



HAWAIIAN PROPERTIES, LTD.

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MARINER'S COVE ASSOCIATION

Unaudited Financial Statements

Period Ending October 31, 2013

John Brewer, CMCA®
Association Manager

Contents:

Balance Sheet
Statement of Detailed Receipts & Disbursements
Reserve Accounts Summary

Mariner's Cove Association

Balance Sheet

October 31, 2013

Assets

Current Assets

Operating:

951-1000 Operating Cash \$ 8,177.42

Total Operating \$ 8,177.42

Reserves:

951-1069 HomeStreet Bank- Savings \$ 81,595.55

951-1132 Hawaii Central Credit Union - SA 102,578.68

Total Reserves \$ 184,174.23

Total Current Assets \$ 192,351.65

Long Term Assets

Total Long Term Assets _____

Total Assets \$ 192,351.65

Liabilities and Equity

Current Liabilities

Total Current Liabilities _____

Long Term Liabilities

Long Term Liabilities _____

Total Liabilities _____

Equity

951-3100 Retained Earnings \$ 212,822.70

Net Income (20,471.05)

Total Equity \$ 192,351.65

Total Liabilities & Equity \$ 192,351.65

Mariner's Cove Association
 RECEIPTS AND DISBURSEMENTS STATEMENT
 Period: October 1, 2013 to October 31, 2013

	←-----THIS MONTH-----→				←-----THIS YEAR-----→			
	Current Actual	Current Budget	Current Var \$	Current Var %	YTD Actual	YTD Budget	YTD Var \$	YTD Var %
RECEIPTS								
951-4101 Community Association Due	\$ 84.98	\$ 12,453.00	\$ (12,368.02)	(99.32) %	\$ 109,385.40	\$ 124,530.00	\$ (15,144.60)	(12.16) %
951-4116 Boat Storage	0.00	375.00	(375.00)	(100.00)	4,100.00	3,750.00	350.00	9.33
951-4119 Clubhouse Rental	0.00	0.00	0.00	0.00	500.00	0.00	500.00	0.00
951-4140 Late Fees	0.00	0.00	0.00	0.00	640.00	0.00	640.00	0.00
951-4250 Interest Income	69.42	0.00	69.42	0.00	501.47	0.00	501.47	0.00
TOTAL RECEIPTS	\$ 154.40	\$ 12,828.00	\$ (12,673.60)	(98.80) %	\$ 115,126.87	\$ 128,280.00	\$ (13,153.13)	(10.25) %
DISBURSEMENTS								
951-5110 Electricity	\$ 449.67	\$ 900.00	\$ (450.33)	(50.04) %	\$ 4,613.23	\$ 9,000.00	\$ (4,386.77)	(48.74) %
951-5120 Water	1,930.59	450.00	1,480.59	329.02	4,515.21	4,500.00	15.21	.34
951-5121 Sewer	0.00	132.00	(132.00)	(100.00)	0.00	1,320.00	(1,320.00)	(100.00)
951-5125 Refuse	0.00	0.00	0.00	0.00	193.72	0.00	193.72	0.00
951-5126 Telephone	110.70	108.00	2.70	2.50	963.77	1,080.00	(116.23)	(10.76)
951-5198 R & M - Plumbing	0.00	25.00	(25.00)	(100.00)	0.00	250.00	(250.00)	(100.00)
951-5202 R & M, Building	79.40	100.00	(20.60)	(20.60)	996.24	1,000.00	(3.76)	(.38)
951-5203 R & M, Special	0.00	85.00	(85.00)	(100.00)	525.71	850.00	(324.29)	(38.15)
951-5207 R & M, Pool	189.42	100.00	89.42	89.42	877.97	1,000.00	(122.03)	(12.20)
951-5208 R & M, Grounds	35.57	175.00	(139.43)	(79.67)	1,224.22	1,750.00	(525.78)	(30.04)
951-5215 Pest Control	62.83	65.00	(2.17)	(3.34)	628.30	650.00	(21.70)	(3.34)
951-5301 Building Supplies	1,159.26	100.00	1,059.26	1,059.26	2,604.62	1,000.00	1,604.62	160.46
951-5305 Pool Supplies	127.44	225.00	(97.56)	(43.36)	1,629.19	2,250.00	(620.81)	(27.59)
951-5308 Administration Expense	482.38	670.00	(187.62)	(28.00)	6,717.60	6,700.00	17.60	.26
951-5309 Administrative-Onsite Office	21.64	60.00	(38.36)	(63.93)	623.98	600.00	23.98	4.00
951-5401 Property Management Fee	1,518.00	1,518.00	0.00	0.00	15,180.00	15,180.00	0.00	0.00
951-5402 Payroll - Wages	3,450.00	3,507.00	(57.00)	(1.63)	33,610.50	35,070.00	(1,459.50)	(4.16)
951-5406 Payroll Services	104.71	110.00	(5.29)	(4.81)	1,099.46	1,100.00	(.54)	(.05)
951-5407 HR Expenses	0.00	25.00	(25.00)	(100.00)	0.00	250.00	(250.00)	(100.00)
951-5408 Insurance - Fire	8,545.64	765.00	7,780.64	1,017.08	8,545.64	7,650.00	895.64	11.71
951-5409 Insurance - Liability	459.00	39.00	420.00	1,076.92	459.00	390.00	69.00	17.69
951-5411 Insurance - Work Comp	0.00	130.00	(130.00)	(100.00)	0.00	1,300.00	(1,300.00)	(100.00)
951-5412 Insurance - TDI	0.00	16.00	(16.00)	(100.00)	182.60	160.00	22.60	14.13
951-5414 Insurance - Umbrella	1,600.00	125.00	1,475.00	1,180.00	1,600.00	1,250.00	350.00	28.00
951-5415 Accounting & Auditing	0.00	97.00	(97.00)	(100.00)	1,162.30	970.00	192.30	19.82
951-5417 Legal Fees, General	293.19	50.00	243.19	486.38	314.13	500.00	(185.87)	(37.17)
951-5418 Legal Fees, Chargebacks	951.33	0.00	951.33	0.00	2,052.97	0.00	2,052.97	0.00
951-5425 General Excise Tax	0.00	30.00	(30.00)	(100.00)	321.98	300.00	21.98	7.33
951-5426 Taxes - Payroll	537.44	340.00	197.44	58.07	3,350.45	3,400.00	(49.55)	(1.46)
951-5428 Taxes - Real Property	0.00	25.00	(25.00)	(100.00)	300.00	250.00	50.00	20.00
951-5512 Fees, Licenses, Education	0.00	0.00	0.00	0.00	100.00	0.00	100.00	0.00
951-5514 Dues & Subscription	0.00	20.00	(20.00)	(100.00)	0.00	200.00	(200.00)	(100.00)
951-5866 Community Events	0.00	30.00	(30.00)	(100.00)	0.00	300.00	(300.00)	(100.00)
TOTAL DISBURSEMENTS	\$ 22,108.21	\$ 10,022.00	\$ 12,086.21	120.60 %	\$ 94,392.79	\$ 100,220.00	\$ (5,827.21)	(5.81) %
NET OPERATIONS	\$ (21,953.81)	\$ 2,806.00	\$ (24,759.81)	(882.39) %	\$ 20,734.08	\$ 28,060.00	\$ (7,325.92)	(26.11) %
RESERVE EXPENSES								
951-5995 Major Project Expense	\$ 92.60	\$ 5,051.00	\$ (4,958.40)	(98.17) %	\$ 41,205.13	\$ 50,510.00	\$ (9,304.87)	(18.42) %
TOTAL RESERVE EXPENSES	\$ 92.60	\$ 5,051.00	\$ (4,958.40)	(98.17) %	\$ 41,205.13	\$ 50,510.00	\$ (9,304.87)	(18.42) %
NET INCOME	\$ (22,046.41)	\$ (2,245.00)	\$ (19,801.41)	882.02 %	\$ (20,471.05)	\$ (22,450.00)	\$ 1,978.95	(8.81) %
RESERVE TRANSFER								
951-5850 Transfer to Reserves	\$ 2,806.00	\$ 2,806.00	\$ 0.00	0.00 %	\$ 28,060.00	\$ 28,060.00	\$ 0.00	0.00 %
951-5851 Transfer from Reserves	0.00	(5,051.00)	5,051.00	(100.00)	(29,631.00)	(50,510.00)	20,879.00	(41.34)
951-5852 Interest Added to Reserves	69.04	0.00	69.04	0.00	494.99	0.00	494.99	0.00
TOTAL TRANSFERS	\$ 2,875.04	\$ (2,245.00)	\$ 5,120.04	(228.06) %	\$ (1,076.01)	\$ (22,450.00)	\$ 21,373.99	(95.21) %
TOT RESV EXP AND TRSF	\$ 2,967.64	\$ 2,806.00	\$ 161.64	5.76 %	\$ 40,129.12	\$ 28,060.00	\$ 12,069.12	43.01 %
NET CHANGE IN CASH	\$ (24,921.45)	\$ 0.00	\$ (24,921.45)	0.00 %	\$ (19,395.04)	\$ 0.00	\$ (19,395.04)	0.00 %

Mariner's Cove Association
 RESERVE ACCOUNTS
 FOR THE MONTH OF: OCTOBER, 2013

ACCT NAME	BANK NAME	ACCT NUMBER	TYPE	DATE OPENED	MATURITY DATE	INT RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
951HCFCUSA	HAWAII CENTRAL FCU SAV	78151	SAVINGS	07-25-11			102,539.91	38.77	102,578.68
951HSB SA	HOME STREET BANK	5310770514	SAVINGS	07-19-10			78,759.28	2,836.27	81,595.55
TOTALS							<u>181,299.19</u>	<u>2,875.04</u>	<u>184,174.23</u>