

# Napili Villas AOA

Run Date: 12/22/2023

Run Time: 03:39 PM

## BALANCE SHEET

As of: 11/30/2023

### Assets

| <b>Account #</b>          | <b>Account Name</b>           | <b>Total</b>  |
|---------------------------|-------------------------------|---------------|
| <b>Operating Accounts</b> |                               |               |
| 1010                      | BoH Checking - Operating 2164 | \$84,846.25   |
| 1015                      | BoH Money Mkt - Operating     | \$1,372.17    |
|                           | OPERATING ACCOUNTS TOTAL:     | \$86,218.42   |
| <b>Reserve Accounts</b>   |                               |               |
| 1210                      | Morgan Stanley - Reserves     | \$348,311.72  |
| 1223                      | Homestreet Bank - Reserves    | \$92,705.59   |
| 1224                      | Hawaii Central CU - Reserves  | \$99,623.67   |
|                           | RESERVE ACCOUNTS TOTAL:       | \$540,640.98  |
| <b>Assets-Current</b>     |                               |               |
| 1310                      | Maintenance Assmts. Receiv.   | \$70,016.55   |
| 1320                      | Reserve Assmts. Receiv.       | \$5,357.30    |
| 1340                      | Late Fees Receivable          | \$4,141.01    |
| 1360                      | Misc. Owner Receivables       | \$6,573.51    |
| 1610                      | Prepaid Insurance             | \$100,664.94  |
| 1615                      | Prepaid Income Tax            | \$5,077.00    |
| 1620                      | Prepaid Expenses              | \$354.20      |
| 1845                      | Cable Reimb Receiv            | \$1,060.00    |
|                           | ASSETS-CURRENT TOTAL:         | \$193,244.51  |
| <b>Assets-Other</b>       |                               |               |
| 2030                      | Allowance For Bad Debt        | (\$34,700.00) |
|                           | ASSETS-OTHER TOTAL:           | (\$34,700.00) |
|                           | TOTAL ASSETS:                 | \$785,403.91  |

### Liabilities

| <b>Account #</b>   | <b>Account Name</b>       | <b>Total</b> |
|--------------------|---------------------------|--------------|
| <b>Liabilities</b> |                           |              |
| 3010               | Accounts Payable          | \$21,429.36  |
| 3200               | Insurance Payable         | \$57,282.00  |
| 3310               | Prepaid Owner Assessments | \$14,143.10  |
|                    | LIABILITIES TOTAL:        | \$92,854.46  |
|                    | TOTAL LIABILITIES:        | \$92,854.46  |

### Equity

| <b>Account #</b> | <b>Account Name</b>            | <b>Total</b>               |
|------------------|--------------------------------|----------------------------|
| <b>Reserves</b>  |                                |                            |
| <b>Equity</b>    |                                |                            |
| 5010             | Reserve Equity                 | \$561,097.74               |
| 5025             | Reserves - Backflow            | (\$20,281.76)              |
| 5260             | Reserves - Miscellaneous       | (\$175.00)                 |
|                  | RESERVES EQUITY TOTAL:         | <u>\$540,640.98</u>        |
| <b>Members</b>   |                                |                            |
| <b>Equity</b>    |                                |                            |
| 5510             | Prior Year Net Inc./Loss       | (\$63,057.80)              |
| 5545             | Retained Earnings              | \$217,489.06               |
|                  | MEMBERS EQUITY TOTAL:          | <u>\$154,431.26</u>        |
|                  | Current Year Net Income/(Loss) | (\$2,522.79)               |
|                  | TOTAL EQUITY:                  | <u>\$692,549.45</u>        |
|                  | TOTAL LIABILITIES AND EQUITY:  | <u><u>\$785,403.91</u></u> |



| Account                             | Current            |                  |                    | Year to Date        |                   |                    | Yearly              |
|-------------------------------------|--------------------|------------------|--------------------|---------------------|-------------------|--------------------|---------------------|
|                                     | Actual             | Budget           | Variance           | Actual              | Budget            | Variance           | Budget              |
| <b>Maintenance</b>                  |                    |                  |                    |                     |                   |                    |                     |
| 8230 Electrical R/M                 | 219.37             | 50.00            | (169.37)           | 553.82              | 550.00            | (3.82)             | 600.00              |
| 8250 Storm Drain                    | 0.00               | 100.00           | 100.00             | 0.00                | 1,100.00          | 1,100.00           | 1,200.00            |
| 8255 Fire Systems R/M               | 738.54             | 75.00            | (663.54)           | 738.54              | 825.00            | 86.46              | 900.00              |
| 8310 R/M Miscellaneous              | 1,181.15           | 200.00           | (981.15)           | 3,920.02            | 2,200.00          | (1,720.02)         | 2,400.00            |
| <b>Maintenance Total</b>            | <b>2,139.06</b>    | <b>425.00</b>    | <b>(1,714.06)</b>  | <b>5,212.38</b>     | <b>4,675.00</b>   | <b>(537.38)</b>    | <b>5,100.00</b>     |
| <b>Contract Services</b>            |                    |                  |                    |                     |                   |                    |                     |
| 8420 Trash Removal Services         | 6,032.47           | 5,425.00         | (607.47)           | 61,524.79           | 59,675.00         | (1,849.79)         | 65,100.00           |
| 8440 Extermination Services         | 370.76             | 355.00           | (15.76)            | 3,990.48            | 3,905.00          | (85.48)            | 4,260.00            |
| 8470 Reserve Study Services         | 0.00               | 63.00            | 63.00              | 720.00              | 693.00            | (27.00)            | 756.00              |
| <b>Contract Services Total</b>      | <b>6,403.23</b>    | <b>5,843.00</b>  | <b>(560.23)</b>    | <b>66,235.27</b>    | <b>64,273.00</b>  | <b>(1,962.27)</b>  | <b>70,116.00</b>    |
| <b>Utilities</b>                    |                    |                  |                    |                     |                   |                    |                     |
| 8510 Electricity                    | 553.11             | 475.00           | (78.11)            | 5,486.26            | 5,225.00          | (261.26)           | 5,700.00            |
| 8550 Water                          | 30,011.30          | 11,385.00        | (18,626.30)        | 100,812.85          | 125,235.00        | 24,422.15          | 136,620.00          |
| 8560 Sewer                          | 35,079.60          | 11,534.00        | (23,545.60)        | 129,736.28          | 126,874.00        | (2,862.28)         | 138,408.00          |
| 8610 Cable                          | 10,797.43          | 0.00             | (10,797.43)        | 32,755.11           | 0.00              | (32,755.11)        | 0.00                |
| <b>Utilities Total</b>              | <b>76,441.44</b>   | <b>23,394.00</b> | <b>(53,047.44)</b> | <b>268,790.50</b>   | <b>257,334.00</b> | <b>(11,456.50)</b> | <b>280,728.00</b>   |
| <b>Personnel Expenses</b>           |                    |                  |                    |                     |                   |                    |                     |
| 8710 Management Salary              | 9,200.40           | 5,250.00         | (3,950.40)         | 68,012.80           | 57,750.00         | (10,262.80)        | 63,000.00           |
| 8785 Payroll Taxes                  | 1,629.37           | 900.00           | (729.37)           | 12,420.43           | 9,900.00          | (2,520.43)         | 10,800.00           |
| 8830 Employers Medical Coverage     | 0.00               | 300.00           | 300.00             | 7,437.98            | 3,300.00          | (4,137.98)         | 3,600.00            |
| 8850 Auto Allowance                 | 100.00             | 100.00           | 0.00               | 1,100.00            | 1,100.00          | 0.00               | 1,200.00            |
| 8860 Cell Phone Allowance           | 50.00              | 55.00            | 5.00               | 550.00              | 605.00            | 55.00              | 660.00              |
| 8890 Employee Bonus                 | 0.00               | 50.00            | 50.00              | 0.00                | 550.00            | 550.00             | 600.00              |
| <b>Personnel Expenses Total</b>     | <b>10,979.77</b>   | <b>6,655.00</b>  | <b>(4,324.77)</b>  | <b>89,521.21</b>    | <b>73,205.00</b>  | <b>(16,316.21)</b> | <b>79,860.00</b>    |
| <b>Miscellaneous Expenses</b>       |                    |                  |                    |                     |                   |                    |                     |
| 8920 Reserve Contribution           | 11,550.00          | 11,550.00        | 0.00               | 127,050.00          | 127,050.00        | 0.00               | 138,600.00          |
| <b>Miscellaneous Expenses Total</b> | <b>11,550.00</b>   | <b>11,550.00</b> | <b>0.00</b>        | <b>127,050.00</b>   | <b>127,050.00</b> | <b>0.00</b>        | <b>138,600.00</b>   |
| <b>Total Expense</b>                | <b>151,126.72</b>  | <b>85,179.00</b> | <b>(65,947.72)</b> | <b>1,031,599.46</b> | <b>936,969.00</b> | <b>(94,630.46)</b> | <b>1,022,148.00</b> |
| <b>Net Income</b>                   | <b>(54,310.33)</b> | <b>0.00</b>      | <b>(54,310.33)</b> | <b>(2,522.79)</b>   | <b>0.00</b>       | <b>(2,522.79)</b>  | <b>0.00</b>         |