



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

MARCH 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$155,551	\$147,940	✓ \$7,611
EXPENSES			
TOTAL EXPENSES for the month:	\$77,110	\$109,911	✓ -\$32,800

There is a net operating **SURPLUS** of: ✓ **\$78,440**

Utilities:	\$4,761	\$37,197	✓	-\$32,436
Contracts:	\$26,392	\$25,220	✗	\$1,172
Building Maintenance:	\$5,095	\$4,645	✗	\$450
Professional Services:	\$8,686	\$5,808	✗	\$2,878
Payroll and Benefits:	\$9,550	\$13,209	✓	-\$3,660
Other Expenses:	\$22,627	\$23,831	✓	-\$1,203

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$286,899
Reserve Accounts balance is:	<u>\$1,429,669</u>
TOTAL Cash and Reserves balance is:	\$1,716,568

YEAR-TO-DATE SUMMARY

MARCH 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$446,024	\$443,820	✓ \$2,204
EXPENSES			
TOTAL EXPENSES YTD:	\$325,213	\$336,303	✓ -\$11,090

YTD, we are ✓ **\$120,811** under budget on regularly budgeted items.

Utilities:	\$76,573	\$111,591	✓	-\$35,018
Contracts:	\$98,922	\$75,660	✗	\$23,262
Building Maintenance:	\$10,547	\$13,936	✓	-\$3,389
Professional Services:	\$27,050	\$17,425	✗	\$9,625
Payroll and Benefits:	\$42,676	\$47,233	✓	-\$4,558
Other Expenses:	\$69,445	\$70,458	✓	-\$1,013

Capital Expenditures YTD: \$0

TOTAL EXPENDITURES YTD: **\$325,213**

Net Operating	SURPLUS ✓ \$120,811
Reserve Funding Transfer	<u>-\$119,001</u>
Net	\$1,810



MEMORANDUM

TO: Board of Directors - THE ARBORS
FROM: JON MCKENNA - Management Executive
DATE: April 15, 2021
RE: Financial Report for March, 2021

CREATE DATE: 4/15/2021

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

Table with 9 columns: ACCT. DESCRIPTION, ACTUAL, BUDGET, VAR. \$, PCT(%), YTD ACTUAL, YTD BUDGET, YTD VAR. \$, (%). Rows include INCOME (INTEREST FROM INVESTMENTS) and EXPENSE (PLUMBING, POOL, MISCL REPAIRS & PURCHASES, ADMIN SUPPLIES & SVCS, ASSOCIATION ADMIN EXPENSE, LEGAL FEES-COLLECTIONS). Total Cash And Reserve: \$1,716,568.32

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

Management Executive: JON MCKENNA
Phone: (808) 203-5234

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

ACCT. NO: 1665
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 03/31/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 04/15/2021

BLD ACCT: 1665	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
CASH RECEIPTS:									
5100 MAINTENANCE FEE	151035.14	144990.04	6045.10	104.2	435749.84	434970.12	779.72	100.2	
5190 LEGAL FEE REIMBURSEMENT	1168.28	0.00	1168.28		1168.28	0.00	1168.28		
5270 INTEREST FROM INVESTMENTS	753.69	500.00	253.69		1799.89	1500.00	299.89		
5290 INTEREST FROM CHECKING	12.35	0.00	12.35		36.59	0.00	36.59		
5360 LATE CHARGES	206.33	250.00	-43.67		594.50	750.00	-155.50		
5375 OTH TAX RCPTS-KEYS	100.00	100.00	0.00		200.00	300.00	-100.00		
5378 FINES	175.00	0.00	175.00		175.00	0.00	175.00		
5400 RENTAL INCOME UN 27C	2100.00	2100.00	0.00		6300.00	6300.00	0.00		
TOTAL CASH RECEIPTS	155550.79	147940.04	7610.75	105.1	446024.10	443820.12	2203.98	100.5	
UTILITIES:									
6010 ELECTRICITY	4478.34	4939.00	-460.66		14478.56	14817.00	-338.44		
6030 WATER	0.00	10660.00	-10660.00		16510.34	31980.00	-15469.66		
6040 SEWER	0.00	21040.00	-21040.00		44741.52	63120.00	-18378.48		
6050 GAS	0.00	198.00	-198.00		0.00	594.00	-594.00		
6060 TELEPHONE	282.68	360.00	-77.32		843.07	1080.00	-236.93		
TOTAL UTILITIES	4761.02	37197.00	-32435.98	12.8	76573.49	111591.00	-35017.51	68.6	
CONTRACTS:									
6240 CONTRACT-GROUNDS	25243.19	24037.00	1206.19		96467.82	72111.00	24356.82		
6280 CONTRACT-PEST CONTROL	1148.33	1183.00	-34.67		2453.73	3549.00	-1095.27		
TOTAL CONTRACTS	26391.52	25220.00	1171.52	104.6	98921.55	75660.00	23261.55	130.7	
BUILDING MAINTENANCE:									
6515 JANITORIAL	0.00	220.00	-220.00		0.00	660.00	-660.00		
6550 GROUNDS	0.00	300.00	-300.00		157.07	900.00	-742.93		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		0.00	1050.00	-1050.00		
6560 ELECTRICAL	0.00	250.00	-250.00		0.00	750.00	-750.00		
6570 PLUMBING	610.76	250.00	360.76		997.53	750.00	247.53		
6580 POOL	2412.83	583.33	1829.50		3069.23	1749.99	1319.24		
6600 PEST CONTROL	0.00	0.00	0.00		193.72	0.00	193.72		
6630 SECURITY EQUIPMENT	0.00	900.00	-900.00		0.00	2700.00	-2700.00		

----- 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 03/31/2021

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

ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 04/15/2021

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
6631	SECURITY EQUIPMENT-GENERAL	0.00	0.00	0.00		136.00	0.00	136.00		
6640	MAINT EQUIPMENT	0.00	42.00	-42.00		0.00	126.00	-126.00		
6660	FIRE SYSTEMS	0.00	500.00	-500.00		0.00	1500.00	-1500.00		
6670	BUILDING REPAIRS	0.00	1166.66	-1166.66		935.84	3499.98	-2564.14		
6690	MISCL REPAIRS & PURCHASES	2071.25	83.33	1987.92		5057.67	249.99	4807.68		
	TOTAL BUILDING MAINTENANCE	5094.84	4645.32	449.52	109.7	10547.06	13935.96	-3388.90	75.7	
	PROFESSIONAL SERVICES:									
6810	ADMIN SUPPLIES & SVCS	2725.34	1700.00	1025.34		6271.65	5100.00	1171.65		
6812	ASSOCIATION ADMIN EXPENSE	704.27	167.00	537.27		746.66	501.00	245.66		
6830	VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	300.00	-300.00		
6850	MANAGEMENT SERVICES	3026.18	3026.18	0.00		9078.54	9078.54	0.00		
6880	LEGAL FEES	0.00	500.00	-500.00		0.00	1500.00	-1500.00		
6882	LEGAL FEES-COLLECTIONS	2230.11	250.00	1980.11		10952.94	750.00	10202.94		
6912	PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	195.00	-195.00		
	TOTAL PROFESSIONAL SERVICES	8685.90	5808.18	2877.72	149.5	27049.79	17424.54	9625.25	155.2	
	PAYROLL AND BENEFITS:									
7010	PAYROLL-MANAGER	4361.54	4320.00	41.54		12949.76	12960.00	-10.24		
7020	PAYROLL-MAINTENANCE	3132.00	5809.00	-2677.00		12564.00	17427.00	-4863.00		
7070	WORKERS COMPENSATION	0.00	0.00	0.00		9958.00	7500.00	2458.00		
7080	TDI	0.00	0.00	0.00		0.00	105.00	-105.00		
7090	HEALTH CARE	1281.31	2125.12	-843.81		4549.37	6375.36	-1825.99		
7100	PAYROLL TAXES	775.07	905.31	-130.24		2654.66	2715.93	-61.27		
7170	UNIFORMS	0.00	50.00	-50.00		0.00	150.00	-150.00		
	TOTAL PAYROLL AND BENEFITS	9549.92	13209.43	-3659.51	72.3	42675.79	47233.29	-4557.50	90.4	
	OTHER EXPENSES:									
7311	INSURANCE-PROPERTY	17977.50	17978.00	-0.50		54004.08	53934.00	70.08		
7315	INSURANCE-LIABILITY	1333.88	1333.88	0.00		3930.06	4001.64	-71.58		
7326	INSURANCE-D&O-GENERAL	2019.80	2020.00	-0.20		6059.40	6060.00	-0.60		
7331	INSURANCE-FIDELITY-GENERAL	83.20	84.00	-0.80		249.60	252.00	-2.40		
7335	INSURANCE-B&M	154.30	155.00	-0.70		462.90	465.00	-2.10		
7341	INSURANCE-UMBRELLA-GENERAL	371.72	372.00	-0.28		1115.16	1116.00	-0.84		

----- 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 03/31/2021

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

ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 04/15/2021

BLD ACCT: 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
7350 INSURANCE-AUTO	0.00	25.00	-25.00		0.00	75.00	-75.00		
7520 MASTER ASSOCIATION DUES	0.00	0.00	0.00		0.00	118.44	-118.44		
7550 MISCELLANEOUS EXPENSE	0.00	35.00	-35.00		0.00	105.00	-105.00		
7556 APT MAINTENANCE FEE	476.71	476.72	-0.01		1430.13	1430.16	-0.03		
7568 RENTAL COMMISSION/FEES	210.00	415.00	-205.00		630.00	1245.00	-615.00		
7710 REAL PROPERTY TAX	0.00	160.00	-160.00		952.55	480.00	472.55		
7720 STATE GENERAL EXCISE TAX	0.00	200.00	-200.00		611.06	600.00	11.06		
7740 FEDERAL INCOME TAXES	0.00	576.00	-576.00		0.00	576.00	-576.00		
TOTAL OTHER EXPENSES	22627.11	23830.60	-1203.49	94.9	69444.94	70458.24	-1013.30	98.6	
TOTAL OPERATING EXPENSES	77110.31	109910.53	-32800.22	70.2	325212.62	336303.03	-11090.41	96.7	
OPERATING SURPLUS/DEFICIT	78440.48	38029.51	40410.97	206.3	120811.48	107517.09	13294.39	112.4	
CAPITAL IMPR AND MAJOR REP & REPL:									
8526 LANDSCAPE REHAB-PH II	0.00	0.00	0.00		0.00	50000.00	-50000.00		
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		0.00	45000.00	-45000.00		
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	0.00	0.00	0.00	0.0	0.00	141187.00	-141187.00	0.0	
TOTAL CASH DISBURSEMENTS	77110.31	109910.53	-32800.22	70.2	325212.62	477490.03	-152277.41	68.1	
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	78440.48	38029.51	40410.97		120811.48	-33669.91	154481.39		

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LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH REPORT
AS OF 03/31/2021**

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 4/15/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000				245,580.34	38,019.79	283,600.13
1005				799.00	0.00	799.00
1007				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>248,879.34</u>	<u>38,019.79</u>	<u>286,899.13</u>
RESERVES						
1690			0.1000	20,729.28	1.87	20,731.15
1736	12	MONTHS 08/05/2021	0.7500	240,909.10	138.65	241,047.75
1767	12	MONTHS 08/03/2021	0.3500	240,423.76	64.55	240,488.31
1800			0.1000	100.00	0.02	100.02
1801	12	MONTHS 01/06/2022	0.6000	224,806.47	310.38	225,116.85
1830			0.1000	80,001.05	39,685.64	119,686.69
1840			0.4500	229,469.69	29.23	229,498.92
1901			0.8000	247,808.29	112.73	247,921.02
2125	06	MONTHS 04/14/2021	0.3000	104,900.86	77.62	104,978.48
2126			0.0500	100.00	0.00	100.00
TOTAL RESERVES				<u>1,389,248.50</u>	<u>40,420.69</u>	<u>1,429,669.19</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,638,127.84</u>	<u>78,440.48</u>	<u>1,716,568.32</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 03/31/2021**

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 4/15/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	20,729.28	1.87	20,731.15
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	248,080.34	38,019.79	286,100.13
CIT BANK, N.A.	240,909.10	138.65	241,047.75
FINANCE FACTORS	240,423.76	64.55	240,488.31
FIRST FOUNDATION BANK	247,808.29	112.73	247,921.02
HAWAII CENTRAL FEDERAL CU	224,906.47	310.40	225,216.87
HAWAII STATE FEDERAL CU	105,000.86	77.62	105,078.48
HAWAIIAN FINANCIAL FCU	80,001.05	39,685.64	119,686.69
HOMESTREET BANK	229,469.69	29.23	229,498.92
TOTAL CASH	<u>1,638,127.84</u>	<u>78,440.48</u>	<u>1,716,568.32</u>