

Balance Sheet (Cash)
HALEAKALA GARDENS AOA - (hgardens)
December 2024

ASSETS

CURRENT ASSETS

1102 ASB-CASH IN BANK	22,456.32
1108 FHB RESERVES	114,359.09
1109 ASB-RESERVE CHECKING	100,021.93
1110 FHB-RENTAL ACCOUNT	23,071.63
1112 FHB-CD ACCOUNT 7/21/25	100,000.00
1114 FHB INVESTMENTS - CASH	218,700.84
1116 CPB-RESERVES	300,000.00
TOTAL CASH	878,609.81

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

TOTAL CURRENT ASSETS 976,244.64

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 1,016,754.15

LIABILITIES & EQUITY

CURRENT LIABILITIES

2101 PREPAID MAINTENANCE FEES	21,143.82
2102 ACCOUNTS PAYABLE	9,046.39
2110 FEDERAL WITHHOLDING	-298.59
2111 SOC SEC/MED WITHHELD	298.79

TOTAL CURRENT LIABILITY 30,190.41

LONG TERM LIABILITIES

2201 SECURITY DEPOSITS	2,643.46
2205 LONG TERM NOTE-CPB 8000001450	54,673.22
2206 INSURANCE LOAN FROM RESERVES	300,000.00
2210 CONTRACT LIABILITIES	883,785.14

TOT. LONG TERM LIABILITY 1,241,101.82

TOTAL LIABILITIES 1,271,292.23

EQUITY

2308 RETAINED EARNINGS	-16,411.09
2310 ACCOUNT TRANSFERS	-148,429.99
2311 CURRENT YR. PROFIT/LOSS	-89,697.00
TOTAL EQUITY	-254,538.08

TOTAL LIAB. & EQUITY 1,016,754.15

Budget Comparison (Cash)

HALEAKALA GARDENS AOA - (hgardens)

December 2024

Page 1
8/18/2025
02:24 PM

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3001 PARKING INCOME	800.00	850.00	-50.00	-5.88	10,742.00	10,200.00	542.00	5.31	10,200.00
3002 COMMON AREA ASSESSME	86,381.78	90,171.60	-3,789.82	-4.20	1,078,340.27	1,082,059.42	-3,719.15	-0.34	1,082,059.42
3003 SPECIAL ASSESSMENT	9,123.02	0.00	9,123.02	0	428,900.38	0.00	428,900.38	0	0.00
3005 LATE CHARGES & INTERES	0.00	50.00	-50.00	-100.0	40.00	600.00	-560.00	-93.33	600.00
3007 EXCESS RENTAL INCOME	1,541.48	1,350.00	191.48	14.18	16,200.00	16,200.00	0.00	0.00	16,200.00
3008 BANK INTEREST	0.00	0.00	0.00	0	6.87	0.00	6.87	0	0.00
3012 VIOLATION FINE	0.00	0.00	0.00	0	750.00	0.00	750.00	0	0.00
3013 INTEREST/RESERVE SAVIN	2,667.82	2.00	2,665.82	133.2	18,687.81	24.00	18,663.81	77.76	24.00
TOTAL INCOME	100,514.10	92,423.60	8,090.50	8.75	1,553,667.33	1,109,083.42	444,583.91	40.09	1,109,083.42
ADMINISTRATION EXPENSES									
4008 ADMINISTRATIVE/GENERAL	13.84	25.00	11.16	44.64	913.43	300.00	-613.43	-204.4	300.00
4012 BANK SERVICE CHGS	99.63	80.00	-19.63	-24.54	974.52	960.00	-14.52	-1.51	960.00
4016 ADMIN/PROP MGMT	6,206.25	6,206.25	0.00	0.00	74,489.49	74,475.00	-14.49	-0.02	74,475.00
4017 ADD FEES TAX FILING/AUDI	837.70	2,900.00	2,062.30	71.11	7,012.45	8,058.00	1,045.55	12.98	8,058.00
4018 MAINT FEES EXPENSE	582.41	582.41	0.00	0.00	6,988.92	6,988.92	0.00	0.00	6,988.92
4019 TAXES/GENERAL EXCISE	2,000.00	0.00	-2,000.00	0	6,486.21	1,980.00	-4,506.21	-227.5	1,980.00
4020 TAXES/REAL PROPERTY	0.00	0.00	0.00	0	1,094.10	1,100.22	6.12	0.56	1,100.22
4021 PRINCIPAL & INTEREST/CP	761.47	762.00	0.53	0.07	9,137.64	9,144.00	6.36	0.07	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	-1,350.00	-1,350.00	0.00	0.00	-16,200.00	-16,200.00	0.00	0.00	-16,200.00
4027 LEGAL FEES	8,204.48	300.00	-7,904.48	-2,634	44,820.96	3,400.00	-41,420.96	-1,218	3,400.00
4030 DIRECT REIMB EXPENSE	192.37	0.00	-192.37	0	-3,501.47	0.00	3,501.47	0	0.00
TOTAL ADMIN EXPENSES	17,548.15	9,755.66	-7,792.49	-79.88	132,216.25	93,206.14	-39,010.11	-41.85	93,206.14
UTILITIES EXPENSE									
5001 ELECTRIC	1,525.55	1,580.00	54.45	3.45	19,932.07	18,960.00	-972.07	-5.13	18,960.00
5002 WATER	6,429.60	4,253.60	-2,176.00	-51.16	54,320.50	50,061.60	-4,258.90	-8.51	50,061.60
5003 SEWER	16,599.00	8,923.20	-7,675.80	-86.02	105,529.59	105,019.20	-510.39	-0.49	105,019.20
5004 TELEPHONE	116.91	114.25	-2.66	-2.33	1,397.23	1,371.00	-26.23	-1.91	1,371.00
5007 REFUSE COLLECTION	5,554.55	5,399.61	-154.94	-2.87	65,202.92	64,795.32	-407.60	-0.63	64,795.32
TOTAL UTILITIES EXPENSE	30,225.61	20,270.66	-9,954.95	-49.11	246,382.31	240,207.12	-6,175.19	-2.57	240,207.12
MAINTENANCE EXPENSES									
6001 EXTERMINATION PEST CON	0.00	2,058.00	2,058.00	100.0	23,140.11	22,816.00	-324.11	-1.42	22,816.00
6002 MAINT/REPAIRS GENERAL	4,817.41	4,000.00	-817.41	-20.44	48,990.80	48,000.00	-990.80	-2.06	48,000.00
6004 REPAIRS MAINT/GROUNDS	157.07	525.00	367.93	70.08	3,991.29	6,300.00	2,308.71	36.65	6,300.00
6006 REPAIRS MAINT/FIRE EQUI	0.00	0.00	0.00	0	3,385.34	1,725.00	-1,660.34	-96.25	1,725.00
6007 REPAIRS MAINT/TREE TRIM	0.00	3,000.00	3,000.00	100.0	36,971.20	36,000.00	-971.20	-2.70	36,000.00
6008 LANDSCAPING	8,795.80	8,404.00	-391.80	-4.66	102,023.41	100,848.00	-1,175.41	-1.17	100,848.00
6010 SUPPLIES/EQUIPMENT	86.84	300.00	213.16	71.05	1,951.01	3,600.00	1,648.99	45.81	3,600.00
6011 SUPPLIES/GROUNDS	56.54	1,350.00	1,293.46	95.81	7,455.54	16,200.00	8,744.46	53.98	16,200.00
6012 2022 ROLLOVER MAINTENA	-325.00	-325.00	0.00	0.00	-3,900.00	-3,900.00	0.00	0.00	-3,900.00
6015 SECURITY	1,308.90	1,302.08	-6.82	-0.52	15,706.80	15,624.96	-81.84	-0.52	15,624.96
6017 CLUBHOUSE EXPENSES	0.00	65.60	65.60	100.0	0.00	393.60	393.60	100.0	393.60
TOTAL MAINTENANCE	14,897.56	20,679.68	5,782.12	27.96	239,715.50	247,607.56	7,892.06	3.19	247,607.56
INSURANCE EXPENSES									
7001 INSURANCE/FIDELITY BON	0.00	0.00	0.00	0	635.55	0.00	-635.55	0	0.00
7002 FIRE/LIABILITY INSURANCE	0.00	19,631.00	19,631.00	100.0	651,251.48	177,309.00	-473,942.48	-267.3	177,309.00
7003 INSURANCE/UMBRELLA	0.00	935.00	935.00	100.0	7,457.74	6,545.00	-912.74	-13.95	6,545.00
7004 INSURANCE/DIRECTORS LI	0.00	542.00	542.00	100.0	5,166.67	3,794.00	-1,372.67	-36.18	3,794.00
7005 INSURANCE/FLOOD	0.00	0.00	0.00	0	131,499.00	124,254.00	-7,245.00	-5.83	124,254.00
7007 INSURANCE/COMM GEN LIA	0.00	2,285.00	2,285.00	100.0	22,003.75	15,995.00	-6,008.75	-37.57	15,995.00
TOTAL INSURANCE EXPENSE	0.00	23,393.00	23,393.00	100.0	818,014.19	327,897.00	-490,117.19	-149.4	327,897.00
RESERVE EXPENSES									
8001 RESERVE TRANSFER	14,423.00	14,423.00	0.00	0.00	173,076.00	173,076.00	0.00	0.00	173,076.00
TOTAL RESERVE EXPENDITURES	14,423.00	14,423.00	0.00	0.00	173,076.00	173,076.00	0.00	0.00	173,076.00
TOTAL EXPENSES	77,094.32	88,522.00	11,427.68	12.91	1,609,404.25	1,081,993.82	-527,410.43	-48.74	1,081,993.82
NET INCOME	23,419.78	3,901.60	19,518.18	500.2	-55,736.92	27,089.60	-82,826.52	-305.7	27,089.60

Budget Comparison (Cash)
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Page 2
8/18/2025
02:24 PM

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
9003 Reserve appraisal	0.00	0.00	0.00	0	7,950.00	0.00	-7,950.00	0	0.00
9006 Reserve Roof Repairs	0.00	0.00	0.00	0	1,465.94	0.00	-1,465.94	0	0.00
9008 Reserve Structural	2,812.40	0.00	-2,812.40	0	7,194.52	0.00	-7,194.52	0	0.00
9015 Reserve Landscaping	2,513.09	0.00	-2,513.09	0	17,349.62	0.00	-17,349.62	0	0.00