

**KAILUA VIEW ESTATES ASSOC INC
MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 12/31/2016**

**SCHEDULE A
SCHEDULE B
SCHEDULE C
SCHEDULE D
SCHEDULE E
SCHEDULE F**

**FINANCIAL STATEMENT
GENERAL LEDGER
BANK RECONCILIATION REPORT
COLLECTION STATUS
DELINQUENCY REPORT
PRE-PAID REPORT**

PREPARED BY:

HAWAIIANA MANAGEMENT CO., LTD.

COPY: 1 OF 1

----- PREPARED FOR -----
 NANI KAILUA DR
 KAILUA-KONA HI 96740

ACCT. NO: 2786
 PAGE: 1

KAILUA VIEW ESTATES ASSOC INC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2016

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

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 01/14/2017

BLD ACCT: 2786	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
CASH RECEIPTS:									
5100 MAINTENANCE FEE	27306.10	0.00	27306.10	0.0	75492.38	83421.00	-7928.62	90.5	
5190 LEGAL FEE REIMBURSEMENT	254.96	0.00	254.96		254.96	0.00	254.96		
5270 INTEREST FROM INVESTMENTS	113.46	0.00	113.46		421.65	0.00	421.65		
5290 INTEREST FROM CHECKING	1.63	0.00	1.63		20.72	0.00	20.72		
5360 LATE CHARGES	-1760.08	0.00	-1760.08		-1383.34	0.00	-1383.34		
5361 INTEREST CHARGES	-2043.16	0.00	-2043.16		-1490.13	0.00	-1490.13		
5375 OTH TAX RCPTS-KEYS	0.00	0.00	0.00		150.00	0.00	150.00		
5376 RECREATION FEE	25.00	0.00	25.00		1750.00	0.00	1750.00		
5378 FINES	706.50	0.00	706.50		963.00	0.00	963.00		
5387 COLLECTION FEE	50.00	0.00	50.00		50.80	0.00	50.80		
TOTAL CASH RECEIPTS	24654.41	0.00	24654.41	0.0	76230.04	83421.00	-7190.96	91.4	
UTILITIES:									
6010 ELECTRICITY	55.69	74.50	-18.81		729.38	894.00	-164.62		
6030 WATER	431.63	220.00	211.63		2578.03	2640.00	-61.97		
TOTAL UTILITIES	487.32	294.50	192.82	165.5	3307.41	3534.00	-226.59	93.6	
CONT CONTRACTS:									
6220 CONTRACT-CLEANING SERVICES	0.00	250.00	-250.00		2750.00	3000.00	-250.00		
6240 CONTRACT-GROUNDS	989.59	1009.00	-19.41		10885.49	12108.00	-1222.51		
6280 CONTRACT-PEST CONTROL	46.87	79.00	-32.13		187.48	948.00	-760.52		
TOTAL CONT CONTRACTS	1036.46	1338.00	-301.54	77.5	13822.97	16056.00	-2233.03	86.1	
BUILDING MAINTENANCE:									
6500 BUILDING MAINTENANCE	0.00	150.00	-150.00		0.00	1800.00	-1800.00		
6550 GROUNDS	0.00	51.76	-51.76		707.96	621.12	86.84		
6552 GROUNDS-TREE TRIMMING	0.00	44.71	-44.71		312.50	536.52	-224.02		
6560 ELECTRICAL	0.00	10.00	-10.00		0.00	120.00	-120.00		
6600 PEST CONTROL	0.00	47.71	-47.71		454.96	572.52	-117.56		
6690 MISCL REPAIRS & PURCHASES	0.00	10.00	-10.00		3062.18	120.00	2942.18		
TOTAL BUILDING MAINTENANCE	0.00	314.18	-314.18	0.0	4537.60	3770.16	767.44	120.4	

----- PREPARED FOR -----
 NANI KAILUA DR
 KAILUA-KONA HI 96740

ACCT. NO: 2786
 PAGE: 2

KAILUA VIEW ESTATES ASSOC INC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2016

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

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 01/14/2017

BLD ACCT: 2786	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1		
	DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
PROFESSIONAL SERVICES:									
6810	ADMIN SUPPLIES & SVCS	223.53	426.00	-202.47		4958.87	5112.00	-153.13	
6812	ASSOCIATION ADMIN EXPENSE	0.00	0.00	0.00		745.47	0.00	745.47	
6850	MANAGEMENT SERVICES	1889.84	1889.84	0.00		22678.08	22678.08	0.00	
6870	AUDIT/PUBLIC ACCOUNTING	0.00	0.00	0.00		1078.53	1068.00	10.53	
6880	LEGAL FEES	559.97	100.00	459.97		6336.02	1200.00	5136.02	
6882	LEGAL FEES-COLLECTIONS	0.00	250.00	-250.00		790.57	3000.00	-2209.43	
6885	ADAC- COLLECTIONS	307.57	0.00	307.57		-1204.77	0.00	-1204.77	
6891	CONSULTING FEES-GENERAL	0.00	0.00	0.00		885.42	0.00	885.42	
	TOTAL PROFESSIONAL SERVICES	2980.91	2665.84	315.07	111.8	36268.19	33058.08	3210.11	109.7
OTHER EXPENSES:									
7311	INSURANCE-PROPERTY	0.00	0.00	0.00		0.00	477.60	-477.60	
7316	INSURANCE-LIABILITY	0.00	0.00	0.00		3934.00	3228.00	706.00	
7326	INSURANCE-D&O-GENERAL	0.00	0.00	0.00		3916.00	3912.00	4.00	
7331	INSURANCE-FIDELITY-GENERAL	0.00	0.00	0.00		0.00	285.00	-285.00	
7341	INSURANCE-UMBRELLA-GENERAL	0.00	0.00	0.00		1369.20	1320.00	49.20	
7543	MEETING EXPENSE-ANNUAL	0.00	0.00	0.00		49.96	0.00	49.96	
7550	MISCELLANEOUS EXPENSE	0.00	0.00	0.00		-30.00	0.00	-30.00	
7710	REAL PROPERTY TAX	0.00	0.00	0.00		100.00	85.80	14.20	
7720	STATE GENERAL EXCISE TAX	0.00	12.40	-12.40		126.36	148.80	-22.44	
	TOTAL OTHER EXPENSES	0.00	12.40	-12.40	0.0	9465.52	9457.20	8.32	100.1
	TOTAL OPERATING EXPENSES	4504.69	4624.92	-120.23	97.4	67401.69	65875.44	1526.25	102.3
	OPERATING SURPLUS/DEFICIT	20149.72	-4624.92	24774.64	-435.7	8828.35	17545.56	-8717.21	50.3
CAPITAL IMPR AND MAJOR REP & REPL:									
8500	MAJOR REPAIRS & REPLACEMENTS	0.00	0.00	0.00		1000.00	0.00	1000.00	
	TOTAL CAPITAL IMPR AND MAJOR	0.00	0.00	0.00	0.0	1000.00	0.00	1000.00	0.0
	TOTAL CASH DISBURSEMENTS	4504.69	4624.92	-120.23	97.4	68401.69	65875.44	2526.25	103.8

----- PREPARED FOR -----
 NANI KAILUA DR
 KAILUA-KONA HI 96740

ACCT. NO: 2786
 PAGE: 3

KAILUA VIEW ESTATES ASSOC INC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2016

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

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 01/14/2017

BLD ACCT: 2786 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
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	<u>20149.72</u>	<u>-4624.92</u>	<u>24774.64</u>		<u>7828.35</u>	<u>17545.56</u>	<u>-9717.21</u>		

----- PREPARED FOR -----
 NANI KAILUA DR
 KAILUA-KONA HI 96740
 ACCT. NO: 2786
 PAGE: 1

KAILUA VIEW ESTATES ASSOC INC
CASH REPORT
AS OF 12/31/2016

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.
 ACCOUNTANT: RYAN OLBOC
 DATE PRINTED: 1/14/2017

BLD NUM: 2786

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000 CHECKING ACCOUNT *				29,560.21	18,930.26	48,490.47
1365 TERR LQ #*****9554			0.2500	30,479.56	1,124.81	31,604.37
TOTAL OPERATIONS				<u>60,039.77</u>	<u>20,055.07</u>	<u>80,094.84</u>
RESERVES						
1830 HTEFCU #*****1706	12	MONTHS 03/23/2017	0.7500	50,000.00	0.00	50,000.00
1831 HTEFCU #*****6020			0.1500	315.50	94.65	410.15
TOTAL RESERVES				<u>50,315.50</u>	<u>94.65</u>	<u>50,410.15</u>
TOTAL ASSOCIATION CASH				<u>110,355.27</u>	<u>20,149.72</u>	<u>130,504.99</u>
LESS: RESTRICTED CASH (HELD FOR OTHERS)						
4305 SECURITY DEPOSIT-KEYS				675.00	0.00	675.00
TOTAL RESTRICTED CASH (HELD FOR OTHERS)				<u>675.00</u>	<u>0.00</u>	<u>675.00</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>109,680.27</u>	<u>20,149.72</u>	<u>129,829.99</u>
* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES						
BEGINNING CASH BAL.-B.O.Y. 122,676.64						

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

NANI KAILUA DR
KAILUA-KONA HI 96740

ACCT. NO: 2786

PAGE: 1

KAILUA VIEW ESTATES ASSOC INC
CASH BY INSTITUTION
AS OF 12/31/2016

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

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 1/14/2017

BLD NUM: 2786

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
CENTRAL PACIFIC BANK	29,560.21	18,930.26	48,490.47
HAWAIIAN TEL EMPLOYEE FCU	50,315.50	94.65	50,410.15
TERRITORIAL SAVINGS BANK	30,479.56	1,124.81	31,604.37
TOTAL CASH	<u>110,355.27</u>	<u>20,149.72</u>	<u>130,504.99</u>