

**Balance Sheet (Cash)**  
**HALEAKALA GARDENS AOA - (hgardens)**  
**December 2023**

ASSETS

CURRENT ASSETS

1102 ASB-CASH IN BANK	8,377.40
1108 FHB RESERVES	39,328.91
1109 ASB-RESERVE CHECKING	134,108.21
1110 FHB-RENTAL ACCOUNT	23,368.32
1112 FHB-CD ACCOUNT	100,000.00
1113 CATHAY BANK CD	250,000.00
1114 FHB INVEST- CASH	250,000.00
1115 FHB INVEST - CDS	36.34
TOTAL CASH	805,219.18

1126 ACCOUNTS RECEIVABLE	15,460.07
1128 PREPAID INSURANCE	81,974.76
1130 PETTY CASH	200.00

TOTAL CURRENT ASSETS 902,854.01

PROPERTY

1601 APARTMENT	139,371.88
1602 ACCUM DEPREC-UNIT	-110,651.08
1605 ACCUM DEPREC-EQUIP	-5,807.03
1607 Golf Cart	14,895.74
1608 Riding Lawnmower	2,700.00
TOTAL FIXED ASSETS	40,509.51

TOTAL ASSETS 943,363.52

LIABILITIES & EQUITY

CURRENT LIABILITIES

2101 PREPAID MAINTENANCE FEES	9,626.20
2102 ACCOUNTS PAYABLE	9,046.39
2110 FEDERAL WITHHOLDING	-298.59
2111 SOC SEC/MED WITHHELD	298.79

TOTAL CURRENT LIABILITY 18,672.79

LONG TERM LIABILITIES

2201 SECURITY DEPOSITS	2,643.46
2205 LONG TERM NOTE-CPB 8000001450	54,673.22
2210 CONTRACT LIABILITIES	883,785.14

TOT. LONG TERM LIABILITY 941,101.82

TOTAL LIABILITIES 959,774.61

EQUITY

2308 RETAINED EARNINGS	-43,107.29
2311 CURRENT YR. PROFIT/LOSS	26,696.20

TOTAL EQUITY -16,411.09

TOTAL LIAB. & EQUITY 943,363.52

**Income Statement (Cash)  
HALEAKALA GARDENS AOA - (hgardens)  
December 2023**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
<b>INCOME</b>				
3001 PARKING INCOME	850.00	-1.07	10,167.25	1.15
3002 COMMON AREA ASSESSMENT	-82,184.45	103.06	824,231.40	93.18
3005 LATE CHARGES & INTEREST	20.00	-0.03	600.00	0.07
3007 EXCESS RENTAL INCOME	1,570.79	-1.97	36,735.54	4.15
3013 INTEREST/RESERVE SAVINGS	0.87	0.00	12,821.14	1.45
<b>TOTAL INCOME</b>	<b>-79,742.79</b>	<b>100.00</b>	<b>884,555.33</b>	<b>100.00</b>
<b>ADMINISTRATION EXPENSES</b>				
4008 ADMINISTRATIVE/GENERAL	-491.68	0.62	2,128.84	0.24
4012 BANK SERVICE CHGS	80.63	-0.10	920.93	0.10
4016 ADMIN/PROP MGMT	5,880.00	-7.37	70,560.00	7.98
4017 ADD FEES TAX FILING/AUDIT	833.33	-1.05	5,996.09	0.68
4018 MAINT FEES EXPENSE	6,786.39	-8.51	12,528.72	1.42
4019 TAXES/GENERAL EXCISE	0.00	0.00	1,930.64	0.22
4020 TAXES/REAL PROPERTY	0.00	0.00	842.40	0.10
4021 PRINCIPAL & INTEREST/CPB	-4,215.15	5.29	4,161.02	0.47
4023 INCOME FROM RENTAL/PARKIN	23,650.00	-29.66	0.00	0.00
4027 LEGAL FEES	0.00	0.00	421.87	0.05
4030 DIRECT REIMB EXPENSE	-10,534.19	13.21	79.32	0.01
<b>TOTAL ADMIN EXPENSES</b>	<b>21,989.33</b>	<b>-27.58</b>	<b>99,569.83</b>	<b>11.26</b>
<b>UTILITIES EXPENSE</b>				
5001 ELECTRIC	1,944.19	-2.44	18,708.49	2.12
5002 WATER	1,325.34	-1.66	44,508.52	5.03
5003 SEWER	7,592.00	-9.52	100,893.67	11.41
5004 TELEPHONE	114.25	-0.14	1,354.89	0.15
5007 REFUSE COLLECTION	5,339.61	-6.70	65,333.89	7.39
<b>TOTAL UTILITIES EXPENSE</b>	<b>16,315.39</b>	<b>-20.46</b>	<b>230,799.46</b>	<b>26.09</b>
<b>MAINTENANCE EXPENSES</b>				
6001 EXTERMINATION PEST CONTRO	130.21	-0.16	23,114.42	2.61
6002 MAINT/REPAIRS GENERAL	1,360.62	-1.71	48,639.39	5.50
6004 REPAIRS MAINT/GROUNDS	364.58	-0.46	5,439.91	0.61
6006 REPAIRS MAINT/FIRE EQUIP	0.00	0.00	1,879.15	0.21
6007 REPAIRS MAINT/TREE TRIMMING	0.00	0.00	31,637.80	3.58
6008 LANDSCAPING	-3,843.26	4.82	86,937.36	9.83
6010 SUPPLIES/EQUIPMENT	0.00	0.00	1,749.68	0.20
6011 SUPPLIES/GROUNDS	163.69	-0.21	6,074.77	0.69
6012 2022 ROLLOVER MAINTENANCE	3,575.00	-4.48	0.00	0.00
6015 SECURITY	1,041.66	-1.31	12,499.92	1.41
<b>TOTAL MAINTENANCE</b>	<b>2,792.50</b>	<b>-3.50</b>	<b>217,972.40</b>	<b>24.64</b>
<b>INSURANCE EXPENSES</b>				
7001 INSURANCE/FIDELITY BOND	0.00	0.00	762.64	0.09
7002 FIRE/LIABILITY INSURANCE	-9,409.21	11.80	116,564.42	13.18
7003 INSURANCE/UMBRELLA	0.00	0.00	10,792.20	1.22
7004 INSURANCE/DIRECTORS LIABILI	0.00	0.00	6,199.98	0.70
7005 INSURANCE/FLOOD	0.00	0.00	112,998.00	12.77
7007 INSURANCE/COMM GEN LIAB	0.00	0.00	24,658.63	2.79
7080 DEPRECIATION EXPENSE	7,196.03	-9.02	7,196.03	0.81
<b>TOTAL INSURANCE EXPENSE</b>	<b>-2,213.18</b>	<b>2.78</b>	<b>279,171.90</b>	<b>31.56</b>

**Income Statement (Cash)  
HALEAKALA GARDENS AOA - (hgardens)  
December 2023**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
RESERVE EXPENSES				
8001 RESERVE TRANSFER	-151,096.00	189.48	0.00	0.00
8003 RESERVE STUDY	0.00	0.00	3,015.61	0.34
TOTAL RESERVE EXPENDITURES	-151,096.00	189.48	3,015.61	0.34
TOTAL EXPENSES	-112,211.96	140.72	830,529.20	93.89
NET INCOME	32,469.17	-40.72	54,026.13	6.11
9004 Reserve Storm Replacement	0.00	0.00	5,500.00	0.62
9008 Reserve Structural	1,305.75	-1.64	13,363.21	1.51
9010 Reserve Sidewalk/Parking/Curb	0.00	0.00	3,020.81	0.34
9015 Reserve Landscaping	-1,874.99	2.35	5,445.91	0.62

**Budget Comparison (Cash)**  
**HALEAKALA GARDENS AOA - (hgardens)**  
**December 2023**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
3001 PARKING INCOME	850.00	900.00	-50.00	-5.56	10,167.25	10,800.00	-632.75	-5.86	10,800.00
3002 COMMON AREA ASSESSME	-82,184.45	80,811.87	-162,996.32	-201.7	824,231.40	969,742.00	-145,510.60	-15.01	969,742.00
3005 LATE CHARGES & INTERES	20.00	50.00	-30.00	-60.00	600.00	600.00	0.00	0.00	600.00
3007 EXCESS RENTAL INCOME	1,570.79	3,330.00	-1,759.21	-52.83	36,735.54	39,960.00	-3,224.46	-8.07	39,960.00
3013 INTEREST/RESERVE SAVIN	0.87	2.00	-1.13	-56.50	12,821.14	24.00	12,797.14	53.32	24.00
<b>TOTAL INCOME</b>	<b>-79,742.79</b>	<b>85,093.87</b>	<b>-164,836.66</b>	<b>-193.7</b>	<b>884,555.33</b>	<b>1,021,126.00</b>	<b>-136,570.67</b>	<b>-13.37</b>	<b>1,021,126.00</b>
<b>ADMINISTRATION EXPENSES</b>									
4008 ADMINISTRATIVE/GENERAL	-491.68	25.00	516.68	2,066.	2,128.84	300.00	-1,828.84	-609.6	300.00
4012 BANK SERVICE CHGS	80.63	80.00	-0.63	-0.79	920.93	960.00	39.07	4.07	960.00
4016 ADMIN/PROP MGMT	5,880.00	5,880.00	0.00	0.00	70,560.00	70,560.00	0.00	0.00	70,560.00
4017 ADD FEES TAX FILING/AUDI	833.33	785.00	-48.33	-6.16	5,996.09	5,555.00	-441.09	-7.94	5,555.00
4018 MAINT FEES EXPENSE	6,786.39	534.00	-6,252.39	-1,170	12,528.72	6,408.00	-6,120.72	-95.52	6,408.00
4019 TAXES/GENERAL EXCISE	0.00	0.00	0.00	0	1,930.64	1,650.00	-280.64	-17.01	1,650.00
4020 TAXES/REAL PROPERTY	0.00	0.00	0.00	0	842.40	735.00	-107.40	-14.61	735.00
4021 PRINCIPAL & INTEREST/CP	-4,215.15	762.00	4,977.15	653.1	4,161.02	9,144.00	4,982.98	54.49	9,144.00
4022 BAD DEBT ALLOWANCE	0.00	250.00	250.00	100.0	0.00	3,000.00	3,000.00	100.0	3,000.00
4023 INCOME FROM RENTAL/PAR	23,650.00	-2,300.00	-25,950.00	-1,128	0.00	-27,600.00	-27,600.00	-100.0	-27,600.00
4027 LEGAL FEES	0.00	300.00	300.00	100.0	421.87	4,400.00	3,978.13	90.41	4,400.00
4030 DIRECT REIMB EXPENSE	-10,534.19	0.00	10,534.19	0	79.32	0.00	-79.32	0	0.00
<b>TOTAL ADMIN EXPENSES</b>	<b>21,989.33</b>	<b>6,316.00</b>	<b>-15,673.33</b>	<b>-248.1</b>	<b>99,569.83</b>	<b>75,112.00</b>	<b>-24,457.83</b>	<b>-32.56</b>	<b>75,112.00</b>
<b>UTILITIES EXPENSE</b>									
5001 ELECTRIC	1,944.19	1,580.00	-364.19	-23.05	18,708.49	18,960.00	251.51	1.33	18,960.00
5002 WATER	1,325.34	4,326.00	3,000.66	69.36	44,508.52	51,156.00	6,647.48	12.99	51,156.00
5003 SEWER	7,592.00	8,446.00	854.00	10.11	100,893.67	99,876.00	-1,017.67	-1.02	99,876.00
5004 TELEPHONE	114.25	110.00	-4.25	-3.86	1,354.89	1,320.00	-34.89	-2.64	1,320.00
5007 REFUSE COLLECTION	5,339.61	5,550.00	210.39	3.79	65,333.89	64,410.00	-923.89	-1.43	64,410.00
<b>TOTAL UTILITIES EXPENSE</b>	<b>16,315.39</b>	<b>20,012.00</b>	<b>3,696.61</b>	<b>18.47</b>	<b>230,799.46</b>	<b>235,722.00</b>	<b>4,922.54</b>	<b>2.09</b>	<b>235,722.00</b>
<b>MAINTENANCE EXPENSES</b>									
6001 EXTERMINATION PEST CON	130.21	100.00	-30.21	-30.21	23,114.42	18,075.00	-5,039.42	-27.88	18,075.00
6002 MAINT/REPAIRS GENERAL	1,360.62	4,000.00	2,639.38	65.98	48,639.39	48,000.00	-639.39	-1.33	48,000.00
6004 REPAIRS MAINT/GROUNDS	364.58	525.00	160.42	30.56	5,439.91	6,300.00	860.09	13.65	6,300.00
6006 REPAIRS MAINT/FIRE EQUI	0.00	0.00	0.00	0	1,879.15	1,725.00	-154.15	-8.94	1,725.00
6007 REPAIRS MAINT/TREE TRIM	0.00	3,000.00	3,000.00	100.0	31,637.80	36,000.00	4,362.20	12.12	36,000.00
6008 LANDSCAPING	-3,843.26	8,240.00	12,083.26	146.6	86,937.36	98,880.00	11,942.64	12.08	98,880.00
6010 SUPPLIES/EQUIPMENT	0.00	300.00	300.00	100.0	1,749.68	3,600.00	1,850.32	51.40	3,600.00
6011 SUPPLIES/GROUNDS	163.69	1,350.00	1,186.31	87.87	6,074.77	16,200.00	10,125.23	62.50	16,200.00
6012 2022 ROLLOVER MAINTENA	3,575.00	-325.00	-3,900.00	-1,200	0.00	-3,900.00	-3,900.00	-100.0	-3,900.00
6015 SECURITY	1,041.66	1,042.00	0.34	0.03	12,499.92	12,504.00	4.08	0.03	12,504.00
<b>TOTAL MAINTENANCE</b>	<b>2,792.50</b>	<b>18,232.00</b>	<b>15,439.50</b>	<b>84.68</b>	<b>217,972.40</b>	<b>237,384.00</b>	<b>19,411.60</b>	<b>8.18</b>	<b>237,384.00</b>
<b>INSURANCE EXPENSES</b>									
7001 INSURANCE/FIDELITY BON	0.00	0.00	0.00	0	762.64	588.00	-174.64	-29.70	588.00
7002 FIRE/LIABILITY INSURANCE	-9,409.21	13,886.00	23,295.21	167.7	116,564.42	124,974.00	8,409.58	6.73	124,974.00
7003 INSURANCE/UMBRELLA	0.00	1,100.00	1,100.00	100.0	10,792.20	9,900.00	-892.20	-9.01	9,900.00
7004 INSURANCE/DIRECTORS LI	0.00	540.00	540.00	100.0	6,199.98	4,860.00	-1,339.98	-27.57	4,860.00
7005 INSURANCE/FLOOD	0.00	11,074.00	11,074.00	100.0	112,998.00	99,666.00	-13,332.00	-13.38	99,666.00
7007 INSURANCE/COMM GEN LIA	0.00	1,856.00	1,856.00	100.0	24,658.63	16,704.00	-7,954.63	-47.62	16,704.00
7080 DEPRECIATION EXPENSE	7,196.03	0.00	-7,196.03	0	7,196.03	0.00	-7,196.03	0	0.00
<b>TOTAL INSURANCE EXPENSE</b>	<b>-2,213.18</b>	<b>28,456.00</b>	<b>30,669.18</b>	<b>107.7</b>	<b>279,171.90</b>	<b>256,692.00</b>	<b>-22,479.90</b>	<b>-8.76</b>	<b>256,692.00</b>
<b>RESERVE EXPENSES</b>									
8001 RESERVE TRANSFER	-151,096.00	13,736.00	164,832.00	1,200.	0.00	164,832.00	164,832.00	100.0	164,832.00
8003 RESERVE STUDY	0.00	0.00	0.00	0	3,015.61	0.00	-3,015.61	0	0.00
<b>TOTAL RESERVE EXPENDITURES</b>	<b>-151,096.00</b>	<b>13,736.00</b>	<b>164,832.00</b>	<b>1,200.</b>	<b>3,015.61</b>	<b>164,832.00</b>	<b>161,816.39</b>	<b>98.17</b>	<b>164,832.00</b>
<b>TOTAL EXPENSES</b>	<b>-112,211.96</b>	<b>86,752.00</b>	<b>198,963.96</b>	<b>229.3</b>	<b>830,529.20</b>	<b>969,742.00</b>	<b>139,212.80</b>	<b>14.36</b>	<b>969,742.00</b>
<b>NET INCOME</b>	<b>32,469.17</b>	<b>-1,658.13</b>	<b>34,127.30</b>	<b>2,058.</b>	<b>54,026.13</b>	<b>51,384.00</b>	<b>2,642.13</b>	<b>5.14</b>	<b>51,384.00</b>
9004 Reserve Storm Replacement	0.00	0.00	0.00	0	5,500.00	0.00	-5,500.00	0	0.00

**Budget Comparison (Cash)**  
**HALEAKALA GARDENS AOAO - (hgardens)**  
**December 2023**

	<u>MTD Actual</u>	<u>MTD 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>
9008 Reserve Structural	1,305.75	0.00	-1,305.75	0	13,363.21	0.00	-13,363.21	0	0.00
9010 Reserve Sidewalk/Parking/Curb	0.00	0.00	0.00	0	3,020.81	0.00	-3,020.81	0	0.00
9015 Reserve Landscaping	-1,874.99	0.00	1,874.99	0	5,445.91	0.00	-5,445.91	0	0.00