



**TREASURER'S REPORT  
THE COLLECTION - TOWER  
FEBRUARY 2022**

**INCOME**

We have received

- \$3,218.56 less than budgeted for **MAINTENANCE FEE - TOWER**
- \$320.72 less than budgeted for **ELECTRICITY REIMB - TOWER**
- \$1,000.00 less than budgeted for **ELECTRICITY REIMB-CHARGEPOINT**
- \$1,516.47 less than budgeted for **INVESTMENTS**
- \$6.20 more than budgeted for **CHECKING**
- \$461.31 less than budgeted for **OTH NON-TAX RCPTS-HSKPG - MIDRISE**
- \$275.20 less than budgeted for **OTH NON-TAX RCPTS-MAINTENANCE - MIDRISE**
- \$363.27 less than budgeted for **OTH NON-TAX RCPTS-SECURITY - MIDRISE**
- \$928.00 less than budgeted for **SECURITY SVC FEE-COMMERCIAL**

**TOTAL RECEIPTS** for the month: **\$344,086.43 (\$8,107.93 less than budgeted)**

**EXPENSES**

- **Utilities:** we spent \$156,670.24, which is \$13,381.24 more than budgeted
- **Contracts:** we spent \$6,235.15, which is \$30,452.28 less than budgeted
- **Building Maintenance:** we spent \$6,421.68, which is \$1,371.68 more than budgeted
- **Professional Services:** we spent \$77.53, which is \$142.47 less than budgeted
- **Payroll and Benefits:** we spent \$89,956.38, which is \$13,623.96 less than budgeted
- **Other Expenses:** we spent \$3,755.99, which is \$44.01 less than budgeted

Overall, we were \$29,509.80 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: \$263,116.97

Compared to the budgeted expenses: \$292,626.77

There is a net operating **surplus** of \$80,969.46

At month end, the **OPERATIONS ACCOUNTS** balance is \$325,770.36 and the **RESERVES** balance is \$4,005,663.51, with a **TOTAL CASH AND RESERVES** at \$4,331,433.87.

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**2022 Year-to- Date Summary**

**INCOME**

We have received

\$584,194.82, which is 100.2% of budgeted **MAINTENANCE FEES**

\$705,711.59 in total revenues = 99.0% of budget

**EXPENSES**

Year-To-Date, we are \$170,541.79 under budget on regularly budgeted items.

Capital expenditures Year-To-Date: \$0

**TOTAL EXPENDITURES** to date: \$451,464.32 including Capital Expenses

Year-To-Date we have a **NET OPERATING surplus** of \$254,247.27



MEMORANDUM

TO: Board of Directors - COLLECTION-TOWER
FROM: DEBI BALMILERO - Management Executive
DATE: April 26, 2022
RE: Financial Report for February, 2022

CREATE DATE: 4/26/2022 3:58:09PM

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

Table with columns: ACCT. DESCRIPTION, ACTUAL, BUDGET, VARIANCE, YTD ACTUAL, YTD BUDGET, YTD VAR. Rows include EXPENSE categories like ELECTRICITY-TOWER, GAS, CONTRACT-COMPACTOR SVC, FIRE SYSTEM-GENERAL, BOOSTER PUMP SVC, BUILDING MAINTENANCE, MISCL REPAIRS & PURCHASES, PAYROLL-MAINTENANCE, UNIFORMS. Total Cash And Reserve: \$4,331,433.87

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

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

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

ACCT. NO: 2389  
 PAGE: 1

**COLLECTION-TOWER**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 02/28/2022**

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

ACCOUNTANT: MARSHALL MANUEL

DATE PRINTED: 03/17/2022

BLD ACCT: 2389 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
<b>CASH RECEIPTS:</b>									
5102 MAINTENANCE FEE-TOWER	288289.80	291508.36	-3218.56	98.9	584194.82	583016.72	1178.10	100.2	
5181 ELECTRICITY REIMB-TOWER	52679.28	53000.00	-320.72		111694.95	106000.00	5694.95		
5184 ELECTRICITY REIMB-CHRGPOINT	0.00	1000.00	-1000.00		1054.09	2000.00	-945.91		
5210 OTHER NON-TAX RCPTS-H06 REIMB	0.00	0.00	0.00		0.00	8400.00	-8400.00		
5270 INTEREST FROM INVESTMENTS	483.53	2000.00	-1516.47		1055.41	4000.00	-2944.59		
5290 INTEREST FROM CHECKING	7.20	1.00	6.20		17.40	2.00	15.40		
5360 LATE CHARGES	159.78	0.00	159.78		311.67	0.00	311.67		
5361 INTEREST CHARGES	19.62	0.00	19.62		19.62	0.00	19.62		
5370 OTHER TAXABLE RECEIPTS-MISC	-83.00	0.00	-83.00		0.00	0.00	0.00		
5375 OTH TAX RCPTS-KEYS	595.00	0.00	595.00		910.00	0.00	910.00		
5384 BIKE & SURF FEES	250.00	575.00	-325.00		1177.07	1150.00	27.07		
5385 LOCKOUT FEES	150.00	0.00	150.00		400.00	0.00	400.00		
5452 INCOME-PET	150.00	250.00	-100.00		300.00	500.00	-200.00		
5750 OTH NON-TAX RCPTS-HSEKPNG FEE	738.69	1200.00	-461.31		2485.12	2400.00	85.12		
5751 OTH NON-TAX RCPTS-MAINTENANCE	89.80	365.00	-275.20		161.63	730.00	-568.37		
5752 OTH NON-TAX RCPTS-SECURITY SV	556.73	920.00	-363.27		1929.81	1840.00	89.81		
5754 HSEKPNG SVC FEE-COMMRCL	0.00	447.00	-447.00		0.00	894.00	-894.00		
5755 SECURITY SVC FEE-COMMRCL	0.00	928.00	-928.00		0.00	1856.00	-1856.00		
<b>TOTAL CASH RECEIPTS</b>	<b>344086.43</b>	<b>352194.36</b>	<b>-8107.93</b>	<b>97.7</b>	<b>705711.59</b>	<b>712788.72</b>	<b>-7077.13</b>	<b>99.0</b>	
<b>UTILITIES:</b>									
6010 ELECTRICITY-TOWER	101518.22	85000.00	16518.22		101518.22	170000.00	-68481.78		
6020 TELEVISION	20468.75	22387.00	-1918.25		60975.05	44774.00	16201.05		
6030 WATER	5052.19	5680.00	-627.81		10314.62	11360.00	-1045.38		
6040 SEWER	26722.85	28420.00	-1697.15		53621.64	56840.00	-3218.36		
6050 GAS	2908.23	1802.00	1106.23		6659.29	3604.00	3055.29		
<b>TOTAL UTILITIES</b>	<b>156670.24</b>	<b>143289.00</b>	<b>13381.24</b>	<b>109.3</b>	<b>233088.82</b>	<b>286578.00</b>	<b>-53489.18</b>	<b>81.3</b>	
<b>CONTRACTS:</b>									
6210 CONTRACT-AIR CONDITIONING	1107.66	3000.00	-1892.34		1107.66	6000.00	-4892.34		
6223 CONTRACT-CLNG SVCS-WINDOWS	0.00	18987.43	-18987.43		0.00	18987.43	-18987.43		
6230 CONTRACT-ELEVATOR	3190.32	3500.00	-309.68		6380.64	7000.00	-619.36		
6240 CONTRACT-GROUNDS	0.00	0.00	0.00		0.00	25000.00	-25000.00		

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

ACCT. NO: 2389  
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**COLLECTION-TOWER**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 02/28/2022**

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

ACCOUNTANT: MARSHALL MANUEL

DATE PRINTED: 03/17/2022

BLD ACCT: 2389		CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%-		
6242 CONTRACT-TREES	0.00	2500.00	-2500.00		0.00	2500.00	-2500.00			
6252 CONTRACT-GENERATORS	0.00	0.00	0.00		0.00	4300.00	-4300.00			
6280 CONTRACT-PEST CONTROL	722.60	800.00	-77.40		722.60	1600.00	-877.40			
6300 CONTRACT-REFUSE	467.06	4400.00	-3932.94		5368.77	8800.00	-3431.23			
6301 CONTRACT-COMPACTOR SVC	125.00	0.00	125.00		125.00	550.00	-425.00			
6310 CONTRACT-SECURITY EQPMT	0.00	0.00	0.00		618.09	0.00	618.09			
6311 SECURITY EQUIPMENT	0.00	0.00	0.00		0.00	5115.00	-5115.00			
6321 FIRE SYSTEM-GENERAL	465.44	0.00	465.44		465.44	0.00	465.44			
6330 CONTRACT-ROOF	0.00	0.00	0.00		0.00	500.00	-500.00			
6340 SUBMETERING	0.00	3300.00	-3300.00		3028.27	6600.00	-3571.73			
6374 BOOSTER PUMP SVC	157.07	0.00	157.07		157.07	300.00	-142.93			
6376 CONTRACT-PURCHASING HUI	0.00	0.00	0.00		0.00	300.00	-300.00			
6377 FITNESS EQUIP MTCE	0.00	200.00	-200.00		356.07	400.00	-43.93			
<b>TOTAL CONTRACTS</b>	<b>6235.15</b>	<b>36687.43</b>	<b>-30452.28</b>	<b>17.0</b>	<b>18329.61</b>	<b>87952.43</b>	<b>-69622.82</b>	<b>20.8</b>		
<b>BUILDING MAINTENANCE:</b>										
6500 BUILDING MAINTENANCE	3231.55	900.00	2331.55		3574.78	1800.00	1774.78			
6530 CLEANING SUPPLIES	1353.81	1400.00	-46.19		2377.13	2800.00	-422.87			
6560 ELECTRICAL	0.00	550.00	-550.00		463.03	1100.00	-636.97			
6570 PLUMBING	0.00	400.00	-400.00		0.00	800.00	-800.00			
6580 POOL & SPA	713.49	900.00	-186.51		1586.04	1800.00	-213.96			
6590 PAINT	0.00	200.00	-200.00		331.59	400.00	-68.41			
6690 MISCL REPAIRS & PURCHASES	1122.83	700.00	422.83		1379.00	1400.00	-21.00			
6700 BLDG MAINT-OTHER	0.00	0.00	0.00		6.79	375.00	-368.21			
<b>TOTAL BUILDING MAINTENANCE</b>	<b>6421.68</b>	<b>5050.00</b>	<b>1371.68</b>	<b>127.2</b>	<b>9718.36</b>	<b>10475.00</b>	<b>-756.64</b>	<b>92.8</b>		
<b>PROFESSIONAL SERVICES:</b>										
6812 ASSOCIATION ADMIN EXPENSE	14.76	20.00	-5.24		46.64	40.00	6.64			
6840 EDUCATION EXPENSE	0.00	0.00	0.00		172.10	400.00	-227.90			
6880 LEGAL FEES	0.00	200.00	-200.00		0.00	400.00	-400.00			
6911 PROF & ADMIN SVS-OTHER-GENERA	62.77	0.00	62.77		62.77	0.00	62.77			
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>77.53</b>	<b>220.00</b>	<b>-142.47</b>	<b>35.2</b>	<b>281.51</b>	<b>840.00</b>	<b>-558.49</b>	<b>33.5</b>		
<b>PAYROLL AND BENEFITS:</b>										

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**COLLECTION-TOWER**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 02/28/2022**

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

ACCOUNTANT: MARSHALL MANUEL

DATE PRINTED: 03/17/2022

BLD ACCT: 2389		CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
DESCRIPTION		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
7010	PAYROLL-MANAGER	14224.26	24480.16	-10255.90		29740.73	48960.32	-19219.59		
7020	PAYROLL-MAINTENANCE	15507.46	10225.60	5281.86		31514.66	20451.20	11063.46		
7030	PAYROLL-HOUSEKEEPING	13804.95	15739.68	-1934.73		27128.71	31479.36	-4350.65		
7050	PAYROLL-SECURITY	29359.78	33568.48	-4208.70		57693.05	67136.96	-9443.91		
7080	TDI	0.00	0.00	0.00		1079.45	1000.00	79.45		
7090	HEALTH CARE	8998.42	11700.00	-2701.58		19032.39	23400.00	-4367.61		
7100	PAYROLL TAXES	7292.18	7541.42	-249.24		14622.22	15082.84	-460.62		
7140	PAYROLL PREPARATION	282.91	325.00	-42.09		664.67	650.00	14.67		
7170	UNIFORMS	486.42	0.00	486.42		1058.16	2000.00	-941.84		
<b>TOTAL PAYROLL AND BENEFITS</b>		<b>89956.38</b>	<b>103580.34</b>	<b>-13623.96</b>	<b>86.8</b>	<b>182534.04</b>	<b>210160.68</b>	<b>-27626.64</b>	<b>86.9</b>	
<b>OTHER EXPENSES:</b>										
7335	INSURANCE-ART DEDUCTIBLE	0.00	0.00	0.00		0.00	10000.00	-10000.00		
7356	INSURANCE-HO-6	0.00	0.00	0.00		0.00	8400.00	-8400.00		
7520	MASTER ASSOC DUES-TOWER	3755.99	3800.00	-44.01		7511.98	7600.00	-88.02		
<b>TOTAL OTHER EXPENSES</b>		<b>3755.99</b>	<b>3800.00</b>	<b>-44.01</b>	<b>98.8</b>	<b>7511.98</b>	<b>26000.00</b>	<b>-18488.02</b>	<b>28.9</b>	
<b>TOTAL OPERATING EXPENSES</b>		<b>263116.97</b>	<b>292626.77</b>	<b>-29509.80</b>	<b>89.9</b>	<b>451464.32</b>	<b>622006.11</b>	<b>-170541.79</b>	<b>72.6</b>	
<b>OPERATING SURPLUS/DEFICIT</b>		<b>80969.46</b>	<b>59567.59</b>	<b>21401.87</b>	<b>135.9</b>	<b>254247.27</b>	<b>90782.61</b>	<b>163464.66</b>	<b>280.1</b>	
<b>CAPITAL IMPR AND MAJOR REP &amp; REPL:</b>										
8551	POOL HEATER	0.00	0.00	0.00		0.00	4500.00	-4500.00		
8625	WINDOW SEALS-REPAIRS	0.00	0.00	0.00		0.00	21000.00	-21000.00		
<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>25500.00</b>	<b>-25500.00</b>	<b>0.0</b>	
<b>TOTAL CASH DISBURSEMENTS</b>		<b>263116.97</b>	<b>292626.77</b>	<b>-29509.80</b>	<b>89.9</b>	<b>451464.32</b>	<b>647506.11</b>	<b>-196041.79</b>	<b>69.7</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>	
<b>CHANGE TO TOTAL CASH &amp; RESERVE</b>		<b>80969.46</b>	<b>59567.59</b>	<b>21401.87</b>		<b>254247.27</b>	<b>65282.61</b>	<b>188964.66</b>		

----- PREPARED FOR -----  
 600 ALA MOANA BLVD  
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**COLLECTION-TOWER  
 CASH REPORT  
 AS OF 02/28/2022**

----- PREPARED BY -----  
 HAWAIIANA MANAGEMENT COMPANY, LTD.  
 ACCOUNTANT: MARSHALL MANUEL  
 DATE PRINTED: 3/17/2022

BLD NUM: 2389

FISCAL BEG: 01 PAGE: 1

**OPERATIONS**

1000 CHECKING ACCOUNT \*

**TOTAL OPERATIONS**

**RESERVES**

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
				245,284.43	80,485.93	325,770.36
<b>TOTAL OPERATIONS</b>				<u>245,284.43</u>	<u>80,485.93</u>	<u>325,770.36</u>
<b>RESERVES</b>						
1630 APFCU #*****1000	12	MONTHS	10/28/2022	200,089.06	0.00	200,089.06
1631 APFCU LQ #*****9093				100.00	0.00	100.00
1735 CIT ICS LQ #*****4946				47,672.20	3.65	47,675.85
1736 CIT #*****9475	12	MONTHS	06/12/2022	202,037.97	77.23	202,115.20
1737 CIT ICS LQ #*****8297				868,627.83	133.25	868,761.08
1766 FFAC LQ #*****1608				225,113.00	34.54	225,147.54
1775 FHB LQ #*****0213				128,877.78	4.55	128,882.33
1800 HCFED LQ #*****9-02				30,107.13	0.00	30,107.13
1830 HFFCU LQ #*****6910				2,548.82	0.00	2,548.82
1831 HFFCU #*****0099	12	MONTHS	06/09/2022	244,000.00	0.00	244,000.00
1841 HSB LQ #*****3732				250,011.32	105.96	250,117.28
1880 OPB LQ #*****0691				249,188.87	57.35	249,246.22
1903 FFB ICS LQ #*****6093				177,647.40	6.81	177,654.21
1904 FFB LQ #*****8709				157,797.88	48.43	157,846.31
1965 TERR LQ #*****6667				249,173.79	0.00	249,173.79
2005 WELL #*****5280				512,581.03	11.76	512,592.79
2125 HSFCU LQ #*****9750				248,924.37	0.00	248,924.37
2126 HSFCU LQ #*****9730				100.04	0.00	100.04
2145 HOCU LQ #*****7001				100.00	0.00	100.00
2146 HOCU #*****7050	12	MONTHS	01/24/2023	210,481.49	0.00	210,481.49
<b>TOTAL RESERVES</b>				<u>4,005,179.98</u>	<u>483.53</u>	<u>4,005,663.51</u>
<b>NET ASSOCIATION AVAILABLE CASH AND DEPOSITS</b>				<u>4,250,464.41</u>	<u>80,969.46</u>	<u>4,331,433.87</u>

\* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 4,077,186.60

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600 ALA MOANA BLVD  
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COLLECTION-TOWER  
CASH BY INSTITUTION  
AS OF 02/28/2022

----- PREPARED BY -----  
HAWAIIANA MANAGEMENT COMPANY, LTD.  
ACCOUNTANT: MARSHALL MANUEL  
DATE PRINTED: 3/17/2022

BLD NUM: 2389

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CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
ALOHA PACIFIC FCU	200,189.06	0.00	200,189.06
CENTRAL PACIFIC BANK	245,284.43	80,485.93	325,770.36
CIT BANK, N.A.	1,118,338.00	214.13	1,118,552.13
FINANCE FACTORS	225,113.00	34.54	225,147.54
FIRST FOUNDATION BANK	335,445.28	55.24	335,500.52
FIRST HAWAIIAN BANK	128,877.78	4.55	128,882.33
HAWAII CENTRAL FEDERAL CU	30,107.13	0.00	30,107.13
HAWAII STATE FEDERAL CU	249,024.41	0.00	249,024.41
HAWAIIAN FINANCIAL FCU	246,548.82	0.00	246,548.82
HOMESTREET BANK	250,011.32	105.96	250,117.28
HONOLULU FEDERAL CREDIT UNION	210,581.49	0.00	210,581.49
OHANA PACIFIC BANK	249,188.87	57.35	249,246.22
TERRITORIAL SAVINGS BANK	249,173.79	0.00	249,173.79
WELLS FARGO	512,581.03	11.76	512,592.79
<b>TOTAL CASH</b>	<u>4,250,464.41</u>	<u>80,969.46</u>	<u>4,331,433.87</u>