



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

NOVEMBER 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$139,121	\$147,940	✗ -\$8,819
EXPENSES			
TOTAL EXPENSES for the month:	\$109,059	\$111,018	✓ -\$1,959

There is a net operating **SURPLUS** of: ✓ **\$30,062**

Utilities:	\$35,080	\$37,197	✓	-\$2,117
Contracts:	\$26,962	\$25,220	✗	\$1,742
Building Maintenance:	\$3,072	\$4,645	✓	-\$1,573
Professional Services:	\$4,769	\$5,808	✓	-\$1,040
Payroll and Benefits:	\$15,695	\$13,314	✗	\$2,381
Other Expenses:	\$23,481	\$24,938	✓	-\$1,457

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$117,358
Reserve Accounts balance is:	\$1,850,734
TOTAL Cash and Reserves balance is:	\$1,968,092

YEAR-TO-DATE SUMMARY

NOVEMBER 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$1,641,662	\$1,627,340	✓ \$14,322
EXPENSES			
TOTAL EXPENSES YTD:	\$1,198,130	\$1,182,188	✗ \$15,942

YTD, we are ✓ **\$443,532** under budget on regularly budgeted items.

Utilities:	\$400,757	\$409,167	✓	-\$8,410
Contracts:	\$297,938	\$277,420	✗	\$20,518
Building Maintenance:	\$58,829	\$51,099	✗	\$7,731
Professional Services:	\$83,179	\$66,822	✗	\$16,357
Payroll and Benefits:	\$137,990	\$158,290	✓	-\$20,300
Other Expenses:	\$219,437	\$219,391	✗	\$46

Capital Expenditures YTD: \$71,197

TOTAL EXPENDITURES YTD: \$1,269,327

Net **SURPLUS** ✓ **\$372,335**
Reserve Funding Transfer **\$436,337** (\$39,667 per month)



HAWAIIANA

MEMORANDUM

TO: Board of Directors - **THE ARBORS**
 FROM: SHERWIN GASMEN - Management Executive
 DATE: January 24, 2022
 RE: Financial Report for **November, 2021**

CREATE DATE: 1/24/2022

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								
6580 <u>POOL</u>	\$672	\$583	\$88	15.14%	\$15,176	\$6,417	\$8,759	136.51
6670 <u>BUILDING REPAIRS</u>	\$1621	\$1167	\$454	38.95%	\$20,514	\$12,833	\$7,680	59.85
6690 <u>MISCL REPAIRS & PURCHASES</u>	\$751	\$83	\$667	800.65%	\$10,116	\$917	\$9,200	003.64
Total Cash And Reserve:			\$1,968,091.69					

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
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 11/30/2021

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

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 12/13/2021

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	138381.40	144990.04	-6608.64	95.4	1599908.31	1594890.44	5017.87	100.3	
5190 LEGAL FEE REIMBURSEMENT	0.00	0.00	0.00		3648.11	0.00	3648.11		
5270 INTEREST FROM INVESTMENTS	357.91	500.00	-142.09		5528.75	5500.00	28.75		
5290 INTEREST FROM CHECKING	6.80	0.00	6.80		98.53	0.00	98.53		
5360 LATE CHARGES	89.57	250.00	-160.43		3255.54	2750.00	505.54		
5361 INTEREST CHARGES	10.34	0.00	10.34		113.72	0.00	113.72		
5375 OTH TAX RCPTS-KEYS	250.00	100.00	150.00		1575.00	1100.00	475.00		
5378 FINES	25.00	0.00	25.00		775.00	0.00	775.00		
5400 RENTAL INCOME UN 27C	0.00	2100.00	-2100.00		21000.00	23100.00	-2100.00		
5759 PEST CONTROL REIMBURSEMENT	0.00	0.00	0.00		5759.16	0.00	5759.16		
TOTAL CASH RECEIPTS	139121.02	147940.04	-8819.02	94.0	1641662.12	1627340.44	14321.68	100.9	
UTILITIES:									
6010 ELECTRICITY	4928.81	4939.00	-10.19		54301.80	54329.00	-27.20		
6030 WATER	7991.29	10660.00	-2668.71		93542.15	117260.00	-23717.85		
6040 SEWER	22148.52	21040.00	1108.52		248009.07	231440.00	16569.07		
6050 GAS	10.99	198.00	-187.01		1684.64	2178.00	-493.36		
6060 TELEPHONE	0.00	360.00	-360.00		3218.99	3960.00	-741.01		
TOTAL UTILITIES	35079.61	37197.00	-2117.39	94.3	400756.65	409167.00	-8410.35	97.9	
CONTRACTS:									
6240 CONTRACT-GROUNDS	25813.79	24037.00	1776.79		282950.38	264407.00	18543.38		
6280 CONTRACT-PEST CONTROL	1148.33	1183.00	-34.67		14987.67	13013.00	1974.67		
TOTAL CONTRACTS	26962.12	25220.00	1742.12	106.9	297938.05	277420.00	20518.05	107.4	
BUILDING MAINTENANCE:									
6515 JANITORIAL	0.00	220.00	-220.00		798.89	2420.00	-1621.11		
6550 GROUNDS	0.00	300.00	-300.00		284.56	3300.00	-3015.44		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		5235.60	3850.00	1385.60		
6560 ELECTRICAL	0.00	250.00	-250.00		1670.90	2750.00	-1079.10		
6570 PLUMBING	29.30	250.00	-220.70		2596.48	2750.00	-153.52		
6580 POOL	671.65	583.33	88.32		15175.81	6416.63	8759.18		

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

LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 11/30/2021

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

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 12/13/2021

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	9900.00	-9764.00		
6640 MAINT EQUIPMENT	0.00	42.00	-42.00		0.00	462.00	-462.00		
6660 FIRE SYSTEMS	0.00	500.00	-500.00		2086.79	5500.00	-3413.21		
6670 BUILDING REPAIRS	1621.03	1166.66	454.37		20513.53	12833.26	7680.27		
6690 MISCL REPAIRS & PURCHASES	750.51	83.33	667.18		10116.26	916.63	9199.63		
TOTAL BUILDING MAINTENANCE	3072.49	4645.32	-1572.83	66.1	58829.45	51098.52	7730.93	115.1	
PROFESSIONAL SERVICES:									
6810 ADMIN SUPPLIES & SVCS	1742.42	1700.00	42.42		22834.92	18700.00	4134.92		
6812 ASSOCIATION ADMIN EXPENSE	0.00	167.00	-167.00		965.80	1837.00	-871.20		
6830 VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	1100.00	-1100.00		
6850 MANAGEMENT SERVICES	3026.18	3026.18	0.00		33287.98	33287.98	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	5500.00	-5500.00		
6882 LEGAL FEES-COLLECTIONS	0.00	250.00	-250.00		23158.28	2750.00	20408.28		
6912 PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	715.00	-715.00		
TOTAL PROFESSIONAL SERVICES	4768.60	5808.18	-1039.58	82.1	83178.92	66821.94	16356.98	124.5	
PAYROLL AND BENEFITS:									
7010 PAYROLL-MANAGER	3053.09	4320.00	-1266.91		47842.15	49680.00	-1837.85		
7020 PAYROLL-MAINTENANCE	5217.60	5809.00	-591.40		54151.68	66805.00	-12653.32		
7070 WORKERS COMPENSATION	0.00	0.00	0.00		4673.00	7500.00	-2827.00		
7080 TDI	0.00	0.00	0.00		209.97	420.00	-210.03		
7090 HEALTH CARE	1368.19	2125.12	-756.93		15594.70	23376.32	-7781.62		
7100 PAYROLL TAXES	829.09	905.31	-76.22		10173.34	9958.41	214.93		
7170 UNIFORMS	0.00	50.00	-50.00		117.80	550.00	-432.20		
7290 PAYROLL-MISCL	5227.19	0.00	5227.19		5227.19	0.00	5227.19		
TOTAL PAYROLL AND BENEFITS	15695.16	13209.43	2485.73	118.8	137989.83	158289.73	-20299.90	87.2	
OTHER EXPENSES:									
7311 INSURANCE-PROPERTY	20489.08	19416.00	1073.08		166892.20	164678.00	2214.20		
7315 INSURANCE-LIABILITY	1323.51	1467.00	-143.49		11912.56	12271.16	-358.60		
7326 INSURANCE-D&O-GENERAL	561.12	2088.00	-1526.88		14699.72	18316.00	-3616.28		

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 LAAULU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
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THE ARBORS
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FOR PERIOD ENDED 11/30/2021

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ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 12/13/2021

BLD ACCT 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
7331 INSURANCE-FIDELITY-GENERAL	83.20	86.00	-2.80		748.80	760.00	-11.20		
7335 INSURANCE-B&M	158.70	160.00	-1.30		1238.80	1405.00	-166.20		
7341 INSURANCE-UMBRELLA-GENERAL	388.26	409.00	-20.74		3378.64	3422.00	-43.36		
7350 INSURANCE-AUTO	0.00	25.00	-25.00		0.00	275.00	-275.00		
7355 INSURANCE-OTHER	0.00	0.00	0.00		158.70	0.00	158.70		
7520 MASTER ASSOCIATION DUES	0.00	0.00	0.00		375.00	473.76	-98.76		
7550 MISCELLANEOUS EXPENSE	0.00	35.00	-35.00		7210.00	385.00	6825.00		
7556 APT MAINTENANCE FEE	476.71	476.72	-0.01		5243.81	5243.92	-0.11		
7564 MISC-CONDO REGISTRATION	0.00	0.00	0.00		1609.00	3060.00	-1451.00		
7568 RENTAL COMMISSION/FEES	0.00	415.00	-415.00		2100.00	4565.00	-2465.00		
7710 REAL PROPERTY TAX	0.00	160.00	-160.00		1947.80	1760.00	187.80		
7720 STATE GENERAL EXCISE TAX	0.00	200.00	-200.00		1922.17	2200.00	-277.83		
7740 FEDERAL INCOME TAXES	0.00	0.00	0.00		0.00	576.00	-576.00		
TOTAL OTHER EXPENSES	23480.58	24937.72	-1457.14	94.2	219437.20	219390.84	46.36	100.0	
TOTAL OPERATING EXPENSES	109058.56	111017.65	-1959.09	98.2	1198130.10	1182188.03	15942.07	101.3	
OPERATING SURPLUS/DEFICIT	30062.46	36922.39	-6859.93	81.4	443532.02	445152.41	-1620.39	99.6	
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	0.00	0.00	0.00		21562.40	10544.00	11018.40		
8620 DRIVEWAY CONCRETE	6538.00	0.00	6538.00		24139.00	45000.00	-20861.00		
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	6538.00	0.00	6538.00	0.0	71197.17	141187.00	-69989.83	50.4	
TOTAL CASH DISBURSEMENTS	115596.56	111017.65	4578.91	104.1	1269327.27	1323375.03	-54047.76	95.9	
CHANGE IN SECURITY DEPOSITS	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.0	

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

ACCT. NO: 1665
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 11/30/2021

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

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 12/13/2021

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>23524.46</u>	<u>36922.39</u>	<u>-13397.93</u>		<u>372334.85</u>	<u>303965.41</u>	<u>68369.44</u>	

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LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH REPORT
AS OF 11/30/2021**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 12/13/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000 CHECKING ACCOUNT *				130,559.09	-16,500.45	114,058.64
1005 CASH-PETTY				799.00	0.00	799.00
1007 CPB DEBIT #*****2438				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>133,858.09</u>	<u>-16,500.45</u>	<u>117,357.64</u>
RESERVES						
1690 BOR LQ #*****1021			0.2500	120,891.16	26.50	120,917.66
1691 BOR #*****9147	12	MONTHS 07/30/2022	0.5000	128,000.00	0.00	128,000.00
1736 CIT #*****9860	12	MONTHS 08/05/2022	0.4500	241,988.67	92.50	242,081.17
1767 FFAC #*****2457	12	MONTHS 08/03/2022	0.3000	240,902.71	120.79	241,023.50
1800 HCFED LQ #*****-002			0.0500	100.05	0.00	100.05
1801 HCFED #*****-350	12	MONTHS 01/06/2022	0.6000	225,794.50	0.00	225,794.50
1830 HFFCU LQ #*****8-01			0.1000	119,552.83	39,667.00	159,219.83
1832 HFFCU #*****0103	12	MONTHS 07/27/2022	0.4500	150,000.00	0.00	150,000.00
1840 HSB LQ#*****6725			0.5000	229,700.83	28.32	229,729.15
1842 HSB LQ #*****8936			0.5000	19,045.50	8.07	19,053.57
1901 FFB LQ #*****6973			0.4000	248,563.05	81.73	248,644.78
2126 HSFCU#*****3460			0.0400	100.00	0.00	100.00
2127 HSFCU LQ #*****9450			0.2000	86,069.84	0.00	86,069.84
TOTAL RESERVES				<u>1,810,709.14</u>	<u>40,024.91</u>	<u>1,850,734.05</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,944,567.23</u>	<u>23,524.46</u>	<u>1,968,091.69</u>

* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

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

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

LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH BY INSTITUTION
AS OF 11/30/2021**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 12/13/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	<u>BEGINNING BALANCE</u>	<u>TRANSFERS TO/(FROM)</u>	<u>ENDING BALANCE</u>
BANK OF THE ORIENT	248,891.16	26.50	248,917.66
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	133,059.09	-16,500.45	116,558.64
CIT BANK, N.A.	241,988.67	92.50	242,081.17
FINANCE FACTORS	240,902.71	120.79	241,023.50
FIRST FOUNDATION BANK	248,563.05	81.73	248,644.78
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	269,552.83	39,667.00	309,219.83
HOMESTREET BANK	248,746.33	36.39	248,782.72
TOTAL CASH	<u>1,944,567.23</u>	<u>23,524.46</u>	<u>1,968,091.69</u>