



TREASURER'S REPORT  
THE ARBORS

**CURRENT MONTH SUMMARY**

FEBRUARY 2022

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$146,843	\$150,045	✗ -\$3,203
EXPENSES			
TOTAL EXPENSES for the month:	\$106,589	\$111,585	✓ -\$4,995

There is a net operating **SURPLUS** of: ✓ **\$40,253**

Utilities:	\$34,534	\$38,205	✓	-\$3,671
Contracts:	\$17,952	\$20,492	✓	-\$2,540
Building Maintenance:	\$2,657	\$5,492	✓	-\$2,835
Professional Services:	\$5,791	\$8,640	✓	-\$2,849
Payroll and Benefits:	\$21,386	\$14,997	✗	\$6,389
Other Expenses:	\$24,270	\$23,759	✗	\$511

\*significant variances are listed on the attached report

**BANK BALANCES**

Operations Accounts balance is:	\$62,105
Reserve Accounts balance is:	\$1,972,189
TOTAL Cash and Reserves balance is:	<u>\$2,034,293</u>

**YEAR-TO-DATE SUMMARY**

FEBRUARY 2022

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$287,057	\$300,090	✗ -\$13,033
EXPENSES			
TOTAL EXPENSES YTD:	\$217,726	\$224,261	✓ -\$6,536

YTD, we are ✓ **\$69,332** under budget on regularly budgeted items.

Utilities:	\$72,774	\$76,410	✓	-\$3,636
Contracts:	\$41,850	\$40,984	✗	\$866
Building Maintenance:	\$9,842	\$10,983	✓	-\$1,142
Professional Services:	\$12,715	\$17,279	✓	-\$4,565
Payroll and Benefits:	\$32,884	\$30,003	✗	\$2,881
Other Expenses:	\$47,662	\$48,601	✓	-\$939

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

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

ACCT. NO: 1665  
 PAGE: 1

**THE ARBORS**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 02/28/2022**

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

ACCOUNTANT: BRENDEN SUZUKI

DATE PRINTED: 03/10/2022

BLD ACCT: 1665	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
<b>CASH RECEIPTS:</b>									
5100 MAINTENANCE FEE	145074.99	146585.05	-1510.06	99.0	284498.11	293170.10	-8671.99	97.0	
5190 LEGAL FEE REIMBURSEMENT	1248.18	450.00	798.18		1248.18	900.00	348.18		
5270 INTEREST FROM INVESTMENTS	217.41	500.00	-282.59		473.86	1000.00	-526.14		
5290 INTEREST FROM CHECKING	3.36	10.00	-6.64		8.99	20.00	-11.01		
5360 LATE CHARGES	122.62	250.00	-127.38		313.99	500.00	-186.01		
5361 INTEREST CHARGES	0.96	0.00	0.96		14.27	0.00	14.27		
5375 OTH TAX RCPTS-KEYS	175.00	100.00	75.00		500.00	200.00	300.00		
5378 FINES	0.00	50.00	-50.00		0.00	100.00	-100.00		
5400 RENTAL INCOME UN 27C	0.00	2100.00	-2100.00		0.00	4200.00	-4200.00		
<b>TOTAL CASH RECEIPTS</b>	<b>146842.52</b>	<b>150045.05</b>	<b>-3202.53</b>	<b>97.9</b>	<b>287057.40</b>	<b>300090.10</b>	<b>-13032.70</b>	<b>95.7</b>	
<b>UTILITIES:</b>									
6010 ELECTRICITY	4586.91	5354.04	-767.13		12590.86	10708.08	1882.78		
6030 WATER	7702.45	8621.00	-918.55		15614.06	17242.00	-1627.94		
6040 SEWER	21935.54	23672.00	-1736.46		44023.87	47344.00	-3320.13		
6050 GAS	10.99	198.00	-187.01		246.82	396.00	-149.18		
6060 TELEPHONE	298.13	360.00	-61.87		298.13	720.00	-421.87		
<b>TOTAL UTILITIES</b>	<b>34534.02</b>	<b>38205.04</b>	<b>-3671.02</b>	<b>90.4</b>	<b>72773.74</b>	<b>76410.08</b>	<b>-3636.34</b>	<b>95.2</b>	
<b>CONTRACTS:</b>									
6240 CONTRACT-GROUNDS	17852.08	17583.00	269.08		39512.82	35166.00	4346.82		
6280 CONTRACT-PEST CONTROL	99.48	1820.00	-1720.52		2336.81	3640.00	-1303.19		
6283 PEST CONTROL-RODENTS	0.00	1089.00	-1089.00		0.00	2178.00	-2178.00		
<b>TOTAL CONTRACTS</b>	<b>17951.56</b>	<b>20492.00</b>	<b>-2540.44</b>	<b>87.6</b>	<b>41849.63</b>	<b>40984.00</b>	<b>865.63</b>	<b>102.1</b>	
<b>BUILDING MAINTENANCE:</b>									
6500 BUILDING MAINTENANCE	156.47	0.00	156.47		156.47	0.00	156.47		
6515 JANITORIAL	235.59	200.00	35.59		235.59	400.00	-164.41		
6550 GROUNDS	89.01	125.00	-35.99		89.01	250.00	-160.99		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		0.00	700.00	-700.00		
6560 ELECTRICAL	0.00	325.00	-325.00		0.00	650.00	-650.00		
6570 PLUMBING	0.00	250.00	-250.00		5897.78	500.00	5397.78		

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

ACCT. NO: 1665  
 PAGE: 2

**THE ARBORS**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 02/28/2022**

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

ACCOUNTANT: BRENDEN SUZUKI

DATE PRINTED: 03/10/2022

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE			
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
	6580 POOL	0.00	850.00	-850.00		503.17	1700.00	-1196.83	
	6630 SECURITY EQUIPMENT	0.00	175.00	-175.00		0.00	350.00	-350.00	
	6640 MAINT EQUIPMENT	0.00	250.00	-250.00		0.00	500.00	-500.00	
	6660 FIRE SYSTEMS	0.00	500.00	-500.00		0.00	1000.00	-1000.00	
	6670 BUILDING REPAIRS	249.24	1166.66	-917.42		877.51	2333.32	-1455.81	
	6690 MISCL REPAIRS & PURCHASES	1926.22	1300.00	626.22		2082.08	2600.00	-517.92	
	<b>TOTAL BUILDING MAINTENANCE</b>	<b>2656.53</b>	<b>5491.66</b>	<b>-2835.13</b>	<b>48.4</b>	<b>9841.61</b>	<b>10983.32</b>	<b>-1141.71</b>	<b>89.6</b>
	<b>PROFESSIONAL SERVICES:</b>								
	6810 ADMIN SUPPLIES & SVCS	2050.73	2300.00	-249.27		3622.63	4600.00	-977.37	
	6812 ASSOCIATION ADMIN EXPENSE	0.00	225.00	-225.00		0.00	450.00	-450.00	
	6850 MANAGEMENT SERVICES	3026.18	3026.18	0.00		6052.36	6052.36	0.00	
	6851 MANAGEMENT SVCS-RECOVERY	0.00	523.56	-523.56		0.00	1047.12	-1047.12	
	6880 LEGAL FEES	0.00	100.00	-100.00		0.00	200.00	-200.00	
	6882 LEGAL FEES-COLLECTIONS	714.16	2400.00	-1685.84		3039.68	4800.00	-1760.32	
	6912 PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	130.00	-130.00	
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>5791.07</b>	<b>8639.74</b>	<b>-2848.67</b>	<b>67.0</b>	<b>12714.67</b>	<b>17279.48</b>	<b>-4564.81</b>	<b>73.6</b>
	<b>PAYROLL AND BENEFITS:</b>								
	7010 PAYROLL-MANAGER	4293.93	4492.38	-198.45		8001.24	8853.92	-852.68	
	7020 PAYROLL-MAINTENANCE	5105.60	6890.29	-1784.69		10435.20	13780.58	-3345.38	
	7070 WORKERS COMPENSATION	9627.00	855.00	8772.00		9627.00	1710.00	7917.00	
	7080 TDI	0.00	0.00	0.00		127.53	140.45	-12.92	
	7090 HEALTH CARE	1386.82	1514.00	-127.18		2773.64	3028.00	-254.36	
	7100 PAYROLL TAXES	972.30	1195.09	-222.79		1919.18	2390.18	-471.00	
	7170 UNIFORMS	0.00	50.00	-50.00		0.00	100.00	-100.00	
	<b>TOTAL PAYROLL AND BENEFITS</b>	<b>21385.65</b>	<b>14996.76</b>	<b>6388.89</b>	<b>142.6</b>	<b>32883.79</b>	<b>30003.13</b>	<b>2880.66</b>	<b>109.6</b>
	<b>OTHER EXPENSES:</b>								
	7311 INSURANCE-PROPERTY	20489.08	20489.08	0.00		40978.16	40978.16	0.00	
	7315 INSURANCE-LIABILITY	1323.51	1323.60	-0.09		2647.02	2647.20	-0.18	
	7326 INSURANCE-D&O-GENERAL	280.56	380.50	-99.94		561.12	761.00	-199.88	
	7331 INSURANCE-FIDELITY-GENERAL	83.20	83.20	0.00		166.40	166.40	0.00	
	7335 INSURANCE-B&M	158.70	158.70	0.00		158.70	317.40	-158.70	

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

ACCT. NO: 1665  
 PAGE: 3

**THE ARBORS**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 02/28/2022**

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

ACCOUNTANT: BRENDEN SUZUKI

DATE PRINTED: 03/10/2022

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
7341	INSURANCE-UMBRELLA-GENERAL	388.26	388.30	-0.04		776.52	776.60	-0.08	
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		0.00	128.76	-128.76	
7550	MISCELLANEOUS EXPENSE	69.71	35.00	34.71		69.71	70.00	-0.29	
7556	APT MAINTENANCE FEE	481.96	481.96	0.00		963.92	963.92	0.00	
7568	RENTAL COMMISSION/FEES	0.00	210.00	-210.00		0.00	420.00	-420.00	
7710	REAL PROPERTY TAX	995.25	0.00	995.25		995.25	954.00	41.25	
7720	STATE GENERAL EXCISE TAX	0.00	209.00	-209.00		186.75	418.00	-231.25	
	<b>TOTAL OTHER EXPENSES</b>	<b>24270.23</b>	<b>23759.34</b>	<b>510.89</b>	<b>102.2</b>	<b>47662.25</b>	<b>48601.44</b>	<b>-939.19</b>	<b>98.1</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>106589.06</b>	<b>111584.54</b>	<b>-4995.48</b>	<b>95.5</b>	<b>217725.69</b>	<b>224261.45</b>	<b>-6535.76</b>	<b>97.1</b>
	<b>OPERATING SURPLUS/DEFICIT</b>	<b>40253.46</b>	<b>38460.51</b>	<b>1792.95</b>	<b>104.7</b>	<b>69331.71</b>	<b>75828.65</b>	<b>-6496.94</b>	<b>91.4</b>
	<b>CAPITAL IMPR AND MAJOR REP &amp; REPL:</b>								
8526	LANDSCAPE REHAB-PH II	0.00	0.00	0.00		0.00	31000.00	-31000.00	
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		0.00	10544.00	-10544.00	
8620	DRIVEWAY CONCRETE	0.00	0.00	0.00		26635.00	45000.00	-18365.00	
8621	BACKFLOW DEVICE	0.00	0.00	0.00		0.00	14435.00	-14435.00	
8624	POLE LIGHTS (STREET)	0.00	0.00	0.00		0.00	243061.00	-243061.00	
8625	DRYER VENT CLEANING	0.00	0.00	0.00		0.00	19363.00	-19363.00	
8626	SURVEILLANCE SYSTEM	0.00	0.00	0.00		0.00	10000.00	-10000.00	
	<b>TOTAL CAPITAL IMPR AND MAJOR</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>26635.00</b>	<b>385729.00</b>	<b>-359094.00</b>	<b>6.9</b>
	<b>TOTAL CASH DISBURSEMENTS</b>	<b>106589.06</b>	<b>111584.54</b>	<b>-4995.48</b>	<b>95.5</b>	<b>244360.69</b>	<b>609990.45</b>	<b>-365629.76</b>	<b>40.1</b>
	<b>CHANGE IN SECURITY DEPOSITS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
	<b>CHANGE TO TOTAL CASH &amp; RESERVE</b>	<b>40253.46</b>	<b>38460.51</b>	<b>1792.95</b>		<b>42696.71</b>	<b>-309900.35</b>	<b>352597.06</b>	

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

LAAULU STREET  
EWA BEACH HI 96706

ACCT. NO: 1665

PAGE: 1

**THE ARBORS  
CASH REPORT  
AS OF 02/28/2022**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: BRENDEN SUZUKI

DATE PRINTED: 3/10/2022

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

**OPERATIONS**

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

**TOTAL OPERATIONS**

**RESERVES**

	TERM	MATURES	RATE		BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
1690 RBB LQ #*****1021			0.1500		120,963.06	13.92	120,976.98
1691 RBB #*****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		242,263.30	92.61	242,355.91
1767 FFAC #*****2457	12	MONTHS 08/03/2022	0.3000		241,082.93	0.00	241,082.93
1800 HCFED LQ #*****-002			0.0500		100.06	0.00	100.06
1830 HFFCU LQ #*****8-01			0.1000		239,309.05	40,214.00	279,523.05
1832 HFFCU #*****0103	12	MONTHS 07/27/2022	0.4500		150,000.00	0.00	150,000.00
1840 HSB LQ#*****6725			0.5000		229,787.69	26.44	229,814.13
1842 HSB LQ #*****8936			0.5000		19,069.47	8.08	19,077.55
1901 FFB LQ #*****6973			0.4000		248,813.77	76.36	248,890.13
2126 HSFCU#*****3460			0.0400		100.00	0.00	100.00
2127 HSFCU LQ #*****9450			0.2000		86,109.58	0.00	86,109.58
2145 HOCU LQ#*****-001			0.0800		100.00	0.00	100.00
2146 HOCU #*****-051	12	MONTHS 01/13/2023	0.6500		226,058.30	0.00	226,058.30

**TOTAL RESERVES**

**NET ASSOCIATION AVAILABLE CASH AND DEPOSITS**

\* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

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

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
	58,983.66	-177.95	58,805.71
	799.00	0.00	799.00
	2,500.00	0.00	2,500.00
<b>TOTAL OPERATIONS</b>	<u>62,282.66</u>	<u>-177.95</u>	<u>62,104.71</u>
	120,963.06	13.92	120,976.98
	128,000.00	0.00	128,000.00
	242,263.30	92.61	242,355.91
	241,082.93	0.00	241,082.93
	100.06	0.00	100.06
	239,309.05	40,214.00	279,523.05
	150,000.00	0.00	150,000.00
	229,787.69	26.44	229,814.13
	19,069.47	8.08	19,077.55
	248,813.77	76.36	248,890.13
	100.00	0.00	100.00
	86,109.58	0.00	86,109.58
	100.00	0.00	100.00
	226,058.30	0.00	226,058.30
<b>TOTAL RESERVES</b>	<u>1,931,757.21</u>	<u>40,431.41</u>	<u>1,972,188.62</u>
<b>NET ASSOCIATION AVAILABLE CASH AND DEPOSITS</b>	<u>1,994,039.87</u>	<u>40,253.46</u>	<u>2,034,293.33</u>

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

LAAULU STREET  
EWA BEACH HI 96706

ACCT. NO: 1665

PAGE: 1

**THE ARBORS  
CASH BY INSTITUTION  
AS OF 02/28/2022**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: BRENDEN SUZUKI

DATE PRINTED: 3/10/2022

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	61,483.66	-177.95	61,305.71
CIT BANK, N.A.	242,263.30	92.61	242,355.91
FINANCE FACTORS	241,082.93	0.00	241,082.93
FIRST FOUNDATION BANK	248,813.77	76.36	248,890.13
HAWAII CENTRAL FEDERAL CU	100.06	0.00	100.06
HAWAII STATE FEDERAL CU	86,209.58	0.00	86,209.58
HAWAIIAN FINANCIAL FCU	389,309.05	40,214.00	429,523.05
HOMESTREET BANK	248,857.16	34.52	248,891.68
HONOLULU FEDERAL CREDIT UNION	226,158.30	0.00	226,158.30
ROYAL BUSINESS BANK	248,963.06	13.92	248,976.98
<b>TOTAL CASH</b>	<u>1,994,039.87</u>	<u>40,253.46</u>	<u>2,034,293.33</u>