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DECEMBER 31, 2020

ASSOCIATION OF UNIT OWNERS OF THE VILLAS AT KEHALANI
IMPORTANT DOCUMENTS FOR YEAR 2021-2022
BUDGET / MAINTENANCE FEE SCHEDULE / RESERVES

Aloha All – the year 2020 was a challenging year for all of us, with Covid causing significant impacts on Maui and across the nation. Even in this unprecedented time, we are pleased to report that owners continue to stay current on Association dues.

While the Board has done everything possible to avoid increases, costs continue to rise for insurance and utilities especially, and the AOOU needed a significant adjustment to the reserve fund contribution. So while the Board was able to reduce operating costs, the increase to the reserves resulted in a modest 2.56% increase of fees for the 2021-2022 fiscal year. A comparison of the monthly assessments follows:

ANNUAL MAINT FEES - 2020			ANNUAL MAINT FEES - 2021			
% of		Monthly	% of		Monthly	Monthly
<u>Comm</u>	<u>2020</u>	<u>Expense</u>	<u>Comm</u>	<u>2021</u>	<u>Expense</u>	<u>Difference</u>
<u>Int</u>			<u>Int</u>			
1.007216	\$7,342.73	\$611.90	1.007216	\$7,581.96	\$631.80	\$19.90
0.878437	\$6,403.91	\$533.66	0.878437	\$6,612.56	\$551.02	\$17.36
1.007237	\$7,342.88	\$611.91	1.007237	\$7,582.12	\$631.81	\$19.90
1.067004	\$7,778.59	\$648.22	1.067004	\$8,032.02	\$669.30	\$21.08

Your maintenance fee payments are due on the first day of each month, and will post to your account on that day.

SPECIAL NOTE: THANK YOU FOR BEING OUR FIRST ASSOCIATION TO GO “LIVE” WITH OUT NEW MANAGEMENT SOFTWARE SYSTEM!
 If for any reason you didn’t receive an email inviting you to register for the site, please notify Lysa@QuamProperties.com and an email link will be sent.
 It is important that you review the Payment Options tab when you log in: either to confirm your method of payment as submitted, or to enter details of the account you want to use for payment of your monthly assessments.

 While we encourage electronic payments, if you would prefer to pay by check, you may certainly do so! Just ensure the check is payable to Villas at Kehalani AOOU and your unit number is noted in the memo portion.
Remit your check to the address noted above!

 If you registered but forgot to bookmark the link: <https://comwebportal.com/> allows you to log in to your account (you can reset your password if needed).

Please call our office at 808-665-1315 if you have any questions.

Thank you,

Rod Quam
 Rod Quam R(B)
 Managing Agent

Lysa Tracy
 Lysa Tracy, CMCA® AMS® R(S)
 Director of Association Management

Villas at Kehalani AOUO
2021/2022 Budget - APPROVED

	2020 Monthly Budget	2020 Annual Budget	2021 Monthly Budget	2021 Annual Budget
Income				
Operating Income				
Maintenance Fees	58,397	700,765	54,577	654,924
Reserve Fees	3,085	37,020	8,150	97,800
Interest Income	170	2,040	3	36
2020 Excess Rollover	0	0	500	6,000
Total Operating Income	61,652	739,825	63,230	758,760
Expense				
Building Maintenance				
Building	125	1,500	1,000	12,000
Electrical	334	4,002	125	1,500
Gate Expenses	175	2,100	208	2,496
Fire Equip / Backflow	108	1,300	118	1,416
Grounds Alterations	417	5,004	2,000	24,000
Grounds (Contract)	19,338	232,060	14,582	174,984
Irrigation / Wells	1,000	12,000	500	6,000
Pest Control	417	5,000	417	5,004
Plumbing	334	4,008	100	1,200
Refuse	2,780	33,360	1,250	15,000
Termite Inspection	685	8,225	675	8,100
Tree Trimming	0	0	2,500	30,000
Misc (signage/other)	3,659	43,908	500	6,000
Total Building Maintenance	29,372	352,467	23,975	287,700
General & Administrative				
Audit/Public Accounting	167	2,000	192	2,304
Bank Fees	1	10	35	420
Dues & Subscriptions	0	0	33	396
Education & Seminars	146	1,750	75	900
Legal Fees	334	4,008	250	3,000
Association Meeting Expense	63	750	100	1,200
Reserve Study	0	0	300	3,600
Social Events	85	1,020	100	1,200
Storage Unit	150	1,800	150	1,800
Management Services	3,021	36,250	2,917	35,004
Office & Administration	125	1,500	400	4,800
Total General & Administrative	5,091	61,088	4,552	54,624
Utilities				
Electricity	1,042	12,504	900	10,800
Water	9,750	117,000	9,500	114,000
Sewer	6,167	74,000	6,500	78,000
Telephone	75	900	70	840
Total Utilities	17,034	204,404	16,970	203,640
Insurance				
Property Package	5,976	71,714	7,083	84,996
Auto	24	285	45	540
Fidelity Bond	45	542	50	600
Umbrella	250	3,000	200	2,400
D&O	119	1,427	125	1,500
Boiler & Machinery	93	1,121	100	1,200
Total Insurance	6,881	82,576	7,603	91,236

Villas at Kehalani AOUO
2021/2022 Budget - APPROVED

	2020 Monthly Budget	2020 Annual Budget	2021 Monthly Budget	2021 Annual Budget
Payroll				
Salary & Wages/Taxes Cost	0	0	1,979	23,748
Total Payroll, Benefits, Taxes & Costs	0	0	1,979	23,748
Other Expenses				
Reserve Contribution	3,085	37,020	8,150	97,800
GE Tax	19	230	1	12
Total Other Expenses	3,104	37,250	8,151	97,812
Total Expense	61,482	737,785	63,230	758,760
Net Ordinary Income			0	0

Villas at Kehalani - Comparison of Assessments

PCI	UNIT	2020 MONTHLY Fees			2021 MONTHLY Fees			Difference
		Maint	Reserves	TOTAL	Maint	Reserves	TOTAL	
1.007216	101	\$580.82	\$31.07	\$611.89	\$549.71	\$82.09	\$631.80	\$19.91
0.878437	102	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	103	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	104	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.067004	201	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	202	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
0.878437	203	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.067004	301	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	302	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	401	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	402	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.007237	501	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	502	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	503	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	504	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.007237	601	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	602	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	603	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	604	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	701	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.067004	702	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	703	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	801	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	802	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
0.878437	803	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	901	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	902	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	903	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	904	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.007237	1001	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	1002	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	1003	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	1004	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.007237	1101	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	1102	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	1103	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	1104	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.067004	1201	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	1202	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
0.878437	1203	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	1301	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.067004	1302	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	1303	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08

Villas at Kehalani - Comparison of Assessments

PCI	UNIT	2020 MONTHLY Fees			2021 MONTHLY Fees			Difference
		Maint	Reserves	TOTAL	Maint	Reserves	TOTAL	
1.007237	1401	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	1402	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	1403	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	1404	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.007237	1501	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	1502	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	1503	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	1504	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.067004	1601	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	1602	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
0.878437	1603	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	1701	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	1702	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	1703	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	1704	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.067004	1801	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	1802	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
0.878437	1803	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	1901	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.067004	1902	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	1903	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.007237	2001	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	2002	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	2003	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	2004	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.007237	2101	\$580.83	\$31.07	\$611.00	\$549.72	\$82.09	\$631.81	\$20.81
0.878437	2102	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	2103	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	2104	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.007237	2201	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	2202	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	2203	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	2204	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	2301	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.067004	2302	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	2303	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	2401	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	2402	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
0.878437	2403	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	2501	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.067004	2502	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	2503	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08

Villas at Kehalani - Comparison of Assessments

PCI	UNIT	2020 MONTHLY Fees			2021 MONTHLY Fees			Difference
		Maint	Reserves	TOTAL	Maint	Reserves	TOTAL	
1.007237	2601	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	2602	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	2603	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	2604	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	2701	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.067004	2702	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	2703	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.007237	2801	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	2802	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	2803	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	2804	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.007237	2901	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
0.878437	2902	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
0.878437	2903	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36
1.007237	2904	\$580.83	\$31.07	\$611.91	\$549.72	\$82.09	\$631.81	\$19.90
1.067004	3001	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
1.067004	3002	\$615.30	\$32.92	\$648.22	\$582.34	\$86.96	\$669.30	\$21.08
0.878437	3003	\$506.56	\$27.10	\$533.66	\$479.42	\$71.59	\$551.02	\$17.36