



HAWAIIANA

Hawaiiana Management Co., Ltd
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UNAUDITED

FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING FEBRUARY 28, 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: 02/28/2026

Assets		
CASH - OPERATING		
10-1000-00-00	CPB-OPTG CASH-0287	\$283,543.03
Total CASH - OPERATING:		<u>\$283,543.03</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	119,855.13
12-1691-00-00	RBB#***7695	204,713.37
12-1839-00-00	HFFCU LQ #****6501	522.15
12-1880-00-00	CBB #****3008	115,012.84
12-1882-00-00	CBB#***3624	118,518.12
12-1902-00-00	FFB LQ #****3735	103,857.35
12-1907-00-00	FFB LQ #****3701	150,862.11
12-2145-00-00	HOCU LQ#****4-001	100.00
12-2146-00-00	HOCU#****4-050	242,000.00
Total CASH - RESERVE:		<u>\$1,189,874.36</u>
Total Assets:		<u>\$1,473,417.39</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>144,715.53</u>
Total Liabilities & Equity:		<u>\$1,473,417.39</u>

BEL AIR PLAZA
OPERATING
End Date: 02/28/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
CASH RECEIPTS/INCOME							
40-5100 MAINTENANCE FEE	\$ 47,257.75	\$ 49,622.84	(\$ 2,365.09)	\$402,438.93	\$396,982.72	\$ 5,456.21	\$ 595,474.08
40-5270 INTEREST FROM INVESTMENTS	1,993.98	2,000.00	(6.02)	24,066.25	16,000.00	8,066.25	24,000.00
40-5290 INTEREST FROM CHECKING	11.33	6.00	5.33	90.95	48.00	42.95	72.00
40-5360 LATE CHARGES	38.23	-	38.23	441.89	-	441.89	-
40-5375 OTH TAX RCPTS-KEYS	-	-	-	300.00	-	300.00	-
40-5400 RENTAL INCOME	1,800.00	1,500.00	300.00	12,600.00	12,000.00	600.00	18,000.00
TOTAL CASH RECEIPTS/INCOME	\$ 51,101.29	\$ 53,128.84	(\$ 2,027.55)	\$439,938.02	\$425,030.72	\$ 14,907.30	\$ 637,546.08
TOTAL INCOME	\$ 51,101.29	\$ 53,128.84	(\$ 2,027.55)	\$439,938.02	\$425,030.72	\$ 14,907.30	\$ 637,546.08
EXPENSES							
UTILITIES							
60-6010 ELECTRICITY	3,522.84	4,517.50	994.66	26,875.13	36,140.00	9,264.87	54,210.00
60-6020 TELEVISION CABLE	3,035.37	2,984.00	(51.37)	24,172.96	23,872.00	(300.96)	35,808.00
60-6030 WATER	892.82	1,067.00	174.18	7,225.78	8,536.00	1,310.22	12,804.00
60-6040 SEWER SERVICE	3,488.65	4,345.00	856.35	28,679.04	34,760.00	6,080.96	52,140.00
60-6060 TELEPHONE	346.48	260.00	(86.48)	2,471.18	2,080.00	(391.18)	3,120.00
TOTAL UTILITIES	\$ 11,286.16	\$ 13,173.50	\$ 1,887.34	\$ 89,424.09	\$105,388.00	\$ 15,963.91	\$ 158,082.00
CONTRACT SERVICES							
62-6220 CONTRACT-CLEANING SERVICES	2,109.97	179.00	(1,930.97)	2,109.97	1,432.00	(677.97)	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	11,923.98	17,556.00	5,632.02	26,334.00
62-6280 CONTRACT-PEST CONTROL	-	49.00	49.00	-	392.00	392.00	588.00
62-6290 CONTRACT-PUMP & VENTILATION	-	231.00	231.00	8,508.05	1,848.00	(6,660.05)	2,772.00
62-6300 CONTRACT-REFUSE	591.99	595.00	3.01	4,623.20	4,760.00	136.80	7,140.00
62-6310 CONTRACT-SECURITY EQPMT	361.26	346.00	(15.26)	4,759.18	2,768.00	(1,991.18)	4,152.00
62-6320 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	1,649.21	1,872.00	222.79	2,808.00
62-6330 CONTRACT-ROOF	-	366.00	366.00	9,255.15	2,928.00	(6,327.15)	4,392.00
62-6377 CONTRACT-BLDG MANAGER	-	6,597.00	6,597.00	12,565.44	52,776.00	40,210.56	79,164.00
TOTAL CONTRACT SERVICES	\$ 4,568.30	\$ 10,791.50	\$ 6,223.20	\$ 56,074.81	\$ 86,332.00	\$ 30,257.19	\$ 129,498.00
BUILDING MAINTENANCE							
65-6530 CLEANING SUPPLIES	-	40.00	40.00	214.00	320.00	106.00	480.00
65-6550 GROUNDS	98.28	200.00	101.72	496.54	1,600.00	1,103.46	2,400.00
65-6552 GROUNDS-TREE TRIMMING	-	445.00	445.00	6,507.85	3,560.00	(2,947.85)	5,340.00
65-6560 ELECTRICAL/LIGHTING	-	500.00	500.00	135.74	4,000.00	3,864.26	6,000.00
65-6570 PLUMBING	550.00	1,500.00	950.00	550.00	12,000.00	11,450.00	18,000.00
65-6580 POOL	231.15	150.00	(81.15)	(1,221.97)	1,200.00	2,421.97	1,800.00
65-6590 PAINT	-	40.00	40.00	-	320.00	320.00	480.00
65-6630 ENTERPHONE/SECURITY CAMERAS	-	50.00	50.00	-	400.00	400.00	600.00
65-6660 FIRE SYSTEMS	361.26	100.00	(261.26)	361.26	800.00	438.74	1,200.00
65-6690 BLDG REPRS & PURCHASES	108.01	500.00	391.99	7,504.57	4,000.00	(3,504.57)	6,000.00
TOTAL BUILDING MAINTENANCE	\$ 1,348.70	\$ 3,525.00	\$ 2,176.30	\$ 14,547.99	\$ 28,200.00	\$ 13,652.01	\$ 42,300.00
PROFESSIONAL SERVICES & ADMINISTRATION							
68-6810 ADMIN SUPPLIES & SVCS	386.96	600.00	213.04	4,106.02	4,800.00	693.98	7,200.00
68-6812 ASSOCIATION ADMIN EXPENSE	157.07	50.00	(107.07)	504.59	400.00	(104.59)	600.00
68-6840 EDUCATION EXPENSE	-	50.00	50.00	-	400.00	400.00	600.00
68-6850 MANAGEMENT SERVICES	1,971.87	1,971.83	(0.04)	15,774.96	15,774.64	(0.32)	23,662.00
68-6870 AUDIT/PUBLIC ACCOUNTING	2,303.66	205.00	(2,098.66)	2,303.66	1,640.00	(663.66)	2,460.00
68-6880 LEGAL FEES	282.72	300.00	17.28	624.34	2,400.00	1,775.66	3,600.00
68-6882 LEGAL FEES-COLLECTIONS	-	100.00	100.00	797.12	800.00	2.88	1,200.00
68-6890 CONSULTING FEES	1,837.70	450.00	(1,387.70)	11,986.38	3,600.00	(8,386.38)	5,400.00
TOTAL PROFESSIONAL SERVICES & ADM	\$ 6,939.98	\$ 3,726.83	(\$ 3,213.15)	\$ 36,097.07	\$ 29,814.64	(\$ 6,282.43)	\$ 44,722.00

BEL AIR PLAZA
OPERATING
End Date: 02/28/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
PAYROLL & BENEFITS							
70-7010 PAYROLL-MANAGER	\$4,507.20	\$-	(\$4,507.20)	\$23,465.61	\$-	(\$23,465.61)	\$-
70-7020 PAYROLL-MAINTENANCE	1,749.60	1,984.00	234.40	15,199.65	15,872.00	672.35	23,808.00
70-7030 PAYROLL-JANITORIAL	-	100.00	100.00	-	800.00	800.00	1,200.00
70-7070 WORKERS COMPENSATION	-	351.00	351.00	(1,437.67)	2,808.00	4,245.67	4,212.00
70-7080 TDI	-	29.00	29.00	140.97	232.00	91.03	348.00
70-7090 HEALTH CARE	1,306.88	-	(1,306.88)	7,935.80	-	(7,935.80)	-
70-7100 PAYROLL TAXES	-	140.00	140.00	-	1,120.00	1,120.00	1,680.00
70-7110 PAYROLL TAXES-FICA/ER	478.64	-	(478.64)	3,143.27	-	(3,143.27)	-
70-7120 PAYROLL TAXES-FUTA	37.54	-	(37.54)	159.25	-	(159.25)	-
70-7130 PAYROLL TAXES-SUI	6.88	-	(6.88)	44.97	-	(44.97)	-
70-7140 PAYROLL PREPARATION	200.00	200.00	-	1,600.00	1,600.00	-	2,400.00
70-7243 PAYROLL-BONUS	-	66.67	66.67	2,423.44	533.36	(1,890.08)	800.00
TOTAL PAYROLL & BENEFITS	\$8,286.74	\$2,870.67	(\$5,416.07)	\$52,675.29	\$22,965.36	(\$29,709.93)	\$34,448.00
RENTAL EXPENSES							
71-7230 ASSOC. APT-MAINT FEE	749.79	749.75	(0.04)	6,940.73	5,998.00	(942.73)	8,997.00
TOTAL RENTAL EXPENSES	\$749.79	\$749.75	(\$0.04)	\$6,940.73	\$5,998.00	(\$942.73)	\$8,997.00
OTHER EXPENSES							
73-7300 INSURANCE	2,349.23	3,117.00	767.77	16,466.36	24,936.00	8,469.64	37,404.00
73-7310 INSURANCE-S M P	-	-	-	2,349.23	-	(2,349.23)	-
73-7370 UNINSURED EXPENSES	-	295.00	295.00	-	2,360.00	2,360.00	3,540.00
73-7550 MISCELLANEOUS EXPENSE	-	100.00	100.00	-	800.00	800.00	1,200.00
73-7710 REAL PROPERTY TAXES	667.80	163.00	(504.80)	1,335.60	1,304.00	(31.60)	1,956.00
73-7720 GENERAL EXCISE TAX	758.82	180.00	(578.82)	2,749.81	1,440.00	(1,309.81)	2,160.00
73-7730 STATE INCOME TAX	-	80.00	80.00	2.34	640.00	637.66	960.00
73-7740 FEDERAL INCOME TAXES	-	900.00	900.00	5,000.00	7,200.00	2,200.00	10,800.00
TOTAL OTHER EXPENSES	\$3,775.85	\$4,835.00	\$1,059.15	\$27,903.34	\$38,680.00	\$10,776.66	\$58,020.00
TOTAL EXPENSES	\$36,955.52	\$39,672.25	\$2,716.73	\$283,663.32	\$317,378.00	\$33,714.68	\$476,067.00
OPERATING NET INCREASE (DECREASE)	\$14,145.77	\$13,456.59	\$689.18	\$156,274.70	\$107,652.72	\$48,621.98	\$161,479.08

BEL AIR PLAZA
RESERVE
End Date: 02/28/2026

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
80-8515 SIGNS	3,025.12	-	(3,025.12)	3,025.12	-	(3,025.12)	-
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	3,750.00	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
80-8650 LANDSCAPE PLANT PROJ-REC DECK	5,392.69	-	(5,392.69)	5,392.69	-	(5,392.69)	-
TOTAL CAPITAL IMPR AND MAJOR REP & TOTAL EXPENSES	\$8,417.81	\$-	(\$8,417.81)	\$11,559.17	\$37,173.00	\$25,613.83	\$37,173.00
RESERVE NET INCREASE (DECREASE)	(\$8,417.81)	\$-	(\$8,417.81)	(\$11,559.17)	(\$37,173.00)	\$25,613.83	(\$37,173.00)
NET INCREASE (DECREASE)	\$5,727.96	\$13,456.59	(\$7,728.63)	\$144,715.53	\$70,479.72	\$74,235.81	\$124,306.08

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 2/28/2026
RBB #***7695	XXXXXX7695	12-1691-00-00	01/26/2027	12	3.600	\$204,713.37
FFB LQ #***3701	XXXXXX3701	12-1907-00-00			2.420	\$150,862.11
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	\$118,518.12
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2026	12	3.750	\$115,012.84
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	\$283,543.03
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	\$103,857.35
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.000	\$119,855.13
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:						\$1,473,417.39

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: 2/1/2026	Activity During Period	End Balance On: 02/28/2026
ALOHA PACIFIC FCU	\$134,433.29	\$0.00	\$134,433.29
BANK OF HAWAII	\$119,583.67	\$271.46	\$119,855.13
CENTRAL PACIFIC BANK	\$279,809.05	\$3,733.98	\$283,543.03
COMMONWEALTH BUSINESS BANK	\$232,714.57	\$816.39	\$233,530.96
FIRST CITIZENS BANK	\$0.00	\$0.00	\$0.00
FIRST FOUNDATION BANK	\$254,427.30	\$292.16	\$254,719.46
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	\$204,099.40	\$613.97	\$204,713.37

BEL AIR PLAZA Totals

Beginning Balance Total: \$1,467,689.43

Activity Total: \$5,727.96

End Balance Total: \$1,473,417.39

Summary of Banks By Institution

	Beginning Balance On: 01/31/2026	Activity During Period	End Balance on: 2/28/2026
ALOHA PACIFIC FCU	\$134,433.29	\$0.00	\$134,433.29
BANK OF HAWAII	\$119,583.67	\$271.46	\$119,855.13
CENTRAL PACIFIC BANK	\$279,809.05	\$3,733.98	\$283,543.03
COMMONWEALTH BUSINESS BANK	\$232,714.57	\$816.39	\$233,530.96
FIRST CITIZENS BANK	\$0.00	\$0.00	\$0.00
FIRST FOUNDATION BANK	\$254,427.30	\$292.16	\$254,719.46
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	\$204,099.40	\$613.97	\$204,713.37
Grand Total:	\$1,467,689.43	\$5,727.96	\$1,473,417.39