

1551 ALA WAI (formerly known as THE WATERMARK)
(Registration No. 5672)

DISCLOSURE ABSTRACT
(Effective March 1, 2009)

1. (a) COMMUNITY: 1551 Ala Wai
1551 Ala Wai Boulevard
Honolulu, Hawaii 96815
- (b) DEVELOPER: Ala Wai Watermark Development, LLC
1551 Ala Wai Boulevard
Honolulu, Hawaii 96815
Phone: (619) 702-0330
- (c) ATTORNEY FOR DEVELOPER: Case Lombardi & Pettit
Nancy J. Youngren
737 Bishop Street, Suite 2600
Honolulu, Hawaii 96813
Phone: (808) 547-5400
- (d) COMMUNITY MANAGER: Hawaiiiana Management Company, Ltd.
711 Kapiolani Boulevard, Suite 700
Honolulu, Hawaii 96819-5199
Phone: (808) 593-9100

2. MONTHLY OPERATING BUDGET.

The Project was turned over to the association of apartment owners (the "Association") on September 1, 2008. Exhibit "A" is the monthly operating budget for the Project, which has been prepared by the managing agent and approved by the Board of Directors of the Association on November 4, 2008 .

3. In all other respects, the information contained in the public report remains true, accurate and in full force and effect.

Hawaiiana Management Company, Ltd

2009 Monthly Operating Budget For

1551 Ala Wai

Approved by Board of Directors on November 4, 2008

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DESCRIPTION	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	ANNUAL
REVENUE	2008	2008	2008	2008	2009	2009	2009	2009	2009	2009	2009	2009	TOTAL
MAINTENANCE FEES							187,388	187,388	187,388	187,388	187,388	187,388	1,124,325
ELECTRICITY REIMB							30,000	30,000	30,000	30,000	30,000	30,000	180,000
INVESTMENT INTEREST							312	312	312	312	312	312	1,872
OTHER - KEYS							150	150	150	150	150	150	900
TOTAL REVENUE							217,850	217,850	217,850	217,850	217,850	217,850	1,307,097

UTILITIES	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL
ELECTRICITY							92,589	92,589	92,589	92,589	92,589	92,589	555,534
TV CABLE							6,228	6,228	6,228	6,228	6,228	6,228	37,368
WATER							3,242	3,242	3,242	3,242	3,242	3,242	19,452
SEWER							7,500	7,500	7,500	7,500	7,500	7,500	45,000
TELEPHONE							1,100	1,100	1,100	1,100	1,100	1,100	6,600
TOTAL UTILITIES							110,659	110,659	110,659	110,659	110,659	110,659	663,954

CONTRACT SVCS	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL
CLEANING							7,500	7,500	7,500	7,500	7,500	7,500	45,000
GROUNDS							9,500	9,500	9,500	9,500	9,500	9,500	57,000
REFUSE							756	756	756	756	756	756	4,536
TOTAL CNTRCT SVCS							17,756	17,756	17,756	17,756	17,756	17,756	106,536

MAINTENANCE	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL
WINDOW CLNG								3,900			3,900		7,800
CLEANING SUPPS							150	150	150	150	150	150	900
GROUNDS - TREE TRIMMING							592	592	592	592	592	592	3,552
ELEVATOR							4,460	4,460	4,460	4,460	4,460	4,460	26,760
ELECTRICAL/LIGHTING							200	200	200	200	200	200	1,200
PLUMBING							200	200	200	200	200	200	1,200
POOL AND SPA							500	500	500	500	500	500	3,000
PAINT							100	100	100	100	100	100	600
PEST CONTROL							250	250	250	250	250	250	1,500
FIRE SYSTEMS							2,233	2,233	2,233	2,233	2,233	2,233	13,398
BLDG/SUPPLIES/REPAIRS							500	500	500	500	500	500	3,000
EQUIPMENT							1,225	1,225	1,225	1,225	1,225	1,225	7,350
BUILDING MAINT - REPAIRS							500	500	500	500	500	500	3,000
BLDG MAINT-OTHER							100	100	100	100	100	100	600
TOTAL MAINTENANCE							11,010	14,910	11,010	11,010	14,910	11,010	73,860

Approved by Board of Directors on November 4, 2008

DESCRIPTION	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	ANNUAL
PROFESSIONAL SVCS	2008	2008	2008	2008	2009	2009	2009	2009	2009	2009	2009	2009	TOTAL
ADMIN SERVICES							1,200	1,200	1,200	1,200	1,200	1,200	7,200
OFFICE - MAINT FEE							1,998	1,998	1,998	1,998	1,998	1,998	11,988
ASSOCIATION ADMIN							350	350	350	350	350	350	2,100
EDUCATION							50	50	50	50	50	50	300
MANAGEMENT SRVCS							3,330	3,330	3,330	3,330	3,330	3,330	19,979
AUDIT												1,896	1,896
LEGAL FEES							350	350	350	350	350	350	2,100
CONSULTING FEES							300	300	300	300	300	300	1,800
TOTAL PROF. SERVICES							7,578	7,578	7,578	7,578	7,578	9,474	47,363

PAYROLL & BENEFITS	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL
P/R - MANAGER							4,440	4,440	4,670	4,670	7,000	4,670	29,890
P/R - MAINT							2,480	2,480	2,480	2,480	3,720	2,480	16,120
P/R-RES SPECIALIST							20,000	20,000	20,120	20,450	30,680	20,450	131,700
P/R - OFFICE							3,000	3,000	3,150	3,150	4,730	3,150	20,180
WORKERS COMP									24,675				24,675
TDI								600			600		1,200
HEALTH CARE							4,850	4,850	4,850	4,850	4,850	4,850	29,100
PAYROLL TAXES							2,720	2,720	2,720	2,720	4,080	2,720	17,680
PAYROLL PREP							150	150	150	150	150	150	900
UNIFORMS									600			600	1,200
OTHR BENEFIT/RENT							2,200	2,200	2,200	2,200	2,200	2,200	13,200
TOTAL P/R & BENEFITS							39,840	40,440	65,615	40,670	58,010	41,270	285,845

OTHER EXPENSES	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL
INSURANCE-PROPERTY								7,583	7,583	7,583	7,583	7,583	37,915
INSURANCE-LIABILITY								735	735	735	735	735	3,675
INSURANCE-FLOOD										8,971			8,971
D AND O INS								200	200	200	200	200	1,000
FIDELITY BOND INS								175	175	175	175	175	875
INSURANCE-B&M								332	332	332	332	332	1,660
INSURANCE-UMBRELLA								175	175	175	175	175	875
MEETING EXPENSE							100	100	100	100	100	100	600
MISCELLANEOUS EXPENSE							100	100	100	100	100	100	600
REAL PROPERTY TAX												180	180
STATE GENERAL EXCISE TA							68	68	68	68	68	68	408
FEDERAL INCOME TAX							76	76	76	76	76	76	456
CONDO REGISTRATION										900			900
TOTAL OTHER EXP.							344	9,544	9,544	19,415	9,544	9,724	58,115

TOTAL OP EXPENSE							187,187	200,887	222,162	207,088	218,457	199,893	1,235,673
SURPLUS (-DEFICIT)							30,663	16,963	-4,312	10,762	-607	17,957	71,424