



**TREASURER'S REPORT
THE COLLECTION - MIDRISE
AUGUST 2021**

INCOME

We have received

- \$217.94 less than budgeted for **MAINTENANCE FEES**
- \$486.34 less than budgeted for **RESERVE FEES**
- \$328.52 less than budgeted for **ELECTRICITY REIMBURSEMENT**

TOTAL RECEIPTS for the month: **\$35,940.82 (\$740.21 less than budgeted)**

EXPENSES

- **Utilities:** we spent \$16,594.37, which is \$3,644.53 less than budgeted
- **Contracts:** we spent \$4,565.76, which is \$976.24 less than budgeted
- **Building Maintenance:** we spent \$25.07, which is \$258.26 less than budgeted
- **Professional Services:** we spent \$0, which is \$0 less than budgeted
- **Other Expenses:** we spent \$492.62, which is \$0.00 less than budgeted

Overall, we were \$4,879.03 under budget on regularly budgeted items with no capital expense items.

The significant variances are listed on the attached report

TOTAL EXPENDITURES for the month: \$21,677.82

Compared to the budgeted expenses: \$26,556.83

There is a net operating **surplus** of \$14,263.00

At month end the **OPERATIONS ACCOUNTS** balance is \$61,489.21 and the **RESERVES** balance is \$65,078.01 a **TOTAL CASH AND RESERVES** at \$126,567.22

2021 Year-to- Date Summary

INCOME

We have received

- \$195,759.55, which 100.4% of budgeted **MAINTENANCE FEES**
- \$290,558.37 in total revenues = 97.8% of budget

EXPENSES

Year-To-Date, we are \$28,514.00 under budget on regularly budgeted items.
Capital expenditures Year-To-Date: \$0.

TOTAL EXPENDITURES to date: \$201,432.52 including Capital Expenses
Year-To-Date we have a **NET OPERATING surplus** of \$89,125.85.



MEMORANDUM

TO: Board of Directors - **COLLECTION-MIDRISE (LOFTS)**
 FROM: DEBI BALMILERO - Management Executive
 DATE: September 14, 2021
 RE: Financial Report for **August, 2021** CREATE DATE: 9/14/2021 6:22:53PM

Significant variances \$100 over the budgeted amounts are as follows:

| ACCT. DESCRIPTION | ACTUAL | BUDGET | VARIANCE | YTD ACTUAL | YTD BUDGET | YTD VAR. |
|--|-------------|-------------|---------------------|-------------|-------------|--------------|
| EXPENSE | | | | | | |
| 6010 <u>ELECTRICITY-MIDRISE</u> | \$13,660.72 | \$11,900.00 | \$1,760.72 | \$87,977.28 | \$95,200.00 | (\$7,222.72) |
| 6222 <u>CONTRACT-CLNG</u> <u>SVCS-HSEKPNG</u> | \$1,100.32 | \$960.00 | \$140.32 | \$7,140.74 | \$7,680.00 | (\$539.26) |
| Total Cash And Reserve: | | | \$126,567.22 | | | |

Should you have any questions, please contact the Association Treasurer or me:

Management Executive: **DEBI BALMILERO**
 Phone: **(808) 593-6378**

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

ACCT. NO: 2390
 PAGE: 1

COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 08/31/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 09/14/2021

| BLD ACCT: 2390 DESCRIPTION | CURRENT MONTH | | | | YEAR TO DATE | | | | FISCAL BEG: 1 |
|------------------------------------|-----------------|-----------------|-----------------|-------------|------------------|------------------|------------------|-------------|---------------|
| | ---ACTUAL--- | ---BUDGET--- | ---VAR.--- | -BUD%-- | ---ACTUAL--- | ---BUDGET--- | ---VAR.--- | --BUD%-- | |
| CASH RECEIPTS: | | | | | | | | | |
| 5103 MAINTENANCE FEE-MIDRISE | 24163.09 | 24381.03 | -217.94 | 99.1 | 195759.55 | 195048.24 | 711.31 | 100.4 | |
| 5105 MAINTENANCE FEES-RESERVE | 7513.66 | 8000.00 | -486.34 | | 64001.28 | 64000.00 | 1.28 | | |
| 5182 ELECTRICITY REIMB-MIDRISE | 3971.48 | 4300.00 | -328.52 | | 26629.37 | 34400.00 | -7770.63 | | |
| 5210 OTHER NON-TAX RCPTS-H06 REIMB | 0.00 | 0.00 | 0.00 | | 2250.00 | 2256.00 | -6.00 | | |
| 5270 INTEREST FROM INVESTMENTS | 15.73 | 0.00 | 15.73 | | 78.01 | 0.00 | 78.01 | | |
| 5290 INTEREST FROM CHECKING | 1.86 | 0.00 | 1.86 | | 12.25 | 0.00 | 12.25 | | |
| 5330 LAUNDRY INCOME | 0.00 | 0.00 | 0.00 | | 91.00 | 0.00 | 91.00 | | |
| 5360 LATE CHARGES | 0.00 | 0.00 | 0.00 | | 47.64 | 0.00 | 47.64 | | |
| 5361 INTEREST CHARGES | 0.00 | 0.00 | 0.00 | | 11.64 | 0.00 | 11.64 | | |
| 5375 OTH TAX RCPTS-KEYS | 150.00 | 0.00 | 150.00 | | 400.00 | 0.00 | 400.00 | | |
| 5378 FINES | 0.00 | 0.00 | 0.00 | | 75.00 | 0.00 | 75.00 | | |
| 5384 BIKE & SURF FEES | 0.00 | 0.00 | 0.00 | | 189.15 | 499.92 | -310.77 | | |
| 5385 LOCKOUT FEES | 50.00 | 0.00 | 50.00 | | 250.00 | 0.00 | 250.00 | | |
| 5452 INCOME-PET | 75.00 | 0.00 | 75.00 | | 375.00 | 750.00 | -375.00 | | |
| 5753 UNIT SVCS & REPAIRS | 0.00 | 0.00 | 0.00 | | 388.48 | 0.00 | 388.48 | | |
| TOTAL CASH RECEIPTS | 35940.82 | 36681.03 | -740.21 | 98.0 | 290558.37 | 296954.16 | -6395.79 | 97.8 | |
| UTILITIES: | | | | | | | | | |
| 6010 ELECTRICITY-MIDRISE | 13660.72 | 11900.00 | 1760.72 | | 87977.28 | 95200.00 | -7222.72 | | |
| 6020 TELEVISION | 2933.65 | 2950.00 | -16.35 | | 23307.20 | 23600.00 | -292.80 | | |
| 6030 WATER | 0.00 | 1023.00 | -1023.00 | | 5602.24 | 7626.00 | -2023.76 | | |
| 6040 SEWER | 0.00 | 4365.90 | -4365.90 | | 27997.60 | 32542.92 | -4545.32 | | |
| TOTAL UTILITIES | 16594.37 | 20238.90 | -3644.53 | 82.0 | 144884.32 | 158968.92 | -14084.60 | 91.1 | |
| CONTRACTS: | | | | | | | | | |
| 6210 CONTRACT-AIR CONDITIONING | 575.43 | 500.00 | 75.43 | | 5071.01 | 4000.00 | 1071.01 | | |
| 6222 CONTRACT-CLNG SVCS-HSEKPNG | 1100.32 | 960.00 | 140.32 | | 7140.74 | 7680.00 | -539.26 | | |
| 6223 CONTRACT-CLNG SVCS-WINDOWS | 0.00 | 0.00 | 0.00 | | 1109.95 | 2600.00 | -1490.05 | | |
| 6230 CONTRACT-ELEVATOR | 1194.36 | 1800.00 | -605.64 | | 10975.34 | 14400.00 | -3424.66 | | |
| 6252 CONTRACT-GENERATORS | 0.00 | 0.00 | 0.00 | | 440.28 | 400.00 | 40.28 | | |
| 6280 CONTRACT-PEST CONTROL | 183.24 | 190.00 | -6.76 | | 1493.40 | 1520.00 | -26.60 | | |
| 6300 CONTRACT-REFUSE | 693.22 | 600.00 | 93.22 | | 5493.40 | 4800.00 | 693.40 | | |
| 6312 SECURITY SERVICES | 697.16 | 920.00 | -222.84 | | 4441.78 | 7360.00 | -2918.22 | | |

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

ACCT. NO: 2390
 PAGE: 2

COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 08/31/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 09/14/2021

| BLD ACCT: 2390 | | CURRENT MONTH | | | | YEAR TO DATE | | | | FISCAL BEG: 1 |
|------------------------------------|-----------------|-----------------|-----------------|--------------|------------------|------------------|------------------|-------------|--|---------------|
| DESCRIPTION | ---ACTUAL--- | ---BUDGET--- | ---VAR.--- | -BUD%- | ---ACTUAL--- | ---BUDGET--- | ---VAR.--- | ---BUD%- | | |
| 6321 FIRE SYSTEM-GENERAL | 0.00 | 0.00 | 0.00 | | 1611.71 | 0.00 | 1611.71 | | | |
| 6330 CONTRACT-ROOF | 0.00 | 0.00 | 0.00 | | 0.00 | 1000.00 | -1000.00 | | | |
| 6340 SUBMETERING | 0.00 | 417.00 | -417.00 | | 6900.94 | 3336.00 | 3564.94 | | | |
| 6371 CONTRACT OTHER-MAINTENANCE | 122.03 | 155.00 | -32.97 | | 759.68 | 1240.00 | -480.32 | | | |
| 6373 CONTRACT-BACKFLOW TEST SEWER | 0.00 | 0.00 | 0.00 | | 160.21 | 180.00 | -19.79 | | | |
| 6377 FITNESS EQUIP MTCE | 0.00 | 0.00 | 0.00 | | 157.08 | 156.00 | 1.08 | | | |
| 6379 CONTRACT-GATE | 0.00 | 0.00 | 0.00 | | 471.20 | 708.00 | -236.80 | | | |
| TOTAL CONTRACTS | 4565.76 | 5542.00 | -976.24 | 82.4 | 46226.72 | 49380.00 | -3153.28 | 93.6 | | |
| BUILDING MAINTENANCE: | | | | | | | | | | |
| 6500 BUILDING MAINTENANCE | 0.00 | 0.00 | 0.00 | | 33.42 | 1200.00 | -1166.58 | | | |
| 6530 CLEANING SUPPLIES | 25.07 | 150.00 | -124.93 | | 625.25 | 1200.00 | -574.75 | | | |
| 6560 ELECTRICAL | 0.00 | 0.00 | 0.00 | | 67.22 | 45.00 | 22.22 | | | |
| 6570 PLUMBING | 0.00 | 0.00 | 0.00 | | 388.48 | 0.00 | 388.48 | | | |
| 6590 PAINT | 0.00 | 0.00 | 0.00 | | 0.00 | 45.00 | -45.00 | | | |
| 6630 SECURITY EQUIPMENT | 0.00 | 0.00 | 0.00 | | 0.00 | 700.00 | -700.00 | | | |
| 6690 MISCL REPAIRS & PURCHASES | 0.00 | 133.33 | -133.33 | | 1877.85 | 1066.64 | 811.21 | | | |
| TOTAL BUILDING MAINTENANCE | 25.07 | 283.33 | -258.26 | 8.8 | 2992.22 | 4256.64 | -1264.42 | 70.3 | | |
| PROFESSIONAL SERVICES: | | | | | | | | | | |
| 6880 LEGAL FEES | 0.00 | 0.00 | 0.00 | | 0.00 | 900.00 | -900.00 | | | |
| 6882 LEGAL FEES-COLLECTIONS | 0.00 | 0.00 | 0.00 | | 505.21 | 0.00 | 505.21 | | | |
| TOTAL PROFESSIONAL SERVICES | 0.00 | 0.00 | 0.00 | 0.0 | 505.21 | 900.00 | -394.79 | 56.1 | | |
| OTHER EXPENSES: | | | | | | | | | | |
| 7300 INSURANCE | 0.00 | 0.00 | 0.00 | | 2250.00 | 0.00 | 2250.00 | | | |
| 7335 INSURANCE-ART DEDUCTIBLE | 0.00 | 0.00 | 0.00 | | 0.00 | 10000.00 | -10000.00 | | | |
| 7356 INSURANCE-OTHER | 0.00 | 0.00 | 0.00 | | 0.00 | 2500.00 | -2500.00 | | | |
| 7520 MASTER ASSOCIATION DUES | 492.62 | 492.62 | 0.00 | | 4130.05 | 3940.96 | 189.09 | | | |
| 7564 MISC-CONDO REGISTRATION | 0.00 | 0.00 | 0.00 | | 444.00 | 0.00 | 444.00 | | | |
| TOTAL OTHER EXPENSES | 492.62 | 492.62 | 0.00 | 100.0 | 6824.05 | 16440.96 | -9616.91 | 41.5 | | |
| TOTAL OPERATING EXPENSES | 21677.82 | 26556.85 | -4879.03 | 81.6 | 201432.52 | 229946.52 | -28514.00 | 87.6 | | |

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 HONOLULU HI 96813

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COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 08/31/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 09/14/2021

| BLD ACCT: 2390 DESCRIPTION | CURRENT MONTH | | | | YEAR TO DATE | | | | FISCAL BEG: 1 |
|--------------------------------|---------------|--------------|------------|--------|--------------|--------------|------------|----------|---------------|
| | ---ACTUAL--- | ---BUDGET--- | ---VAR.--- | -BUD%- | ---ACTUAL--- | ---BUDGET--- | ---VAR.--- | --BUD%-- | |
| OPERATING SURPLUS/DEFICIT | 14263.00 | 10124.18 | 4138.82 | 140.9 | 89125.85 | 67007.64 | 22118.21 | 133.0 | |
| TOTAL CASH DISBURSEMENTS | 21677.82 | 26556.85 | -4879.03 | 81.6 | 201432.52 | 229946.52 | -28514.00 | 87.6 | |
| CHANGE IN SECURITY DEPOSITS | 0.00 | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 | |
| CHANGE TO TOTAL CASH & RESERVE | 14263.00 | 10124.18 | 4138.82 | | 89125.85 | 67007.64 | 22118.21 | | |

----- PREPARED FOR -----
 610 ALA MOANA BLVD
 HONOLULU HI 96813
 ACCT. NO: 2390
 PAGE: 1

**COLLECTION-MIDRISE (LOFTS)
 CASH REPORT
 AS OF 08/31/2021**

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.
 ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 9/14/2021

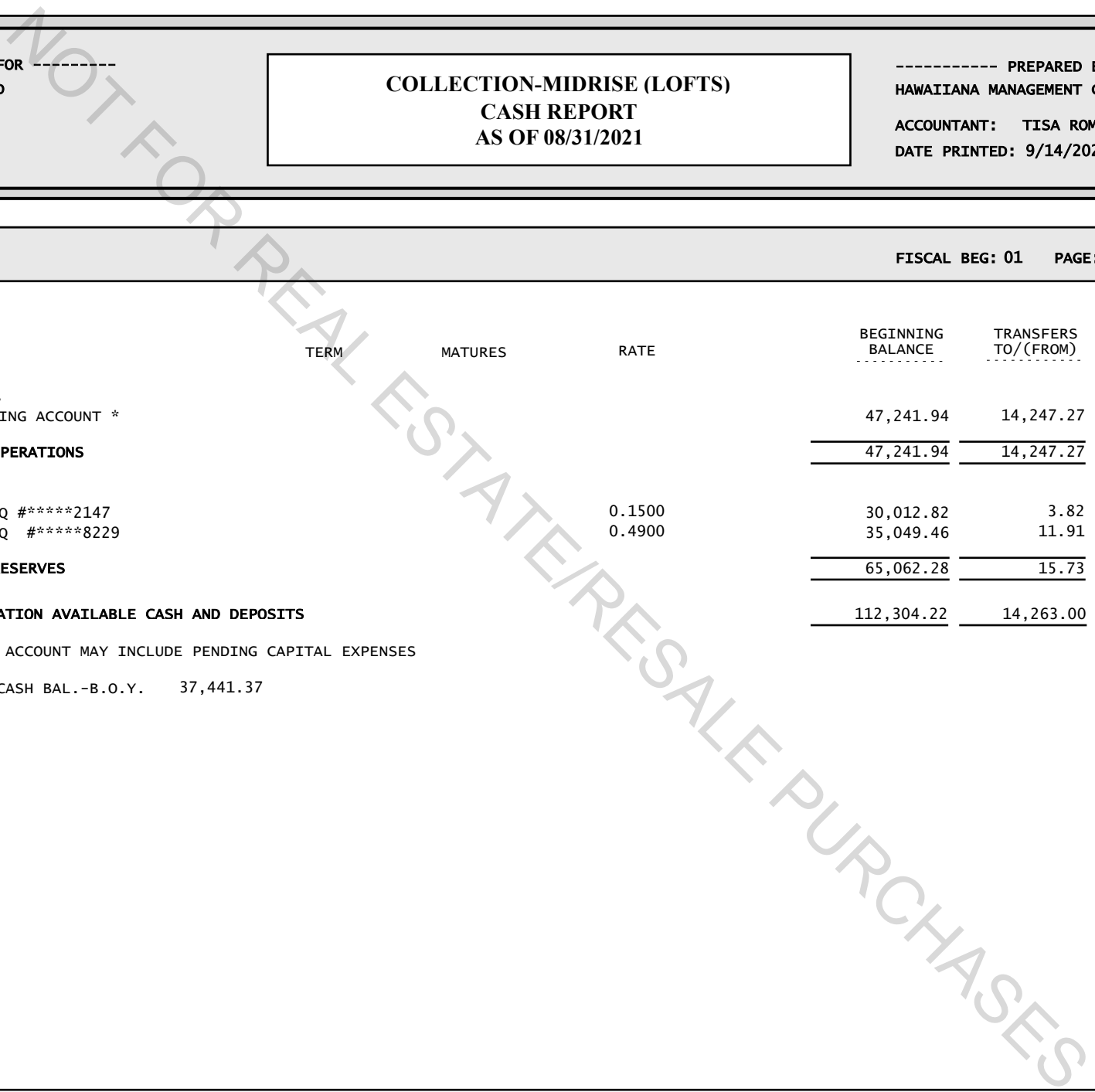
BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

| | TERM | MATURES | RATE | BEGINNING BALANCE | TRANSFERS TO/(FROM) | ENDING BALANCE |
|--|------|---------|--------|----------------------|------------------------|-------------------|
| OPERATIONS | | | | | | |
| 1000 CHECKING ACCOUNT * | | | | 47,241.94 | 14,247.27 | 61,489.21 |
| TOTAL OPERATIONS | | | | 47,241.94 | 14,247.27 | 61,489.21 |
| RESERVES | | | | | | |
| 1735 CIT LQ #*****2147 | | | 0.1500 | 30,012.82 | 3.82 | 30,016.64 |
| 1900 FFB LQ #*****8229 | | | 0.4900 | 35,049.46 | 11.91 | 35,061.37 |
| TOTAL RESERVES | | | | 65,062.28 | 15.73 | 65,078.01 |
| NET ASSOCIATION AVAILABLE CASH AND DEPOSITS | | | | 112,304.22 | 14,263.00 | 126,567.22 |

* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 37,441.37



----- PREPARED FOR -----
610 ALA MOANA BLVD
HONOLULU HI 96813
ACCT. NO: 2390
PAGE: 1

**COLLECTION-MIDRISE (LOFTS)
CASH BY INSTITUTION
AS OF 08/31/2021**

----- PREPARED BY -----
HAWAIIANA MANAGEMENT COMPANY, LTD.
ACCOUNTANT: TISA ROMANO
DATE PRINTED: 9/14/2021

BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

CENTRAL PACIFIC BANK
CIT BANK, N.A.
FIRST FOUNDATION BANK

TOTAL CASH

| BEGINNING BALANCE | TRANSFERS TO/(FROM) | ENDING BALANCE |
|----------------------|------------------------|-------------------|
| 47,241.94 | 14,247.27 | 61,489.21 |
| 30,012.82 | 3.82 | 30,016.64 |
| 35,049.46 | 11.91 | 35,061.37 |
| <u>112,304.22</u> | <u>14,263.00</u> | <u>126,567.22</u> |

NOT FOR REAL ESTATE/RESALE PURCHASES