

MONTHLY BUDGET ANALYSIS FOR: Makaha Valley Towers

Approved budget to be effective on: January 1, 2011

Prepared By: Budget Committee 2010 Board Approved Date: October 22, 2010

		2010 Budget	Actual Monthly Average	Proposed 2011 Budget	Approved 2011 Budget
<b>REVENUE:</b>	CHANGE-Fees, Dues, & Receipts =		0.0%	5.7%	5.7%
40100	FEES, DUES & RECEIPTS	332,765	332,765	351,832	351,832
40100&40200	TAXABLE INCOME	10,206	9,328	9,268	9,268
<b>TOTAL REVENUES</b>		<b>342,971</b>	<b>342,093</b>	<b>361,100</b>	<b>361,100</b>

<b>EXPENSES:</b>					
<b>OPERATING EXPENSES:</b>					
70100	WAGES AND SALARIES	78,892	72,179	81,620	81,620
70200	EMPLOYEE BENEFITS	24,003	21,556	25,664	25,664
70300	ADMINISTRATIVE COSTS	1,463	2,847	2,445	2,445
70350	BAD DEBT EXPENSE	0	0	1,000	1,000
70800	PROPERTY MANAGEMENT	5,233	5,169	5,337	5,337
70900	LEGAL	1,200	1,179	1,200	1,200
71100	OTHER PROFESSIONAL	132	184	185	185
71200	ELECTRICITY	80,980	75,963	83,560	83,560
71300	WATER	6,713	7,670	8,112	8,112
71350	SEWER	26,084	25,762	29,626	29,626
71400	TELEPHONE	567	498	459	459
71500	GAS	2,732	3,231	3,231	3,231
71600	TELEVISION	15,936	15,537	16,835	16,835
71700	EXTERMINATING	406	367	400	400
71800	RUBBISH REMOVAL	350	400	350	350
71900	SECURITY	160	216	170	170
72000	CUSTODIAL	360	399	375	375
72100	MAINTENANCE	2,855	8,173	7,240	7,240
72120	SUPPLIES	5,427	6,676	6,088	6,088
72150	ELEVATOR	5,546	5,769	5,850	5,850
72200	AMENITIES	470	716	500	500
72300	VEHICLE COSTS	598	641	615	615
72500	TAXES	561	519	617	617
72600	FIXED EXPENSE	26,050	25,976	24,525	24,525
72700	INSURANCE	16,275	15,842	15,954	15,954
<b>TOTAL OPERATING EXPENSES:</b>		<b>302,993</b>	<b>297,469</b>	<b>321,958</b>	<b>321,958</b>

<b>NON-OPERATING EXPENSES:</b>					
73000	RESERVE REPLACEMENT EXPENSE	15,632	74,964	6,250	6,250
<b>TOTAL NON-OPERATING EXPENSES:</b>		<b>15,632</b>	<b>74,964</b>	<b>6,250</b>	<b>6,250</b>

<b>TOTAL EXPENSES</b>		<b>318,625</b>	<b>372,433</b>	<b>328,208</b>	<b>328,208</b>
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<b>NET INCOME</b>		<b>24,346</b>	<b>(30,340)</b>	<b>32,892</b>	<b>32,892</b>
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<b>OPERATING RESERVE FUND TRANSFERS:</b>					
11500	TRANSFER TO OPERATING RESERVES	-	-	-	-

<b>REPLACEMENT RESERVE FUND TRANSFERS:</b>					
37290-499	TRANSFER CLEARING-FROM RESERVES	15,632	51,698	6,250	6,250
37290-799	TRANSFER CLEARING-TO RESERVES	39,978	38,938	39,142	39,142

<b>NET RESERVE TRANSFERS</b>		<b>(24,346)</b>	<b>12,760</b>	<b>(32,892)</b>	<b>(32,892)</b>
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<b>NET INCOME &amp; NET RESERVE TRANSFERS</b>		<b>-</b>	<b>(17,580)</b>	<b>-</b>	<b>-</b>
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NOTE: The budgeted revenues and expenses are based on accrual-basis accounting.

**CERTIFIED**  
MANAGEMENT, INC.

PROJECT NUMBER: 147

MAINTENANCE FEE ANALYSIS FOR: Makaha Valley Towers

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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	487.64	82,411.02	-	-	-	487.64
1BR	0.175100	349	616.06	215,004.18	-	-	-	616.06
2BR	0.207100	68	728.64	49,547.80	-	-	-	728.64
Storage	0.158700	2	558.36	1,116.71	-	-	-	558.36
Office A	0.138600	1	487.64	487.64	-	-	-	487.64
Office B	0.175100	1	616.06	616.06	-	-	-	616.06
Laundry RM	0.376400	2	1,324.30	2,648.59	-	-	-	1,324.30

TOTALS 100.0000% 592 351,832.00 - - -

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