



**TREASURER'S REPORT
THE COLLECTION - MIDRISE
DECEMBER 2019**

INCOME

We have received

- \$0.16 less than budgeted for **MAINTENANCE FEES**
- \$20.00 less than budgeted for **LATE CHARGES**
- \$165.00 more than budgeted for **OTHER TAXABLE RCPTS- KEYS**
- \$25.00 less than budgeted for **LOCKOUT FEES**

TOTAL RECEIPTS for the month: **\$27,191.65 (\$5,202.56 more than budgeted)**

EXPENSES

- **Utilities:** we spent \$19,339.24, which is \$5,968.32 more than budgeted
- **Contracts:** we spent \$6,568.57, which is \$1,383.10 more than budgeted
- **Building Maintenance:** we spent \$1,739.95, which is \$1,049.95 more than budgeted
- **Professional Services:** we spent \$0, which is \$0 more than budgeted
- **Payroll and Benefits:** we spent \$0, which is \$0 less than budgeted
- **Other Expenses:** we spent \$557.49, which is \$556.95 less than budgeted

Overall, we were \$7,844.42 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: \$28,205.25

Compared to the budgeted expenses: \$20,360.83

There is a net operating **deficit** of \$1,013.60

At month end the **OPERATIONS ACCOUNTS** balance is \$4,559.56 and the **RESERVES** balance is \$0 with a **TOTAL CASH AND RESERVES** at \$4,559.56.

2019 Year-to- Date Summary

INCOME

We have received

- \$260,106.67, which is 100.1% of budgeted **MAINTENANCE FEES**
- \$319,854.93 in total revenues = 121.2% of budget

EXPENSES

Year-To-Date, we are \$73,284.02 over budget on regularly budgeted items.
Capital expenditures Year-To-Date: \$0.

TOTAL EXPENDITURES to date: \$332,387.98 including Capital Expenses
Year-To-Date we have a **NET OPERATING deficit** of \$12,533.05.



MEMORANDUM

TO: Board of Directors – **COLLECTION-MIDRISE (LOFTS)**
 FROM: DEBI BALMILERO – Management Executive
 DATE: January 22, 2020
 RE: Financial Report for **December, 2019** CREATE DATE: 1/22/2020 8:12:37PM

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>	\$11,691.70	\$6,413.00	\$5,278.70	\$107,008.17	\$76,956.00	\$30,052.17
6030 <u>WATER</u>	\$1,012.16	\$795.00	\$217.16	\$9,936.56	\$9,540.00	\$396.56
6040 <u>SEWER</u>	\$3,758.98	\$3,356.00	\$402.98	\$42,927.03	\$40,272.00	\$2,655.03
6230 <u>CONTRACT-ELEVATOR</u> PM/Rprs	\$2,216.48	\$1,100.00	\$1,116.48	\$24,949.23	\$13,200.00	\$11,749.23
6321 <u>FIRE SYSTEM-GENERAL</u> Smoke Alarm Rpr	\$420.02	\$0.00	\$420.02	\$4,048.36	\$3,246.96	\$801.40
6500 <u>BUILDING MAINTENANCE</u> AC PM/LED lights	\$1,617.95	\$175.00	\$1,442.95	\$5,712.85	\$2,100.00	\$3,612.85
Total Cash And Reserve:			\$4,559.56			

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
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COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2019

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

ACCOUNTANT: KIMBERLY TULIAO

DATE PRINTED: 01/21/2020

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	21768.93	21769.09	-0.16		260106.67	259800.90	305.77		
5182 ELECTRICITY REIMB-MIDRISE	4982.43	0.00	4982.43		52916.13	0.00	52916.13		
5210 OTHER NON-TAX RCPTS-HO6 REIMB	0.00	0.00	0.00		2260.00	0.00	2260.00		
5290 INTEREST FROM CHECKING	0.29	0.00	0.29		7.65	0.00	7.65		
5360 LATE CHARGES	0.00	20.00	-20.00		59.48	240.00	-180.52		
5375 OTH TAX RCPTS-KEYS	290.00	125.00	165.00		1790.00	1500.00	290.00		
5384 BIKE & SURF FEES	100.00	0.00	100.00		850.00	300.00	550.00		
5385 LOCKOUT FEES	50.00	75.00	-25.00		1190.00	900.00	290.00		
5452 INCOME-PET	0.00	0.00	0.00		675.00	1080.00	-405.00		
TOTAL CASH RECEIPTS	27191.65	21989.09	5202.56	123.7	319854.93	263820.90	56034.03	121.2	
UTILITIES:									
6010 ELECTRICITY-MIDRISE	11691.70	6413.00	5278.70		107008.17	76956.00	30052.17		
6013 ELEC SUBMETER EXP-MIDRISE	0.00	0.00	0.00		30063.32	0.00	30063.32		
6020 TELEVISION	2876.40	2806.92	69.48		30626.54	33683.04	-3056.50		
6030 WATER	1012.16	795.00	217.16		9936.56	9540.00	396.56		
6040 SEWER	3758.98	3356.00	402.98		42927.03	40272.00	2655.03		
TOTAL UTILITIES	19339.24	13370.92	5968.32	144.6	220561.62	160451.04	60110.58	137.5	
CONTRACTS:									
6210 CONTRACT-AIR CONDITIONING	0.00	0.00	0.00		3796.57	0.00	3796.57		
6222 CONTRACT-CLNG SVCS-HSEKPNG	1380.00	1380.00	0.00		16560.00	16560.00	0.00		
6223 CONTRACT-CLNG SVCS-WINDOWS	0.00	0.00	0.00		1256.54	2520.00	-1263.46		
6230 CONTRACT-ELEVATOR	2216.48	1100.00	1116.48		24949.23	13200.00	11749.23		
6280 CONTRACT-PEST CONTROL	183.24	244.00	-60.76		2198.88	2928.00	-729.12		
6300 CONTRACT-REFUSE	0.00	100.00	-100.00		4971.77	200.00	4771.77		
6310 CONTRACT-SECURITY EQPMT	0.00	0.00	0.00		0.00	7668.00	-7668.00		
6312 SECURITY SERVICES	977.00	977.00	0.00		11724.00	11724.00	0.00		
6321 FIRE SYSTEM-GENERAL	420.02	0.00	420.02		4048.36	3246.96	801.40		
6340 SUBMETERING	362.83	355.47	7.36		7104.62	4265.64	2838.98		
6371 CONTRACT OTHER-MAINTENANCE	1029.00	1029.00	0.00		12348.00	12348.00	0.00		
TOTAL CONTRACTS	6568.57	5185.47	1383.10	126.7	88957.97	74660.60	14297.37	119.1	

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 610 ALA MOANA BLVD
 HONOLULU HI 96813

ACCT. NO: 2390
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COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2019

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

ACCOUNTANT: KIMBERLY TULIAO

DATE PRINTED: 01/21/2020

BLD ACCT: 2390 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
BUILDING MAINTENANCE:									
6500 BUILDING MAINTENANCE	1617.95	175.00	1442.95		5712.85	2100.00	3612.85		
6530 CLEANING SUPPLIES	122.00	205.00	-83.00		1961.89	2460.00	-498.11		
6540 ELEVATOR	0.00	125.00	-125.00		1446.02	1500.00	-53.98		
6543 ELEVATOR-OTHER	0.00	0.00	0.00		500.00	0.00	500.00		
6590 PAINT	0.00	75.00	-75.00		253.68	900.00	-646.32		
6630 SECURITY EQUIPMENT	0.00	110.00	-110.00		662.90	1320.00	-657.10		
6690 MISCL REPAIRS & PURCHASES	0.00	0.00	0.00		2440.19	2160.00	280.19		
TOTAL BUILDING MAINTENANCE	1739.95	690.00	1049.95	252.2	12977.53	10440.00	2537.53	124.3	
PROFESSIONAL SERVICES:									
6812 ASSOCIATION ADMIN EXPENSE	0.00	0.00	0.00		25.69	0.00	25.69		
6880 LEGAL FEES	0.00	0.00	0.00		295.29	0.00	295.29		
TOTAL PROFESSIONAL SERVICES	0.00	0.00	0.00	0.0	320.98	0.00	320.98	0.0	
PAYROLL AND BENEFITS:									
7100 PAYROLL TAXES	0.00	0.00	0.00		0.00	704.04	-704.04		
TOTAL PAYROLL AND BENEFITS	0.00	0.00	0.00	0.0	0.00	704.04	-704.04	0.0	
OTHER EXPENSES:									
7356 INSURANCE-OTHER	0.00	0.00	0.00		2436.00	0.00	2436.00		
7520 MASTER ASSOCIATION DUES	557.49	589.44	-31.95		6689.88	7073.28	-383.40		
7521 MASTER ASSOC DUES-LOFT	0.00	525.00	-525.00		0.00	5775.00	-5775.00		
7564 MISC-CONDO REGISTRATION	0.00	0.00	0.00		444.00	0.00	444.00		
TOTAL OTHER EXPENSES	557.49	1114.44	-556.95	50.0	9569.88	12848.28	-3278.40	74.5	
TOTAL OPERATING EXPENSES	28205.25	20360.83	7844.42	138.5	332387.98	259103.96	73284.02	128.3	
OPERATING SURPLUS/DEFICIT	-1013.60	1628.26	-2641.86	-62.3	-12533.05	4716.94	-17249.99	-265.7	
TOTAL CASH DISBURSEMENTS	28205.25	20360.83	7844.42	138.5	332387.98	259103.96	73284.02	128.3	

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COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2019

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 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: KIMBERLY TULIAO

DATE PRINTED: 01/21/2020

BLD ACCT: 2390 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
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	<u>-1013.60</u>	<u>1628.26</u>	<u>-2641.86</u>		<u>-12533.05</u>	<u>4716.94</u>	<u>-17249.99</u>		

----- PREPARED FOR -----
 610 ALA MOANA BLVD
 HONOLULU HI 96813
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**COLLECTION-MIDRISE (LOFTS)
 CASH REPORT
 AS OF 12/31/2019**

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.
 ACCOUNTANT: KIMBERLY TULIAO
 DATE PRINTED: 1/21/2020

BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000 CHECKING ACCOUNT *				6,096.10	-1,536.54	4,559.56
TOTAL OPERATIONS				<u>6,096.10</u>	<u>-1,536.54</u>	<u>4,559.56</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>6,096.10</u>	<u>-1,536.54</u>	<u>4,559.56</u>
* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES						
BEGINNING CASH BAL.-B.O.Y. 22,844.95						
UNCONTROLLED DEPOSITS (HELD BY OTHERS)						
2290 DUE FR COMMON-MAINT FEE				0.00	0.00	0.00
2291 DUE TO/FROM COMMON-EXP				-522.94	522.94	0.00
2292 DUE TO/FROM TOWER-EXP				0.00	0.00	0.00
TOTAL UNCONTROLLED DEPOSITS				<u>-522.94</u>	<u>522.94</u>	<u>0.00</u>

----- PREPARED FOR -----
610 ALA MOANA BLVD
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COLLECTION-MIDRISE (LOFTS)
CASH BY INSTITUTION
AS OF 12/31/2019

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HAWAIIANA MANAGEMENT COMPANY, LTD.
ACCOUNTANT: KIMBERLY TULIAO
DATE PRINTED: 1/21/2020

BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

CENTRAL PACIFIC BANK

TOTAL CASH

BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
6,096.10	-1,536.54	4,559.56
<u>6,096.10</u>	<u>-1,536.54</u>	<u>4,559.56</u>

NOT FOR REAL ESTATE/RESALE PURCHASES