

Hawaii						
Proi No:	1074					

Proj N	Hawaii o: 1074 Project N	ame:	West L	och Fairway	/S
(for all	COUNT WORKSHEET for REVENUES/EXPENSES - MONTHLY budget input) ved budget to be effective on: January 1, 2017	BUDGET ANALYSI	S		
	red By: Lynn Uyenco	V F SASE	Ap	proved Date	
	TORS TRANSPORT OF THE PROPERTY	2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
	ERATING DEPARTMENT SSMENTS/INCOME:				
	ASSESSMENTS				
4025	Reserve Assessments	5,740	1,435	5,740	
4065	Community Association Dues	41,062	-478	41,062	(C3) (
4070	Maintenance Assessments		42,894		
	TOTAL ASSESSMENTS	46,802	43,851	46,802	0
	USES FEE WARME				
	USER FEE INCOME	200 W	. 7	A 1300 - 1000	
4230	Architectural Review/Design Fees		125		LE PODRES REEL
4230					January Indian
	TOTAL USER FEE INCOME	0	159	0	0
	RENTAL INCOME				
4400	Rent Receipts	390.0	1,951	ESTAR BY	
.,	postorio antigorio di antigori	0	Salar Ray	0	0
	TOTAL RENTAL INCOME	PINE U	1,951	U	U
	COLLECTIONS INCOME				
4710	Late Fees		642		
	TOTAL COLLECTIONS INCOME	0	642	0	0
	TOTAL OCCUPATION INCOME		012		
	OTHER INCOME				
4810	Compliance Fines		129		41.95
	TOTAL OTHER INCOME	0	129	0	0
	INVESTMENT INCOME				
TOTAL	INCOME & ASSESSMENTS	46,802	46,732	46,802	0
				/I	
EXPE	NSES:				
6	ADMINISTRATIVE				
5000	ADMINISTRATIVE General Administrative	800	1,146	700	(SIO)
5005	Annual Assn Meeting Expense	47	1,140	700	
5025	Supplies,RM/Association	47	130		energy Areny
5030	Coupon Costs		384	655	
5045	Dues & Subscriptions		25	Ehtido 187	DYAU
5090	Office Supplies		252	335	IGORD
5095	Payroll Service	152	152	152	ASTRAGE IS IN FR

COMMUNICATIONS

5100

5210 Printing & Copying

TOTAL ADMINISTRATIVE

Records Storage

664	500	**************************************

1,842

0

278

2,366

999



Proj No: 1074

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West Loch Fairways

GL ACCOUNT WORKSHEET for REVENUES/EXPENSES - MONTHLY BUDGET ANALYSIS (for all budget input)

Approved budget to be effective on:

January 1, 2017

Prepar					proved Date	
			2016 Budget	Actual Monthly Average	Proposed 2017 Budget	Approved 2017 Budget
5215	Postage		450	318	750	
5225	Newsletter Services		150	1 422		AL EXHILIPEDIA
	TOTAL COMMUNICATIONS		150	982	1,250	and and a second
	PAYROLL & BENEFITS					
5300	RESIDENT/SITE MANAGER SALARIES		4,542	4,820	5,027	0
	Total Wages		4,542	4,820	5,027	0
	1938,844 (1987) (1988)				2754.8	AMBER ATOT
	OTHER BENEFITS					
5390	WORKERS COMP. @ RATE =	0.55%	295	332	320	(See
	[(Total Wages + Employee Lodging) x WC Rate]					
5399	TDI @ RATE =	0.43%	35	18	35	lary-
	[(Total Wages + Employee Lodging) x TDI Rate]					
5355	FICA @ RATE =	7.65%	360	389	385	
	[Total Wages x FICA Rate]					ELA SEE
5360	FUTA @ RATE =	0.80%	10	10	35	
	[(Total Wages + Employee Lodging) x FUTA Rate]					
5365	SUTA @ RATE =	2.61%	30	26	120	
	[(Total Wages + Employee Lodging) x SUTA Rate]		1	1		
	TOTAL BENEFITS		730	775	895	0
	TOTAL WAGES & BENEFITS		5,272	5,596	5,922	. 0
	INSURANCE					
5405	General Insurance			16		
5415	D&O Insurance Premiums		900	936	850	
5420	Umbrella Liability Premiums		320	306	325	
5445	General Liability Insurance Premiums		190	170	187	
5460	Commercial Package Premiums		21	20	25	
	TOTAL INSURANCE		1,431	1,448	1,387	0
	UTILITIES					
6000	Electric Service		2,216	2,088	2,100	
6030	Sewer Service		170	4		
6050	Telephone Service		170	157	150	
6065	Mobile Phone Service			27		
	TOTAL UTILITIES		2,386	2,276	2,250	0
	LANDSCAPING		10.000			
6100	Grounds & Landscaping - Contract		19,926	18,296	20,589	
	TOTAL LANDSCAPING		19,926	18,296	20,589	0
	IRRIGATION				aei (NG)	
6200	Irrigation Repair & Maintenance		550	432	550	
	TOTAL IRRIGATION		550	432	550	0



Proj	No:	1074
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4905

Reserves Contribution - from Op to Reserves

Project Name:

West Loch Fairways

5,740

Safety & Security 265 240 265 265 278 295 295 265 278 295 295 265 278 295 295 265 278 295 295 265 278 295 295 265 278 295 295 265 278 295 295 20	Approved budget to		THE THE			
2016 Monthly 2017 Budget Budg	Prepared By:	Lynn Uyenco		Арі	oroved Date	
Pest Control 39 30 30 30 30 30 30 30				Monthly	2017	2017
Safety & Security 265 240 265 265 278 296 265 278 296 265 278 296 265 278 296 265 278 296 265 278 296 265 278 296 265 278 296 265 278 296 265 278 296 265 278 296 265 26				SIN	om Bensini na	559 ¹³
TOTAL CONTRACTED SERVICES 285 278 295						<u> </u>
REPAIR & MAINTENANCE 5530 RM's Apartment Repairs & Maintenance 5545 Electrical Supplies/Repair & Maintenance 5545 Electrical Supplies/Repair & Maintenance 5556 Fountain/Pond/Lake Repair & Maintenance 5520 Grounds Repair & Maintenance 5571 Mileage Reimbursement 5715 Mileage Reimbursement 5716 TOTAL REPAIR & MAINTENANCE 5716 PROFESSIONAL SERVICES 5700 Audit & Tax Services 5700 Aud	5440	Safety & Security	265	240	265	
265 10	TOTAL CO	NTRACTED SERVICES	265	278	295	
Electrical Supplies/Repair & Maintenance 700 604 700		REPAIR & MAINTENANCE				
Formation Form	5530	RM's Apartment Repairs & Maintenance		265		wasself 1811 - 1931.
Geolus Grounds Repair & Maintenance Geolus	3545	Electrical Supplies/Repair & Maintenance	700	604	700	
TOTAL REPAIR & MAINTENANCE TOTAL REPAIR & MAINTENANCE PROFESSIONAL SERVICES OO Audit & Tax Services 112 120 166 1025 Legal Fees - Reimbursable 1030 Legal Fees - Reimbursable 1031 Professional Fees - Reimb 1040 Management Fees 1050 Professional Fees - Common 1050 Professional Fees - Common 1051 Professional Fees - Common 1052 Professional Fees - Common 1053 Professional Fees - Common 1054 Professional Fees - Common 1055 Professional Fees - Common 1065 Professional Fees - Common 1075 Professional Fees - Common 1089 Professional Fees - Common 1095 Professional Fees - Common 1096 Professional Fees - Common 1097 Professional Fees - Common 1098 Professional Fees - Common 1099 Professional Fees - Common 1090 Professional Fees - Reimb 1090 Professional Fees - Re	5585				200	
PROFESSIONAL SERVICES 1,680 1,365 1,400		Grounds Repair & Maintenance			500	
PROFESSIONAL SERVICES 7000 Audit & Tax Services 7000 Legal Fees - Reimbursable 7000 Legal Fees - General Counsel 7000 Book Book Book Book Book Book Book B	6715	Mileage Reimbursement	130	71		
112	TOTAL RE	PAIR & MAINTENANCE	1,680	1,365	1,400	
112		PROFESSIONAL SERVICES				
Legal Fees - Reimbursable	'000		112	120	166	
1030 Legal Fees - General Counsel 800 685 800 1035 Professional Fees - Reimb 2,800 171 1 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 171 1040 170 1				586		
Management Fees 3,161 3,161 3,161 3,161 7095 Professional Fees - Common 89			800	685	800	
TOTAL PROFESSIONAL SERVICES 6,873 4,813 4,127	035	Professional Fees - Reimb	2,800	171		
ASSOCIATION OWNED UNIT EXPENSES ASSOCIATION OWNED UNIT EXPENSES BOOD Maintenance Fee Expense 70 BOOD Owned Unit Repair & Maintenance 1999 TOTAL ASSOCATION OWNED UNIT EXPENSES 0 269 0 TAXES BOOLS Real Property Tax 1,300 934 1,300 BOOLS General Excise Tax 230 137 150 TOTAL TAXES 1,530 1,071 1,450 OTHER EXPENSES BOOLS OTHER EXPENSES OTHER EXPENSES BOOLS Reserve Expenditures 5,740 5,740 5,740 TOTAL OTHER EXPENSES TOTAL OTHER EXPENSES TOTAL OPERATING EXPENSES 46,802 44,950 46,802	7040	Management Fees	3,161	3,161	3,161	
ASSOCIATION OWNED UNIT EXPENSES 8900	7095	Professional Fees - Common		89		
Maintenance Fee Expense 70	TOTAL PR	OFESSIONAL SERVICES	6,873	4,813	4,127	
Maintenance Fee Expense 70 199		ASSOCIATION OWNED UNIT EXPENSES				
TOTAL ASSOCATION OWNED UNIT EXPENSES TAXES Real Property Tax General Excise Tax TOTAL TAXES OTHER EXPENSES OTHER EXPENSES DIOD Reserve Expenditures TOTAL OPERATING EXPENSES 100 269 0 1,300 934 1,	900			70		
TOTAL ASSOCATION OWNED UNIT EXPENSES TAXES Real Property Tax General Excise Tax TOTAL TAXES OTHER EXPENSES OTHER EXPENSES DIAGONOME OF TOTAL TAXES OTHER EXPENSES TOTAL OTHER EXPENSES TOTAL OPERATING EXPENSES OTHER EXPENSES ACCORDANCE OF TOTAL OPERATING EXPENSES OTHER EXPENSES	3905	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3		199		
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1,300 934 1,300 9025 General Excise Tax 230 137 150 1,530 1,071 1,450 1,450 1,450 1,530 1,071 1,450		TAYES				
150 150	015		1,300	934	1.300	
TOTAL TAXES 1,530 1,071 1,450 OTHER EXPENSES 0100 Lease Rent Expense 17 0105 Reserve Expenditures 5,740 5,740 5,740 TOTAL OTHER EXPENSES 5,740 5,740 TOTAL OPERATING EXPENSES 46,802 44,950 46,802						
OTHER EXPENSES 2100	TOTAL TAX					
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## 105 Reserve Expenditures 5,740 5,740 5,740 **TOTAL OTHER EXPENSES 5,740 5,740 **TOTAL OPERATING EXPENSES 46,802 44,950 46,802	9100			17	T	
TOTAL OTHER EXPENSES 5,740 5,757 5,740 TOTAL OPERATING EXPENSES 46,802 44,950 46,802			5.740		5.740	
TOTAL OPERATING EXPENSES 46,802 44,950 46,802		an analysis and the same and an analysis of the same and an analysis and an an				erintende la satte en la serie de la companya de l
			<u> </u>			
NET INCOME/LOSS 0 1,782 0	TOTAL OPERAT	ING EXPENSES	46,802	44,950	40,802	
	NET INCOME/LOS	5	0	1,782	0	



Reserve Dept - Net Income/Loss

Proj No: 1074

Project Name: West Loch Fairways GL ACCOUNT WORKSHEET for REVENUES/EXPENSES - MONTHLY BUDGET ANALYSIS (for all budget input) Approved budget to be effective on: January 1, 2017 Prepared By: Lynn Uyenco Approved Date Actual Proposed Approved 2016 Monthly 2017 2017 Budget Average Budget Budget 4910 Reserve Interest Income -53 67 RESERVE EXPENSES 9800 Repair & Replacement Expenses -9,051 3,750 TOTAL RESERVE EXPENSES

0

0

-9,051

8,999

3,750

2,057

0

0



PROJECT NUMBER:

1074

MAINTENANCE FEE ANALYSIS FOR:

West Loch Fairways

Approved budget to be effective on:

January 1, 2017

Prepared By:_	Lynn Uyenco				Board Approved Date:				<u> </u>
Unit Type	PerCent Common Interest	Number Of Units	Prior Year Maint Fees	Fee		Other Fees Per Unit	Special Assess Per Unit	Total Spc Assess (Unit Type)	Tota Amoun Per Uni
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TOTALS _	100.0000%	720		0	57.00	7.97		0	

West Loch Fairways 2017 Project Summary

A Reserve Study was prepared using the cash flow method of analysis for West Loch Fairways. This Reserve Study has been prepared for the fiscal year ending December 31, 2016. It is estimated that the reserve fund for the 2016 year-end at approximately \$475,000. The association will collect \$58,872 in contributions to the reserve fund in 2017. Interest earned on reserve contributions must remain in the reserve accounts to meet future funding requirements. This funding plan provides for fully funded reserve fund balances and complies with HRS 514B-148. The Reserve Study was approved by the association's Board of Directors as part of the 2017 budget.

It is important to recognize that a reserve study is a financial forecast of future funds required to maintain the capital components of the project. Hawaii law requires directors of the association to use reasonable efforts to project inflation, interest income, component inventory, component life & remaining life, and replacement costs of the project's components for a 20-year period. From this information, reserve contributions are calculated to fund the statutory replacement reserves. By its nature, a Reserve Study is an estimate to be used for annual budgeting purposes. The Reserve Study is a requirement of HRS 514A-83.6 and HRS 514B-148. The reserve study is not an audit or quality inspection of the project.

Based on this Reserve Study, West Loch Fairways has adopted a funding plan based on the cash flow method that provides full funding. The Reserve Study reflects that the Association is fully funded and has complied with the reserve requirements of HRS514B-148; provided however, the association implements the funding plan and the criteria used reflects the project's actual operating experience during the life of the funding plan. The preparer of this reserve study has no conflict of interest with the association, its Directors, its employee, and has prepared this report as an independent professional.

West Loch Fairways 2017 AHR Math View - Current Assessment Funding Model - Expenditure

Description	Expenditures
Replacement Year 2017	
Irrigation Major Repairs	15,000
Irrigation Controller Boxes	30,000
Total for 2017	\$45,000
Daylacement Voca 2019	
Replacement Year 2018 Irrigation Major Repairs	15,225
Sidewalk Repairs	20,300
Office Equipment	
	,
Water Feature - Lighting	5,075
Total for 2018	\$42,630
Replacement Year 2019	
Irrigation Major Repairs	15,453
Walls - Moss Rock	20,604
Water Feature - Mechanical Pumps	30,907
Total for 2019	\$66,965
Replacement Year 2020	
Irrigation Major Repairs	15,685
Security Cameras	36,599
Total for 2020	\$52,284
Replacement Year 2021	
Irrigation Major Repairs	15,920
Visitor Parking - Repaving	53,068
Total for 2021	\$68,989
Replacement Year 2022	
Irrigation Major Repairs	16,159
Sidewalk Repairs	21,546
Light Standard Painting	87,260
Total for 2022	\$124,965
Replacement Year 2023	
Irrigation Major Repairs	16,402
Office Equipment	2,187
794 A.A.	
Total for 2023	\$18,589
Replacement Year 2024	
Irrigation Major Repairs	16,648

West Loch Fairways 2017 AHR Math View - Current Assessment Funding Model - Expenditure

Description	Expenditures
Replacement Year 2024 continued	
Walls - Moss Rock	22,197
Water Feature - Lighting	5,549
Water Feature - Major Repairs	55,492
Total for 2024	\$99,886
	teplacement Vene 2018
Replacement Year 2025	
Irrigation Major Repairs	16,897
Guard Shack Renovation	16,897
Total for 2025	\$33,795
D. J. 197	
Replacement Year 2026	17 151
Irrigation Major Repairs	17,151
Sidewalk Repairs	22,868
Visitor Parking - Sealcoating	13,721
Water Feature - Mechanical Pumps	34,302
Electrical Boxes	34,416
Total for 2026	\$122,457
Replacement Year 2027	laricason Major Repairs
Irrigation Major Repairs	17,408
Light Standards - Replacement Phase 1	104,449
Total for 2027	\$121,857
Replacement Year 2028	
Irrigation Major Repairs	17,669
Office Equipment	2,356
Total for 2028	\$20,025
	teplacement Year 2022
Replacement Year 2029	
Irrigation Major Repairs	17,934
Walls - Moss Rock	23,912
Light Standard Painting	96,845
Total for 2029	\$138,692
Replacement Year 2030	
Irrigation Major Repairs	18,203
Sidewalk Repairs	24,271
Water Feature - Lighting	6,068
Security Cameras	42,474
Total for 2030	\$91,016

West Loch Fairways 2017 AHR Math View - Current Assessment Funding Model - Expenditure

Description			Expenditures
Replacement Year 2031			
Irrigation Major Repairs			18,476
Visitor Parking - Sealcoating			14,781
Water Feature - Major Repair	S		61,588
Total for 2031			\$94,845
707,352			ψ, 1,0 10
Replacement Year 2032			
Irrigation Major Repairs			18,753
Irrigation Controller Boxes			37,507
Light Standards - Replacemen	nt Phase 2		112,521
CU1 162 540	10,673		F-E-1201
Total for 2032			\$168,781
D. 1 437 2022			
Replacement Year 2033			10.025
Irrigation Major Repairs			19,035
Office Equipment	ig sent		2,538
Water Feature - Mechanical P	umps		38,070
Total for 2033			\$59,642
Replacement Year 2034			
Irrigation Major Repairs			19,320
Sidewalk Repairs			25,760
Walls - Moss Rock			25,760
Light Standards - Replacemen	nt Phase 3		115,922
Total for 2034			\$186,763
			\$100j. 02
Replacement Year 2035			
Irrigation Major Repairs			19,610
Guard Shack Renovation			19,610
Total for 2035			
10tal 10r 2055			\$39,220
Replacement Year 2036			
Irrigation Major Repairs			19,904
Visitor Parking - Sealcoating			15,923
Water Feature - Lighting			6,635
Light Standard Painting			107,483
Electrical Boxes			39,941
Total for 2036			\$189,887

West Loch Fairways 2017
AHR Math View - Current Assessment Funding Model - Projection

Beginning Balance: \$475,000

Jungary					Projected
	Current	Annual *	Annual	Annual	Ending
Year	Cost	Contribution	Interest	Expenditures	Reserves
				and a second	
2017	665,100	58,872	9,777	45,000	498,649
2018	675,076	58,872	10,298	42,630	525,189
2019	685,203	58,872	10,342	66,965	527,439
2020	695,481	58,872	10,681	52,284	544,707
2021	705,913	58,872	10,692	68,989	545,282
2022	716,502	58,872	9,584	124,965	488,773
2023	727,249	58,872	10,581	18,589	539,638
2024	738,158	58,872	9,972	99,886	508,596
2025	749,230	58,872	10,673	33,795	544,347
2026	760,469	58,872	9,615	122,457	490,377
2027	771,876	58,872	8,548	121,857	435,940
2028	783,454	58,872	9,496	20,025	484,283
2029	795,206	58,872	8,089	138,692	412,552
2030	807,134	58,872	7,608	91,016	388,016
2031	819,241	58,872	7,041	94,845	359,084
2032	831,529	58,872	4,983	168,781	254,158
2033	844,002	58,872	5,068	59,642	258,455
2034	856,662	58,872	2,611	186,763	133,176
2035	869,512	58,872	3,057	39,220	155,884
2036	882,555	58,872	497	189,887	25,367

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