DISCLOSURE ABSTRACT

Project Name: Project Address: KULALANI AT MAUNA LANI 68-1118 North Kaniku Drive Kamuela, Hawaii, 96743

Developer:

SCD ML II, LLC,

Address:

a Hawaii limited liability company

1100 Alakea Street, 27th Floor

Honolulu, Hawaii, 96813

Telephone:

Project Manager:

(808) 537-5220 Sarah Agnew-Miller

Maintenance Fees:

See attached. Owners began paying their maintenance fees as of November 1, 2008. Attached is the updated and revised estimated

maintenance fees budget.

Management Company:

Hawaiiana Management Company Ltd. 711 Kapiolani Boulevard, Suite 700 Honolulu, Hawaii, 96813 Attention: Patrick Du Monceaux

Phone Number: (808) 930-3218 ext. 386

Warranties:

(Excerpt from section III.F- page 15 of the Final Public Report.)

Developer does not make any warranties for the Project, but merely intends to pass on any warranties made to it by the general contractor (or another contractor, subcontractors or parties) for the Project to correct work found to be defective within the applicable period. Typically, a general contractor will provide a warranty for work completion, which can start prior to the recordation of the deed to Buyer. A 10-year limited warranty regarding the structural element (as defined in the policy) and other additional warranties are also being provided, subject to limitations set forth in the policy. Buyers are encouraged to review and learn about these warranties.

Permitted Apartment Use:

126 units residential.

No commercial or other non-residential development is proposed by Developer for the project

EXHIBIT "I"

Estimate of Initial Maintenance Fees AND Estimate of Maintenance Fee Disbursements

Estimate of Initial Maintenance Fees for Each Apartment Type (not aggregate):*

<u>Apartment</u>	Monthly Fee x 12 months = Yearly Tot			
Type A1 & A1 (reverse)	\$	894.46	\$10,733.55	
Type A2 & A2 (reverse)**	\$	968.20	\$11,618.38	
Type B1 & B1 (reverse)	\$	637.32	\$ 7,647.82	
Type B2 & B2 (reverse)	\$	916.00	\$10,992.04	
Type B3 & B3 (reverse)	\$	780.96	\$ 9,371.50	

Maintenance fees are intended to cover the Common Expenses of the Project (i.e., the expenses attributable to the maintenance and operation of the "general" Common Elements of the Project). Maintenance fees shall be charged to each Apartment Owner based upon said Owner's Common Interest.***

- * The estimates of the initial maintenance fees <u>DOES NOT</u> include each owner's share of the Mauna Lani Resort Fees and the Recreation Complex Assessment (see below).
- ** Due to Apartment 102's slightly larger common interest (as described in Exhibit "G"), Apartment 102's estimated maintenance fee is \$973.58 per month (or \$11,683.00 annually).
- Each Apartment owner shall be obligated for the payment of his or her respective share of the common expenses from and as of the date upon which the Apartment is conveyed to said owner.

Recreation Complex Fees/ Mauna Lani Resort Fees

Kulalani at Mauna Lani has 126 Apartments. Developer understands that the condominium project at Tax Map Key No. (3) 6-8-22-41 may have, in the aggregate, approximately 137 Apartments. The two projects will be sharing the Recreation Complex and entrance to the Project. Each Association shall bear 50% of the expenses for the Recreation Complex. As set forth in this Exhibit "I", the current Recreation Complex Association fee is \$75.51 per Apartment per month.

As set forth in this Exhibit "I", the current assessment for the Mauna Lani Resort Association fee is \$112 per Apartment per month.

The amounts set forth in this Exhibit "I" are estimates only. Such estimates are not intended to be and do not constitute any representation or warranty by the Developer, including but not limited to any representation or warranty as to the accuracy of the estimates. The estimated initial maintenance fees for each Apartment by Apartment type includes an estimated assessment for capital reserves (see below). Reasonable efforts to consider current information were used to determine these estimates. However, as is typical, these estimates may change for any number of reasons, including but not limited to changes in the economy, amounts charged by service providers or Acts of God.

Reserve Assessment:

Pursuant to §514A-148(b), new associations need not collect estimated reserves until the fiscal year which begins after the association's first annual meeting. The Developer has not completed an independent, third party reserve study as contemplated by §514A-83.6, HRS, and the replacement reserve rules, subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended (collectively, the "Reserves Law"), at this time for either the Project or the Recreation Complex. The budget amount for Reserves is an estimate only.

For both the Project and the Recreation Complex, "Start-up fees" in an amount equal to two (2) months of the estimated maintenance fees will be collected from each purchaser at closing to fund the maintenance fees and one (1) month of maintenance fees will be collected from each purchaser at closing to start funding the reserves. This one-time reserves payment is to be made by each purchaser and will be supplemented by an assessment to be determined by the Association in accordance with the Reserves Law.

The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency

Mandatory reserves assessment and collection in effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanation whether in arriving at the figure for "Reserves", the Developer conducted a reserve study in accordance with 514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

Pursuant to 514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.

CERTIFICATE

- I, the undersigned, duly sworn on oath, depose and affirm as follows:
- I am the President for Hawaiiana Management Company, Ltd., a Hawaii corporation, designated by the Developer of the Kulalani at Mauna Lani and the Kulalani-Ka Milo Recreation Complex condominium projects (the "Projects") to act as the Managing Agent for the management and administration of the Project.
- Attached hereto is a true and correct copy of the projected budget for the Projects. The estimates contained therein, including the maintenance fee assessments and disbursements, are based upon and in reliance on the assumptions, expense and income data provided by the Developer along with information gathered by the Managing Agent from projects of comparable size and character. The estimated figures do not account for inflation, market adjustments, future utility rate changes, future insurance premium rate changes or other unanticipated events, including but not limited to, acts of government, acts of God, terrorism or war. In addition, the projected budget is based upon and in reliance on discussions with the Developer.
- I hereby certify that the breakdown of the annual maintenance charges and the monthly estimated cost for each unit in the Projects, as attached hereto and hereby incorporated herein by reference. were determined in accordance with Section 514B-148 of the Hawaii Revised Statutes and Chapter 107 of the Hawaii Administrative Rules, and that the Managing Agent made a good faith effort to calculate such estimates for the one-year period commencing February 2015, based on generally accepted accounting principles.
- As permitted pursuant to Section 514B-148(b), new associations need not collect estimated reserves until the fiscal year which begins after the association's first annual meeting. The Developer has not conducted a reserve study for the Project. The budget amount for Reserves is an estimate only.
 - 5. The Budget has been prepared on a cash basis.
- The estimated maintenance fees for Kulalani do not include the following mandatory charges which are levied in addition to the monthly maintenance fee:
 - a. Unit electrical charges
 - b. Recreation Complex fees, currently at \$75.51 per unit per month.
 - c. Mauna Lani Resort Fees, currently at \$112.00 per unit per month.

DATED: Honolulu, Hawaii, this 5th day of March, 2015

Name: J. MICHAEL HARTLE -Title: PRESIDENT

Subscribed and sworn to before me this 5th day of March, 2015

State of Hawaii

City & County of Honolulu

Date: March 5, 2015 # of Pages: 9

Doc. Description: Certificate of Managing Agent & Estimated

Annual Disbursements for: Kulalani at Mauna Lani & the Kulalani-Ka Milo Recreation Complex

Notary Signature //

Name: Stephanie M. Angle

No. & Expiration: 10-134

6/13/2018

First Circuit, State of Hawaii

TO TO TO THE OF HAM

NOTARY CERTIFICATION

Estimate of Maintenance Fee Disbursement

EXPENSES	Monthly Fee	Annual Fee
Utilities		
Electricity	\$1,333.33	\$16,000.00
TV Cable	\$4,200.00	\$50,400.00
Water	\$20,833.33	\$250,000.00
Sewer	\$4,291.67	
Telephone - Entry System	\$83.33	\$1,000.00
Web Communications	\$100,00	
Contract Services		
Security	\$100.00	\$1,200.00
Maintenance		
Building Maintenance	\$1,250.00	\$15,000.00
Cleaning Supplies	\$100.00	···
Grounds - Landscaper	\$20,833.33	
Grounds - Tree Trimming	\$2,000.00	
Grounds - Sprinkler	\$200.00	
Electrical/Lighting	\$416.67	\$5,000.00
Plumbing	\$183.33	
Pest Control	\$1,000.00	\$
Refuse	\$2,750.00	
Entry Gate Area Maintenance	\$200.00	
Roof Maintenance	\$100.00	
Miscellaneous Repairs & Purchases	\$100.00	
Tools & Equipment	\$100.00	
Professional Services		
Administrative Supplies & Services	\$650.00	\$7,800.00
AOAO Administrative Expenses	\$100.00	
Vehicle Expenses	\$100.00	
Management Services	\$1,975.00	
Audit	\$233.33	
Legal Fees General	\$200,00	\$2,400.00
Legal Fee Collections	\$750.00	\$9,000.00
Mauna Lani Resort Assoc. Dues on Certification page	\$0.00	
Recreation Center Dues on Certification page	\$0.00	\$0.00
Payroll & Benefits		
P/R Manager (part-time onsite)	\$2,000.00	\$24,000.00
Health Care	\$458.33	
Payroll Taxes	\$250.00	\$3,000.00
Payroll Prep	\$150.00	\$1,800.00
Other Expenses		
Insurance - Property	\$6,666.67	\$80,000.00
Fidelity Bond Insurance	\$75.00	
Insurance - D&O	\$200,00	\$2,400.00
Insurance - Umbrella	\$300.00	\$3,600.00
Miscellaneous Expense	\$66.67	
State General Excise Tax	\$45.00	
Reserves	\$29,166.67	
TOTAL	\$103,561.67	
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i, J. Michael Hartiey, as agent for/and/or employed by Hawaiiana Management Company, the condominium managing agent for Kulaiani at Mauna Lani condominium project, herby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

1MM Warfly 3/5/15
Signature Date

Pursuant to 514B-148, 7b, Hawaii Revised Statutes, a new association need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting. The Developer has set forth a reserve estimate for the Project.

Estimated Maintenance Fees (Kulalani at Mauna Lani - 126 units)

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Unit Number	Unit Type	Square Footage	Common Interest (%)	Monthly Fee	Annual Fee
101	A1	1,868	0.8637	\$894,46	\$10,733.
102	A2	2,022	0,9401	\$973,58	\$11,683.
103	A2	2,022	0.9349	\$968.20	\$11,618.
104	A1	1,868	0.8637	\$894.46	\$10,733.
201	B1	1,331	0.6154	\$637.32	\$7,647.
202	82	1,913	0.8845	\$915.00	\$10,992.
203	В3	1,631	0.7541	\$780.96	\$9,371.
204	В3	1,631	0.7541	\$780.96	\$9,371
205	B2	1,913	0.8845	\$916.00	\$10,992.
206	B1	1,331	0,6154	\$637.32	\$7,647.
301	A1	1,868	0.8637	\$894.46	\$10,733.
302	A2	2,022	0.9349	\$968,20	\$11,618.
303	A2	2,022	0.9349	\$968.20	\$11,618.
304	A1	1,868	0.8637	\$894.46	\$10,733.
401	B1	1,331	0.6154	\$637.32	\$7,647.
	82		0.8845	\$916.00	\$10,992.
402		1,913		\$780.96	\$9,371
403	B3	1,631	0.7541		
404	B3	1,631	0.7541	\$780.96	\$9,371.
405	B2	1,913	0.8845	\$916.00	\$10,992
406	B1	1,331	0,6154	\$637.32	\$7,647
501	A1	1,868	0.8637	\$894.46	\$10,733.
502	A2	2,022	0.9349	\$968,20	\$11,618
503	A2	2,022	0.9349	\$968.20	\$11,618
504	A1	1,868	0.8637	\$894.46	\$10,733
601	B1	1,331	0.6154	\$637.32	\$7,647
602	B2	1,913	0.8845	\$916.00	\$10,992
603	B3	1,631	0.7541	\$780.96	\$9,371
604	B3	1,631	0.7541	\$780.96	\$9,371
605	B2	1,913	0.8845	\$916.00	\$10,992
606	B1	1,331	0.6154	\$637.32	\$7,647
701	B1	1,331	0.6154	\$637.32	\$7,647
702	B2	1,913	0.8845	\$916.00	\$10,992
703	B3	1,631	0.7541	\$780.96	\$9,371
704	B3	1,631	0.7541	\$780.96	\$9,371
705	B2	1,913	0.8845	\$916.00	\$10,992
			0.6154	\$637.32	
706	B1	1,331			\$7,647
801	B1	1,331	0.6154	\$637.32 \$916.00	\$7,647
802	B2	1,913	0.8845		\$10,992
803	B3	1,631	0.7541	\$780.96	\$9,371
804	B3	1,631	0.7541	\$780.96	\$9,371
805	B2	1,913	0.8845	\$916.00	\$10,992
806 ·	B1	1,331	0.6154	\$637.32	\$7,647
901	A1	1,868	0.8637	\$894.46	\$10,733
902	A2	2,022	0.9349	\$968.20	\$11,618
903	A2	2,022	0.9349	\$968.20	\$11,618
904	A1	1,868	0.8637	\$894.46	\$10,733
1001	B1	1,331	0.6154	\$637.32	\$7,647
1002	B2	1,913	0.8845	\$916.00	\$10,992
1003	В3	1,631	0.7541	\$780.96	\$9,371
1004	B3	1,631	0.7541	\$780.96	\$9,37
1005	B2	1,913	0.8845	\$916.00	\$10,992
1006	B1	1,331	0.6154	\$637.32	\$7,647
1101	A1	1,868	0.8637	\$894.46	\$10,733
1102	A2	2,022	0.9349	\$968.20	\$11,618

Estimated Maintenance Fees (Kulalani at Mauna Lani - 126 units)

Unit Number	Unit Type	Square Footage	Common Interest (%)	Monthly Fee	Annual Fee
1103	A2	2,022	0.9349	\$968.20	\$11,618.38
1104	A1	1,868	0.8637	\$894.46	\$10,733.55
1201	B1	1,331	0.6154	\$637.32	\$7,647.82
1202	В2	1,913	0.8845	\$916.00	\$10,992.04
1203	B3	1,631	0.7541	\$780.96	\$9,371.50
1204	83	1,631	0.7541	\$780.96	\$9,371.50
1205	B2	1,913	0.8845	\$916.00	\$10,992.04
1206	B1	1,331	0.6154	\$637,32	\$7,647.82
1301	A1	1,868	0.8637	\$894.46	\$10,733.55
1302	A2	2,022	0.9349	\$968.20	\$11,618.38
1303	A2	2,022	0.9349	\$968.20	\$11,618.38
1304	A1	1,868	0.8637	\$894.46	\$10,733.55
1401	B1	1,331	0.6154	\$637.32	\$7,647.82
1402	B2	1,913	0.8845	\$916.00	\$10,992.04
1403	B3	1,631	0.7541	\$780.96	\$9,371.50
1404	B3	1,631	0.7541	\$780.96	\$9,371.50
1405	82	1,913	0.8845	\$916.00	\$10,992.04
			0.6154	\$637.32	\$7,647.82
1406	B1	1,331	··· ··· · · · · · · · · · · · · · · ·		
1501	B1	1,331	0.6154	\$637.32	\$7,647.82
1502	B2	1,913	0.8845	\$916.00	\$10,992.04
1503	B3	1,631	0.7541	\$780.96	\$9,371.50
1504	B3	1,631	0.7541	\$780.96	\$9,371.50
1505	B2	1,913	0.8845	\$916,00	\$10,992.04
1506	B1	1,331	0.6154	\$637.32	\$7,647.82
1601	B1	1,331	0.6154	\$637.32	\$7,647.82
1602	82	1,913	0.8845	\$916.00	\$10,992.04
1603	В3	1,631	0.7541	\$780.96	\$9,371.50
1604	В3	1,631	0.7541	\$780.96	\$9,371.50
1605	B2	1,913	0,8845	\$916.00	\$10,992.04
1606	B1	1,331	0.6154	\$637.32	\$7;647.8
1701	A1	1,868	0.8637	\$894.46	\$10,733.5
1702	A2	2,022	0.9349	\$968.20	\$11,618.38
1703	A2	2,022	0,9349	\$968.20	\$11,618.3
1704	A1	1,868	0.8637	\$894.46	\$10,733.55
1801	B1	1,331	0.6154	\$637.32	\$7,647.83
1802	B2	1,913	0.8845	\$916.00	\$10,992.04
1803	B3	1,631	0.7541	\$780.96	\$9,371.50
				\$780.96	\$9,371.50
1804	B3	1,631	0.7541	\$916.00	\$10,992.04
1805	B2	1,913	0.8845		
1806	B1	1,331	0.6154	\$637.32	\$7,647.8
1901	A1	1,868	0.8637	\$894.46	\$10,733.5
1902	A2	2,022	0.9349	\$968.20	\$11,618.3
1903	A2	2,022	0.9349	\$968.20	\$11,618.3
1904	A1	1,868	0.8637	\$894.46	\$10,733.5
2001	B1	1,331	0,6154	\$637.32	\$7,647.8
2002	B2	1,913	0.8845	\$916.00	\$10,992.0
2003	В3	1,631	0.7541	\$780.96	\$9,371.5
2004	B3	1,631	0.7541	\$780.96	\$9,371.5
2005	B2	1,913	0.8845	\$916.00	\$10,992.0
2006	B1	1,331	0.6154	\$637.32	\$7,647.8
2101	B1	1,331	0.6154	\$637,32	\$7,647.8
2102	B2	1,913	0.8845	\$916.00	\$10,992.0
2102	B3	1,631	0.7541	\$780.96	\$9,371.5
2103	B3	1,631	0.7541	\$780.96	\$9,371.5

Estimated Maintenance Fees (Kulalani at Mauna Lani - 126 units)

Unit Number	Unit Type	Square Footage	Common Interest (%)	Monthly Fee	Annual Fee
2105	B2	1,913	0,8845	\$916,00	\$10,992.04
2106	B1.	1,331	0.6154	\$637.32	\$7,647.82
2201	A1	1,868	0.8637	\$894.46	\$10,733.55
2202	A2	2,022	0,9349	\$968.20	\$11,618.38
2203	A2	2,022	0,9349	\$968,20	\$11,618.38
2204	A1	1,868	0.8637	\$894,46	\$10,733.55
2301	B1	1,331	0.6154	\$637.32	\$7,647.82
2302	B2	1,913	0.8845	\$916.00	\$10,992.04
2303	B3	1,631	0,7541	\$780.96	\$9,371.50
2304	B3	1,631	0.7541	\$780.96	\$9,371.50
2305	B2	1,913	0.8845	\$916.00	\$10,992.04
2306	81	1,331	0.6154	\$637.32	\$7,647.82
2401	81	1,331	0.6154	\$637.32	\$7,647.82
2402	B2	1,913	0.8845	\$916.00	\$10,992.04
2403	B3	1,631	0.7541	\$780.96	\$9,371.50
2404	83	1,631	0,7541	\$780.96	\$9,371.50
2405	B2	1,913	0.8845	\$916.00	\$10,992.04
2406	B1	1,331	0.6154	\$637,32	\$7,647.82
TOTAL			100.00	\$103,561.67	\$1,242,740.00

*In accordance with the "Kulalani & Ka Milo Recreation Complex Association" Organizational Documents, Kulalani AOAO is currently responsible for 50% of the foregoing disburesments.

Estimate of Maintenance Fee Disbursement

Water \$3,833.33 \$46,000.00 Sewer \$150.00 \$1,800.00 Gas \$200.00 \$2,400.00 Maintenance	EXPENSES	Monthly Fee	Annual Fee
Water \$3,833.33 \$46,000.00 Sewer \$150.00 \$1,800.00 Gas \$200.00 \$2,400.00 Maintenance *** Air Conditioning \$100.00 \$1,200.00 Bullding Maintenance \$1,000.00 \$12,000.00 Cleaning Supplies \$208.33 \$2,500.00 Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Miscellaneous Repairs & Purchases \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Administrative Supplies & Services <	Utilitles		
Sewer \$150.00 \$1,800.00 Gas \$200.00 \$2,400.00 Maintenance *** *** Air Conditioning \$100.00 \$1,200.00 Building Maintenance \$1,000.00 \$12,000.00 Cleaning Supplies \$208.33 \$2,500.00 Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,600.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$100.00	Electricity	\$4,916.67	\$59,000.00
Gas \$200.00 \$2,400.00 MaIntenance 3100.00 \$1,200.00 Bullding Maintenance \$1,000.00 \$12,000.00 Cleaning Supplies \$208.33 \$2,500.00 Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Repairs \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$325.00 \$4,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$3150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 Property Insurance <td>Water</td> <td>\$3,833.33</td> <td>\$46,000.00</td>	Water	\$3,833.33	\$46,000.00
Maintenance \$100.00 \$1,200.00 Building Maintenance \$1,000.00 \$12,000.00 Cleaning Supplies \$208.33 \$2,550.00 Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Triem Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Mood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Administrative Supplies & Services \$100.00 \$1,200.00 Management Services \$383.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$1,522.00 \$18,264	Sewer	\$150.00	\$1,800.00
Air Conditioning \$100.00 \$1,200.00 Bullding Maintenance \$1,000.00 \$12,000.00 Cleaning Supplies \$208.33 \$2,500.00 Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Cleaning \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Flools & Equipment \$383.33 \$1,000.00 Professional Services Administrative Supplies & Services \$100.00 \$1,200.00 Management Services \$150.00 \$1,800.00 Consulting Fees \$150.00 \$1,800.00 State General Excise Tax \$0.00 \$3,000.00 Reserve Contribution \$1,522.00 \$1,520.00 Reserve Contribution \$1,522.00 \$1,522.00 Sta2,620.00 Sta4,620.00 Sta4,	Gas	\$200.00	\$2,400.00
Building Maintenance \$1,000.00 \$12,000.00 Cleaning Supplies \$208.33 \$2,500.00 Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$100.00 \$1,200.00 Management Services \$150.00 \$1,800.00 Other Expenses \$150.00 \$1,800.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00	Maintenance		
Cleaning Supplies \$208.33 \$2,500.00 Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$100.00 \$1,200.00 Management Services \$150.00 \$1,800.00 Other Expenses \$150.00 \$1,800.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00	Air Conditioning	\$100.00	\$1,200.00
Grounds - Landscaper \$1,333.33 \$16,000.00 Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140.00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37,50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$100.00 \$1,200.00 Consulting Fees \$150.00 \$1,800.00 Consulting Fees \$150.00 \$1,800.00 Consulting Fees \$150.00 \$1,800.00 Consulting Fees \$150.00 \$1,800.00 Consulting Fees \$1,500.00 \$1,800.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL	Bullding Maintenance		
Grounds - Tree Trimming \$482.00 \$5,784.00 Grounds - Sprinkler \$140,00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$100.00 \$1,200.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$150.00 \$1,800.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$18,264.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Cleaning Supplies	\$208.33	\$2,500,00
Grounds - Sprinkler \$140,00 \$1,680.00 Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$100.00 \$1,200.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$150.00 \$1,800.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Grounds - Landscaper	\$1,333.33	
Pool Cleaning \$2,166.67 \$26,000.00 Pool Chemicals \$387.50 \$4,650.00 Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Management Services \$100.00 \$1,200.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$150.00 \$1,800.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Grounds - Tree Trimming	\$482.00	\$5,784.00
Pool Chemicals	Grounds - Sprinkler	\$140.00	\$1,680.00
Pool Repairs \$200.00 \$2,400.00 Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Administrative Supplies & Services \$100.00 \$1,200.00 Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Pool Cleaning	\$2,166.67	
Refuse \$125.00 \$1,500.00 Fire Systems \$37.50 \$450.00 Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Administrative Supplies & Services \$100.00 \$1,200.00 Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Pool Chemicals	\$387.50	\$4,650.00
Signature	Pool Repairs	\$200.00	
Miscellaneous Repairs & Purchases \$150.00 \$1,800.00 Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services	Refuse		
Tools & Equipment \$83.33 \$1,000.00 Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Administrative Supplies & Services \$100.00 \$1,200.00 Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Fire Systems	\$37.50	
Wood Maintenance \$200.00 \$2,400.00 Professional Services \$100.00 \$1,200.00 Administrative Supplies & Services \$130.00 \$1,200.00 Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Miscellaneous Repairs & Purchases	\$150.00	
Professional Services \$100.00 \$1,200.00 Administrative Supplies & Services \$100.00 \$1,200.00 Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Tools & Equipment	\$83.33	\$1,000.00
Administrative Supplies & Services \$100.00 \$1,200.00 Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Wood Maintenance	\$200.00	\$2,400.00
Management Services \$833.33 \$10,000.00 Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Professional Services		
Consulting Fees \$150.00 \$1,800.00 Other Expenses \$708.33 \$8,500.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Administrative Supplies & Services		
Other Expenses \$708.33 \$8,500.00 Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Management Services	\$833.33	
Property Insurance \$708.33 \$8,500.00 State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Consulting Fees	\$150.00	\$1,800.00
State General Excise Tax \$0.00 \$0.00 Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Other Expenses		
Reserve Contribution \$1,522.00 \$18,264.00 TOTAL \$19,027.33 \$228,328.00	Property Insurance		
TOTAL \$19,027.33 \$228,328.00	State General Excise Tax		
	Reserve Contribution	\$1,522.00	\$18,264.00
	TOTAL		
	The state of the s		

I, J. Michael Hartiey, as agent for/and/or employed by Hawaliana Management Company, the condominium managing agent for Kulalani at Mauna Lani condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

1 M. M. M. 3/5/15

Signature Date

Pursuant to 5148-148, 7b, Hawaik Revised Statutes, a new association need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting. The Developer has set forth a reserve estimate for the Project.

Estimated Maintenance Fees (Kulalani & Ka Milo Recreation Center at Mauna Lani)

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Unit Type	Common Interst (%)	Monthly Fee	Annual Fee
A1	0.8637%	\$75.51	\$906.06
A1	0.8637%	\$75.51	\$906.06
A1	0.8637%	\$75.51	\$906.06
A1	0.8637%	\$75.51	\$906.06
A1	0.8637%	\$75.51	\$906.06
A1	0.8637%	\$75.51	\$906.06
· A1	0.8637%	\$75.51	\$906.06
A1	0.8637%	\$75.51	\$906.06
A1	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906,06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A1 (reverse)	0.8637%	\$75.51	\$906.06
A2	0.9401%	\$75.51	\$906.06
A2	0.9349%	\$75.51	\$906.06
A2	0.9349%	\$75.51	\$906.06
A2	0.9349%	\$75.51	\$906.06
A2	0,9349%	\$75.51	\$906,06
A2	0.9349%	\$75.51	\$906.06
A2	0.9349%	\$75.51	\$906.06
A2.	0.9349%	\$75.51	\$906.06
A2	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06
A2 (reverse)	0.9349%	\$75.51	\$906.06

B1	0.6154%	\$75.51	\$906,06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
-81	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1	0.6154%	\$75.51	\$906.06
B1 ·	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906,06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906,06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B1 (reverse)	0.6154%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
82	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906,06
B2	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
82	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906,06
B2	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
B2	0.8845%	\$75.51	\$906.06
82	0.8845%	\$75.51	\$906.06
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B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0,8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B2 (reverse)	0.8845%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
83	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
83		\$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3	0.7541%	, \$75.51	\$906.06
B3	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%		\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51.	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906.06
B3 (reverse)	0.7541%	\$75,51	\$906.06
B3 (reverse)	0.7541%	\$75.51	\$906,06
TOTAL	100.00%	\$9,513.67	\$114,164.00

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