

Balance Sheet (Cash)
HALEAKALA GARDENS AOA - (hgardens)
December 2025

ASSETS

CURRENT ASSETS

1102 ASB-CASH IN BANK	181,577.89
1108 FHB RESERVES	95,159.03
1109 ASB-RESERVE CHECKING	452,090.48
1110 FHB-RENTAL ACCOUNT	23,096.63
1112 FHB-CD ACCOUNT 1/21/26	106,710.33
1114 FHB INVESTMENTS - CASH	224,890.52
1116 CPB-RESERVES	250,000.00
TOTAL CASH	1,333,524.88

1126 ACCOUNTS RECEIVABLE	28,585.45
1128 PREPAID INSURANCE	324,279.93
1130 PETTY CASH	200.00

TOTAL CURRENT ASSETS	1,686,590.26
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PROPERTY

1601 APARTMENT	139,371.88
1602 ACCUM DEPREC-UNIT	-115,719.08
1605 ACCUM DEPREC-EQUIP	-7,935.06
1607 Golf Cart	22,195.74
1608 Riding Lawnmower	2,700.00
TOTAL FIXED ASSETS	40,613.48

TOTAL ASSETS	1,727,203.74
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2101 PREPAID MAINTENANCE FEES	49,297.72
2102 ACCOUNTS PAYABLE	17,287.76
2110 FEDERAL WITHHOLDING	-298.59
2111 SOC SEC/MED WITHHELD	298.79

TOTAL CURRENT LIABILITY	66,585.68
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LONG TERM LIABILITIES

2201 SECURITY DEPOSITS	2,643.46
2205 LONG TERM NOTE-CPB 8000001450	49,324.48
2210 CONTRACT LIABILITIES	883,785.14

TOT. LONG TERM LIABILITY	935,753.08
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TOTAL LIABILITIES	1,002,338.76
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EQUITY

2308 RETAINED EARNINGS	130,215.45
2310 ACCOUNT TRANSFERS	473,181.73
2311 CURRENT YR. PROFIT/LOSS	121,467.80

TOTAL EQUITY	724,864.98
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TOTAL LIAB. & EQUITY	1,727,203.74
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Budget Comparison (Cash)

HALEAKALA GARDENS AOA - (hgardens)

December 2025

Page 1
2/3/2026
09:18 AM

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3001 PARKING INCOME	850.00	950.00	-100.00	-10.53	10,350.00	11,400.00	-1,050.00	-9.21	11,400.00
3002 COMMON AREA ASSESSME	137,133.45	130,878.96	6,254.49	4.78	1,564,485.50	1,570,547.63	-6,062.13	-0.39	1,570,547.63
3003 SPECIAL ASSESSMENT	0.00	0.00	0.00	0	17,054.96	0.00	17,054.96	0	0.00
3005 LATE CHARGES & INTERES	0.00	20.00	-20.00	-100.0	680.00	240.00	440.00	183.3	240.00
3007 EXCESS RENTAL INCOME	1,549.55	1,350.00	199.55	14.78	16,200.00	16,200.00	0.00	0.00	16,200.00
3008 BANK INTEREST	0.00	0.00	0.00	0	40.00	0.00	40.00	0	0.00
3012 VIOLATION FINE	198.99	0.00	198.99	0	3,950.00	0.00	3,950.00	0	0.00
3013 INTEREST/RESERVE SAVIN	20.55	625.00	-604.45	-96.71	14,014.19	7,500.00	6,514.19	86.86	7,500.00
TOTAL INCOME	139,752.54	133,823.96	5,928.58	4.43	1,626,774.65	1,605,887.63	20,887.02	1.30	1,605,887.63
ADMINISTRATION EXPENSES									
4008 ADMINISTRATIVE/GENERAL	24.02	100.00	75.98	75.98	2,957.63	2,900.00	-57.63	-1.99	2,900.00
4012 BANK SERVICE CHGS	16.28	80.00	63.72	79.65	454.68	960.00	505.32	52.64	960.00
4016 ADMIN/PROP MGMT	6,392.96	6,392.44	-0.52	-0.01	76,715.52	76,709.28	-6.24	-0.01	76,709.28
4017 ADD FEES TAX FILING/AUDI	0.00	837.00	837.00	100.0	5,978.79	6,272.00	293.21	4.67	6,272.00
4018 MAINT FEES EXPENSE	845.46	839.98	-5.48	-0.65	10,145.52	10,079.76	-65.76	-0.65	10,079.76
4019 TAXES/GENERAL EXCISE	0.00	0.00	0.00	0	2,266.64	4,800.00	2,533.36	52.78	4,800.00
4020 TAXES/REAL PROPERTY	0.00	0.00	0.00	0	1,294.19	1,306.80	12.61	0.96	1,306.80
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	839.98	839.98	100.0	0.00	10,079.76	10,079.76	100.0	10,079.76
4023 INCOME FROM RENTAL/PAR	-2,300.00	-2,300.00	0.00	0.00	-27,600.00	-27,600.00	0.00	0.00	-27,600.00
4027 LEGAL FEES	877.49	300.00	-577.49	-192.5	7,882.72	3,400.00	-4,482.72	-131.8	3,400.00
4030 DIRECT REIMB EXPENSE	-93.02	0.00	93.02	0	2,567.73	0.00	-2,567.73	0	0.00
TOTAL ADMIN EXPENSES	6,524.66	7,851.40	1,326.74	16.90	91,801.06	98,051.60	6,250.54	6.37	98,051.60
UTILITIES EXPENSE									
5001 ELECTRIC	1,553.05	1,892.00	338.95	17.91	18,774.65	21,672.00	2,897.35	13.37	21,672.00
5002 WATER	3,661.79	4,987.50	1,325.71	26.58	45,604.59	58,425.00	12,820.41	21.94	58,425.00
5003 SEWER	9,941.80	9,392.25	-549.55	-5.85	107,950.64	110,023.50	2,072.86	1.88	110,023.50
5004 TELEPHONE	121.80	120.00	-1.80	-1.50	1,453.17	1,440.00	-13.17	-0.91	1,440.00
5007 REFUSE COLLECTION	104.70	5,367.53	5,262.83	98.05	66,759.30	64,410.36	-2,348.94	-3.65	64,410.36
TOTAL UTILITIES EXPENSE	15,383.14	21,759.28	6,376.14	29.30	240,542.35	255,970.86	15,428.51	6.03	255,970.86
MAINTENANCE EXPENSES									
6001 EXTERMINATION PEST CON	0.00	2,060.00	2,060.00	100.0	8,825.13	20,564.00	11,738.87	57.08	20,564.00
6002 MAINT/REPAIRS GENERAL	2,868.41	4,000.00	1,131.59	28.29	54,110.12	48,000.00	-6,110.12	-12.73	48,000.00
6004 REPAIRS MAINT/GROUNDS	0.00	525.00	525.00	100.0	19,838.99	6,300.00	-13,538.99	-214.9	6,300.00
6006 REPAIRS MAINT/FIRE EQUI	0.00	0.00	0.00	0	3,099.47	2,692.15	-407.32	-15.13	2,692.15
6007 REPAIRS MAINT/TREE TRIM	0.00	3,000.00	3,000.00	100.0	28,047.11	36,000.00	7,952.89	22.09	36,000.00
6008 LANDSCAPING	8,795.80	8,795.81	0.01	0.00	105,633.37	105,549.72	-83.65	-0.08	105,549.72
6010 SUPPLIES/EQUIPMENT	14.65	300.00	285.35	95.12	1,117.15	3,600.00	2,482.85	68.97	3,600.00
6011 SUPPLIES/GROUNDS	0.00	1,000.00	1,000.00	100.0	909.51	12,000.00	11,090.49	92.42	12,000.00
6015 SECURITY	1,374.35	1,374.35	0.00	0.00	18,942.46	16,492.20	-2,450.26	-14.86	16,492.20
TOTAL MAINTENANCE	13,053.21	21,055.16	8,001.95	38.00	240,523.31	251,198.07	10,674.76	4.25	251,198.07
INSURANCE EXPENSES									
7001 INSURANCE/FIDELITY BON	0.00	0.00	0.00	0	421.00	572.10	151.10	26.41	572.10
7002 INSURANCE/PROPERTY	0.00	0.00	0.00	0	333,438.98	600,000.00	266,561.02	44.43	600,000.00
7003 INSURANCE/UMBRELLA	0.00	0.00	0.00	0	7,271.00	4,500.00	-2,771.00	-61.58	4,500.00
7004 INSURANCE/DIRECTORS LI	0.00	0.00	0.00	0	5,083.00	4,800.00	-283.00	-5.90	4,800.00
7005 INSURANCE/FLOOD	0.00	0.00	0.00	0	152,963.00	151,998.00	-965.00	-0.63	151,998.00
7007 INSURANCE/COMM GEN LIA	0.00	0.00	0.00	0	11,079.00	20,001.00	8,922.00	44.61	20,001.00
7008 INSURANCE CLAIM	0.00	0.00	0.00	0	28,720.70	0.00	-28,720.70	0	0.00
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	0	538,976.68	781,871.10	242,894.42	31.07	781,871.10
RESERVE EXPENSES									
8001 RESERVE TRANSFER	165,288.00	15,288.00	-150,000.00	-981.1	333,856.00	183,456.00	-150,400.00	-81.98	183,456.00
TOTAL RESERVE EXPENDITURES	165,288.00	15,288.00	-150,000.00	-981.1	333,856.00	183,456.00	-150,400.00	-81.98	183,456.00
TOTAL EXPENSES	200,249.01	65,953.84	-134,295.17	-203.6	1,445,699.40	1,570,547.63	124,848.23	7.95	1,570,547.63
NET INCOME	-60,496.47	67,870.12	-128,366.59	-189.1	181,075.25	35,340.00	145,735.25	412.3	35,340.00
9008 Reserve Structural	19,670.83	0.00	-19,670.83	0	21,063.34	0.00	-21,063.34	0	0.00

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Page 2
2/3/2026
09:18 AM

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
9009 Reserve Plumbing	0.00	0.00	0.00	0	2,354.43	0.00	-2,354.43	0	0.00
9015 Reserve Landscaping	2,167.54	0.00	-2,167.54	0	32,838.90	0.00	-32,838.90	0	0.00
9016 Reserve Storage Area	0.00	0.00	0.00	0	3,350.78	0.00	-3,350.78	0	0.00