

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**FINAL**  
**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**  
**PUBLIC REPORT**

CROSSPOINTE, INCREMENT A, PHASE A-2  
Kahuapaani Street at Mananai Place  
Halawa, Ewa District, Hawaii

Registration No. 1717

**IMPORTANT — Read This Report Before Buying**

**This Report Is Not an Approval or Disapproval of This Condominium Project**

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: February 1, 1986  
Expires: March 1, 1987

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 12, 1985, AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 9, 1986. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON THE PROJECT IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report No. 1717 on CROSSPOINTE, INCREMENT A, PHASE A-2, dated December 13, 1985, the Developer has submitted additional information deemed material.

2. The developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
3. The Developer reports that the Declaration of Horizontal Property Regime and By-Laws of Association of Apartment Owners for the Project have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1345769 and Document No. 1345770, respectively. The Condominium Map has also been filed as Condominium Map No. 573.
4. Advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, February 1, 1986, unless a Supplementary Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective period of this Report.
7. This Final Public Report is made a part of the registration of the CROSSPOINTE, INCREMENT A, PHASE A-2 condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock), this Final Public Report (white paper stock) and attached Disclosure Abstract dated December 15, 1985, in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

Except for the information under the topical headings below, there have been no other changes to information provided in the Preliminary Public Report.

LOCATION: The location of the Project is unchanged, but the formal description of the land is now Lot 482, area 1.458 acres, as shown on Map 192, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, with Land Court Application No. 966.

TAX KEY: The new tax key for the Project has not yet been assigned by the tax office.

DESCRIPTION OF PROJECT:

The Apartment Number, Unit Type, Net Interior Floor Area and Lanai area for each of the residential apartments are as set forth in the revised Exhibit "A" attached hereto, which is different from the original Exhibit "A" only in that the size of the limited common element lanai is no longer specified in the Description of Apartment Types because the size of the lanais may vary depending on field conditions and the location of the apartment.

OWNERSHIP OF TITLE: A Preliminary Title Report issued December 27, 1985, and updated as of January 13, 1986, by Security Title Corporation reports that leasehold title to the land is vested in GENTRY-HALAWA PARK, a Hawaii limited partnership, pursuant to that certain unrecorded Lease dated July 1, 1984, as amended, made by and between The Queen Emma Foundation, a Hawaii eleemosynary corporation as Lessor and Gentry-Halawa Park, as Lessee.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report issued by Security Title Corporation, as updated, reflects that the land is subject to the following encumbrances:

A. Real Property Taxes as may be due and owing; reference is made to the Office of the Finance Director, City and County of Honolulu.

B. Designation of Restriction of Access Rights as shown on Map 190, Land Court Application 966 (amended) as set forth by Land Court Order No. 75633 filed October 10, 1985.

C. Abutter's rights of vehicle access in favor of the State of Hawaii, as set forth by Final Order of Condemnation dated June 4, 1974, filed in said Office of the Assistant Registrar as Document No. 688927, under Civil No. 31504; as amended by instrument dated December 26, 1974, filed in said Office of the Assistant Registrar as Document No. 711816.

D. Unilateral Agreement and Declaration of Conditional Zoning dated October 19, 1982, recorded in the Bureau of Conveyances of the State of Hawaii in Book 16649 Page 107. (Not noted on Transfer Certificate of Title No. 220,615)

E. Conditions and agreements contained in that certain "Agreement for Issuance of Special Use Permit Under Section 21-2.71, Revised Ordinances of Honolulu, 1978, as Amended," dated August 22, 1984, filed in said Office of the Assistant Registrar as Document No. 1254140.

Supplemental Agreement with Respect to Special Permit--Joint Development Agreement for Crosspointe and Agreement for Issuance of Special Use Permit Under Section 21-2.71, Revised Ordinances of Honolulu, 1978, as amended, dated November 19, 1985, filed in said Office of the Assistant Registrar as Document No. 1335996 and recorded in Liber 19095 at Page 719.

F. Unrecorded and unregistered Construction Lease dated July 1, 1984, and effective as of July 1, 1984, as disclosed by that certain Memorandum of Lease filed in said Office of the Assistant Registrar as Document No. 1263551, as amended by unrecorded First Amendment of Lease dated October 25, 1985 of which a Memorandum of Amendment to Lease dated October 25, 1985 was filed in said Office of the Assistant Registrar as Document No. 1333064. (Also affects other property)

G. The terms and provisions of that certain unrecorded Halawa Low Density Apartment Sub-Development Agreement, dated and effective December 30, 1983, made by and between 745 Fort Street Corp., a Hawaii corporation, and Gentry-Halawa Park, a Hawaii limited partnership, consented thereto by unrecorded Consent and Agreement dated December 30, 1983, a Memorandum of Agreement of which is dated June 25, 1984, and filed in said

Office of the Assistant Registrar as Document No. 1267819.  
(Also affects other property).

H. Real Property Mortgage and Financing Statement dated November 15, 1984, filed in said Office of the Assistant Registrar as Document No. 1267820, made by Gentry-Halawa Park, as Mortgagor, to First Hawaiian Bank, a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of \$5,600,000 (the "Development Loan") and \$6,000,000 (the "Construction Loan"), all interest thereon, any additional advances made thereunder and all other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to. (Also affects other property)

Amendment to Real Property Mortgage and Financing Statement dated June 24, 1985, filed in said Office of the Assistant Registrar as Document No. 1306780, increasing the Construction Loan by \$4,000,000.00.

1) Lessor's Consent to Mortgage, Estoppel Certificate and Agreements dated November 14, 1984, filed in said Office of the Assistant Registrar as Document No. 1267821.

2) 745's Consent to Mortgage and Estoppel Certificate dated January 7, 1985, filed in said Office of the Assistant Registrar as Document No. 1277149.

3) Lessor's Consent to Mortgage, Estoppel Certificate and Agreements dated June 26, 1985, filed in said Office of the Assistant Registrar as Document No. 1306781.

4) 745's Consent to Mortgage and Estoppel Certificate dated June 25, 1985, filed in said Office of the Assistant Registrar as Document No. 1306782.

I. Financing Statement dated November 15, 1984, covering certain fixtures located on the real property, given as security by Gentry-Halawa Park in favor of First Hawaiian Bank, recorded on November 16, 1984, in the Bureau of Conveyances of the State of Hawaii in Book 18272 at Page 781. (Also affects other property)

J. Declaration of Covenants, Conditions and Restrictions for Crosspointe dated May 9, 1985, filed in said Office of the Assistant Registrar as Document No. 1299083.

K. Grant dated February 6, 1951, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 126580, in favor of the United States of America, granting a right of way and easement and the right of ingress and egress thereto for the purpose of laying, operating, maintaining, etc., an underground communication cable (also affects other property).

L. Grant dated September 1, 1941, filed in said Office of the Assistant Registrar as Document No. 109971, in favor of the United States of America, granting an underground right of way, 40-feet wide, to install, etc., underground tunnel and oil pipe line and appurtenances necessary under said premises, reserving full use of the surface of the ground above said easement for all purposes (also affects other property).

M. Reservations unto the State of Hawaii, its successors and assigns, as set forth in that certain Quitclaim Deed dated October 22, 1985, filed in said Office of the Assistant Registrar as Document No. 1330155.

N. Covenants as set forth in that certain Quitclaim Deed dated October 22, 1985, filed in said Office of the Assistant Registrar as Document No. 1330155.

O. The Declaration, By-Laws and Condominium Map mentioned on Page Two of this Public Report.

NOTE: The Developer advises that the United States of America has agreed to a cancellation of the grant for a communication line and underground tunnel described in Items K and L above. The Developer anticipates that these cancellations will be filed before the first apartment unit is conveyed. In any event, the Lessor and Developer have reserved the right to grant and realign easements pursuant and subject to the terms of paragraph 23 of the Declaration.

PROGRAM OF FINANCING: The Developer reports that an interim loan for the construction of the Project has been arranged with First Hawaiian Bank. The Contractor, Gentry Homes, Ltd., has obtained a master performance bond from United Pacific Insurance Company covering this Increment as well as other increments in the Crosspointe Community Project.

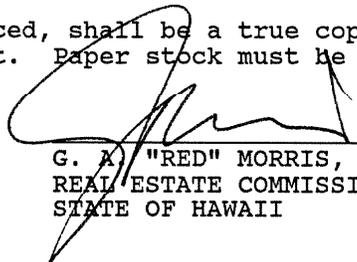
MANAGEMENT AND OPERATION: The Developer reports that the initial Managing Agent for the Project is Chaney, Brooks & Company, 606 Coral Street, Honolulu, Hawaii 96813, Telephone No. 544-1600.

STATUS OF THE PROJECT. Construction of the Project commenced on November 1, 1985, and will be completed by February 1, 1986.

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The purchaser or prospective purchaser should be cognizant of the fact that this published Final Public Report represents information disclosed by the Developer in the Notice of Intention submitted on November 12, 1985, and information subsequently filed as of January 15, 1986.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1717 filed with the Commission on November 12, 1985.

This Report, when reproduced, shall be a true copy of the Commission's Public Report. Paper stock must be white in color.

  
G. A. "RED" MORRIS, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:

Department of Finance, City and County of Honolulu  
Office of the Assistant Registrar of  
the Land Court  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 1717

February 1, 1986

EXHIBIT "A"

<u>Building and Apt. No.</u>	<u>Apt. Type</u>	<u>Net Interior Floor Area</u>	<u>Initial Parking Stall Assignment</u>
3-A	1005	1005	101*
3-B	813	813	104*
3-C	577	577	103*
3-D	874	874	102*
3-E	874	874	72*
3-F	577	577	71*
3-G	813	813	99*
3-H	1005	1005	100*
3-R	813	813	106*
3-S	848	848	105*
3-T	874	874	95*
3-U	874	874	70*
3-V	848	848	97*
3-W	813	813	98*
4-A	1005	1005	86*
4-B	813	813	73*
4-C	577	577	82*
4-D	874	874	96*
4-E	874	874	94*
4-F	577	577	75*
4-G	813	813	76*
4-H	1005	1005	78*
4-R	813	813	80*
4-S	848	848	81*
4-T	874	874	79*
4-U	874	874	74*
4-V	848	848	92*
4-W	813	813	93*
5-A	874	874	85*
5-B	848	848	87*
5-C	874	874	77*
5-D	874	874	90*
5-E	848	848	89*
5-F	874	874	88*

Note: \* indicates covered parking

DESCRIPTION OF APARTMENT TYPES:

Type 577

One bedroom, one bath apartment located on the first level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, one bedroom and one bath. All Type 577 apartments contain 577 square feet of NET INTERIOR FLOOR AREA and, additionally, a limited common element courtyard enclosed with a privacy fence.

Type 813

Two bedroom, one and one-quarter bath apartment located on the first or second level of a two-story fourteen-plex building consisting of a living room/dining room, kitchen, two bedrooms and one and one-quarter bathrooms. All Type 813 apartments contain 813 square feet of NET INTERIOR FLOOR AREA. In addition, Type 813 first story apartments have a limited common element courtyard enclosed with a privacy fence and second story apartments have a limited common element lanai.

Type 848

One bedroom, two bath apartment located on either the first or second level of a two-story eight-plex building consisting of a living room/dining room, kitchen, one bedroom, two bathrooms and a loft. All Type 848 apartments contain 848 square feet of NET INTERIOR FLOOR AREA. In addition, first story apartments have a limited common element courtyard enclosed with a privacy fence and second story apartments have a limited common element lanai.

Type 874

Two bedroom, two bath apartment located on either the first or second level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, two bedrooms and two bathrooms. All Type 874 apartments contain 874 square feet of NET INTERIOR FLOOR AREA. In addition, first story apartments have a limited common element courtyard enclosed with a privacy fence and second story apartments have a limited common element lanai.

Type 1005

Two bedroom, two and one-half bath apartment located on both first and second level of a two-story fourteen-plex building consisting of a living room/dining room, kitchen, two bedrooms and two and one-half bathrooms. All Type 1005 apartments contain 1005 square feet of NET INTERIOR FLOOR AREA. In addition, all type 1005 apartments have a limited common element courtyard enclosed with a privacy fence.

SCHEDULE OF COMMON INTERESTS

<u>Model</u>	<u>Phase A-2</u>	<u>Upon Merger of Phases of A-1 and A-2</u>
Type 577	2.03	.0075
813	2.86	.0106
848	2.98	.0111
874	3.07	.0114
1005	3.54	.0131
Parking Apartment	.12	.0028

Total Number of Models in Phase A-2

<u>Model</u>		<u>Percentage Common Interest for Phase A-2</u>	<u>Total Percentage Common Interest</u>
Type 577	4 x	2.03	8.12
813	8 x	2.86	22.88
848	6 x	2.98	17.88
874	12 x	3.07	36.84
1005	4 x	3.54	14.16
Parking Apt.	<u>1</u>	.12	<u>.12</u>
	35		100.00%

CROSSPOINTE, Increment A, Phase A-2  
DISCLOSURE ABSTRACT  
as of December 15, 1985  
Registration No. 1717

1. NAME AND ADDRESS OF PROJECT: CROSSPOINTE, Increment A, Phase A-2, Mananai Place, Honolulu, Hawaii.
2. NAME AND ADDRESS OF DEVELOPER Gentry-Halawa Park, a Hawaii limited partnership, 94-539 Puahi Street, Waipahu, Hawaii 96797, TELEPHONE: (808) 671-6411.
3. MANAGING AGENT OF PROJECT. Chaney, Brooks & Company, 606 Coral Street, Honolulu, Hawaii, TELEPHONE: (808) 544-1600.
4. MAINTENANCE FEES. The breakdown of the annual maintenance fees and the monthly estimated costs for each dwelling, which is hereby certified to be based on generally accepted accounting principles, is more particularly set forth in Exhibit "A" attached hereto and made a part hereof. The Developer advises that the maintenance fees of a condominium project are difficult to estimate prior to actual operation of the project, and even if maintenance fees have been accurately estimated, such fees will tend to increase in an inflationary economy and as the improvements age. The estimated maintenance fees and monthly fees for each apartment are based on the latest information available to the Developer and Managing Agent and are subject to revision based on actual costs for items enumerated. Maintenance fees can vary depending on services desired by apartment owners. Each Buyer should check the attached maintenance fee schedule to see what services are included therein.
5. WARRANTIES. Except for defects in any appliance or other consumer product (for which no warranty, express or implied, is given by the Developer and which shall be covered only by the respective manufacturers' or dealers' warranties, if any), Developer shall remedy all defects in the apartment due to faulty material or workmanship which are discovered and brought to the attention of Developer within one (1) year from the date of closing of purchaser's loan to purchase the apartment or the date of occupancy whichever shall first occur; Developer also warrants and shall remedy all defects in the common elements of the Project for a period of two (2) years from the date of completion of the common elements or two years from the date the first apartment is conveyed to a purchaser other than the Developer, whichever is later. For purposes of the foregoing apartment warranty and common elements warranty, Seller agrees to repair, renovate, restore or replace any defective material or workmanship within the respective warranty periods. Routine maintenance work is not covered by any warranty. Except for the foregoing warranties, THE DEVELOPER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT, THE PROJECT, OR CONSUMER PRODUCTS CONTAINED IN THE APARTMENT OR THE PROJECT, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY OR WORKMANLIKE CONSTRUCTION. The execution and delivery of the lease demising the apartment from the Lessor to purchaser shall operate as an assignment from the Developer to purchaser of manufacturers' or

dealers' warranties, if any, covering any appliance and other consumer products for the unexpired term thereof, to the extent that Developer has the right and power to make such an assignment. Purchaser acknowledges and agrees that Developer is not stating that any such warranties exist, or that such an assignment will be effective, is not adopting any such manufacturers' or dealers' warranties, and is not acting as a co-warrantor, but is merely attempting to pass through to the purchaser the benefits of such warranties, if any. The terms of the manufacturers' or dealers' written warranties, if any, are available for purchaser's examination at Developer's office.

6. USE. The Project shall consist of one parking apartment for the exclusive use of residents in the Project and thirty-six (34) one and two bedroom apartments which shall be utilized for residential purposes only.

7. EXTENT OF NON-RESIDENTIAL DEVELOPMENT. Except for the Parking Apartment which are reserved for the exclusive use of residents of the Project, the Declaration and By-Laws do not authorize any commercial or non-residential use of the Project.

GENTRY-HALAWA PARK  
By Its General Partner  
HALAWA PARK DEVELOPMENT, LTD.

By   
Its Assistant Vice President

EXHIBIT "A"

Monthly Estimated Maintenance Cost for Each Apartment

1. Total Estimated Monthly Cost  
See Exhibit "B" and "B-1" attached \$ 1,458.00
2. Estimated Monthly Cost Per Apartment: See Breakdown Below

<u>Apt. Type</u>	<u>Percentage Common Interest</u>	<u>Maintenance Fee</u>	<u>Crosspointe Community Assn. Dues*</u>	<u>Total</u>
577	2.03%	\$29.65	\$59.60	\$ 89.25
813	2.86%	\$41.75	\$59.60	\$101.35
848	2.98%	\$43.50	\$59.60	\$103.10
874	3.07%	\$44.80	\$59.60	\$104.40
1005	3.54%	\$51.70	\$59.60	\$111.30
Parking Apt.**	.12%	--	--	--

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 \* Based on 400 total units in the Community Area; when the recreational facilities are completed and as the number of units in the Community Area increases, the maintenance fees will be adjusted accordingly. Exhibit B-2 shows the estimated monthly budget for the Community Association after all of the increments and recreational facilities in the Crosspointe project have been completed.

\*\* No maintenance fees have been assigned to the Parking Apartment as the owner of the Parking Apartment is solely responsible for all expenses associated with said apartment. Initially the Developer will own the Parking Apartment, but will convey the Apartment to the Community Association. Provision for ordinary maintenance of the Parking Apartment has been made in the attached Community Association budgets.

The above breakdown of maintenance fees for apartments does not include the purchaser's obligation for the payment of real property taxes or lease rent. An estimate of real property taxes will be provided by the Developer upon request by the purchaser. The annual lease schedule for the apartments is as follows:

<u>Apartment Type</u>	<u>Commencement of Lease through December 31, 1998</u>	<u>January 1, 1999 through December 31, 2008</u>	<u>January 1, 2009 through December 31, 2018</u>
577	\$360	\$540	\$ 810
813	420	630	945
848	420	630	945
874	420	630	945
1005	456	684	1,026

Thereafter, for the remainder of the 55 year term, the amount of lease rental shall be determined by renegotiation, as provided in the Apartment Lease.

PROPOSED OPERATING BUDGET

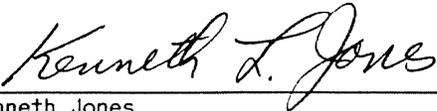
CROSSPOINTE A-2  
(34 Units)

	<u>Monthly</u>	<u>Annually</u>	<u>Remarks</u>
<u>RECEIPTS</u>			
Maintenance Fees	\$ 1,458	\$ 17,496	
Association Dues	2,026	24,312	
<b>TOTAL RECEIPTS</b>	<b>\$ 3,484</b>	<b>\$ 41,808</b>	
 <u>DISBURSEMENTS</u>			
Tax Fees	\$ 13	\$ 156	Tax Filing
Insurance Package	350	4,200	
Insurance Liability	170	2,040	
Insurance Other	30	360	D & O
Management & Acctg. Services	537	6,444	Fiscal Svc. Only.
Misc. & Project Office Expenses	50	600	
Refuse Service	80	960	1 Bin
Maintenance & Repair - Other Equip.	25	300	
Supplies, Building & Other	50	600	
Taxes, Corporate Income	20	240	
Association Dues	2,026	24,312	
<b>SUBTOTAL DISBURSEMENTS</b>	<b>3,351</b>	<b>40,212</b>	
TRANSFER TO RESERVES	133	1,596	
<b>TOTAL DISBURSEMENTS</b>	<b>\$ 3,484</b>	<b>\$ 41,808</b>	

The operating budget (prorated on a monthly basis) and estimated monthly cost for each unit is for one year commencing November 1985. The information contained herein is based on data available to us at this time.

We certify that the monthly maintenance fees and the monthly operating costs have been based on generally accepted accounting principles.

November 1, 1985

  
 \_\_\_\_\_  
 Kenneth Jones  
 Property Manager  
 Chaney, Brooks & Company

KJ/shs

PROPOSED OPERATING BUDGET  
 CROSSPOINTE COMMUNITY ASSOCIATION  
 INTERIM

	<u>Monthly</u>	<u>Annually</u>	<u>Remarks</u>
<u>RECEIPTS</u>			
Association Dues	\$23,839	\$286,068	
<u>TOTAL RECEIPTS</u>	<u>\$23,839</u>	<u>\$286,068</u>	
<u>DISBURSEMENTS</u>			
Audit and Tax Fees	\$ 125	\$ 1,500	
Insurance - Liability	25	300	
Insurance - Other	65	780	
Insurance - Medical	320	3,840	
Insurance - Workmen's Compensation	492	5,904	
Management & Accounting Service	809	9,708	Full Service
Payroll - Maintenance	2,600	31,200	
Payroll - Resident Manager	1,500	18,000	
Lodging - Resident Manager	800	9,600	
Security Service	4,426	53,112	
Supplies - Grounds	644	7,728	
Supplies - Electric & Lighting	444	5,328	
Taxes - Payroll	513	6,156	
Electricity	5,717	68,604	
Gas	20	240	
Telephone	45	540	
Water/Sewer	4,200	50,400	
 SUBTOTAL DISBURSEMENTS	 \$22,745	 \$272,940	
Transfer to Reserve	1,094	13,128	
<u>TOTAL DISBURSEMENTS</u>	<u>\$23,839</u>	<u>\$286,068</u>	

The operating budget (prorated on a monthly basis) and the estimated monthly cost for each unit is for one year commencing July 1985. The information contained herein is based on data available to us at this time.

We certify that the monthly maintenance fees and the monthly operating costs have been based on generally accepted accounting principles.

July 23, 1985

  
 Kenneth Jones  
 Property Manager  
 Chaney, Brooks & Company

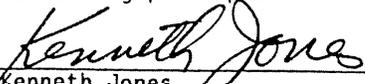
CROSSPOINTE COMMUNITY ASSOCIATION  
FINAL

	<u>Monthly</u>	<u>Annually</u>	<u>Remarks</u>
<u>RECEIPTS</u>			
Association Dues	\$34,822	\$417,864	
<u>TOTAL RECEIPTS</u>	<u>\$34,822</u>	<u>\$417,864</u>	
<u>DISBURSEMENTS</u>			
Audit and Tax Fees	\$ 125	\$ 1,500	
Insurance Package	100	1,200	
Insurance - Fire	84	1,008	
Insurance - Other	65	780	
Insurance - Medical	640	7,680	
Insurance - Workmen's Compensation	928	11,136	
Management & Accounting Service	809	9,708	Fiscal/Physical Svc.
Misc. & Project Office Expenses	100	1,200	
Petty Cash Reimbursement	100	1,200	
Refuse Service	140	1,680	
Maintenance & Repair - Other Equip	100	1,200	
Payroll - Maintenance	6,228	74,736	
Payroll - Resident Manager	1,500	18,000	
Lodging - Resident Manager	800	9,600	
Security Service	4,426	53,112	
Supplies - Grounds	770	9,240	
Supplies - Janitorial	50	600	
Supplies - Painting	50	600	
Supplies - Pool	200	2,400	
Supplies - Electric & Lighting	570	6,840	
Supplies - Building & Other	75	900	
Taxes - Payroll	928	11,136	
Electricity	6,969	83,628	
Gas	20	240	
Telephone	45	540	
Water/Sewer	5,660	67,920	
Other Disbursements	250	3,000	
 SUBTOTAL DISBURSEMENTS	 \$31,732	 \$380,784	
Transfer to Reserve	3,090	37,080	
 TOTAL DISBURSEMENTS	 \$34,822	 \$417,864	

The operating budget (Prorated on a monthly basis) and the estimated monthly cost for each unit is for the first year of operation following completion of all phases. The information contained herein is based upon data available to us at this time.

We certify that the monthly maintenance fees and the monthly operating costs have been based on generally accepted accounting principles.

July 23, 1985

  
 Kenneth Jones  
 Property Manager  
 Chaney, Brooks and Company