



# Wai Kalo'i

A T M A K A K I L O

Aloha Wai Kalo'i at Makakilo Owners,

The Board of Directors wants to take this time to provide you with some helpful information specific to Wai Kalo'i. We also want to thank all of you who continue to contribute your part in keeping our neighborhood a beautiful community to live. As this year enters into its last quarter, you will see enclosed the budget packet for 2017. We are happy to report **NO INCREASE** for the upcoming budget year. Below are a few helpful reminders:

1. **Bulk trash pick-up** is the 1<sup>st</sup> Monday of each month – Leave items out no earlier than the night before pick up, and if the City misses this day, kindly bring your items back inside, away from view. Visit [opala.org](http://opala.org) for more information.
2. **House Rule enforcement**, NK Management, LLC – The Board recently approved a newly assigned covenants enforcement firm, and they began October 1, 2016 with *monthly* site inspections. Take the time and opportunity beforehand to clear out open storage items around your home, and tend to any landscape maintenance needs.
3. **Painting** – Owners approaching the 10-year mark from your closing date will soon be required to ensure you re-paint your home with the same color and color scheme as originally built. Contact your Property Manager, Kanani Kaopua for color scheme information via email: [kananik@hawaiianprop.com](mailto:kananik@hawaiianprop.com).
4. **Drainage Ditches** – Do not dump any items into the drainage ditches, this includes green waste. Debris and green waste will cause the ditches to flood. The cost to clean out the ditches will be thousands of unnecessary dollars each year. Help keep maintenance fees down by doing your part in keeping your section of the ditch clean and clear of debris by not dumping.
5. **Website** – Our new managing agent, Hawaiian Properties, Ltd. is working on the launch of our new website, set to release during the first quarter of 2017. Features will include the ability to pay your dues on line with a credit card, view association documents, download design application forms, and much more. Be on the lookout for future information.

If you are interested in volunteering for a committee or serving on the Board, please email our Property Manager, Kanani Kaopua at [kananik@hawaiianprop.com](mailto:kananik@hawaiianprop.com).

Mahalo Nui Loa,

Wai Kalo'i at Makakilo Board of Directors



# HAWAIIAN PROPERTIES, LTD.

## Property Management & Sales

1165 Bethel Street, 2<sup>nd</sup> Floor ♦ Honolulu, HI 96813  
Mailing Address: P. O. Box 38078 ♦ Honolulu, HI 96837-1078  
Phone: (808) 539-9777 ♦ Fax: (808) 521-2714

October 2016

Dear Wai Kalo'i at Makakilo Community Association Owners:

**Subject: 2017 Wai Kalo'i at Makakilo Community Association Operating Budget and Reserve Analysis**

Enclosed is the **2017** Operating Budget and Reserve Analysis packet for Wai Kalo'i at Makakilo Community Association, effective on **January 1, 2017**, approved by your Association's Board of Directors. The Operating Budget format provides a comparison between the 2016 year's budget versus actual expenses, and the amount budgeted for the upcoming 2017 year. Statements will be mailed out in December 2016 for your first quarterly payment due January 1, 2017.

**There will be no increase to quarterly maintenance fees for the 2017 year.**

Your payments are due and payable on the first day of each quarter. Your Association allows for a grace period of 10 days. If your payment is not received by the 10<sup>th</sup> day of each quarter, your governing documents require us to assess a late fee of 10% of the balance as of the 10<sup>th</sup> of the month, plus 1% of the balance at month-end.

The Association has an established Priority of Payment Plan, ensuring that the Association is reimbursed first for expenses incurred or for services provided to individual owners. All payments received will be applied to charges on your account in the following order: Legal Fees, Late Fees, Fines, Special Assessments, Non-Sufficient Funds (NSF), and Maintenance Fees.

**If you are not already using our Surepay system for automatic payments, you might want to consider it now.** The enclosed application must be returned to Hawaiian Properties, Ltd., no later than December 1, 2016 to ensure that your January 2017 payment is made on time. For those of you already on our Surepay Plan, no action is required and the correct amounts will be withdrawn automatically each quarter.

Sincerely,

FOR THE BOARD OF DIRECTORS  
Wai Kalo'i at Makakilo Community Association

Kanani Kaopua, PCAM®  
Vice President / Sr. Property Manager

Phone: 808-539-9501

Fax: 808-521-2714

E-mail: [kananik@hawaiianprop.com](mailto:kananik@hawaiianprop.com)

Front Desk: 539-9777

 **HAWAIIAN PROPERTIES**

Hawaiian Properties, Ltd  
 Monthly Budget Analysis

**WAI KALOI at MAKAKILO CA (878)**

Period: 01/01/17 - 12/31/17

	2016 Approved Budget	2016 Monthly Average	2017 Proposed Budget	2017 Approved Monthly	2017 Annual Budget
<b>RECEIPTS</b>					
<b>OPERATING RECEIPTS</b>					
4100 Maintenance Fees	20,625	20,625	20,625	20,625	247,500
4105 Reserve Contributions	200	200	200	200	2,400
4900 ARC Design Fees	43	43	43	43	516
4140 Late Fees	0	0	0	0	0
4250 Interest Income, Capital Reserves	7	7	7	7	84
4275 Covenants Fines	0	0	0	0	0
<b>TOTAL OPERATING RECEIPTS</b>	<b>20,875</b>	<b>20,875</b>	<b>20,875</b>	<b>20,875</b>	<b>250,500</b>
<b>TOTAL RECEIPTS</b>	<b>20,875</b>	<b>20,875</b>	<b>20,875</b>	<b>20,875</b>	<b>250,500</b>
<b>DISBURSEMENTS</b>					
<b>UTILITIES</b>					
5110 Electricity	1,815	1,815	1,815	1,815	21,780
5120 Water	3,988	3,988	4,372	4,372	52,464
5126 Telephone	153	153	153	153	1,836
<b>TOTAL UTILITIES</b>	<b>5,956</b>	<b>5,956</b>	<b>6,340</b>	<b>6,340</b>	<b>76,080</b>
<b>CONTRACTS</b>					
5208 Contract - Landscaping	5,630	5,630	5,630	5,630	67,560
5226 Contract - Pump Stations	1,269	1,269	1,269	1,269	15,228
<b>TOTAL CONTRACTS</b>	<b>6,899</b>	<b>6,899</b>	<b>6,899</b>	<b>6,899</b>	<b>82,788</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
5208 R&M - Grounds	400	400	400	400	4,800
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>4,800</b>
<b>ADMINISTRATION</b>					
5308 Administrative Expense	1,129	1,129	1,129	1,129	13,548
5401 Property Management Fee	2,932	2,932	2,932	2,932	35,184
5513 Board/Annual Meeting Expense	25	25	25	25	300
5514 Education and Subscriptions	13	13	290	290	3,480
<b>TOTAL ADMINISTRATION</b>	<b>4,099</b>	<b>4,099</b>	<b>4,376</b>	<b>4,376</b>	<b>52,512</b>
<b>INSURANCE</b>					
5413 Insurance - Package	1,123	1,123	976	976	11,712
<b>TOTAL INSURANCE</b>	<b>1,123</b>	<b>1,123</b>	<b>976</b>	<b>976</b>	<b>11,712</b>
<b>PROFESSIONAL FEES</b>					
5415 Accounting & Auditing	75	75	75	75	900
5417 Legal Fees - Association	458	458	0	0	0
5418 Legal Fees - Collections	0	0	0	0	0
5511 Professional Fees - Reserve Study	35	35	25	25	300
<b>TOTAL PROFESSIONAL FEES</b>	<b>568</b>	<b>568</b>	<b>100</b>	<b>100</b>	<b>1,200</b>
<b>TAXES, PERMITS, OTHER</b>					
5425 General Excise Tax	105	105	105	105	1,260
5428 Real Property Taxes	680	680	680	680	8,160
<b>TOTAL TAXES, PERMITS, OTHER</b>	<b>785</b>	<b>785</b>	<b>785</b>	<b>785</b>	<b>9,420</b>
<b>TOTAL OPERATING DISBURSEMENTS</b>	<b>19,830</b>	<b>19,830</b>	<b>19,876</b>	<b>19,876</b>	<b>238,512</b>
<b>NET OPERATIONS</b>	<b>1,045</b>	<b>1,045</b>	<b>999</b>	<b>999</b>	<b>11,988</b>

Hawaiian Properties, Ltd  
 Monthly Budget Analysis

**WAI KALOI at MAKAKILO CA (878)**

Period: 01/01/17 - 12/31/17

	2016 Approved Budget	2016 Monthly Average	2017 Proposed Budget	2017 Approved Monthly	2017 Annual Budget
<b>CAPITAL EXPENSES</b>					
5995 Scheduled Reserve Expenditures	0	0	3,500	3,500	42,000
<b>TOTAL CAPITAL EXPENSES</b>	<b>0</b>	<b>0</b>	<b>3,500</b>	<b>3,500</b>	<b>42,000</b>
<b>TOTAL DISBURSEMENTS</b>	<b>19,830</b>	<b>19,830</b>	<b>23,376</b>	<b>23,376</b>	<b>280,512</b>
<b>NET INCOME/LOSS</b>	<b>1,045</b>	<b>1,045</b>	<b>(2,501)</b>	<b>(2,501)</b>	<b>(30,012)</b>
<b>RESERVE TRANSACTIONS</b>					
5850 Transfer to Reserves	200	200	999	999	11,988
5851 Transfer from Reserves	0	0	(3,500)	(3,500)	(42,000)
<b>TOTAL RESERVE TRANSACTIONS</b>	<b>200</b>	<b>200</b>	<b>(2,501)</b>	<b>(2,501)</b>	<b>(30,012)</b>
	845	845	0	0	0

Hawaiian Properties, Ltd.  
**Maintenance Fee Schedule**

**Property:** Wai Kaloi at Makakilo CA  
**Prop#:** 878  
**Period:** 01/01/17 - 12/31/17

Unit Type	# of Units	PCI	Total PCI	2016 MF per Unit	2017 MF per Unit	2017 Total MF	\$ Incr/Decr	% Incr/Decr
A	275	0.363640	100.0000	75.00	<b>75.00</b>	20,625.00	-	0.00%
	275					20,625.00		

Prior Maintenance Fee: 20,625.00  
 New Maintenance Fee: 20,625.00  
 Incr/Decr \$ -  
 Incr/Decr % 0.00%

**2016 Monthly** \$75.00      **2017 Monthly** \$75.00  
**2016 Quarterly** \$225.00      **2017 Quarterly** \$225.00

2017  
Reserve Study  
Wai Kalo'i at Makakilo  
Community Association  
Kapolei, Hawaii



**HAWAIIAN PROPERTIES**  
Building Relationships that Last

1165 Bethel St. 2<sup>nd</sup> Fl.  
Honolulu, Hawaii 96813  
Ph: 808-539-9777 Fax: 808-521-2714 [www.hawaiianprop.com](http://www.hawaiianprop.com)

**Wai Kaloi at Makakilo Community Association**  
**Kapolei, Hawaii**  
**RA Current Assessment Funding Model Summary**

		<i>Report Parameters</i>	
Report Date	October 01, 2016	Inflation	2.50%
Account Number	878	Interest Rate on Reserve Deposit	1.00%
Budget Year Beginning	January 01, 2017	Contingency	5.00%
Budget Year Ending	December 31, 2017	2017 Beginning Balance	\$233,638.00
Total Units	275		

***Current Assessment Funding Model Summary of Calculations***

Required Monthly Contribution	\$999.00
Average Net Monthly Interest Earned	<u>\$165.86</u>
Total Monthly Allocation to Reserves	\$1,164.86

**Wai Kaloi at Makakilo Community Association  
RA Current Assessment Funding Model Projection**

Beginning Balance: \$233,638

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2017	11,988	1,990	42,000	205,616
2018	11,988	1,915	21,466	198,054
2019	11,988	2,055		212,097
2020	11,988	2,174	2,154	224,105
2021	11,988	2,316		238,410
2022	11,988	2,460		252,858
2023	11,988	2,303	30,085	237,064
2024	11,988	2,447		251,499
2025	11,988	2,592		266,078
2026	11,988	2,713	2,498	278,282
2027	11,988	2,861		293,131
2028	11,988	2,378	62,904	244,592
2029	11,988	2,495	2,690	256,386
2030	11,988	2,634	689	270,319
2031	11,988	2,781		285,087
2032	11,988	2,900	2,897	297,079
2033	11,988	1,694	134,899	175,863
2034	11,988	1,832		189,682
2035	11,988	1,939	3,119	200,490
2036	11,988	2,079		214,558



**Wai Kaloi at Makakilo Community Association  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2017</b>	
Rockfall Impact Barrier	2,000
Sewage Pump Station	40,000
<b>Total for 2017</b>	<u>\$42,000</u>
<b>Replacement Year 2018</b>	
Asphalt Slurry Seal	21,466
<b>Total for 2018</b>	<u>\$21,466</u>
<i>No Replacement in 2019</i>	
<b>Replacement Year 2020</b>	
Rockfall Impact Barrier	2,154
<b>Total for 2020</b>	<u>\$2,154</u>
<i>No Replacement in 2021</i>	
<i>No Replacement in 2022</i>	
<b>Replacement Year 2023</b>	
Asphalt Slurry Seal	24,286
Fence - Vinyl (Pump Station #1)	3,479
Rockfall Impact Barrier	2,319
<b>Total for 2023</b>	<u>\$30,085</u>
<i>No Replacement in 2024</i>	
<i>No Replacement in 2025</i>	
<b>Replacement Year 2026</b>	
Rockfall Impact Barrier	2,498
<b>Total for 2026</b>	<u>\$2,498</u>
<i>No Replacement in 2027</i>	
<b>Replacement Year 2028</b>	
Asphalt Slurry Seal	27,478
Fence - Chain Link (Water Quality Basin)	9,185
Generators (Pump Stations)	26,242
<b>Total for 2028</b>	<u>\$62,904</u>

**Wai Kaloi at Makakilo Community Association  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2029</b>	
Rockfall Impact Barrier	2,690
<b>Total for 2029</b>	<u>\$2,690</u>
<b>Replacement Year 2030</b>	
Signage	689
<b>Total for 2030</b>	<u>\$689</u>
<i>No Replacement in 2031</i>	
<b>Replacement Year 2032</b>	
Rockfall Impact Barrier	2,897
<b>Total for 2032</b>	<u>\$2,897</u>
<b>Replacement Year 2033</b>	
Asphalt Resurface	13,997
Asphalt Slurry Seal	31,089
Housing for Electrical Generator	1,485
Street Pole Lights	88,328
<b>Total for 2033</b>	<u>\$134,899</u>
<i>No Replacement in 2034</i>	
<b>Replacement Year 2035</b>	
Rockfall Impact Barrier	3,119
<b>Total for 2035</b>	<u>\$3,119</u>

**Wai Kaloi at Makakilo Community Association  
RA Spread Sheet**

<b>Description</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Asphalt Resurface										
Asphalt Slurry Seal		21,466					24,286			
Backflow Preventor										
Fence - Chain Link (Water Quality Basin)										
Fence - Vinyl (Pump Station #1)										
Generators (Pump Stations)							3,479			
Gravel Access Road (Water Quality Basin)										
Housing for Electrical Generator										
Rockfall Impact Barrier										
Sewage Pump Station	2,000			2,154			2,319			2,498
Signage	40,000									
Street Pole Lights										
Swing Gate - Vinyl (both Pump Stations)										
<b>Year Total:</b>	<b>42,000</b>	<b>21,466</b>		<b>2,154</b>			<b>30,085</b>			<b>2,498</b>

**Wai Kaloi at Makakilo Community Association  
RA Spread Sheet**

<b>Description</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
Asphalt Resurface										
Asphalt Slurry Seal										
Backflow Preventor		27,478					13,997			
Fence - Chain Link (Water Quality Basin)		9,185					31,089			
Fence - Vinyl (Pump Station #1)										
Generators (Pump Stations)		26,242								
Gravel Access Road (Water Quality Basin)										
Housing for Electrical Generator										
Rockfall Impact Barrier			2,690			2,897	1,485			
Sewage Pump Station				689			88,328			
Signage										
Street Pole Lights										
Swing Gate - Vinyl (both Pump Stations)									3,119	
<b>Year Total:</b>	<b>62,904</b>	<b>2,690</b>	<b>689</b>	<b>2,897</b>	<b>134,899</b>	<b>3,119</b>				

**Wai Kalo'i at Makakilo Comm. Assn.**  
**Insurance Summary**  
**Date Prepared: August 25, 2016**

**Insurance Associates, Inc.**  
**800 Bethel Street, Suite #200**  
**Honolulu, HI 96813**

**Agent: Sue Savio**  
**Direct Line: 808.526.9271**  
**Direct Fax: 808.792.5371**  
**sue@insuringhawaii.com**

Coverage	Limits	Term	Policy Period	Annual Premium	Insurance Company	Comments
<b>Property including Equipment Breakdown</b> Sewer Pump Stations Deductible (all other perils excluding hurricane) Hurricane Deductible (2% of the building value)	\$ 700,000 \$ 1,000 \$ 14,000	Annual	09/15/16 - 09/15/17	\$ 3,130	Great Divide Insurance Company	
<b>Commercial General Liability</b> General Aggregate Personal & Advertising Injury Each Occurrence Fire Damage (any one fire) Medical Expense (any one person) Hired/Non-Owned Automobile (occurrence)	\$ 2,000,000 \$ 1,000,000 \$ 1,000,000 \$ 100,000 \$ 5,000 \$ 1,000,000	Annual	09/15/16 - 09/15/17	\$ 2,315	Great Divide Insurance Company	
<b>Commercial Umbrella</b> Each Occurrence Liability Aggregate Limit Retained Limit	\$ 5,000,000 \$ 5,000,000 \$ 0	Annual	09/15/16 - 09/15/17	\$ 1,467	Fireman's Fund Insurance Company	Provides coverage above the Directors' & Officers' Policy
<b>Directors' and Officers' Liability</b> Each Claim Policy Year Aggregate Deductible – each ADA claim Deductible – all other claims	\$ 1,000,000 \$ 1,000,000 \$ 10,000 \$ 1,000	Annual	09/15/16 - 09/15/17	\$ 4,305	Great American Insurance Company	Includes coverage for the Management Company
<b>Fidelity Bond</b> Deductible	\$ 50,000 \$ 1,000	Annual	09/15/16 - 09/15/17	\$ 486	Great American Insurance Company	
<b>Workers' Compensation</b>						
<b>Temporary Disability Insurance (TDI)</b>						

*This summary is a brief outline of your insurance policies and is a matter of information only. It does not amend, extend or alter the coverage's afforded by the companies. You must refer to the provisions found in your policies for the details of your coverage's, terms, conditions and exclusions that apply.*