HAWAIIANA
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UNAUDITED

FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING AUGUST 31, 2025

BLDG: 1182 **FISCAL BEG: 7**

Prepared By:

HAWAIIANA MANAGEMENT COMPANY, LTD.

Balance Sheet - Operating

BEL AIR PLAZA - 1182

End Date: 08/31/2025

Assets			
CASH - OPERATING			
10-1000-00-00	CPB-OPTG CASH-0287	$185,513.73	
Total CASH - OPERATING:			$185,513.73
CASH - RESERVE			
12-1630-00-00	APFCU LQ#***0001	100.00	
12-1631-00-00	APFCU #***1000	131,667.04	
12-1670-00-00	BOH LQ #***0548	110,362.47	
12-1691-00-00	RBB#***7695	200,700.06	
12-1735-00-00	FCB#***8801	246,581.40	
12-1839-00-00	HFFCU LQ #***6501	521.91	
12-1880-00-00	CBB #***3008	112,720.73	
12-1882-00-00	COMMONWEALTH BUSINESS BANK	115,864.77	
12-1902-00-00	FFB LQ #***3735	103,754.40	
12-1907-00-00	FFB LQ #***3701	148,864.96	
Total CASH - RESERVE:			$1,171,137.74
Total Assets:			**$1,356,651.47**
Liabilities & Equity			
EQUITY			
30-4939-00-00	FUND BALANCE	1,328,701.86	
Total EQUITY:			$1,328,701.86
	Net Income Gain / Loss	27,949.61	$27,949.61
Total Liabilities & Equity:			**$1,356,651.47**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
CASH RECEIPTS/INCOME							
5100 MAINTENANCE FEE	$51,120.23	$49,622.84	$1,497.39	$100,450.77	$99,245.68	$1,205.09	$595,474.08
5270 INTEREST FROM INVESTMENTS	2,941.52	2,000.00	941.52	5,329.63	4,000.00	1,329.63	24,000.00
5290 INTEREST FROM CHECKING	8.83	6.00	2.83	24.88	12.00	12.88	72.00
5360 LATE CHARGES	112.61	-	112.61	141.38	-	141.38	-
5375 OTH TAX RCPTS-KEYS	50.00	-	50.00	50.00	-	50.00	-
5400 RENTAL INCOME	-	1,500.00	(1,500.00)	-	3,000.00	(3,000.00)	18,000.00
TOTAL CASH RECEIPTS/INCOME	$54,233.19	$53,128.84	$1,104.35	$105,996.66	$106,257.68	($261.02)	$637,546.08
TOTAL INCOME	**$54,233.19**	**$53,128.84**	**$1,104.35**	**$105,996.66**	**$106,257.68**	**($261.02)**	**$637,546.08**
EXPENSES AND RESERVE FUNDING							
UTILITIES							
6010 ELECTRICITY	2,865.35	4,517.50	1,652.15	8,447.02	9,035.00	587.98	54,210.00
6020 TELEVISION CABLE	-	2,984.00	2,984.00	2,925.37	5,968.00	3,042.63	35,808.00
6030 WATER	945.38	1,067.00	121.62	1,833.82	2,134.00	300.18	12,804.00
6040 SEWER SERVICE	3,624.86	4,345.00	720.14	7,249.72	8,690.00	1,440.28	52,140.00
6060 TELEPHONE	3,271.15	260.00	(3,011.15)	3,506.93	520.00	(2,986.93)	3,120.00
TOTAL UTILITIES	$10,706.74	$13,173.50	$2,466.76	$23,962.86	$26,347.00	$2,384.14	$158,082.00
CONTRACT SERVICES							
6220 CONTRACT-CLEANING SERVICES	-	179.00	179.00	-	358.00	358.00	2,148.00
6222 CONTRACT-CLNG SVCS-JANITORIAL	680.63	-	(680.63)	680.63	-	(680.63)	-
6230 CONTRACT-ELEVATOR	1,446.75	2,194.50	747.75	2,893.50	4,389.00	1,495.50	26,334.00
6280 CONTRACT-PEST CONTROL	-	49.00	49.00	-	98.00	98.00	588.00
6290 CONTRACT-PUMP & VENTILATION	-	231.00	231.00	6,155.49	462.00	(5,693.49)	2,772.00
6300 CONTRACT-REFUSE	563.81	595.00	31.19	1,127.62	1,190.00	62.38	7,140.00
6310 CONTRACT-SECURITY EQPMT	549.74	346.00	(203.74)	1,649.22	692.00	(957.22)	4,152.00
6320 CONTRACT-FIRE SYSTEMS	1,649.21	234.00	(1,415.21)	1,649.21	468.00	(1,181.21)	2,808.00
6330 CONTRACT-ROOF	7,496.00	366.00	(7,130.00)	7,496.00	732.00	(6,764.00)	4,392.00
6377 CONTRACT-BLDG MANAGER	-	6,597.00	6,597.00	6,282.72	13,194.00	6,911.28	79,164.00
TOTAL CONTRACT SERVICES	$12,386.14	$10,791.50	($1,594.64)	$27,934.39	$21,583.00	($6,351.39)	$129,498.00
BUILDING MAINTENANCE							
6530 CLEANING SUPPLIES	-	40.00	40.00	-	80.00	80.00	480.00
6550 GROUNDS	-	200.00	200.00	-	400.00	400.00	2,400.00
6552 GROUNDS-TREE TRIMMING	-	445.00	445.00	-	890.00	890.00	5,340.00
6560 ELECTRICAL/LIGHTING	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6570 PLUMBING	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
6580 POOL	(1,453.12)	150.00	1,603.12	(1,453.12)	300.00	1,753.12	1,800.00
6590 PAINT	-	40.00	40.00	-	80.00	80.00	480.00
6630 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	-	100.00	100.00	600.00
6660 FIRE SYSTEMS	-	100.00	100.00	-	200.00	200.00	1,200.00
6690 BLDG REPRS & PURCHASES	-	500.00	500.00	23.03	1,000.00	976.97	6,000.00
TOTAL BUILDING MAINTENANCE	($1,453.12)	$3,525.00	$4,978.12	($1,430.09)	$7,050.00	$8,480.09	$42,300.00
PROFESSIONAL SERVICES & ADMINISTRATION							
6810 ADMIN SUPPLIES & SVCS	481.26	600.00	118.74	911.20	1,200.00	288.80	7,200.00
6812 ASSOCIATION ADMIN EXPENSE	-	50.00	50.00	7.82	100.00	92.18	600.00
6840 EDUCATION EXPENSE	-	50.00	50.00	-	100.00	100.00	600.00
6850 MANAGEMENT SERVICES	1,971.87	1,971.83	(0.04)	3,943.74	3,943.66	(0.08)	23,662.00
6870 AUDIT/PUBLIC ACCOUNTING	-	205.00	205.00	-	410.00	410.00	2,460.00
6880 LEGAL FEES	-	300.00	300.00	-	600.00	600.00	3,600.00
6881 LEGAL FEES-GENERAL	-	-	-	113.87	-	(113.87)	-
6882 LEGAL FEES-COLLECTIONS	706.02	100.00	(606.02)	706.02	200.00	(506.02)	1,200.00
6890 CONSULTING FEES	6,282.72	450.00	(5,832.72)	6,282.72	900.00	(5,382.72)	5,400.00
TOTAL PROFESSIONAL SERVICES & ADMI	$9,441.87	$3,726.83	($5,715.04)	$11,965.37	$7,453.66	($4,511.71)	$44,722.00

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
PAYROLL & BENEFITS							
7020 PAYROLL-MAINTENANCE	$1,224.72	$1,984.00	$759.28	$3,827.25	$3,968.00	$140.75	$23,808.00
7030 PAYROLL-JANITORIAL	-	100.00	100.00	-	200.00	200.00	1,200.00
7070 WORKERS COMPENSATION	349.33	351.00	1.67	349.33	702.00	352.67	4,212.00
7080 TDI	-	29.00	29.00	20.21	58.00	37.79	348.00
7100 PAYROLL TAXES	-	140.00	140.00	-	280.00	280.00	1,680.00
7110 PAYROLL TAXES-FICA/ER	93.69	-	(93.69)	292.78	-	(292.78)	-
7130 PAYROLL TAXES-SUI	1.35	-	(1.35)	4.20	-	(4.20)	-
7140 PAYROLL PREPARATION	200.00	200.00	-	400.00	400.00	-	2,400.00
7243 PAYROLL-BONUS	-	66.67	66.67	-	133.34	133.34	800.00
TOTAL PAYROLL & BENEFITS	$1,869.09	$2,870.67	$1,001.58	$4,893.77	$5,741.34	$847.57	$34,448.00
RENTAL EXPENSES							
7230 ASSOC. APT-MAINT FEE	749.79	749.75	(0.04)	2,441.99	1,499.50	(942.49)	8,997.00
TOTAL RENTAL EXPENSES	$749.79	$749.75	($0.04)	$2,441.99	$1,499.50	($942.49)	$8,997.00
OTHER EXPENSES							
7300 INSURANCE	-	3,117.00	3,117.00	2,499.65	6,234.00	3,734.35	37,404.00
7310 INSURANCE-S M P	4,649.97	-	(4,649.97)	4,649.97	-	(4,649.97)	-
7370 UNINSURED EXPENSES	-	295.00	295.00	-	590.00	590.00	3,540.00
7550 MISCELLANEOUS EXPENSE	-	100.00	100.00	-	200.00	200.00	1,200.00
7710 REAL PROPERTY TAXES	667.80	163.00	(504.80)	667.80	326.00	(341.80)	1,956.00
7720 GENERAL EXCISE TAX	-	180.00	180.00	461.34	360.00	(101.34)	2,160.00
7730 STATE INCOME TAX	-	80.00	80.00	-	160.00	160.00	960.00
7740 FEDERAL INCOME TAXES	-	900.00	900.00	-	1,800.00	1,800.00	10,800.00
TOTAL OTHER EXPENSES	$5,317.77	$4,835.00	($482.77)	$8,278.76	$9,670.00	$1,391.24	$58,020.00
TOTAL DISBURSEMENTS	**$39,018.28**	**$39,672.25**	**$653.97**	**$78,047.05**	**$79,344.50**	**$1,297.45**	**$476,067.00**

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
EXPENSES AND RESERVE FUNDING							
CAPITAL IMPR AND MAJOR REP & REPL							
8083 BBQ GRILLS-STATIONS, REC DECK	$-	$-	$-	$-	$1,800.00	$1,800.00	$1,800.00
8621 ELECTRICAL - POOL CIRCUIT BREAK	-	-	-	-	4,728.00	4,728.00	4,728.00
8624 WATER SUPPLY SHUT OFF VALVES	-	-	-	-	8,610.00	8,610.00	8,610.00
8626 METAL RAILS-GARAGE 10% RPR ALW	-	-	-	-	4,541.00	4,541.00	4,541.00
8627 LIGHTING-BOLLARDS	-	-	-	-	3,750.00	3,750.00	3,750.00
8628 HOT WATER PIPE INSLTN-RPR ALW	-	-	-	-	3,500.00	3,500.00	3,500.00
8629 ENTRY AWNING	-	-	-	-	2,700.00	2,700.00	2,700.00
8631 DOORS-UTILITY-RPLCMNT ALW	-	-	-	-	2,000.00	2,000.00	2,000.00
8632 RESERVE STUDY-ANNUAL	-	-	-	-	1,499.00	1,499.00	1,499.00
8633 LIGHTING-DRIVEWAY WALL FIX	-	-	-	-	1,420.00	1,420.00	1,420.00
8634 CHAIN LINK-PEDESTRIAN GATES	-	-	-	-	867.00	867.00	867.00
8637 LIGHTING - EXTERIOR BUILDING - M	-	-	-	-	1,758.00	1,758.00	1,758.00
TOTAL CAPITAL IMPR AND MAJOR REP &	$-	$-	$-	$-	$37,173.00	$37,173.00	$37,173.00
TOTAL DISBURSEMENTS	**$0.00**	**$-**	**$-**	**$-**	**$37,173.00**	**$37,173.00**	**$37,173.00**
NET INCREASE (DECREASE)	$15,214.91	$13,456.59	$1,758.32	$27,949.61	($10,259.82)	$38,209.43	$124,306.08

Bank Account List
BEL AIR PLAZA
Account Status: Active
Maturity Date Range: 08/01/2025 - 08/31/2025

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 8/31/2025
RBB #***7695	XXXXXX7695	12-1691-00-00	01/26/2026	6	4.200	$200,700.06
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			3.130	$148,864.96
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	$521.91
CBB #***3624	XXXXXX3624	12-1882-00-00	08/22/2026	12	4.500	$115,864.77
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2025	12	4.250	$112,720.73
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	$185,513.73
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	$0.00
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	$103,754.40
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.750	$110,362.47
FCB #***8801	XXXXXXXX8801	12-1735-00-00	12/23/2025	6	3.920	$246,581.40
			BEL AIR PLAZA Total Balance:			**$1,356,651.47**

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.

Cash By Institution

BEL AIR PLAZA

8/1/2025 To: 8/31/2025

Institution Name	Beginning Balance On: 8/1/2025	Activity During Period	End Balance On: 08/31/2025
ALOHA PACIFIC FCU	$131,767.04	$0.00	$131,767.04
BANK OF HAWAII	$110,017.90	$344.57	$110,362.47
CENTRAL PACIFIC BANK	$173,240.34	$12,273.39	$185,513.73
COMMONWEALTH BUSINESS BANK	$112,315.32	$116,270.18	$228,585.50
FIRST CITIZENS BANK	$245,776.46	$804.94	$246,581.40
FIRST FOUNDATION BANK	$252,212.60	$406.76	$252,619.36
HAWAIIAN FINANCIAL FCU	$521.91	$0.00	$521.91
HOMESTREET BANK	$115,584.99	($115,584.99)	$0.00
MANAGERS PETTY CASH	$0.00	$0.00	$0.00
ROYAL BUSINESS BANK	$200,000.00	$700.06	$200,700.06

BEL AIR PLAZA Totals

Beginning Balance Total: $1,341,436.56 **Activity Total:** $15,214.91 **End Balance Total:** $1,356,651.47

Summary of Banks By Institution

	Beginning Balance On: 07/31/2025	Activity During Period	End Balance on: 8/31/2025
ALOHA PACIFIC FCU	$131,767.04	$0.00	$131,767.04
BANK OF HAWAII	$110,017.90	$344.57	$110,362.47
CENTRAL PACIFIC BANK	$173,240.34	$12,273.39	$185,513.73
COMMONWEALTH BUSINESS BANK	$112,315.32	$116,270.18	$228,585.50
FIRST CITIZENS BANK	$245,776.46	$804.94	$246,581.40
FIRST FOUNDATION BANK	$252,212.60	$406.76	$252,619.36
HAWAIIAN FINANCIAL FCU	$521.91	$0.00	$521.91
HOMESTREET BANK	$115,584.99	($115,584.99)	$0.00
MANAGERS PETTY CASH	$0.00	$0.00	$0.00
ROYAL BUSINESS BANK	$200,000.00	$700.06	$200,700.06
Grand Total:	**$1,341,436.56**	**$15,214.91**	**$1,356,651.47**