



HAWAIIANA

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UNAUDITED

FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING JANUARY 31, 2026

BLDG: 1182

FISCAL BEG: 7

SCHEDULE A	BALANCE SHEET
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Prepared By:

HAWAIIANA MANAGEMENT COMPANY, LTD.

Balance Sheet - Operating

BEL AIR PLAZA - 1182

End Date: 01/31/2026

Assets		
CASH - OPERATING		
10-1000-00-00	CPB-OPTG CASH-0287	\$279,809.05
Total CASH - OPERATING:		<u>\$279,809.05</u>
CASH - RESERVE		
12-1630-00-00	APFCU LQ#****0001	100.00
12-1631-00-00	APFCU #****1000	134,333.29
12-1670-00-00	BOH LQ #****0548	119,583.67
12-1691-00-00	RBB#***7695	204,099.40
12-1839-00-00	HFFCU LQ #****6501	522.15
12-1880-00-00	CBB #****3008	114,647.69
12-1882-00-00	CBB#***3624	118,066.88
12-1902-00-00	FFB LQ #****3735	103,841.42
12-1907-00-00	FFB LQ #****3701	150,585.88
12-2145-00-00	HOCU LQ#****4-001	100.00
12-2146-00-00	HOCU#****4-050	242,000.00
Total CASH - RESERVE:		<u>\$1,187,880.38</u>
Total Assets:		<u><u>\$1,467,689.43</u></u>
Liabilities & Equity		
EQUITY		
30-4939-00-00	FUND BALANCE	1,328,701.86
Total EQUITY:		<u>\$1,328,701.86</u>
Net Income Gain / Loss		<u>138,987.57</u>
		<u>\$138,987.57</u>
Total Liabilities & Equity:		<u><u>\$1,467,689.43</u></u>

BEL AIR PLAZA
OPERATING
End Date: 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
CASH RECEIPTS/INCOME							
40-5100 MAINTENANCE FEE	\$ 50,064.40	\$ 49,622.84	\$ 441.56	\$355,181.18	\$347,359.88	\$ 7,821.30	\$ 595,474.08
40-5270 INTEREST FROM INVESTMENTS	2,067.77	2,000.00	67.77	22,072.27	14,000.00	8,072.27	24,000.00
40-5290 INTEREST FROM CHECKING	12.63	6.00	6.63	79.62	42.00	37.62	72.00
40-5360 LATE CHARGES	39.24	-	39.24	403.66	-	403.66	-
40-5375 OTH TAX RCPTS-KEYS	50.00	-	50.00	300.00	-	300.00	-
40-5400 RENTAL INCOME	-	1,500.00	(1,500.00)	10,800.00	10,500.00	300.00	18,000.00
TOTAL CASH RECEIPTS/INCOME	\$ 52,234.04	\$ 53,128.84	(\$ 894.80)	\$388,836.73	\$371,901.88	\$ 16,934.85	\$ 637,546.08
TOTAL INCOME	\$ 52,234.04	\$ 53,128.84	(\$ 894.80)	\$388,836.73	\$371,901.88	\$ 16,934.85	\$ 637,546.08
EXPENSES							
UTILITIES							
60-6010 ELECTRICITY	2,997.94	4,517.50	1,519.56	23,352.29	31,622.50	8,270.21	54,210.00
60-6020 TELEVISION CABLE	3,035.37	2,984.00	(51.37)	21,137.59	20,888.00	(249.59)	35,808.00
60-6030 WATER	875.30	1,067.00	191.70	6,332.96	7,469.00	1,136.04	12,804.00
60-6040 SEWER SERVICE	3,533.83	4,345.00	811.17	25,190.39	30,415.00	5,224.61	52,140.00
60-6060 TELEPHONE	341.36	260.00	(81.36)	2,124.70	1,820.00	(304.70)	3,120.00
TOTAL UTILITIES	\$ 10,783.80	\$ 13,173.50	\$ 2,389.70	\$ 78,137.93	\$ 92,214.50	\$ 14,076.57	\$ 158,082.00
CONTRACT SERVICES							
62-6220 CONTRACT-CLEANING SERVICES	-	179.00	179.00	-	1,253.00	1,253.00	2,148.00
62-6222 CONTRACT-CLNG SVCS-JANITORIAL	-	-	-	680.63	-	(680.63)	-
62-6230 CONTRACT-ELEVATOR	1,505.08	2,194.50	689.42	10,418.90	15,361.50	4,942.60	26,334.00
62-6280 CONTRACT-PEST CONTROL	-	49.00	49.00	-	343.00	343.00	588.00
62-6290 CONTRACT-PUMP & VENTILATION	-	231.00	231.00	8,508.05	1,617.00	(6,891.05)	2,772.00
62-6300 CONTRACT-REFUSE	591.99	595.00	3.01	4,031.21	4,165.00	133.79	7,140.00
62-6310 CONTRACT-SECURITY EQPMT	549.74	346.00	(203.74)	4,397.92	2,422.00	(1,975.92)	4,152.00
62-6320 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	1,649.21	1,638.00	(11.21)	2,808.00
62-6330 CONTRACT-ROOF	-	366.00	366.00	9,255.15	2,562.00	(6,693.15)	4,392.00
62-6377 CONTRACT-BLDG MANAGER	-	6,597.00	6,597.00	12,565.44	46,179.00	33,613.56	79,164.00
TOTAL CONTRACT SERVICES	\$ 2,646.81	\$ 10,791.50	\$ 8,144.69	\$ 51,506.51	\$ 75,540.50	\$ 24,033.99	\$ 129,498.00
BUILDING MAINTENANCE							
65-6530 CLEANING SUPPLIES	214.00	40.00	(174.00)	214.00	280.00	66.00	480.00
65-6550 GROUNDS	94.22	200.00	105.78	398.26	1,400.00	1,001.74	2,400.00
65-6552 GROUNDS-TREE TRIMMING	-	445.00	445.00	6,507.85	3,115.00	(3,392.85)	5,340.00
65-6560 ELECTRICAL/LIGHTING	-	500.00	500.00	135.74	3,500.00	3,364.26	6,000.00
65-6570 PLUMBING	-	1,500.00	1,500.00	-	10,500.00	10,500.00	18,000.00
65-6580 POOL	-	150.00	150.00	(1,453.12)	1,050.00	2,503.12	1,800.00
65-6590 PAINT	-	40.00	40.00	-	280.00	280.00	480.00
65-6630 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	-	350.00	350.00	600.00
65-6660 FIRE SYSTEMS	-	100.00	100.00	-	700.00	700.00	1,200.00
65-6690 BLDG REPRS & PURCHASES	1,520.10	500.00	(1,020.10)	7,396.56	3,500.00	(3,896.56)	6,000.00
TOTAL BUILDING MAINTENANCE	\$ 1,828.32	\$ 3,525.00	\$ 1,696.68	\$ 13,199.29	\$ 24,675.00	\$ 11,475.71	\$ 42,300.00
PROFESSIONAL SERVICES & ADMINISTRATION							
68-6810 ADMIN SUPPLIES & SVCS	618.49	600.00	(18.49)	3,719.06	4,200.00	480.94	7,200.00
68-6812 ASSOCIATION ADMIN EXPENSE	75.00	50.00	(25.00)	347.52	350.00	2.48	600.00
68-6840 EDUCATION EXPENSE	-	50.00	50.00	-	350.00	350.00	600.00
68-6850 MANAGEMENT SERVICES	1,971.87	1,971.83	(0.04)	13,803.09	13,802.81	(0.28)	23,662.00
68-6870 AUDIT/PUBLIC ACCOUNTING	-	205.00	205.00	-	1,435.00	1,435.00	2,460.00
68-6880 LEGAL FEES	-	300.00	300.00	341.62	2,100.00	1,758.38	3,600.00
68-6882 LEGAL FEES-COLLECTIONS	-	100.00	100.00	797.12	700.00	(97.12)	1,200.00
68-6890 CONSULTING FEES	3,886.91	450.00	(3,436.91)	10,148.68	3,150.00	(6,998.68)	5,400.00
TOTAL PROFESSIONAL SERVICES & ADM	\$ 6,552.27	\$ 3,726.83	(\$ 2,825.44)	\$ 29,157.09	\$ 26,087.81	(\$ 3,069.28)	\$ 44,722.00

BEL AIR PLAZA
OPERATING
End Date: 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
PAYROLL & BENEFITS							
70-7010 PAYROLL-MANAGER	\$4,535.37	\$-	(\$4,535.37)	\$18,958.41	\$-	(\$18,958.41)	\$-
70-7020 PAYROLL-MAINTENANCE	1,749.60	1,984.00	234.40	13,450.05	13,888.00	437.95	23,808.00
70-7030 PAYROLL-JANITORIAL	-	100.00	100.00	-	700.00	700.00	1,200.00
70-7070 WORKERS COMPENSATION	-	351.00	351.00	(1,437.67)	2,457.00	3,894.67	4,212.00
70-7080 TDI	83.82	29.00	(54.82)	140.97	203.00	62.03	348.00
70-7090 HEALTH CARE	1,306.88	-	(1,306.88)	6,628.92	-	(6,628.92)	-
70-7100 PAYROLL TAXES	-	140.00	140.00	-	980.00	980.00	1,680.00
70-7110 PAYROLL TAXES-FICA/ER	480.81	-	(480.81)	2,664.63	-	(2,664.63)	-
70-7120 PAYROLL TAXES-FUTA	37.71	-	(37.71)	121.71	-	(121.71)	-
70-7130 PAYROLL TAXES-SUI	6.90	-	(6.90)	38.09	-	(38.09)	-
70-7140 PAYROLL PREPARATION	200.00	200.00	-	1,400.00	1,400.00	-	2,400.00
70-7243 PAYROLL-BONUS	-	66.67	66.67	2,423.44	466.69	(1,956.75)	800.00
TOTAL PAYROLL & BENEFITS	\$8,401.09	\$2,870.67	(\$5,530.42)	\$44,388.55	\$20,094.69	(\$24,293.86)	\$34,448.00
RENTAL EXPENSES							
71-7230 ASSOC. APT-MAINT FEE	749.79	749.75	(0.04)	6,190.94	5,248.25	(942.69)	8,997.00
TOTAL RENTAL EXPENSES	\$749.79	\$749.75	(\$0.04)	\$6,190.94	\$5,248.25	(\$942.69)	\$8,997.00
OTHER EXPENSES							
73-7300 INSURANCE	-	3,117.00	3,117.00	14,117.13	21,819.00	7,701.87	37,404.00
73-7310 INSURANCE-S M P	-	-	-	2,349.23	-	(2,349.23)	-
73-7370 UNINSURED EXPENSES	-	295.00	295.00	-	2,065.00	2,065.00	3,540.00
73-7550 MISCELLANEOUS EXPENSE	-	100.00	100.00	-	700.00	700.00	1,200.00
73-7710 REAL PROPERTY TAXES	-	163.00	163.00	667.80	1,141.00	473.20	1,956.00
73-7720 GENERAL EXCISE TAX	912.74	180.00	(732.74)	1,990.99	1,260.00	(730.99)	2,160.00
73-7730 STATE INCOME TAX	-	80.00	80.00	2.34	560.00	557.66	960.00
73-7740 FEDERAL INCOME TAXES	-	900.00	900.00	5,000.00	6,300.00	1,300.00	10,800.00
TOTAL OTHER EXPENSES	\$912.74	\$4,835.00	\$3,922.26	\$24,127.49	\$33,845.00	\$9,717.51	\$58,020.00
TOTAL EXPENSES	\$31,874.82	\$39,672.25	\$7,797.43	\$246,707.80	\$277,705.75	\$30,997.95	\$476,067.00
OPERATING NET INCREASE (DECREASE)	\$20,359.22	\$13,456.59	\$6,902.63	\$142,128.93	\$94,196.13	\$47,932.80	\$161,479.08

BEL AIR PLAZA
RESERVE
End Date: 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE							
EXPENSES							
CAPITAL IMPR AND MAJOR REP & REPL							
80-8083 BBQ GRILLS-STATIONS, REC DECK	\$-	\$-	\$-	\$-	\$1,800.00	\$1,800.00	\$1,800.00
80-8621 ELECTRICAL - POOL CIRCUIT BREAK	-	-	-	-	4,728.00	4,728.00	4,728.00
80-8624 WATER SUPPLY SHUT OFF VALVES	-	-	-	-	8,610.00	8,610.00	8,610.00
80-8626 METAL RAILS-GARAGE 10% RPR ALW	-	-	-	-	4,541.00	4,541.00	4,541.00
80-8627 LIGHTING-BOLLARDS	3,141.36	-	(3,141.36)	3,141.36	3,750.00	608.64	3,750.00
80-8628 HOT WATER PIPE INSLTN-RPR ALW	-	-	-	-	3,500.00	3,500.00	3,500.00
80-8629 ENTRY AWNING	-	-	-	-	2,700.00	2,700.00	2,700.00
80-8631 DOORS-UTILITY-RPLCMNT ALW	-	-	-	-	2,000.00	2,000.00	2,000.00
80-8632 RESERVE STUDY-ANNUAL	-	-	-	-	1,499.00	1,499.00	1,499.00
80-8633 LIGHTING-DRIVEWAY WALL FIX	-	-	-	-	1,420.00	1,420.00	1,420.00
80-8634 CHAIN LINK-PEDESTRIAN GATES	-	-	-	-	867.00	867.00	867.00
80-8637 LIGHTING - EXTERIOR BUILDING - M	-	-	-	-	1,758.00	1,758.00	1,758.00
TOTAL CAPITAL IMPR AND MAJOR REP &	\$3,141.36	\$-	(\$3,141.36)	\$3,141.36	\$37,173.00	\$34,031.64	\$37,173.00
TOTAL EXPENSES	\$3,141.36	\$-	(\$3,141.36)	\$3,141.36	\$37,173.00	\$34,031.64	\$37,173.00
RESERVE NET INCREASE (DECREASE)	(\$3,141.36)	\$-	(\$3,141.36)	(\$3,141.36)	(\$37,173.00)	\$34,031.64	(\$37,173.00)
NET INCREASE (DECREASE)	\$17,217.86	\$13,456.59	\$3,761.27	\$138,987.57	\$57,023.13	\$81,964.44	\$124,306.08

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 1/31/2026
RBB #***7695	XXXXXX7695	12-1691-00-00	01/26/2027	12	3.600	\$204,099.40
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			2.510	\$150,585.88
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	\$522.15
CBB #***3624	XXXXXX3624	12-1882-00-00	08/22/2026	12	4.500	\$118,066.88
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2026	12	3.750	\$114,647.69
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	\$279,809.05
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	\$134,333.29
FFB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	\$103,841.42
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.000	\$119,583.67
HOCU LQ#4-001	XXXX4001	12-2145-00-00			0.080	\$100.00
HOCU#***4-050	XXXX4050	12-2146-00-00	12/31/2026	12	3.650	\$242,000.00
BEL AIR PLAZA Total Balance:						\$1,467,689.43

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: 1/1/2026	Activity During Period	End Balance On: 01/31/2026
ALOHA PACIFIC FCU	\$134,433.29	\$0.00	\$134,433.29
BANK OF HAWAII	\$119,284.46	\$299.21	\$119,583.67
CENTRAL PACIFIC BANK	\$264,658.96	\$15,150.09	\$279,809.05
COMMONWEALTH BUSINESS BANK	\$231,901.07	\$813.50	\$232,714.57
FIRST CITIZENS BANK	\$0.00	\$0.00	\$0.00
FIRST FOUNDATION BANK	\$254,092.57	\$334.73	\$254,427.30
HAWAIIAN FINANCIAL FCU	\$522.15	\$0.00	\$522.15
HONOLULU FEDERAL CREDIT UNION	\$242,100.00	\$0.00	\$242,100.00
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
MECHANICS BANK	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$203,479.07	\$620.33	\$204,099.40

BEL AIR PLAZA Totals

Beginning Balance Total: \$1,450,471.57

Activity Total: \$17,217.86

End Balance Total: \$1,467,689.43

Summary of Banks By Institution

	Beginning Balance On: 12/31/2025	Activity During Period	End Balance on: 1/31/2026
ALOHA PACIFIC FCU	\$134,433.29	\$0.00	\$134,433.29
BANK OF HAWAII	\$119,284.46	\$299.21	\$119,583.67
CENTRAL PACIFIC BANK	\$264,658.96	\$15,150.09	\$279,809.05
COMMONWEALTH BUSINESS BANK	\$231,901.07	\$813.50	\$232,714.57
FIRST CITIZENS BANK	\$0.00	\$0.00	\$0.00
FIRST FOUNDATION BANK	\$254,092.57	\$334.73	\$254,427.30
HAWAIIAN FINANCIAL FCU	\$522.15	\$0.00	\$522.15
HONOLULU FEDERAL CREDIT UNION	\$242,100.00	\$0.00	\$242,100.00
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
MECHANICS BANK	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$203,479.07	\$620.33	\$204,099.40
Grand Total:	\$1,450,471.57	\$17,217.86	\$1,467,689.43