

Hawallana Management Company, Ltd

2019 Monthly Cash Operating Budget For

Royal Kunia Comm. Assn.

Approved by Board of Directors on October 10, 2018

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DESCRIPTION REVENUE	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUNE 2019	JULY 2019	AUG 2019	SEPT 2019	OCT 2019	NOV 2019	DEC 2019	ANNUAL TOTAL
ASSOCIATION DUES	94,525	94,525	94,525	94,525	94,525	94,525	94,525	94,525	94,525	94,525	94,525	94,525	1,134,303
LEGAL FEE REIMB	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
INVESTMENT INTEREST	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
CHECKING INTEREST	5	5	5	5	5	5	5	5	5	5	5	5	60
LATE CHARGES	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
DESIGN REVIEW FEE	150	150	150	150	150	150	150	150	150	150	150	150	1,800
RULE VIOLATION FINES	200	200	200	200	200	200	200	200	200	200	200	200	2,400
COMMUNITY CENTER - SPEC DUTY	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
COMMUNITY CENTER - REVENUE	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
TOTAL REVENUE	105,980	105,980	105,980	105,980	105,980	105,980	105,980	105,980	105,980	105,980	105,980	105,980	1,271,763

UTILITIES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
ELECTRICITY	713	713	713	713	713	713	713	713	713	713	713	713	8,555
COMM. CENTER - ELECTRICITY	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	12,516
WATER	19,657	19,657	19,657	19,657	19,657	19,657	19,657	19,657	19,657	19,657	19,657	19,657	235,884
SEWER	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	6,479	77,748
TELEPHONE	333	333	333	333	333	333	333	333	333	333	333	333	3,996
TOTAL UTILITIES	28,225	28,225	28,225	28,225	28,225	28,225	28,225	28,225	28,225	28,225	28,225	28,225	338,699

CONTRACT SERVICES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
CONTRACT - ENFORCEMENT	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	2,094	25,128
CONTRACT - A/C MAINT.	720												720
COMMUNITY CENTER - JAN. SVC.	500	500	500	500	500	500	500	500	500	500	500	500	6,000
JANITORIAL & TRASH REMOVAL	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	15,120
CONTRACT - PEST CONTROL			315			315			315			315	1,260
REFUSE	400	400	400	400	400	400	400	400	400	400	400	400	4,800
SECURITY SVC.								1,000	1,000	1,000	1,000	1,000	5,000
TOTAL CNTRCT SVCS	4,974	4,254	4,569	4,254	4,254	4,569	4,254	5,254	5,569	5,254	5,254	5,569	58,028

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
GROUNDS - LANDSCAPING	22,187	22,187	22,187	22,187	22,187	22,187	22,187	22,187	22,187	22,187	22,187	22,187	266,244
GROUNDS - TREE TRIMMING		11,250			11,250			11,250			11,250		45,000
COMMON AREAS - EQUIPT & REPRS	400	400	400	400	400	400	400	400	400	400	400	400	4,800
GROUNDS - IRRIGATION	350	350	350	350	350	350	350	350	350	350	350	350	4,200
GROUNDS - COMMUNITY CENTER	500	500	500	500	500	500	500	500	500	500	500	500	6,000
ELECTRICAL - LIGHTING & REPAIRS	200	200	200	200	200	200	200	200	200	200	200	200	2,400
PLUMBING	150	150	150	150	150	150	150	150	150	150	150	150	1,800
SECURITY EQUIP-LOCKS & KEYS	300	300	300	300	300	300	300	300	300	300	300	300	3,600
SECURITY EQPMT-GATES									3,626				3,626
FIRE SYSTEMS							540						540
COMMUNITY CNTR - SUPPLIES	120	120	120	120	120	120	120	120	120	120	120	120	1,440
BLDG MAINT-RAILINGS/FENCE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
BLDG MAINT-DOORS & GLASS RPR	100	100	100	100	100	100	100	100	100	100	100	100	1,200
BLDG - VANDALISM	100	100	100	100	100	100	100	100	100	100	100	100	1,200
PRESSURE WASHER - MAINT	100	100	100	100	100	100	100	100	100	100	100	100	1,200
COMM. CNTR - APPLIANCE RPR										240			240
TOTAL MAINTENANCE	24,607	35,857	24,607	24,607	35,857	24,607	25,147	35,857	28,233	24,847	35,857	24,607	344,690

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DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
PROFESSIONAL SVCS	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	TOTAL
ADMIN SUPPLIES & SVCS	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
AOAO ADMIN EXPS	550	550	550	550	550	550	550	550	550	550	550	550	6,600
OFFICE SUPPLIES - POSTAGE/COPY	300	300	300	300	300	300	300	300	300	300	300	300	3,600
EDUCATION EXPENSE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
MANAGEMENT SRVCS	3,544	3,544	3,544	3,544	3,544	3,544	3,544	3,544	3,544	3,544	3,544	3,544	42,525
AUDIT	5,145												5,145
LEGAL FEES GENERAL	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
LEGAL FEES COLLECTIONS	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	132,000
CONSULTING FEES			1,200										1,200
DESIGN REVIEW CONSULTANT	175	175	175	175	175	175	175	175	175	175	175	175	2,100
SPEC. DUTY OFFICERS - COMM CTR	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
COMMUNITY EVENTS	200	200	200	200	200	200	200	200	200	200	200	200	2,400
COMPUTER EXPENSE	185	185	185	185	185	185	185	185	185	185	185	185	2,220
TOTAL PROF. SERVICES	27,999	22,854	24,054	22,854	22,854	22,854	22,854	22,854	22,854	22,854	22,854	22,854	280,590

PAYROLL & BENEFITS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
P/R - MANAGER	6,463	6,463	6,463	6,463	9,695	6,463	6,463	6,463	6,463	9,695	6,463	6,463	84,023
P/R - ATTENDANCE	650	650	650	650	975	650	650	650	650	975	650	650	8,450
P/R - OFFICE	2,929	2,929	2,929	2,929	4,394	2,929	2,929	2,929	2,929	4,394	2,929	2,929	38,083
WORKERS COMP								3,000					3,000
TDI	90			90			90			90			360
HEALTH CARE	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	14,544
PAYROLL TAXES	840	840	840	840	840	840	840	840	840	840	840	840	10,080
PAYROLL PREP	165	165	165	165	165	165	165	165	165	165	165	165	1,980
TOTAL P/R & BENEFITS	12,350	12,260	12,260	12,350	17,281	12,260	12,350	15,260	12,260	17,371	12,260	12,260	160,521

OTHER EXPENSES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
INSURANCE MASTER POLICY	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639	2,639	31,664
MEETING EXPENSE-MONTHLY	60	60	60	60	60	60	60	60	60	60	60	60	720
ASSOC MEETING EXP			2,820										2,820
STATE GET	340	340	340	340	340	340	340	340	340	340	340	340	4,080
TOTAL OTHER EXP.	3,039	3,039	5,859	3,039	3,039	3,039	3,039	3,039	3,039	3,039	3,039	3,039	39,284

TOTAL OP EXPENSE	101,193	106,488	99,573	95,328	111,510	95,553	95,868	110,488	100,179	101,590	107,488	96,553	1,221,812
LOAN PAYMENTS													
TRANSFER TO RESERVES	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	49,951

ROYAL KUNIA COMM. ASSN. YEAR 2019 RESERVE PROJECTS AS OF OCTOBER 10, 2018

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 - PERCENT FUNDED METHOD				M. FEE	RESERVE.	MAINT.	
First Plan Year - Calendar	2019	Reference Year	2018	THE MODEL'S FINDINGS FOR % FUNDING		2018 Deficit	CHANGE	CONTRIB	FEES		
Final Plan Year	2038			Recommended Reserve Funding	100%	(520,798)	-34%	(761,689)	721,941		
2018 Maintenance Fees	1,087,956	2019 Maint Fees	1,134,303	Target Reserve Funding Level	50%	(1,317,643)	-95.81%	(1,438,088)	45,541		
2018 Other Income	197,643	2019 Othr Inc	137,460	Minimum Reserve Funding Level	50%	(1,317,643)	-96%	(1,438,088)	45,541		
2018 Operating Expenses	-1,154,444	2019 Exp	-1,221,812	EOY 2019 Funding % @ Approved Lev	130.48%		4%	(349,327)	1,134,303		
2018 Reserve Contribution	131,155	2019 Contribution	49,951	Condition Codes	Source Codes		Source Codes				
Projected Reserves At Start of 2019	2,114,488	Target Funding L	50%	EXCELNT	E	Contractor Proposal	1	Cost at Similar Project	5		
Projected Reserve % at Start of 2019	132.7%	Tgt Ann Contrib	56,049	GOOD	G	Contractor Estimate	2	Statistical Guideline	6		
Minimum Inflation	3.0%	Req Contrib-Tgt	(1,261,594)	FAIR	F	Engineer/Arch Estimate	3	Infinite First Year?	Yes		
Projected Savings Interest	2.0%	App. % Change	4.3%	POOR	P	Cost When Last Done	4				
CAPITAL INVENTORY		NORM	DONE	LAST	CO	NEXT	COST	COST	FUNDING	EOY	
ITEM	ADJUSTMENT	LIFE	LAST	COST	ND	DUE DATE	NOW	SRC	RQMT	RES	DEFICIT
Fence - Wallerete		25	1994			2019	253,672		243,525	243,525	
Fence Vinyl - Anoiiki st. - Corner to Vacant La		25	1994			2019	74,786		71,795	71,795	
Fence - Vinyl - N. Side of Anonui St.		25	1994			2019	59,190		56,822	56,822	
Fence - Vinyl - White		20	2000			2020	215,840		194,256	194,256	
RKCA Building - Painting		10	2010			2020	38,483		30,786	30,786	
Landscape - Replant		5	2015			2020	17,843		10,706	10,706	
Parking Lot - Asphalt Seal Coating		5	2016			2021	11,350		4,540	4,540	
Fence - Vinyl - Anoiiki St. - Vacant Land		25	1997			2022	161,409		135,584	135,584	
RKCA Building - Kitchen		12	2010			2022	28,823		19,215	19,215	
Comfort Station - Roofing	8	12	2002			2022	23,365		18,692	18,692	
RKCA Building - Ceiling Fans		12	2010			2022	8,647		5,765	5,765	
Office Equipment	5	5	2012			2022	7,680		4,608	4,608	
Parks - Benchs and Picnic Tables		10	2012			2022	6,457		3,874	3,874	
Park Building Lights	5	15	2002			2022	2,048		1,638	1,638	
Adult Fitness Area - Safety Surface		20	2003			2023	35,418		26,564	26,564	
Adult Fitness Area - Equipment		20	2003			2023	23,612		17,709	17,709	
Basket Ball - Backboards		20	2003			2023	10,625		7,969	7,969	
Site 8 Park		25	1998			2023	10,000		8,000	8,000	
Tennis Court - Awnings		9	2015			2024	6,045		2,015	2,015	
Fence - Vinyl - S. Side of Anonui & W....		25	2000			2025	142,982		102,947	102,947	
Fence - Vinyl - Anonui St. - The Point		25	2000			2025	110,053		79,238	79,238	
Fence - Vinyl - Anonui St. - Galary Homes		25	2000			2025	101,821		73,311	73,311	
Tot - Play Structure		20	2005			2025	61,393		39,905	39,905	
Tot - Safety Surface		20	2005			2025	61,393		39,905	39,905	
Fence - Site 8 Park & Walkway		25	2000			2025	26,127		18,811	18,811	
Monuments		25	2000			2025	17,331		12,478	12,478	
RKCA Building - Water Fountains/Sink		15	2010			2025	2,942		1,569	1,569	
Parking Lot - Asphalt		25	2002			2027	124,890		79,930	79,930	
Fence - 6 ft. Chain Link		25	2002			2027	100,315		64,202	64,202	
Comfort Station - Repairs/Repaint		12	2015			2027	41,538		10,385	10,385	
Tennis Courts		12	2015			2027	32,452		8,113	8,113	
Parking Lot Lights		25	2002			2027	19,471		12,461	12,461	
Basket Ball Court - Resurface		12	2015			2027	14,279		3,570	3,570	
Basketball/Volleyball Court - Resurface		12	2015			2027	4,413		1,103	1,103	
Court Fences - 10 ft.		25	2003			2028	69,386		41,632	41,632	
RKCA Building - Roll up Door		18	2010			2028	20,534		9,126	9,126	
RKCA Building - Interior Lighting		20	2010			2030	51,345		20,538	20,538	
Fence - Vinyl - Community Center Yard		20	2010			2030	13,171		5,268	5,268	
Stairways - CMU		40	1994			2034	15,325		9,195	9,195	
RKCA Building - Roofing		25	2010			2035	84,741		27,117	27,117	
Fence - 4 ft.Chain Link		25	2010			2035	39,734		12,715	12,715	
RKCA Building - Gazebo Repairs/Roof		25	2010			2035	18,648		5,967	5,967	
RKCA Building - Sliding Doors		30	2010			2040	120,146		32,039	32,039	
RKCA Building - AC System		35	2010			2045	42,551		9,726	9,726	
RKCA Building - Windows		35	2010			2045	23,639		5,403	5,403	
RKCA Building - Entry Doors		35	2010			2045	13,002		2,972	523,769	-520,798
2018 End Yr Totals							2,368,915		1,593,690	2,114,488	(520,798)

Royal Kunia Comm. Assn.

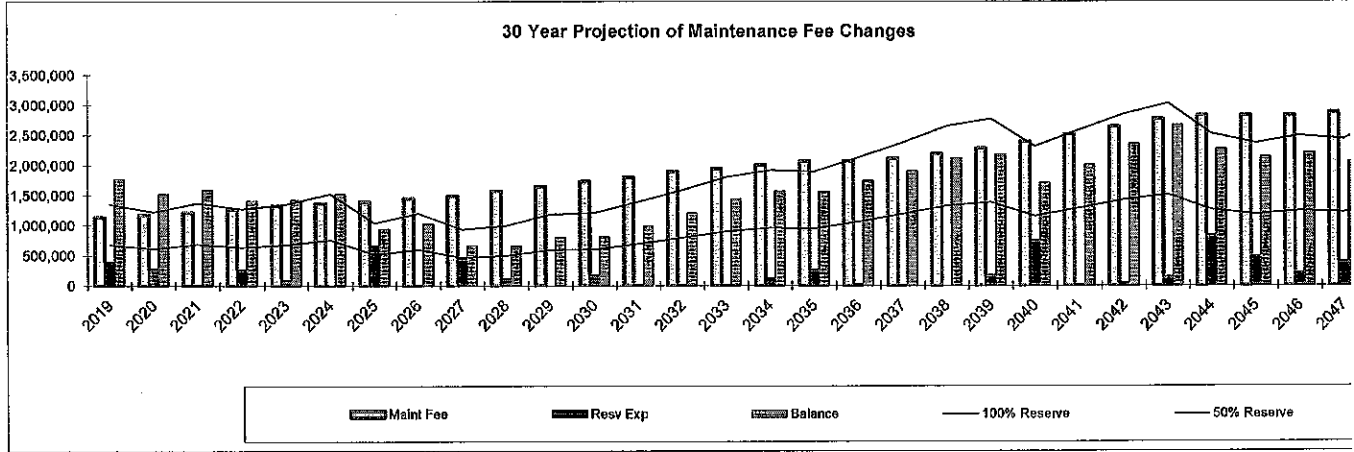
Board Approved 2019 Cash Flow Plan

Prepared By: My-Le Barnhart and Hawaiiana Management Company, Ltd

Maintenance Fee Plan to Accomplish All Known Improvements and Repairs For Next 30 Years

Assumed Rate of Inflation: 3%

Assumed Savings Interest Rate: 2%



Contingency Reserve Fur

\$0

CY Year	Starting Balance	-Reserve Expense	-Loan Payments	-Operating Expenses	+Maint. Fees	+Other Income	+Interest Income	=Ending Balance	% Maint. Fee Change	Net Reserve Contrib.
2019	2,114,488	399,278	0	1,221,812	1,134,303	137,460	Included	1,765,161	4.3%	(349,327)
2020	1,765,161	288,742	0	1,258,466	1,179,675	125,400	32,882	1,555,910	4.0%	(242,133)
2021	1,555,910	12,402	0	1,296,220	1,215,065	125,400	31,437	1,619,189	3.0%	31,843
2022	1,619,189	268,354	0	1,335,107	1,263,668	125,400	30,240	1,435,036	4.0%	(214,393)
2023	1,435,036	92,342	0	1,375,160	1,326,851	125,400	28,548	1,448,334	5.0%	(15,251)
2024	1,448,334	7,218	0	1,416,415	1,366,657	125,400	29,651	1,546,409	3.0%	68,424
2025	1,546,409	666,451	0	1,458,907	1,393,990	125,400	24,868	965,309	2.0%	(605,968)
2026	965,309	14,377	0	1,502,674	1,449,750	125,400	19,887	1,043,294	4.0%	58,098
2027	1,043,294	450,196	0	1,547,755	1,493,242	125,400	17,073	681,059	3.0%	(379,309)
2028	681,059	120,845	0	1,594,187	1,567,904	125,400	13,404	672,734	5.0%	(21,728)
2029	672,734	0	0	1,642,013	1,646,299	125,400	14,752	817,172	5.0%	129,686
2030	817,172	172,293	0	1,691,273	1,728,614	125,400	16,248	823,868	5.0%	(9,552)
2031	823,868	16,667	0	1,742,012	1,797,759	125,400	18,122	1,006,471	4.0%	164,480
2032	1,006,471	21,383	0	1,794,272	1,887,647	125,400	22,103	1,225,966	5.0%	197,392
2033	1,225,966	9,418	0	1,848,100	1,944,276	125,400	26,641	1,464,765	3.0%	212,158
2034	1,464,765	122,216	0	1,903,543	2,002,605	125,400	30,318	1,597,328	3.0%	102,245
2035	1,597,328	266,052	0	1,960,649	2,062,683	125,400	31,560	1,590,270	3.0%	(38,619)
2036	1,590,270	19,322	0	2,019,469	2,062,683	125,400	33,298	1,772,860	0.0%	149,292
2037	1,772,860	17,058	0	2,080,053	2,103,936	125,400	36,779	1,941,865	2.0%	132,225
2038	1,941,865	0	0	2,142,454	2,188,094	125,400	40,548	2,153,452	4.0%	171,039
2039	2,153,452	172,416	0	2,206,728	2,275,618	125,400	43,288	2,218,613	4.0%	21,873
2040	2,218,613	757,348	0	2,272,930	2,389,398	125,400	39,217	1,742,351	5.0%	(515,480)
2041	1,742,351	22,399	0	2,341,118	2,508,868	125,400	37,555	2,050,657	5.0%	270,751
2042	2,050,657	41,025	0	2,411,351	2,634,312	125,400	44,087	2,402,079	5.0%	307,335
2043	2,402,079	145,842	0	2,483,692	2,766,027	125,400	50,661	2,714,633	5.0%	261,893
2044	2,714,633	835,999	0	2,558,203	2,821,348	125,400	49,818	2,316,997	2.0%	(447,454)
2045	2,316,997	488,286	0	2,634,949	2,821,348	125,400	44,575	2,185,086	0.0%	(176,487)
2046	2,185,086	212,136	0	2,713,997	2,821,348	125,400	43,908	2,249,608	0.0%	20,615
2047	2,249,608	398,469	0	2,795,417	2,877,775	125,400	43,085	2,101,982	2.0%	(190,711)
2048	2,101,982	24,273	0	2,879,280	2,935,330	125,400	43,611	2,302,771	2.0%	157,178