

SUMMARY OF PHYSICAL CHARACTERISTICS**PROJECT NAME** **Ke Kumu Ekahi**

Street Address 68-3520 Ke Kumu Place Waikoloa, HI

A. Project completion date: November, 1993

B. Number of Dwelling Units: 48

Quantity	Type
48	Two bedroom units @ 780 s.f.

C. Type of Structure:

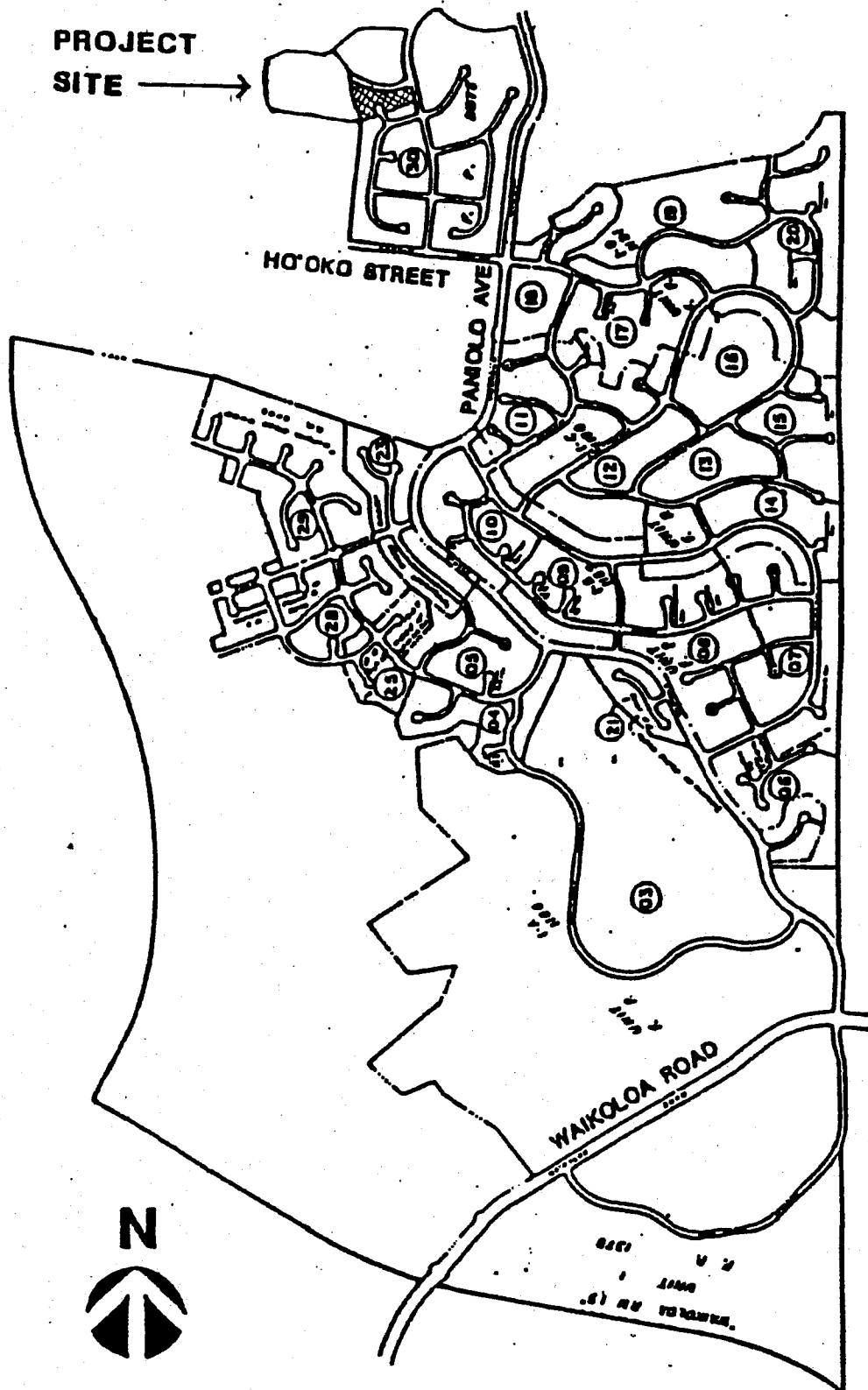
The project consists of twelve two-story wood frame buildings on 35,664 square feet of land. The common area includes a project office, laundry room, playground, storage room and community center. There are 82 parking stalls on site.

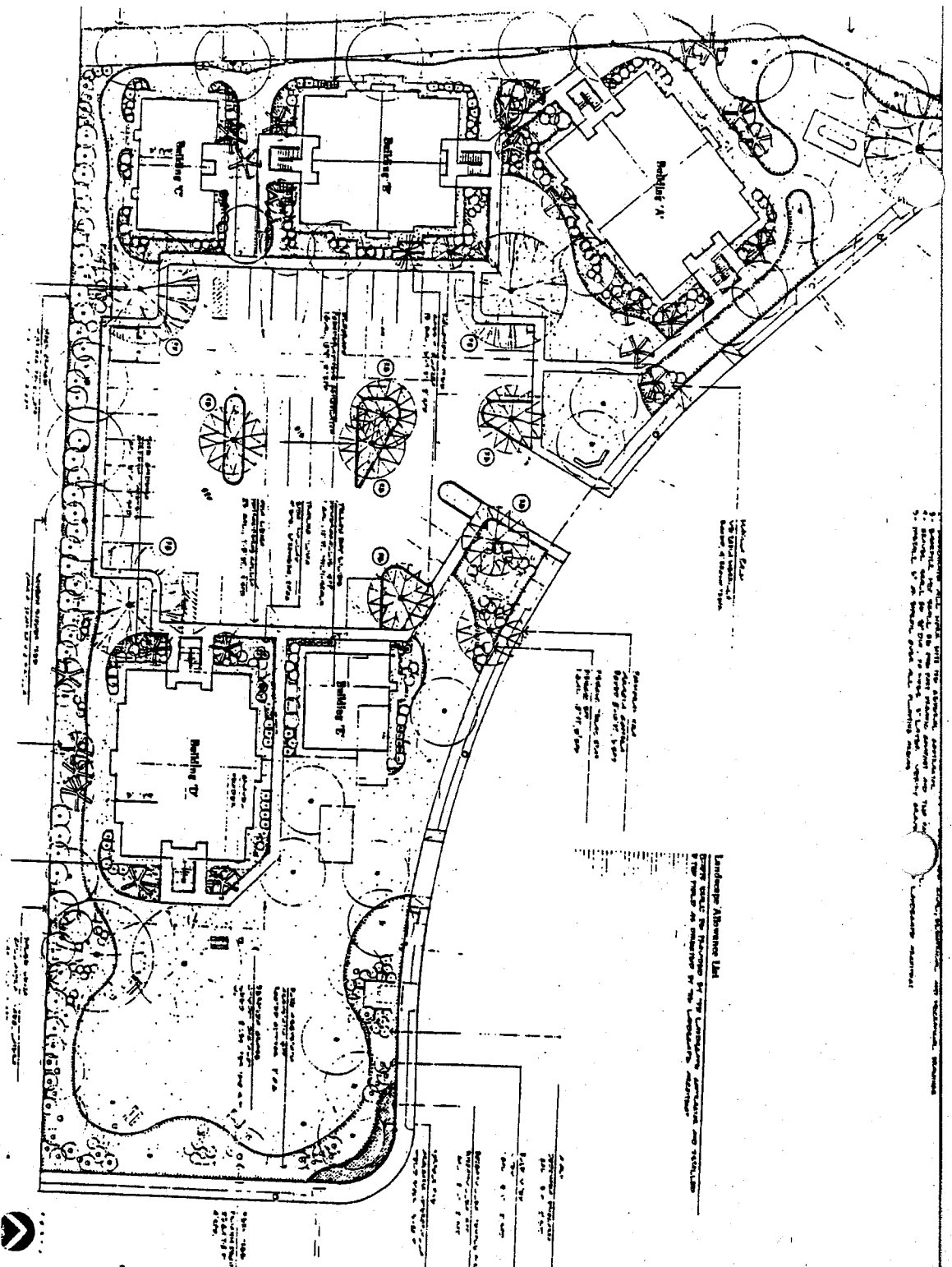
D. Type of Appliances:

- Range (Electric)
- Refrigerator
- Water Heater



WAIKOLOA TO WAIMEA	11 MILES
WAIMEA TO HONOKAA	15 MILES
WAIKOLOA TO KEAHOLE AIRPORT	23 MILES
WAIKOLOA TO KAILUA KONA	30 MILES





Approved for the City of Honolulu, Department of Planning, on 10/10/1994. The City Engineer, Department of Public Works, on 10/10/1994. The City Attorney, Department of City Attorney, on 10/10/1994. The City Clerk, Department of City Clerk, on 10/10/1994.

Landscaping Alternative 1A
 This plan is prepared by the Landscape Architect and Architect.
 The plan is prepared by the Landscape Architect and Architect.

Planting Schedule
 Planting Schedule
 Planting Schedule

Site Data
 Site Data
 Site Data



Item	Description	Quantity	Unit
1	Planting Schedule		
2	Planting Schedule		
3	Planting Schedule		
4	Planting Schedule		
5	Planting Schedule		
6	Planting Schedule		
7	Planting Schedule		
8	Planting Schedule		
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27	Planting Schedule		
28	Planting Schedule		
29	Planting Schedule		
30	Planting Schedule		

KEKUMU



Design
Planning
Residential

PROJECT STATUS REPORT

(month / year)

I. DELINQUENCY

A. Tenants in Occupancy.

	30 to 60	60 to 90	Over 90	Total
1. Number	_____	_____	_____	_____
2. Dollar Amount	_____	_____	_____	_____
3. Percentage (Based on number)	_____	_____	_____	_____

B. Former Tenants:

1. Number	_____	_____	_____	_____
2. Dollar Amount	_____	_____	_____	_____
3. Bad Debts Over 30 Days Delinquent:				

<u>Name</u>	<u>Original Amount</u>	<u>Present Balance</u>	<u>Date Vacated</u>	<u>Probability of Collection</u>
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MONTHLY FINANCIAL STATEMENT
 PROJECT _____
 MONTH _____

	MONTHLY	MONTHLY	PERCENT	ANNUAL	ANNUAL	PERCENT
	ACTUAL	BUDGET	VARIATION	ACTUAL	BUDGET	VARIATION
INCOME						
Rental Income						
Less: Vacancy Factor						
Laundry Income						
Other Income						
TOTAL						
DISBURSEMENTS						
Legal Fees						
Electricity						
Water						
Computer Accounting						
Resident Manager						
Resident Mgr. Apt.						
Account Clerk						
Admin. Ass't						
Bldg. Maint. & Repair						
Grounds Maintenance						
Fire Control						
Mileage						
Building Supplies						
Grounds Supplies						
Appliance Repairs						
Refuse Removal						
Equip. Maint & Repair						
Maintenance Payroll						
INS. Worker's Comp						
INS. Temp. Disability						
Medical Insurance						
FICA Payroll Tax						
State Unemployment						
Fed. Unemployment						
TOTAL						

NAME OF PROJECT
INCOME REGISTER

DATE	NAME	AMOUNT	ACCOUNT	REMARKS
MM/DD/YY	TENANT NAME	616.00	RENT	CK 697
MM/DD/YY	TENANT NAME	25.00	LATE	CASH
MM/DD/YY	TENANT NAME	15.00	LATE	CK 1546
MM/DD/YY	TENANT NAME	470.00	RENT	CK 125
MM/DD/YY	TENANT NAME	495.00	RENT	CK 329, CK 1916
MM/DD/YY	TENANT NAME	20.00	OTHER	CK 2575
MM/DD/YY	TENANT NAME	840.00	RENT	MONEY ORDER
MM/DD/YY	TENANT NAME	40.00	LATE	CK 797
MM/DD/YY	TENANT NAME	295.00	RENT	CK 965
MM/DD/YY	TENANT NAME	295.00	SEC DEP	CK 201
MM/DD/YY	TENANT NAME	495.00	RENT	CK 101
MM/DD/YY	TENANT NAME	620.00	RENT	CK 1866
MM/DD/YY	TENANT NAME	470.00	RENT	MONEY ORDER
MM/DD/YY	TENANT NAME	670.00	RENT	CK 468
MM/DD/YY	TENANT NAME	439.00	RENT	CK 1104
		<u>5,805.00</u>		

NAME OF PROJECT
BANK RECONCILIATION - MONTH, YEAR

BEGINNING BALANCE				
				100,351.02
	DEPOSIT	SECURITY DEPOSIT	WITHDRAWAL NSF	TOTAL
MM/DD/YY				
MM/DD/YY	3,496.00	616.00		4,112.00
MM/DD/YY	7,513.00			7,513.00
MM/DD/YY	16,517.00	295.00		16,812.00
MM/DD/YY	9,115.00			9,115.00
MM/DD/YY	21,495.00	20.00	656.00	20,859.00
MM/DD/YY	26,697.50	195.00		26,892.50
MM/DD/YY	2,069.00			2,069.00
MM/DD/YY	1,583.00			1,583.00
MM/DD/YY	802.00	645.00	635.00	948.00
MM/DD/YY	1,647.00	515.00	1,165.00	282.00
MM/DD/YY	891.00		1,457.00	705.00
MM/DD/YY	1,907.00	515.00	470.00	421.00
MM/DD/YY	620.00			2,422.00
MM/DD/YY	1,292.00	485.00		620.00
MM/DD/YY	2,310.00			1,777.00
MM/DD/YY	1,508.00		100,731.02	(98,421.02)
MM/DD/YY	965.00			1,508.00
				965.00
TOTALS	100,427.50	3,286.00	105,114.02	98,650.50
BEG BAL+RENTS+SD-WITHDRAWAL				
TOTAL BANK BALANCE			98,650.50	
			98,650.50	
WITHDRAWAL				
SD REFUND-TENANT NAME			RETURN CHECKS	
SD REFUND-TENANT NAME		656.00	TENANT NAME:	635.00
SD REFUND-TENANT NAME		670.00	TENANT NAME:	495.00
SD REFUND-TENANT NAME		682.00	TOTAL:	1,130.00
SD REFUND-TENANT NAME		775.00		
SD REFUND-TENANT NAME		470.00		
SD REFUND-TENANT NAME		680.00		
TRANSFER-HFDC				
TOTAL:		100,051.02		
		103,984.02		

NAME OF PROJECT
AGED RECEIVABLES SUMMARY/DELINQUENCY
MONTH, YEAR

ENDING BALANCE PER TENANT LEDGER	\$ 1,525.00
ADD: CREDIT BALANCES FROM TENANT LEDGER	\$ 1,073.00
AGED RECEIVABLE SUMMARY - CURRENTLY DUE	\$ 2,598.00

NAME OF PROJECT
TENANT LEDGER RECONCILIATION
MONTH, YEAR

	DEBIT	CREDIT	NET
BEGINNING BALANCE \$	3,241.26		\$ 3,241.26
TRANSFER VACATED TENANTS		\$ 380.00	\$ 2,861.26
CHARGES:			
RENT	\$ 97,786.00		\$ 97,786.00
LATE FEE	\$ 725.00		\$ 725.00
SECURITY DEPOSIT	\$ 3,286.00	\$ 5,343.00	(\$2,057.00)
NSF FEE	\$ 20.00		\$ 20.00
MAINTENANCE CHARGES		\$ 10.76	(\$10.76)
OTHER CHARGES	\$ 110.00		\$ 110.00
REFUNDS	\$ 4,079.00		\$ 4,079.00
CASH RECEIPTS:			
		\$ 101,988.50	(\$101,988.50)
END OF MONTH BALANCE			\$ 1,525.00

SECURITY DEPOSITS:

	<u>APPLIED</u>	<u>REFUNDED</u>
3E TENANT NAME	\$ 495.00	\$ 313.00
3G TENANT NAME	\$ 660.00	\$ 680.00
5G TENANT NAME	\$ 498.00	\$ 448.00
6E TENANT NAME	\$ 30.00	\$ 0.00
10B TENANT NAME	\$ 470.00	\$ 470.00
10C TENANT NAME	\$ 620.00	\$ 682.00
11C TENANT NAME	\$ 495.00	\$ 41.00
11G TENANT NAME	\$ 650.00	\$ 0.00
12A TENANT NAME	\$ 775.00	\$ 775.00
25B TENANT NAME	\$ 650.00	\$ 670.00
TOTAL:	<u>\$ 5,343.00</u>	<u>\$ 4,079.00</u>

DETAIL OF VACATED TENANT TRANSFERS:

<u>UNIT #</u>	<u>NAME</u>	<u>AMOUNT</u>
19G	TENANT NAME	\$ 380.00