTEREST CHARGES	13.31	0.00	13.31		13.31	0.00	13.31		
5375 OTH TAX RCPTS-KEYS	325.00	100.00	225.00		325.00	100.00	225.00		
5378 FINES	0.00	50.00	-50.00		0.00	50.00	-50.00		
5400 RENTAL INCOME UN 27C	0.00	2100.00	-2100.00		0.00	2100.00	-2100.00		
TOTAL CASH RECEIPTS	140214.88	150045.05	-9830.17	93.4	140214.88	150045.05	-9830.17	93.4	
UTILITIES:									
6010 ELECTRICITY	8003.95	5354.04	2649.91		8003.95	5354.04	2649.91		
6030 WATER	7911.61	8621.00	-709.39		7911.61	8621.00	-709.39		
6040 SEWER	22088.33	23672.00	-1583.67		22088.33	23672.00	-1583.67		
6050 GAS	235.83	198.00	37.83		235.83	198.00	37.83		
6060 TELEPHONE	0.00	360.00	-360.00		0.00	360.00	-360.00		
TOTAL UTILITIES	38239.72	38205.04	34.68	100.1	38239.72	38205.04	34.68	100.1	
CONTRACTS:									
6240 CONTRACT-GROUNDS	21660.74	17583.00	4077.74		21660.74	17583.00	4077.74		
6280 CONTRACT-PEST CONTROL	2237.33	1820.00	417.33		2237.33	1820.00	417.33		
6283 PEST CONTROL-RODENTS	0.00	1089.00	-1089.00		0.00	1089.00	-1089.00		
TOTAL CONTRACTS	23898.07	20492.00	3406.07	116.6	23898.07	20492.00	3406.07	116.6	
BUILDING MAINTENANCE:									
6515 JANITORIAL	0.00	200.00	-200.00		0.00	200.00	-200.00		
6550 GROUNDS	0.00	125.00	-125.00		0.00	125.00	-125.00		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		0.00	350.00	-350.00		
6560 ELECTRICAL	0.00	325.00	-325.00		0.00	325.00	-325.00		
6570 PLUMBING	5897.78	250.00	5647.78		5897.78	250.00	5647.78		
6580 POOL	503.17	850.00	-346.83		503.17	850.00	-346.83		

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

ACCT. NO: 1665
 PAGE: 2

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 01/31/2022

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

ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 02/15/2022

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
6630	SECURITY EQUIPMENT	0.00	175.00	-175.00		0.00	175.00	-175.00		
6640	MAINT EQUIPMENT	0.00	250.00	-250.00		0.00	250.00	-250.00		
6660	FIRE SYSTEMS	0.00	500.00	-500.00		0.00	500.00	-500.00		
6670	BUILDING REPAIRS	628.27	1166.66	-538.39		628.27	1166.66	-538.39		
6690	MISCL REPAIRS & PURCHASES	155.86	1300.00	-1144.14		155.86	1300.00	-1144.14		
	TOTAL BUILDING MAINTENANCE	7185.08	5491.66	1693.42	130.8	7185.08	5491.66	1693.42	130.8	
	PROFESSIONAL SERVICES:									
6810	ADMIN SUPPLIES & SVCS	1571.90	2300.00	-728.10		1571.90	2300.00	-728.10		
6812	ASSOCIATION ADMIN EXPENSE	0.00	225.00	-225.00		0.00	225.00	-225.00		
6850	MANAGEMENT SERVICES	3026.18	3026.18	0.00		3026.18	3026.18	0.00		
6851	MANAGEMENT SVCS-RECOVERY	0.00	523.56	-523.56		0.00	523.56	-523.56		
6880	LEGAL FEES	0.00	100.00	-100.00		0.00	100.00	-100.00		
6882	LEGAL FEES-COLLECTIONS	2325.52	2400.00	-74.48		2325.52	2400.00	-74.48		
6912	PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	65.00	-65.00		
	TOTAL PROFESSIONAL SERVICES	6923.60	8639.74	-1716.14	80.1	6923.60	8639.74	-1716.14	80.1	
	PAYROLL AND BENEFITS:									
7010	PAYROLL-MANAGER	3707.31	4361.54	-654.23		3707.31	4361.54	-654.23		
7020	PAYROLL-MAINTENANCE	5329.60	6890.29	-1560.69		5329.60	6890.29	-1560.69		
7070	WORKERS COMPENSATION	0.00	855.00	-855.00		0.00	855.00	-855.00		
7080	TDI	127.53	140.45	-12.92		127.53	140.45	-12.92		
7090	HEALTH CARE	1386.82	1514.00	-127.18		1386.82	1514.00	-127.18		
7100	PAYROLL TAXES	946.88	1195.09	-248.21		946.88	1195.09	-248.21		
7170	UNIFORMS	0.00	50.00	-50.00		0.00	50.00	-50.00		
	TOTAL PAYROLL AND BENEFITS	11498.14	15006.37	-3508.23	76.6	11498.14	15006.37	-3508.23	76.6	
	OTHER EXPENSES:									
7311	INSURANCE-PROPERTY	20489.08	20489.08	0.00		20489.08	20489.08	0.00		
7315	INSURANCE-LIABILITY	1323.51	1323.60	-0.09		1323.51	1323.60	-0.09		
7326	INSURANCE-D&O-GENERAL	280.56	380.50	-99.94		280.56	380.50	-99.94		
7331	INSURANCE-FIDELITY-GENERAL	83.20	83.20	0.00		83.20	83.20	0.00		
7335	INSURANCE-B&M	0.00	158.70	-158.70		0.00	158.70	-158.70		
7341	INSURANCE-UMBRELLA-GENERAL	388.26	388.30	-0.04		388.26	388.30	-0.04		

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

ACCT. NO: 1665
 PAGE: 3

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 01/31/2022

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

ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 02/15/2022

BLD ACCT: 1665	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
7355	INSURANCE-OTHER	158.70	0.00	158.70		158.70	0.00	158.70	
7520	MASTER ASSOCIATION DUES	0.00	128.76	-128.76		0.00	128.76	-128.76	
7550	MISCELLANEOUS EXPENSE	0.00	35.00	-35.00		0.00	35.00	-35.00	
7556	APT MAINTENANCE FEE	481.96	481.96	0.00		481.96	481.96	0.00	
7568	RENTAL COMMISSION/FEES	0.00	210.00	-210.00		0.00	210.00	-210.00	
7710	REAL PROPERTY TAX	0.00	954.00	-954.00		0.00	954.00	-954.00	
7720	STATE GENERAL EXCISE TAX	186.75	209.00	-22.25		186.75	209.00	-22.25	
	TOTAL OTHER EXPENSES	23392.02	24842.10	-1450.08	94.2	23392.02	24842.10	-1450.08	94.2
	TOTAL OPERATING EXPENSES	111136.63	112676.91	-1540.28	98.6	111136.63	112676.91	-1540.28	98.6
	OPERATING SURPLUS/DEFICIT	29078.25	37368.14	-8289.89	77.8	29078.25	37368.14	-8289.89	77.8
	CAPITAL IMPR AND MAJOR REP & REPL:								
8526	LANDSCAPE REHAB-PH II	0.00	31000.00	-31000.00		0.00	31000.00	-31000.00	
8532	CABANA AREA FURNITURE	0.00	12326.00	-12326.00		0.00	12326.00	-12326.00	
8543	FENCING-VINYL	0.00	10544.00	-10544.00		0.00	10544.00	-10544.00	
8620	DRIVEWAY CONCRETE	26635.00	45000.00	-18365.00		26635.00	45000.00	-18365.00	
8621	BACKFLOW DEVICE	0.00	14435.00	-14435.00		0.00	14435.00	-14435.00	
8624	POLE LIGHTS (STREET)	0.00	243061.00	-243061.00		0.00	243061.00	-243061.00	
8625	DRYER VENT CLEANING	0.00	19363.00	-19363.00		0.00	19363.00	-19363.00	
8626	SURVEILLANCE SYSTEM	0.00	10000.00	-10000.00		0.00	10000.00	-10000.00	
	TOTAL CAPITAL IMPR AND MAJOR	26635.00	385729.00	-359094.00	6.9	26635.00	385729.00	-359094.00	6.9
	TOTAL CASH DISBURSEMENTS	137771.63	498405.91	-360634.28	27.6	137771.63	498405.91	-360634.28	27.6
	CHANGE IN SECURITY DEPOSITS	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.0
	CHANGE TO TOTAL CASH & RESERVE	2443.25	-348360.86	350804.11		2443.25	-348360.86	350804.11	

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

LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

PAGE: 1

**THE ARBORS
CASH REPORT
AS OF 01/31/2022**

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 2/15/2022

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000				97,010.86	-38,027.20	58,983.66
1005				799.00	0.00	799.00
1007				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>100,309.86</u>	<u>-38,027.20</u>	<u>62,282.66</u>
RESERVES						
1690			0.1500	120,943.34	19.72	120,963.06
1691	12	MONTHS 07/30/2022	0.5000	128,000.00	0.00	128,000.00
1736	12	MONTHS 08/05/2022	0.4500	242,170.73	92.57	242,263.30
1767	12	MONTHS 08/03/2022	0.3000	241,082.93	0.00	241,082.93
1800			0.0500	100.06	0.00	100.06
1801	12	MONTHS 01/06/2022	0.6000	226,136.00	-226,136.00	0.00
1830			0.1000	199,095.05	40,214.00	239,309.05
1832	12	MONTHS 07/27/2022	0.4500	150,000.00	0.00	150,000.00
1840			0.5000	229,758.42	29.27	229,787.69
1842			0.5000	19,061.39	8.08	19,069.47
1901			0.4000	248,729.26	84.51	248,813.77
2126			0.0400	100.00	0.00	100.00
2127			0.2000	86,109.58	0.00	86,109.58
2145				0.00	100.00	100.00
2146				0.00	226,058.30	226,058.30
TOTAL RESERVES				<u>1,891,286.76</u>	<u>40,470.45</u>	<u>1,931,757.21</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,991,596.62</u>	<u>2,443.25</u>	<u>1,994,039.87</u>

* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 1,991,596.62

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

LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

PAGE: 1

**THE ARBORS
CASH BY INSTITUTION
AS OF 01/31/2022**

----- PREPARED BY -----

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 2/15/2022

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	99,510.86	-38,027.20	61,483.66
CIT BANK, N.A.	242,170.73	92.57	242,263.30
FINANCE FACTORS	241,082.93	0.00	241,082.93
FIRST FOUNDATION BANK	248,729.26	84.51	248,813.77
HAWAII CENTRAL FEDERAL CU	226,236.06	-226,136.00	100.06
HAWAII STATE FEDERAL CU	86,209.58	0.00	86,209.58
HAWAIIAN FINANCIAL FCU	349,095.05	40,214.00	389,309.05
HOCU 12 MOS .65% APY	0.00	226,058.30	226,058.30
HOCU LQ .08% APY \$100	0.00	100.00	100.00
HOMESTREET BANK	248,819.81	37.35	248,857.16
ROYAL BUSINESS BANK	248,943.34	19.72	248,963.06
TOTAL CASH	<u>1,991,596.62</u>	<u>2,443.25</u>	<u>1,994,039.87</u>