



TIMBERS KAUA'I AOA Estimated 2024 Annual Budget

Ocean Club & Residences

Maintenance Assessments by Residence

	Annual Total / Unit	Monthly Total / Unit
Kaiholo 3-Bedroom/3.5 Bath Residence (type B)	\$96,337	\$8,028
Kaiholo 3-Bedroom/4 Bath Residence (type C)	\$118,073	\$9,839
Maliulā 2-Bedroom/2.5 Bath Residence (type E)	\$57,747	\$4,812
Maliulā 3-Bedroom/3.5 Bath Residence (type F)	\$69,315	\$5,776
Maliulā 3-Bedroom/3.5 Bath Premier Residence (type G)	\$81,218	\$6,768
Lāola 3-Bedroom/3.5 Bath Townhome (type H)	\$85,092	\$7,091
Lāola 4-Bedroom/4.5 Bath Townhome (type I)	\$99,046	\$8,254
Lāola Nani 4-Bedroom/4.5 Bath Townhome (type J)	\$98,668	\$8,222
Lāola Nani 3-Bedroom/3.5 Bath Townhome (type K)	\$82,898	\$6,908
Lāola Nani 4-Bedroom/4.5 Bath Townhome (type L)	\$100,108	\$8,342
Lāola Nani 4-Bedroom/4.5 Bath Townhome (type M)	\$98,737	\$8,228

Common Expenses

General & Administrative	\$455,060
Accounting	\$421,612
Human Resources	\$459,218
Guest Services	\$1,037,652
Loss Prevention	\$275,947
Landscaping	\$227,526
Housekeeping	\$350,132
Repairs & Maintenance	\$377,476
Utilities	\$545,125
Insurance	\$458,834
Residential Transportation	\$47,500
Restaurant	(\$615,877)
Recreation & Spa	\$204,951

**SUBTOTAL –
COMMON EXPENSES** \$4,245,156

Other Expenses

Capital Reserve - Common Area	\$306,250
Management Fee	\$512,329
Restaurant Management Fee	\$152,103
Real Estate Taxes	\$23,325

SUBTOTAL – OTHER EXPENSES \$994,007

TOTAL COMMON EXPENSES \$5,239,163

Community Association Assessments	\$274,809
Hōkūala Club Membership Assessments	\$94,400
Working Capital Contribution	(\$644,300)
Interest on Investments	(\$120,000)
Developer Contribution	(\$151,500)

SUBTOTAL (\$546,591)
TOTAL ESTIMATED

ANNUAL ASSESSMENTS \$4,692,572

Each Unit's maintenance fee assessment cannot be computed simply by multiplying its percentage common interest by the totals shown. Rather, pursuant to the Declaration, the common expenses of the Project (and, thus, each Unit's assessments) are allocated among the Unit owners in a fair and equitable manner based on a formula or method implemented by the Managing Agent. The Association's Board of Directors has delegated to, Timbers Hawaii Real Estate, LLC, as the Project's current Managing Agent, the power to allocate the project's common expenses for the purposes of determining each Unit's annual assessment.

Expenses are allocated by the Association, and implemented by the Managing Agent, based on different allocation methodologies and factors, including (a) the relative size of a Unit, (b) the type of occupancy allowed in the Unit, and (c) the number of Units in each type of occupancy. The various methodologies and factors are then applied based on the type of expenses at issue. Allocation methodologies and factors will be evaluated periodically and, thus, are subject to change from time to time, which means that the resulting common expense allocations and annual assessments are subject to change as well. Updated 11/2023

EXCLUSIVELY LISTED BY HŌKŪALA REAL ESTATE RB-22060

3770 Ala'oli Way, Lihue, Hawai'i 96766

808.241.6080 | www.timberskauai.com



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