Asset Management Project 44

58-Month Summary

	58-Month Total	Waimaha-Sunflower	Kau`iokalani	Maili I	Maili II	Nanakuli Homes
Projected Operating Income:						
Projected Tenant Revenue	$ 5,180,021	$ 3,358,954	$ 700,410	$ 280,164	$ 336,197	$ 504,296
Projected HUD Operating Subsidy	$ 10,297,330	$ 6,677,242	$ 1,392,341	$ 556,937	$ 668,324	$ 1,002,486
Other Income	$ 1,338,766	$ 868,115	$ 181,020	$ 72,408	$ 86,889	$ 130,334
Total Operating Income	$ 16,816,117	$ 10,904,311	$ 2,273,772	$ 909,509	$ 1,091,410	$ 1,637,116

Projected Operating Expenses:

Administrative

Administrative Salaries						
Sub-Total - Admin. Salaries						
Vacation/Sick Leave Pay						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC						
Sub-Total - Admin. Benefits & Taxes						
Auditing Fees	$ 42,712	$ 27,697	$ 5,775	$ 2,310	$ 2,772	$ 4,158
Management Fees	$ 845,659	$ 548,363	$ 114,345	$ 45,738	$ 54,886	$ 82,328
Bookkeeping Fees	$ 175,149	$ 113,574	$ 23,683	$ 9,473	$ 11,368	$ 17,051
Telephone	$ 1,591,070	$ 1,060,375	$ 204,113	$ 81,645	$ 97,974	$ 146,962
Postage	$ 1,591,850	$ 1,060,765	$ 204,263	$ 81,705	$ 98,046	$ 147,070
Process Server Fees	$ 1,596,540	$ 1,063,110	$ 205,165	$ 82,066	$ 98,479	$ 147,719
Copier Rental	$ 1,591,040	$ 1,060,360	$ 204,108	$ 81,643	$ 97,972	$ 146,958
Office Supplies	$ 1,592,110	$ 1,060,895	$ 204,313	$ 81,725	$ 98,070	$ 147,106
Legal Expense	$ 149,082	$ 96,671	$ 20,158	$ 8,063	$ 9,676	$ 14,514
Other Administrative Costs	$ 88,382	$ 57,311	$ 11,950	$ 4,780	$ 5,736	$ 8,604
Total Administrative Expense						

Management Fee						

Tenant Services

Tenant Services-Other	$ 61,432	$ 39,835	$ 8,306	$ 3,323	$ 3,987	$ 5,981
Total Tenant Services	61,432	$ 39,835	$ 8,306	$ 3,323	$ 3,987	$ 5,981

Utilities

Water	$ 1,666,197	$ 1,080,436	$ 225,293	$ 90,117	$ 108,141	$ 162,211
Electricity	$ 328,362	$ 212,924	$ 44,399	$ 17,760	$ 21,312	$ 31,967
Gas	$ 294,582	$ 191,020	$ 39,832	$ 15,933	$ 19,119	$ 28,679
Sewer	$ 2,584,264	$ 1,675,750	$ 349,428	$ 139,771	$ 167,726	$ 251,588
Total Utilities	$ 4,873,404	$ 3,160,130	$ 658,952	$ 263,581	$ 316,297	$ 474,445

Maintenance

Maintenance Salaries

Sub-Total Maint. Salaries						
Vacation/Sick Leave Pay						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC						
Sub-Total - Maint. Benefits & Taxes						
Maintenance Materials	$ 121,608	$ 68,589	$ 20,392	$ 8,157	$ 9,788	$ 14,682
Maint, Appl & Equipment $250-$999	$ 54,296	$ 28,303	$ 9,997	$ 3,999	$ 4,799	$ 7,198
Maint, Appl & Equipment $1000-$4999	$ 325,661	$ 216,788	$ 41,874	$ 16,750	$ 20,100	$ 30,149
Front Line Service Fees	$ 355,918	$ 216,723	$ 53,537	$ 21,415	$ 25,698	$ 38,546
Mileage						
Refuse Collection Services						
Bulky Item Disposal Services						
Pest Control Services						
Tree Trimming Services						
Total Maintenance Expense						

Management Fee						

Insurance

Property	$ 154,304	$ 97,364	$ 21,900	$ 8,760	$ 10,512	$ 15,768
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						

Total Price Proposal						

Projected Net Cash Flow						

Asset Management Project 44

Initial 10-Month Period

	Initial 10-Month Total	Waimaha-Sunflower	Kau'iokalani	Maili I	Maili II	Nanakuli Homes
Projected Operating Income:						
Projected Tenant Revenue	$ 566,362	$ 283,181	$ 108,916	$ 43,566	$ 52,280	$ 78,419
Projected HUD Operating Subsidy	$ 1,125,867	$ 562,933	$ 216,513	$ 86,605	$ 103,926	$ 155,889
Other Income	$ 146,375	$ 73,188	$ 28,149	$ 11,260	$ 13,512	$ 20,267
Total Operating Income	$ 1,838,603	$ 919,302	$ 353,578	$ 141,431	$ 169,717	$ 254,576

Projected Operating Expenses:

Administrative

Administrative Salaries						
Sub-Total - Admin. Salaries						
Vacation/Sick Leave Pay						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC						
Sub-Total - Admin. Benefits & Taxes						
Auditing Fees	$ 4,670	$ 2,335	$ 898	$ 359	$ 431	$ 647
Management Fees	$ 92,461	$ 46,230	$ 17,781	$ 7,112	$ 8,535	$ 12,802
Bookkeeping Fees	$ 19,150	$ 9,575	$ 3,683	$ 1,473	$ 1,768	$ 2,652
Telephone	$ 2,030	$ 1,015	$ 390	$ 156	$ 187	$ 281
Postage	$ 2,810	$ 1,405	$ 540	$ 216	$ 259	$ 389
Process Server Fees	$ 7,500	$ 3,750	$ 1,442	$ 577	$ 692	$ 1,038
Copier Rental	$ 2,000	$ 1,000	$ 385	$ 154	$ 185	$ 277
Office Supplies	$ 3,070	$ 1,535	$ 590	$ 236	$ 283	$ 425
Legal Expense	$ 16,300	$ 8,150	$ 3,135	$ 1,254	$ 1,505	$ 2,257
Other Administrative Costs	$ 9,663	$ 4,832	$ 1,858	$ 743	$ 892	$ 1,338
Total Administrative Expense						
Asset Management Fees						

Tenant Services

Tenant Services-Other	$ 6,717	$ 3,358	$ 1,292	$ 517	$ 620	$ 930
Total Tenant Services	$ 6,717	$ 3,358	$ 1,292	$ 517	$ 620	$ 930

Utilities

Water	$ 182,175	$ 91,088	$ 35,034	$ 14,013	$ 16,816	$ 25,224
Electricity	$ 35,902	$ 17,951	$ 6,904	$ 2,762	$ 3,314	$ 4,971
Gas	$ 32,208	$ 16,104	$ 6,194	$ 2,478	$ 2,973	$ 4,460
Sewer	$ 282,553	$ 141,276	$ 54,337	$ 21,735	$ 26,082	$ 39,123
Total Utilities	$ 532,838	$ 266,419	$ 102,469	$ 40,988	$ 49,185	$ 73,778

Maintenance

Maintenance Salaries

Sub-Total Maint. Salaries						
Vacation/Sick Leave Pay						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC						
Sub-Total - Maint. Benefits & Taxes						
Maintenance Materials	$ 74,897	$ 37,448	$ 14,403	$ 5,761	$ 6,914	$ 10,370
Maint, Appl & Equipment $250-$999	$ 47,365	$ 23,683	$ 9,109	$ 3,643	$ 4,372	$ 6,558
Maint, Appl & Equipment $1000-$4999	$ 1,917	$ 958	$ 369	$ 147	$ 177	$ 265
Front Line Service Fees	$ 123,333	$ 61,667	$ 23,718	$ 9,487	$ 11,385	$ 17,077
Mileage						
Refuse Collection Services						
Bulky Item Disposal Services						
Pest Control Services						
Tree Trimming Services						
Total Maintenance Expense						

Management Fee						

Insurance

Property	$ 33,030	$ 16,515	$ 6,352	$ 2,541	$ 3,049	$ 4,573
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						

Projected Net Cash Flow						

Total Price Proposal						

Asset Management Project 44

Option Year 1

	Option Year 1 Total	Waimaha-Sunflower	Kau Iokalani	Maili I	Maili II	Nanakuli Homes
Projected Operating Income:						
Projected Tenant Revenue	$ 713,616	$ 356,808	$ 137,234	$ 54,894	$ 65,872	$ 98,808
Projected HUD Operating Subsidy	$ 1,418,592	$ 709,296	$ 272,806	$ 109,122	$ 130,947	$ 196,420
Other Income	$ 184,433	$ 92,216	$ 35,468	$ 14,187	$ 17,025	$ 25,537
Total Operating Income	$ 2,316,640	$ 1,158,320	$ 445,508	$ 178,203	$ 213,844	$ 320,766

Projected Operating Expenses:

Administrative

Administrative Salaries

Sub-Total - Admin. Salaries						
Vacation/Sick Leave Pay						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC						
Sub-Total - Admin. Benefits & Taxes						
Auditing Fees	$ 5,884	$ 2,942	$ 1,132	$ 453	$ 543	$ 815
Management Fees	$ 116,501	$ 58,250	$ 22,404	$ 8,962	$ 10,754	$ 16,131
Bookkeeping Fees	$ 24,129	$ 12,065	$ 4,640	$ 1,856	$ 2,227	$ 3,341
Telephone	$ 245,784	$ 122,892	$ 47,266	$ 18,906	$ 22,688	$ 34,032
Postage	$ 245,784	$ 122,892	$ 47,266	$ 18,906	$ 22,688	$ 34,032
Process Server Fees	$ 245,784	$ 122,892	$ 47,266	$ 18,906	$ 22,688	$ 34,032
Copier Rental	$ 245,784	$ 122,892	$ 47,266	$ 18,906	$ 22,688	$ 34,032
Office Supplies	$ 245,784	$ 122,892	$ 47,266	$ 18,906	$ 22,688	$ 34,032
Legal Expense	$ 20,538	$ 10,269	$ 3,950	$ 1,580	$ 1,896	$ 2,844
Other Administrative Costs	$ 12,176	$ 6,088	$ 2,342	$ 937	$ 1,124	$ 1,686
Total Administrative Expense						

Management Fee						

Tenant Services

Tenant Services-Other	$ 8,463	$ 4,232	$ 1,628	$ 651	$ 781	$ 1,172
Total Tenant Services	$ 8,463	$ 4,232	$ 1,628	$ 651	$ 781	$ 1,172

Utilities

Water	$ 229,541	$ 114,770	$ 44,142	$ 17,657	$ 21,188	$ 31,783
Electricity	$ 45,236	$ 22,618	$ 8,699	$ 3,480	$ 4,176	$ 6,263
Gas	$ 40,583	$ 20,291	$ 7,804	$ 3,122	$ 3,746	$ 5,619
Sewer	$ 356,016	$ 178,008	$ 68,465	$ 27,386	$ 32,863	$ 49,295
Total Utilities	$ 671,375	$ 335,688	$ 129,111	$ 51,644	$ 61,973	$ 92,960

Maintenance

Maintenance Salaries

Sub-Total Maint. Salaries						
Vacation/Sick Leave Pay						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC						
Sub-Total - Maint. Benefits & Taxes						
Maintenance Materials	$ 7,225	$ 3,613	$ 1,389	$ 556	$ 667	$ 1,000
Maint, Appl & Equipment $250-$999	$ 1,072	$ 536	$ 206	$ 82	$ 99	$ 148
Maint, Appl & Equipment $1000-$4999	$ 50,075	$ 25,038	$ 9,630	$ 3,852	$ 4,622	$ 6,933
Front Line Service Fees	$ 35,975	$ 17,988	$ 6,918	$ 2,767	$ 3,321	$ 4,981
Mileage						
Refuse Collection Services						
Bulky Item Disposal Services						
Pest Control Services						
Tree Trimming Services						
Total Maintenance Expense						

Management Fee						

Insurance

Property	$ 18,758	$ 9,379	$ 3,607	$ 1,443	$ 1,732	$ 2,597
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						

Total Price Proposal						

Projected Net Cash Flow						

Asset Management Project 44

Option Year 2

	Option Year 2 Total	Waimaha-Sunflower	Kau`iokalani	Maili I	Maili II	Nanakuli Homes
Projected Operating Income:						
Projected Tenant Revenue	$ 749,296	$ 374,648	$ 144,095	$ 57,638	$ 69,166	$ 103,749
Projected HUD Operating Subsidy	$ 1,489,522	$ 744,761	$ 286,446	$ 114,579	$ 137,494	$ 206,241
Other Income	$ 193,654	$ 96,827	$ 37,241	$ 14,896	$ 17,876	$ 26,814
Total Operating Income	$ 2,432,472	$ 1,216,236	$ 467,783	$ 187,113	$ 224,536	$ 336,804

Projected Operating Expenses:

Administrative

Administrative Salaries						
Sub-Total - Admin. Salaries						
Vacation/Sick Leave Pay						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC						
Sub-Total - Admin. Benefits & Taxes						
Auditing Fees	$ 6,178	$ 3,089	$ 1,188	$ 475	$ 570	$ 855
Management Fees	$ 122,326	$ 61,163	$ 23,524	$ 9,410	$ 11,292	$ 16,937
Bookkeeping Fees	$ 25,335	$ 12,668	$ 4,872	$ 1,949	$ 2,339	$ 3,508
Telephone	$ 258,073	$ 129,037	$ 49,629	$ 19,852	$ 23,822	$ 35,733
Postage	$ 258,073	$ 129,037	$ 49,629	$ 19,852	$ 23,822	$ 35,733
Process Server Fees	$ 258,073	$ 129,037	$ 49,629	$ 19,852	$ 23,822	$ 35,733
Copier Rental	$ 258,073	$ 129,037	$ 49,629	$ 19,852	$ 23,822	$ 35,733
Office Supplies	$ 258,073	$ 129,037	$ 49,629	$ 19,852	$ 23,822	$ 35,733
Legal Expense	$ 21,565	$ 10,782	$ 4,147	$ 1,659	$ 1,991	$ 2,986
Other Administrative Costs	$ 12,785	$ 6,392	$ 2,459	$ 983	$ 1,180	$ 1,770
Total Administrative Expense						

Asset Management Fee						

Tenant Services

Tenant Services-Other	$ 8,886	$ 4,443	$ 1,709	$ 684	$ 820	$ 1,230
Total Tenant Services	$ 8,886	$ 4,443	$ 1,709	$ 684	$ 820	$ 1,230

Utilities

Water	$ 241,018	$ 120,509	$ 46,350	$ 18,540	$ 22,248	$ 33,372
Electricity	$ 47,498	$ 23,749	$ 9,134	$ 3,654	$ 4,384	$ 6,577
Gas	$ 42,612	$ 21,306	$ 8,195	$ 3,278	$ 3,933	$ 5,900
Sewer	$ 373,817	$ 186,908	$ 71,888	$ 28,755	$ 34,506	$ 51,759
Total Utilities	$ 704,944	$ 352,472	$ 135,566	$ 54,226	$ 65,072	$ 97,608

Maintenance

Maintenance Salaries

Sub-Total Maint. Salaries						
Vacation/Sick Leave Pay						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC						
Sub-Total - Maint. Benefits & Taxes						
Maintenance Materials	$ 7,586	$ 3,793	$ 1,459	$ 584	$ 700	$ 1,050
Maint, Appl & Equipment $250-$999	$ 1,126	$ 563	$ 216	$ 87	$ 104	$ 156
Maint, Appl & Equipment $1000-$4999	$ 52,579	$ 26,289	$ 10,111	$ 4,045	$ 4,853	$ 7,280
Front Line Service Fees	$ 37,774	$ 18,887	$ 7,264	$ 2,906	$ 3,487	$ 5,230
Mileage						
Refuse Collection Services						
Bulky Item Disposal Services						
Pest Control Services						
Tree Trimming Services						
Total Maintenance Expense						

Management Fee						

Insurance

Property	$ 19,696	$ 9,848	$ 3,788	$ 1,515	$ 1,818	$ 2,727
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						

Total Price Proposal						

Projected Net Cash Flow						

Asset Management Project 44

Option Year 3

	Option Year 3 Total	Waimaha-Sunflower	Kau Iokalani	Maili I	Maili II	Nanakuli Homes
Projected Operating Income:						
Projected Tenant Revenue	$ 786,761	$ 393,381	$ 151,300	$ 60,520	$ 72,624	$ 108,936
Projected HUD Operating Subsidy	$ 1,563,998	$ 781,999	$ 300,769	$ 120,308	$ 144,369	$ 216,554
Other Income	$ 203,337	$ 101,668	$ 39,103	$ 15,641	$ 18,770	$ 28,154
Total Operating Income	$ 2,554,096	$ 1,277,048	$ 491,172	$ 196,469	$ 235,763	$ 353,644

Projected Operating Expenses:

Administrative

Administrative Salaries						
Sub-Total - Admin. Salaries						
Vacation/Sick Leave Pay						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC						
Sub-Total - Admin. Benefits & Taxes						
Auditing Fees	$ 6,487	$ 3,244	$ 1,248	$ 499	$ 599	$ 898
Management Fees	$ 128,442	$ 64,221	$ 24,700	$ 9,880	$ 11,856	$ 17,784
Bookkeeping Fees	$ 26,602	$ 13,301	$ 5,116	$ 2,046	$ 2,456	$ 3,683
Telephone	$ 270,977	$ 135,488	$ 52,111	$ 20,844	$ 25,013	$ 37,520
Postage	$ 270,977	$ 135,488	$ 52,111	$ 20,844	$ 25,013	$ 37,520
Process Server Fees	$ 270,977	$ 135,488	$ 52,111	$ 20,844	$ 25,013	$ 37,520
Copier Rental	$ 270,977	$ 135,488	$ 52,111	$ 20,844	$ 25,013	$ 37,520
Office Supplies	$ 270,977	$ 135,488	$ 52,111	$ 20,844	$ 25,013	$ 37,520
Legal Expense	$ 22,643	$ 11,322	$ 4,354	$ 1,742	$ 2,090	$ 3,135
Other Administrative Costs	$ 13,424	$ 6,712	$ 2,582	$ 1,033	$ 1,239	$ 1,859
Total Administrative Expense						

Asset Management Fee						

Tenant Services

Tenant Services-Other	$ 9,330	$ 4,665	$ 1,794	$ 718	$ 861	$ 1,292
Total Tenant Services	$ 9,330	$ 4,665	$ 1,794	$ 718	$ 861	$ 1,292

Utilities

Water	$ 253,068	$ 126,534	$ 48,667	$ 19,467	$ 23,360	$ 35,040
Electricity	$ 49,873	$ 24,936	$ 9,591	$ 3,836	$ 4,604	$ 6,905
Gas	$ 44,742	$ 22,371	$ 8,604	$ 3,442	$ 4,130	$ 6,195
Sewer	$ 392,508	$ 196,254	$ 75,482	$ 30,193	$ 36,231	$ 54,347
Total Utilities	$ 740,191	$ 370,096	$ 142,344	$ 56,938	$ 68,325	$ 102,488

Maintenance

Maintenance Salaries

Sub-Total Maint. Salaries						
Vacation/Sick Leave Pay						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC						
Sub-Total - Maint. Benefits & Taxes						
Maintenance Materials	$ 7,966	$ 3,983	$ 1,532	$ 613	$ 735	$ 1,103
Maint, Appl & Equipment $250-$999	$ 1,182	$ 591	$ 227	$ 91	$ 109	$ 164
Maint, Appl & Equipment $1000-$4999	$ 55,208	$ 27,604	$ 10,617	$ 4,247	$ 5,096	$ 7,644
Front Line Service Fees	$ 39,662	$ 19,831	$ 7,627	$ 3,051	$ 3,661	$ 5,492
Mileage						
Refuse Collection Services						
Bulky Item Disposal Services						
Pest Control Services						
Tree Trimming Services						
Total Maintenance Expense						

Management Fee						

Insurance

Property	$ 20,681	$ 10,340	$ 3,977	$ 1,591	$ 1,909	$ 2,863
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						

Total Price Proposal						

Projected Net Cash Flow						

Asset Management Project 44

Option Year 4

	Option Year 4 Total	Waimaha-Sunflower	Kau`iokalani	Maili I	Maili II	Nanakuli Homes
Projected Operating Income:						
Projected Tenant Revenue	$ 826,099	$ 413,050	$ 158,865	$ 63,546	$ 76,255	$ 114,383
Projected HUD Operating Subsidy	$ 1,642,198	$ 821,099	$ 315,807	$ 126,323	$ 151,587	$ 227,381
Other Income	$ 213,504	$ 106,752	$ 41,058	$ 16,423	$ 19,708	$ 29,562
Total Operating Income	$ 2,681,801	$ 1,340,900	$ 515,731	$ 206,292	$ 247,551	$ 371,326

Projected Operating Expenses:

Administrative

Administrative Salaries						
Sub-Total - Admin. Salaries						
Vacation/Sick Leave Pay						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC						
Sub-Total - Admin. Benefits & Taxes						
Auditing Fees	$ 6,812	$ 3,406	$ 1,310	$ 524	$ 629	$ 943
Management Fees	$ 134,864	$ 67,432	$ 25,935	$ 10,374	$ 12,449	$ 18,673
Bookkeeping Fees	$ 27,932	$ 13,966	$ 5,372	$ 2,149	$ 2,578	$ 3,868
Telephone	$ 284,526	$ 142,263	$ 54,716	$ 21,887	$ 26,264	$ 39,396
Postage	$ 284,526	$ 142,263	$ 54,716	$ 21,887	$ 26,264	$ 39,396
Process Server Fees	$ 284,526	$ 142,263	$ 54,716	$ 21,887	$ 26,264	$ 39,396
Copier Rental	$ 284,526	$ 142,263	$ 54,716	$ 21,887	$ 26,264	$ 39,396
Office Supplies	$ 284,526	$ 142,263	$ 54,716	$ 21,887	$ 26,264	$ 39,396
Legal Expense	$ 23,775	$ 11,888	$ 4,572	$ 1,829	$ 2,195	$ 3,292
Other Administrative Costs	$ 14,095	$ 7,048	$ 2,711	$ 1,084	$ 1,301	$ 1,952
Total Administrative Expense						

Asset Management Fee						

Tenant Services

Tenant Services-Other	$ 9,797	$ 4,898	$ 1,884	$ 754	$ 904	$ 1,357
Total Tenant Services	$ 9,797	$ 4,898	$ 1,884	$ 754	$ 904	$ 1,357

Utilities

Water	$ 265,722	$ 132,861	$ 51,100	$ 20,440	$ 24,528	$ 36,792
Electricity	$ 52,366	$ 26,183	$ 10,070	$ 4,028	$ 4,834	$ 7,251
Gas	$ 46,979	$ 23,490	$ 9,034	$ 3,614	$ 4,337	$ 6,505
Sewer	$ 412,133	$ 206,067	$ 79,256	$ 31,703	$ 38,043	$ 57,065
Total Utilities	$ 777,201	$ 388,600	$ 149,462	$ 59,785	$ 71,742	$ 107,612

Maintenance

Maintenance Salaries

Sub-Total Maint. Salaries						
Vacation/Sick Leave Pay						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC						
Sub-Total - Maint. Benefits & Taxes						
Maintenance Materials	$ 8,364	$ 4,182	$ 1,608	$ 643	$ 772	$ 1,158
Maint, Appl & Equipment $250-$999	$ 1,241	$ 620	$ 239	$ 95	$ 115	$ 172
Maint, Appl & Equipment $1000-$4999	$ 57,968	$ 28,984	$ 11,148	$ 4,459	$ 5,351	$ 8,026
Front Line Service Fees	$ 41,646	$ 20,823	$ 8,009	$ 3,204	$ 3,844	$ 5,766
Mileage						
Refuse Collection Services						
Bulky Item Disposal Services						
Pest Control Services						
Tree Trimming Services						
Total Maintenance Expense						

Management Fee						

Insurance

Property	$ 21,715	$ 10,857	$ 4,176	$ 1,670	$ 2,004	$ 3,007
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						

Total Price Proposal						

Projected Net Cash Flow						

WAGE CERTIFICATE

SUBJECT: ***RFP PMB-2016-30***

DESCRIPTION OF PROJECT

Property Management, Maintenance and Resident Services for Federal Low-Income Public Housing Properties under Asset Management Project 44 on the Island of Oahu

Pursuant to Section 103-55, HRS, I hereby certify that if the awarded Contract is in excess of $25,000.00, the services shall be performed under the following conditions:

1. The services shall be performed by employees at wages or salaries not less than wages or salaries paid to public officers and employees doing similar work.

2. The services shall be in compliance with all applicable laws of the Federal and State governments, relating to worker's compensation, unemployment compensation, payment of wages, and safety.

I understand that all payments required by Federal and State laws to be made by employers for the benefit of their employees are to be paid in addition to the base wages required by Section 103-55, HRS.

OFFEROR NAME: _____

BY: _____

Signature of Person Authorized to Sign this Proposal

Please Print

NAME: _____

TITLE: _____

DATE: _____