



HAWAIIANA

Hawaiiana Management Co., Ltd
711 Kapiolani Blvd., Suite 700
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UNAUDITED

FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING MAY 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: 05/31/2025

Assets**CASH - OPERATING**

10-1000-00-00	CPB-OPTG CASH-0287	\$353,319.61
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Total CASH - OPERATING:	\$353,319.61
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CASH - RESERVE

12-1630-00-00	ALOHA PACIFIC FCU	100.00
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12-1631-00-00	ALOHA PACIFIC FCU	130,620.17
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12-1670-00-00	BOH LQ #***0548	109,334.54
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12-1738-00-00	FCB #***0372	246,092.04
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12-1839-00-00	HFFCU LQ #***6501	521.79
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12-1847-00-00	HSB #***7502	114,691.96
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12-1880-00-00	CBB #***3008	111,521.80
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12-1902-00-00	FFB LQ #***3735	103,702.11
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12-1907-00-00	FFB LQ #***3701	147,688.38
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Total CASH - RESERVE:	\$964,272.79
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Total Assets:	\$1,317,592.40
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Liabilities & Equity**EQUITY**

30-4939-00-00	FUND BALANCE	1,412,393.61
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Total EQUITY:	\$1,412,393.61
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Net Income Gain / Loss	(94,801.21)	(\$94,801.21)
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Total Liabilities & Equity:	\$1,317,592.40
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Income Statement - Operating

BEL AIR PLAZA

05/31/2025

Date: 6/23/2025

Time: 11:22 pm

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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	\$45,865.44	\$47,260.08	(\$1,394.64)	(2.95)%	\$508,963.41	\$519,860.88	(\$10,897.47)	(2.10)%	\$567,121.00
5100-00-01 PREPAID ASSESSMENTS	1,592.01	-	1,592.01	0.00 %	7,029.19	-	7,029.19	0.00 %	-
5270-00-00 INTEREST FROM INVESTMENTS	2,492.78	150.00	2,342.78	1561.85 %	35,105.87	1,650.00	33,455.87	2027.63 %	1,800.00
5290-00-00 INTEREST FROM CHECKING	15.51	8.00	7.51	93.88 %	154.85	88.00	66.85	75.97 %	96.00
5360-00-00 LATE CHARGES	(12.10)	-	(12.10)	0.00 %	312.02	-	312.02	0.00 %	-
5375-00-00 OTH TAX RCPTS-KEYS	250.00	-	250.00	0.00 %	900.00	-	900.00	0.00 %	-
Total CASH RECEIPTS/INCOME	\$50,203.64	\$47,418.08	\$2,785.56	5.87%	\$552,465.34	\$521,598.88	\$30,866.46	5.92 %	\$569,017.00
Total OPERATING INCOME	\$50,203.64	\$47,418.08	\$2,785.56	5.87%	\$552,465.34	\$521,598.88	\$30,866.46	5.92 %	\$569,017.00
OPERATING EXPENSE									
UTILITIES									
6010-00-00 ELECTRICITY	2,875.56	4,252.00	1,376.44	32.37 %	37,381.25	46,772.00	9,390.75	20.08 %	51,024.00
6020-00-00 TELEVISION CABLE	2,925.37	2,875.00	(50.37)	(1.75)%	32,069.07	31,625.00	(444.07)	(1.40)%	34,500.00
6030-00-00 WATER	920.60	1,300.00	379.40	29.18 %	10,261.35	14,300.00	4,038.65	28.24 %	15,600.00
6040-00-00 SEWER SERVICE	3,643.38	4,223.00	579.62	13.73 %	40,239.23	46,453.00	6,213.77	13.38 %	50,676.00
6060-00-00 TELEPHONE	235.77	250.00	14.23	5.69 %	2,590.31	2,750.00	159.69	5.81 %	3,000.00
Total UTILITIES	\$10,600.68	\$12,900.00	\$2,299.32	17.82%	\$122,541.21	\$141,900.00	\$19,358.79	13.64 %	\$154,800.00
CONTRACT SERVICES									
6223-00-00 CONTRACT-WINDOW SERVICES	-	170.00	170.00	100.00 %	-	1,870.00	1,870.00	100.00 %	2,040.00
6230-00-00 CONTRACT-ELEVATOR	1,917.00	1,975.00	58.00	2.94 %	17,704.65	21,725.00	4,020.35	18.51 %	23,700.00
6280-00-00 CONTRACT-PEST CONTROL	-	49.00	49.00	100.00 %	-	539.00	539.00	100.00 %	588.00
6290-00-00 CONTRACT-PUMP & VENTILATION	-	800.00	800.00	100.00 %	5,283.12	8,800.00	3,516.88	39.96 %	9,600.00
6300-00-00 CONTRACT-REFUSE	563.81	514.00	(49.81)	(9.69)%	6,127.45	5,654.00	(473.45)	(8.37)%	6,168.00
6310-00-00 CONTRACT-SECURITY EQPMT	606.28	230.00	(376.28)	(163.60)%	4,424.54	2,530.00	(1,894.54)	(74.88)%	2,760.00
6320-00-00 CONTRACT-FIRE SYSTEMS	366.49	234.00	(132.49)	(56.62)%	1,905.76	2,574.00	668.24	25.96 %	2,808.00
6330-00-00 CONTRACT-ROOF	837.69	366.00	(471.69)	(128.88)%	2,596.84	4,026.00	1,429.16	35.50 %	4,392.00
6377-00-00 CONTRACT-BLDG MANAGER	6,282.72	-	(6,282.72)	0.00 %	44,109.93	-	(44,109.93)	0.00 %	-
Total CONTRACT SERVICES	\$10,573.99	\$4,338.00	(\$6,235.99)	(143.75)%	\$82,152.29	\$47,718.00	(\$34,434.29)	(72.16)%	\$52,056.00

Income Statement - Operating

BEL AIR PLAZA

05/31/2025

Date: 6/23/2025

Time: 11:22 pm

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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	\$990.00	\$754.43	76.21 %	\$1,080.00
6550-00-00 GROUNDS	-	200.00	200.00	100.00 %	-	2,200.00	2,200.00	100.00 %	2,400.00
6552-00-00 GROUNDS-TREE TRIMMING	-	225.00	225.00	100.00 %	29.88	2,475.00	2,445.12	98.79 %	2,700.00
6560-00-00 ELECTRICAL/LIGHTING	-	500.00	500.00	100.00 %	142.68	5,500.00	5,357.32	97.41 %	6,000.00
6570-00-00 PLUMBING	-	800.00	800.00	100.00 %	3,949.73	8,800.00	4,850.27	55.12 %	9,600.00
6580-00-00 POOL	510.47	150.00	(360.47)	(240.31)%	4,388.69	1,650.00	(2,738.69)	(165.98)%	1,800.00
6590-00-00 PAINT	-	40.00	40.00	100.00 %	-	440.00	440.00	100.00 %	480.00
6610-00-00 PUMP & VENTILATION	-	367.00	367.00	100.00 %	-	4,037.00	4,037.00	100.00 %	4,404.00
6630-00-00 ENTERPHONE/SECURITY CAMERAS	188.48	50.00	(138.48)	(276.96)%	188.48	550.00	361.52	65.73 %	600.00
6660-00-00 FIRE SYSTEMS	-	100.00	100.00	100.00 %	-	1,100.00	1,100.00	100.00 %	1,200.00
6670-00-00 BUILDING REPAIRS	-	-	-	0.00 %	1,438.87	-	(1,438.87)	0.00 %	-
6690-00-00 BLDG REPRS & PURCHASES	6,198.82	550.00	(5,648.82)	(1027.06)%	30,966.18	6,050.00	(24,916.18)	(411.84)%	6,600.00
Total BUILDING MAINTENANCE	\$6,897.77	\$3,072.00	(\$3,825.77)	(124.54)%	\$41,340.08	\$33,792.00	(\$7,548.08)	(22.34)%	\$36,864.00
PROFESSIONAL SERVICES & ADMINISTRATION									
6810-00-00 ADMIN SUPPLIES & SVCS	579.38	600.00	20.62	3.44 %	4,452.53	6,600.00	2,147.47	32.54 %	7,200.00
6812-00-00 ASSOCIATION ADMIN EXPENSE	-	50.00	50.00	100.00 %	45.46	550.00	504.54	91.73 %	600.00
6830-00-00 VEHICLE EXPENSE	-	29.00	29.00	100.00 %	-	319.00	319.00	100.00 %	348.00
6840-00-00 EDUCATION EXPENSE	-	125.00	125.00	100.00 %	-	1,375.00	1,375.00	100.00 %	1,500.00
6850-00-00 MANAGEMENT SERVICES	1,901.51	1,901.50	(0.01)	0.00 %	20,916.61	20,916.50	(0.11)	0.00 %	22,818.00
6870-00-00 AUDIT/PUBLIC ACCOUNTING	-	166.25	166.25	100.00 %	1,989.53	1,828.75	(160.78)	(8.79)%	1,995.00
6880-00-00 LEGAL FEES	-	300.00	300.00	100.00 %	182.20	3,300.00	3,117.80	94.48 %	3,600.00
6882-00-00 LEGAL FEES-COLLECTIONS	-	100.00	100.00	100.00 %	-	1,100.00	1,100.00	100.00 %	1,200.00
6890-00-00 CONSULTING FEES	-	450.00	450.00	100.00 %	654.50	4,950.00	4,295.50	86.78 %	5,400.00
Total PROFESSIONAL SERVICES & ADMINISTRATI	\$2,480.89	\$3,721.75	\$1,240.86	33.34%	\$28,240.83	\$40,939.25	\$12,698.42	31.02 %	\$44,661.00
PAYROLL & BENEFITS									
7010-00-00 PAYROLL-MANAGER	-	4,883.00	4,883.00	100.00 %	22,197.92	53,713.00	31,515.08	58.67 %	58,596.00
7020-00-00 PAYROLL-MAINTENANCE	1,629.32	1,901.00	271.68	14.29 %	19,475.24	20,911.00	1,435.76	6.87 %	22,812.00
7070-00-00 WORKERS COMPENSATION	-	351.00	351.00	100.00 %	691.16	3,861.00	3,169.84	82.10 %	4,212.00
7080-00-00 TDI	-	30.67	30.67	100.00 %	248.84	337.37	88.53	26.24 %	368.00
7090-00-00 HEALTH CARE	-	580.00	580.00	100.00 %	1,836.45	6,380.00	4,543.55	71.22 %	6,960.00
7100-00-00 PAYROLL TAXES	-	630.00	630.00	100.00 %	-	6,930.00	6,930.00	100.00 %	7,560.00
7110-00-00 PAYROLL TAXES-FICA/ER	124.64	-	(124.64)	0.00 %	3,265.48	-	(3,265.48)	0.00 %	-
7120-00-00 PAYROLL TAXES-FUTA	0.53	-	(0.53)	0.00 %	42.00	-	(42.00)	0.00 %	-
7130-00-00 PAYROLL TAXES-SUI	1.80	-	(1.80)	0.00 %	146.70	-	(146.70)	0.00 %	-
7140-00-00 PAYROLL PREPARATION	200.00	195.00	(5.00)	(2.56)%	2,250.00	2,145.00	(105.00)	(4.90)%	2,340.00
7243-00-00 PAYROLL-BONUS	-	216.67	216.67	100.00 %	1,013.44	2,383.37	1,369.93	57.48 %	2,600.00
Total PAYROLL & BENEFITS	\$1,956.29	\$8,787.34	\$6,831.05	77.74%	\$51,167.23	\$96,660.74	\$45,493.51	47.07 %	\$105,448.00

Income Statement - Operating

BEL AIR PLAZA

05/31/2025

Date: 6/23/2025

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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 %	\$7,854.99	\$7,854.88	(\$0.11)	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>\$7,854.99</u>	<u>\$7,854.88</u>	<u>(\$0.11)</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	29,072.12	17,249.43	59.33 %	31,715.00
7310-00-00 INSURANCE-S M P	2,428.57	-	(2,428.57)	0.00 %	14,571.45	-	(14,571.45)	0.00 %	-
7370-00-00 UNINSURED EXPENSES	-	295.00	295.00	100.00 %	-	3,245.00	3,245.00	100.00 %	3,540.00
7550-00-00 MISCELLANEOUS EXPENSE	-	100.00	100.00	100.00 %	760.90	1,100.00	339.10	30.83 %	1,200.00
7564-00-00 MISC - CONDO REGISTRATION	-	345.00	345.00	100.00 %	724.00	3,795.00	3,071.00	80.92 %	4,140.00
7710-00-00 REAL PROPERTY TAXES	-	107.25	107.25	100.00 %	1,256.15	1,179.75	(76.40)	(6.48)%	1,287.00
7720-00-00 GENERAL EXCISE TAX	-	75.00	75.00	100.00 %	1,929.96	825.00	(1,104.96)	(133.93)%	900.00
7730-00-00 STATE INCOME TAX	-	-	-	0.00 %	1,635.74	-	(1,635.74)	0.00 %	-
7740-00-00 FEDERAL INCOME TAXES	-	-	-	0.00 %	10,331.09	-	(10,331.09)	0.00 %	-
Total OTHER EXPENSES	<u>\$2,428.57</u>	<u>\$3,565.17</u>	<u>\$1,136.60</u>	<u>31.88%</u>	<u>\$43,031.98</u>	<u>\$39,216.87</u>	<u>(\$3,815.11)</u>	<u>(9.73)%</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 %	-	6,416.63	6,416.63	100.00 %	7,000.00
8622-00-00 EXT BLDG SURF PAINT/SEAL	-	15,496.25	15,496.25	100.00 %	195,101.60	170,458.75	(24,642.85)	(14.46)%	185,955.00
8623-00-00 GARAGE&BLDG-SPALLING RPR ALLOW	-	3,166.67	3,166.67	100.00 %	-	34,833.37	34,833.37	100.00 %	38,000.00
8628-00-00 HOT WATER PIPE INSLTN-RPR ALW	-	291.67	291.67	100.00 %	-	3,208.37	3,208.37	100.00 %	3,500.00
8631-00-00 DOORS-UTILITY-RPLCMNT ALW	-	166.67	166.67	100.00 %	-	1,833.37	1,833.37	100.00 %	2,000.00
8632-00-00 RESERVE STUDY-ANNUAL	-	124.92	124.92	100.00 %	-	1,374.12	1,374.12	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>\$218,124.61</u>	<u>(\$52,813.33)</u>	<u>(24.21)%</u>	<u>\$237,954.00</u>
Total OPERATING EXPENSE	<u>\$35,652.28</u>	<u>\$56,927.85</u>	<u>\$21,275.57</u>	<u>37.37%</u>	<u>\$647,266.55</u>	<u>\$626,206.35</u>	<u>(\$21,060.20)</u>	<u>(3.36)%</u>	<u>\$683,134.00</u>
Net Income:	<u>\$14,551.36</u>	<u>(\$9,509.77)</u>	<u>\$24,061.13</u>		<u>(\$94,801.21)</u>	<u>(\$104,607.47)</u>	<u>\$9,806.26</u>		<u>(\$114,117.00)</u>

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 5/31/2025
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			3.230	\$147,688.38
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	\$111,521.80
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	\$353,319.61
APFCU LQ #***0001	XXXXXX0001	12-1630-00-00			0.050	\$100.00
APFCU #***1000	XXXXXX1000	12-1631-00-00	10/22/2025	6	4.250	\$130,620.17
HSB #***7502	XXXXXX7502	12-1847-00-00	08/20/2025	12	4.650	\$114,691.96
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	\$103,702.11
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.820	\$109,334.54
FCB #***0372	XXXXXXXX0372	12-1738-00-00	06/13/2025	6	4.250	\$246,092.04
BEL AIR PLAZA Total Balance:						\$1,317,592.40

Institution Name	Beginning Balance On: 5/1/2025	Activity During Period	End Balance On: 05/31/2025
ALOHA PACIFIC FCU	\$130,720.17	\$0.00	\$130,720.17
BANK OF HAWAII	\$108,987.16	\$347.38	\$109,334.54
CENTRAL PACIFIC BANK	\$340,371.19	\$12,948.42	\$353,319.61
COMMONWEALTH BUSINESS BANK	\$111,133.59	\$388.21	\$111,521.80
FIRST CITIZENS BANK	\$246,092.04	\$0.00	\$246,092.04
FIRST FOUNDATION BANK	\$250,974.31	\$416.18	\$251,390.49
HAWAIIAN FINANCIAL FCU	\$521.79	\$0.00	\$521.79
HOMESTREET BANK	\$114,240.79	\$451.17	\$114,691.96
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: \$1,303,041.04

Activity Total: \$14,551.36

End Balance Total: \$1,317,592.40

Summary of Banks By Institution

	Beginning Balance On: 04/30/2025	Activity During Period	End Balance on: 5/31/2025
ALOHA PACIFIC FCU	\$130,720.17	\$0.00	\$130,720.17
BANK OF HAWAII	\$108,987.16	\$347.38	\$109,334.54
CENTRAL PACIFIC BANK	\$340,371.19	\$12,948.42	\$353,319.61
COMMONWEALTH BUSINESS BANK	\$111,133.59	\$388.21	\$111,521.80
FIRST CITIZENS BANK	\$246,092.04	\$0.00	\$246,092.04
FIRST FOUNDATION BANK	\$250,974.31	\$416.18	\$251,390.49
HAWAIIAN FINANCIAL FCU	\$521.79	\$0.00	\$521.79
HOMESTREET BANK	\$114,240.79	\$451.17	\$114,691.96
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$0.00	\$0.00	\$0.00
Grand Total:	\$1,303,041.04	\$14,551.36	\$1,317,592.40