

Hawaiiana Management Company, Ltd

2009 Monthly Operating Budget For

ROYAL KUNIA COMMUNITY ASSOCIATION

Approved by Board of Directors on November 12, 2008

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DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
REVENUE	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	TOTAL
ASSOCIATION DUES	57,872	57,872	57,872	57,872	57,872	57,872	57,872	57,872	57,872	57,872	57,872	57,872	694,465
LEGAL FEE REIMB	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	15,276
INVESTMENT INTEREST	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	16,356
CHECKING INTEREST	1	1	1	1	1	1	1	1	1	1	1	1	12
OTHER RECEIPTS - KEYS	150	150	150	150	150	150	150	150	150	150	150	150	1,800
DESIGN REVIEW FEE	200	200	200	200	200	200	200	200	200	200	200	200	2,400
RULE VIOLATION FINES	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
LATE CHARGES	700	700	700	700	700	700	700	700	700	700	700	700	8,400
TOTAL REVENUE	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	751,309

UTILITIES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
ELECTRICITY	793	793	793	793	793	793	793	793	793	793	793	793	9,516
WATER	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	58,572
TELEPHONE	379	379	379	379	379	379	379	379	379	379	379	379	4,548
TOTAL UTILITIES	6,053	6,053	6,053	6,053	6,053	6,053	6,053	6,053	6,053	6,053	6,053	6,053	72,636

CONTRACT SVCS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
COVENANT ENFORCEMENT	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
CONTRACT-CLNG SVC JANU	650	650	650	650	650	650	650	650	650	650	650	650	7,800
PLUMBING	40	40	40	40	40	40	40	40	40	40	40	40	480
REFUSE	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
TOTAL CNTRCT SVCS	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	46,680

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
GROUNDS - LANDSCAPING	17,459	17,459	17,459	17,459	17,459	17,459	17,459	17,459	17,459	17,459	17,459	17,459	209,508
GROUNDS - TREE TRIMMING	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	13,824
GROUNDS - REPAIRS	25	25	25	25	25	25	25	25	25	25	25	25	300
GROUNDS - IRRIGATION	435	435	435	435	435	435	435	435	435	435	435	435	5,220
GROUNDS - SUPPLIES	65	65	65	65	65	65	65	65	65	65	65	65	780
GROUNDS	31	31	31	31	31	31	31	31	31	31	31	31	372
ELECTRICAL/LIGHTING	20	20	20	20	20	20	20	20	20	20	20	20	240
FIRE SYSTEMS	10	10	10	10	10	10	10	10	10	10	10	10	120
BUILDING - VANDALISM	80	80	80	80	80	80	80	80	80	80	80	80	960
SECURITY EQUIPMENT - GO	50	50	50	50	50	50	50	50	50	50	50	50	600
AMENITIES	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	26,688
TOTAL MAINTENANCE	21,551	21,551	21,551	21,551	21,551	21,551	21,551	21,551	21,551	21,551	21,551	21,551	258,612

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DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
PROFESSIONAL SVCS	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	TOTAL
PROF & ADM SVCS	600	600	600	600	600	600	600	600	600	600	600	600	7,200
ADMIN SUPPLIES & SVCS	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
ASSOCIATION ADMIN EXPEN	332	332	332	332	332	332	332	332	332	332	332	332	3,984
OFFICE SUPPLIES - COPYING	28	28	28	28	28	28	28	28	28	28	28	28	336
EDUCATION	100	100	100	100	100	100	100	100	100	100	100	100	1,200
MANAGEMENT SRVCS	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	3,660	43,920
PROF & ADM SVS - NEWSLET	237	237	237	237	237	237	237	237	237	237	237	237	2,844
AUDIT	216	216	216	216	216	216	216	216	216	216	216	216	2,592
LEGAL FEES	627	627	627	627	627	627	627	627	627	627	627	627	7,524
LEGAL FEES - CHG BACK OV	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	18,852
CONSULTING FEES - DESIGN	100	100	100	100	100	100	100	100	100	100	100	100	1,200
SECURITY SERVICES	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
COMMUNITY EVENTS	390	390	390	390	390	390	390	390	390	390	390	390	4,680
TOTAL PROF. SERVICES	16,361	16,361	16,361	16,361	16,361	16,361	16,361	16,361	16,361	16,361	16,361	16,361	196,332

PAYROLL & BENEFITS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
PAYROLL - MANAGER	4,516	4,516	4,516	4,516	4,516	4,516	4,516	4,516	4,516	4,516	4,516	4,516	54,192
PAYROLL - ADMINISTRATIV	800	800	800	800	800	800	800	800	800	800	800	800	9,600
WORKERS COMP	587	587	587	587	587	587	587	587	587	587	587	587	7,044
TDI	37	37	37	37	37	37	37	37	37	37	37	37	444
HEALTH CARE	336	336	336	336	336	336	336	336	336	336	336	336	4,032
PAYROLL TAXES	367	367	367	367	367	367	367	367	367	367	367	367	4,404
PAYROLL PREP	140	140	140	140	140	140	140	140	140	140	140	140	1,680
RENT EXPENSE	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	51,204
TOTAL P/R & BENEFITS	11,050	11,050	11,050	11,050	11,050	11,050	11,050	11,050	11,050	11,050	11,050	11,050	132,600

OTHER EXPENSES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
COMMERCIAL PACKAGE PO	121	121	121	121	121	121	121	121	121	121	121	121	1,452
INSURANCE-LIABILITY	2,173	2,173	2,173	2,173	2,173	2,173	2,173	2,173	2,173	2,173	2,173	2,173	26,076
INSURANCE - D & O	547	547	547	547	547	547	547	547	547	547	547	547	6,564
INSURANCE - FIDELITY	43	43	43	43	43	43	43	43	43	43	43	43	516
INSURANCE-UMBRELLA	173	173	173	173	173	173	173	173	173	173	173	173	2,076
INSURANCE - AUTO	22	22	22	22	22	22	22	22	22	22	22	22	264
INSURANCE - OTHER	10	10	10	10	10	10	10	10	10	10	10	10	120
LEASE RENT - GENERAL	64	64	64	64	64	64	64	64	64	64	64	64	768
MEETING EXPENSE - ANNUA	48	48	48	48	48	48	48	48	48	48	48	48	576
STATE GENERAL EXCISE TA	253	253	253	253	253	253	253	253	253	253	253	253	3,036
BAD DEBT EXPENSE	250	250	250	250	250	250	250	250	250	250	250	250	3,000
TOTAL OTHER EXP.	3,704	3,704	3,704	3,704	3,704	3,704	3,704	3,704	3,704	3,704	3,704	3,704	44,448

TOTAL OP EXPENSE	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	62,609	751,308
SURPLUS (-DEFICIT)	0	0	0	0	0	0	0	0	0	0	0	0	1

COST NOW and NORM LIFE values are best estimates by Hawaiiana Management and vendors who were nice enough to inspect the property or give a best guess.

It may be advisable to employ an expert to evaluate those projects with high cost.

RESERVE FUND STATUS - POOLING METHOD						M. FEE	RES.	MAINT.	
First Plan Year - Calendar	2009	Reference Year	2008	THE MODEL'S FINDINGS FOR % FUNDING		2008 Deficit	CHANGE	CONTRIB	FEEES
Final Plan Year	2028			Recommended Reserve Funding	100%	-1,909,925	-292.8%	-375,349	-1,183,501
2008 Maintenance Fees	613,908	2009 Maint Fees	694,465	Approved Reserve Funding Level	55%	-1,967,329	-302.8%	-1,939,691	-1,245,227
2008 Other Income	58,475	2009 Othr Inc	56,844	Minimum Reserve Funding Level	50%	-1,973,708	-304.0%	-1,946,550	-1,252,086
2008 Operating Expenses	-651,213	2009 Exp	-751,308	EOY 2009 Funding % @ Approved Lev	1469.09%		13.1%	1	694,465
2008 Reserve Contribution	21,170	2009 Contributio	1	Condition Codes	Source Codes		Source Codes		
Projected Reserves At Start of 2009	2,037,490	Target Funding L	55%	EXCELNT	E Contractor Proposal	1	Cost at Similar Project		5
Projected Reserve % at Start of 2009	1597.2%	Tgt Ann Contrib	18,793	GOOD	G Contractor Estimate	2	Statistical Guideline		6
Minimum Inflation	4.9%	Req Contrib-Tgt	(1,948,536)	FAIR	F Engineer/Arch Estimate	3			
Projected Savings Interest	3.5%	App. % Change	13%	POOR	P Cost When Last Done	4			

CAPITAL INVENTORY											
ITEM	TYPE	NORM LIFE	DONE LAST	LAST COST	CO ND	NEXT DUE DATE	COST NOW	COST SRC	FUNDING RQMN	EOY RES	DEFICIT
Tree Trimming	Grounds	1	2008			2009	10,000		9,662	9,662	
Computer - Office	Equipment	8	2001			2009	5,664		4,956	4,956	
Parking Lot Sealcoat - Park	Paving	6	2003			2009	5,647		4,706	4,706	
Tennis Court Surface	Amenities	7	2003			2010	12,229		8,735	8,735	
Basketball/Volleyball Court Surface	Amenities	7	2003			2010	11,020		7,871	7,871	
Comfort Station - Painting	Amenities	8	2002			2010	6,219		4,664	4,664	
Tot Lot	Amenities	10	2005			2015	15,594		4,678	4,678	
Windscreens - Tennis Courts	Amenities	10	2006			2016	6,720		1,344	1,344	
Backboard - Tennis Court	Amenities	10	2006			2016	5,748		1,150	1,150	
Tennis Court - Awning	Amenities	10	2006			2016	456		91	91	
Fitness Equipment	Amenities	15	2003			2018	16,977		5,659	5,659	
Chain Link Fence (6') Park	Fencing	20	2003			2023	98,580		24,645	24,645	
Chain Link fence (10') - Park	Fencing	20	2003			2023	60,827		15,207	15,207	
PVC Fencing (6') - Park	Fencing	20	2003			2023	36,453		9,113	9,113	
Fitness Equipment - Rubber Surface	Amenities	20	2003			2023	27,340		6,835	6,835	
Concrete Picnic Tables - Park	Amenities	25	2003			2028	35,429		7,086	7,086	
Comfort Station - Roof	Amenities	30	2002			2032	11,701		2,340	2,340	
Lighting - Rec Center Parking Lot	Lighting	30	2003			2033					
Concrete Wall - Kunia Road	Fencing	50	2002			2052	73,522		8,823	1,918,748	-1,909,925

2008 End Yr Totals 440,126 127,565 2,037,490 (1,909,925)

ROYAL KUNIA COMMUNITY ASSOCIATION

Board Approved 2009 Cash Flow Plan

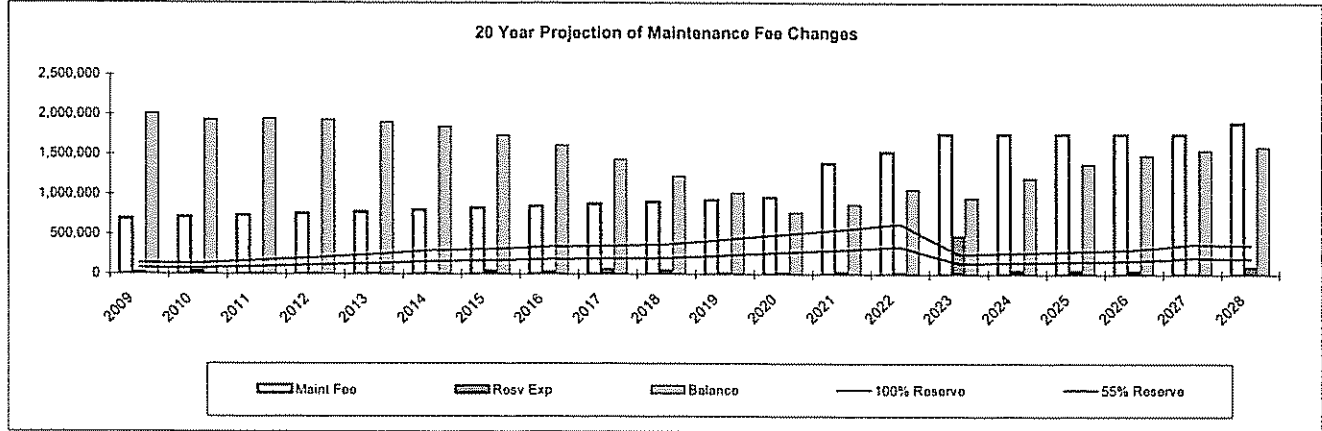
Prepared By: Lillian McCarthy and Hawaiiana Management Company, Ltd

Maintenance Fee Plan to Accomplish All Known Improvements and Repairs For Next 20 Years

At the Beginning of Calendar Year 2009, ROYAL KUNIA COMMUNITY ASSOCIATION Will Be 1597.2 Percent Funded.

Assumed Rate of Inflation: 4.9%

Assumed Savings Interest Rate: 3.5%



Contingency Reserve Fun \$0

CY	Starting	-Reserve	-Loan	-Operating	+Maint.	+Other	+Interest	=Ending	% Maint. Fee	Net Reserve	Percent
Year	Balance	Expense	Payments	Expenses	Fees	Income	Income	Balance	Change	Contrib.	Funded
2009	2,037,490	22,356	0	751,308	694,465	56,844	Included	2,015,135	13.12%	(22,355)	1469%
2010	2,015,135	43,430	0	788,122	715,299	40,476	69,204	2,008,561	3.0%	(75,777)	1455%
2011	2,008,561	11,543	0	826,740	736,758	40,476	69,231	2,016,744	3.0%	(61,049)	1168%
2012	2,016,744	12,109	0	867,250	758,861	40,476	69,186	2,005,907	3.0%	(80,023)	953%
2013	2,005,907	12,702	0	909,746	781,626	40,476	68,451	1,974,012	3.0%	(100,345)	785%
2014	1,974,012	13,324	0	954,323	805,075	40,476	66,954	1,918,870	3.0%	(122,096)	648%
2015	1,918,870	43,666	0	1,001,085	829,228	40,476	64,097	1,807,920	3.0%	(175,047)	575%
2016	1,807,920	33,612	0	1,050,138	854,104	40,476	59,967	1,678,717	3.0%	(189,170)	484%
2017	1,678,717	59,850	0	1,101,595	879,727	40,476	54,533	1,492,009	3.0%	(241,241)	419%
2018	1,492,009	53,559	0	1,155,573	906,119	40,476	47,626	1,277,098	3.0%	(262,537)	340%
2019	1,277,098	16,925	0	1,212,196	933,303	40,476	40,230	1,061,986	3.0%	(255,342)	244%
2020	1,061,986	17,754	0	1,271,594	961,302	40,476	32,137	806,553	3.0%	(287,570)	162%
2021	806,553	29,141	0	1,333,902	1,393,888	40,476	29,477	907,351	45.0%	71,321	163%
2022	907,351	19,537	0	1,399,263	1,533,277	40,476	34,469	1,096,773	10.0%	154,953	173%
2023	1,096,773	477,925	0	1,467,827	1,763,268	40,476	35,902	990,667	15.0%	(142,008)	388%
2024	990,667	49,980	0	1,539,750	1,763,268	40,476	38,419	1,243,099	0.0%	214,014	461%
2025	1,243,099	47,941	0	1,615,198	1,763,268	40,476	45,969	1,429,673	0.0%	140,605	494%
2026	1,429,673	45,285	0	1,694,343	1,763,268	40,476	51,161	1,544,950	0.0%	64,116	490%
2027	1,544,950	14,013	0	1,777,366	1,763,268	40,476	54,290	1,611,605	0.0%	12,365	427%
2028	1,611,605	92,229	0	1,864,457	1,904,330	40,476	56,198	1,655,924	8.0%	(11,880)	452%