

Napili Villas AOA

Run Date: 03/02/2026

Run Time: 12:37 PM

BALANCE SHEET

As of: 01/31/2026

Assets

Account #	Account Name	Total
Operating Accounts		
1010	BoH Checking - Operating 2164	\$579,106.50
1015	BoH Money Mkt - Operating 4100	\$1,486.27
1075	BoH Accessibility Fund Savings 5077	\$172,810.76
	OPERATING ACCOUNTS TOTAL:	<u>\$753,403.53</u>
Reserve Accounts		
1215	BoH Reserve Acct 8017	\$603,224.76
1224	Hawaii Central CU - Reserves	\$99,735.87
	RESERVE ACCOUNTS TOTAL:	<u>\$702,960.63</u>
Assets-Current		
1310	Maintenance Assmts. Receiv.	\$15,524.47
1320	Reserve Assmts. Receiv.	\$1,938.71
1340	Late Fees Receivable	\$4,251.15
1360	Misc. Owner Receivables	\$8,537.84
1410	Special Assmt. Receivable	\$5,879.32
1610	Prepaid Insurance	\$223,647.23
1615	Prepaid Income Tax	\$10,429.00
1620	Prepaid Expenses	\$1,164.89
1845	Cable Reimb Receiv	\$496.00
	ASSETS-CURRENT TOTAL:	<u>\$271,868.61</u>
Assets-Other		
2030	Allowance For Bad Debt	\$29,256.80
	ASSETS-OTHER TOTAL:	<u>\$29,256.80</u>
	TOTAL ASSETS:	<u><u>\$1,757,489.57</u></u>

Liabilities

Account #	Account Name	Total
Liabilities		
3010	Accounts Payable	\$775.16
3060	Unit 127-5 US Bank Payable	\$18,705.88
3200	Insurance Payable	\$47,735.00
3310	Prepaid Owner Assessments	\$23,658.11
	LIABILITIES TOTAL:	<u>\$90,874.15</u>
	TOTAL LIABILITIES:	<u>\$90,874.15</u>

Equity

Account #	Account Name	Total
Reserves		
Equity		
5010	Reserve Equity	\$896,067.09
5020	Reserves - Pavement	(\$94,614.52)
5025	Reserves - Backflow	(\$49,786.18)
5035	Reserves - Fencing	(\$523.56)
5045	Reserves - Front Entry/Lanai Lights Replace	(\$5,070.02)
5055	Reserves - Gutters	(\$10,379.33)
5065	Reserves - Golf Cart	(\$8,979.05)
5115	Reserves - Wood Trellis	(\$2,157.68)
5135	Reserves - 21 Polohina Water Damage	\$21,556.75
5140	Reserves - Common Light Fixtures	(\$31,843.77)
5255	Reserves-Siding & Trim	(\$13,227.54)
5260	Reserves - Miscellaneous	(\$175.00)
	RESERVES EQUITY TOTAL:	<u>\$700,867.19</u>
Accessibility		
Fund Equity		
5310	Accessibility Fund Equity	\$181,402.85
5325	Accessibility Retrofit Expenses	(\$9,000.00)
	ACCESSIBILITY FUND EQUITY TOTAL:	<u>\$172,402.85</u>
Members		
Equity		
5510	Prior Year Net Inc./Loss	\$773,290.36
5545	Retained Earnings	\$24,419.24
	MEMBERS EQUITY TOTAL:	<u>\$797,709.60</u>
	Current Year Net Income/(Loss)	(\$4,364.22)
	TOTAL EQUITY:	<u>\$1,666,615.42</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,757,489.57</u></u>

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INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6310 Maintenance Assessment Income	105,096.16	105,096.00	0.16	105,096.16	105,096.00	0.16	1,261,152.00
6340 Late Fee Income	800.00	0.00	800.00	800.00	0.00	800.00	0.00
6360 Misc. Owner Income	1,699.12	0.00	1,699.12	1,699.12	0.00	1,699.12	0.00
6440 Accessibility Funds Transfer	0.00	15,000.00	(15,000.00)	0.00	15,000.00	(15,000.00)	180,000.00
6520 Reserve Assessment Income	12,978.24	12,978.00	0.24	12,978.24	12,978.00	0.24	155,736.00
6590 Reserve Interest Income	1,358.44	500.00	858.44	1,358.44	500.00	858.44	6,000.00
6910 Interest Income	411.31	0.00	411.31	411.31	0.00	411.31	0.00
Income Total	122,343.27	133,574.00	(11,230.73)	122,343.27	133,574.00	(11,230.73)	1,602,888.00
Total Income	122,343.27	133,574.00	(11,230.73)	122,343.27	133,574.00	(11,230.73)	1,602,888.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative							
7010 Management Fees	5,250.00	5,250.00	0.00	5,250.00	5,250.00	0.00	63,000.00
7015 Audit & Tax Prep Fees	0.00	650.00	650.00	0.00	650.00	650.00	7,800.00
7020 Legal Fees	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
7025 Legal Fees - collections	443.45	0.00	(443.45)	443.45	0.00	(443.45)	0.00
7040 Bank Charges	17.33	85.00	67.67	17.33	85.00	67.67	1,020.00
7050 Office/Admin	26.45	425.00	398.55	26.45	425.00	398.55	5,100.00
7090 Dues & Subscriptions	0.00	400.00	400.00	0.00	400.00	400.00	4,800.00
7130 Annual Meeting	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
7135 Board Meeting	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
Administrative Total	5,737.23	8,410.00	2,672.77	5,737.23	8,410.00	2,672.77	100,920.00
Insurance							
7220 Insurance - Property	25,624.62	25,625.00	0.38	25,624.62	25,625.00	0.38	307,500.00
7230 Insurance - General Liability	1,071.08	1,071.00	(0.08)	1,071.08	1,071.00	(0.08)	12,852.00
7240 Insurance - Umbrella	287.42	287.00	(0.42)	287.42	287.00	(0.42)	3,444.00
7250 Insurance - D&O	1,104.71	1,105.00	0.29	1,104.71	1,105.00	0.29	13,260.00
7260 Insurance - Fidelity	75.00	75.00	0.00	75.00	75.00	0.00	900.00
Insurance Total	28,162.83	28,163.00	0.17	28,162.83	28,163.00	0.17	337,956.00
Taxes							
7320 Federal Income Tax	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
7330 State & Local Income Tax	0.00	50.00	50.00	0.00	50.00	50.00	600.00
7350 General Excise Tax (GET)	83.84	95.00	11.16	83.84	95.00	11.16	1,140.00
7360 Management GET	266.23	267.00	0.77	266.23	267.00	0.77	3,204.00
Taxes Total	350.07	512.00	161.93	350.07	512.00	161.93	6,144.00
Landscape							
8110 Landscape Contract	25,001.28	27,000.00	1,998.72	25,001.28	27,000.00	1,998.72	324,000.00
8130 Irrigation Repairs	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
8150 Grounds Maintenance	3,576.83	800.00	(2,776.83)	3,576.83	800.00	(2,776.83)	9,600.00
Landscape Total	28,578.11	28,300.00	(278.11)	28,578.11	28,300.00	(278.11)	339,600.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance							
8215 Building R/M	0.00	1,916.00	1,916.00	0.00	1,916.00	1,916.00	22,992.00
8225 Plumbing R/M	0.00	210.00	210.00	0.00	210.00	210.00	2,520.00
8230 Electrical R/M	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
8255 Fire Systems R/M	0.00	75.00	75.00	0.00	75.00	75.00	900.00
8310 R/M Miscellaneous	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
Maintenance Total	0.00	2,601.00	2,601.00	0.00	2,601.00	2,601.00	31,212.00
Contract Services							
8420 Trash Removal Services	7,239.62	6,710.00	(529.62)	7,239.62	6,710.00	(529.62)	80,520.00
8440 Extermination Services	356.02	375.00	18.98	356.02	375.00	18.98	4,500.00
8470 Reserve Study Services	0.00	175.00	175.00	0.00	175.00	175.00	2,100.00
8480 Outside Services	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
Contract Services Total	7,595.64	7,360.00	(235.64)	7,595.64	7,360.00	(235.64)	88,320.00
Utilities							
8510 Electricity	506.33	520.00	13.67	506.33	520.00	13.67	6,240.00
8550 Water	7,917.51	11,850.00	3,932.49	7,917.51	11,850.00	3,932.49	142,200.00
8560 Sewer	15,351.32	12,850.00	(2,501.32)	15,351.32	12,850.00	(2,501.32)	154,200.00
8610 Cable	11,208.81	11,220.00	11.19	11,208.81	11,220.00	11.19	134,640.00
Utilities Total	34,983.97	36,440.00	1,456.03	34,983.97	36,440.00	1,456.03	437,280.00
Personnel Expenses							
8710 Management Salary	6,008.80	5,770.00	(238.80)	6,008.80	5,770.00	(238.80)	69,240.00
8750 HR Management Fee	400.00	400.00	0.00	400.00	400.00	0.00	4,800.00
8755 401k Payroll Benefit	575.63	0.00	(575.63)	575.63	0.00	(575.63)	0.00
8785 Payroll Taxes	575.60	1,096.00	520.40	575.60	1,096.00	520.40	13,152.00
8830 Employers Medical Coverage	785.30	815.00	29.70	785.30	815.00	29.70	9,780.00
8840 401K Payroll Benefit	0.00	174.00	174.00	0.00	174.00	174.00	2,088.00
8850 Auto Allowance	200.00	100.00	(100.00)	200.00	100.00	(100.00)	1,200.00
8860 Cell Phone Allowance	100.00	55.00	(45.00)	100.00	55.00	(45.00)	660.00
8890 Employee Bonus	0.00	50.00	50.00	0.00	50.00	50.00	600.00
Personnel Expenses Total	8,645.33	8,460.00	(185.33)	8,645.33	8,460.00	(185.33)	101,520.00
Miscellaneous Expenses							
8920 Reserve Contribution	12,243.00	12,978.00	735.00	12,243.00	12,978.00	735.00	155,736.00
8930 Reserve Interest	411.31	500.00	88.69	411.31	500.00	88.69	6,000.00
Miscellaneous Expenses Total	12,654.31	13,478.00	823.69	12,654.31	13,478.00	823.69	161,736.00
Total Expense	126,707.49	133,724.00	7,016.51	126,707.49	133,724.00	7,016.51	1,604,688.00
Net Income	(4,364.22)	(150.00)	(4,214.22)	(4,364.22)	(150.00)	(4,214.22)	(1,800.00)