



**TREASURER'S REPORT
THE COLLECTION - MIDRISE
OCTOBER 2020**

INCOME

We have received

- \$0.17 less than budgeted for **MAINTENANCE FEES**
- \$2,144.53 less than budgeted for **ELECTRICITY REIMBURSEMENT**
- \$0.22 less than budgeted for **CHECKING**

TOTAL RECEIPTS for the month: **\$27,859.28 (\$1,779.92 less than budgeted)**

EXPENSES

- **Utilities:** we spent \$7,095.34, which is \$12,235.66 less than budgeted
- **Contracts:** we spent \$5,202.54, which is \$6,232.19 less than budgeted
- **Building Maintenance:** we spent \$133.34, which is \$446.66 less than budgeted
- **Professional Services:** we spent \$183.77, which is \$183.77 more than budgeted
- **Other Expenses:** we spent \$457.20, which is \$132.80 less than budgeted

Overall, we were \$18,863.54 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: \$13,072.19

Compared to the budgeted expenses: \$31,935.73

There is a net operating **surplus** of \$14,787.09

At month end the **OPERATIONS ACCOUNTS** balance is \$24,438.93 and the **RESERVES** balance is \$0 with a **TOTAL CASH AND RESERVES** at \$24,438.93.

2020 Year-to- Date Summary

INCOME

We have received

- \$243,810.30, which 100.0% of budgeted **MAINTENANCE FEES**
- \$284,718.85 in total revenues = 96.1% of budget

EXPENSES

Year-To-Date, we are \$23,914.66 under budget on regularly budgeted items.
Capital expenditures Year-To-Date: \$0.

TOTAL EXPENDITURES to date: \$264,839.48 including Capital Expenses
Year-To-Date we have a **NET OPERATING surplus** of \$19,879.37.



MEMORANDUM

TO: Board of Directors – **COLLECTION-MIDRISE (LOFTS)**
 FROM: DEBI BALMILERO – Management Executive
 DATE: November 17, 2020
 RE: Financial Report for **October, 2020** CREATE DATE: 11/17/2020 6:43:12PM

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

ACCT. DESCRIPTION	ACTUAL	BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VAR.
EXPENSE						
6300 <u>CONTRACT-REFUSE</u>	\$640.86	\$475.00	\$165.86	\$6,024.56	\$4,750.00	\$1,274.56
6880 <u>LEGAL FEES</u> Collection matters	\$183.77	\$0.00	\$183.77	\$715.08	\$0.00	\$715.08
Total Cash And Reserve:			\$24,438.93			

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 10/31/2020

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

ACCOUNTANT: CARRIE LI

DATE PRINTED: 11/17/2020

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	24381.03	24381.20	-0.17	100.0	243810.30	243812.00	-1.70	100.0	
5182 ELECTRICITY REIMB-MIDRISE	3112.47	5257.00	-2144.53		36307.29	52570.00	-16262.71		
5210 OTHER NON-TAX RCPTS-HO6 REIMB	0.00	0.00	0.00		2233.00	0.00	2233.00		
5290 INTEREST FROM CHECKING	0.78	1.00	-0.22		5.19	10.00	-4.81		
5330 LAUNDRY INCOME	190.00	0.00	190.00		190.00	0.00	190.00		
5360 LATE CHARGES	0.00	0.00	0.00		92.91	0.00	92.91		
5361 INTEREST CHARGES	0.00	0.00	0.00		5.16	0.00	5.16		
5375 OTH TAX RCPTS-KEYS	0.00	0.00	0.00		635.00	0.00	635.00		
5378 FINES	75.00	0.00	75.00		75.00	0.00	75.00		
5384 BIKE & SURF FEES	100.00	0.00	100.00		200.00	0.00	200.00		
5385 LOCKOUT FEES	0.00	0.00	0.00		640.00	0.00	640.00		
5452 INCOME-PET	0.00	0.00	0.00		525.00	0.00	525.00		
TOTAL CASH RECEIPTS	27859.28	29639.20	-1779.92	94.0	284718.85	296392.00	-11673.15	96.1	
UTILITIES:									
6010 ELECTRICITY-MIDRISE	0.00	11530.00	-11530.00		110427.89	115300.00	-4872.11		
6020 TELEVISION	2825.89	2840.00	-14.11		31438.36	28400.00	3038.36		
6030 WATER	737.34	847.00	-109.66		7444.22	8008.00	-563.78		
6040 SEWER	3532.11	4114.00	-581.89		35399.81	38896.00	-3496.19		
TOTAL UTILITIES	7095.34	19331.00	-12235.66	36.7	184710.28	190604.00	-5893.72	96.9	
CONTRACTS:									
6210 CONTRACT-AIR CONDITIONING	595.33	600.00	-4.67		6014.24	6000.00	14.24		
6222 CONTRACT-CLNG SVCS-HSEKPNG	985.85	2009.28	-1023.43		10506.11	20092.80	-9586.69		
6223 CONTRACT-CLNG SVCS-WINDOWS	0.00	0.00	0.00		0.00	2600.00	-2600.00		
6230 CONTRACT-ELEVATOR	1117.27	1400.00	-282.73		21591.41	14000.00	7591.41		
6252 CONTRACT-GENERATORS	0.00	0.00	0.00		202.82	300.00	-97.18		
6280 CONTRACT-PEST CONTROL	192.40	190.00	2.40		1869.04	1900.00	-30.96		
6300 CONTRACT-REFUSE	640.86	475.00	165.86		6024.56	4750.00	1274.56		
6312 SECURITY SERVICES	1016.82	1138.59	-121.77		7428.00	11385.90	-3957.90		
6321 FIRE SYSTEM-GENERAL	0.00	3800.00	-3800.00		4453.62	3800.00	653.62		
6330 CONTRACT-ROOF	0.00	0.00	0.00		0.00	1000.00	-1000.00		
6340 SUBMETERING	389.32	395.00	-5.68		3976.34	3950.00	26.34		

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 610 ALA MOANA BLVD
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ACCT. NO: 2390
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COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 10/31/2020

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

ACCOUNTANT: CARRIE LI

DATE PRINTED: 11/17/2020

BLD ACCT: 2390		CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
6371 CONTRACT OTHER-MAINTENANCE	212.33	1139.00	-926.67		1688.64	11390.00	-9701.36		
6373 CONTRACT-BACKFLOW TEST SEWER	0.00	0.00	0.00		0.00	180.00	-180.00		
6377 FITNESS EQUIP MTCE	52.36	52.36	0.00		157.08	209.44	-52.36		
6379 CONTRACT-GATE	0.00	235.50	-235.50		235.60	942.00	-706.40		
TOTAL CONTRACTS	5202.54	11434.73	-6232.19	45.5	64147.46	82500.14	-18352.68	77.8	
BUILDING MAINTENANCE:									
6500 BUILDING MAINTENANCE	0.00	50.00	-50.00		2169.26	500.00	1669.26		
6530 CLEANING SUPPLIES	0.00	205.00	-205.00		1059.98	2050.00	-990.02		
6540 ELEVATOR	0.00	0.00	0.00		550.00	4400.00	-3850.00		
6560 ELECTRICAL	0.00	0.00	0.00		35.26	0.00	35.26		
6590 PAINT	0.00	75.00	-75.00		89.21	300.00	-210.79		
6690 MISCL REPAIRS & PURCHASES	133.34	250.00	-116.66		3655.34	2500.00	1155.34		
TOTAL BUILDING MAINTENANCE	133.34	580.00	-446.66	23.0	7559.05	9750.00	-2190.95	77.5	
PROFESSIONAL SERVICES:									
6880 LEGAL FEES	183.77	0.00	183.77		715.08	0.00	715.08		
TOTAL PROFESSIONAL SERVICES	183.77	0.00	183.77	0.0	715.08	0.00	715.08	0.0	
OTHER EXPENSES:									
7356 INSURANCE-OTHER	0.00	0.00	0.00		2233.00	0.00	2233.00		
7520 MASTER ASSOCIATION DUES	457.20	590.00	-132.80		5474.61	5900.00	-425.39		
TOTAL OTHER EXPENSES	457.20	590.00	-132.80	77.5	7707.61	5900.00	1807.61	130.6	
TOTAL OPERATING EXPENSES	13072.19	31935.73	-18863.54	40.9	264839.48	288754.14	-23914.66	91.7	
OPERATING SURPLUS/DEFICIT	14787.09	-2296.53	17083.62	-643.9	19879.37	7637.86	12241.51	260.3	
CAPITAL IMPR AND MAJOR REP & REPL:									
8625 POWER SHAVER/CONDITIONER	0.00	0.00	0.00		0.00	7461.00	-7461.00		
TOTAL CAPITAL IMPR AND MAJOR	0.00	0.00	0.00	0.0	0.00	7461.00	-7461.00	0.0	

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COLLECTION-MIDRISE (LOFTS)
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 10/31/2020

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

ACCOUNTANT: CARRIE LI

DATE PRINTED: 11/17/2020

BLD ACCT: 2390 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
TOTAL CASH DISBURSEMENTS	<u>13072.19</u>	<u>31935.73</u>	<u>-18863.54</u>	40.9	<u>264839.48</u>	<u>296215.14</u>	<u>-31375.66</u>	89.4	
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	<u>14787.09</u>	<u>-2296.53</u>	<u>17083.62</u>		<u>19879.37</u>	<u>176.86</u>	<u>19702.51</u>		

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610 ALA MOANA BLVD
HONOLULU HI 96813

ACCT. NO: 2390

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**COLLECTION-MIDRISE (LOFTS)
CASH REPORT
AS OF 10/31/2020**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: CARRIE LI

DATE PRINTED: 11/17/2020

BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						

1000 CHECKING ACCOUNT *				9,651.84	14,787.09	24,438.93
TOTAL OPERATIONS				<u>9,651.84</u>	<u>14,787.09</u>	<u>24,438.93</u>
UNCONTROLLED DEPOSITS (HELD BY OTHERS)						

TOTAL UNCONTROLLED DEPOSITS				<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>9,651.84</u>	<u>14,787.09</u>	<u>24,438.93</u>
* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES						
BEGINNING CASH BAL.-B.O.Y.			4,559.56			

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610 ALA MOANA BLVD
HONOLULU HI 96813

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**COLLECTION-MIDRISE (LOFTS)
CASH BY INSTITUTION
AS OF 10/31/2020**

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HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: CARRIE LI

DATE PRINTED: 11/17/2020

BLD NUM: 2390

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

CENTRAL PACIFIC BANK

TOTAL CASH

BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
9,651.84	14,787.09	24,438.93
<u>9,651.84</u>	<u>14,787.09</u>	<u>24,438.93</u>