HAWAIIANA
Hawaiiana Management Co., Ltd
711 Kapiolani Blvd., Suite 700
Honolulu, Hawaii 96813
Phone: (808) 593-9100
Fax: (808) 447-5127

UNAUDITED

FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING FEBRUARY 28, 2025

BLDG: 1182 **FISCAL BEG: 7**

Prepared By:

HAWAIIANA MANAGEMENT COMPANY, LTD.

Balance Sheet - Operating

BEL AIR PLAZA

End Date: 02/28/2025

Assets			
CASH - OPERATING			
10-1000-00-00	CPB-OPTG CASH-0287	$318,698.77	
Total CASH - OPERATING:			$318,698.77
CASH - RESERVE			
12-1670-00-00	BOH LQ #***0548	108,301.23	
12-1738-00-00	FCB #***0372	246,092.04	
12-1839-00-00	HFFCU LQ #***6501	521.67	
12-1846-00-00	HSB #***4940	129,965.45	
12-1847-00-00	HSB #***7502	113,358.14	
12-1880-00-00	CBB #***3008	110,374.04	
12-1902-00-00	FFB LQ #***3735	103,649.85	
12-1907-00-00	FFB LQ #***3701	146,483.58	
Total CASH - RESERVE:			$958,746.00
Total Assets:			**$1,277,444.77**
Liabilities & Equity			
EQUITY			
30-4939-00-00	FUND BALANCE	1,412,393.61	
Total EQUITY:			$1,412,393.61
	Net Income Gain / Loss	(134,948.84)	($134,948.84)
Total Liabilities & Equity:			**$1,277,444.77**

CINCSystems, Inc. Copyright 2025. All rights reserved.

Income Statement - Operating	Date: 3/21/2025
BEL AIR PLAZA	Time: 7:53 pm
02/28/2025	Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
OPERATING INCOME									
CASH RECEIPTS/INCOME									
5100-00-00 MAINTENANCE FEE	$47,974.08	$47,260.08	$714.00	1.51 %	$369,360.96	$378,080.64	($8,719.68)	(2.31)%	$567,121.00
5100-00-01 PREPAID ASSESSMENTS	(298.18)	-	(298.18)	0.00 %	4,501.27	-	4,501.27	0.00 %	-
5270-00-00 INTEREST FROM INVESTMENTS	3,237.92	150.00	3,087.92	2058.61 %	27,885.66	1,200.00	26,685.66	2223.81 %	1,800.00
5290-00-00 INTEREST FROM CHECKING	12.55	8.00	4.55	56.88 %	109.86	64.00	45.86	71.66 %	96.00
5360-00-00 LATE CHARGES	65.70	-	65.70	0.00 %	172.76	-	172.76	0.00 %	-
5375-00-00 OTH TAX RCPTS-KEYS	50.00	-	50.00	0.00 %	450.00	-	450.00	0.00 %	-
Total CASH RECEIPTS/INCOME	$51,042.07	$47,418.08	$3,623.99	7.64%	$402,480.51	$379,344.64	$23,135.87	6.10 %	$569,017.00
Total OPERATING INCOME	**$51,042.07**	**$47,418.08**	**$3,623.99**	**7.64%**	**$402,480.51**	**$379,344.64**	**$23,135.87**	**6.10 %**	**$569,017.00**
OPERATING EXPENSE									
UTILITIES									
6010-00-00 ELECTRICITY	2,963.82	4,252.00	1,288.18	30.30 %	28,455.99	34,016.00	5,560.01	16.35 %	51,024.00
6020-00-00 TELEVISION CABLE	2,925.37	2,875.00	(50.37)	(1.75)%	23,292.96	23,000.00	(292.96)	(1.27)%	34,500.00
6030-00-00 WATER	850.92	1,300.00	449.08	34.54 %	7,338.75	10,400.00	3,061.25	29.44 %	15,600.00
6040-00-00 SEWER SERVICE	3,597.08	4,223.00	625.92	14.82 %	29,193.34	33,784.00	4,590.66	13.59 %	50,676.00
6060-00-00 TELEPHONE	380.12	250.00	(130.12)	(52.05)%	1,883.09	2,000.00	116.91	5.85 %	3,000.00
Total UTILITIES	$10,717.31	$12,900.00	$2,182.69	16.92%	$90,164.13	$103,200.00	$13,035.87	12.63 %	$154,800.00
CONTRACT SERVICES									
6223-00-00 CONTRACT-WINDOW SERVICES	-	170.00	170.00	100.00 %	-	1,360.00	1,360.00	100.00 %	2,040.00
6230-00-00 CONTRACT-ELEVATOR	-	1,975.00	1,975.00	100.00 %	11,447.40	15,800.00	4,352.60	27.55 %	23,700.00
6280-00-00 CONTRACT-PEST CONTROL	-	49.00	49.00	100.00 %	-	392.00	392.00	100.00 %	588.00
6290-00-00 CONTRACT-PUMP & VENTILATION	282.72	800.00	517.28	64.66 %	1,599.35	6,400.00	4,800.65	75.01 %	9,600.00
6300-00-00 CONTRACT-REFUSE	563.81	514.00	(49.81)	(9.69)%	4,436.02	4,112.00	(324.02)	(7.88)%	6,168.00
6310-00-00 CONTRACT-SECURITY EQPMT	1,148.11	230.00	(918.11)	(399.18)%	2,797.31	1,840.00	(957.31)	(52.03)%	2,760.00
6320-00-00 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	100.00 %	1,539.27	1,872.00	332.73	17.77 %	2,808.00
6330-00-00 CONTRACT-ROOF	-	366.00	366.00	100.00 %	1,759.15	2,928.00	1,168.85	39.92 %	4,392.00
6377-00-00 CONTRACT-BLDG MANAGER	6,282.72	-	(6,282.72)	0.00 %	25,261.77	-	(25,261.77)	0.00 %	-
Total CONTRACT SERVICES	$8,277.36	$4,338.00	($3,939.36)	(90.81)%	$48,840.27	$34,704.00	($14,136.27)	(40.73)%	$52,056.00

CINCSystems, Inc. Copyright 2025. All rights reserved.

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
BUILDING MAINTENANCE									
6530-00-00 CLEANING SUPPLIES	$-	$90.00	$90.00	100.00 %	$235.57	$720.00	$484.43	67.28 %	$1,080.00
6550-00-00 GROUNDS	-	200.00	200.00	100.00 %	-	1,600.00	1,600.00	100.00 %	2,400.00
6552-00-00 GROUNDS-TREE TRIMMING	-	225.00	225.00	100.00 %	29.88	1,800.00	1,770.12	98.34 %	2,700.00
6560-00-00 ELECTRICAL/LIGHTING	-	500.00	500.00	100.00 %	142.68	4,000.00	3,857.32	96.43 %	6,000.00
6570-00-00 PLUMBING	-	800.00	800.00	100.00 %	3,949.73	6,400.00	2,450.27	38.29 %	9,600.00
6580-00-00 POOL	-	150.00	150.00	100.00 %	3,878.22	1,200.00	(2,678.22)	(223.19)%	1,800.00
6590-00-00 PAINT	-	40.00	40.00	100.00 %	-	320.00	320.00	100.00 %	480.00
6610-00-00 PUMP & VENTILATION	-	367.00	367.00	100.00 %	-	2,936.00	2,936.00	100.00 %	4,404.00
6630-00-00 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	100.00 %	-	400.00	400.00	100.00 %	600.00
6660-00-00 FIRE SYSTEMS	-	100.00	100.00	100.00 %	-	800.00	800.00	100.00 %	1,200.00
6690-00-00 BLDG REPRS & PURCHASES	3,296.77	550.00	(2,746.77)	(499.41)%	12,988.95	4,400.00	(8,588.95)	(195.20)%	6,600.00
Total BUILDING MAINTENANCE	$3,296.77	$3,072.00	($224.77)	(7.32)%	$21,225.03	$24,576.00	$3,350.97	13.64 %	$36,864.00
PROFESSIONAL SERVICES & ADMINISTRATION									
6810-00-00 ADMIN SUPPLIES & SVCS	325.71	600.00	274.29	45.72 %	3,325.51	4,800.00	1,474.49	30.72 %	7,200.00
6812-00-00 ASSOCIATION ADMIN EXPENSE	-	50.00	50.00	100.00 %	42.38	400.00	357.62	89.41 %	600.00
6830-00-00 VEHICLE EXPENSE	-	29.00	29.00	100.00 %	-	232.00	232.00	100.00 %	348.00
6840-00-00 EDUCATION EXPENSE	-	125.00	125.00	100.00 %	-	1,000.00	1,000.00	100.00 %	1,500.00
6850-00-00 MANAGEMENT SERVICES	1,901.51	1,901.50	(0.01)	0.00 %	15,212.08	15,212.00	(0.08)	0.00 %	22,818.00
6870-00-00 AUDIT/PUBLIC ACCOUNTING	-	166.25	166.25	100.00 %	1,989.53	1,330.00	(659.53)	(49.59)%	1,995.00
6880-00-00 LEGAL FEES	-	300.00	300.00	100.00 %	-	2,400.00	2,400.00	100.00 %	3,600.00
6882-00-00 LEGAL FEES-COLLECTIONS	-	100.00	100.00	100.00 %	-	800.00	800.00	100.00 %	1,200.00
6890-00-00 CONSULTING FEES	-	450.00	450.00	100.00 %	654.50	3,600.00	2,945.50	81.82 %	5,400.00
Total PROFESSIONAL SERVICES & ADMINISTRATI	$2,227.22	$3,721.75	$1,494.53	40.16%	$21,224.00	$29,774.00	$8,550.00	28.72 %	$44,661.00
PAYROLL & BENEFITS									
7010-00-00 PAYROLL-MANAGER	-	4,883.00	4,883.00	100.00 %	22,197.92	39,064.00	16,866.08	43.18 %	58,596.00
7020-00-00 PAYROLL-MAINTENANCE	1,705.86	1,901.00	195.14	10.27 %	14,827.86	15,208.00	380.14	2.50 %	22,812.00
7070-00-00 WORKERS COMPENSATION	-	351.00	351.00	100.00 %	691.16	2,808.00	2,116.84	75.39 %	4,212.00
7080-00-00 TDI	-	30.67	30.67	100.00 %	226.27	245.36	19.09	7.78 %	368.00
7090-00-00 HEALTH CARE	-	580.00	580.00	100.00 %	1,836.45	4,640.00	2,803.55	60.42 %	6,960.00
7100-00-00 PAYROLL TAXES	-	630.00	630.00	100.00 %	-	5,040.00	5,040.00	100.00 %	7,560.00
7110-00-00 PAYROLL TAXES-FICA/ER	130.50	-	(130.50)	0.00 %	2,909.96	-	(2,909.96)	0.00 %	-
7120-00-00 PAYROLL TAXES-FUTA	10.24	-	(10.24)	0.00 %	23.37	-	(23.37)	0.00 %	-
7130-00-00 PAYROLL TAXES-SUI	6.98	-	(6.98)	0.00 %	153.26	-	(153.26)	0.00 %	-
7140-00-00 PAYROLL PREPARATION	200.00	195.00	(5.00)	(2.56)%	1,650.00	1,560.00	(90.00)	(5.77)%	2,340.00
7243-00-00 PAYROLL-BONUS	-	216.67	216.67	100.00 %	1,013.44	1,733.36	719.92	41.53 %	2,600.00
Total PAYROLL & BENEFITS	$2,053.58	$8,787.34	$6,733.76	76.63%	$45,529.69	$70,298.72	$24,769.03	35.23 %	$105,448.00
RENTAL EXPENSES									
7230-00-00 ASSOC. APT-MAINT FEE	714.09	714.08	(0.01)	0.00 %	5,712.72	5,712.64	(0.08)	0.00 %	8,569.00
Total RENTAL EXPENSES	$714.09	$714.08	($0.01)	0.00%	$5,712.72	$5,712.64	($0.08)	0.00 %	$8,569.00

CINCSystems, Inc. Copyright 2025. All rights reserved.

Income Statement - Operating

BEL AIR PLAZA

02/28/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
OTHER EXPENSES									
7300-00-00 INSURANCE	$-	$2,642.92	$2,642.92	100.00 %	$11,822.69	$21,143.36	$9,320.67	44.08 %	$31,715.00
7310-00-00 INSURANCE-S M P	2,774.16	-	(2,774.16)	0.00 %	6,594.56	-	(6,594.56)	0.00 %	-
7370-00-00 UNINSURED EXPENSES	-	295.00	295.00	100.00 %	-	2,360.00	2,360.00	100.00 %	3,540.00
7550-00-00 MISCELLANEOUS EXPENSE	-	100.00	100.00	100.00 %	610.90	800.00	189.10	23.64 %	1,200.00
7564-00-00 MISC - CONDO REGISTRATION	-	345.00	345.00	100.00 %	-	2,760.00	2,760.00	100.00 %	4,140.00
7710-00-00 REAL PROPERTY TAXES	628.07	107.25	(520.82)	(485.61)%	1,256.15	858.00	(398.15)	(46.40)%	1,287.00
7720-00-00 GENERAL EXCISE TAX	-	75.00	75.00	100.00 %	1,549.62	600.00	(949.62)	(158.27)%	900.00
7730-00-00 STATE INCOME TAX	830.56	-	(830.56)	0.00 %	1,630.56	-	(1,630.56)	0.00 %	-
7740-00-00 FEDERAL INCOME TAXES	-	-	-	0.00 %	10,331.09	-	(10,331.09)	0.00 %	-
Total OTHER EXPENSES	$4,232.79	$3,565.17	($667.62)	(18.73)%	$33,795.57	$28,521.36	($5,274.21)	(18.49)%	$42,782.00
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 %	-	4,666.64	4,666.64	100.00 %	7,000.00
8622-00-00 EXT BLDG SURF PAINT/SEAL	-	15,496.25	15,496.25	100.00 %	195,101.60	123,970.00	(71,131.60)	(57.38)%	185,955.00
8623-00-00 GARAGE&BLDG-SPALLING RPR ALLOW	-	3,166.67	3,166.67	100.00 %	-	25,333.36	25,333.36	100.00 %	38,000.00
8628-00-00 HOT WATER PIPE INSLTN-RPR ALW	-	291.67	291.67	100.00 %	-	2,333.36	2,333.36	100.00 %	3,500.00
8631-00-00 DOORS-UTILITY-RPLCMNT ALW	-	166.67	166.67	100.00 %	-	1,333.36	1,333.36	100.00 %	2,000.00
8632-00-00 RESERVE STUDY-ANNUAL	-	124.92	124.92	100.00 %	-	999.36	999.36	100.00 %	1,499.00
Total CAPITAL IMPR AND MAJOR REP & REPL	$-	$19,829.51	$19,829.51	100.00%	$270,937.94	$158,636.08	($112,301.86)	(70.79)%	$237,954.00
Total OPERATING EXPENSE	**$31,519.12**	**$56,927.85**	**$25,408.73**	**44.63%**	**$537,429.35**	**$455,422.80**	**($82,006.55)**	**(18.01)%**	**$683,134.00**
Net Income:	**$19,522.95**	**($9,509.77)**	**$29,032.72**		**($134,948.84)**	**($76,078.16)**	**($58,870.68)**		**($114,117.00)**

CINCSystems, Inc. Copyright 2025. All rights reserved.

Account Status: Active
Maturity Date Range: 02/01/2025 - 02/28/2025

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 2/28/2025
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			3.490	$146,483.58
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	$521.67
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2025	12	4.250	$110,374.04
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	$318,698.77
HSB #***7502	XXXXXX7502	12-1847-00-00	08/20/2025	12	4.650	$113,358.14
HSB #***4940	XXXXXX4940	12-1846-00-00	04/18/2025	6	4.500	$129,965.45
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	$103,649.85
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.850	$108,301.23
FCB #***0372	XXXXXXXX0372	12-1738-00-00	06/13/2025	6	4.250	$246,092.04
			BEL AIR PLAZA Total Balance:			**$1,277,444.77**

CINCSystems, Inc. Copyright 2025 . All rights reserved.

Institution Name	Beginning Balance On: 2/1/2025	Activity During Period	End Balance On: 02/28/2025
BANK OF HAWAII	$107,987.82	$313.41	$108,301.23
CENTRAL PACIFIC BANK	$300,809.81	$17,888.96	$318,698.77
COMMONWEALTH BUSINESS BANK	$109,581.52	$792.52	$110,374.04
FIRST CITIZENS BANK	$246,092.04	$0.00	$246,092.04
FIRST FOUNDATION BANK	$249,732.40	$401.03	$250,133.43
HAWAIIAN FINANCIAL FCU	$521.67	$0.00	$521.67
HOMESTREET BANK	$242,482.47	$841.12	$243,323.59
MANAGERS PETTY CASH	$0.00	$0.00	$0.00
ROYAL BUSINESS BANK	$0.00	$0.00	$0.00

BEL AIR PLAZA Totals

Beginning Balance Total: $1,257,207.73 **Activity Total:** $20,237.04 **End Balance Total:** $1,277,444.77

CINCSystems, Inc. Copyright 2025 . All rights reserved.

Summary of Banks By Institution

	Beginning Balance On: 01/31/2025	Activity During Period	End Balance on: 2/28/2025
BANK OF HAWAII	$107,987.82	$313.41	$108,301.23
CENTRAL PACIFIC BANK	$300,809.81	$17,888.96	$318,698.77
COMMONWEALTH BUSINESS BANK	$109,581.52	$792.52	$110,374.04
FIRST CITIZENS BANK	$246,092.04	$0.00	$246,092.04
FIRST FOUNDATION BANK	$249,732.40	$401.03	$250,133.43
HAWAIIAN FINANCIAL FCU	$521.67	$0.00	$521.67
HOMESTREET BANK	$242,482.47	$841.12	$243,323.59
MANAGERS PETTY CASH	$0.00	$0.00	$0.00
ROYAL BUSINESS BANK	$0.00	$0.00	$0.00
Grand Total:	**$1,257,207.73**	**$20,237.04**	**$1,277,444.77**

CINCSystems, Inc. Copyright 2025 . All rights reserved.