

MONTHLY MAINTENANCE AND TAX ESTIMATES

2003

<u>PROPERTY</u>	<u>SIZE</u>	<u>MONTHLY MAINTENANCE</u>
<u>Ekahi:</u>	Studio	\$268.00
	1-1	A 438.00 – B 541.00
	1-1.5	548.00
	1-2	A 490.00 – B 516.00 – PH II & III – 527.000
	2-2	648.00
	2-2.5	A 626.00 – B 870.00
<u>Elua 1A:</u>	1-1	626.00
	1-2	882.00
	2-2	1,127.00
	3-2	992.00 – 1,127.00
	3-3	1224.00
<u>Elua 1B:</u>	1-2	660.00 – 671.00
	2-2	890.00
	3-2	1,098.00 – 1,118.00
<u>Elua II:</u>	1-2A	700.00 – 758.00
	2-2C	1,059.00 – 1,076.00
	2-2F	936.00 – 955.00
	3-2D	1,190.00
<u>Ekolu:</u>	1-2	396.00
	2-2	486.00
	2-2.5	721.00
<u>Fairway Villas:</u>	2-2	326.30
	3-3	555.00
<u>Grand Champions:</u>	Plan 1	321.00
	Plan 2	355.00
	Plan 3	510.00
	Plan 4	412.00
<u>The Palms:</u>	Phase 1:	450.40 – 836.89
	Phase 11:	call for individual units
<u>Wailea Point:</u>	“A” Unit	811.00 (approx)
	“B” Unit	921.00 (approx)
	“C” Unit	1,339.00 (approx)
	“D” Unit	1,326.00 (approx)
<u>Wailea Fairway Homesites:</u>		330.00 / Quarterly
<u>Wailea Kai Homesites:</u>		500.00 / Quarterly
<u>Wailea Golf Estates:</u>		645.00 / Quarterly
<u>Wailea Kialoa Homesites:</u>		570.00 / Quarterly
<u>Wailea Golf Vista Homesites:</u>	unimproved -148.00 & improved -	207.00 / Quarterly
<u>Wailea Pualani Homesites:</u>		495.00 / Quarterly
<u>Wailea Highlands:</u>		1,140.20 / Quarterly

ANNUAL TAX ESTIMATES

Annual rate based on 100% of assessed value x tax rate.

Primary Residence	\$3.63 per \$1,000.00
Vacation Rental:	\$8.30 per \$1,000.00
Non-Vacation Rental:	\$4.93 per \$1,000 (long term/second home)

WAILEA COMMUNITY ASSOCIATION ASSESSMENTS

Studio	1.0	Voting Units	\$161.50 / Annual
1 Bedroom	1.25	Voting Units	\$201.87 / Annual
2 Bedroom	1.50	Voting Units	\$242.25 / Annual
3 Bedroom	1.75	Voting Units	\$282.62 / Annual
Res. & / or Lot	2.0	Voting Units	\$323.00 / Annual

Polo Beach:	\$800.00 Monthly
Makena Surf:	\$510.00 to \$1,684.50
Makena Place	\$1,700