

ASSOCIATION/MAINTENANCE FEES – HOW DO THEY COMPARE?

	Huelani	Ka Makana @ Hoakalei	Seascape at Makakilo	Terrazza by Ewa Gentry	Townhomes at Fairways – Ocean Pointe
Total Cost	\$726	\$203	\$375	\$419	\$612
Association Dues	\$35	\$203	\$14	\$35	
Maintenance Fee	\$691		\$361	\$384	\$612
Cost per sq. ft.*/mo	\$0.38 / 1910 ¹	\$0.12 / 1688 ²	\$0.24 / 1557 ³	\$0.28 / 1498 ⁴	\$0.42 / 1470 ⁵
Amenities:					
Gated Community					
Exterior Maint.					
Ext. House Painting					
Roof maintenance					
Landscaping					
Water / Sewer					
Insurance					
Termite Protection					
Pool / Spa					
Exercise/Gym Room					
Rec Room/Mtg Area					
Picnic / BBQ Area					
Tennis Court					
Cable / Telephone					

¹ Data retrieved from the following listings: ¹MLS 201413116, ²MLS 201412300, ³MLS 201327720, ⁴MLS 201413041, ⁵MLS 201412764

ESTIMATED VALUE OF AMENITIES/SERVICES PROVIDED BY HUELANI

Amenity	Value	Notes / Explanation
Secured Gated Community	\$145.00	Figure approximate – Security service ~\$20/hour for wage&benefits over 365 days divided by number of units.
Exterior Building Maintenance	\$541.00	1% of cost of home, per year, divided by 12 months
Exterior House Painting	Incl.	Included in exterior building maintenance estimate, above.
Roof maintenance	Incl.	Included in exterior building maintenance estimate, above.
Landscaping	\$50.00	Cost to perform bi-monthly service monthly to small front yard.
Water / Sewer	\$129.95	\$66.72 avg. mo. bill / \$63.23 standard residential sewer charge
Insurance	\$100.00	Average annual hazard insurance policy \$1200
Termite Protection	\$13.50	5-year ground termite plan. Estimated at \$800, divided by 60 months
Pool / Spa	\$85.00	Monthly cost of local YMCA membership for family, including pool and gym.
Exercise/Gym Room	Incl.	Included in cost of YMCA membership, above.
Rec Room / Meeting Area	\$10.00	Cost of room rental/cabana rental for party, once per year at \$120/4 hours
Picnic / BBQ Area	Incl.	Included in cost of room rental for annual party.
TOTAL	\$1073.50	



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