



PROJECT NUMBER: 147

MONTHLY BUDGET ANALYSIS FOR: Makaha Valley Towers

Approved budget to be effective on: January 1, 2010

Prepared By: Budget Committee 2010 Board Approved Date: October 23, 2009

	2009 Budget	Actual Monthly Average	Proposed 2010 Budget	Approved 2010 Budget
<b>REVENUE:</b>	<b>CHANGE-Fees, Dues, &amp; Receipts = 0.0% 0.0% 0.0%</b>			
40100 FEES, DUES & RECEIPTS	332,765	332,765	332,765	332,765
40100 ASSESSMENTS	0	0	0	0
40100&40200 TAXABLE INCOME	8,972	9,451	10,206	10,206
<b>TOTAL REVENUES</b>	<b>341,737</b>	<b>342,216</b>	<b>342,971</b>	<b>342,971</b>
<b>EXPENSES:</b>	<b>OPERATING EXPENSES:</b>			
70100 WAGES AND SALARIES	68,215	77,286	78,892	78,892
70200 EMPLOYEE BENEFITS	22,607	22,033	24,003	24,003
70300 ADMINISTRATIVE COSTS	1,043	3,207	1,463	1,463
70320 PETTY CASH REIMBURSEMENTS	0	0	0	0
70350 BAD DEBT EXPENSE	0	0	0	0
70500 CONTRACT LABOR	0	0	0	0
70700 MANAGEMENT SERVICES	0	0	0	0
70800 PROPERTY MANAGEMENT	5,041	5,041	5,233	5,233
70900 LEGAL	100	1,397	1,200	1,200
71000 COVENANTS ADMINISTRATION	0	0	0	0
71100 OTHER PROFESSIONAL	132	132	132	132
71200 ELECTRICITY	102,064	74,354	80,980	80,980
71300 WATER	6,522	6,581	6,713	6,713
71350 SEWER	20,488	22,160	26,084	26,084
71400 TELEPHONE	589	567	567	567
71500 GAS	2,441	3,056	2,732	2,732
71600 TELEVISION	15,171	15,218	15,936	15,936
71700 EXTERMINATING	385	392	406	406
71800 RUBBISH REMOVAL	0	394	350	350
71900 SECURITY	0	148	160	160
72000 CUSTODIAL	216	440	360	360
72100 MAINTENANCE	2,705	7,265	2,855	2,855
72120 SUPPLIES	4,973	6,362	5,427	5,427
72150 ELEVATOR	5,127	5,707	5,546	5,546
72200 AMENITIES	500	461	470	470
72300 VEHICLE COSTS	713	513	598	598
72500 TAXES	610	540	561	561
72600 FIXED EXPENSE	26,050	26,050	26,050	26,050
72700 INSURANCE	18,747	15,880	16,275	16,275
<b>TOTAL OPERATING EXPENSES:</b>	<b>304,438</b>	<b>295,184</b>	<b>302,993</b>	<b>302,993</b>
<b>NON-OPERATING EXPENSES:</b>	<b>NON-OPERATING EXPENSES:</b>			
73000 RESERVE REPLACEMENT EXPENSE	21,466	67,943	15,632	15,632
77000 LEASE RENT PASS-THROUGH	0	0	0	0
78000 DEPRECIATION EXPENSE	0	0	0	0
<b>TOTAL NON-OPERATING EXPENSES:</b>	<b>21,466</b>	<b>67,943</b>	<b>15,632</b>	<b>15,632</b>
<b>TOTAL EXPENSES</b>	<b>325,904</b>	<b>363,127</b>	<b>318,625</b>	<b>318,625</b>
<b>NET INCOME</b>	<b>15,833</b>	<b>(20,911)</b>	<b>24,346</b>	<b>24,346</b>
<b>OPERATING RESERVE FUND TRANSFERS:</b>	<b>OPERATING RESERVE FUND TRANSFERS:</b>			
11500 TRANSFER TO OPERATING RESERVES	-	-	-	-
<b>REPLACEMENT RESERVE FUND TRANSFERS:</b>	<b>REPLACEMENT RESERVE FUND TRANSFERS:</b>			
37290-499 TRANSFER CLEARING-FROM RESERVES	21,466	67,943	15,632	15,632
37290-799 TRANSFER CLEARING-TO RESERVES	39,667	38,905	39,978	39,978
<b>NET RESERVE TRANSFERS</b>	<b>(18,201)</b>	<b>29,038</b>	<b>(24,346)</b>	<b>(24,346)</b>
<b>NET INCOME &amp; NET RESERVE TRANSFERS</b>	<b>(2,368)</b>	<b>8,127</b>	<b>-</b>	<b>-</b>

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PROJECT NUMBER: 147

MAINTENANCE FEE ANALYSIS FOR: Makaha Valley Towers

Approved budget to be effective on: January 1, 2010

Prepared By: Budget Committee 2010

Board Approved Date: October 23, 2009

Unit Type	PerCent Common Interest	Number Of Units	Maint Fee Per Unit	Total Maint Fee (Unit Type)	Other Fees Per Unit	Special Assess Per Unit	Total Spc Assess (Unit Type)	Total Amount Per Unit
Studio	0.138600	169	461.21	77,944.88	-	-	-	461.21
1BR	0.175100	349	582.67	203,352.36	-	-	-	582.67
2BR	0.207100	68	689.16	46,862.63	-	-	-	689.16
Storage	0.158700	2	528.10	1,056.20	-	-	-	528.10
Office A	0.138600	1	461.21	461.21	-	-	-	461.21
Office B	0.175100	1	582.67	582.67	-	-	-	582.67
Laundry RM	0.376400	2	1,252.53	2,505.05	-	-	-	1,252.53

TOTALS	100.0000%	592		332,765.00	-	-	-	
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