



HAWAIIANA

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UNAUDITED

FINANCIAL REPORT PACKAGE

BEL AIR PLAZA

FOR THE PERIOD ENDING AUGUST 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: 08/31/2026

Assets**CASH - OPERATING**

10-1000-00-00	CPB-OPTG CASH-0287	\$154,641.31
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Total CASH - OPERATING:	\$154,641.31
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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	136,808.16
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12-1670-00-00	BOH LQ #****0548	121,654.45
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12-1691-00-00	RBB#***7695	208,335.35
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12-1839-00-00	HFFCU LQ #****6501	522.39
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12-1880-00-00	CBB #***3008	117,168.24
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12-1882-00-00	CBB#***3624	121,187.57
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12-1902-00-00	SB LQ #****3735	103,962.11
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12-1907-00-00	SB LQ #****3701	152,684.51
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12-1965-00-00	TERRITORIAL SAVINGS BANK	200,000.00
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12-2145-00-00	HOCU LQ#****4-001	100.06
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12-2146-00-00	HOCU#****4-050	246,340.25
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Total CASH - RESERVE:	\$1,408,863.09
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Total Assets:	\$1,563,504.40
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Liabilities & Equity**EQUITY**

30-4939-00-00	FUND BALANCE	1,542,987.86
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30-4969-00-00	FUND BALANCE - CURRENT YEAR RESERVE	200,000.00
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Total EQUITY:	\$1,742,987.86
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Net Income Gain / Loss	(179,483.46)	(\$179,483.46)
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Total Liabilities & Equity:	\$1,563,504.40
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BEL AIR PLAZA
OPERATING
End Date: 08/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
CASH RECEIPTS/INCOME							
40-5100 MAINTENANCE FEE	\$ 50,174.01	\$ 52,103.98	(\$ 1,929.97)	\$105,019.28	\$104,207.96	\$ 811.32	\$ 625,247.78
40-5270 INTEREST FROM INVESTMENTS	2,089.48	2,500.00	(410.52)	4,126.02	5,000.00	(873.98)	30,000.00
40-5290 INTEREST FROM CHECKING	9.35	6.00	3.35	24.40	12.00	12.40	72.00
40-5360 LATE CHARGES	31.70	-	31.70	103.13	-	103.13	-
40-5375 OTH TAX RCPTS-KEYS	100.00	-	100.00	150.00	-	150.00	-
40-5400 RENTAL INCOME	1,800.00	1,800.00	-	3,600.00	3,600.00	-	21,600.00
40-5405 LOCKER/STORAGE RENTALS	40.00	-	40.00	40.00	-	40.00	-
TOTAL CASH RECEIPTS/INCOME	\$ 54,244.54	\$ 56,409.98	(\$ 2,165.44)	\$113,062.83	\$112,819.96	\$ 242.87	\$ 676,919.78
TOTAL INCOME	\$ 54,244.54	\$ 56,409.98	(\$ 2,165.44)	\$113,062.83	\$112,819.96	\$ 242.87	\$ 676,919.78
EXPENSES							
UTILITIES							
60-6010 ELECTRICITY	3,691.65	4,000.00	308.35	7,482.56	8,000.00	517.44	48,000.00
60-6020 TELEVISION CABLE	3,145.37	2,990.00	(155.37)	6,180.74	5,980.00	(200.74)	35,880.00
60-6030 WATER	1,460.57	1,067.00	(393.57)	2,821.07	2,134.00	(687.07)	12,804.00
60-6040 SEWER SERVICE	4,141.83	4,100.00	(41.83)	8,196.42	8,200.00	3.58	49,200.00
60-6060 TELEPHONE	358.12	299.25	(58.87)	715.85	598.50	(117.35)	3,591.00
TOTAL UTILITIES	\$ 12,797.54	\$ 12,456.25	(\$ 341.29)	\$ 25,396.64	\$ 24,912.50	(\$ 484.14)	\$ 149,475.00
CONTRACT SERVICES							
62-6220 CONTRACT-CLEANING SERVICES	-	342.08	342.08	-	684.16	684.16	4,105.00
62-6222 CONTRACT-CLNG SVCS-JANITORIAL	-	57.50	57.50	-	115.00	115.00	690.00
62-6223 CONTRACT-WINDOW SERVICES	-	-	-	2,109.97	-	(2,109.97)	-
62-6230 CONTRACT-ELEVATOR	1,505.08	2,194.50	689.42	3,010.16	4,389.00	1,378.84	26,334.00
62-6280 CONTRACT-PEST CONTROL	-	49.00	49.00	-	98.00	98.00	588.00
62-6290 CONTRACT-PUMP & VENTILATION	60.00	231.00	171.00	7,229.56	462.00	(6,767.56)	2,772.00
62-6300 CONTRACT-REFUSE	627.51	621.67	(5.84)	1,255.02	1,243.34	(11.68)	7,460.00
62-6310 CONTRACT-SECURITY EQPMT	361.26	380.00	18.74	722.52	760.00	37.48	4,560.00
62-6320 CONTRACT-FIRE SYSTEMS	-	234.00	234.00	-	468.00	468.00	2,808.00
62-6330 CONTRACT-ROOF	-	366.00	366.00	-	732.00	732.00	4,392.00
62-6377 CONTRACT-BLDG MANAGER	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
TOTAL CONTRACT SERVICES	\$ 2,553.85	\$ 5,142.42	\$ 2,588.57	\$ 14,327.23	\$ 10,284.84	(\$ 4,042.39)	\$ 61,709.00
BUILDING MAINTENANCE							
65-6530 CLEANING SUPPLIES	-	40.00	40.00	-	80.00	80.00	480.00
65-6550 GROUNDS	-	200.00	200.00	591.60	400.00	(191.60)	2,400.00
65-6552 GROUNDS-TREE TRIMMING	-	866.75	866.75	4,502.62	1,733.50	(2,769.12)	10,401.00
65-6560 ELECTRICAL/LIGHTING	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
65-6570 PLUMBING	-	1,500.00	1,500.00	221.99	3,000.00	2,778.01	18,000.00
65-6580 POOL	1,972.54	250.00	(1,722.54)	1,972.54	500.00	(1,472.54)	3,000.00
65-6590 PAINT	-	40.00	40.00	-	80.00	80.00	480.00
65-6660 FIRE SYSTEMS	-	100.00	100.00	-	200.00	200.00	1,200.00
65-6690 BLDG REPRS & PURCHASES	694.86	500.00	(194.86)	2,930.27	1,000.00	(1,930.27)	6,000.00
65-6714 BUILDING-MILEAGE REIMBURSEMT	19.60	-	(19.60)	19.60	-	(19.60)	-
TOTAL BUILDING MAINTENANCE	\$ 2,687.00	\$ 3,996.75	\$ 1,309.75	\$ 10,238.62	\$ 7,993.50	(\$ 2,245.12)	\$ 47,961.00
PROFESSIONAL SERVICES & ADMINISTRATION							
68-6810 ADMIN SUPPLIES & SVCS	511.77	600.00	88.23	1,005.83	1,200.00	194.17	7,200.00
68-6812 ASSOCIATION ADMIN EXPENSE	75.00	50.00	(25.00)	75.00	100.00	25.00	600.00
68-6840 EDUCATION EXPENSE	-	50.00	50.00	-	100.00	100.00	600.00
68-6850 MANAGEMENT SERVICES	2,044.83	2,044.83	-	4,089.66	4,089.66	-	24,537.95
68-6870 AUDIT/PUBLIC ACCOUNTING	-	205.00	205.00	-	410.00	410.00	2,460.00
68-6880 LEGAL FEES	-	300.00	300.00	-	600.00	600.00	3,600.00
68-6882 LEGAL FEES-COLLECTIONS	-	100.00	100.00	-	200.00	200.00	1,200.00
68-6890 CONSULTING FEES	1,800.00	833.33	(966.67)	1,800.00	1,666.66	(133.34)	10,000.00
TOTAL PROFESSIONAL SERVICES & ADM	\$ 4,431.60	\$ 4,183.16	(\$ 248.44)	\$ 6,970.49	\$ 8,366.32	\$ 1,395.83	\$ 50,197.95

Income Statement

BEL AIR PLAZA
OPERATING
End Date: 08/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
PAYROLL & BENEFITS							
70-7010 PAYROLL-MANAGER	\$4,507.20	\$2,373.00	(\$2,134.20)	\$11,268.00	\$4,746.00	(\$6,522.00)	\$28,476.00
70-7020 PAYROLL-MAINTENANCE	2,000.00	2,000.00	-	5,000.00	4,000.00	(1,000.00)	24,000.00
70-7030 PAYROLL-JANITORIAL	-	100.00	100.00	-	200.00	200.00	1,200.00
70-7070 WORKERS COMPENSATION	-	351.00	351.00	-	702.00	702.00	4,212.00
70-7080 TDI	-	29.00	29.00	81.62	58.00	(23.62)	348.00
70-7090 HEALTH CARE	1,306.88	1,372.33	65.45	2,613.76	2,744.66	130.90	16,468.00
70-7100 PAYROLL TAXES	-	322.00	322.00	-	644.00	644.00	3,864.00
70-7110 PAYROLL TAXES-FICA/ER	497.80	-	(497.80)	1,244.50	-	(1,244.50)	-
70-7140 PAYROLL PREPARATION	200.00	200.00	-	400.00	400.00	-	2,400.00
70-7243 PAYROLL-BONUS	-	208.33	208.33	-	416.66	416.66	2,500.00
70-7290 PAYROLL-ADVANCE FUNDING	-	-	-	(3,502.50)	-	3,502.50	-
TOTAL PAYROLL & BENEFITS	\$8,511.88	\$6,955.66	(\$1,556.22)	\$17,105.38	\$13,911.32	(\$3,194.06)	\$83,468.00
RENTAL EXPENSES							
71-7230 ASSOC. APT-MAINT FEE	787.28	787.25	(0.03)	1,574.56	1,574.50	(0.06)	9,447.00
TOTAL RENTAL EXPENSES	\$787.28	\$787.25	(\$0.03)	\$1,574.56	\$1,574.50	(\$0.06)	\$9,447.00
OTHER EXPENSES							
73-7300 INSURANCE	-	3,083.33	3,083.33	6,428.88	6,166.66	(262.22)	37,000.00
73-7370 UNINSURED EXPENSES	-	295.00	295.00	-	590.00	590.00	3,540.00
73-7550 MISCELLANEOUS EXPENSE	-	100.00	100.00	-	200.00	200.00	1,200.00
73-7710 REAL PROPERTY TAXES	625.10	163.00	(462.10)	625.10	326.00	(299.10)	1,956.00
73-7720 GENERAL EXCISE TAX	-	180.00	180.00	716.09	360.00	(356.09)	2,160.00
73-7730 STATE INCOME TAX	-	80.00	80.00	-	160.00	160.00	960.00
73-7740 FEDERAL INCOME TAXES	-	900.00	900.00	-	1,800.00	1,800.00	10,800.00
TOTAL OTHER EXPENSES	\$625.10	\$4,801.33	\$4,176.23	\$7,770.07	\$9,602.66	\$1,832.59	\$57,616.00
RESERVE CONTRIBUTION							
79-7999 RESERVE CONTRIBUTION	200,000.00	-	(200,000.00)	200,000.00	-	(200,000.00)	-
TOTAL RESERVE CONTRIBUTION	\$200,000.00	\$-	(\$200,000.00)	\$200,000.00	\$-	(\$200,000.00)	\$-
TOTAL EXPENSES	\$232,394.25	\$38,322.82	(\$194,071.43)	\$283,382.99	\$76,645.64	(\$206,737.35)	\$459,873.95
OPERATING NET INCREASE (DECREASE)	(\$178,149.71)	\$18,087.16	(\$196,236.87)	(\$170,320.16)	\$36,174.32	(\$206,494.48)	\$217,045.83

BEL AIR PLAZA
RESERVE
End Date: 08/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE							
EXPENSES							
CAPITAL IMPR AND MAJOR REP & REPL							
80-8546 APARTMENT/OFFICES-AOAO	\$-	\$-	\$-	\$1,175.87	\$-	(\$1,175.87)	\$-
80-8621 ELECTRICAL - POOL CIRCUIT BREAK	-	-	-	-	4,728.00	4,728.00	4,728.00
80-8624 WATER SUPPLY SHUT OFF VALVES	-	-	-	-	8,624.00	8,624.00	8,624.00
80-8626 METAL RAILS-GARAGE 10% RPR ALW	-	-	-	-	4,541.00	4,541.00	4,541.00
80-8627 LIGHTING-BOLLARDS	-	-	-	-	3,750.00	3,750.00	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	5,191.83	-	(5,191.83)	7,987.43	2,000.00	(5,987.43)	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 &	\$5,191.83	\$-	(\$5,191.83)	\$9,163.30	\$35,387.00	\$26,223.70	\$35,387.00
TOTAL EXPENSES	\$5,191.83	\$-	(\$5,191.83)	\$9,163.30	\$35,387.00	\$26,223.70	\$35,387.00
RESERVE NET INCREASE (DECREASE)	(\$5,191.83)	\$-	(\$5,191.83)	(\$9,163.30)	(\$35,387.00)	\$26,223.70	(\$35,387.00)
NET INCREASE (DECREASE)	(\$183,341.54)	\$18,087.16	(\$201,428.70)	(\$179,483.46)	\$787.32	(\$180,270.78)	\$181,658.83

Description	Account Number	Chart Account	Maturity Date	Term (mo)	Rate(%)	Balance as of 8/31/2026
RBB #***7695	XXXXXX7695	12-1691-00-00	01/26/2027	12	3.600	\$208,335.35
SB LQ #***3701	XXXXXX3701	12-1907-00-00			2.410	\$152,684.51
HFFCU LQ #***6501	XXXX6501	12-1839-00-00			0.090	\$522.39
CBB #***3624	XXXXXX3624	12-1882-00-00	02/22/2027	6	3.900	\$121,187.57
CBB #***3008	XXXXXX3008	12-1880-00-00	11/19/2026	12	3.750	\$117,168.24
CPB-OPTG CASH-0287	XXXXXX0287	10-1000-00-00			0.000	\$154,641.31
TERR #***4013	XXXXXX4013	12-1965-00-00	08/07/2027	12	3.700	\$200,000.00
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	\$136,808.16
SB LQ #***3735	XXXXXX3735	12-1902-00-00			0.200	\$103,962.11
BOH LQ #***0548	XXXXXX0548	12-1670-00-00			3.000	\$121,654.45
HOCU LQ#4-001	XXXX4001	12-2145-00-00			0.120	\$100.06
HOCU#***4-050	XXXX4050	12-2146-00-00	12/31/2026	12	3.650	\$246,340.25
BEL AIR PLAZA Total Balance:						\$1,563,504.40

Institution Name	Beginning Balance On: 8/1/2026	Activity During Period	End Balance On: 08/31/2026
ALOHA PACIFIC FCU	\$136,908.16	\$0.00	\$136,908.16
BANK OF HAWAII	\$121,349.43	\$305.02	\$121,654.45
CENTRAL PACIFIC BANK	\$340,072.33	(\$185,431.02)	\$154,641.31
COMMONWEALTH BUSINESS BANK	\$237,522.41	\$833.40	\$238,355.81
FIRST CITIZENS BANK	\$0.00	\$0.00	\$0.00
HAWAIIAN FINANCIAL FCU	\$522.39	\$0.00	\$522.39
HONOLULU FEDERAL CREDIT UNION	\$246,440.31	\$0.00	\$246,440.31
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
MECHANICS BANK	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$207,710.52	\$624.83	\$208,335.35
SUNFLOWER BANK	\$256,320.39	\$326.23	\$256,646.62
TERRITORIAL SAVINGS BANK	\$0.00	\$200,000.00	\$200,000.00

BEL AIR PLAZA Totals

Beginning Balance Total: \$1,546,845.94

Activity Total: \$16,658.46

End Balance Total: \$1,563,504.40

Summary of Banks By Institution

	Beginning Balance On: 07/31/2026	Activity During Period	End Balance on: 8/31/2026
ALOHA PACIFIC FCU	\$136,908.16	\$0.00	\$136,908.16
BANK OF HAWAII	\$121,349.43	\$305.02	\$121,654.45
CENTRAL PACIFIC BANK	\$340,072.33	(\$185,431.02)	\$154,641.31
COMMONWEALTH BUSINESS BANK	\$237,522.41	\$833.40	\$238,355.81
FIRST CITIZENS BANK	\$0.00	\$0.00	\$0.00
HAWAIIAN FINANCIAL FCU	\$522.39	\$0.00	\$522.39
HONOLULU FEDERAL CREDIT UNION	\$246,440.31	\$0.00	\$246,440.31
MANAGERS PETTY CASH	\$0.00	\$0.00	\$0.00
MECHANICS BANK	\$0.00	\$0.00	\$0.00
ROYAL BUSINESS BANK	\$207,710.52	\$624.83	\$208,335.35
SUNFLOWER BANK	\$256,320.39	\$326.23	\$256,646.62
TERRITORIAL SAVINGS BANK	\$0.00	\$200,000.00	\$200,000.00
Grand Total:	\$1,546,845.94	\$16,658.46	\$1,563,504.40