

Balance Sheet (Cash)
HALEAKALA GARDENS AOA - (hgardens)
January 2017 - December 2017

Page 1
5/5/2017
08:39 AM

Prepared For:
HALEAKALA GARDENS AOA
15 KULANIHAKOI STREET
KIHEI, HI 96753

Prepared By:
COMMERCIAL PROPERTIES OF
MAUI MANAGEMENT, INC.
1962 B WELLS ST. PH: 243-8600
WAILUKU, HI 96793

ASSETS

CURRENT ASSETS

1102 ASB-CASH IN BANK	105,135.83
1103 CITIGROUP RESERVES	107,635.61
1108 FHB RESERVES	173,962.12
1109 ASB-RESERVE CHECKING	225,195.67
1110 RENTAL ACCOUNT	216,173.26
1111 RESERVE 2	234,820.03
TOTAL CASH	<u>1,062,922.52</u>

1116 ACCOUNTS RECEIVABLE	94,495.70
1118 PREPAID INSURANCE	41,539.04

1119 ALLOWANCE-DOUBTFUL ACCTS	-67,302.31
-------------------------------	------------

1120 PETTY CASH	200.00
-----------------	--------

PROPERTY

1601 APARTMENT	139,371.88
1602 ACCUM DEPREC-UNIT	-75,174.78
1605 ACCUM DEPREC-EQUIP	-2,511.30
1608 Riding Lawnmower	2,700.00
TOTAL FIXED ASSETS	<u>64,385.80</u>

TOTAL ASSETS	<u>1,196,240.75</u>
--------------	---------------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

2101 PREPAID MAINTENANCE FEES	7,360.02
2102 ACCOUNTS PAYABLE	23,088.85
2110 FEDERAL WITHHOLDING	-298.59
2111 SOC SEC/MED WITHHELD	298.79

TOTAL CURRENT LIABILITY	<u>30,449.07</u>
-------------------------	------------------

LONG TERM LIABILITIES

2201 SECURITY DEPOSITS	4,677.61
2205 LONG TERM NOTE-CPB 8000001450	83,103.63
TOT. LONG TERM LIABILITY	<u>87,781.24</u>

TOTAL LIABILITIES	118,230.31
-------------------	------------

EQUITY

2308 RETAINED EARNINGS	887,064.08
2309 BAD DEBT TRANSFER	67,302.00
2310 ACCOUNT TRANSFERS	381,893.03
2311 CURRENT YR. PROFIT/LOSS	-258,248.67

TOTAL EQUITY	<u>1,078,010.44</u>
--------------	---------------------

TOTAL LIAB. & EQUITY	<u>1,196,240.75</u>
----------------------	---------------------

Income Statement (Cash)
HALEAKALA GARDENS AOA - (hgardens)
January 2017 - December 2017

Page 1
5/5/2017
08:39 AM

Prepared For:
HALEAKALA GARDENS AOA
15 KULANIHAKOI STREET
KIHEI, HI 96753

Prepared By:
COMMERCIAL PROPERTIES OF
MAUI MANAGEMENT, INC.
1962 B WELLS ST. PH: 243-8600
WAILUKU, HI 96793

	Period to Date	%	Year to Date	%
INCOME				
3001 PARKING INCOME	553.13	0.16	553.13	0.16
3002 COMMON AREA ASSESSMENT	330,213.54	92.76	330,213.54	92.76
3005 LATE CHARGES & INTEREST	564.02	0.16	564.02	0.16
3006 RENTAL INCOME	24,050.00	6.76	24,050.00	6.76
3009 MISCELLANEOUS INCOME	575.00	0.16	575.00	0.16
3013 INTEREST/RESERVE SAVINGS	14.64	0.00	14.64	0.00
TOTAL INCOME	355,970.33	100.00	355,970.33	100.00
ADMINISTRATION EXPENSES				
4008 ADMINISTRATIVE/GENERAL	1,016.03	0.29	1,016.03	0.29
4012 BANK SERVICE CHGS	222.58	0.06	222.58	0.06
4016 ADMIN/PROP MGMT	21,874.95	6.15	21,874.95	6.15
4017 ADD FEES TAX FILING/AUDIT	3,724.01	1.05	3,724.01	1.05
4018 MAINT FEES EXPENSE	2,231.70	0.63	2,231.70	0.63
4019 TAXES/GENERAL EXCISE	1,403.80	0.39	1,403.80	0.39
4020 TAXES/REAL PROPERTY	800.40	0.22	800.40	0.22
4021 PRINCIPAL & INTEREST/CPB	3,076.88	0.86	3,076.88	0.86
4022 BAD DEBT ALLOWANCE	67,302.00	18.91	67,302.00	18.91
4027 LEGAL FEES	5,371.32	1.51	5,371.32	1.51
4030 DIRECT REIMB EXPENSE	5,198.69	1.46	5,198.69	1.46
TOTAL ADMIN EXPENSES	112,222.36	31.53	112,222.36	31.53
UTILITIES EXPENSE				
5001 ELECTRIC	6,562.07	1.84	6,562.07	1.84
5002 WATER	24,279.65	6.82	24,279.65	6.82
5003 SEWER	35,503.60	9.97	35,503.60	9.97
5004 TELEPHONE	182.82	0.05	182.82	0.05
5007 REFUSE COLLECTION	17,075.79	4.80	17,075.79	4.80
TOTAL UTILITIES EXPENSE	83,603.93	23.49	83,603.93	23.49
MAINTENANCE EXPENSES				
6001 EXTERMINATION PEST CONTRO	2,177.01	0.61	2,177.01	0.61
6002 MAINT/REPAIRS GENERAL	15,769.06	4.43	15,769.06	4.43
6004 REPAIRS MAINT/GROUNDS	2,334.36	0.66	2,334.36	0.66
6007 REPAIRS MAINT/TREE TRIMMING	3,575.87	1.00	3,575.87	1.00
6008 LANDSCAPING	32,812.65	9.22	32,812.65	9.22
6010 SUPPLIES/EQUIPMENT	3,855.10	1.08	3,855.10	1.08
6011 SUPPLIES/GROUNDS	3,251.46	0.91	3,251.46	0.91
6012 2016 ROLLOVER MAINTENANCE	2,896.07	0.81	2,896.07	0.81
TOTAL MAINTENANCE	66,671.58	18.73	66,671.58	18.73
INSURANCE EXPENSES				
7002 FIRE/LIABILITY INSURANCE	7,437.34	2.09	7,437.34	2.09

Income Statement (Cash)
HALEAKALA GARDENS AOA - (hgardens)
January 2017 - December 2017

Page 2
5/5/2017
08:39 AM

	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
7005 INSURANCE/FLOOD	11,329.67	3.18	11,329.67	3.18
TOTAL INSURANCE EXPENSE	18,767.01	5.27	18,767.01	5.27
RESERVE EXPENSES				
8001 RESERVE TRANSFER	60,550.00	17.01	60,550.00	17.01
TOTAL RESERVE EXPENDITURES	60,550.00	17.01	60,550.00	17.01
TOTAL EXPENSES	341,814.88	96.02	341,814.88	96.02
NET INCOME	14,155.45	3.98	14,155.45	3.98
9007 Reserve Electrical Repairs	8,374.95	2.35	8,374.95	2.35
9008 Reserve Structural	23,291.03	6.54	23,291.03	6.54
9009 Reserve Plumbing	5,640.73	1.58	5,640.73	1.58
9010 Reserve Sidewalk/Parking/Curb	10,226.79	2.87	10,226.79	2.87

Budget Comparison (Cash)
HALEAKALA GARDENS AOA - (hgardens)
January 2017 - December 2017

Prepared For:
HALEAKALA GARDENS AOA
15 KULANIHAKOI STREET
KIHEI, HI 96753

Prepared By:
COMMERCIAL PROPERTIES OF
MAUI MANAGEMENT, INC.
1962 B WELLS ST. PH: 243-8600
WAILUKU, HI 96793

	PTD Actual	PTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3001 PARKING INCOME	553.13	937.50	-384.37	-41.00	553.13	937.50	-384.37	-41.00	937.50
3002 COMMON AREA ASSESSME	330,213.54	829,130.04	-498,916.50	-60.17	330,213.54	829,130.04	-498,916.50	-60.17	829,130.04
3005 LATE CHARGES & INTERES	564.02	2,258.19	-1,694.17	-75.02	564.02	2,258.19	-1,694.17	-75.02	2,258.19
3006 RENTAL INCOME	24,050.00	67,800.00	-43,750.00	-64.53	24,050.00	67,800.00	-43,750.00	-64.53	67,800.00
3009 MISCELLANEOUS INCOME	575.00	0.00	575.00	0	575.00	0.00	575.00	0	0.00
3013 INTEREST/RESERVE SAVIN	14.64	48.57	-33.93	-69.86	14.64	48.57	-33.93	-69.86	48.57
TOTAL INCOME	355,970.33	900,174.30	-544,203.97	-60.46	355,970.33	900,174.30	-544,203.97	-60.46	900,174.30
ADMINISTRATION EXPENSES									
4008 ADMINISTRATIVE/GENERAL	1,016.03	1,380.00	363.97	26.37	1,016.03	1,380.00	363.97	26.37	1,380.00
4012 BANK SERVICE CHGS	222.58	720.00	497.42	69.09	222.58	720.00	497.42	69.09	720.00
4016 ADMIN/PROP MGMT	21,874.95	52,500.00	30,625.05	58.33	21,874.95	52,500.00	30,625.05	58.33	52,500.00
4017 ADD FEES TAX FILING/AUDI	3,724.01	5,400.00	1,675.99	31.04	3,724.01	5,400.00	1,675.99	31.04	5,400.00
4018 MAINT FEES EXPENSE	2,231.70	5,400.00	3,168.30	58.67	2,231.70	5,400.00	3,168.30	58.67	5,400.00
4019 TAXES/GENERAL EXCISE	1,403.80	3,600.00	2,196.20	61.01	1,403.80	3,600.00	2,196.20	61.01	3,600.00
4020 TAXES/REAL PROPERTY	800.40	1,650.00	849.60	51.49	800.40	1,650.00	849.60	51.49	1,650.00
4021 PRINCIPAL & INTEREST/CP	3,076.88	9,144.00	6,067.12	66.35	3,076.88	9,144.00	6,067.12	66.35	9,144.00
4022 BAD DEBT ALLOWANCE	67,302.00	24,000.00	-43,302.00	-180.4	67,302.00	24,000.00	-43,302.00	-180.4	24,000.00
4027 LEGAL FEES	5,371.32	7,200.00	1,828.68	25.40	5,371.32	7,200.00	1,828.68	25.40	7,200.00
4030 DIRECT REIMB EXPENSE	5,198.69	0.00	-5,198.69	0	5,198.69	0.00	-5,198.69	0	0.00
TOTAL ADMIN EXPENSES	112,222.36	110,994.00	-1,228.36	-1.11	112,222.36	110,994.00	-1,228.36	-1.11	110,994.00
UTILITIES EXPENSE									
5001 ELECTRIC	6,562.07	21,600.00	15,037.93	69.62	6,562.07	21,600.00	15,037.93	69.62	21,600.00
5002 WATER	24,279.65	67,200.00	42,920.35	63.87	24,279.65	67,200.00	42,920.35	63.87	67,200.00
5003 SEWER	35,503.60	90,000.00	54,496.40	60.55	35,503.60	90,000.00	54,496.40	60.55	90,000.00
5004 TELEPHONE	182.82	480.00	297.18	61.91	182.82	480.00	297.18	61.91	480.00
5007 REFUSE COLLECTION	17,075.79	51,060.00	33,984.21	66.56	17,075.79	51,060.00	33,984.21	66.56	51,060.00
TOTAL UTILITIES EXPENSE	83,603.93	230,340.00	146,736.07	63.70	83,603.93	230,340.00	146,736.07	63.70	230,340.00
MAINTENANCE EXPENSES									
6001 EXTERMINATION PEST CON	2,177.01	9,300.00	7,122.99	76.59	2,177.01	9,300.00	7,122.99	76.59	9,300.00
6002 MAINT/REPAIRS GENERAL	15,769.06	48,000.00	32,230.94	67.15	15,769.06	48,000.00	32,230.94	67.15	48,000.00
6004 REPAIRS MAINT/GROUNDS	2,334.36	7,800.00	5,465.64	70.07	2,334.36	7,800.00	5,465.64	70.07	7,800.00
6005 WINDOW CLEANING	0.00	7,100.00	7,100.00	100.0	0.00	7,100.00	7,100.00	100.0	7,100.00
6006 REPAIRS MAINT/FIRE EQUI	0.00	5,400.00	5,400.00	100.0	0.00	5,400.00	5,400.00	100.0	5,400.00
6007 REPAIRS MAINT/TREE TRIM	3,575.87	31,800.00	28,224.13	88.76	3,575.87	31,800.00	28,224.13	88.76	31,800.00
6008 LANDSCAPING	32,812.65	87,600.00	54,787.35	62.54	32,812.65	87,600.00	54,787.35	62.54	87,600.00
6010 SUPPLIES/EQUIPMENT	3,855.10	6,000.00	2,144.90	35.75	3,855.10	6,000.00	2,144.90	35.75	6,000.00
6011 SUPPLIES/GROUNDS	3,251.46	7,200.00	3,948.54	54.84	3,251.46	7,200.00	3,948.54	54.84	7,200.00
6012 2016 ROLLOVER MAINTENA	2,896.07	65,000.00	62,103.93	95.54	2,896.07	65,000.00	62,103.93	95.54	65,000.00
TOTAL MAINTENANCE	66,671.58	275,200.00	208,528.42	75.77	66,671.58	275,200.00	208,528.42	75.77	275,200.00
INSURANCE EXPENSES									
7001 INSURANCE/FIDELITY BON	0.00	576.00	576.00	100.0	0.00	576.00	576.00	100.0	576.00
7002 FIRE/LIABILITY INSURANCE	7,437.34	72,000.00	64,562.66	89.67	7,437.34	72,000.00	64,562.66	89.67	72,000.00
7003 INSURANCE/UMBRELLA	0.00	2,100.00	2,100.00	100.0	0.00	2,100.00	2,100.00	100.0	2,100.00
7004 INSURANCE/DIRECTORS LI	0.00	6,000.00	6,000.00	100.0	0.00	6,000.00	6,000.00	100.0	6,000.00
7005 INSURANCE/FLOOD	11,329.67	75,600.00	64,270.33	85.01	11,329.67	75,600.00	64,270.33	85.01	75,600.00
7007 INSURANCE/COMM GEN LIA	0.00	14,400.00	14,400.00	100.0	0.00	14,400.00	14,400.00	100.0	14,400.00
TOTAL INSURANCE EXPENSE	18,767.01	170,676.00	151,908.99	89.00	18,767.01	170,676.00	151,908.99	89.00	170,676.00
RESERVE EXPENSES									
8001 RESERVE TRANSFER	60,550.00	145,320.00	84,770.00	58.33	60,550.00	145,320.00	84,770.00	58.33	145,320.00
TOTAL RESERVE EXPENDITURES	60,550.00	145,320.00	84,770.00	58.33	60,550.00	145,320.00	84,770.00	58.33	145,320.00

Budget Comparison (Cash)
HALEAKALA GARDENS AOA - (hgardens)
January 2017 - December 2017

	<u>PTD Actual</u>	<u>PTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
TOTAL EXPENSES	341,814.88	932,530.00	590,715.12	63.35	341,814.88	932,530.00	590,715.12	63.35	932,530.00
NET INCOME	14,155.45	-32,355.70	46,511.15	143.7	14,155.45	-32,355.70	46,511.15	143.7	-32,355.70
9007 Reserve Electrical Repairs	8,374.95	0.00	-8,374.95	0	8,374.95	0.00	-8,374.95	0	0.00
9008 Reserve Structural	23,291.03	0.00	-23,291.03	0	23,291.03	0.00	-23,291.03	0	0.00
9009 Reserve Plumbing	5,640.73	0.00	-5,640.73	0	5,640.73	0.00	-5,640.73	0	0.00
9010 Reserve Sidewalk/Parking/Curb	10,226.79	0.00	-10,226.79	0	10,226.79	0.00	-10,226.79	0	0.00