



AOAO Island Colony
UPDATE ON ELECTRICAL SUB-METERING

This letter is to update all Owners' on the status of the electrical sub-metering at the Island Colony. The sub-metering system is still in the process of being verified by a third party to ensure that there are no mistakes in the installation that could result in inaccurate billing for electricity costs to each unit. This process is taking much longer than was anticipated, and the Association cannot start billing back individual meter readings until every unit has been verified.

In the interim, the Association still has to cover the current electric bill, as the 2014 maintenance fees were reduced in anticipation of the individual sub-metering going into effect. Therefore, beginning February 1st, 2014, the Association will be billing back the electrical consumption to each unit as a common expense based on each unit's percentage of common interest, as stated in the Island Colony Declaration.

The Hawaiian Electric billing statement that is being assessed back to all Owners in the February maintenance fee statement is the December 19th, 2013 through January 21st, 2014 consumption. The total amount of that Hawaiian Electric bill is \$91,784.84. From this number, the Property Management company will deduct the commercial units electricity consumption of \$10,613.15; leaving \$81,171.69. This \$81,171.69 is divided among the 740 residential units based on each unit's percentage of common interest. The electricity cost for each unit type will be as follows:

	One Bedroom	Studio	Lodging
Common Electricity Cost	\$156.96	\$98.75	\$96.97

Your February statement will reflect the electricity reimbursement on the common element line; the unit electricity line on your statement will have a value of "\$0.00".

The Association will include a letter with your statement every month explaining the status of the sub-metering, and eventually providing you with the sample data for your unit once all meters have been certified.

Mahalo,

Date	Check Number	Description	Amount	Balance
		Balance Forward		0.00
1/1/2014		Maintenance Fee	314.91	314.91
1/1/2014		Reserve Contribution	40.81	355.72
1/10/2014	ACH	0108140237.ach	-355.72	0.00
2/1/2014		Maintenance Fee	314.91	314.91
2/1/2014		Reserve Contribution	40.81	355.72
2/1/2014		Elec Reimb Common: 12/19 -1/21/14Rate0.2897	98.99	454.71
		Current 30 - 59 Days 60 - 89 Days >90 Days Balance		
		454.71 0.00 0.00 0.00 454.71		