



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 NOVEMBER 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

Prepared By:

HAWAIIANA MANAGEMENT COMPANY, LTD.

Balance Sheet - Operating

BEL AIR PLAZA - 1182

End Date: 11/30/2025

Assets**CASH - OPERATING**

10-1000-00-00	CPB-OPTG CASH-0287	\$261,294.86
---------------	--------------------	--------------

Total CASH - OPERATING:	\$261,294.86
-------------------------	--------------

CASH - RESERVE

12-1630-00-00	APFCU LQ#****0001	100.00
---------------	-------------------	--------

12-1631-00-00	APFCU #****1000	133,374.63
---------------	-----------------	------------

12-1670-00-00	BOH LQ #****0548	111,298.50
---------------	------------------	------------

12-1691-00-00	RBB#***7695	202,792.14
---------------	-------------	------------

12-1735-00-00	FCB#***8801	248,985.78
---------------	-------------	------------

12-1839-00-00	HFFCU LQ #***6501	522.03
---------------	-------------------	--------

12-1880-00-00	CBB #***3008	113,932.55
---------------	--------------	------------

12-1882-00-00	CBB#***3624	117,183.94
---------------	-------------	------------

12-1902-00-00	FFB LQ #***3735	103,806.15
---------------	-----------------	------------

12-1907-00-00	FFB LQ #***3701	149,940.04
---------------	-----------------	------------

Total CASH - RESERVE:	\$1,181,935.76
-----------------------	----------------

Total Assets:	\$1,443,230.62
----------------------	-----------------------

Liabilities & Equity**EQUITY**

30-4939-00-00	FUND BALANCE	1,328,701.86
---------------	--------------	--------------

Total EQUITY:	\$1,328,701.86
---------------	----------------

Net Income Gain / Loss	114,528.76	\$114,528.76
------------------------	------------	--------------

Total Liabilities & Equity:	\$1,443,230.62
--	-----------------------

Income Statement

BEL AIR PLAZA

From 11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING							
INCOME							
CASH RECEIPTS/INCOME							
5100 MAINTENANCE FEE	\$ 48,000.22	\$ 49,622.84	(\$ 1,622.62)	\$254,100.47	\$248,114.20	\$ 5,986.27	\$ 595,474.08
5270 INTEREST FROM INVESTMENTS	3,340.53	2,000.00	1,340.53	16,127.65	10,000.00	6,127.65	24,000.00
5290 INTEREST FROM CHECKING	10.59	6.00	4.59	54.39	30.00	24.39	72.00
5360 LATE CHARGES	20.64	-	20.64	273.76	-	273.76	-
5375 OTH TAX RCPTS-KEYS	-	-	-	200.00	-	200.00	-
5400 RENTAL INCOME	-	1,500.00	(1,500.00)	10,800.00	7,500.00	3,300.00	18,000.00
TOTAL CASH RECEIPTS/INCOME	\$ 51,371.98	\$ 53,128.84	(\$ 1,756.86)	\$281,556.27	\$265,644.20	\$ 15,912.07	\$ 637,546.08
TOTAL INCOME	\$ 51,371.98	\$ 53,128.84	(\$ 1,756.86)	\$281,556.27	\$265,644.20	\$ 15,912.07	\$ 637,546.08
EXPENSES AND RESERVE FUNDING							
UTILITIES							
6010 ELECTRICITY	-	4,517.50	4,517.50	14,323.41	22,587.50	8,264.09	54,210.00
6020 TELEVISION CABLE	3,035.37	2,984.00	(51.37)	15,066.85	14,920.00	(146.85)	35,808.00
6030 WATER	875.30	1,067.00	191.70	4,459.72	5,335.00	875.28	12,804.00
6040 SEWER SERVICE	3,583.19	4,345.00	761.81	17,994.66	21,725.00	3,730.34	52,140.00
6060 TELEPHONE	236.44	260.00	23.56	1,441.97	1,300.00	(141.97)	3,120.00
TOTAL UTILITIES	\$ 7,730.30	\$ 13,173.50	\$ 5,443.20	\$ 53,286.61	\$ 65,867.50	\$ 12,580.89	\$ 158,082.00
CONTRACT SERVICES							
6220 CONTRACT-CLEANING SERVICES	-	179.00	179.00	-	895.00	895.00	2,148.00
6222 CONTRACT-CLNG SVCS-JANITORIAL	-	-	-	680.63	-	(680.63)	-
6230 CONTRACT-ELEVATOR	-	2,194.50	2,194.50	5,903.66	10,972.50	5,068.84	26,334.00
6280 CONTRACT-PEST CONTROL	-	49.00	49.00	-	245.00	245.00	588.00
6290 CONTRACT-PUMP & VENTILATION	-	231.00	231.00	6,626.69	1,155.00	(5,471.69)	2,772.00
6300 CONTRACT-REFUSE	591.99	595.00	3.01	2,847.23	2,975.00	127.77	7,140.00
6310 CONTRACT-SECURITY EQPMT	-	346.00	346.00	2,748.70	1,730.00	(1,018.70)	4,152.00
6320 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	1,649.21	1,170.00	(479.21)	2,808.00
6330 CONTRACT-ROOF	-	366.00	366.00	9,255.15	1,830.00	(7,425.15)	4,392.00
6377 CONTRACT-BLDG MANAGER	-	6,597.00	6,597.00	12,565.44	32,985.00	20,419.56	79,164.00
TOTAL CONTRACT SERVICES	\$ 591.99	\$ 10,791.50	\$ 10,199.51	\$ 42,276.71	\$ 53,957.50	\$ 11,680.79	\$ 129,498.00
BUILDING MAINTENANCE							
6530 CLEANING SUPPLIES	-	40.00	40.00	-	200.00	200.00	480.00
6550 GROUNDS	-	200.00	200.00	304.04	1,000.00	695.96	2,400.00
6552 GROUNDS-TREE TRIMMING	-	445.00	445.00	2,738.22	2,225.00	(513.22)	5,340.00
6560 ELECTRICAL/LIGHTING	-	500.00	500.00	135.74	2,500.00	2,364.26	6,000.00
6570 PLUMBING	-	1,500.00	1,500.00	-	7,500.00	7,500.00	18,000.00
6580 POOL	-	150.00	150.00	(1,453.12)	750.00	2,203.12	1,800.00
6590 PAINT	-	40.00	40.00	-	200.00	200.00	480.00
6630 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	-	250.00	250.00	600.00
6660 FIRE SYSTEMS	-	100.00	100.00	-	500.00	500.00	1,200.00
6690 BLDG REPRS & PURCHASES	37.86	500.00	462.14	5,313.67	2,500.00	(2,813.67)	6,000.00
TOTAL BUILDING MAINTENANCE	\$ 37.86	\$ 3,525.00	\$ 3,487.14	\$ 7,038.55	\$ 17,625.00	\$ 10,586.45	\$ 42,300.00
PROFESSIONAL SERVICES & ADMINISTRATION							
6810 ADMIN SUPPLIES & SVCS	595.66	600.00	4.34	2,780.99	3,000.00	219.01	7,200.00
6812 ASSOCIATION ADMIN EXPENSE	-	50.00	50.00	267.82	250.00	(17.82)	600.00
6840 EDUCATION EXPENSE	-	50.00	50.00	-	250.00	250.00	600.00
6850 MANAGEMENT SERVICES	1,971.87	1,971.83	(0.04)	9,859.35	9,859.15	(0.20)	23,662.00
6870 AUDIT/PUBLIC ACCOUNTING	-	205.00	205.00	-	1,025.00	1,025.00	2,460.00
6880 LEGAL FEES	-	300.00	300.00	341.62	1,500.00	1,158.38	3,600.00
6882 LEGAL FEES-COLLECTIONS	-	100.00	100.00	706.02	500.00	(206.02)	1,200.00
6890 CONSULTING FEES	-	450.00	450.00	2,125.65	2,250.00	124.35	5,400.00
TOTAL PROFESSIONAL SERVICES & ADM	\$ 2,567.53	\$ 3,726.83	\$ 1,159.30	\$ 16,081.45	\$ 18,634.15	\$ 2,552.70	\$ 44,722.00

Income Statement

BEL AIR PLAZA

From 11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
PAYROLL & BENEFITS							
7010 PAYROLL-MANAGER	\$3,155.04	\$-	(\$3,155.04)	\$10,817.28	\$-	(\$10,817.28)	\$-
7020 PAYROLL-MAINTENANCE	1,749.60	1,984.00	234.40	9,076.05	9,920.00	843.95	23,808.00
7030 PAYROLL-JANITORIAL	-	100.00	100.00	-	500.00	500.00	1,200.00
7070 WORKERS COMPENSATION	-	351.00	351.00	(1,437.67)	1,755.00	3,192.67	4,212.00
7080 TDI	-	29.00	29.00	57.15	145.00	87.85	348.00
7090 HEALTH CARE	2,583.76	-	(2,583.76)	4,015.16	-	(4,015.16)	-
7100 PAYROLL TAXES	-	140.00	140.00	-	700.00	700.00	1,680.00
7110 PAYROLL TAXES-FICA/ER	375.20	-	(375.20)	1,521.82	-	(1,521.82)	-
7120 PAYROLL TAXES-FUTA	18.92	-	(18.92)	64.88	-	(64.88)	-
7130 PAYROLL TAXES-SUI	5.40	-	(5.40)	21.87	-	(21.87)	-
7140 PAYROLL PREPARATION	200.00	200.00	-	1,000.00	1,000.00	-	2,400.00
7243 PAYROLL-BONUS	-	66.67	66.67	-	333.35	333.35	800.00
TOTAL PAYROLL & BENEFITS	\$8,087.92	\$2,870.67	(\$5,217.25)	\$25,136.54	\$14,353.35	(\$10,783.19)	\$34,448.00
RENTAL EXPENSES							
7230 ASSOC. APT-MAINT FEE	749.79	749.75	(0.04)	4,691.36	3,748.75	(942.61)	8,997.00
TOTAL RENTAL EXPENSES	\$749.79	\$749.75	(\$0.04)	\$4,691.36	\$3,748.75	(\$942.61)	\$8,997.00
OTHER EXPENSES							
7300 INSURANCE	-	3,117.00	3,117.00	11,767.90	15,585.00	3,817.10	37,404.00
7370 UNINSURED EXPENSES	-	295.00	295.00	-	1,475.00	1,475.00	3,540.00
7550 MISCELLANEOUS EXPENSE	-	100.00	100.00	-	500.00	500.00	1,200.00
7710 REAL PROPERTY TAXES	-	163.00	163.00	667.80	815.00	147.20	1,956.00
7720 GENERAL EXCISE TAX	-	180.00	180.00	1,078.25	900.00	(178.25)	2,160.00
7730 STATE INCOME TAX	(727.66)	80.00	807.66	2.34	400.00	397.66	960.00
7740 FEDERAL INCOME TAXES	-	900.00	900.00	5,000.00	4,500.00	(500.00)	10,800.00
TOTAL OTHER EXPENSES	(\$727.66)	\$4,835.00	\$5,562.66	\$18,516.29	\$24,175.00	\$5,658.71	\$58,020.00
TOTAL DISBURSEMENTS	\$19,037.73	\$39,672.25	\$20,634.52	\$167,027.51	\$198,361.25	\$31,333.74	\$476,067.00
OPERATING NET INCREASE (DECREASE)	\$32,334.25	\$13,456.59	\$18,877.66	\$114,528.76	\$67,282.95	\$47,245.81	\$161,479.08

Income Statement

BEL AIR PLAZA

From 11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE							
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
RESERVE NET INCREASE (DECREASE)	\$-	\$-	\$-	\$-	(\$37,173.00)	\$37,173.00	(\$37,173.00)
NET INCREASE (DECREASE)	\$32,334.25	\$13,456.59	\$18,877.66	\$114,528.76	\$30,109.95	\$84,418.81	\$124,306.08

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 11/30/2025
RBB #***7695	XXXXXX7695	12-1691-00-00	01/26/2026	6	4.200	\$202,792.14
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			2.750	\$149,940.04
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	\$522.03
CBB #***3624	XXXXXX3624	12-1882-00-00	08/22/2026	12	4.500	\$117,183.94
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2026	12	3.750	\$113,932.55
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	\$261,294.86
APFCU LQ #***0001	XXXXXX0001	12-1630-00-00			0.050	\$100.00
APFCU #***1001	XXXXXX1001	12-1631-00-00	10/22/2026	12	3.750	\$133,374.63
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	\$103,806.15
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.250	\$111,298.50
FCB #***8801	XXXXXXXX8801	12-1735-00-00	12/23/2025	6	3.920	\$248,985.78
BEL AIR PLAZA Total Balance:						\$1,443,230.62

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.

Institution Name	Beginning Balance On: 11/1/2025	Activity During Period	End Balance On: 11/30/2025
ALOHA PACIFIC FCU	\$133,474.63	\$0.00	\$133,474.63
BANK OF HAWAII	\$110,684.53	\$613.97	\$111,298.50
CENTRAL PACIFIC BANK	\$232,301.14	\$28,993.72	\$261,294.86
COMMONWEALTH BUSINESS BANK	\$230,260.55	\$855.94	\$231,116.49
FIRST CITIZENS BANK	\$248,173.00	\$812.78	\$248,985.78
FIRST FOUNDATION BANK	\$253,395.70	\$350.49	\$253,746.19
HAWAIIAN FINANCIAL FCU	\$522.03	\$0.00	\$522.03
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
MECHANICS BANK	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$202,084.79	\$707.35	\$202,792.14

BEL AIR PLAZA Totals

Beginning Balance Total: \$1,410,896.37

Activity Total: \$32,334.25

End Balance Total: \$1,443,230.62

Summary of Banks By Institution

	Beginning Balance On: 10/31/2025	Activity During Period	End Balance on: 11/30/2025
ALOHA PACIFIC FCU	\$133,474.63	\$0.00	\$133,474.63
BANK OF HAWAII	\$110,684.53	\$613.97	\$111,298.50
CENTRAL PACIFIC BANK	\$232,301.14	\$28,993.72	\$261,294.86
COMMONWEALTH BUSINESS BANK	\$230,260.55	\$855.94	\$231,116.49
FIRST CITIZENS BANK	\$248,173.00	\$812.78	\$248,985.78
FIRST FOUNDATION BANK	\$253,395.70	\$350.49	\$253,746.19
HAWAIIAN FINANCIAL FCU	\$522.03	\$0.00	\$522.03
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
MECHANICS BANK	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$202,084.79	\$707.35	\$202,792.14
Grand Total:	\$1,410,896.37	\$32,334.25	\$1,443,230.62