



HAWAIIAN PROPERTIES, LTD.

## Owners Monthly Financial Report Package

For Period Ending August 15, 2025

**Prepared for:**

Ben's Apartment Building  
1234 Paradise Lane, Honolulu, HI 96817  
Ben@hawaiianprop.com  
5xxx-000 - 1234 Paradise Lane



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

Date Prepared: 08/14/2025

Property Manager:

Maintenance Fees:

Disbursement Method: ACH

GET Frequency: Monthly

Pay RPT:

For questions, please contact HP-RentalOwners@hawaiianprop.com

**Residential Cash Flow - Consolidated**

Period = Aug 2025

Book = Cash ; Tree = res\_cfnew

|  | Current Period   | Year To Date      |
|--|------------------|-------------------|
| <b>Receipts</b>                              |                  |                   |
| Rent   | 13,390.00        | 104,847.66        |
| Laundry                                      | 139.75           | 660.00            |
| Prepaid Income                               | 1,275.00         | 7,463.38          |
| <b>Total Receipts</b>                        | <b>14,804.75</b> | <b>112,971.04</b> |
| <b>Operating Expenses</b>                    |                  |                   |
| <b>Utilities</b>                             |                  |                   |
| Electricity                                  | 96.72            | 788.86            |
| Water  | 80.47            | 875.12            |
| Sewer  | 588.76           | 4,895.28          |
| <b>Total Utilities</b>                       | <b>765.95</b>    | <b>6,559.26</b>   |
| <b>Maintenance Contracts</b>                 |                  |                   |
| Contract - Grounds                           | 104.71           | 837.68            |
| Contract - Refuse Removal                    | 178.01           | 1,251.31          |
| <b>Total Maintenance Contracts</b>           | <b>282.72</b>    | <b>2,088.99</b>   |
| <b>Repairs and Maintenance</b>               |                  |                   |
| R&M-Building Maintenance                     | 0.00             | 314.14            |
| R&M-Plumbing                                 | 374.82           | 1,059.50          |
| R&M-Locks and Keys                           | 0.00             | 272.25            |
| R&M-APT-Maint-Unit Repairs                   | 78.53            | 465.97            |
| <b>Total Repairs and Maintenance</b>         | <b>453.35</b>    | <b>2,111.86</b>   |
| <b>Professional and Administrative</b>       |                  |                   |
| Management Fees                              | 1,184.38         | 9,037.69          |
| Audit Expense                                | 25.00            | 225.00            |
| <b>Total Professional and Administrative</b> | <b>1,209.38</b>  | <b>9,262.69</b>   |
| <b>Taxes/Permits</b>                         |                  |                   |
| GET Tax                                      | 666.24           | 5,083.69          |
| <b>Total Taxes/Permits</b>                   | <b>666.24</b>    | <b>5,083.69</b>   |
| <b>Total Operating Expenses</b>              | <b>3,377.64</b>  | <b>25,106.49</b>  |
| <b>Total Expenses &amp; Disbursements</b>    | <b>3,377.64</b>  | <b>25,106.49</b>  |
| <b>Net Income/(Loss)</b>                     | <b>11,427.11</b> | <b>87,864.55</b>  |



HAWAIIAN PROPERTIES, INC.  
Building Relationships that Last

Residential Consolidated Cash Flow - Current Month

Period = Aug 2025

Book = Cash ; Tree = res\_cfnew

|                                       |                            | 5xxx-000 | 5xxx-001 | 5xxx-002 | 5xxx-003 | 5xxx-004 | 5xxx-005 | 5xxx-006 | 5xxx-007 | 5xxx-008 | 5xxx-009 | 5xxx-010 | Total     |
|---------------------------------------|----------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
|                                       |                            | Current  | Current  | Current  | Current  | Current  | Current  | Current  | Current  | Current  | Current  | Current  | Current   |
| Receipts                              |                            |          |          |          |          |          |          |          |          |          |          |          |           |
| 5700                                  | Rent                       | 0.00     | 1,375.00 | 1,375.00 | 1,250.00 | 1,350.00 | 1,395.00 | 1,375.00 | 1,395.00 | 1,300.00 | 1,275.00 | 1,300.00 | 13,390.00 |
| 5510                                  | Laundry                    | 139.75   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 139.75    |
| 5749                                  | Prepaid Income             | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,275.00 | 0.00     | 1,275.00  |
| Total Receipts                        |                            | 139.75   | 1,375.00 | 1,375.00 | 1,250.00 | 1,350.00 | 1,395.00 | 1,375.00 | 1,395.00 | 1,300.00 | 2,550.00 | 1,300.00 | 14,804.75 |
| Operating Expenses                    |                            |          |          |          |          |          |          |          |          |          |          |          |           |
| Utilities                             |                            |          |          |          |          |          |          |          |          |          |          |          |           |
| 6010                                  | Electricity                | 96.72    | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 96.72     |
| 6020                                  | Water                      | 80.47    | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 80.47     |
| 6030                                  | Sewer                      | 588.76   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 588.76    |
| Total Utilities                       |                            | 765.95   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 765.95    |
| Maintenance Contracts                 |                            |          |          |          |          |          |          |          |          |          |          |          |           |
| 6140                                  | Contract - Grounds         | 104.71   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 104.71    |
| 6200                                  | Contract - Refuse Removal  | 178.01   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 178.01    |
| Total Maintenance Contracts           |                            | 282.72   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 282.72    |
| Repairs and Maintenance               |                            |          |          |          |          |          |          |          |          |          |          |          |           |
| 6370                                  | R&M-Plumbing               | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 144.45   | 230.37   | 374.82    |
| 6551                                  | R&M-APT-Maint-Unit Repairs | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 78.53    | 0.00     | 0.00     | 78.53     |
| Total Repairs and Maintenance         |                            | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 78.53    | 144.45   | 230.37   | 453.35    |
| Professional and Adminstrative        |                            |          |          |          |          |          |          |          |          |          |          |          |           |
| 6650                                  | Management Fees            | 11.18    | 110.00   | 110.00   | 100.00   | 108.00   | 111.60   | 110.00   | 111.60   | 104.00   | 204.00   | 104.00   | 1,184.38  |
| 6660                                  | Audit Expense              | 25.00    | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 25.00     |
| Total Professional and Administrative |                            | 36.18    | 110.00   | 110.00   | 100.00   | 108.00   | 111.60   | 110.00   | 111.60   | 104.00   | 204.00   | 104.00   | 1,209.38  |
| Taxes/Permits                         |                            |          |          |          |          |          |          |          |          |          |          |          |           |
| 7420                                  | GET Tax                    | 6.29     | 61.88    | 61.88    | 56.25    | 60.75    | 62.78    | 61.88    | 62.78    | 58.50    | 114.75   | 58.50    | 666.24    |
| Total Taxes/Permits                   |                            | 6.29     | 61.88    | 61.88    | 56.25    | 60.75    | 62.78    | 61.88    | 62.78    | 58.50    | 114.75   | 58.50    | 666.24    |
| Total Operating Expenses              |                            | 1,091.14 | 171.88   | 171.88   | 156.25   | 168.75   | 174.38   | 171.88   | 174.38   | 241.03   | 463.20   | 392.87   | 3,377.64  |
| Total Expenses & Disbursements        |                            | 1,091.14 | 171.88   | 171.88   | 156.25   | 168.75   | 174.38   | 171.88   | 174.38   | 241.03   | 463.20   | 392.87   | 3,377.64  |
| Net Income/(Loss)                     |                            | -951.39  | 1,203.12 | 1,203.12 | 1,093.75 | 1,181.25 | 1,220.62 | 1,203.12 | 1,220.62 | 1,058.97 | 2,086.80 | 907.13   | 11,427.11 |

**Residential Consolidated Balance Sheet**

Period = Aug 2025

Book = Cash ; Tree = res\_bs

**Current Balance**

|                                     |                  |
|-------------------------------------|------------------|
| <b>ASSETS</b>                       |                  |
| <b>CURRENT ASSETS</b>               |                  |
| <b>OPERATING CASH</b>               |                  |
| CASH - OPERATING ACCOUNT            | 13,593.37        |
| <b>TOTAL OPERATING CASH</b>         | <b>13,593.37</b> |
| <b>RESERVES</b>                     |                  |
| SECURITY DEPOSITS - CASH            | 13,440.00        |
| <b>TOTAL RESERVES</b>               | <b>13,440.00</b> |
| <b>TOTAL CURRENT ASSETS</b>         | <b>27,033.37</b> |
| <b>TOTAL ASSETS</b>                 |                  |
|                                     | <b>27,033.37</b> |
| <b>LIABILITIES AND EQUITY</b>       |                  |
| <b>LIABILITIES</b>                  |                  |
| <b>CURRENT LIABILITIES</b>          |                  |
| ACCRUED GENERAL EXCISE TAX          | 666.26           |
| SECURITY DEPOSIT LIABILITY          | 13,440.00        |
| <b>TOTAL CURRENT LIABILITIES</b>    | <b>14,106.26</b> |
| <b>NON-CURRENT LIABILITIES</b>      |                  |
| RESERVE                             | 1,500.00         |
| <b>TOTAL N/C LIABILITIES</b>        | <b>1,500.00</b>  |
| <b>TOTAL LIABILITIES</b>            |                  |
|                                     | <b>15,606.26</b> |
| <b>EQUITY</b>                       |                  |
| RETAINED EARNINGS (PRIOR YEAR)      | 114,577.90       |
| RETAINED EARNINGS - CURRENT YEAR    | 87,864.55        |
| EQUITY - DISTRIBUTION TO OWNERS     | -191,839.05      |
| EQUITY - OWNER CONTRIBUTION         | 823.71           |
| <b>TOTAL EQUITY</b>                 | <b>11,427.11</b> |
| <b>TOTAL LIABILITIES AND EQUITY</b> | <b>27,033.37</b> |



**HAWAIIAN PROPERTIES, LTD.**  
Building Relationships that Last

5xxx-000  
1234 Paradise Lane

Ben's Apartment Building  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Laundry                               | 139.75         | 660.00       |
| Total Receipts                        | 139.75         | 660.00       |
| Operating Expenses                    |                |              |
| Utilities                             |                |              |
| Electricity                           | 96.72          | 767.94       |
| Water                                 | 80.47          | 875.12       |
| Sewer                                 | 588.76         | 4,301.89     |
| Total Utilities                       | 765.95         | 5,944.95     |
| Maintenance Contracts                 |                |              |
| Contract - Grounds                    | 104.71         | 837.68       |
| Contract - Refuse Removal             | 178.01         | 1,251.31     |
| Total Maintenance Contracts           | 282.72         | 2,088.99     |
| Repairs and Maintenance               |                |              |
| R&M-Building Maintenance              | 0.00           | 314.14       |
| R&M-Locks and Keys                    | 0.00           | 157.07       |
| Total Repairs and Maintenance         | 0.00           | 471.21       |
| Professional and Administrative       |                |              |
| Management Fees                       | 11.18          | 52.80        |
| Audit Expense                         | 25.00          | 225.00       |
| Total Professional and Administrative | 36.18          | 277.80       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 6.29           | 29.68        |
| Total Taxes/Permits                   | 6.29           | 29.68        |
| Total Operating Expenses              | 1,091.14       | 8,812.63     |
| Total Expenses & Disbursements        | 1,091.14       | 8,812.63     |
| Net Income/(Loss)                     | -951.39        | -8,152.63    |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

5xxx-001  
1234 Paradise Lane, Unit 1

Ben's Apartment Unit 1  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,375.00       | 10,925.00    |
| Total Receipts                        | 1,375.00       | 10,925.00    |
| Operating Expenses                    |                |              |
| Utilities                             |                |              |
| Sewer                                 | 0.00           | 593.39       |
| Total Utilities                       | 0.00           | 593.39       |
| Professional and Administrative       |                |              |
| Management Fees                       | 110.00         | 874.00       |
| Total Professional and Administrative | 110.00         | 874.00       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 61.88          | 491.52       |
| Total Taxes/Permits                   | 61.88          | 491.52       |
| Total Operating Expenses              | 171.88         | 1,958.91     |
| Total Expenses & Disbursements        | 171.88         | 1,958.91     |
| Net Income/(Loss)                     | 1,203.12       | 8,966.09     |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

5xxx-002  
1234 Paradise Lane, Unit 2

Ben's Apartment Building, Unit 2  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,375.00       | 10,895.00    |
| Total Receipts                        | 1,375.00       | 10,895.00    |
| Operating Expenses                    |                |              |
| Repairs and Maintenance               |                |              |
| R&M-APT-Maint-Unit Repairs            | 0.00           | 89.01        |
| Total Repairs and Maintenance         | 0.00           | 89.01        |
| Professional and Administrative       |                |              |
| Management Fees                       | 110.00         | 871.60       |
| Total Professional and Administrative | 110.00         | 871.60       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 61.88          | 490.28       |
| Total Taxes/Permits                   | 61.88          | 490.28       |
| Total Operating Expenses              | 171.88         | 1,450.89     |
| Total Expenses & Disbursements        | 171.88         | 1,450.89     |
| Net Income/(Loss)                     | 1,203.12       | 9,444.11     |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

5xxx-003  
1234 Paradise Lane, Unit 3

Ben's Apartment Building, Unit 3  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,250.00       | 9,850.00     |
| Total Receipts                        | 1,250.00       | 9,850.00     |
| Operating Expenses                    |                |              |
| Professional and Administrative       |                |              |
| Management Fees                       | 100.00         | 788.00       |
| Total Professional and Administrative | 100.00         | 788.00       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 56.25          | 443.25       |
| Total Taxes/Permits                   | 56.25          | 443.25       |
| Total Operating Expenses              | 156.25         | 1,231.25     |
| Total Expenses & Disbursements        | 156.25         | 1,231.25     |
| Net Income/(Loss)                     | 1,093.75       | 8,618.75     |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last



5xxx-004  
1234 Paradise Lane, Unit 4

Ben's Apartment Building, Unit 4  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,350.00       | 9,923.33     |
| Total Receipts                        | 1,350.00       | 9,923.33     |
| Operating Expenses                    |                |              |
| Utilities                             |                |              |
| Electricity                           | 0.00           | 20.92        |
| Total Utilities                       | 0.00           | 20.92        |
| Professional and Administrative       |                |              |
| Management Fees                       | 108.00         | 793.87       |
| Total Professional and Administrative | 108.00         | 793.87       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 60.75          | 446.55       |
| Total Taxes/Permits                   | 60.75          | 446.55       |
| Total Operating Expenses              | 168.75         | 1,261.34     |
| Total Expenses & Disbursements        | 168.75         | 1,261.34     |
| Net Income/(Loss)                     | 1,181.25       | 8,661.99     |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

5xxx-005  
1234 Paradise Lane, Unit 5

Ben's Apartment Building, Unit 5  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,395.00       | 11,160.00    |
| Total Receipts                        | 1,395.00       | 11,160.00    |
| Operating Expenses                    |                |              |
| Repairs and Maintenance               |                |              |
| R&M-Locks and Keys                    | 0.00           | 115.18       |
| R&M-APT-Maint-Unit Repairs            | 0.00           | 78.53        |
| Total Repairs and Maintenance         | 0.00           | 193.71       |
| Professional and Administrative       |                |              |
| Management Fees                       | 111.60         | 892.80       |
| Total Professional and Administrative | 111.60         | 892.80       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 62.78          | 502.24       |
| Total Taxes/Permits                   | 62.78          | 502.24       |
| Total Operating Expenses              | 174.38         | 1,588.75     |
| Total Expenses & Disbursements        | 174.38         | 1,588.75     |
| Net Income/(Loss)                     | 1,220.62       | 9,571.25     |



HAWAIIAN PROPERTIES LTD.  
Building Relationships that Last

5xxx-006  
1234 Paradise Lane, Unit 6

Ben's Apartment Building, Unit 6  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,375.00       | 10,925.00    |
| Total Receipts                        | 1,375.00       | 10,925.00    |
| Operating Expenses                    |                |              |
| Professional and Administrative       |                |              |
| Management Fees                       | 110.00         | 874.00       |
| Total Professional and Administrative | 110.00         | 874.00       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 61.88          | 491.65       |
| Total Taxes/Permits                   | 61.88          | 491.65       |
| Total Operating Expenses              | 171.88         | 1,365.65     |
| Total Expenses & Disbursements        | 171.88         | 1,365.65     |
| Net Income/(Loss)                     | 1,203.12       | 9,559.35     |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

5xxx-007  
1234 Paradise Lane, Unit 7

Ben's Apartment Building, Unit 7  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,395.00       | 10,244.33    |
| Total Receipts                        | 1,395.00       | 10,244.33    |
| Operating Expenses                    |                |              |
| Repairs and Maintenance               |                |              |
| R&M-Plumbing                          | 0.00           | 470.02       |
| Total Repairs and Maintenance         | 0.00           | 470.02       |
| Professional and Administrative       |                |              |
| Management Fees                       | 111.60         | 819.55       |
| Total Professional and Administrative | 111.60         | 819.55       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 62.78          | 461.02       |
| Total Taxes/Permits                   | 62.78          | 461.02       |
| Total Operating Expenses              | 174.38         | 1,750.59     |
| Total Expenses & Disbursements        | 174.38         | 1,750.59     |
| Net Income/(Loss)                     | 1,220.62       | 8,493.74     |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

5xxx-008  
1234 Paradise Lane, Unit 8

Ben's Apartment Building, Unit 8  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,300.00       | 10,400.00    |
| Prepaid Income                        | 0.00           | -161.62      |
| Total Receipts                        | 1,300.00       | 10,238.38    |
| Operating Expenses                    |                |              |
| Repairs and Maintenance               |                |              |
| R&M-APT-Maint-Unit Repairs            | 78.53          | 298.43       |
| Total Repairs and Maintenance         | 78.53          | 298.43       |
| Professional and Administrative       |                |              |
| Management Fees                       | 104.00         | 819.07       |
| Total Professional and Administrative | 104.00         | 819.07       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 58.50          | 460.72       |
| Total Taxes/Permits                   | 58.50          | 460.72       |
| Total Operating Expenses              | 241.03         | 1,578.22     |
| Total Expenses & Disbursements        | 241.03         | 1,578.22     |
| Net Income/(Loss)                     | 1,058.97       | 8,660.16     |



5xxx-009  
1234 Paradise Lane, Unit 9

Ben's Apartment Building, Unit 9  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,275.00       | 10,200.00    |
| Prepaid Income                        | 1,275.00       | 7,625.00     |
| Total Receipts                        | 2,550.00       | 17,825.00    |
| Operating Expenses                    |                |              |
| Repairs and Maintenance               |                |              |
| R&M-Plumbing                          | 144.45         | 144.45       |
| Total Repairs and Maintenance         | 144.45         | 144.45       |
| Professional and Administrative       |                |              |
| Management Fees                       | 204.00         | 1,426.00     |
| Total Professional and Administrative | 204.00         | 1,426.00     |
| Taxes/Permits                         |                |              |
| GET Tax                               | 114.75         | 802.14       |
| Total Taxes/Permits                   | 114.75         | 802.14       |
| Total Operating Expenses              | 463.20         | 2,372.59     |
| Total Expenses & Disbursements        | 463.20         | 2,372.59     |
| Net Income/(Loss)                     | 2,086.80       | 15,452.41    |



HAWAIIAN PROPERTIES LTD.  
Building Relationships that Last

5xxx-010  
1234 Paradise Lane, Unit 10

Ben's Apartment Building, Unit 10  
Residential Cash Flow  
For Period Ending August 15th, 2025

Prepared For Owner  
Prepared By: HAWAIIAN PROPERTIES, LTD.

| Description                           | Current Period | Year to Date |
|---------------------------------------|----------------|--------------|
| Receipts                              |                |              |
| Rent                                  | 1,300.00       | 10,325.00    |
| Total Receipts                        | 1,300.00       | 10,325.00    |
| Operating Expenses                    |                |              |
| Repairs and Maintenance               |                |              |
| R&M-Plumbing                          | 230.37         | 445.03       |
| Total Repairs and Maintenance         | 230.37         | 445.03       |
| Professional and Administrative       |                |              |
| Management Fees                       | 104.00         | 826.00       |
| Total Professional and Administrative | 104.00         | 826.00       |
| Taxes/Permits                         |                |              |
| GET Tax                               | 58.50          | 464.64       |
| Total Taxes/Permits                   | 58.50          | 464.64       |
| Total Operating Expenses              | 392.87         | 1,735.67     |
| Total Expenses & Disbursements        | 392.87         | 1,735.67     |
| Net Income/(Loss)                     | 907.13         | 8,589.33     |



HAWAIIAN PROPERTIES, LTD.  
Building Relationships that Last

Rent Roll with Lease Charges

For Selected Properties  
As Of = 08/14/2025  
Month Year = 08/2025

| Unit                            | Unit Type | Unit Sq Ft | Resident | Name                                 | Market Rent | Charge Code | Amount   | Resident Deposit | Other Deposit | Move In   | Lease Expiration | Move Out | Balance |
|---------------------------------|-----------|------------|----------|--------------------------------------|-------------|-------------|----------|------------------|---------------|-----------|------------------|----------|---------|
| Current/Notice/Vacant Residents |           |            |          |                                      |             |             |          |                  |               |           |                  |          |         |
| 1                               | 53620111  | 0.00       | Code     | Tenant                               | 1,375.00    | RENT        | 1,375.00 | 1,375.00         | 0.00          | 5/1/2022  | 3/31/2026        |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,375.00 |                  |               |           |                  |          |         |
|                                 |           |            | Total    | 1234 Paradise Lane, Unit 1(5xxx-001) | 1,375.00    |             | 1,375.00 | 1,375.00         | 0.00          |           |                  |          | 0.00    |
| 2                               | 53620211  | 0.00       | Code     | Tenant                               | 1,375.00    | RENT        | 1,375.00 | 1,375.00         | 0.00          | 5/1/2022  | 7/31/2026        |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,375.00 |                  |               |           |                  |          |         |
|                                 |           |            | Total    | 1234 Paradise Lane, Unit 2(5xxx-002) | 1,375.00    |             | 1,375.00 | 1,375.00         | 0.00          |           |                  |          | 0.00    |
| 3                               | 53620311  | 0.00       | Code     | Tenant                               | 1,250.00    | RENT        | 1,250.00 | 1,250.00         | 0.00          | 5/1/2022  | 3/31/2026        |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,250.00 |                  |               |           |                  |          |         |
|                                 |           |            | Total    | 1234 Paradise Lane, Unit 3(5xxx-003) | 1,250.00    |             | 1,250.00 | 1,250.00         | 0.00          |           |                  |          | 0.00    |
| 4                               | 53620411  | 0.00       | Code     | Tenant                               | 1,350.00    | RENT        | 1,350.00 | 1,350.00         | 0.00          | 6/13/2025 | 6/12/2026        |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,350.00 |                  |               |           |                  |          |         |
|                                 |           |            | Total    | 1234 Paradise Lane, Unit 4(5xxx-004) | 1,350.00    |             | 1,350.00 | 1,350.00         | 0.00          |           |                  |          | 0.00    |
| 5                               | 53620511  | 0.00       | Code     | Tenant                               | 1,395.00    | RENT        | 1,395.00 | 1,395.00         | 0.00          | 11/1/2024 | 10/31/2025       |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,395.00 |                  |               |           |                  |          |         |
|                                 |           |            | Total    | 1234 Paradise Lane, Unit 5(5xxx-005) | 1,395.00    |             | 1,395.00 | 1,395.00         | 0.00          |           |                  |          | 0.00    |
| 6                               | 53620611  | 0.00       | Code     | Tenant                               | 1,375.00    | RENT        | 1,375.00 | 1,375.00         | 0.00          | 5/1/2022  | 3/31/2026        |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,375.00 |                  |               |           |                  |          |         |
|                                 |           |            | Total    | 1234 Paradise Lane, Unit 6(5xxx-006) | 1,375.00    |             | 1,375.00 | 1,375.00         | 0.00          |           |                  |          | 0.00    |
| 7                               | 53620711  | 0.00       | Code     | Tenant                               | 1,395.00    | RENT        | 1,395.00 | 1,395.00         | 0.00          | 5/18/2025 | 5/17/2026        |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,395.00 |                  |               |           |                  |          |         |
|                                 |           |            | Total    | 1234 Paradise Lane, Unit 7(5xxx-007) | 1,395.00    |             | 1,395.00 | 1,395.00         | 0.00          |           |                  |          | 0.00    |
| 8                               | 53620811  | 0.00       | Code     | Tenant                               | 1,300.00    | RENT        | 1,300.00 | 1,325.00         | 0.00          | 8/16/2024 | 8/15/2025        |          | 0.00    |
|                                 |           |            |          |                                      |             | Total       | 1,300.00 |                  |               |           |                  |          |         |



Rent Roll with Lease Charges

For Selected Properties  
As Of = 08/14/2025  
Month Year = 08/2025

| Unit                              | Unit Type | Unit Sq Ft | Resident  | Name                                  | Market Rent    | Charge Code | Amount        | Resident Deposit | Other Deposit  | Move In    | Lease Expiration | Move Out        | Balance   |
|-----------------------------------|-----------|------------|-----------|---------------------------------------|----------------|-------------|---------------|------------------|----------------|------------|------------------|-----------------|-----------|
|                                   |           |            | Total     | 1234 Paradise Lane, Unit 8(5xxx-008)  | 1,300.00       |             | 1,300.00      | 1,325.00         | 0.00           |            |                  |                 | 0.00      |
| 9                                 | 53620911  | 0.00       | Code      | Tenant                                | 1,275.00       | RENT        | 1,275.00      | 1,300.00         | 0.00           | 9/20/2024  | 9/30/2026        |                 | -2,550.00 |
|                                   |           |            |           |                                       |                | Total       | 1,275.00      |                  |                |            |                  |                 |           |
|                                   |           |            | Total     | 1234 Paradise Lane, Unit 9(5xxx-009)  | 1,275.00       |             | 1,275.00      | 1,300.00         | 0.00           |            |                  |                 | -2,550.00 |
| 10                                | 53621011  | 0.00       | Code      | Tenant                                | 1,300.00       | RENT        | 1,300.00      | 1,300.00         | 0.00           | 5/1/2022   | 3/31/2026        |                 | 0.00      |
|                                   |           |            |           |                                       |                | Total       | 1,300.00      |                  |                |            |                  |                 |           |
|                                   |           |            | Total     | 1234 Paradise Lane, Unit 10(5xxx-010) | 1,300.00       |             | 1,300.00      | 1,300.00         | 0.00           |            |                  |                 | 0.00      |
| 10                                |           |            | Total     | All Properties                        | 13,390.00      |             | 13,390.00     | 13,440.00        | 0.00           |            |                  |                 | -2,550.00 |
| Summary Groups                    |           |            |           |                                       | Square Footage | Market Rent | Lease Charges | Security Deposit | Other Deposits | # Of Units | % Unit Occupancy | % Sqft Occupied | Balance   |
| Current/Notice/Vacant Residents   |           |            |           |                                       | 0.00           | 13,390.00   | 13,390.00     | 13,440.00        | 0.00           | 10         | 100.00           | 0.00            | -2,550.00 |
| Future Residents/Applicants       |           |            |           |                                       | 0.00           | 0.00        | 0.00          | 0.00             | 0.00           | 0          |                  |                 | 0.00      |
| Occupied Units                    |           |            |           |                                       | 0.00           | 13,390.00   |               |                  |                | 10         | 100.00           | 0.00            |           |
| Total Non Rev Units               |           |            |           |                                       | 0.00           | 0.00        |               |                  |                | 0          | 0.00             | 0.00            |           |
| Total Vacant Units                |           |            |           |                                       | 0.00           | 0.00        |               |                  |                | 0          | 0.00             | 0.00            |           |
| Totals:                           |           |            |           |                                       | 0.00           | 13,390.00   | 13,390.00     | 13,440.00        | 0.00           | 10         | 100.00           | 0.00            | -2,550.00 |
|                                   |           |            |           |                                       |                |             |               |                  |                |            |                  |                 |           |
|                                   |           |            |           |                                       |                |             |               |                  |                |            |                  |                 |           |
| Summary of Charges by Charge Code |           |            |           |                                       |                |             |               |                  |                |            |                  |                 |           |
| (Current/Notice Residents Only)   |           |            |           |                                       |                |             |               |                  |                |            |                  |                 |           |
| Charge Code                       |           |            | Amount    |                                       |                |             |               |                  |                |            |                  |                 |           |
| RENT                              |           |            | 13390     |                                       |                |             |               |                  |                |            |                  |                 |           |
| Total                             |           |            | 13,390.00 |                                       |                |             |               |                  |                |            |                  |                 |           |

[Street Address], [City, ST ZIP Code]  
[Phone: 555-555-5555] [Fax: 123-123-123456]  
[abc@example.com]

---

---

---

---

---

Due Date \_\_\_\_\_

|            |
|------------|
| Sub Total: |
| Tax:       |
| Total Due: |

## Commercial Invoice Template