

Balance Sheet (Cash)
HALEAKALA GARDENS AOA - (hgardens)
January 2022 - December 2022

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

Prepared By:
JS PROPERTY MANAGEMENT INC
1962 B WELLS STREET
WAILUKU, HI 96793

ASSETS

CURRENT ASSETS

1102 ASB-CASH IN BANK	49,587.37
1103 MORGAN STANLEY RESERVES	107,227.44
1108 FHB RESERVES	207,496.46
1109 ASB-RESERVE CHECKING	48,414.84
1110 FHB-RENTAL ACCOUNT	102,287.25
1111 ASB-RESERVE 2	166,737.11
TOTAL CASH	<u>681,750.47</u>

1126 ACCOUNTS RECEIVABLE	43,599.04
1128 PREPAID INSURANCE	52,619.42
1130 PETTY CASH	200.00

TOTAL CURRENT ASSETS 778,168.93

PROPERTY

1601 APARTMENT	139,371.88
1602 ACCUM DEPREC-UNIT	-105,583.08
1605 ACCUM DEPREC-EQUIP	-3,679.00
1607 Golf Cart	14,895.74
1608 Riding Lawnmower	2,700.00
TOTAL FIXED ASSETS	<u>47,705.54</u>

TOTAL ASSETS 825,874.47

LIABILITIES & EQUITY

CURRENT LIABILITIES

2101 PREPAID MAINTENANCE FEES	4,561.66
2102 ACCOUNTS PAYABLE	23,369.75
2106 INSURANCE CLAIMS	27,875.46
2110 FEDERAL WITHHOLDING	-298.59
2111 SOC SEC/MED WITHHELD	298.79

TOTAL CURRENT LIABILITY 55,807.07

LONG TERM LIABILITIES

2201 SECURITY DEPOSITS	2,643.46
2205 LONG TERM NOTE-CPB 8000001450	59,649.84
2210 CONTRACT LIABILITIES	738,274.54

TOT. LONG TERM LIABILITY 800,567.84

TOTAL LIABILITIES 856,374.91

EQUITY

2308 RETAINED EARNINGS	-20,584.00
2311 CURRENT YR. PROFIT/LOSS	-9,916.44

TOTAL EQUITY -30,500.44

TOTAL LIAB. & EQUITY 825,874.47

Income Statement (Cash)
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	Period to Date	%	Year to Date	%
INCOME				
3001 PARKING INCOME	10,415.00	1.25	10,415.00	1.25
3002 COMMON AREA ASSESSMENT	761,178.00	91.33	761,178.00	91.33
3005 LATE CHARGES & INTEREST	300.00	0.04	300.00	0.04
3006 DO NOT USE	5,479.57	0.66	5,479.57	0.66
3007 EXCESS RENTAL INCOME	37,257.49	4.47	37,257.49	4.47
3012 VIOLATION FINE	1,100.00	0.13	1,100.00	0.13
3013 INTEREST/RESERVE SAVINGS	69.08	0.01	69.08	0.01
3015 Other Income	50.00	0.01	50.00	0.01
3016 RESERVE ASSESSMENT	17,628.23	2.12	17,628.23	2.12
TOTAL INCOME	833,477.37	100.00	833,477.37	100.00
ADMINISTRATION EXPENSES				
4008 ADMINISTRATIVE/GENERAL	800.50	0.10	800.50	0.10
4012 BANK SERVICE CHGS	1,244.22	0.15	1,244.22	0.15
4016 ADMIN/PROP MGMT	69,840.00	8.38	69,840.00	8.38
4017 ADD FEES TAX FILING/AUDIT	8,599.50	1.03	8,599.50	1.03
4018 MAINT FEES EXPENSE	10,938.18	1.31	10,938.18	1.31
4019 TAXES/GENERAL EXCISE	2,044.96	0.25	2,044.96	0.25
4020 TAXES/REAL PROPERTY	1,434.48	0.17	1,434.48	0.17
4021 PRINCIPAL & INTEREST/CPB	4,549.04	0.55	4,549.04	0.55
4027 LEGAL FEES	2,394.45	0.29	2,394.45	0.29
4030 DIRECT REIMB EXPENSE	3,078.93	0.37	3,078.93	0.37
TOTAL ADMIN EXPENSES	104,924.26	12.59	104,924.26	12.59
UTILITIES EXPENSE				
5001 ELECTRIC	19,064.38	2.29	19,064.38	2.29
5002 WATER	45,661.24	5.48	45,661.24	5.48
5003 SEWER	100,739.36	12.09	100,739.36	12.09
5004 TELEPHONE	1,291.23	0.15	1,291.23	0.15
5007 REFUSE COLLECTION	65,036.52	7.80	65,036.52	7.80
TOTAL UTILITIES EXPENSE	231,792.73	27.81	231,792.73	27.81
MAINTENANCE EXPENSES				
6001 EXTERMINATION PEST CONTRO	-68,879.71	-8.26	-68,879.71	-8.26
6002 MAINT/REPAIRS GENERAL	64,342.53	7.72	64,342.53	7.72
6004 REPAIRS MAINT/GROUNDS	8,009.95	0.96	8,009.95	0.96
6005 WINDOW CLEANING	7,500.10	0.90	7,500.10	0.90
6006 REPAIRS MAINT/FIRE EQUIP	1,915.61	0.23	1,915.61	0.23
6007 REPAIRS MAINT/TREE TRIMMING	39,072.66	4.69	39,072.66	4.69
6008 LANDSCAPING	96,494.79	11.58	96,494.79	11.58
6009 REPAIRS MAINTENANCE	1,659.16	0.20	1,659.16	0.20
6010 SUPPLIES/EQUIPMENT	3,392.47	0.41	3,392.47	0.41
6011 SUPPLIES/GROUNDS	11,559.54	1.39	11,559.54	1.39
6015 SECURITY	12,499.92	1.50	12,499.92	1.50
TOTAL MAINTENANCE	177,567.02	21.30	177,567.02	21.30

Income Statement (Cash)
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	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INSURANCE EXPENSES				
7001 INSURANCE/FIDELITY BOND	381.36	0.05	381.36	0.05
7002 FIRE/LIABILITY INSURANCE	102,953.30	12.35	102,953.30	12.35
7003 INSURANCE/UMBRELLA	6,282.72	0.75	6,282.72	0.75
7004 INSURANCE/DIRECTORS LIABILI	3,100.02	0.37	3,100.02	0.37
7005 INSURANCE/FLOOD	99,342.88	11.92	99,342.88	11.92
7007 INSURANCE/COMM GEN LIAB	10,643.47	1.28	10,643.47	1.28
7080 DEPRECIATION EXPENSE	6,047.00	0.73	6,047.00	0.73
TOTAL INSURANCE EXPENSE	228,750.75	27.45	228,750.75	27.45
RESERVE EXPENSES				
8001 RESERVE TRANSFER	94,745.00	11.37	94,745.00	11.37
TOTAL RESERVE EXPENDITURES	94,745.00	11.37	94,745.00	11.37
TOTAL EXPENSES	837,779.76	100.52	837,779.76	100.52
NET INCOME	-4,302.39	-0.52	-4,302.39	-0.52
9009 Reserve Plumbing	11,864.40	1.42	11,864.40	1.42
9011 Reserve Mailboxes	3,957.92	0.47	3,957.92	0.47
9015 Reserve Landscaping	1,874.99	0.22	1,874.99	0.22

Budget Comparison (Cash)
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	<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>
INCOME									
3001 PARKING INCOME	10,415.00	10,800.00	-385.00	-3.56	10,415.00	10,800.00	-385.00	-3.56	10,800.00
3002 COMMON AREA ASSESSME	761,178.00	927,906.60	-166,728.60	-17.97	761,178.00	927,906.60	-166,728.60	-17.97	927,906.60
3005 LATE CHARGES & INTERES	300.00	1,040.00	-740.00	-71.15	300.00	1,040.00	-740.00	-71.15	1,040.00
3006 DO NOT USE	5,479.57	0.00	5,479.57	0	5,479.57	0.00	5,479.57	0	0.00
3007 EXCESS RENTAL INCOME	37,257.49	26,400.00	10,857.49	41.13	37,257.49	26,400.00	10,857.49	41.13	26,400.00
3008 BANK INTEREST	0.00	18.00	-18.00	-100.0	0.00	18.00	-18.00	-100.0	18.00
3012 VIOLATION FINE	1,100.00	0.00	1,100.00	0	1,100.00	0.00	1,100.00	0	0.00
3013 INTEREST/RESERVE SAVIN	69.08	0.00	69.08	0	69.08	0.00	69.08	0	0.00
3015 Other Income	50.00	0.00	50.00	0	50.00	0.00	50.00	0	0.00
3016 RESERVE ASSESSMENT	17,628.23	0.00	17,628.23	0	17,628.23	0.00	17,628.23	0	0.00
TOTAL INCOME	833,477.37	966,164.60	-132,687.23	-13.73	833,477.37	966,164.60	-132,687.23	-13.73	966,164.60
ADMINISTRATION EXPENSES									
4008 ADMINISTRATIVE/GENERAL	800.50	2,530.00	1,729.50	68.36	800.50	2,530.00	1,729.50	68.36	2,530.00
4012 BANK SERVICE CHGS	1,244.22	840.00	-404.22	-48.12	1,244.22	840.00	-404.22	-48.12	840.00
4016 ADMIN/PROP MGMT	69,840.00	67,200.00	-2,640.00	-3.93	69,840.00	67,200.00	-2,640.00	-3.93	67,200.00
4017 ADD FEES TAX FILING/AUDI	8,599.50	7,000.00	-1,599.50	-22.85	8,599.50	7,000.00	-1,599.50	-22.85	7,000.00
4018 MAINT FEES EXPENSE	10,938.18	5,964.00	-4,974.18	-83.40	10,938.18	5,964.00	-4,974.18	-83.40	5,964.00
4019 TAXES/GENERAL EXCISE	2,044.96	1,650.00	-394.96	-23.94	2,044.96	1,650.00	-394.96	-23.94	1,650.00
4020 TAXES/REAL PROPERTY	1,434.48	2,550.00	1,115.52	43.75	1,434.48	2,550.00	1,115.52	43.75	2,550.00
4021 PRINCIPAL & INTEREST/CPB	4,549.04	9,144.00	4,594.96	50.25	4,549.04	9,144.00	4,594.96	50.25	9,144.00
4022 BAD DEBT ALLOWANCE	0.00	3,000.00	3,000.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
4027 LEGAL FEES	2,394.45	6,000.00	3,605.55	60.09	2,394.45	6,000.00	3,605.55	60.09	6,000.00
4030 DIRECT REIMB EXPENSE	3,078.93	0.00	-3,078.93	0	3,078.93	0.00	-3,078.93	0	0.00
TOTAL ADMIN EXPENSES	104,924.26	105,878.00	953.74	0.90	104,924.26	105,878.00	953.74	0.90	105,878.00
UTILITIES EXPENSE									
5001 ELECTRIC	19,064.38	18,900.00	-164.38	-0.87	19,064.38	18,900.00	-164.38	-0.87	18,900.00
5002 WATER	45,661.24	50,181.60	4,520.36	9.01	45,661.24	50,181.60	4,520.36	9.01	50,181.60
5003 SEWER	100,739.36	92,568.00	-8,171.36	-8.83	100,739.36	92,568.00	-8,171.36	-8.83	92,568.00
5004 TELEPHONE	1,291.23	1,800.00	508.77	28.27	1,291.23	1,800.00	508.77	28.27	1,800.00
5007 REFUSE COLLECTION	65,036.52	65,322.00	285.48	0.44	65,036.52	65,322.00	285.48	0.44	65,322.00
TOTAL UTILITIES EXPENSE	231,792.73	228,771.60	-3,021.13	-1.32	231,792.73	228,771.60	-3,021.13	-1.32	228,771.60
MAINTENANCE EXPENSES									
6001 EXTERMINATION PEST CON	-68,879.71	15,582.00	84,461.71	542.05	-68,879.71	15,582.00	84,461.71	542.05	15,582.00
6002 MAINT/REPAIRS GENERAL	64,342.53	38,400.00	-25,942.53	-67.56	64,342.53	38,400.00	-25,942.53	-67.56	38,400.00
6004 REPAIRS MAINT/GROUNDS	8,009.95	6,000.00	-2,009.95	-33.50	8,009.95	6,000.00	-2,009.95	-33.50	6,000.00
6005 WINDOW CLEANING	7,500.10	7,200.00	-300.10	-4.17	7,500.10	7,200.00	-300.10	-4.17	7,200.00
6006 REPAIRS MAINT/FIRE EQUIP	1,915.61	3,250.00	1,334.39	41.06	1,915.61	3,250.00	1,334.39	41.06	3,250.00
6007 REPAIRS MAINT/TREE TRIM	39,072.66	36,000.00	-3,072.66	-8.54	39,072.66	36,000.00	-3,072.66	-8.54	36,000.00
6008 LANDSCAPING	96,494.79	96,000.00	-494.79	-0.52	96,494.79	96,000.00	-494.79	-0.52	96,000.00
6009 REPAIRS MAINTENANCE	1,659.16	0.00	-1,659.16	0	1,659.16	0.00	-1,659.16	0	0.00
6010 SUPPLIES/EQUIPMENT	3,392.47	3,600.00	207.53	5.76	3,392.47	3,600.00	207.53	5.76	3,600.00
6011 SUPPLIES/GROUNDS	11,559.54	16,200.00	4,640.46	28.64	11,559.54	16,200.00	4,640.46	28.64	16,200.00
6015 SECURITY	12,499.92	12,504.00	4.08	0.03	12,499.92	12,504.00	4.08	0.03	12,504.00
TOTAL MAINTENANCE	177,567.02	234,736.00	57,168.98	24.35	177,567.02	234,736.00	57,168.98	24.35	234,736.00
INSURANCE EXPENSES									
7001 INSURANCE/FIDELITY BOND	381.36	575.00	193.64	33.68	381.36	575.00	193.64	33.68	575.00
7002 FIRE/LIABILITY INSURANCE	102,953.30	101,857.00	-1,096.30	-1.08	102,953.30	101,857.00	-1,096.30	-1.08	101,857.00
7003 INSURANCE/UMBRELLA	6,282.72	2,050.00	-4,232.72	-206.4	6,282.72	2,050.00	-4,232.72	-206.4	2,050.00
7004 INSURANCE/DIRECTORS LI	3,100.02	4,763.00	1,662.98	34.91	3,100.02	4,763.00	1,662.98	34.91	4,763.00
7005 INSURANCE/FLOOD	99,342.88	91,840.00	-7,502.88	-8.17	99,342.88	91,840.00	-7,502.88	-8.17	91,840.00
7007 INSURANCE/COMM GEN LIA	10,643.47	14,049.00	3,405.53	24.24	10,643.47	14,049.00	3,405.53	24.24	14,049.00
7080 DEPRECIATION EXPENSE	6,047.00	0.00	-6,047.00	0	6,047.00	0.00	-6,047.00	0	0.00
TOTAL INSURANCE EXPENSE	228,750.75	215,134.00	-13,616.75	-6.33	228,750.75	215,134.00	-13,616.75	-6.33	215,134.00

Budget Comparison (Cash)
HALEAKALA GARDENS AOA - (hgardens)
January 2022 - December 2022

	<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>
RESERVE EXPENSES									
8001 RESERVE TRANSFER	94,745.00	162,420.00	67,675.00	41.67	94,745.00	162,420.00	67,675.00	41.67	162,420.00
8013 GENERAL CONTINGENCY F	0.00	1,903.00	1,903.00	100.00	0.00	1,903.00	1,903.00	100.00	1,903.00
TOTAL RESERVE EXPENDITURES	94,745.00	164,323.00	69,578.00	42.34	94,745.00	164,323.00	69,578.00	42.34	164,323.00
TOTAL EXPENSES	837,779.76	948,842.60	111,062.84	11.71	837,779.76	948,842.60	111,062.84	11.71	948,842.60
NET INCOME	-4,302.39	17,322.00	-21,624.39	-124.8	-4,302.39	17,322.00	-21,624.39	-124.8	17,322.00
9009 Reserve Plumbing	11,864.40	0.00	-11,864.40	0	11,864.40	0.00	-11,864.40	0	0.00
9011 Reserve Mailboxes	3,957.92	0.00	-3,957.92	0	3,957.92	0.00	-3,957.92	0	0.00
9015 Reserve Landscaping	1,874.99	0.00	-1,874.99	0	1,874.99	0.00	-1,874.99	0	0.00