

**KAILUA VIEW ESTATES ASSOC INC  
MANAGEMENT REPORT PACKAGE  
FOR PERIOD ENDED 10/31/2017**

**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  
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**KAILUA VIEW ESTATES ASSOC INC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 10/31/2017**

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

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 11/15/2017

BLD ACCT: 2786	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
<b>CASH RECEIPTS:</b>									
5100 MAINTENANCE FEE	702.50	0.00	702.50	0.0	38990.38	83421.00	-44430.62	46.7	
5190 LEGAL FEE REIMBURSEMENT	0.00	0.00	0.00		425.84	0.00	425.84		
5201 COLLECTION LETTER 1 COST	35.00	0.00	35.00		63.00	0.00	63.00		
5202 COLLECTION LETTER 2 COST	30.00	0.00	30.00		30.00	0.00	30.00		
5270 INTEREST FROM INVESTMENTS	0.00	0.00	0.00		152.83	0.00	152.83		
5290 INTEREST FROM CHECKING	0.79	0.00	0.79		18.70	0.00	18.70		
5376 RECREATION FEE	0.00	0.00	0.00		-650.00	0.00	-650.00		
5378 FINES	1087.00	0.00	1087.00		4585.50	0.00	4585.50		
5387 COLLECTION FEE	25.00	0.00	25.00		200.00	0.00	200.00		
<b>TOTAL CASH RECEIPTS</b>	<b>1880.29</b>	<b>0.00</b>	<b>1880.29</b>	<b>0.0</b>	<b>43816.25</b>	<b>83421.00</b>	<b>-39604.75</b>	<b>52.5</b>	
<b>UTILITIES:</b>									
6010 ELECTRICITY	64.11	65.61	-1.50		698.75	656.10	42.65		
6030 WATER	365.96	244.67	121.29		2290.84	2446.70	-155.86		
<b>TOTAL UTILITIES</b>	<b>430.07</b>	<b>310.28</b>	<b>119.79</b>	<b>138.6</b>	<b>2989.59</b>	<b>3102.80</b>	<b>-113.21</b>	<b>96.4</b>	
<b>CONT CONTRACTS:</b>									
6220 CONTRACT-CLEANING SERVICES	0.00	216.57	-216.57		1375.00	2165.70	-790.70		
6240 CONTRACT-GROUNDS	989.59	989.60	-0.01		10885.49	9896.00	989.49		
6280 CONTRACT-PEST CONTROL	0.00	46.87	-46.87		328.09	468.70	-140.61		
6310 CONTRACT-SECURITY EQPMT	0.00	0.00	0.00		2818.60	503.16	2315.44		
<b>TOTAL CONT CONTRACTS</b>	<b>989.59</b>	<b>1253.04</b>	<b>-263.45</b>	<b>79.0</b>	<b>15407.18</b>	<b>13033.56</b>	<b>2373.62</b>	<b>118.2</b>	
<b>BUILDING MAINTENANCE:</b>									
6550 GROUNDS	0.00	116.51	-116.51		1412.83	1165.10	247.73		
6552 GROUNDS-TREE TRIMMING	0.00	52.86	-52.86		416.66	528.60	-111.94		
6601 PEST CONTROL	46.87	21.42	25.45		187.48	214.20	-26.72		
6690 MISCL REPAIRS & PURCHASES	196.87	169.56	27.31		1305.07	1695.60	-390.53		
<b>TOTAL BUILDING MAINTENANCE</b>	<b>243.74</b>	<b>360.35</b>	<b>-116.61</b>	<b>67.6</b>	<b>3322.04</b>	<b>3603.50</b>	<b>-281.46</b>	<b>92.2</b>	
<b>PROFESSIONAL SERVICES:</b>									
6810 ADMIN SUPPLIES & SVCS	535.53	378.45	157.08		4643.02	3784.50	858.52		

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**FOR PERIOD ENDED 10/31/2017**

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

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 11/15/2017

BLD ACCT: 2786	DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
6811	C7 LETTERS	0.00	0.00	0.00		300.00	0.00	300.00	
6812	ASSOCIATION ADMIN EXPENSE	6.09	80.25	-74.16		540.66	802.50	-261.84	
6850	MANAGEMENT SERVICES	1918.19	1918.19	0.00		19181.90	19181.90	0.00	
6870	AUDIT/PUBLIC ACCOUNTING	0.00	0.00	0.00		1078.53	1078.56	-0.03	
6880	LEGAL FEES	453.45	330.51	122.94		3921.19	3305.10	616.09	
6882	LEGAL FEES-COLLECTIONS	1329.88	128.55	1201.33		2705.39	1285.50	1419.89	
6885	ADAC- COLLECTIONS	0.00	0.00	0.00		-350.00	0.00	-350.00	
6891	CONSULTING FEES-GENERAL	460.42	73.79	386.63		460.42	737.90	-277.48	
6910	PROF & ADMIN SVS-OTHER	0.00	0.00	0.00		425.00	0.00	425.00	
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>4703.56</b>	<b>2909.74</b>	<b>1793.82</b>	<b>161.6</b>	<b>32906.11</b>	<b>30175.96</b>	<b>2730.15</b>	<b>109.0</b>
	<b>OTHER EXPENSES:</b>								
7316	INSURANCE-LIABILITY	0.00	0.00	0.00		3816.00	3933.96	-117.96	
7326	INSURANCE-D&O-GENERAL	0.00	0.00	0.00		3916.00	3915.96	0.04	
7341	INSURANCE-UMBRELLA-GENERAL	0.00	0.00	0.00		1422.00	1368.00	54.00	
7543	MEETING EXPENSE-ANNUAL	0.00	0.00	0.00		0.00	49.92	-49.92	
7550	MISCELLANEOUS EXPENSE	0.00	0.00	0.00		-30.00	0.00	-30.00	
7559	MISC SUPPORT EXP-FEES/INSPECT	50.00	0.00	50.00		75.00	0.00	75.00	
7563	MISCL SUPPORT EXP-SERVICES	25.00	0.00	25.00		25.00	0.00	25.00	
7710	REAL PROPERTY TAX	0.00	0.00	0.00		150.00	99.96	50.04	
7720	STATE GENERAL EXCISE TAX	0.00	6.85	-6.85		57.40	68.50	-11.10	
	<b>TOTAL OTHER EXPENSES</b>	<b>75.00</b>	<b>6.85</b>	<b>68.15</b>	<b>1094.9</b>	<b>9431.40</b>	<b>9436.30</b>	<b>-4.90</b>	<b>99.9</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>6441.96</b>	<b>4840.26</b>	<b>1601.70</b>	<b>133.1</b>	<b>64056.32</b>	<b>59352.12</b>	<b>4704.20</b>	<b>107.9</b>
	<b>OPERATING SURPLUS/DEFICIT</b>	<b>-4561.67</b>	<b>-4840.26</b>	<b>278.59</b>	<b>94.2</b>	<b>-20240.07</b>	<b>24068.88</b>	<b>-44308.95</b>	<b>-84.1</b>
	<b>CAPITAL IMPR AND MAJOR REP &amp; REPL:</b>								
8514	COATING AND PAINTING	0.00	0.00	0.00		0.00	5088.00	-5088.00	
8516	SECURITY SYSTEM	0.00	0.00	0.00		735.26	0.00	735.26	
8529	LIGHTING	0.00	0.00	0.00		1500.00	0.00	1500.00	
8570	PLUMBING SYSTEM	0.00	0.00	0.00		0.00	2250.00	-2250.00	
8632	WOOD DAMAGE- REPAIR	0.00	0.00	0.00		0.00	7500.00	-7500.00	
	<b>TOTAL CAPITAL IMPR AND MAJOR</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>2235.26</b>	<b>14838.00</b>	<b>-12602.74</b>	<b>15.1</b>

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**KAILUA VIEW ESTATES ASSOC INC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 10/31/2017**

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 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 11/15/2017

BLD ACCT: 2786 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
TOTAL CASH DISBURSEMENTS	<u>6441.96</u>	<u>4840.26</u>	<u>1601.70</u>	<u>133.1</u>	<u>66291.58</u>	<u>74190.12</u>	<u>-7898.54</u>	<u>89.4</u>	
CHANGE IN SECURITY DEPOSITS	-750.00	0.00	-750.00	0.0	25.00	0.00	25.00	0.0	
CHANGE TO TOTAL CASH & RESERVE	<u>-5311.67</u>	<u>-4840.26</u>	<u>-471.41</u>		<u>-22450.33</u>	<u>9230.88</u>	<u>-31681.21</u>		

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NANI KAILUA DR  
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**KAILUA VIEW ESTATES ASSOC INC**  
**CASH REPORT**  
**AS OF 10/31/2017**

----- PREPARED BY -----

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: RYAN OLBOC

DATE PRINTED: 11/15/2017

BLD NUM: 2786

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
<b>OPERATIONS</b>						
1000 CHECKING ACCOUNT *				20,407.98	-6,510.67	13,897.31
1365 TERR LQ #*****9554			0.2500	42,464.46	1,199.00	43,663.46
<b>TOTAL OPERATIONS</b>				<u>62,872.44</u>	<u>-5,311.67</u>	<u>57,560.77</u>
<b>RESERVES</b>						
1690 BOR #*****2236	12	MONTHS 03/28/2018	1.0000	50,000.00	0.00	50,000.00
1831 HTEFCU LQ #*****6020			0.1500	493.89	0.00	493.89
<b>TOTAL RESERVES</b>				<u>50,493.89</u>	<u>0.00</u>	<u>50,493.89</u>
<b>TOTAL ASSOCIATION CASH</b>				<u>113,366.33</u>	<u>-5,311.67</u>	<u>108,054.66</u>
<b>LESS: RESTRICTED CASH (HELD FOR OTHERS)</b>						
4300 FACILITY DEPOSITS				775.00	-750.00	25.00
4305 SECURITY DEPOSIT-KEYS				675.00	0.00	675.00
<b>TOTAL RESTRICTED CASH (HELD FOR OTHERS)</b>				<u>1,450.00</u>	<u>-750.00</u>	<u>700.00</u>
<b>NET ASSOCIATION AVAILABLE CASH AND DEPOSITS</b>				<u>111,916.33</u>	<u>-4,561.67</u>	<u>107,354.66</u>

\* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 130,504.99

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**KAILUA VIEW ESTATES ASSOC INC  
CASH BY INSTITUTION  
AS OF 10/31/2017**

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HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: RYAN OLBOC

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FISCAL BEG: 01 PAGE: 1

**CASH BY INSTITUTION:**

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	50,000.00	0.00	50,000.00
CENTRAL PACIFIC BANK	20,407.98	-6,510.67	13,897.31
HAWAIIAN TEL EMPLOYEE FCU	493.89	0.00	493.89
TERRITORIAL SAVINGS BANK	42,464.46	1,199.00	43,663.46
<b>TOTAL CASH</b>	<u>113,366.33</u>	<u>-5,311.67</u>	<u>108,054.66</u>