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 MARCH 31, 2025

BLDG: 1182 **FISCAL BEG: 7**

Prepared By:

HAWAIIANA MANAGEMENT COMPANY, LTD.

.. ..

Balance Sheet - Operating

BEL AIR PLAZA

End Date: 03/31/2025

Assets

CASH - OPERATING

10-1000-00-00	CPB-OPTG CASH-0287	$337,480.68	
Total CASH - OPERATING:			$337,480.68

CASH - RESERVE

12-1670-00-00	BOH LQ #***0548	108,649.28	
12-1738-00-00	FCB #***0372	246,092.04	
12-1839-00-00	HFFCU LQ #***6501	521.79	
12-1846-00-00	HSB #***4940	130,452.23	
12-1847-00-00	HSB #***7502	113,805.83	
12-1880-00-00	CBB #***3008	110,733.89	
12-1902-00-00	FFB LQ #***3735	103,667.46	
12-1907-00-00	FFB LQ #***3701	146,905.12	
Total CASH - RESERVE:			$960,827.64
Total Assets:			**$1,298,308.32**

Liabilities & Equity

EQUITY

30-4939-00-00	FUND BALANCE	1,412,393.61	
Total EQUITY:			$1,412,393.61
	Net Income Gain / Loss	(114,085.29)	($114,085.29)
Total Liabilities & Equity:			**$1,298,308.32**

Income Statement - Operating

BEL AIR PLAZA

03/31/2025

Date: 4/23/2025
Time: 10:34 pm
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	$47,272.97	$47,260.08	$12.89	0.03 %	$416,633.93	$425,340.72	($8,706.79)	(2.05)%	$567,121.00
5100-00-01 PREPAID ASSESSMENTS	1,179.05	-	1,179.05	0.00 %	5,680.32	-	5,680.32	0.00 %	-
5270-00-00 INTEREST FROM INVESTMENTS	2,885.22	150.00	2,735.22	1823.48 %	30,770.88	1,350.00	29,420.88	2179.32 %	1,800.00
5290-00-00 INTEREST FROM CHECKING	14.72	8.00	6.72	84.00 %	124.58	72.00	52.58	73.03 %	96.00
5360-00-00 LATE CHARGES	58.84	-	58.84	0.00 %	231.60	-	231.60	0.00 %	-
5375-00-00 OTH TAX RCPTS-KEYS	200.00	-	200.00	0.00 %	650.00	-	650.00	0.00 %	-
Total CASH RECEIPTS/INCOME	$51,610.80	$47,418.08	$4,192.72	8.84%	$454,091.31	$426,762.72	$27,328.59	6.40 %	$569,017.00
Total OPERATING INCOME	**$51,610.80**	**$47,418.08**	**$4,192.72**	**8.84%**	**$454,091.31**	**$426,762.72**	**$27,328.59**	**6.40 %**	**$569,017.00**
OPERATING EXPENSE									
UTILITIES									
6010-00-00 ELECTRICITY	3,168.57	4,252.00	1,083.43	25.48 %	31,624.56	38,268.00	6,643.44	17.36 %	51,024.00
6020-00-00 TELEVISION CABLE	2,925.37	2,875.00	(50.37)	(1.75)%	26,218.33	25,875.00	(343.33)	(1.33)%	34,500.00
6030-00-00 WATER	-	1,300.00	1,300.00	100.00 %	7,338.75	11,700.00	4,361.25	37.28 %	15,600.00
6040-00-00 SEWER SERVICE	-	4,223.00	4,223.00	100.00 %	29,193.34	38,007.00	8,813.66	23.19 %	50,676.00
6060-00-00 TELEPHONE	235.71	250.00	14.29	5.72 %	2,118.80	2,250.00	131.20	5.83 %	3,000.00
Total UTILITIES	$6,329.65	$12,900.00	$6,570.35	50.93%	$96,493.78	$116,100.00	$19,606.22	16.89 %	$154,800.00
CONTRACT SERVICES									
6223-00-00 CONTRACT-WINDOW SERVICES	-	170.00	170.00	100.00 %	-	1,530.00	1,530.00	100.00 %	2,040.00
6230-00-00 CONTRACT-ELEVATOR	1,446.75	1,975.00	528.25	26.75 %	12,894.15	17,775.00	4,880.85	27.46 %	23,700.00
6280-00-00 CONTRACT-PEST CONTROL	-	49.00	49.00	100.00 %	-	441.00	441.00	100.00 %	588.00
6290-00-00 CONTRACT-PUMP & VENTILATION	3,683.77	800.00	(2,883.77)	(360.47)%	5,283.12	7,200.00	1,916.88	26.62 %	9,600.00
6300-00-00 CONTRACT-REFUSE	563.81	514.00	(49.81)	(9.69)%	4,999.83	4,626.00	(373.83)	(8.08)%	6,168.00
6310-00-00 CONTRACT-SECURITY EQPMT	340.31	230.00	(110.31)	(47.96)%	3,137.62	2,070.00	(1,067.62)	(51.58)%	2,760.00
6320-00-00 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	100.00 %	1,539.27	2,106.00	566.73	26.91 %	2,808.00
6330-00-00 CONTRACT-ROOF	-	366.00	366.00	100.00 %	1,759.15	3,294.00	1,534.85	46.60 %	4,392.00
6377-00-00 CONTRACT-BLDG MANAGER	6,282.72	-	(6,282.72)	0.00 %	31,544.49	-	(31,544.49)	0.00 %	-
Total CONTRACT SERVICES	$12,317.36	$4,338.00	($7,979.36)	(183.94)%	$61,157.63	$39,042.00	($22,115.63)	(56.65)%	$52,056.00

Income Statement - Operating	Date: 4/23/2025
BEL AIR PLAZA	Time: 10:34 pm
03/31/2025	Page: 2

Description	Current Period Actual	Budget	Variance	Percent	Year-to-date Actual	Budget	Variance	Percent	Annual Budget
BUILDING MAINTENANCE									
6530-00-00 CLEANING SUPPLIES	$-	$90.00	$90.00	100.00 %	$235.57	$810.00	$574.43	70.92 %	$1,080.00
6550-00-00 GROUNDS	-	200.00	200.00	100.00 %	-	1,800.00	1,800.00	100.00 %	2,400.00
6552-00-00 GROUNDS-TREE TRIMMING	-	225.00	225.00	100.00 %	29.88	2,025.00	1,995.12	98.52 %	2,700.00
6560-00-00 ELECTRICAL/LIGHTING	-	500.00	500.00	100.00 %	142.68	4,500.00	4,357.32	96.83 %	6,000.00
6570-00-00 PLUMBING	-	800.00	800.00	100.00 %	3,949.73	7,200.00	3,250.27	45.14 %	9,600.00
6580-00-00 POOL	-	150.00	150.00	100.00 %	3,878.22	1,350.00	(2,528.22)	(187.28)%	1,800.00
6590-00-00 PAINT	-	40.00	40.00	100.00 %	-	360.00	360.00	100.00 %	480.00
6610-00-00 PUMP & VENTILATION	-	367.00	367.00	100.00 %	-	3,303.00	3,303.00	100.00 %	4,404.00
6630-00-00 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	100.00 %	-	450.00	450.00	100.00 %	600.00
6660-00-00 FIRE SYSTEMS	-	100.00	100.00	100.00 %	-	900.00	900.00	100.00 %	1,200.00
6690-00-00 BLDG REPRS & PURCHASES	4,573.59	550.00	(4,023.59)	(731.56)%	17,562.54	4,950.00	(12,612.54)	(254.80)%	6,600.00
Total BUILDING MAINTENANCE	$4,573.59	$3,072.00	($1,501.59)	(48.88)%	$25,798.62	$27,648.00	$1,849.38	6.69 %	$36,864.00
PROFESSIONAL SERVICES & ADMINISTRATION									
6810-00-00 ADMIN SUPPLIES & SVCS	306.41	600.00	293.59	48.93 %	3,631.92	5,400.00	1,768.08	32.74 %	7,200.00
6812-00-00 ASSOCIATION ADMIN EXPENSE	3.08	50.00	46.92	93.84 %	45.46	450.00	404.54	89.90 %	600.00
6830-00-00 VEHICLE EXPENSE	-	29.00	29.00	100.00 %	-	261.00	261.00	100.00 %	348.00
6840-00-00 EDUCATION EXPENSE	-	125.00	125.00	100.00 %	-	1,125.00	1,125.00	100.00 %	1,500.00
6850-00-00 MANAGEMENT SERVICES	1,901.51	1,901.50	(0.01)	0.00 %	17,113.59	17,113.50	(0.09)	0.00 %	22,818.00
6870-00-00 AUDIT/PUBLIC ACCOUNTING	-	166.25	166.25	100.00 %	1,989.53	1,496.25	(493.28)	(32.97)%	1,995.00
6880-00-00 LEGAL FEES	-	300.00	300.00	100.00 %	-	2,700.00	2,700.00	100.00 %	3,600.00
6882-00-00 LEGAL FEES-COLLECTIONS	-	100.00	100.00	100.00 %	-	900.00	900.00	100.00 %	1,200.00
6890-00-00 CONSULTING FEES	-	450.00	450.00	100.00 %	654.50	4,050.00	3,395.50	83.84 %	5,400.00
Total PROFESSIONAL SERVICES & ADMINISTRATI	$2,211.00	$3,721.75	$1,510.75	40.59%	$23,435.00	$33,495.75	$10,060.75	30.04 %	$44,661.00
PAYROLL & BENEFITS									
7010-00-00 PAYROLL-MANAGER	-	4,883.00	4,883.00	100.00 %	22,197.92	43,947.00	21,749.08	49.49 %	58,596.00
7020-00-00 PAYROLL-MAINTENANCE	1,443.42	1,901.00	457.58	24.07 %	16,271.28	17,109.00	837.72	4.90 %	22,812.00
7070-00-00 WORKERS COMPENSATION	-	351.00	351.00	100.00 %	691.16	3,159.00	2,467.84	78.12 %	4,212.00
7080-00-00 TDI	-	30.67	30.67	100.00 %	226.27	276.03	49.76	18.03 %	368.00
7090-00-00 HEALTH CARE	-	580.00	580.00	100.00 %	1,836.45	5,220.00	3,383.55	64.82 %	6,960.00
7100-00-00 PAYROLL TAXES	-	630.00	630.00	100.00 %	-	5,670.00	5,670.00	100.00 %	7,560.00
7110-00-00 PAYROLL TAXES-FICA/ER	110.42	-	(110.42)	0.00 %	3,020.38	-	(3,020.38)	0.00 %	-
7120-00-00 PAYROLL TAXES-FUTA	8.66	-	(8.66)	0.00 %	32.03	-	(32.03)	0.00 %	-
7130-00-00 PAYROLL TAXES-SUI	(10.10)	-	10.10	0.00 %	143.16	-	(143.16)	0.00 %	-
7140-00-00 PAYROLL PREPARATION	200.00	195.00	(5.00)	(2.56)%	1,850.00	1,755.00	(95.00)	(5.41)%	2,340.00
7243-00-00 PAYROLL-BONUS	-	216.67	216.67	100.00 %	1,013.44	1,950.03	936.59	48.03 %	2,600.00
Total PAYROLL & BENEFITS	$1,752.40	$8,787.34	$7,034.94	80.06%	$47,282.09	$79,086.06	$31,803.97	40.21 %	$105,448.00
RENTAL EXPENSES									
7230-00-00 ASSOC. APT-MAINT FEE	714.09	714.08	(0.01)	0.00 %	6,426.81	6,426.72	(0.09)	0.00 %	8,569.00
Total RENTAL EXPENSES	$714.09	$714.08	($0.01)	0.00%	$6,426.81	$6,426.72	($0.09)	0.00 %	$8,569.00

Income Statement - Operating				
BEL AIR PLAZA			**Date:**	4/23/2025
03/31/2025			**Time:**	10:34 pm
			Page:	3

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	$23,786.28	$11,963.59	50.30 %	$31,715.00
7310-00-00 INSURANCE-S M P	2,774.16	-	(2,774.16)	0.00 %	9,368.72	-	(9,368.72)	0.00 %	-
7370-00-00 UNINSURED EXPENSES	-	295.00	295.00	100.00 %	-	2,655.00	2,655.00	100.00 %	3,540.00
7550-00-00 MISCELLANEOUS EXPENSE	75.00	100.00	25.00	25.00 %	685.90	900.00	214.10	23.79 %	1,200.00
7564-00-00 MISC - CONDO REGISTRATION	-	345.00	345.00	100.00 %	-	3,105.00	3,105.00	100.00 %	4,140.00
7710-00-00 REAL PROPERTY TAXES	-	107.25	107.25	100.00 %	1,256.15	965.25	(290.90)	(30.14)%	1,287.00
7720-00-00 GENERAL EXCISE TAX	-	75.00	75.00	100.00 %	1,549.62	675.00	(874.62)	(129.57)%	900.00
7730-00-00 STATE INCOME TAX	-	-	-	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	$2,849.16	$3,565.17	$716.01	20.08%	$36,644.73	$32,086.53	($4,558.20)	(14.21)%	$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 %	-	5,249.97	5,249.97	100.00 %	7,000.00
8622-00-00 EXT BLDG SURF PAINT/SEAL	-	15,496.25	15,496.25	100.00 %	195,101.60	139,466.25	(55,635.35)	(39.89)%	185,955.00
8623-00-00 GARAGE&BLDG-SPALLING RPR ALLOW	-	3,166.67	3,166.67	100.00 %	-	28,500.03	28,500.03	100.00 %	38,000.00
8628-00-00 HOT WATER PIPE INSLTN-RPR ALW	-	291.67	291.67	100.00 %	-	2,625.03	2,625.03	100.00 %	3,500.00
8631-00-00 DOORS-UTILITY-RPLCMNT ALW	-	166.67	166.67	100.00 %	-	1,500.03	1,500.03	100.00 %	2,000.00
8632-00-00 RESERVE STUDY-ANNUAL	-	124.92	124.92	100.00 %	-	1,124.28	1,124.28	100.00 %	1,499.00
Total CAPITAL IMPR AND MAJOR REP & REPL	$-	$19,829.51	$19,829.51	100.00%	$270,937.94	$178,465.59	($92,472.35)	(51.82)%	$237,954.00
Total OPERATING EXPENSE	**$30,747.25**	**$56,927.85**	**$26,180.60**	**45.99%**	**$568,176.60**	**$512,350.65**	**($55,825.95)**	**(10.90)%**	**$683,134.00**
Net Income:	**$20,863.55**	**($9,509.77)**	**$30,373.32**		**($114,085.29)**	**($85,587.93)**	**($28,497.36)**		**($114,117.00)**

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 3/31/2025
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			3.440	$146,905.12
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	$521.79
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2025	12	4.250	$110,733.89
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	$337,480.68
APFCU LQ #***0001	XXXXXX0001	12-1630-00-00			0.050	$0.00
APFCU #***1000	XXXXXX1000	12-1631-00-00	10/22/2025	6	4.250	$0.00
HSB #***7502	XXXXXX7502	12-1847-00-00	08/20/2025	12	4.650	$113,805.83
HSB #***4940	XXXXXX4940	12-1846-00-00	04/18/2025	6	4.500	$130,452.23
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	$103,667.46
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.850	$108,649.28
FCB #***0372	XXXXXXXX0372	12-1738-00-00	06/13/2025	6	4.250	$246,092.04
			BEL AIR PLAZA Total Balance:			**$1,298,308.32**

Institution Name	Beginning Balance On: 3/1/2025	Activity During Period	End Balance On: 03/31/2025
BANK OF HAWAII	$108,301.23	$348.05	$108,649.28
CENTRAL PACIFIC BANK	$318,698.77	$18,781.91	$337,480.68
COMMONWEALTH BUSINESS BANK	$110,374.04	$359.85	$110,733.89
FIRST CITIZENS BANK	$246,092.04	$0.00	$246,092.04
FIRST FOUNDATION BANK	$250,133.43	$439.15	$250,572.58
HAWAIIAN FINANCIAL FCU	$521.67	$0.12	$521.79
HOMESTREET BANK	$243,323.59	$934.47	$244,258.06
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: $1,277,444.77 **Activity Total:** $20,863.55 **End Balance Total:** $1,298,308.32

Summary of Banks By Institution

	Beginning Balance On: 02/28/2025	Activity During Period	End Balance on: 3/31/2025
BANK OF HAWAII	**$108,301.23**	**$348.05**	**$108,649.28**
CENTRAL PACIFIC BANK	**$318,698.77**	**$18,781.91**	**$337,480.68**
COMMONWEALTH BUSINESS BANK	**$110,374.04**	**$359.85**	**$110,733.89**
FIRST CITIZENS BANK	**$246,092.04**	**$0.00**	**$246,092.04**
FIRST FOUNDATION BANK	**$250,133.43**	**$439.15**	**$250,572.58**
HAWAIIAN FINANCIAL FCU	**$521.67**	**$0.12**	**$521.79**
HOMESTREET BANK	**$243,323.59**	**$934.47**	**$244,258.06**
MANAGERS PETTY CASH	**$0.00**	**$0.00**	**$0.00**
ROYAL BUSINESS BANK	**$0.00**	**$0.00**	**$0.00**
Grand Total:	**$1,277,444.77**	**$20,863.55**	**$1,298,308.32**