



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

INCOME

We have received

- \$137.55 more than budgeted for **MAINTENANCE FEES**
- \$137.39 less than budgeted for **RESERVE FEES**
- \$991.71 less than budgeted for **ELECTRICITY REIMBURSEMENT**

TOTAL RECEIPTS for the month: **\$38,356.75 (\$580.28 less than budgeted)**

EXPENSES

- **Utilities:** we spent \$24,492.19, which is \$4,253.29 more than budgeted
- **Contracts:** we spent \$5,026.27, which is \$2,803.73 less than budgeted
- **Building Maintenance:** we spent \$6.25, which is \$707.08 less than budgeted
- **Professional Services:** we spent \$0, which is \$300.00 less than budgeted
- **Other Expenses:** we spent \$492.62, which is \$0.00 less than budgeted

Overall, we were \$442.48 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: \$30,017.33

Compared to the budgeted expenses: \$29,574.85

There is a net operating **surplus** of \$8,339.42

At month end the **OPERATIONS ACCOUNTS** balance is \$47,241.94 and the **RESERVES** balance is \$65,062.28 a **TOTAL CASH AND RESERVES** at \$112,304.22

2021 Year-to- Date Summary

INCOME

We have received

- \$171,596.46, which 100.5% of budgeted **MAINTENANCE FEES**
- \$254,617.55 in total revenues = 97.8% of budget

EXPENSES

Year-To-Date, we are \$23,634.97 under budget on regularly budgeted items.
Capital expenditures Year-To-Date: \$0.

TOTAL EXPENDITURES to date: \$179,754.70 including Capital Expenses
Year-To-Date we have a **NET OPERATING surplus** of \$74,862.85.



MEMORANDUM

TO: Board of Directors – **COLLECTION-MIDRISE (LOFTS)**
 FROM: DEBI BALMILERO – Management Executive
 DATE: August 19, 2021
 RE: Financial Report for **July, 2021** CREATE DATE: 8/19/2021 2:51:25PM

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>	\$13,266.19	\$11,900.00	\$1,366.19	\$74,316.56	\$83,300.00	(\$8,983.44)
6030 <u>WATER</u> May/Jun Invoices	\$1,343.88	\$1,023.00	\$320.88	\$5,602.24	\$6,603.00	(\$1,000.76)
6040 <u>SEWER</u> May/Jun Invoices	\$6,948.47	\$4,365.90	\$2,582.57	\$27,997.60	\$28,177.02	(\$179.42)
6222 <u>CONTRACT-CLNG</u> <u>SVCS-HSEKPNG</u>	\$1,332.97	\$960.00	\$372.97	\$6,040.42	\$6,720.00	(\$679.58)
Total Cash And Reserve:			\$112,304.22			

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 07/31/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 08/17/2021

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	24518.58	24381.03	137.55	100.6	171596.46	170667.21	929.25	100.5	
5105 MAINTENANCE FEES-RESERVE	7862.61	8000.00	-137.39		56487.62	56000.00	487.62		
5182 ELECTRICITY REIMB-MIDRISE	3308.29	4300.00	-991.71		22657.89	30100.00	-7442.11		
5210 OTHER NON-TAX RCPTS-H06 REIMB	2250.00	2256.00	-6.00		2250.00	2256.00	-6.00		
5270 INTEREST FROM INVESTMENTS	15.73	0.00	15.73		62.28	0.00	62.28		
5290 INTEREST FROM CHECKING	1.42	0.00	1.42		10.39	0.00	10.39		
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	11.64	0.00	11.64		11.64	0.00	11.64		
5375 OTH TAX RCPTS-KEYS	0.00	0.00	0.00		250.00	0.00	250.00		
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	0.00	0.00	0.00		200.00	0.00	200.00		
5452 INCOME-PET	0.00	0.00	0.00		300.00	750.00	-450.00		
5753 UNIT SVCS & REPAIRS	388.48	0.00	388.48		388.48	0.00	388.48		
TOTAL CASH RECEIPTS	38356.75	38937.03	-580.28	98.5	254617.55	260273.13	-5655.58	97.8	
UTILITIES:									
6010 ELECTRICITY-MIDRISE	13266.19	11900.00	1366.19		74316.56	83300.00	-8983.44		
6020 TELEVISION	2933.65	2950.00	-16.35		20373.55	20650.00	-276.45		
6030 WATER	1343.88	1023.00	320.88		5602.24	6603.00	-1000.76		
6040 SEWER	6948.47	4365.90	2582.57		27997.60	28177.02	-179.42		
TOTAL UTILITIES	24492.19	20238.90	4253.29	121.0	128289.95	138730.02	-10440.07	92.5	
CONTRACTS:									
6210 CONTRACT-AIR CONDITIONING	575.43	500.00	75.43		4495.58	3500.00	995.58		
6222 CONTRACT-CLNG SVCS-HSEKPNG	1332.97	960.00	372.97		6040.42	6720.00	-679.58		
6223 CONTRACT-CLNG SVCS-WINDOWS	0.00	1300.00	-1300.00		1109.95	2600.00	-1490.05		
6230 CONTRACT-ELEVATOR	1194.36	1800.00	-605.64		9780.98	12600.00	-2819.02		
6252 CONTRACT-GENERATORS	0.00	200.00	-200.00		440.28	400.00	40.28		
6280 CONTRACT-PEST CONTROL	0.00	190.00	-190.00		1310.16	1330.00	-19.84		
6300 CONTRACT-REFUSE	640.86	600.00	40.86		4800.18	4200.00	600.18		
6312 SECURITY SERVICES	680.01	920.00	-239.99		3744.62	6440.00	-2695.38		

----- 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 07/31/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 08/17/2021

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	500.00	-500.00		0.00	1000.00	-1000.00			
6340 SUBMETERING	416.39	417.00	-0.61		6900.94	2919.00	3981.94			
6371 CONTRACT OTHER-MAINTENANCE	133.89	155.00	-21.11		637.65	1085.00	-447.35			
6373 CONTRACT-BACKFLOW TEST SEWER	0.00	0.00	0.00		160.21	180.00	-19.79			
6377 FITNESS EQUIP MTCE	52.36	52.00	0.36		157.08	156.00	1.08			
6379 CONTRACT-GATE	0.00	236.00	-236.00		471.20	708.00	-236.80			
TOTAL CONTRACTS	5026.27	7830.00	-2803.73	64.2	41660.96	43838.00	-2177.04	95.0		
BUILDING MAINTENANCE:										
6500 BUILDING MAINTENANCE	0.00	400.00	-400.00		33.42	1200.00	-1166.58			
6530 CLEANING SUPPLIES	0.00	150.00	-150.00		600.18	1050.00	-449.82			
6560 ELECTRICAL	0.00	15.00	-15.00		67.22	45.00	22.22			
6570 PLUMBING	0.00	0.00	0.00		388.48	0.00	388.48			
6590 PAINT	0.00	15.00	-15.00		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	6.25	133.33	-127.08		1877.85	933.31	944.54			
TOTAL BUILDING MAINTENANCE	6.25	713.33	-707.08	0.9	2967.15	3973.31	-1006.16	74.7		
PROFESSIONAL SERVICES:										
6880 LEGAL FEES	0.00	300.00	-300.00		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	300.00	-300.00	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		3637.43	3448.34	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	6331.43	15948.34	-9616.91	39.7		
TOTAL OPERATING EXPENSES	30017.33	29574.85	442.48	101.5	179754.70	203389.67	-23634.97	88.4		

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

ACCT. NO: 2390
 PAGE: 3

COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 07/31/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 08/17/2021

BLD ACCT: 2390 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
OPERATING SURPLUS/DEFICIT	8339.42	9362.18	-1022.76	89.1	74862.85	56883.46	17979.39	131.6	
TOTAL CASH DISBURSEMENTS	30017.33	29574.85	442.48	101.5	179754.70	203389.67	-23634.97	88.4	
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	8339.42	9362.18	-1022.76		74862.85	56883.46	17979.39		

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

**COLLECTION-MIDRISE (LOFTS)
 CASH REPORT
 AS OF 07/31/2021**

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.
 ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 8/17/2021

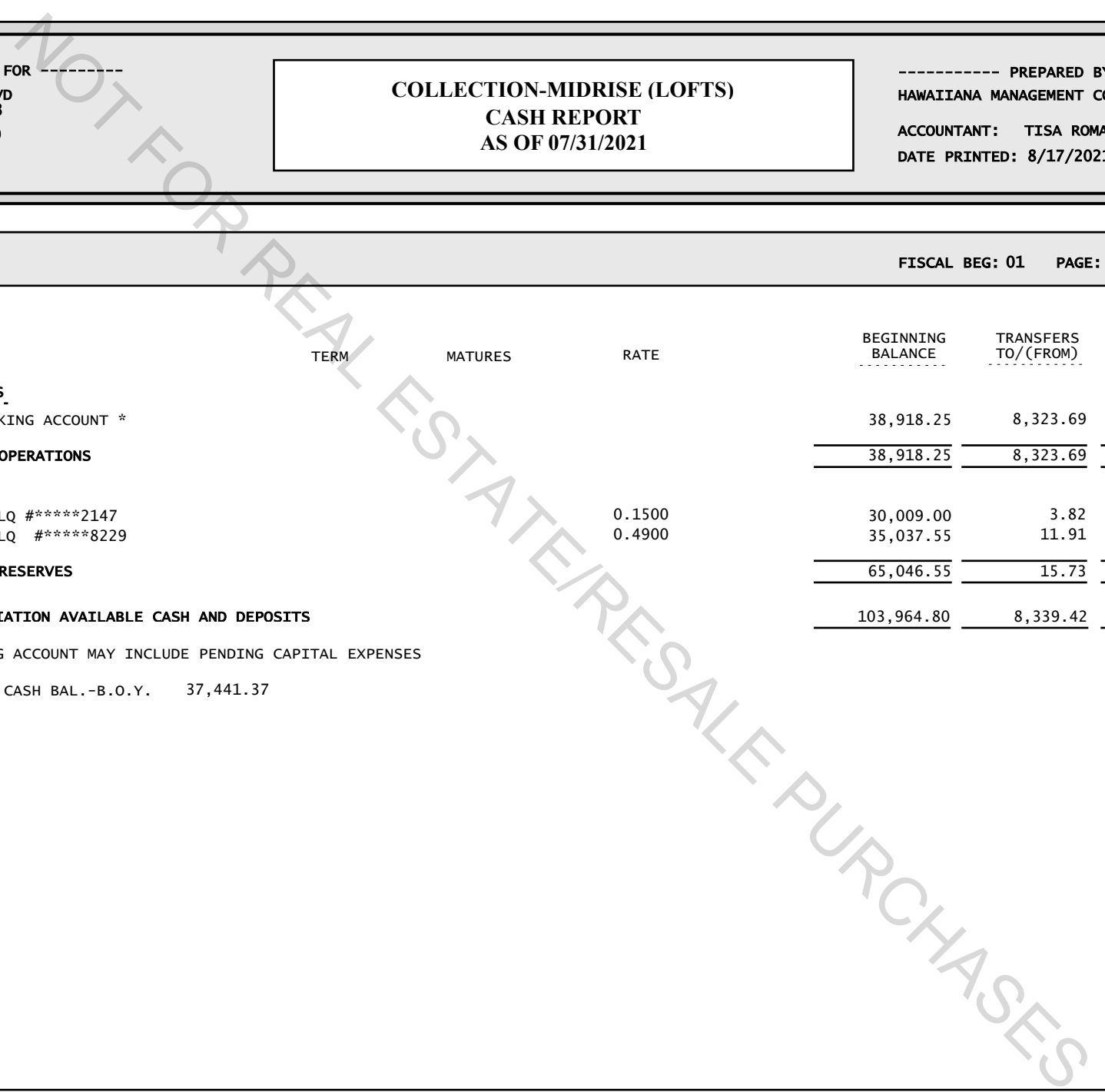
BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000 CHECKING ACCOUNT *				38,918.25	8,323.69	47,241.94
TOTAL OPERATIONS				38,918.25	8,323.69	47,241.94
RESERVES						
1735 CIT LQ #*****2147			0.1500	30,009.00	3.82	30,012.82
1900 FFB LQ #*****8229			0.4900	35,037.55	11.91	35,049.46
TOTAL RESERVES				65,046.55	15.73	65,062.28
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				103,964.80	8,339.42	112,304.22

* 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 07/31/2021

----- PREPARED BY -----
HAWAIIANA MANAGEMENT COMPANY, LTD.
ACCOUNTANT: TISA ROMANO
DATE PRINTED: 8/17/2021

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
38,918.25	8,323.69	47,241.94
30,009.00	3.82	30,012.82
35,037.55	11.91	35,049.46
<u>103,964.80</u>	<u>8,339.42</u>	<u>112,304.22</u>

NOT FOR REAL ESTATE/RESALE PURCHASES