

Maui Sands 1

Budget Summary Worksheet

As Of

10/19/16 11:31 AM

GL		Monthly		2017		Comments
Code	Description	Average	2016 Budget	Budget		
5100	MAINTENANCE FEES	44811	44811	52961	18%	Operating is same as last year, reserve is increased per the study
5103	RESERVE ASSESSMENT	6751	7000	13167	88%	Per study
5190	LEGAL FEE REIMB	451			#DIV/0!	
5270	INVESTMENT INTEREST	25	10	25	150%	Based on actuals
5290	CHECKING INTEREST	12		12	#DIV/0!	Based on actuals
5310	VENDING MACHINES	1260		1200	#DIV/0!	Based on actuals
5330	LAUNDRY	258		250	#DIV/0!	Based on actuals
5360	LATE CHARGES		25		-100%	Do not budget
5361	INTEREST CHARGES	196	2885		-100%	Do not budget
5400	RENTAL INCOME	5019	4741	5000	5%	
5753	MS2 WTR/SWR/PRKG REIMB	1701	1701	1700	0%	Same as last year
	TOTAL REVENUE	60484	105983	74315	-30%	
	UTILITIES					
6010	ELECTRICITY	1010	1600	1600		Same as last year
6020	TV CABLE	2425	2000	2079	4%	Per contract
6030	WATER	3020	2630	3020	15%	Based on actuals
6040	SEWER	4330	3610	4330	20%	Based on actuals
6050	GAS	504	500	500		Same as last year
6060	TELEPHONE	91	160	100	-38%	Based on actuals
	TOTAL UTILITIES	11380	10500	11629	11%	
	CONTRACT SERVICES					
6240	GROUNDS			3000	#DIV/0!	Moved up from GL 6550 as this is CONTRACTS and per contract
6280	PEST CONTROL			300	#DIV/0!	Moved up from GL 6600 as this is CONTRACTS, same as last year
6300	REFUSE			1300	#DIV/0!	Moved up from GL 6620 as this is CONTRACTS and average
	TOTAL CNTRCT SVCS			4600	#DIV/0!	
	MAINTENANCE					
6550	GROUNDS	2829	2585		-100%	Moved to contracts
6552	GROUNDS - TREE TRIMMING	365	600	600		Same as last year
6554	GROUNDS ENHANCEMENT	367	367	400	9%	Based on actuals
6560	ELECTRICAL/LIGHTING	167	74	200	170%	Based on actuals
6580	POOL	237	340	250	-26%	Based on actuals
6600	PEST CONTROL	132	300		-100%	Moved to contracts
6620	REFUSE	1443	1323		-100%	Moved to contracts
6660	FIRE SYSTEMS	104	175	175		Same as last year
6670	BUILDING REPAIRS	999	1200	1200		Same as last year
6707	RES MGR UNIT R/M	29	167	10	-94%	Remodel complete
	TOTAL MAINTENANCE	6672	7131	2835	-60%	3 items moved to Contracts

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GL Code	Description	Monthly		2017 Budget	Comments
		2016 Average	2016 Budget		
GL#	PROFESSIONAL SVCS				
6810	ADMIN SUPPLIES & SVCS	734	365	700	92% Based on actuals
6812	AOAO ADMIN EXPS	348	240	340	42% Based on actuals
6820	EQUIPMENT RENT R/M		15		-100% Removed, no activity
6830	VEHICLE EXPENSE		58		-100% Removed, no activity
6840	EDUCATION EXPENSE	20	77	20	-74% Based on actuals
6850	MANAGEMENT SRVCS	2760	2760	2843	3% Respectively request 3%
6860	ASSOCIATION FEES FOR RENTAL		4419	4419	Association fees for the rental units
6870	AUDIT		351	351	
6880	LEGAL FEES GENERAL	3495	5500	5500	Same as last year
6910	OUTSIDE SERVICES	74	300	300	Same as last year
6919	WEBSITE HOSTING	10		10	#DIV/0!
6953	COMPUTER	3	25		-100%
	TOTAL PROF. SERVICES	7444	14110	14483	3%
	PAYROLL & BENEFITS				
7010	P/R - MANAGER	2158	4441	2200	-50% Based on actuals
7020	P/R - MAINTENANCE	2869		3000	#DIV/0! Based on actuals
7070	WORKERS COMP	352	239	250	5% Per agent
7080	TDI	28	22	30	36% Per agent
7090	HEALTH CARE	516	398	520	31% Per HMC
7100	PAYROLL TAXES	686	588	700	19%
7140	PAYROLL PREP	160	145	165	14%
7180	MANAGER HOUSING EXPENSE	1465			#DIV/0!
7230	RM APT MAIN FEE			940	#DIV/0! RM Unit Monthly Maint Fee
7243	BONUS		50	50	
	TOTAL P/R & BENEFITS	8233	5883	7855	34%
	OTHER EXPENSES				
7311	PROPERTY INSURANCE	2900	1844	2030	10% Per agent
7321	INSURANCE-FLOOD	9242	5738	6592	15% Per agent
7326	D AND O INS	213	149	149	Per agent
7331	FIDELITY BOND INS	68	50	48	-4% Per agent
7341	INSURANCE-UMBRELLA	117	84	82	-2% Per agent
7557	RENTAL UNITS EXP and REPAIRS	637		600	#DIV/0! Fee to agent and minor repairs
7564	CONDO REGISTRATION-ODD			52	#DIV/0! Every other year DCCA filing
7710	ASSOC APT R. P. TAX	215	125	150	20% Based on actuals
7720	STATE GET	256	355	350	-1% Based on actuals
7900	RESERVE STUDIES	130	250	100	-60% Reserve update
	TOTAL OTHER EXP.	13777	8595	10153	18%
	TOTAL OP EXPENSE	47506	46219	51555	12%

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GL#	DESCRIPTION	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUNE 2017	JULY 2017	AUG 2017	SEPT 2017	OCT 2017	NOV 2017	DEC 2017	ANNUAL TOTAL
5100	MAINTENANCE FEES	52,961	52,961	52,961	52,961	52,961	52,961	52,961	52,961	52,961	52,961	52,961	52,961	635,535
5103	RESERVE ASSESSMENT	13,167	13,167	13,167	13,167	13,167	13,167	13,167	13,167	13,167	13,167	13,167	13,167	158,004
5270	INVESTMENT INTEREST	25	25	25	25	25	25	25	25	25	25	25	25	300
5290	CHECKING INTEREST	12	12	12	12	12	12	12	12	12	12	12	12	144
5310	VENDING MACHINES	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
5330	LAUNDRY	250	250	250	250	250	250	250	250	250	250	250	250	3,000
5400	RENTAL INCOME	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
5753	MS2 WTR/SWR/PRKG REIN	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
	TOTAL REVENUE	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	891,783

UTILITIES	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUNE 2017	JULY 2017	AUG 2017	SEPT 2017	OCT 2017	NOV 2017	DEC 2017	TOTAL
6010 ELECTRICITY	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
6020 TV CABLE	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	2,079	24,948
6030 WATER	3,020	3,020	3,020	3,020	3,020	3,020	3,020	3,020	3,020	3,020	3,020	3,020	36,240
6040 SEWER	4,330	4,330	4,330	4,330	4,330	4,330	4,330	4,330	4,330	4,330	4,330	4,330	51,960
6050 GAS	500	500	500	500	500	500	500	500	500	500	500	500	6,000
6060 TELEPHONE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	TOTAL UTILITIES	11,629	11,629	11,629	11,629	11,629	11,629	11,629	11,629	11,629	11,629	11,629	139,548

CONTRACT SERVICES	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUNE 2017	JULY 2017	AUG 2017	SEPT 2017	OCT 2017	NOV 2017	DEC 2017	TOTAL
6240 GROUNDS	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
6280 PEST CONTROL	300	300	300	300	300	300	300	300	300	300	300	300	3,600
6300 REFUSE	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
	TOTAL CNTRCT SVCS	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	55,200

MAINTENANCE	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUNE 2017	JULY 2017	AUG 2017	SEPT 2017	OCT 2017	NOV 2017	DEC 2017	TOTAL
6552 GROUNDS - TREE TRIMMING	600	600	600	600	600	600	600	600	600	600	600	600	7,200
6554 GROUNDS ENHANCEMENT	400	400	400	400	400	400	400	400	400	400	400	400	4,800
6560 ELECTRICAL/LIGHTING	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6580 POOL	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6660 FIRE SYSTEMS	175	175	175	175	175	175	175	175	175	175	175	175	2,100
6670 BUILDING REPAIRS	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
6707 RES MGR UNIT R/M	10	10	10	10	10	10	10	10	10	10	10	10	120
	TOTAL MAINTENANCE	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	34,020

[illegible]

Hallway Flooring Replacement	74,470
Painting Bldg 3 and 6	53,469
Painting Bldg 1 and 2	53,469
Unit Lanai Deck Waterproofing	50,574
Termite Tenting	32,448
Dry Rot Repair Allowance with	20,547
Maintenance Building Roofing	18,726
Spalling Repair Allowance Bldg	17,259
Spalling Repair Allowance Bldg	17,259
Seal Coat and Stripe Parking Ar	14,939
Gutter Replacement All Bldg	13,839
Back Flow Preventer 4 inch	8,938
Pool Plaster Repair Allowance	6,911
Contingency Fund (Consulting/h	5,136
Mail Box Replacement	3,450
Gutter Repair Allowance	2,774
Water Line Vavles	1,541
Pressure Regulators	1,541

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