



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

INCOME

We have received

- \$12,383.06 more than budgeted for **MAINTENANCE FEES - COMMON**
- \$8,044.26 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**
- \$28,282.55 more than budgeted for **ELECTRICITY REIMB - TOWER**
- \$1,306.94 more than budgeted for **ELECTRICITY REIMB - MIDRISE**
- \$397.45 more than budgeted for **ELECTRICITY REIMB - CHARGPOINT**
- \$11,715.54 more than budgeted for **ASSOCIATION DUES**
- \$642.14 more than budgeted for **INVESTMENTS**
- \$1.31 less than budgeted for **CHECKING**
- \$99.98 less than budgeted for **LATE CHARGES**
- \$20.00 less than budgeted for **OTHER TAXABLE RECPTS**
- \$420.00 less than budgeted for **OTH TAX RCPTS- KEYS**
- \$110.00 less than budgeted for **FINES**
- \$200.00 more than budgeted for **LOCKOUT FEES**
- \$4,211.53 less than budgeted for **OTH NON-TAX RCPTS - ONCALL**

TOTAL RECEIPTS for the month: **\$414,934.91 (\$45,387.56 more than budgeted)**

EXPENSES

- **Utilities:** we spent \$176,246.95, which is \$39,941.44 more than budgeted
- **Contracts:** we spent \$40,492.38, which is \$2,447.15 more than budgeted
- **Building Maintenance:** we spent \$9,107.60, which is \$633.40 less than budgeted
- **Professional Services:** we spent \$13,945.63, which is \$3,622.42 more than budgeted
- **Payroll and Benefits:** we spent \$99,927.21, which is \$7,643.30 less than budgeted
- **Other Expenses:** we spent \$14,064.75, which is \$8,871.97 more than budgeted

Overall, we were \$46,606.28 over budget on regularly budgeted items with no capital expense items.

The significant variances are listed on the attached report

TOTAL EXPENDITURES for the month: \$353,784.52

Compared to the budgeted expenses: \$307,178.24

There is a net operating **surplus** of \$61,150.39

At month end the **OPERATIONS ACCOUNTS** balance is \$943,342.45 and the **RESERVES** balance is \$1,206,874.71 with a **TOTAL CASH AND RESERVES** at \$2,150,217.16.

2018 Year-to- Date Summary

INCOME

We have received

- \$351,646.14, which is 100.9% of budgeted **MAINTENANCE FEES - COMMON**
 - \$2,755,246.59, which is 100.0% of budgeted **MAINTENANCE FEES - TOWER**
 - \$178,671.84, which is 100.1% of budgeted **MAINTENANCE FEES - MIDRISE**
 - \$23,294.50, which is 100.0% of budgeted **MAINTENANCE FEES - COMMERCIAL**
- \$3,995,939.68, in total revenues = 107.8% of budget

EXPENSES

Year-To-Date, we are \$152,645.34 over budget on regularly budgeted items.

Capital expenditures Year-To-Date: \$15,109.85.

TOTAL EXPENDITURES to date: \$3,424,581.95 including Capital Expenses

Year-To-Date we have a **NET OPERATING surplus** of \$586,467.58.

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

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**COLLECTION-CONSOLIDATED
 STATEMENT OF RECEIPTS AND DISBURSEMENTS
 FOR PERIOD ENDED 10/31/2018**

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

DATE PRINTED: 11/14/2018

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	47207.22	34824.16	12383.06		351646.14	348241.60	3404.54		
5102 MAINTENANCE FEE-TOWER	267399.40	275443.66	-8044.26		2755246.59	2754436.60	809.99		
5103 MAINTENANCE FEE-MIDRISE	17229.94	17843.52	-613.58		178671.84	178435.20	236.64		
5104 MAINTENANCE FEE-COMMERCIAL	2329.45	2329.44	0.01		23294.50	23294.40	0.10		
5181 ELECTRICITY REIMB-TOWER	53408.55	25126.00	28282.55		470760.06	251260.00	219500.06		
5182 ELECTRICITY REIMB-MIDRISE	4197.94	2891.00	1306.94		37600.91	28910.00	8690.91		
5184 ELECTRICITY REIMB-CHRGPOINT	477.45	80.00	397.45		3624.26	800.00	2824.26		
5210 OTHER NON-TAX RCPTS-HO6 REIN	-406.00	0.00	-406.00		14182.39	0.00	14182.39		
5215 ASSOCIATION DUES	15156.54	3441.00	11715.54		15091.78	34410.00	-19318.22		
5218 INSURANCE SETTLEMENT	0.00	0.00	0.00		48401.98	0.00	48401.98		
5270 INTEREST FROM INVESTMENTS	747.14	105.00	642.14		5668.65	1050.00	4618.65		
5290 INTEREST FROM CHECKING	43.69	45.00	-1.31		401.81	450.00	-48.19		
5330 LAUNDRY INCOME	0.00	0.00	0.00		190.00	0.00	190.00		
5350 PARKING FEES	0.00	0.00	0.00		10.00	0.00	10.00		
5360 LATE CHARGES	55.02	155.00	-99.98		1626.99	1550.00	76.99		
5361 INTEREST CHARGES	0.00	0.00	0.00		20.36	0.00	20.36		
5370 OTHER TAXABLE RECEIPTS	0.00	20.00	-20.00		1382.49	200.00	1182.49		
5375 OTH TAX RCPTS-KEYS	830.00	1250.00	-420.00		9710.00	12500.00	-2790.00		
5378 FINES	0.00	110.00	-110.00		1750.00	1100.00	650.00		
5384 BIKE & SURF FEES	100.00	0.00	100.00		6100.00	8448.00	-2348.00		
5385 LOCKOUT FEES	500.00	300.00	200.00		6150.00	3000.00	3150.00		
5452 INCOME-PET	75.00	0.00	75.00		3300.00	3684.00	-384.00		
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		24905.02	0.00	24905.02		
5751 OTH NON-TAX RCPTS-ONCALL RE:	1372.04	5583.57	-4211.53		13720.40	55835.70	-42115.30		
5752 OTH NON-TAX RCPTS-SECURITY :	1953.42	0.00	1953.42		19534.20	0.00	19534.20		
5753 UNIT SVCS & REPAIRS	0.00	0.00	0.00		100.00	0.00	100.00		
TOTAL CASH RECEIPTS	414934.91	369547.35	45387.56	112.3	3995939.68	3707605.50	288334.18	107.8	
UTILITIES:									
6010 ELECTRICITY	47895.22	61227.00	-13331.78		428017.31	612270.00	-184252.69		
6011 ELECTRICITY-PARKING	0.00	580.00	-580.00		0.00	5800.00	-5800.00		
6012 ELEC REIMB EXP-TOWER	61498.19	10471.00	51027.19		491442.20	104710.00	386732.20		

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

**COLLECTION-CONSOLIDATED
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 FOR PERIOD ENDED 10/31/2018**

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

PAGE: 2

DATE PRINTED: 11/14/2018

BLD ACCT 2392		CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
DESCRIPTION	ACTUAL	BUDGET	VAR.	BUD%	ACTUAL	BUDGET	VAR.	BUD%		
6013 ELEC REIMB EXP-MIDRISE	4556.06	1004.00	3552.06		38402.26	10040.00	28362.26			
6020 TELEVISION	22310.38	21323.51	986.87		223103.80	213235.10	9868.70			
6030 WATER	8778.15	11330.00	-2551.85		93948.02	113300.00	-19351.98			
6040 SEWER	28394.89	28160.00	234.89		257232.54	281600.00	-24367.46			
6050 GAS	1709.45	350.00	1359.45		20780.95	3500.00	17280.95			
6060 TELEPHONE	1104.61	1860.00	-755.39		11213.98	18600.00	-7386.02			
TOTAL UTILITIES	176246.95	136305.51	39941.44	129.3	1564141.06	1363055.10	201085.96	114.8		
CONTRACTS:										
6210 CONTRACT-AIR CONDITIONING	0.00	0.00	0.00		0.00	1812.00	-1812.00			
6222 CONTRACT-CLNG SVCS-JANITORI/	2258.11	2258.11	0.00		22581.10	22581.10	0.00			
6223 CONTRACT-CLNG SVCS-WINDOWS	0.00	14130.00	-14130.00		38073.28	56520.00	-18446.72			
6230 CONTRACT-ELEVATOR	986.92	3881.94	-2895.02		12204.31	38819.40	-26615.09			
6241 CONTRACT-GROUNDS	2848.17	2848.00	0.17		28549.76	28480.00	69.76			
6242 CONTRACT-TREES	863.87	83.00	780.87		1570.68	830.00	740.68			
6280 CONTRACT-PEST CONTROL	1099.46	1099.00	0.46		10952.72	10990.00	-37.28			
6290 NON AC PUMP & VENTILATION	0.00	267.00	-267.00		0.00	2670.00	-2670.00			
6300 CONTRACT-REFUSE	1028.42	4800.00	-3771.58		56173.46	48000.00	8173.46			
6311 SECURITY EQUIPMENT	0.00	4608.00	-4608.00		0.00	5244.00	-5244.00			
6312 SECURITY SERVICES	1953.42	1953.42	0.00		19534.20	19534.20	0.00			
6321 FIRE SYSTEM-GENERAL	28081.97	0.00	28081.97		31287.65	22596.00	8691.65			
6340 SUBMETERING	0.00	312.72	-312.72		30455.34	3127.20	27328.14			
6371 CONTRACT OTHER-GENERAL	1372.04	1372.04	0.00		13720.40	13720.40	0.00			
6373 CONTRACT-BACKFLOW TEST SEWEI	0.00	432.00	-432.00		1360.24	3516.00	-2155.76			
TOTAL CONTRACTS	40492.38	38045.23	2447.15	106.4	266463.14	278440.30	-11977.16	95.7		
BUILDING MAINTENANCE:										
6500 BUILDING MAINTENANCE	3832.09	1900.00	1932.09		33448.38	19000.00	14448.38			
6523 CLEANING SERVICE-WINDOWS	0.00	81.00	-81.00		0.00	810.00	-810.00			
6530 CLEANING SUPPLIES	1640.50	2255.00	-614.50		18393.18	22550.00	-4156.82			
6540 ELEVATOR	0.00	250.00	-250.00		2195.50	2500.00	-304.50			
6543 ELEVATOR-OTHER	0.00	200.00	-200.00		2966.35	2000.00	966.35			
6551 GROUNDS-LANDSCAPING	0.00	225.00	-225.00		0.00	900.00	-900.00			

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

PAGE: 3

DATE PRINTED: 11/14/2018

BLD ACCT 2392 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---	
6558 GRDNDS	0.00	10.00	-10.00		0.00	100.00	-100.00		
6560 ELECTRICAL	0.00	35.00	-35.00		0.00	350.00	-350.00		
6570 PLUMBING	0.00	130.00	-130.00		2170.88	1300.00	870.88		
6580 PODL	518.32	750.00	-231.68		9798.72	7500.00	2298.72		
6582 PODL SUPPLIES	610.65	90.00	520.65		2813.34	900.00	1913.34		
6590 PAINT	646.86	1900.00	-1253.14		2098.73	19000.00	-16901.27		
6630 SECURITY EQUIPMENT	392.67	460.00	-67.33		5219.38	4600.00	619.38		
6660 FIRE SYSTEMS	0.00	280.00	-280.00		0.00	2800.00	-2800.00		
6690 MISCL REPAIRS & PURCHASES	1466.51	1145.00	321.51		33340.78	9380.00	23960.78		
6700 BLDG MAINT-OTHER	0.00	30.00	-30.00		0.00	300.00	-300.00		
TOTAL BUILDING MAINTENANCE	9107.60	9741.00	-633.40	93.5	112445.24	93990.00	18455.24	119.6	
PROFESSIONAL SERVICES:									
6810 HMC ADMIN EXPENSE	3009.59	2500.00	509.59		38907.23	25000.00	13907.23		
6812 ASSOCIATION ADMIN EXPENSE	3200.71	1240.00	1960.71		16765.89	12400.00	4365.89		
6840 EDUCATION EXPENSE	60.00	20.00	40.00		120.00	200.00	-80.00		
6850 MANAGEMENT SERVICES	4896.54	4896.54	0.00		48965.40	48965.40	0.00		
6870 AUDIT/PUBLIC ACCOUNTING	0.00	0.00	0.00		12565.44	12565.44	0.00		
6880 LEGAL FEES	2778.79	1666.67	1112.12		21667.97	16666.70	5001.27		
6910 PROF & ADMIN SVS-OTHER	0.00	0.00	0.00		716.23	0.00	716.23		
TOTAL PROFESSIONAL SERVICES	13945.63	10323.21	3622.42	135.1	139708.16	115797.54	23910.62	120.6	
PAYROLL AND BENEFITS:									
7010 PAYROLL-MANAGER	7384.62	7753.85	-369.23		81230.82	84923.11	-3692.29		
7011 PAYROLL-OPERATIONS SUPERVISOR	3933.00	3932.80	0.20		43263.00	43260.80	2.20		
7020 PAYROLL-MAINTENANCE	15739.56	16924.91	-1185.35		168555.01	184543.92	-15988.91		
7030 PAYROLL-HOUSEKEEPING	12272.31	16494.98	-4222.67		155528.66	180829.54	-25300.88		
7050 PAYROLL-SECURITY	28073.22	37899.89	-9826.67		317320.13	415474.09	-98153.96		
7060 PAYROLL-OFFICE	3461.54	4223.00	-761.46		40441.11	45223.00	-4781.89		
7070 WORKERS COMPENSATION	10267.00	0.00	10267.00		38076.00	36780.00	1296.00		
7080 TDI	921.94	275.00	646.94		3559.05	2750.00	809.05		
7090 HEALTH CARE	11320.30	13000.00	-1679.70		112395.28	130000.00	-17604.72		
7100 PAYROLL TAXES	6244.45	6857.75	-613.30		80389.26	77547.26	2842.00		

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

PAGE: 4

DATE PRINTED: 11/14/2018

BLD ACCT 2392 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
7140 PAYROLL PREPARATION	309.27	0.00	309.27		3204.73	0.00	3204.73		
7170 UNIFORMS	0.00	208.33	-208.33		1260.33	2083.30	-822.97		
TOTAL PAYROLL AND BENEFITS	99927.21	107570.51	-7643.30	92.9	1045223.38	1203415.02	-158191.64	86.9	
OTHER EXPENSES:									
7310 INSURANCE-PROPERTY	0.00	0.00	0.00		143887.53	96861.00	47026.53		
7315 INSURANCE-LIABILITY	0.00	0.00	0.00		10636.00	7980.00	2656.00		
7330 INSURANCE-FIDELITY	0.00	0.00	0.00		300.00	228.00	72.00		
7340 INSURANCE-UMBRELLA	0.00	0.00	0.00		0.00	3840.00	-3840.00		
7510 LOANS	5168.00	5167.78	0.22		51680.00	51677.80	2.20		
7520 MASTER ASSOC DUES-TOWER	7170.37	0.00	7170.37		57672.52	41292.00	16380.52		
7550 MISCELLANEOUS EXPENSE	6.00	0.00	6.00		6.00	0.00	6.00		
7556 APT MAINTENANCE FEE	1345.71	0.00	1345.71		13615.46	0.00	13615.46		
7710 REAL PROPERTY TAX	0.00	0.00	0.00		1054.72	0.00	1054.72		
7720 STATE GENERAL EXCISE TAX	374.67	25.00	349.67		2638.89	250.00	2388.89		
TOTAL OTHER EXPENSES	14064.75	5192.78	8871.97	270.9	281491.12	202128.80	79362.32	139.3	
TOTAL OPERATING EXPENSES	353784.52	307178.24	46606.28	115.2	3409472.10	3256826.76	152645.34	104.7	
OPERATING SURPLUS/DEFICIT	61150.39	62369.11	-1218.72	98.0	586467.58	450778.74	135688.84	130.1	
CAPITAL IMPR AND MAJOR REP & REPL:									
8500 MAJOR REPAIRS & REPLACEMENT:	0.00	0.00	0.00		6895.19	0.00	6895.19		
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	0.00	0.00	0.00	0.0	15109.85	46630.00	-31520.15	32.4	
TOTAL CASH DISBURSEMENTS	353784.52	307178.24	46606.28	115.2	3424581.95	3303456.76	121125.19	103.7	
CHANGE IN SECURITY DEPOSITS	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.00	

----- PREPARED FOR -----
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COLLECTION-CONSOLIDATED
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 10/31/2018

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

DATE PRINTED: 11/14/2018

BLD ACCT 2392 DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---
CHANGE TO TOTAL CASH & RESERVE	<u>61150.39</u>	<u>62369.11</u>	<u>-1218.72</u>	<u>98.0</u>	<u>571357.73</u>	<u>404148.74</u>	<u>167208.99</u>	<u>141.37</u>

NOT FOR REAL ESTATE/RESALE PURCHASES

----- PREPARED FOR -----
 600 ALA MOANA BLVD
 HONOLULU HI 96813
 ACCT. NO: 2392
 PAGE: 1

**COLLECTION-CONSOLIDATED
 CASH REPORT
 AS OF 10/31/2018**

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.
 ACCOUNTANT: MILDRED CABAUATAN
 DATE PRINTED: 11/14/2018

BLD NUM: 2392

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
<u>OPERATIONS</u>						
1000 CHECKING ACCOUNT *				923,650.20	14,692.25	938,342.45
1007 DEBIT CARD - CPB #8900497702				5,000.00	0.00	5,000.00
TOTAL OPERATIONS				<u>928,650.20</u>	<u>14,692.25</u>	<u>943,342.45</u>
<u>RESERVES</u>						
1690 BANK OF THE ORIENT				241,608.09	76.47	241,684.56
1765 FINANCE FACTORS				215,997.52	0.00	215,997.52
1840 HOMESTREET BANK				242,747.38	205.14	242,952.52
1900 FIRST FOUNDATION BANK				460,063.58	46,176.53	506,240.11
TOTAL RESERVES				<u>1,160,416.57</u>	<u>46,458.14</u>	<u>1,206,874.71</u>
<u>UNCONTROLLED DEPOSITS (HELD BY OTHERS)</u>						
2290 DUE TO/FROM				-46.13	48,088.81	48,042.68
2291 DUE TO/FROM				46.13	-48,088.81	-48,042.68
TOTAL UNCONTROLLED DEPOSITS				<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>2,089,066.77</u>	<u>61,150.39</u>	<u>2,150,217.16</u>

* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

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