

**KAILUA VIEW ESTATES ASSOC INC  
MANAGEMENT REPORT PACKAGE  
FOR PERIOD ENDED 08/31/2019**

**SCHEDULE A**

**FINANCIAL STATEMENT**

**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 08/31/2019**

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

ACCOUNTANT: MICHELLE TENORIO

DATE PRINTED: 09/10/2019

BLD ACCT: 2786 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
<b>CASH RECEIPTS:</b>									
5100 MAINTENANCE FEE	1986.97	8443.01	-6456.04	23.5	53952.49	67544.08	-13591.59	79.9	
5190 LEGAL FEE REIMBURSEMENT	0.00	0.00	0.00		8533.13	0.00	8533.13		
5201 COLLECTION LETTER 1 COST	7.00	0.00	7.00		21.00	0.00	21.00		
5202 COLLECTION LETTER 2 COST	10.03	0.00	10.03		196.03	0.00	196.03		
5203 COLLECTION LETTER 3 COST	16.00	0.00	16.00		159.00	0.00	159.00		
5270 INTEREST FROM INVESTMENTS	121.25	0.00	121.25		831.79	0.00	831.79		
5290 INTEREST FROM CHECKING	1.50	0.00	1.50		15.17	0.00	15.17		
5370 OTHER TAXABLE RECEIPTS	0.00	0.00	0.00		200.00	0.00	200.00		
5378 FINES	0.00	0.00	0.00		1629.30	0.00	1629.30		
<b>TOTAL CASH RECEIPTS</b>	<b>2142.75</b>	<b>8443.01</b>	<b>-6300.26</b>	<b>25.4</b>	<b>65537.91</b>	<b>67544.08</b>	<b>-2006.17</b>	<b>97.0</b>	
<b>UTILITIES:</b>									
6010 ELECTRICITY	0.00	68.85	-68.85		514.22	550.80	-36.58		
6030 WATER	867.71	257.37	610.34		2593.50	2058.96	534.54		
<b>TOTAL UTILITIES</b>	<b>867.71</b>	<b>326.22</b>	<b>541.49</b>	<b>266.0</b>	<b>3107.72</b>	<b>2609.76</b>	<b>497.96</b>	<b>119.1</b>	
<b>CONT CONTRACTS:</b>									
6220 CONTRACT-CLEANING SERVICES	0.00	315.95	-315.95		2114.45	2527.60	-413.15		
6240 CONTRACT-GROUNDS	1390.00	1390.00	0.00		9730.00	11120.00	-1390.00		
6280 CONTRACT-PEST CONTROL	47.00	46.87	0.13		376.00	374.96	1.04		
6310 CONTRACT-SECURITY EQPMT	0.00	47.00	-47.00		0.00	376.00	-376.00		
<b>TOTAL CONT CONTRACTS</b>	<b>1437.00</b>	<b>1799.82</b>	<b>-362.82</b>	<b>79.8</b>	<b>12220.45</b>	<b>14398.56</b>	<b>-2178.11</b>	<b>84.9</b>	
<b>BUILDING MAINTENANCE:</b>									
6550 GROUNDS	0.00	102.00	-102.00		308.09	816.00	-507.91		
6552 GROUNDS-TREE TRIMMING	0.00	0.00	0.00		313.32	312.48	0.84		
6601 PEST CONTROL	0.00	26.93	-26.93		256.49	215.44	41.05		
6635 SECURITY EQUIP-COMMUNICATIONS	0.00	25.00	-25.00		0.00	200.00	-200.00		
6690 MISCL REPAIRS & PURCHASES	185.48	143.06	42.42		2004.04	1144.48	859.56		
<b>TOTAL BUILDING MAINTENANCE</b>	<b>185.48</b>	<b>296.99</b>	<b>-111.51</b>	<b>62.5</b>	<b>2881.94</b>	<b>2688.40</b>	<b>193.54</b>	<b>107.2</b>	
<b>PROFESSIONAL SERVICES:</b>									

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**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 08/31/2019**

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 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MICHELLE TENORIO

DATE PRINTED: 09/10/2019

BLD ACCT: 2786		CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
6810 ADMIN SUPPLIES & SVCS	767.11	600.00	167.11		4284.27	4800.00	-515.73		
6811 COLLECTION LETTERS	96.00	0.00	96.00		240.00	0.00	240.00		
6812 ASSOCIATION ADMIN EXPENSE	0.00	53.32	-53.32		200.00	426.56	-226.56		
6850 MANAGEMENT SERVICES	1923.21	1918.19	5.02		15385.68	15345.52	40.16		
6870 AUDIT/PUBLIC ACCOUNTING	0.00	0.00	0.00		0.00	1078.56	-1078.56		
6880 LEGAL FEES	0.00	325.00	-325.00		805.70	2600.00	-1794.30		
6882 LEGAL FEES-COLLECTIONS	0.00	462.83	-462.83		14112.27	3702.64	10409.63		
6891 CONSULTING FEES-GENERAL	0.00	0.00	0.00		0.00	885.36	-885.36		
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>2786.32</b>	<b>3359.34</b>	<b>-573.02</b>	<b>82.9</b>	<b>35027.92</b>	<b>28838.64</b>	<b>6189.28</b>	<b>121.5</b>	
<b>OTHER EXPENSES:</b>									
7316 INSURANCE-LIABILITY	0.00	0.00	0.00		2480.73	2497.08	-16.35		
7326 INSURANCE-D&O-GENERAL	0.00	0.00	0.00		1847.00	1847.04	-0.04		
7331 INSURANCE-FIDELITY-GENERAL	0.00	0.00	0.00		855.00	855.00	0.00		
7341 INSURANCE-UMBRELLA-GENERAL	0.00	0.00	0.00		1264.00	6462.60	-5198.60		
7530 ALLOWANCE FOR DELINQUENCIES	0.00	400.00	-400.00		0.00	3200.00	-3200.00		
7550 MISCELLANEOUS EXPENSE	0.00	0.00	0.00		30.00	0.00	30.00		
7559 MISC SUPPORT EXP-FEES/INSPECT	0.00	50.00	-50.00		250.00	400.00	-150.00		
7710 REAL PROPERTY TAX	100.00	0.00	100.00		200.00	200.04	-0.04		
7720 STATE GENERAL EXCISE TAX	0.00	0.00	0.00		216.66	274.08	-57.42		
<b>TOTAL OTHER EXPENSES</b>	<b>100.00</b>	<b>450.00</b>	<b>-350.00</b>	<b>22.2</b>	<b>7143.39</b>	<b>15735.84</b>	<b>-8592.45</b>	<b>45.4</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>5376.51</b>	<b>6232.37</b>	<b>-855.86</b>	<b>86.3</b>	<b>60381.42</b>	<b>64271.20</b>	<b>-3889.78</b>	<b>93.9</b>	
<b>OPERATING SURPLUS/DEFICIT</b>	<b>-3233.76</b>	<b>2210.64</b>	<b>-5444.40</b>	<b>-146.3</b>	<b>5156.49</b>	<b>3272.88</b>	<b>1883.61</b>	<b>157.6</b>	
<b>CAPITAL IMPR AND MAJOR REP &amp; REPL:</b>									
8570 PLUMBING SYSTEM	292.43	0.00	292.43		3480.33	0.00	3480.33		
<b>TOTAL CAPITAL IMPR AND MAJOR</b>	<b>292.43</b>	<b>0.00</b>	<b>292.43</b>	<b>0.0</b>	<b>3480.33</b>	<b>0.00</b>	<b>3480.33</b>	<b>0.0</b>	
<b>TOTAL CASH DISBURSEMENTS</b>	<b>5668.94</b>	<b>6232.37</b>	<b>-563.43</b>	<b>91.0</b>	<b>63861.75</b>	<b>64271.20</b>	<b>-409.45</b>	<b>99.4</b>	
<b>CHANGE IN SECURITY DEPOSITS</b>	<b>-750.00</b>	<b>0.00</b>	<b>-750.00</b>	<b>0.0</b>	<b>-200.00</b>	<b>0.00</b>	<b>-200.00</b>	<b>0.0</b>	

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**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 08/31/2019**

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 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MICHELLE TENORIO

DATE PRINTED: 09/10/2019

BLD ACCT: 2786 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
CHANGE TO TOTAL CASH & RESERVE	<u>-4276.19</u>	<u>2210.64</u>	<u>-6486.83</u>		<u>1476.16</u>	<u>3272.88</u>	<u>-1796.72</u>		

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NANI KAILUA DR  
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**KAILUA VIEW ESTATES ASSOC INC**  
**CASH REPORT**  
**AS OF 08/31/2019**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MICHELLE TENORIO

DATE PRINTED: 9/10/2019

BLD NUM: 2786

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	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
<b>OPERATIONS</b>						
1000 CHECKING ACCOUNT *				36,493.57	-5,381.44	31,112.13
1175 FHB LQ #*****3700			2.0500	0.00	40,747.00	40,747.00
1365 TERR LQ #*****9554			0.2000	39,741.82	-39,741.82	0.00
<b>TOTAL OPERATIONS</b>				<u>76,235.39</u>	<u>-4,376.26</u>	<u>71,859.13</u>
<b>RESERVES</b>						
1775 FHB LQ #*****0663			2.0500	51,531.80	91.13	51,622.93
1776 FHB LQ #*****3697			2.0500	0.00	22,549.56	22,549.56
1831 HTEFCU LQ #*****6020			0.1500	22,540.62	-22,540.62	0.00
<b>TOTAL RESERVES</b>				<u>74,072.42</u>	<u>100.07</u>	<u>74,172.49</u>
<b>TOTAL ASSOCIATION CASH</b>				<u>150,307.81</u>	<u>-4,276.19</u>	<u>146,031.62</u>
<b>LESS: RESTRICTED CASH (HELD FOR OTHERS)</b>						
4300 FACILITY DEPOSITS				425.00	-750.00	-325.00
4305 SECURITY DEPOSIT-KEYS				675.00	0.00	675.00
<b>TOTAL RESTRICTED CASH (HELD FOR OTHERS)</b>				<u>1,100.00</u>	<u>-750.00</u>	<u>350.00</u>
<b>NET ASSOCIATION AVAILABLE CASH AND DEPOSITS</b>				<u>149,207.81</u>	<u>-3,526.19</u>	<u>145,681.62</u>

\* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 144,555.46

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**KAILUA VIEW ESTATES ASSOC INC**  
**CASH BY INSTITUTION**  
**AS OF 08/31/2019**

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HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MICHELLE TENORIO

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**CASH BY INSTITUTION:**

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
CENTRAL PACIFIC BANK	36,493.57	-5,381.44	31,112.13
FIRST HAWAIIAN BANK	51,531.80	63,387.69	114,919.49
HAWAIIAN FINANCIAL FCU	22,540.62	-22,540.62	0.00
TERRITORIAL SAVINGS BANK	39,741.82	-39,741.82	0.00
<b>TOTAL CASH</b>	<u>150,307.81</u>	<u>-4,276.19</u>	<u>146,031.62</u>