

KIHEI COMMERCIAL CONDOMINIUM II

OPERATING BUDGET 2022

prepared on a cash basis

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME:													
3001 Common Expense Bldg A&B	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	3,757.40	45,088.74
3002 Common Expense Bldg 1/2/3	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	24,201.89	290,422.62
3006 Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	27,959.28	335,511.36
COMMON EXPENSES BLDG A&B													
5012 General Maintenance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
5013 Insurance Directors & Officers	0.00	2,634.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,634.74
5014 Insurance Bond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	0.00	0.00	0.00	0.00	310.00
5015 Kihei Commercial Roadway (estimate)	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
5016 Legal Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5017 Management Fees	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	735.00	8,820.00
5018 Miscellaneous Expenses	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
5020 Prof. Fees -TaxPrep/Audit	0.00	0.00	0.00	0.00	3,437.00	0.00	625.00	0.00	0.00	0.00	0.00	0.00	4,062.00
5021 Reserve	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Security	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	1,249.00	14,988.00
Water- Annual Fire Protection Charge							594.00						594.00
5022 Water - Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water and Sewer Charges (See detail below)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL COMMON EXP. A&B	3,124.00	5,758.74	3,124.00	3,124.00	6,561.00	3,124.00	4,343.00	3,434.00	3,124.00	3,124.00	3,124.00	3,124.00	45,088.74
COMMON EXPENSES BLDG B 1/2/3													
5032 Electricity	721.00	721.00	721.00	721.00	721.00	721.00	721.00	721.00	721.00	721.00	721.00	721.00	8,652.00
5033 Fire System Maintenance/Telephone	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	235.00	2,820.00
5034 General/pest/misc repairs	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	1,017.00	12,204.00
Quarterly Roof Maintenance	2,000.00			2,000.00			2,000.00			2,000.00			8,000.00
5035 Insurance-Prop/Liability 5%		3,084.85											3,084.85
5036 Janitorial/Window Cleaning	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00
5037 Landscaping/tree trimming	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	20,400.00
5038 Legal Fees	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
Maintenance & Repairs	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5039 Management Fees	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	31,200.00
5040 Parking Lot rental private lot	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	1,056.35	12,676.20
5041 Refuse - landfill 10% 7-20	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	38,400.00
5042 Reserve per study	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00
5043 Towing	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Water and Sewer (Net Offset per Note #2 below)	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	4,678.80	56,145.57
TOTAL COMMON EXP. 1/2/3	25,278.15	26,363.00	23,278.15	25,278.15	23,278.15	23,278.15	25,278.15	23,278.15	23,278.15	25,278.15	23,278.15	23,278.15	290,422.62
TOTAL EXPENSES	28,402.15	32,121.74	26,402.15	28,402.15	29,839.15	26,402.15	29,621.15	26,712.15	26,402.15	28,402.15	26,402.15	26,402.15	335,511.36

NOTES:

1) Water/Sewer Common Expense budgeted based on monthly average:

Water bills average (June 2021):	\$ 8,243.00
Water bills average (July 2021):	\$ 10,259.19
Water bills average (August 2021):	\$ 9,661.70
Water bills average (Sept 2021):	\$ 8,055.30
Average per month:	\$ 9,054.80

2) Water/Sewer Billed pro-rata as follows (estimate):

Water and Sewer (Total for A and B)	\$9,054.80	Total Average Monthly Bill
Water and Sewer Offset (Paid by Bldg A)	\$1,916.00	Monthly average billed to Bldg A based on 3 month submeter readings

Water and Sewer Offset (Paid by Kihei Ice)	\$2,460.00	Monthly Billed to Kihei Ice (Submeter)
Water and Sewer (Net amount paid prorata)	\$4,678.80	Amount In Budget line item 48 expense

Kihei Comm Condominium II - 2022 Budget

Buildings A & B - Annual Common Expenses

184,031 Sq Ft

Unit A + B (Bldg 1 + 2 + 3)

Building A:	<u>\$22,544.37</u>	Bldg A pays for water based on submeter
Building B:	<u>\$22,544.37</u>	Bldg 1/2/3 pays for water based on deduction of Bldg A and Kihei Ice
Total:	\$45,088.74	Split 50/50 with A & B

Building B: 1/2/3 - Monthly Recovery CE 1,2,3
Common Expenses

Bldg B 1, 2, 3	\$290,422.62	72,585 Sq Ft
		\$0.346 PSF/MO (CAM)

Building & Lot #	Square footage	Share	% of Limited Common Bldg 1,2,3	Common Fees Monthly Amount	Monthly Recovery CE 1,2,3	Total Payment
Unit A	111,446	50.00%	0.00%	\$1,878.70	\$0.00	\$1,878.70
Unit B	72,585	50.00%	100.00%	\$1,878.70	\$24,201.89	\$26,080.58
Total	184,031			\$3,757.40		\$27,959.28

Building 1

101	1,125	0.7750%	1.5500%	\$14.56	\$375.13	\$389.69
102	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
103	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
104	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
105	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
106	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
107	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
108	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
109	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
110	1,202	0.8280%	1.6560%	\$15.56	\$400.78	\$416.34
111	1,148	0.7908%	1.5816%	\$14.86	\$382.78	\$397.63
112	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
113	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
114	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
115	1,175	0.8094%	1.6188%	\$15.21	\$391.78	\$406.98
116	1,188	0.8184%	1.6367%	\$15.38	\$396.11	\$411.49
Total Bldg 1	18,763	12.9250%	25.8498%	\$242.82	\$6,256.14	\$6,498.96

Building 2

201	963	0.6634%	1.3267%	\$12.46	\$321.09	\$333.55
202	989	0.6813%	1.3625%	\$12.80	\$329.76	\$342.56
203	990	0.6820%	1.3639%	\$12.81	\$330.09	\$342.91
204	989	0.6813%	1.3625%	\$12.80	\$329.76	\$342.56
205	990	0.6820%	1.3639%	\$12.81	\$330.09	\$342.91
206	989	0.6813%	1.3625%	\$12.80	\$329.76	\$342.56
207	990	0.6820%	1.3639%	\$12.81	\$330.09	\$342.91
208	989	0.6813%	1.3625%	\$12.80	\$329.76	\$342.56
209	990	0.6820%	1.3639%	\$12.81	\$330.09	\$342.91
210	989	0.6813%	1.3625%	\$12.80	\$329.76	\$342.56
211	990	0.6820%	1.3639%	\$12.81	\$330.09	\$342.91
212	989	0.6813%	1.3625%	\$12.80	\$329.76	\$342.56

213	990	0.6820%	1.3639%	\$12.81	\$330.09	\$342.91
214	961	0.6620%	1.3240%	\$12.44	\$320.42	\$332.86
215	1,016	0.6999%	1.3997%	\$13.15	\$338.76	\$351.91
216	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
217	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
218	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
219	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
220	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
221	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
222	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
223	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
224	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
225	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
226	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
227	1,051	0.7240%	1.4480%	\$13.60	\$350.43	\$364.03
228	1,016	0.6999%	1.3997%	\$13.15	\$338.76	\$351.91
Total Bldg. 2	28,442	19.5930%	39.1844%	\$368.09	\$9,483.36	\$9,851.46

Building 3

301	1,122	0.7729%	1.5458%	\$14.52	\$374.11	\$388.63
302	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
303	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
304	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
305	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
306	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
307	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
308	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
309	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
310	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
311	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
312	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
313	1,265	0.8714%	1.7428%	\$16.37	\$421.79	\$438.16
314	1,122	0.7729%	1.5458%	\$14.52	\$374.11	\$388.63
315	592	0.4077%	0.8156%	\$7.66	\$197.39	\$205.05
316	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
317	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
318	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
319	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
320	749	0.5158%	1.0319%	\$9.69	\$249.74	\$259.43
321	749	0.5158%	1.0319%	\$9.69	\$249.74	\$259.43
322	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
323	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
324	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
325	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
326	586	0.4036%	0.8073%	\$7.58	\$195.39	\$202.97
327	592	0.4077%	0.8156%	\$7.66	\$197.39	\$205.05
Total Bldg. 3	25,380	17.4820%	34.9659%	\$328.43	\$8,462.41	\$8,790.84

TOTAL	184,031	100%	100%	\$2,818.05	\$24,201.91	\$27,019.95 \$324,239.45
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