Kuleana
Fiscal Year Start 2026
Consolidated Budget

		2025 Budget Total	2025 Forecast Total	2026 Budget Total	2026 vs 2025 Budget $	2026 vs 2025 Budget %	2026 vs 2024 Actual $	2026 vs 2024 Actual %
	Revenues							
41000	Maintenance Fees Assessment - Operating	1,419,776	1,419,776	1,566,484	146,708	10.3%	319,585	25.6%
48001	Maintenance Fees Assessment - Reserve	98,233	98,233	150,000	51,767	52.7%	32,088	27.2%
41001	Bad Debt Contra Revenue	(240,700)	(298,143)	(225,000)	15,700	-6.5%	(141,204)	168.5%
41002	Contra Revenue - HOA Owned Inventory	-	-	(118,926)	(118,926)		(44,121)	59.0%
48025	Property Tax Assessment	-	319,927	353,699	353,699		152,861	76.1%
41003-48024	Other Revenue	240,500	262,856	295,300	54,800	22.8%	73,389	33.1%
53013-53203	Cost of Sales	-	-	-	-		-	
	Operating Revenues	1,517,809	1,802,649	2,021,557	503,748	33.2%	392,598	24.1%
	Expenses							
72001	Management Fee	129,955	128,892	132,114	2,159	1.7%	5,796	4.6%
86000	Reserve Contribution	98,233	98,233	150,000	51,767	52.7%	32,088	27.2%
72002	Division Fees	-	-	-	-		-	
040	Maintenance	88,540	99,109	110,481	21,941	24.8%	(7,584)	-6.4%
060	Housekeeping	247,802	243,480	272,761	24,959	10.1%	18,055	7.1%
080	Laundry	75,000	69,755	65,968	(9,032)	-12.0%	(1,398)	-2.1%
100	Common Area	-	-	-	-		-	
120	Guest Services	56,660	56,354	72,088	15,428	27.2%	18,719	35.1%
140	Utilities	58,200	47,869	52,986	(5,214)	-9.0%	4,497	9.3%
200	General & Admin	763,419	1,150,363	1,165,159	401,740	52.6%	132,119	12.8%
	Operating Expenses	1,517,809	1,894,055	2,021,557	503,748	33.2%	202,291	11.1%
	Net Income Operations (Surplus/Deficit)	-	(91,406)	-	-		190,307	-100.0%

The budget, including all expense and revenue projections, is based on and prepared in accordance with the information available at the time of preparation, including without limitation, historical records, forecasted data and other sources believed to be reliable, but which are not guaranteed. Normal budgetary assumptions are that costs will increase with inflation. If expenses during the year exceed the estimates used in preparation of the budget, or if unforeseen events occur, the Association may have to increase the budget during the year, levy a special assessment or a combination thereof. Further, all revenue projections included herein are being furnished for informational purposes and remain subject to market fluctuations, Acts of God or other extrinsic and uncontrollable factors.

Maintenance Fee Breakdown (Per Week)

Room Types	2025 Budget Total	2025 Forecast Total	2026 Budget Total	2026 Operating Expenses	2026 Property Tax	2026 Reserve Contribution	2026 vs 2025 Budget %
One Bedroom Regular	949.00	949.00	$1,073	$979	$0	$94	13.04%
One Bedroom Deluxe	1,067.00	1,067.00	$1,206	$1,101	$0	$105	13.04%
Total	1,518,423	1,518,423	1,716,484	$1,566,484	$0	$150,000	