



HAWAIIANA

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UNAUDITED

FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING JANUARY 31, 2025

BLDG: 1182

FISCAL BEG: 7

SCHEDULE A	BALANCE SHEET
SCHEDULE B	INCOME STATEMENT
SCHEDULE C	BANK ACCOUNT LIST_CASH BY INSTITUTION
SCHEDULE D	GENERAL LEDGER
SCHEDULE E	BANK ACCOUNT RECONCILIATION
SCHEDULE F	BANK ACCOUNT REGISTER
SCHEDULE G	HOMEOWNER AGING REPORT
SCHEDULE H	PRE-PAID HOMEOWNER REPORT

Prepared By:

HAWAIIANA MANAGEMENT COMPANY, LTD.

Balance Sheet - Operating

BEL AIR PLAZA

End Date: 01/31/2025

Assets**CASH - OPERATING**

10-1000-00-00	CPB-OPTG CASH-0287	\$301,523.90
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Total CASH - OPERATING:

\$301,523.90**CASH - RESERVE**

12-1670-00-00	BOH LQ #***0548	107,987.82
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12-1738-00-00	FCB #***0372	246,092.04
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12-1839-00-00	HFFCU LQ #***6501	521.67
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12-1846-00-00	HSB #***4940	129,527.25
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12-1847-00-00	HSB #***7502	112,955.22
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12-1880-00-00	CBB #***3008	109,581.52
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12-1902-00-00	FFB LQ #***3735	103,633.95
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12-1907-00-00	FFB LQ #***3701	146,098.45
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Total CASH - RESERVE:

\$956,397.92**Total Assets:****\$1,257,921.82****Liabilities & Equity****EQUITY**

30-4939-00-00	FUND BALANCE	1,412,393.61
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Total EQUITY:

\$1,412,393.61

Net Income Gain / Loss

(154,471.79)(\$154,471.79)**Total Liabilities & Equity:****\$1,257,921.82**

Income Statement - Operating				
BEL AIR PLAZA				
01/31/2025				

Date:	2/26/2025
Time:	7:08 pm
Page:	1

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
OPERATING INCOME									
CASH RECEIPTS/INCOME									
5100-00-00 MAINTENANCE FEE	\$46,850.57	\$47,260.08	(\$409.51)	(0.87)%	\$321,386.88	\$330,820.56	(\$9,433.68)	(2.85)%	\$567,121.00
5100-00-01 PREPAID ASSESSMENTS	(714.14)	-	(714.14)	0.00 %	4,799.45	-	4,799.45	0.00 %	-
5270-00-00 INTEREST FROM INVESTMENTS	2,606.26	150.00	2,456.26	1637.51 %	24,647.74	1,050.00	23,597.74	2247.40 %	1,800.00
5290-00-00 INTEREST FROM CHECKING	13.12	8.00	5.12	64.00 %	97.31	56.00	41.31	73.77 %	96.00
5360-00-00 LATE CHARGES	61.39	-	61.39	0.00 %	107.06	-	107.06	0.00 %	-
5375-00-00 OTH TAX RCPTS-KEYS	50.00	-	50.00	0.00 %	400.00	-	400.00	0.00 %	-
Total CASH RECEIPTS/INCOME	\$48,867.20	\$47,418.08	\$1,449.12	3.06%	\$351,438.44	\$331,926.56	\$19,511.88	5.88 %	\$569,017.00
Total OPERATING INCOME	\$48,867.20	\$47,418.08	\$1,449.12	3.06%	\$351,438.44	\$331,926.56	\$19,511.88	5.88 %	\$569,017.00
OPERATING EXPENSE									
UTILITIES									
6010-00-00 ELECTRICITY	3,004.79	4,252.00	1,247.21	29.33 %	25,492.17	29,764.00	4,271.83	14.35 %	51,024.00
6020-00-00 TELEVISION CABLE	2,925.37	2,875.00	(50.37)	(1.75)%	20,367.59	20,125.00	(242.59)	(1.21)%	34,500.00
6030-00-00 WATER	818.76	1,300.00	481.24	37.02 %	6,487.83	9,100.00	2,612.17	28.71 %	15,600.00
6040-00-00 SEWER SERVICE	3,573.93	4,223.00	649.07	15.37 %	25,596.26	29,561.00	3,964.74	13.41 %	50,676.00
6060-00-00 TELEPHONE	91.24	250.00	158.76	63.50 %	1,502.97	1,750.00	247.03	14.12 %	3,000.00
Total UTILITIES	\$10,414.09	\$12,900.00	\$2,485.91	19.27%	\$79,446.82	\$90,300.00	\$10,853.18	12.02 %	\$154,800.00
CONTRACT SERVICES									
6223-00-00 CONTRACT-WINDOW SERVICES	-	170.00	170.00	100.00 %	-	1,190.00	1,190.00	100.00 %	2,040.00
6230-00-00 CONTRACT-ELEVATOR	2,893.50	1,975.00	(918.50)	(46.51)%	11,447.40	13,825.00	2,377.60	17.20 %	23,700.00
6280-00-00 CONTRACT-PEST CONTROL	-	49.00	49.00	100.00 %	-	343.00	343.00	100.00 %	588.00
6290-00-00 CONTRACT-PUMP & VENTILATION	-	800.00	800.00	100.00 %	1,316.63	5,600.00	4,283.37	76.49 %	9,600.00
6300-00-00 CONTRACT-REFUSE	563.81	514.00	(49.81)	(9.69)%	3,872.21	3,598.00	(274.21)	(7.62)%	6,168.00
6310-00-00 CONTRACT-SECURITY EQPMT	235.60	230.00	(5.60)	(2.43)%	1,649.20	1,610.00	(39.20)	(2.43)%	2,760.00
6320-00-00 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	100.00 %	1,539.27	1,638.00	98.73	6.03 %	2,808.00
6330-00-00 CONTRACT-ROOF	-	366.00	366.00	100.00 %	1,759.15	2,562.00	802.85	31.34 %	4,392.00
6377-00-00 CONTRACT-BLDG MANAGER	-	-	-	0.00 %	18,979.05	-	(18,979.05)	0.00 %	-
Total CONTRACT SERVICES	\$3,692.91	\$4,338.00	\$645.09	14.87%	\$40,562.91	\$30,366.00	(\$10,196.91)	(33.58)%	\$52,056.00

Income Statement - Operating

BEL AIR PLAZA

01/31/2025

Date: 2/26/2025

Time: 7:08 pm

Page: 2

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
BUILDING MAINTENANCE									
6530-00-00 CLEANING SUPPLIES	\$-	\$90.00	\$90.00	100.00 %	\$235.57	\$630.00	\$394.43	62.61 %	\$1,080.00
6550-00-00 GROUNDS	-	200.00	200.00	100.00 %	-	1,400.00	1,400.00	100.00 %	2,400.00
6552-00-00 GROUNDS-TREE TRIMMING	-	225.00	225.00	100.00 %	29.88	1,575.00	1,545.12	98.10 %	2,700.00
6560-00-00 ELECTRICAL/LIGHTING	-	500.00	500.00	100.00 %	142.68	3,500.00	3,357.32	95.92 %	6,000.00
6570-00-00 PLUMBING	-	800.00	800.00	100.00 %	3,949.73	5,600.00	1,650.27	29.47 %	9,600.00
6580-00-00 POOL	-	150.00	150.00	100.00 %	3,878.22	1,050.00	(2,828.22)	(269.35)%	1,800.00
6590-00-00 PAINT	-	40.00	40.00	100.00 %	-	280.00	280.00	100.00 %	480.00
6610-00-00 PUMP & VENTILATION	-	367.00	367.00	100.00 %	-	2,569.00	2,569.00	100.00 %	4,404.00
6630-00-00 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	100.00 %	-	350.00	350.00	100.00 %	600.00
6660-00-00 FIRE SYSTEMS	-	100.00	100.00	100.00 %	-	700.00	700.00	100.00 %	1,200.00
6690-00-00 BLDG REPRS & PURCHASES	6,608.95	550.00	(6,058.95)	(1101.63)%	9,692.18	3,850.00	(5,842.18)	(151.74)%	6,600.00
Total BUILDING MAINTENANCE	\$6,608.95	\$3,072.00	(\$3,536.95)	(115.14)%	\$17,928.26	\$21,504.00	\$3,575.74	16.63 %	\$36,864.00
PROFESSIONAL SERVICES & ADMINISTRATION									
6810-00-00 ADMIN SUPPLIES & SVCS	501.99	600.00	98.01	16.34 %	2,999.80	4,200.00	1,200.20	28.58 %	7,200.00
6812-00-00 ASSOCIATION ADMIN EXPENSE	-	50.00	50.00	100.00 %	42.38	350.00	307.62	87.89 %	600.00
6830-00-00 VEHICLE EXPENSE	-	29.00	29.00	100.00 %	-	203.00	203.00	100.00 %	348.00
6840-00-00 EDUCATION EXPENSE	-	125.00	125.00	100.00 %	-	875.00	875.00	100.00 %	1,500.00
6850-00-00 MANAGEMENT SERVICES	1,901.51	1,901.50	(0.01)	0.00 %	13,310.57	13,310.50	(0.07)	0.00 %	22,818.00
6870-00-00 AUDIT/PUBLIC ACCOUNTING	-	166.25	166.25	100.00 %	1,989.53	1,163.75	(825.78)	(70.96)%	1,995.00
6880-00-00 LEGAL FEES	-	300.00	300.00	100.00 %	-	2,100.00	2,100.00	100.00 %	3,600.00
6882-00-00 LEGAL FEES-COLLECTIONS	-	100.00	100.00	100.00 %	-	700.00	700.00	100.00 %	1,200.00
6890-00-00 CONSULTING FEES	-	450.00	450.00	100.00 %	654.50	3,150.00	2,495.50	79.22 %	5,400.00
Total PROFESSIONAL SERVICES & ADMINISTRATI	\$2,403.50	\$3,721.75	\$1,318.25	35.42%	\$18,996.78	\$26,052.25	\$7,055.47	27.08 %	\$44,661.00
PAYROLL & BENEFITS									
7010-00-00 PAYROLL-MANAGER	-	4,883.00	4,883.00	100.00 %	22,197.92	34,181.00	11,983.08	35.06 %	58,596.00
7020-00-00 PAYROLL-MAINTENANCE	2,187.00	1,901.00	(286.00)	(15.04)%	13,122.00	13,307.00	185.00	1.39 %	22,812.00
7070-00-00 WORKERS COMPENSATION	-	351.00	351.00	100.00 %	691.16	2,457.00	1,765.84	71.87 %	4,212.00
7080-00-00 TDI	47.41	30.67	(16.74)	(54.58)%	226.27	214.69	(11.58)	(5.39)%	368.00
7090-00-00 HEALTH CARE	-	580.00	580.00	100.00 %	1,836.45	4,060.00	2,223.55	54.77 %	6,960.00
7100-00-00 PAYROLL TAXES	-	630.00	630.00	100.00 %	-	4,410.00	4,410.00	100.00 %	7,560.00
7110-00-00 PAYROLL TAXES-FICA/ER	167.31	-	(167.31)	0.00 %	2,779.46	-	(2,779.46)	0.00 %	-
7120-00-00 PAYROLL TAXES-FUTA	13.13	-	(13.13)	0.00 %	13.13	-	(13.13)	0.00 %	-
7130-00-00 PAYROLL TAXES-SUI	8.97	-	(8.97)	0.00 %	146.28	-	(146.28)	0.00 %	-
7140-00-00 PAYROLL PREPARATION	250.00	195.00	(55.00)	(28.21)%	1,450.00	1,365.00	(85.00)	(6.23)%	2,340.00
7243-00-00 PAYROLL-BONUS	-	216.67	216.67	100.00 %	1,013.44	1,516.69	503.25	33.18 %	2,600.00
7290-00-00 PAYROLL-ADVANCE FUNDING	(760.45)	-	760.45	0.00 %	-	-	-	0.00 %	-
Total PAYROLL & BENEFITS	\$1,913.37	\$8,787.34	\$6,873.97	78.23%	\$43,476.11	\$61,511.38	\$18,035.27	29.32 %	\$105,448.00

Income Statement - Operating

BEL AIR PLAZA

01/31/2025

Date: 2/26/2025

Time: 7:08 pm

Page: 3

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
RENTAL EXPENSES									
7230-00-00 ASSOC. APT-MAINT FEE	\$714.09	\$714.08	(\$0.01)	0.00 %	\$4,998.63	\$4,998.56	(\$0.07)	0.00 %	\$8,569.00
Total RENTAL EXPENSES	<u>\$714.09</u>	<u>\$714.08</u>	<u>(\$0.01)</u>	<u>0.00%</u>	<u>\$4,998.63</u>	<u>\$4,998.56</u>	<u>(\$0.07)</u>	<u>0.00 %</u>	<u>\$8,569.00</u>
OTHER EXPENSES									
7300-00-00 INSURANCE	-	2,642.92	2,642.92	100.00 %	11,822.69	18,500.44	6,677.75	36.10 %	31,715.00
7310-00-00 INSURANCE-S M P	2,082.99	-	(2,082.99)	0.00 %	3,820.40	-	(3,820.40)	0.00 %	-
7370-00-00 UNINSURED EXPENSES	-	295.00	295.00	100.00 %	-	2,065.00	2,065.00	100.00 %	3,540.00
7550-00-00 MISCELLANEOUS EXPENSE	75.00	100.00	25.00	25.00 %	610.90	700.00	89.10	12.73 %	1,200.00
7564-00-00 MISC - CONDO REGISTRATION	-	345.00	345.00	100.00 %	-	2,415.00	2,415.00	100.00 %	4,140.00
7710-00-00 REAL PROPERTY TAXES	-	107.25	107.25	100.00 %	628.08	750.75	122.67	16.34 %	1,287.00
7720-00-00 GENERAL EXCISE TAX	447.48	75.00	(372.48)	(496.64)%	1,549.62	525.00	(1,024.62)	(195.17)%	900.00
7730-00-00 STATE INCOME TAX	-	-	-	0.00 %	800.00	-	(800.00)	0.00 %	-
7740-00-00 FEDERAL INCOME TAXES	208.09	-	(208.09)	0.00 %	10,331.09	-	(10,331.09)	0.00 %	-
Total OTHER EXPENSES	<u>\$2,813.56</u>	<u>\$3,565.17</u>	<u>\$751.61</u>	<u>21.08%</u>	<u>\$29,562.78</u>	<u>\$24,956.19</u>	<u>(\$4,606.59)</u>	<u>(18.46)%</u>	<u>\$42,782.00</u>
CAPITAL IMPR AND MAJOR REP & REPL									
8514-00-00 PAINT/SPALLING REPAIRS	-	-	-	0.00 %	75,836.34	-	(75,836.34)	0.00 %	-
8544-00-00 SIGNAGE	-	583.33	583.33	100.00 %	-	4,083.31	4,083.31	100.00 %	7,000.00
8622-00-00 EXT BLDG SURF PAINT/SEAL	-	15,496.25	15,496.25	100.00 %	195,101.60	108,473.75	(86,627.85)	(79.86)%	185,955.00
8623-00-00 GARAGE&BLDG-SPALLING RPR ALLOW	-	3,166.67	3,166.67	100.00 %	-	22,166.69	22,166.69	100.00 %	38,000.00
8628-00-00 HOT WATER PIPE INSLTN-RPR ALW	-	291.67	291.67	100.00 %	-	2,041.69	2,041.69	100.00 %	3,500.00
8631-00-00 DOORS-UTILITY-RPLCMNT ALW	-	166.67	166.67	100.00 %	-	1,166.69	1,166.69	100.00 %	2,000.00
8632-00-00 RESERVE STUDY-ANNUAL	-	124.92	124.92	100.00 %	-	874.44	874.44	100.00 %	1,499.00
Total CAPITAL IMPR AND MAJOR REP & REPL	<u>\$-</u>	<u>\$19,829.51</u>	<u>\$19,829.51</u>	<u>100.00%</u>	<u>\$270,937.94</u>	<u>\$138,806.57</u>	<u>(\$132,131.37)</u>	<u>(95.19)%</u>	<u>\$237,954.00</u>
Total OPERATING EXPENSE	<u>\$28,560.47</u>	<u>\$56,927.85</u>	<u>\$28,367.38</u>	<u>49.83%</u>	<u>\$505,910.23</u>	<u>\$398,494.95</u>	<u>(\$107,415.28)</u>	<u>(26.96)%</u>	<u>\$683,134.00</u>
Net Income:	<u>\$20,306.73</u>	<u>(\$9,509.77)</u>	<u>\$29,816.50</u>		<u>(\$154,471.79)</u>	<u>(\$66,568.39)</u>	<u>(\$87,903.40)</u>		<u>(\$114,117.00)</u>

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 1/31/2025
CASH-PETTY	XXXX1182	10-1005-00-00			0.000	\$0.00
RBB #***2211	XXXXXX2211	12-1690-00-00	11/17/2024	12	5.000	\$0.00
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			3.490	\$146,098.45
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	\$521.67
CBB #***1690	XXXXXX1690	12-1881-00-00	09/14/2024	6	5.000	\$0.00
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2025	12	4.250	\$109,581.52
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	\$301,523.90
HSB #***7502	XXXXXX7502	12-1847-00-00	08/20/2025	12	4.650	\$112,955.22
HSB #***4940	XXXXXX4940	12-1846-00-00	04/18/2025	6	4.500	\$129,527.25
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	\$103,633.95
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.850	\$107,987.82
FCB #***0372	XXXXXXXX0372	12-1738-00-00	06/13/2025	6	4.250	\$246,092.04
BEL AIR PLAZA Total Balance:						\$1,257,921.82

Institution Name	Beginning Balance	Transfer To/(From)	End Balance
BANK OF HAWAII	\$107,641.89	\$345.93	\$107,987.82
CENTRAL PACIFIC BANK	\$282,219.49	\$19,304.41	\$301,523.90
COMMONWEALTH BUSINESS	\$109,581.52	\$0.00	\$109,581.52
FIRST CITIZENS BANK	\$246,092.04	\$0.00	\$246,092.04
FIRST FOUNDATION BANK	\$249,289.59	\$442.81	\$249,732.40
HAWAIIAN FINANCIAL FCU	\$521.67	\$0.00	\$521.67
HOMESTREET BANK	\$241,554.80	\$927.67	\$242,482.47
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$0.00	\$0.00	\$0.00
BEL AIR PLAZA Total Transactions Amount			
	\$1,236,901.00	\$21,020.82	\$1,257,921.82

Summary of Banks By Institution

	Beginning Balance	Transfer To/(From)	End Balance
BANK OF HAWAII	\$107,641.89	\$345.93	\$107,987.82
CENTRAL PACIFIC BANK	\$282,219.49	\$19,304.41	\$301,523.90
COMMONWEALTH BUSINESS	\$109,581.52	\$0.00	\$109,581.52
FIRST CITIZENS BANK	\$246,092.04	\$0.00	\$246,092.04
FIRST FOUNDATION BANK	\$249,289.59	\$442.81	\$249,732.40
HAWAIIAN FINANCIAL FCU	\$521.67	\$0.00	\$521.67
HOMESTREET BANK	\$241,554.80	\$927.67	\$242,482.47
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$0.00	\$0.00	\$0.00
Grand Total:	\$1,236,901.00	\$21,020.82	\$1,257,921.82