



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

**INCOME**

We have received

- \$613.58 less than budgeted for **MAINTENANCE FEES**
- \$1,306.94 more than budgeted for **ELECTRICITY REIMB**
- \$12.40 more than budgeted for **LATE CHARGES**
- \$20.00 less than budgeted for **OTHER TAXABLE RCPTS**
- \$250.00 less than budgeted for **OTHER TAXABLE RCPTS- KEYS**
- \$10.00 less than budgeted for **FINES**
- \$0.00 more than budgeted for **LOCKOUT FEES**

**TOTAL RECEIPTS** for the month: **\$21,368.19 (\$298.67 more than budgeted)**

**EXPENSES**

- **Utilities:** we spent \$18,547.98, which is \$5,998.98 more than budgeted
- **Contracts:** we spent \$9,029.58, which is \$1,906.06 more than budgeted
- **Building Maintenance:** we spent \$252.22, which is \$952.78 less than budgeted
- **Professional Services:** we spent \$0, which is \$0 less than budgeted
- **Payroll and Benefits:** we spent \$0, which is \$0 less than budgeted
- **Other Expenses:** we spent \$5,752.34, which is \$5,744.34 more than budgeted

Overall, we were \$12,696.60 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: \$33,582.12

Compared to the budgeted expenses: \$20,885.52

There is a net operating **deficit** of \$12,213.93

At month end the **OPERATIONS ACCOUNTS** balance is \$33,949.91 and the **RESERVES** balance is \$0 with a **TOTAL CASH AND RESERVES** at \$33,949.91.

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**2018 Year-to- Date Summary**

**INCOME**

We have received

- \$178,671.84, which is 100.1% of budgeted **MAINTENANCE FEES**
- \$221,367.21 in total revenues = 104.0% of budget

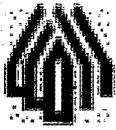
**EXPENSES**

Year-To-Date, we are \$53,091.74 over budget on regularly budgeted items.

Capital expenditures Year-To-Date: \$0.

**TOTAL EXPENDITURES** to date: \$257,116.20 including Capital Expenses

Year-To-Date we have a **NET OPERATING deficit** of \$36,025.73.



# HAWAIIANA

## VARIANCE REPORT

TO: Board of Directors – The Collection - Midrise

FROM: Debi Balmilero, Management Executive

RE: Oct-18

(Page 2 of the Treasurer's Report)

Significant variances over the budgeted amounts are as follows:

		<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>YTD VARIANCE</u>
<b>1 UTILITIES</b>							
6010	Electricity	\$7,285.66	\$6,401.00	\$884.66	\$63,389.93	\$64,010.00	-\$620.07
6013	Elec Reimb Exp	\$4,556.06	\$1,004.00	\$3,552.06	\$38,402.26	\$10,040.00	\$28,362.26
6020	Television	\$2,671.31	\$2,544.00	\$127.31	\$26,730.92	\$25,440.00	\$1,290.92
6040	Sewer	\$3,402.47	\$1,820.00	\$1,582.47	\$29,860.75	\$18,200.00	\$11,660.75
<b>2 CONTRACTS</b>							
6321	Fire System - Annl Insp.	\$3,252.56	\$0.00	\$3,252.56	\$3,512.65	\$2,736.00	\$776.65
<b>3 BUILDING MAINTENANCE</b>							
<b>4 PROFESSIONAL SERVICES</b>							
<b>5 PAYROLL &amp; BENEFITS</b>							
<b>6 OTHER EXPENSES</b>							
7520	Master Association Dues	\$5,752.34	\$0.00	\$5,752.34	\$5,752.34	\$0.00	\$5,752.34
<b>7 CAPITAL IMPROVEMENTS &amp; MAJOR REPAIRS</b>							
<b>Total Cash Receipts</b>		\$21,368.19					
<b>Total Operating Expenses</b>		\$33,582.12					
<b>Capital Improvement</b>		\$0.00					
<b>TOTAL CASH AND RESERVES</b>		<b>\$33,949.91</b>					

Should you have any questions, please contact me at 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 10/31/2018**

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

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/13/2018

BLD ACCT 2390 DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
<b>CASH RECEIPTS:</b>								
5103 MAINTENANCE FEE-MIDRISE	17229.94	17843.52	-613.58		178671.84	178435.20	236.64	
5182 ELECTRICITY REIMB-MIDRISE	4197.94	2891.00	1306.94		37600.91	28910.00	8690.91	
5210 OTHER NON-TAX RCPTS-HO6 REIMB	-203.00	0.00	-203.00		2233.00	0.00	2233.00	
5290 INTEREST FROM CHECKING	0.91	0.00	0.91		16.06	0.00	16.06	
5330 LAUNDRY INCOME	0.00	0.00	0.00		40.00	0.00	40.00	
5360 LATE CHARGES	17.40	5.00	12.40		155.40	50.00	105.40	
5370 OTHER TAXABLE RECEIPTS	0.00	20.00	-20.00		0.00	200.00	-200.00	
5375 OTH TAX RCPTS-KEYS	0.00	250.00	-250.00		850.00	2500.00	-1650.00	
5378 FINES	0.00	10.00	-10.00		0.00	100.00	-100.00	
5384 BIKE & SURF FEES	0.00	0.00	0.00		450.00	1548.00	-1098.00	
5385 LOCKOUT FEES	50.00	50.00	0.00		750.00	500.00	250.00	
5452 INCOME-PET	75.00	0.00	75.00		600.00	684.00	-84.00	
<b>TOTAL CASH RECEIPTS</b>	<b>21368.19</b>	<b>21069.52</b>	<b>298.67</b>	<b>101.4</b>	<b>221367.21</b>	<b>212927.20</b>	<b>8440.01</b>	<b>104.0</b>
<b>UTILITIES:</b>								
6010 ELECTRICITY	7285.66	6401.00	884.66		63389.93	64010.00	-620.07	
6013 ELEC REIMB EXP-MIDRISE	4556.06	1004.00	3552.06		38402.26	10040.00	28362.26	
6020 TELEVISION	2671.31	2544.00	127.31		26730.92	25440.00	1290.92	
6030 WATER	632.48	720.00	-87.52		7258.86	7200.00	58.86	
6040 SEWER	3402.47	1820.00	1582.47		29860.75	18200.00	11660.75	
6060 TELEPHONE	0.00	60.00	-60.00		0.00	600.00	-600.00	
<b>TOTAL UTILITIES</b>	<b>18547.98</b>	<b>12549.00</b>	<b>5998.98</b>	<b>147.8</b>	<b>165642.72</b>	<b>125490.00</b>	<b>40152.72</b>	<b>132.0</b>
<b>CONTRACTS:</b>								
6210 CONTRACT-AIR CONDITIONING	0.00	0.00	0.00		0.00	1812.00	-1812.00	
6222 CONTRACT-CLNG SVCS-HSEKPNG	2258.11	2258.11	0.00		22581.10	22581.10	0.00	
6223 CONTRACT-CLNG SVCS-WINDOWS	0.00	630.00	-630.00		2513.08	2520.00	-6.92	
6230 CONTRACT-ELEVATOR	986.92	931.94	54.98		9869.20	9319.40	549.80	
6280 CONTRACT-PEST CONTROL	183.24	183.00	0.24		1832.40	1830.00	2.40	
6290 NON AC PUMP & VENTILATION	0.00	27.00	-27.00		0.00	270.00	-270.00	
6300 CONTRACT-REFUSE	0.00	0.00	0.00		670.18	0.00	670.18	
6311 SECURITY EQUIPMENT	0.00	0.00	0.00		0.00	636.00	-636.00	
6312 SECURITY SERVICES	976.71	976.71	0.00		9767.10	9767.10	0.00	

----- 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 10/31/2018**

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

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/13/2018

DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%---	
6321 FIRE SYSTEM-GENERAL	3252.56	0.00	3252.56		3512.65	2736.00	776.65		
6340 SUBMETERING	0.00	312.72	-312.72		4231.28	3127.20	1104.08		
6371 CONTRACT OTHER-MAINTENANCE	1372.04	1372.04	0.00		13720.40	13720.40	0.00		
6373 CONTRACT-BACKFLOW TEST SEWER	0.00	432.00	-432.00		0.00	432.00	-432.00		
<b>TOTAL CONTRACTS</b>	<b>9029.58</b>	<b>7123.52</b>	<b>1906.06</b>	<b>126.8</b>	<b>68697.39</b>	<b>68751.20</b>	<b>-53.81</b>	<b>99.9</b>	
<b>BUILDING MAINTENANCE:</b>									
6500 BUILDING MAINTENANCE	0.00	100.00	-100.00		9139.36	1000.00	8139.36		
6530 CLEANING SUPPLIES	172.88	145.00	27.88		1997.52	1450.00	547.52		
6543 ELEVATOR-OTHER	0.00	200.00	-200.00		2966.35	2000.00	966.35		
6590 PAINT	0.00	150.00	-150.00		0.00	1500.00	-1500.00		
6630 SECURITY EQUIPMENT	0.00	15.00	-15.00		667.54	150.00	517.54		
6660 FIRE SYSTEMS	0.00	250.00	-250.00		0.00	2500.00	-2500.00		
6690 MISCL REPAIRS & PURCHASES	79.34	345.00	-265.66		2529.72	1380.00	1149.72		
<b>TOTAL BUILDING MAINTENANCE</b>	<b>252.22</b>	<b>1205.00</b>	<b>-952.78</b>	<b>20.9</b>	<b>17300.49</b>	<b>9980.00</b>	<b>7320.49</b>	<b>173.4</b>	
<b>OTHER EXPENSES:</b>									
7520 MASTER ASSOCIATION DUES	5752.34	0.00	5752.34		5752.34	0.00	5752.34		
7720 STATE GENERAL EXCISE TAX	0.00	8.00	-8.00		0.00	80.00	-80.00		
<b>TOTAL OTHER EXPENSES</b>	<b>5752.34</b>	<b>8.00</b>	<b>5744.34</b>	<b>71904.3</b>	<b>5752.34</b>	<b>80.00</b>	<b>5672.34</b>	<b>7190.4</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>33582.12</b>	<b>20885.52</b>	<b>12696.60</b>	<b>160.8</b>	<b>257392.94</b>	<b>204301.20</b>	<b>53091.74</b>	<b>126.0</b>	
<b>OPERATING SURPLUS/DEFICIT</b>	<b>-12213.93</b>	<b>184.00</b>	<b>-12397.93</b>	<b>-6638.0</b>	<b>-36025.73</b>	<b>8626.00</b>	<b>-44651.73</b>	<b>-417.6</b>	
<b>CAPITAL IMPR AND MAJOR REP &amp; REPL:</b>									
8621 GARAGE UPGRADE	0.00	0.00	0.00		0.00	10815.00	-10815.00		
<b>TOTAL CAPITAL IMPR AND MAJOR</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	<b>10815.00</b>	<b>-10815.00</b>	<b>0.0</b>	
<b>TOTAL CASH DISBURSEMENTS</b>	<b>33582.12</b>	<b>20885.52</b>	<b>12696.60</b>	<b>160.8</b>	<b>257392.94</b>	<b>215116.20</b>	<b>42276.74</b>	<b>119.7</b>	
<b>CHANGE IN SECURITY DEPOSITS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>	

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 HONOLULU HI 96813

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**COLLECTION-MIDRISE (LOFTS)  
 STATEMENT OF RECEIPTS AND DISBURSEMENTS  
 FOR PERIOD ENDED 10/31/2018**

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

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 11/13/2018

BLD ACCT 2390 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	
CHANGE TO TOTAL CASH & RESERVE	<u>-12213.93</u>	<u>184.00</u>	<u>-12397.93</u>		<u>-36025.73</u>	<u>-2189.00</u>	<u>-33836.73</u>		

NOT FOR RESALE PURCHASES

----- PREPARED FOR -----

610 ALA MOANA BLVD  
HONOLULU HI 96813

ACCT. NO: 2390

PAGE: 1

**COLLECTION-MIDRISE (LOFTS)  
CASH REPORT  
AS OF 10/31/2018**

----- PREPARED BY -----

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILOREO CABAUATAN

DATE PRINTED: 11/13/2018

BLO NUM: 2390

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
<b>OPERATIONS</b>						
1000 CHECKING ACCOUNT *				40,411.50	-6,461.59	33,949.91
TOTAL OPERATIONS				<u>40,411.50</u>	<u>-6,461.59</u>	<u>33,949.91</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>40,411.50</u>	<u>-6,461.59</u>	<u>33,949.91</u>
* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES						
BEGINNING CASH BAL.-B.O.Y.			64,223.30			
<b>UNCONTROLLED DEPOSITS (HELD BY OTHERS)</b>						
2290 DUE FR COMMON-MAINT FEE				0.00	0.00	0.00
2291 DUE TO/FROM COMMON-EXP				0.00	-5,752.34	-5,752.34
TOTAL UNCONTROLLED DEPOSITS				<u>0.00</u>	<u>-5,752.34</u>	<u>-5,752.34</u>

NOT FOR REAL ESTATE/RESALE PURCHASES

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

**COLLECTION-MIDRISE (LOFTS)  
CASH BY INSTITUTION  
AS OF 10/31/2018**

----- PREPARED BY -----  
HAWAIIANA MANAGEMENT COMPANY, LTD.  
ACCOUNTANT: MILDRED CABAUATAN  
DATE PRINTED: 11/13/2018

BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

OPERATING CHECKING ACCOUNT

TOTAL CASH

BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
40,411.50	-6,461.59	33,949.91
<u>40,411.50</u>	<u>-6,461.59</u>	<u>33,949.91</u>