



HAWAIIANA

Hawaiiana Management Co., Ltd
711 Kapiolani Blvd., Suite 700
Honolulu, Hawaii 96813
Phone: (808) 593-9100
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UNAUDITED FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING JUNE 30, 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

Disclaimer:

Any bank account that belongs to the association that currently holds funds exceeding the standard FDIC insurance limit of \$250,000 may present a potential risk that needs to be addressed promptly. For appropriate action, please reach out to the Management Executive for further assistance.

Prepared By:
HAWAIIANA MANAGEMENT COMPANY, LTD.

Balance Sheet - Operating

BEL AIR PLAZA - 1182

End Date: 06/30/2025

Assets**CASH - OPERATING**

10-1000-00-00	CPB-OPTG CASH-0287	\$362,893.75
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Total CASH - OPERATING:	\$362,893.75
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CASH - RESERVE

12-1630-00-00	APFCU LQ#****0001	100.00
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12-1631-00-00	APFCU #****1000	131,667.04
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12-1670-00-00	BOH LQ #****0548	109,670.23
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12-1735-00-00	FCB#***8801	245,000.00
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12-1839-00-00	HFFCU LQ #****6501	521.91
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12-1847-00-00	HSB #***7502	115,130.30
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12-1880-00-00	CBB #***3008	111,924.35
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12-1902-00-00	FFB LQ #***3735	103,719.16
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12-1907-00-00	FFB LQ #***3701	148,075.12
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Total CASH - RESERVE:	\$965,808.11
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Total Assets:	\$1,328,701.86
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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	(83,691.75)	(\$83,691.75)
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Total Liabilities & Equity:	\$1,328,701.86
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Income Statement - Operating

BEL AIR PLAZA

06/30/2025

Date: 7/23/2025

Time: 8:54 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	\$49,302.08	\$47,260.12	\$2,041.96	4.32 %	\$558,265.49	\$567,121.00	(\$8,855.51)	(1.56)%	\$567,121.00
5100-00-01 PREPAID ASSESSMENTS	(208.63)	-	(208.63)	0.00 %	6,820.56	-	6,820.56	0.00 %	-
5270-00-00 INTEREST FROM INVESTMENTS	4,456.17	150.00	4,306.17	2870.78 %	39,562.04	1,800.00	37,762.04	2097.89 %	1,800.00
5290-00-00 INTEREST FROM CHECKING	17.05	8.00	9.05	113.13 %	171.90	96.00	75.90	79.06 %	96.00
5360-00-00 LATE CHARGES	179.64	-	179.64	0.00 %	491.66	-	491.66	0.00 %	-
5375-00-00 OTH TAX RCPTS-KEYS	100.00	-	100.00	0.00 %	1,000.00	-	1,000.00	0.00 %	-
Total CASH RECEIPTS/INCOME	\$53,846.31	\$47,418.12	\$6,428.19	13.56%	\$606,311.65	\$569,017.00	\$37,294.65	6.55 %	\$569,017.00
Total OPERATING INCOME	\$53,846.31	\$47,418.12	\$6,428.19	13.56%	\$606,311.65	\$569,017.00	\$37,294.65	6.55 %	\$569,017.00
OPERATING EXPENSE									
UTILITIES									
6010-00-00 ELECTRICITY	2,942.51	4,252.00	1,309.49	30.80 %	40,323.76	51,024.00	10,700.24	20.97 %	51,024.00
6020-00-00 TELEVISION CABLE	2,925.37	2,875.00	(50.37)	(1.75)%	34,994.44	34,500.00	(494.44)	(1.43)%	34,500.00
6030-00-00 WATER	984.92	1,300.00	315.08	24.24 %	11,246.27	15,600.00	4,353.73	27.91 %	15,600.00
6040-00-00 SEWER SERVICE	3,689.68	4,223.00	533.32	12.63 %	43,928.91	50,676.00	6,747.09	13.31 %	50,676.00
6060-00-00 TELEPHONE	235.77	250.00	14.23	5.69 %	2,826.08	3,000.00	173.92	5.80 %	3,000.00
Total UTILITIES	\$10,778.25	\$12,900.00	\$2,121.75	16.45%	\$133,319.46	\$154,800.00	\$21,480.54	13.88 %	\$154,800.00
CONTRACT SERVICES									
6220-00-00 CONTRACT-CLEANING SERVICES	1,612.58	-	(1,612.58)	0.00 %	1,612.58	-	(1,612.58)	0.00 %	-
6223-00-00 CONTRACT-WINDOW SERVICES	-	170.00	170.00	100.00 %	-	2,040.00	2,040.00	100.00 %	2,040.00
6230-00-00 CONTRACT-ELEVATOR	1,446.75	1,975.00	528.25	26.75 %	19,151.40	23,700.00	4,548.60	19.19 %	23,700.00
6280-00-00 CONTRACT-PEST CONTROL	-	49.00	49.00	100.00 %	-	588.00	588.00	100.00 %	588.00
6290-00-00 CONTRACT-PUMP & VENTILATION	984.29	800.00	(184.29)	(23.04)%	6,267.41	9,600.00	3,332.59	34.71 %	9,600.00
6300-00-00 CONTRACT-REFUSE	563.81	514.00	(49.81)	(9.69)%	6,691.26	6,168.00	(523.26)	(8.48)%	6,168.00
6310-00-00 CONTRACT-SECURITY EQPMT	-	230.00	230.00	100.00 %	4,424.54	2,760.00	(1,664.54)	(60.31)%	2,760.00
6320-00-00 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	100.00 %	1,905.76	2,808.00	902.24	32.13 %	2,808.00
6330-00-00 CONTRACT-ROOF	7,496.00	366.00	(7,130.00)	(1948.09)%	10,092.84	4,392.00	(5,700.84)	(129.80)%	4,392.00
6377-00-00 CONTRACT-BLDG MANAGER	-	-	-	0.00 %	44,109.93	-	(44,109.93)	0.00 %	-
Total CONTRACT SERVICES	\$12,103.43	\$4,338.00	(\$7,765.43)	(179.01)%	\$94,255.72	\$52,056.00	(\$42,199.72)	(81.07)%	\$52,056.00

Income Statement - Operating

BEL AIR PLAZA

06/30/2025

Date: 7/23/2025

Time: 8:54 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	\$235.57	\$90.00	(\$145.57)	(161.74)%	\$471.14	\$1,080.00	\$608.86	56.38 %	\$1,080.00
6550-00-00 GROUNDS	-	200.00	200.00	100.00 %	-	2,400.00	2,400.00	100.00 %	2,400.00
6552-00-00 GROUNDS-TREE TRIMMING	3,397.90	225.00	(3,172.90)	(1410.18)%	3,427.78	2,700.00	(727.78)	(26.95)%	2,700.00
6560-00-00 ELECTRICAL/LIGHTING	-	500.00	500.00	100.00 %	142.68	6,000.00	5,857.32	97.62 %	6,000.00
6570-00-00 PLUMBING	-	800.00	800.00	100.00 %	3,949.73	9,600.00	5,650.27	58.86 %	9,600.00
6580-00-00 POOL	401.93	150.00	(251.93)	(167.95)%	4,790.62	1,800.00	(2,990.62)	(166.15)%	1,800.00
6590-00-00 PAINT	-	40.00	40.00	100.00 %	-	480.00	480.00	100.00 %	480.00
6610-00-00 PUMP & VENTILATION	-	367.00	367.00	100.00 %	-	4,404.00	4,404.00	100.00 %	4,404.00
6630-00-00 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	100.00 %	188.48	600.00	411.52	68.59 %	600.00
6660-00-00 FIRE SYSTEMS	-	100.00	100.00	100.00 %	-	1,200.00	1,200.00	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	951.32	550.00	(401.32)	(72.97)%	31,917.50	6,600.00	(25,317.50)	(383.60)%	6,600.00
6694-00-00 BLDG MAINT-TOOLS & EQUIP	412.06	-	(412.06)	0.00 %	412.06	-	(412.06)	0.00 %	-
Total BUILDING MAINTENANCE	\$5,398.78	\$3,072.00	(\$2,326.78)	(75.74)%	\$46,738.86	\$36,864.00	(\$9,874.86)	(26.79)%	\$36,864.00
PROFESSIONAL SERVICES & ADMINISTRATION									
6810-00-00 ADMIN SUPPLIES & SVCS	1,174.88	600.00	(574.88)	(95.81)%	5,627.41	7,200.00	1,572.59	21.84 %	7,200.00
6812-00-00 ASSOCIATION ADMIN EXPENSE	54.29	50.00	(4.29)	(8.58)%	99.75	600.00	500.25	83.38 %	600.00
6830-00-00 VEHICLE EXPENSE	-	29.00	29.00	100.00 %	-	348.00	348.00	100.00 %	348.00
6840-00-00 EDUCATION EXPENSE	-	125.00	125.00	100.00 %	-	1,500.00	1,500.00	100.00 %	1,500.00
6850-00-00 MANAGEMENT SERVICES	1,901.51	1,901.50	(0.01)	0.00 %	22,818.12	22,818.00	(0.12)	0.00 %	22,818.00
6870-00-00 AUDIT/PUBLIC ACCOUNTING	-	166.25	166.25	100.00 %	1,989.53	1,995.00	5.47	0.27 %	1,995.00
6880-00-00 LEGAL FEES	-	300.00	300.00	100.00 %	182.20	3,600.00	3,417.80	94.94 %	3,600.00
6882-00-00 LEGAL FEES-COLLECTIONS	-	100.00	100.00	100.00 %	-	1,200.00	1,200.00	100.00 %	1,200.00
6890-00-00 CONSULTING FEES	6,282.72	450.00	(5,832.72)	(1296.16)%	6,937.22	5,400.00	(1,537.22)	(28.47)%	5,400.00
Total PROFESSIONAL SERVICES & ADMINISTRATI	\$9,413.40	\$3,721.75	(\$5,691.65)	(152.93)%	\$37,654.23	\$44,661.00	\$7,006.77	15.69 %	\$44,661.00
PAYROLL & BENEFITS									
7010-00-00 PAYROLL-MANAGER	-	4,883.00	4,883.00	100.00 %	22,197.92	58,596.00	36,398.08	62.12 %	58,596.00
7020-00-00 PAYROLL-MAINTENANCE	1,574.64	1,901.00	326.36	17.17 %	21,049.88	22,812.00	1,762.12	7.72 %	22,812.00
7070-00-00 WORKERS COMPENSATION	2,419.09	351.00	(2,068.09)	(589.20)%	3,110.25	4,212.00	1,101.75	26.16 %	4,212.00
7080-00-00 TDI	-	30.63	30.63	100.00 %	248.84	368.00	119.16	32.38 %	368.00
7090-00-00 HEALTH CARE	-	580.00	580.00	100.00 %	1,836.45	6,960.00	5,123.55	73.61 %	6,960.00
7100-00-00 PAYROLL TAXES	-	630.00	630.00	100.00 %	-	7,560.00	7,560.00	100.00 %	7,560.00
7110-00-00 PAYROLL TAXES-FICA/ER	120.46	-	(120.46)	0.00 %	3,385.94	-	(3,385.94)	0.00 %	-
7120-00-00 PAYROLL TAXES-FUTA	-	-	-	0.00 %	42.00	-	(42.00)	0.00 %	-
7130-00-00 PAYROLL TAXES-SUI	1.73	-	(1.73)	0.00 %	148.43	-	(148.43)	0.00 %	-
7140-00-00 PAYROLL PREPARATION	200.00	195.00	(5.00)	(2.56)%	2,450.00	2,340.00	(110.00)	(4.70)%	2,340.00
7243-00-00 PAYROLL-BONUS	-	216.63	216.63	100.00 %	1,013.44	2,600.00	1,586.56	61.02 %	2,600.00
Total PAYROLL & BENEFITS	\$4,315.92	\$8,787.26	\$4,471.34	50.88%	\$55,483.15	\$105,448.00	\$49,964.85	47.38 %	\$105,448.00

Income Statement - Operating

BEL AIR PLAZA

06/30/2025

Date: 7/23/2025

Time: 8:54 pm

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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	\$714.12	\$0.03	0.00 %	\$8,569.08	\$8,569.00	(\$0.08)	0.00 %	\$8,569.00
Total RENTAL EXPENSES	<u>\$714.09</u>	<u>\$714.12</u>	<u>\$0.03</u>	<u>0.00%</u>	<u>\$8,569.08</u>	<u>\$8,569.00</u>	<u>(\$0.08)</u>	<u>0.00 %</u>	<u>\$8,569.00</u>
OTHER EXPENSES									
7300-00-00 INSURANCE	14,580.93	2,642.88	(11,938.05)	(451.71)%	26,403.62	31,715.00	5,311.38	16.75 %	31,715.00
7310-00-00 INSURANCE-S M P	(14,571.45)	-	14,571.45	0.00 %	-	-	-	0.00 %	-
7370-00-00 UNINSURED EXPENSES	-	295.00	295.00	100.00 %	-	3,540.00	3,540.00	100.00 %	3,540.00
7550-00-00 MISCELLANEOUS EXPENSE	-	100.00	100.00	100.00 %	760.90	1,200.00	439.10	36.59 %	1,200.00
7564-00-00 MISC - CONDO REGISTRATION	3.50	345.00	341.50	98.99 %	727.50	4,140.00	3,412.50	82.43 %	4,140.00
7710-00-00 REAL PROPERTY TAXES	-	107.25	107.25	100.00 %	1,256.15	1,287.00	30.85	2.40 %	1,287.00
7720-00-00 GENERAL EXCISE TAX	-	75.00	75.00	100.00 %	1,929.96	900.00	(1,029.96)	(114.44)%	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>\$12.98</u>	<u>\$3,565.13</u>	<u>\$3,552.15</u>	<u>99.64%</u>	<u>\$43,044.96</u>	<u>\$42,782.00</u>	<u>(\$262.96)</u>	<u>(0.61)%</u>	<u>\$42,782.00</u>
CAPITAL IMPR AND MAJOR REP & REPL									
8514-01-00 PAINT/SPALLING REPAIRS	-	-	-	0.00 %	75,836.34	-	(75,836.34)	0.00 %	-
8544-01-00 SIGNAGE	-	583.37	583.37	100.00 %	-	7,000.00	7,000.00	100.00 %	7,000.00
8622-01-00 EXT BLDG SURF PAINT/SEAL	-	15,496.25	15,496.25	100.00 %	195,101.60	185,955.00	(9,146.60)	(4.92)%	185,955.00
8623-01-00 GARAGE&BLDG-SPALLING RPR ALLOW	-	3,166.63	3,166.63	100.00 %	-	38,000.00	38,000.00	100.00 %	38,000.00
8628-01-00 HOT WATER PIPE INSLTN-RPR ALW	-	291.63	291.63	100.00 %	-	3,500.00	3,500.00	100.00 %	3,500.00
8631-01-00 DOORS-UTILITY-RPLCMNT ALW	-	166.63	166.63	100.00 %	-	2,000.00	2,000.00	100.00 %	2,000.00
8632-01-00 RESERVE STUDY-ANNUAL	-	124.88	124.88	100.00 %	-	1,499.00	1,499.00	100.00 %	1,499.00
Total CAPITAL IMPR AND MAJOR REP & REPL	<u>\$-</u>	<u>\$19,829.39</u>	<u>\$19,829.39</u>	<u>100.00%</u>	<u>\$270,937.94</u>	<u>\$237,954.00</u>	<u>(\$32,983.94)</u>	<u>(13.86)%</u>	<u>\$237,954.00</u>
Total OPERATING EXPENSE	<u>\$42,736.85</u>	<u>\$56,927.65</u>	<u>\$14,190.80</u>	<u>24.93%</u>	<u>\$690,003.40</u>	<u>\$683,134.00</u>	<u>(\$6,869.40)</u>	<u>(1.01)%</u>	<u>\$683,134.00</u>
Net Income:	<u>\$11,109.46</u>	<u>(\$9,509.53)</u>	<u>\$20,618.99</u>		<u>(\$83,691.75)</u>	<u>(\$114,117.00)</u>	<u>\$30,425.25</u>		<u>(\$114,117.00)</u>

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 6/30/2025
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			3.230	\$148,075.12
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	\$521.91
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2025	12	4.250	\$111,924.35
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	\$362,893.75
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	\$131,667.04
HSB #***7502	XXXXXX7502	12-1847-00-00	08/20/2025	12	4.650	\$115,130.30
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	\$103,719.16
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.800	\$109,670.23
FCB #***0372	XXXXXXXX0372	12-1738-00-00	06/13/2025	6	4.250	\$0.00
FCB #***8801	XXXXXXXX8801	12-1735-00-00	12/23/2025	6	3.920	\$245,000.00
BEL AIR PLAZA Total Balance:						\$1,328,701.86

Institution Name	Beginning Balance On: 6/1/2025	Activity During Period	End Balance On: 06/30/2025
ALOHA PACIFIC FCU	\$130,720.17	\$1,046.87	\$131,767.04
BANK OF HAWAII	\$109,334.54	\$335.69	\$109,670.23
CENTRAL PACIFIC BANK	\$353,319.61	\$9,574.14	\$362,893.75
COMMONWEALTH BUSINESS BANK	\$111,521.80	\$402.55	\$111,924.35
FIRST CITIZENS BANK	\$246,092.04	(\$1,092.04)	\$245,000.00
FIRST FOUNDATION BANK	\$251,390.49	\$403.79	\$251,794.28
HAWAIIAN FINANCIAL FCU	\$521.79	\$0.12	\$521.91
HOMESTREET BANK	\$114,691.96	\$438.34	\$115,130.30
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: \$1,317,592.40

Activity Total: \$11,109.46

End Balance Total: \$1,328,701.86

Summary of Banks By Institution

	Beginning Balance On: 05/31/2025	Activity During Period	End Balance on: 6/30/2025
ALOHA PACIFIC FCU	\$130,720.17	\$1,046.87	\$131,767.04
BANK OF HAWAII	\$109,334.54	\$335.69	\$109,670.23
CENTRAL PACIFIC BANK	\$353,319.61	\$9,574.14	\$362,893.75
COMMONWEALTH BUSINESS BANK	\$111,521.80	\$402.55	\$111,924.35
FIRST CITIZENS BANK	\$246,092.04	(\$1,092.04)	\$245,000.00
FIRST FOUNDATION BANK	\$251,390.49	\$403.79	\$251,794.28
HAWAIIAN FINANCIAL FCU	\$521.79	\$0.12	\$521.91
HOMESTREET BANK	\$114,691.96	\$438.34	\$115,130.30
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$0.00	\$0.00	\$0.00
Grand Total:	\$1,317,592.40	\$11,109.46	\$1,328,701.86