



**TREASURER'S REPORT
THE COLLECTION - CONSOLIDATED
DECEMBER 2018**

INCOME

We have received

- \$15,609.02 more than budgeted for **MAINTENANCE FEES - COMMON**
- \$1,313.16 less than budgeted for **MAINTENANCE FEES - TOWER**
- \$613.58 less than budgeted for **MAINTENANCE FEES - MIDRISE**
- \$0.01 more than budgeted for **MAINTENANCE FEES – COMMERCIAL**
- \$35,971.92 more than budgeted for **ELECTRICITY REIMB – TOWER**
- \$1,525.52 more than budgeted for **ELECTRICITY REIMB – MIDRISE**
- \$620.91 more than budgeted for **ELECTRICITY REIMB – CHARGPOINT**
- \$4,407.51 less than budgeted for **ASSOCIATION DUES**
- \$1,521.46 more than budgeted for **INVESTMENTS**
- \$15.44 less than budgeted for **CHECKING**
- \$49.45 more than budgeted for **LATE CHARGES**
- \$20.00 less than budgeted for **OTHER TAXABLE RECPTS**
- \$500.00 less than budgeted for **OTH TAX RCPTS- KEYS**
- \$40.00 more than budgeted for **FINES**
- \$0.00 more than budgeted for **LOCKOUT FEES**
- \$4,211.53 less than budgeted for **OTH NON-TAX RCPTS - ONCALL**

TOTAL RECEIPTS for the month: **\$435,454.61** (\$65,907.26 more than budgeted)

EXPENSES

- **Utilities:** we spent \$172,858.77, which is \$36,553.26 more than budgeted
- **Contracts:** we spent \$36,304.26, which is \$16,887.03 more than budgeted
- **Building Maintenance:** we spent \$11,476.25, which is \$2,305.25 more than budgeted
- **Professional Services:** we spent \$16,354.83, which is \$6,031.62 more than budgeted
- **Payroll and Benefits:** we spent \$122,816.30, which is \$3,272.87 more than budgeted
- **Other Expenses:** we spent \$57,717.45, which is \$13,667.67 more than budgeted

Overall, we were \$78,717.70 over budget on regularly budgeted items with 1 capital expense item.

The significant variances are listed on the attached report

TOTAL EXPENDITURES for the month: \$417,527.86

Compared to the budgeted expenses: \$338,810.16

There is a net operating **surplus** of \$17,926.75

At month end the **OPERATIONS ACCOUNTS** balance is \$609,554.12 and the **RESERVES** balance is \$1,555,694.16 with a **TOTAL CASH AND RESERVES** at \$2,165,248.28.

2018 Year-to- Date Summary

INCOME

We have received

- \$427,966.12, which is 102.4.5% of budgeted **MAINTENANCE FEES - COMMON**
 - \$3,307,486.99, which is 100.0% of budgeted **MAINTENANCE FEES - TOWER**
 - \$213,745.30, which is 99.8% of budgeted **MAINTENANCE FEES - MIDRISE**
 - \$27,953.40, which is 100.0% of budgeted **MAINTENANCE FEES – COMMERCIAL**
- \$4,806,546.79, in total revenues = 108.1% of budget

EXPENSES

Year-To-Date, we are \$263,059.37 over budget on regularly budgeted items.

Capital expenditures Year-To-Date: \$14,981.61.

TOTAL EXPENDITURES to date: \$4,220,157.94 including Capital Expenses

Year-To-Date we have a **NET OPERATING surplus** of \$601,370.46.

----- PREPARED FOR -----
 600 ALA MOANA BLVD
 HDNOLULU HI 96813

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COLLECTION-CONSOLIDATED
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2018

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

DATE PRINTED: 01/16/2019

BLD ACCT 2392 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	ACTUAL	BUDGET	VAR.	BUD%	ACTUAL	BUDGET	VAR.	BUD%	
CASH RECEIPTS:									
5100 MAINTENANCE FEE-COMMON	50433.18	34824.16	15609.02		427966.12	417889.92	10076.20		
5102 MAINTENANCE FEE-TOWER	274130.50	275443.66	-1313.16		3307486.99	3305323.92	2163.07		
5103 MAINTENANCE FEE-MIDRISE	17229.94	17843.52	-613.58		213745.30	214122.24	-376.94		
5104 MAINTENANCE FEE-COMMERCIAL	2329.45	2329.44	0.01		27953.40	27953.28	0.12		
5181 ELECTRICITY REIMB-TOWER	61097.92	25126.00	35971.92		586797.85	301512.00	285285.85		
5182 ELECTRICITY REIMB-MIDRISE	4416.52	2891.00	1525.52		46592.62	34692.00	11900.62		
5184 ELECTRICITY REIMB-CHRGPOINT	700.91	80.00	620.91		5436.36	960.00	4476.36		
5210 OTHER NON-TAX RCPTS-HO6 REIN	0.00	0.00	0.00		14182.39	0.00	14182.39		
5215 ASSOCIATION DUES	-966.51	3441.00	-4407.51		-3255.80	41292.00	-44547.80		
5218 INSURANCE SETTLEMENT	1230.76	0.00	1230.76		49632.74	0.00	49632.74		
5270 INTEREST FROM INVESTMENTS	1626.46	105.00	1521.46		8066.10	1260.00	6806.10		
5290 INTEREST FROM CHECKING	29.56	45.00	-15.44		469.66	540.00	-70.34		
5330 LAUNDRY INCOME	0.00	0.00	0.00		190.00	0.00	190.00		
5350 PARKING FEES	0.00	0.00	0.00		20.00	0.00	20.00		
5360 LATE CHARGES	204.45	155.00	49.45		2000.43	1860.00	140.43		
5361 INTEREST CHARGES	7.90	0.00	7.90		39.80	0.00	39.80		
5370 OTHER TAXABLE RECEIPTS	0.00	20.00	-20.00		1382.49	240.00	1142.49		
5375 OTH TAX RCPTS-KEYS	750.00	1250.00	-500.00		10460.00	15000.00	-4540.00		
5378 FINES	150.00	110.00	40.00		2125.00	1320.00	805.00		
5384 BIKE & SURF FEES	100.00	0.00	100.00		6600.00	8448.00	-1848.00		
5385 LOCKOUT FEES	300.00	300.00	0.00		6800.00	3600.00	3200.00		
5452 INCOME-PET	0.00	0.00	0.00		3525.00	3684.00	-159.00		
5584 REPAIRS REIMBURSEMENT	0.00	0.00	0.00		2849.31	0.00	2849.31		
5750 OTH NON-TAX RCPTS-SITE MGMT	2258.11	0.00	2258.11		29375.51	0.00	29375.51		
5751 OTH NON-TAX RCPTS-ONCALL REJ	1372.04	5583.57	-4211.53		16464.48	67002.84	-50538.36		
5752 OTH NON-TAX RCPTS-SECURITY S	1953.42	0.00	1953.42		23441.04	0.00	23441.04		
5753 UNIT SVCS & REPAIRS	0.00	0.00	0.00		100.00	0.00	100.00		
5765 NON-TAX RCTPS	16100.00	0.00	16100.00		16100.00	0.00	16100.00		
TOTAL CASH RECEIPTS	435454.61	369547.35	65907.26	117.8	4806546.79	4446700.20	359846.59		108.1
UTILITIES:									
6010 ELECTRICITY	50996.43	61227.00	-10230.57		536000.27	734724.00	-198723.73		
6011 ELECTRICITY-PARKING	0.00	580.00	-580.00		0.00	6960.00	-6960.00		

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 600 ALA MOANA BLVD
 HONOLULU HI 96813

COLLECTION-CONSOLIDATED
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2018

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

PAGE: 2

DATE PRINTED: 01/16/2019

BLD ACCT 2392	DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
6012	ELEC REIMB EXP-TOWER	51828.86	10471.00	41357.86		597730.03	125652.00	472078.03		
6013	ELEC REIMB EXP-MIDRISE	4144.14	1004.00	3140.14		47050.58	12048.00	35002.58		
6020	TELEVISION	23280.38	21323.51	1956.87		269664.56	255882.12	13782.44		
6030	WATER	10291.41	11330.00	-1038.59		114245.82	135960.00	-21714.18		
6040	SEWER	29144.95	28160.00	984.95		315383.54	337920.00	-22536.46		
6050	GAS	2067.77	350.00	1717.77		24207.51	4200.00	20007.51		
6060	TELEPHONE	1104.83	1860.00	-755.17		13423.63	22320.00	-8896.37		
	TOTAL UTILITIES	172858.77	136305.51	36553.26	126.8	1917705.94	1635666.12	282039.82	117.2	
	CONTRACTS:									
6210	CONTRACT-AIR CONDITIONING	0.00	0.00	0.00		0.00	15000.00	-15000.00		
6222	CONTRACT-CLNG SVCS--JANITORIA	2258.11	2258.11	0.00		27097.32	27097.32	0.00		
6223	CONTRACT-CLNG SVCS-WINDOWS	18282.72	0.00	18282.72		56356.00	56520.00	-164.00		
6230	CONTRACT-ELEVATOR	986.92	3881.94	-2895.02		14178.15	46583.28	-32405.13		
6241	CONTRACT-GROUNDS	2848.17	2848.00	0.17		34246.10	34176.00	70.10		
6242	CONTRACT-TREES	0.00	83.00	-83.00		1570.68	996.00	574.68		
6280	CONTRACT-PEST CONTROL	1099.46	1099.00	0.46		13151.64	13188.00	-36.36		
6290	NON AC PUMP & VENTILATION	0.00	267.00	-267.00		0.00	3204.00	-3204.00		
6300	CONTRACT-REFUSE	5706.04	5342.00	364.04		68341.26	58684.00	9657.26		
6311	SECURITY EQUIPMENT	518.32	0.00	518.32		518.32	5244.00	-4725.68		
6312	SECURITY SERVICES	1953.42	1953.42	0.00		23441.04	23441.04	0.00		
6321	FIRE SYSTEM-GENERAL	533.82	0.00	533.82		31821.47	22596.00	9225.47		
6340	SUBMETERING	333.46	312.72	20.74		35972.52	3752.64	32219.88		
6371	CONTRACT OTHER-GENERAL	1372.04	1372.04	0.00		16464.48	16464.48	0.00		
6373	CONTRACT-BACKFLOW TEST SEWEF	411.78	0.00	411.78		1772.02	3516.00	-1743.98		
	TOTAL CONTRACTS	36304.26	19417.23	16887.03	187.0	324931.00	330462.76	-5531.76	98.3	
	BUILDING MAINTENANCE:									
6500	BUILDING MAINTENANCE	7266.16	1900.00	5366.16		45030.96	22800.00	22230.96		
6523	CLEANING SERVICE-WINDOWS	0.00	81.00	-81.00		0.00	972.00	-972.00		
6530	CLEANING SUPPLIES	1576.46	2255.00	-678.54		23763.20	27060.00	-3296.80		
6540	ELEVATOR	1016.00	250.00	766.00		6798.70	3000.00	3798.70		
6543	ELEVATOR-OTHER	0.00	200.00	-200.00		2966.35	2400.00	566.35		

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COLLECTION-CONSOLIDATED
STATEMENT OF RECEIPTS AND DISBURSEMENTS
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 HAWAIIANA MANAGEMENT COMPANY, LTD.

PAGE: 3

DATE PRINTED: 01/16/2019

BLD ACCT 2392 DESCRIPTION	CURRENT MONTH				YEAR TO OATE				FISCAL BEG: 1
	---ACTUAL---	---BUOGET---	---VAR.---	-BUO%-	---ACTUAL---	---BUOGET---	---VAR.---	--BUD%--	
6551 GROUNDS-LANDSCAPING	0.00	0.00	0.00		0.00	900.00	-900.00		
6558 GROUNDS	0.00	10.00	-10.00		0.00	120.00	-120.00		
6560 ELECTRICAL	25.13	35.00	-9.87		715.62	420.00	295.62		
6570 PLUMBING	0.00	130.00	-130.00		2170.88	1560.00	610.88		
6580 POOL	813.07	750.00	63.07		11704.63	9000.00	2704.63		
6582 POOL SUPPLIES	0.00	90.00	-90.00		4433.32	1080.00	3353.32		
6590 PAINT	133.54	1900.00	-1766.46		2232.27	22800.00	-20567.73		
6630 SECURITY EQUIPMENT	209.42	460.00	-250.58		5428.80	5520.00	-91.20		
6660 FIRE SYSTEMS	0.00	280.00	-280.00		0.00	3360.00	-3360.00		
6690 MISCL REPAIRS & PURCHASES	436.47	800.00	-363.53		34568.94	10980.00	23588.94		
6700 BLDG MAINT-OTHER	0.00	30.00	-30.00		0.00	360.00	-360.00		
TOTAL BUILDING MAINTENANCE	11476.25	9171.00	2305.25	125.1	139813.67	112332.00	27481.67	124.5	
PROFESSIONAL SERVICES:									
6810 HMC ADMIN EXPENSE	3833.04	2500.00	1333.04		46644.01	30000.00	16644.01		
6812 ASSOCIATION ADMIN EXPENSE	4344.68	1240.00	3104.68		20413.76	14880.00	5533.76		
6820 OFFICE EQUIPMENT-RENT/LSE	190.26	0.00	190.26		190.26	0.00	190.26		
6840 EDUCATION EXPENSE	0.00	20.00	-20.00		120.00	240.00	-120.00		
6850 MANAGEMENT SERVICES	4896.54	4896.54	0.00		58758.48	58758.48	0.00		
6870 AUDIT/PUBLIC ACCOUNTING	418.85	0.00	418.85		12984.29	12565.44	418.85		
6880 LEGAL FEES	2671.46	1666.67	1004.79		26915.35	20000.04	6915.31		
6910 PROF & ADMIN SVS-OTHER	0.00	0.00	0.00		716.23	0.00	716.23		
TOTAL PROFESSIONAL SERVICES	16354.83	10323.21	6031.62	158.4	166742.38	136443.96	30298.42	122.2	
PAYROLL AND BENEFITS:									
7010 PAYROLL-MANAGER	7384.62	7753.85	-369.23		96000.06	100430.81	-4430.75		
7011 PAYROLL-OPERATIONS SUPERVISC	4070.69	4050.78	19.91		51369.89	51362.36	7.53		
7020 PAYROLL-MAINTENANCE	16746.51	17098.00	-351.49		201670.47	218739.92	-17069.45		
7030 PAYROLL-HOUSEKEEPING	16325.12	16634.75	-309.63		184954.63	213959.27	-29004.64		
7050 PAYROLL-SECURITY	30684.21	38641.97	-7957.76		379047.48	492179.68	-113132.20		
7060 PAYROLL-OFFICE	3461.54	4223.00	-761.46		47364.20	53669.00	-6304.80		
7070 WORKERS COMPENSATION	0.00	0.00	0.00		38076.00	36780.00	1296.00		
7080 TDI	0.00	275.00	-275.00		3559.05	3300.00	259.05		

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**COLLECTION-CONSOLIDATED
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 FOR PERIOD ENDED 12/31/2018**

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 HAWAIIANA MANAGEMENT COMPANY, LTD.

DATE PRINTED: 01/16/2019

BLO ACCT 2392 DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---
7090 HEALTH CARE	11871.70	13000.00	-1128.30		135602.70	156000.00	-20397.30	
7100 PAYROLL TAXES	31831.22	17657.75	14173.47		118876.65	102062.76	16813.89	
7140 PAYROLL PREPARATION	302.68	0.00	302.68		3816.68	0.00	3816.68	
7170 UNIFORMS	138.01	208.33	-70.32		1432.84	2499.96	-1067.12	
TOTAL PAYROLL AND BENEFITS	122816.30	119543.43	3272.87	102.7	1261770.65	1430983.76	-169213.11	88.2
OTHER EXPENSES:								
7310 INSURANCE-PROPERTY	35246.80	34709.00	537.80		214240.42	166279.00	47961.42	
7315 INSURANCE-LIABILITY	0.00	2740.00	-2740.00		10636.00	13460.00	-2824.00	
7325 INSURANCE-D&O	9781.60	0.00	9781.60		15527.20	6000.00	9527.20	
7330 INSURANCE-FIOELITY	0.00	77.00	-77.00		300.00	382.00	-82.00	
7340 INSURANCE-UMBRELLA	1382.54	1331.00	51.54		2765.08	6502.00	-3736.92	
7510 LOANS	5168.00	5167.78	0.22		62016.00	62013.36	2.64	
7520 MASTER ASSOC DUES-TOWER	4767.41	0.00	4767.41		68696.11	41292.00	27404.11	
7550 MISCELLANEOUS EXPENSE	0.00	0.00	0.00		6.00	0.00	6.00	
7556 APT MAINTENANCE FEE	1371.10	0.00	1371.10		16332.27	0.00	16332.27	
7710 REAL PROPERTY TAX	0.00	0.00	0.00		1054.72	0.00	1054.72	
7720 STATE GENERAL EXCISE TAX	0.00	25.00	-25.00		2638.89	300.00	2338.89	
TOTAL OTHER EXPENSES	57717.45	44049.78	13667.67	131.0	394212.69	296228.36	97984.33	133.1
TOTAL OPERATING EXPENSES	417527.86	338810.16	78717.70	123.2	4205176.33	3942116.96	263059.37	106.7
OPERATING SURPLUS/OEFICIT	17926.75	30737.19	-12810.44	58.3	601370.46	504583.24	96787.22	119.2
CAPITAL IMPR AND MAJOR REP & REPL:								
8500 MAJOR REPAIRS & REPLACEMENTS	-128.24	0.00	-128.24		6766.95	0.00	6766.95	
8536 ELEVATOR	0.00	0.00	0.00		0.00	25000.00	-25000.00	
8621 MAJOR REPR & REPL	0.00	0.00	0.00		8214.66	21630.00	-13415.34	
TOTAL CAPITAL IMPR AND MAJOR	-128.24	0.00	-128.24	0.0	14981.61	46630.00	-31648.39	32.1

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**COLLECTION-CONSOLIDATED
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 HAWAIIANA MANAGEMENT COMPANY, LTD.

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BLD ACCT 2392 DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---
TOTAL CASH DISBURSEMENTS	417399.62	338810.16	78589.46	123.2	4220157.94	3988746.96	231410.98	105.8
CHANGE IN SECURITY DEPOSITS	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.00
CHANGE TO TOTAL CASH & RESERVE	18054.99	30737.19	-12682.20	58.7	586388.85	457953.24	128435.61	128.05

----- PREPARED FOR -----
 600 ALA MOANA BLVD
 HONOLULU HI 96813
 ACCT. NO: 2392
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**COLLECTION-CONSOLIDATED
 CASH REPORT
 AS OF 12/31/2018**

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.
 ACCOUNTANT: MILDRED CABAUATAN
 DATE PRINTED: 1/16/2019

BLD NUM: 2392

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000 CHECKING ACCOUNT *				633,836.59	-29,282.47	604,554.12
1007 DEBIT CARD - CPB #8900497702				5,000.00	0.00	5,000.00
TOTAL OPERATIONS				<u>638,836.59</u>	<u>-29,282.47</u>	<u>609,554.12</u>
RESERVES						
1690 BANK OF THE ORIENT				241,754.10	71.87	241,825.97
1765 FINANCE FACTORS				215,997.52	217.85	216,215.37
1775 FIRST HAWAIIAN BANK				10,008.18	12.39	10,020.57
1840 HOMESTREET BANK				243,151.21	205.48	243,356.69
1900 FIRST FOUNDATION BANK				552,445.69	46,271.06	598,716.75
1965 TERRITORIAL SAVINGS BANK				245,000.00	558.81	245,558.81
TOTAL RESERVES				<u>1,508,356.70</u>	<u>47,337.46</u>	<u>1,555,694.16</u>
UNCONTROLLED DEPOSITS (HELD BY OTHERS)						
2290 DUE TO/FROM				0.00	5,752.34	5,752.34
2291 DUE TO/FROM				0.00	-5,752.34	-5,752.34
TOTAL UNCONTROLLED DEPOSITS				<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>2,147,193.29</u>	<u>18,054.99</u>	<u>2,165,248.28</u>

* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 1,578,859.43

THE COLLECTION -
A5 SHOWN IN THE CONSOLIDATED FINANCIAL STMT

GL ACCT	CONSOLIDATED FS	COMMON	TOWER	MIDRISE	COMMERCIAL	DESCRIPTION
Association Dues - GL 5215						
	\$ 5,526.74	\$ 5,526.74				2017 Receipts Payment by Commercial & Townhomes. Note: posted to Common as Common shouldered the expense in 2017
	\$ 1,043.94	\$ 1,043.94				2017 Receipts Payment by Townhomes. Note: posted to Common as Common shouldered the expense in 2017
	\$ (19,473.33)		\$ (17,950.53)	\$ (1,522.80)		Master Association Dues charged to Owners in 2017 and refunded this November and Dec2018
	\$ 5,326.20				\$ 5,326.20	Master Assoc Dues Payment - Jan to Oct2018 Comm'l 1,2 ,3 5
	\$ 3,259.66				\$ 3,259.66	Master Assoc Dues Payment - Jan to Oct2018 Comm'l #4
	\$ 1,060.99				\$ 1,060.99	Master Assoc Dues Payment - Nov & Dec2018 Comm'l 1,2 ,3 6
TOTAL	(3,255.80)	6,570.68	(17,950.53)	(1,522.80)	9,646.85	

Master Assoc Dues - GL 7520						
	\$ 1,043.98	\$ 1,043.98				2018 Payment by Townhomes at the Collection
	\$ 349.80	\$ 349.80				2018 Payment in favor of Commercial#4 that has not been paid in Dec. Paid 01/16/2019
	\$ 50,748.40		\$ 50,748.40			2018 Jan to Dec Master Assoc Dues Payment
	\$ 6,902.81			\$ 6,902.81		2018 Jan to Dec Master Assoc Dues Payment
	\$ 3,259.66				\$ 3,259.66	2018 Jan to Dec Master Assoc Dues Payment- Comm'l #4
	\$ 6,391.46				\$ 6,391.46	2018 Jan to Dec Master Assoc Dues Payment - Comm'l 1, 2, 3 & 5
TOTAL	68,696.11	1,393.78	50,748.40	6,902.81	9,651.12	