



# HAWAIIANA

Hawaiiana Management Company, Ltd.  
Pacific Park Plaza, Suite 700  
711 Kapiolani Boulevard  
Honolulu, Hawaii 96813  
Tel: (808) 593-6378  
Fax: (808) 447-5163  
Internet: [www.hmcmgt.com](http://www.hmcmgt.com)

January 29, 2019

Dear The Collection Lofts Owner,

The Board of Directors, at their January 24, 2019 carefully reviewed the Lofts 2019 Operating and Reserve Budgets and determined that an adjustment to the maintenance fees was needed to ensure funds are available for operating expenses in 2019.

Please review the attached budget and maintenance fee schedule showing the additional fees needed for 2019.

Copies of the revised 2019 Lofts Operating and Reserve budgets will be available on your website at [www.thecollectionhonolulu.net](http://www.thecollectionhonolulu.net) or you may request a hard copy from The Collection office by calling 808-548-4555.

## **SurePay and other E-Payments**

Statements will continue to be sent to you each month. Please return the bottom portion of the statement with your payment (*Unless you are on our automatic SurePay Plan – in your case, your statement is for information only – no need to do anything*). You may sign up to receive your statement via email. Or, if you are not already using our SurePay system for automatic payments, you might want to consider it now. A form for that purpose is enclosed. If a bank or bill payment agency other than Hawaiiana's Surepay Plan pays your maintenance fees, you must inform that agency of the new maintenance fee amount that will be effective with the March 1, 2019 payment.

### ***Please note the following:***

- Payments are due on the 1st of each month. A late fee equal to the greater of 5% of the amount due plus 1% interest will be assessed for any unpaid assessments.
- Each unit owner is responsible to maintain his/her unit in good repair. Please check and correct any deficiencies to avoid headaches and additional expenses.
- Insurance - The Association maintains insurance to cover the cost of damage caused by the common elements to the building and to your unit. You are required to have homeowner's insurance (*HO-6*) to cover damages or injuries caused by the failure of fixtures and appliances in your unit or by the actions of its residents and guests.
- Annual Meeting (**April 25, 2019**): When you receive your proxy form, even if you plan to attend, please be sure to complete and return it immediately. Doing so will avoid additional costs in sending you the forms again and help the Association save money. If the legal name of the owner of your unit has changed please notify Hawaiiana Management Company Ltd., in writing. This important information must be kept current especially when we prepare and tally proxies and ballots.

Sincerely,  
FOR THE BOARD OF DIRECTORS  
OF THE COLLECTION

Debi Balmilero CMCA®, AMS®, PCAM®  
Management Executive

cc: General Manager

Enclosures

THE COLLECTION - 2722  
 PERCENT OF COMMON INTEREST BY UNITS

#	HMC Account Number	Unit Number	Unit Type	% OF PCI	% Limited PCI	PCI decimal	Limited PCI decimal	JAN-FEB 019			EFFECTIVE MARCH 2019						
								\$ 39,351.49		\$ 21,055.95		\$ 39,351.49		\$ 21,769.09			
								2019 BUDGET COMMON	2019 BUDGET MIDRISE	2019 BUDGET COMMON	2019 BUDGET MIDRISE	2019 TOTAL DUES	2019 BUDGET COMMON	2019 BUDGET MIDRISE	2019 TOTAL DUES		
1	2722-39800-000	201	M-B	0.202084%	2.906570%	0.002020840	0.029065700	79.52	611.99	\$ 691.51	79.52	632.73	\$ 712.25				
2	2722-39900-000	202	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
3	2722-40000-000	203	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
4	2722-40100-000	204	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
5	2722-40200-000	205	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
6	2722-40300-000	206	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
7	2722-40400-000	207	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
8	2722-40500-000	208	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
9	2722-40600-000	209	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
10	2722-40700-000	210	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
11	2722-40800-000	211	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
12	2722-40900-000	212	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
13	2722-41000-000	213	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
14	2722-41100-000	214	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
15	2722-41200-000	215	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
16	2722-41300-000	216	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
17	2722-41400-000	217	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
18	2722-41500-000	218	M-C	0.202646%	2.917435%	0.002026460	0.029174350	79.74	614.28	\$ 694.02	79.74	635.10	\$ 714.84				
19	2722-41600-000	301	M-B	0.202084%	2.906570%	0.002020840	0.029065700	79.52	611.99	\$ 691.51	79.52	632.73	\$ 712.25				
20	2722-41700-000	302	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
21	2722-41800-000	303	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
22	2722-41900-000	304	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
23	2722-42000-000	305	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
24	2722-42100-000	306	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
25	2722-42200-000	307	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
26	2722-42300-000	308	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
27	2722-42400-000	309	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
28	2722-42500-000	310	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
29	2722-42600-000	311	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
30	2722-42700-000	312	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
31	2722-42800-000	313	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
32	2722-42900-000	314	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
33	2722-43000-000	315	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
34	2722-43100-000	316	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
35	2722-43200-000	317	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
36	2722-43300-000	318	M-C	0.202646%	2.917435%	0.002026460	0.029174350	79.74	614.28	\$ 694.02	79.74	635.10	\$ 714.84				
37	2722-43400-000	401	M-B	0.202084%	2.906570%	0.002020840	0.029065700	79.52	611.99	\$ 691.51	79.52	632.73	\$ 712.25				
38	2722-43500-000	402	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
39	2722-43600-000	403	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
40	2722-43700-000	404	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
41	2722-43800-000	405	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
42	2722-43900-000	406	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
43	2722-44000-000	407	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
44	2722-44100-000	408	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
45	2722-44200-000	409	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
46	2722-44300-000	410	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
47	2722-44400-000	411	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
48	2722-44500-000	412	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
49	2722-44600-000	413	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
50	2722-44700-000	414	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
51	2722-44800-000	415	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
52	2722-44900-000	416	M-A	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
53	2722-45000-000	417	M-AR	0.118426%	1.719333%	0.001184260	0.017193330	46.60	362.01	\$ 408.61	46.60	374.28	\$ 420.88				
54	2722-45100-000	418	M-C	0.202646%	2.917435%	0.002026460	0.029174350	79.74	614.28	\$ 694.02	79.74	635.10	\$ 714.84				
								\$ -		\$ -	\$ -		\$ -				
								\$ 6.898638%	100.000%	0.068986380	0.999999990	\$ 2,714.58	\$ 21,055.29	\$ 23,769.87	\$ 2,714.58	\$ 21,768.93	\$ 24,483.51

# The Collection-Midrise

## Calendar Year 2019 Operating Budget and Reserve Study

### EXECUTIVE SUMMARY

Prepared By: Debi Balmilero and Hawaiiana Management Company, Ltd on July 20, 2018

Approved by Board of Directors on January 24, 2019

#### PRESENT RESERVE LEVELS

Projected 2018 Ending Reserve Balance	\$25
Required End of 2018 Balance to be 100% Funded	\$203,454
Projected End of Year 2018 Percent Funding	0.0%

#### 2019 FULLY FUNDED MAINTENANCE FEES

Required End of Year 2019 Balance to be 100% Funded	\$242,997	
Year 2019 Reserve Outlays	\$0	
Year 2019 Reserve Contribution Required to be 100% Funded	\$242,973	
Plus Projected Operating Expense	\$259,104	
Less Other Income	\$4,020	
Fully Funded Maintenance Fee Change/Amount	132.6%	\$498,056
Management Executive Recommendation	22.0%	\$261,229

#### BOARD APPROVED YEAR 2019 MAINTENANCE FEES

Operating Expenses	\$259,104	
Less Other Income	\$4,020	
Maintenance Fee Change/Amount	22.0%	\$259,801
Reserve Contribution / FHA Requirement 10%	2%	\$4,717
Projected Funding Level/Balance at the End of Year 2019	1.95%	\$4,742

Hawaiiana Management Company, Ltd

2019 Monthly Cash Operating Budget For

**The Collection-Midrise**

Approved by Board of Directors on January 24, 2019

Page 2

DESCRIPTION REVENUE	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUNE 2019	JULY 2019	AUG 2019	SEPT 2019	OCT 2019	NOV 2019	DEC 2019	ANNUAL TOTAL
MAINTENANCE FEES	21,055	21,055	21,769	21,769	21,769	21,769	21,769	21,769	21,769	21,769	21,769	21,769	259,801
LATE CHARGES	20	20	20	20	20	20	20	20	20	20	20	20	240
OTHER TAXABLE RECEIPTS - KEYS	125	125	125	125	125	125	125	125	125	125	125	125	1,500
BIKE AND SURF FEES	300												300
LOCKOUT FEES	75	75	75	75	75	75	75	75	75	75	75	75	900
INCOME-PET	1,080												1,080
<b>TOTAL REVENUE</b>	<b>22,655</b>	<b>21,275</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>21,989</b>	<b>263,821</b>

UTILITIES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
ELECTRICITY	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	76,956
TELEVISION	2,807	2,807	2,807	2,807	2,807	2,807	2,807	2,807	2,807	2,807	2,807	2,807	33,683
WATER	795	795	795	795	795	795	795	795	795	795	795	795	9,540
SEWER	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	40,272
<b>TOTAL UTILITIES</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>13,371</b>	<b>160,451</b>

CONTRACT SERVICES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
HOUSEKEEPING SERVICE FEE (TOWER)	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	16,560
WINDOW CLEANING	630			630			630			630			2,520
CONTRACT-ELEVATOR	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
CONTRACT-PEST CONTROL	244	244	244	244	244	244	244	244	244	244	244	244	2,928
CONTRACT-REFUSE											100	100	200
HVAC									7,668				7,668
SECURITY SERVICE FEE (TOWER)	977	977	977	977	977	977	977	977	977	977	977	977	11,724
FIRE SYSTEMS	3,247												3,247
SUBMETERING	355	355	355	355	355	355	355	355	355	355	355	355	4,266
MAINTENANCE SERVICE FEE (TOWER)	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	12,348
<b>TOTAL CNTRCT SVCS</b>	<b>8,962</b>	<b>5,085</b>	<b>5,085</b>	<b>5,715</b>	<b>5,085</b>	<b>5,085</b>	<b>5,715</b>	<b>5,085</b>	<b>12,753</b>	<b>5,715</b>	<b>5,185</b>	<b>5,185</b>	<b>74,661</b>

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
BUILDING MAINTENANCE	175	175	175	175	175	175	175	175	175	175	175	175	2,100
CLEANING SUPPLIES	205	205	205	205	205	205	205	205	205	205	205	205	2,460
ELEVATOR	125	125	125	125	125	125	125	125	125	125	125	125	1,500
PAINT	75	75	75	75	75	75	75	75	75	75	75	75	900
SECURITY EQUIPMENT	110	110	110	110	110	110	110	110	110	110	110	110	1,320
MISCL REPAIRS & PURCHASES	540			540			540			540			2,160
<b>TOTAL MAINTENANCE</b>	<b>1,230</b>	<b>690</b>	<b>690</b>	<b>1,230</b>	<b>690</b>	<b>690</b>	<b>1,230</b>	<b>690</b>	<b>690</b>	<b>1,230</b>	<b>690</b>	<b>690</b>	<b>10,440</b>

Approved by Board of Directors on January 24, 2019

DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
<b>OTHER EXPENSES</b>													
MASTER ASSOC DUES	589	589	589	589	589	589	589	589	589	589	589	589	7,073
MASTER ASSOC DUES reimb common for '18		525	525	525	525	525	525	525	525	525	525	525	5,775
CONDO REGISTRATION-ODD			704										704
<b>TOTAL OTHER EXP.</b>	<b>589</b>	<b>1,114</b>	<b>1,818</b>	<b>1,114</b>	<b>1,114</b>	<b>1,114</b>	<b>1,114</b>	<b>1,114</b>	<b>1,114</b>	<b>1,114</b>	<b>1,114</b>	<b>1,114</b>	<b>13,552</b>
<b>TOTAL OP EXPENSE</b>	<b>24,153</b>	<b>20,261</b>	<b>20,965</b>	<b>21,431</b>	<b>20,261</b>	<b>20,261</b>	<b>21,431</b>	<b>20,261</b>	<b>27,929</b>	<b>21,431</b>	<b>20,361</b>	<b>20,361</b>	<b>259,104</b>
LOAN PAYMENTS													
TRANSFER TO RESERVES	-1,498	1,014	1,024	558	1,728	1,728	558	1,728	-5,940	558	1,628	1,628	4,717

THE COLLECTION-MIDRISE YEAR 2019 RESERVE PROJECTS AS OF JANUARY 24, 2019

COST NOW and NORM LIFE values are best estimates by Hawaiiana Management and vendors who were nice enough to inspect the property or give a best guess.

It may be advisable to employ an expert to evaluate those projects with high cost.

				RESERVE FUND STATUS - PERCENT FUNDED METHOD				M. FEE	RESERVE.	MAINT.	
First Plan Year - Calendar	2019	Reference Year	2018	THE MODEL'S FINDINGS FOR % FUNDING			2018 Deficit	CHANGE	CONTRIB	FEES	
Final Plan Year	2038			Recommended Reserve Funding	100%	203,429	133%	242,973	498,056		
2018 Maintenance Fees	214,122	2019 Maint Fees	259,801	Target Reserve Funding Level	50%	101,702	75.86%	121,474	376,558		
2018 Other Income	56,209	2019 Othr Inc	4,020	Minimum Reserve Funding Level	50%	101,702	76%	121,474	376,558		
2018 Operating Expenses	-317,508	2019 Exp	-259,104	EOY 2019 Funding % @ Approved Lev	1.95%		21%	6,145	259,801		
2018 Reserve Contribution	-47,177	2019 Contribution	4,717	Condition Codes	Source Codes		Source Codes				
Projected Reserves At Start of 2019	25	Target Funding L	50%	EXCELNT	E	Contractor Proposal	1	Cost at Similar Project	5		
Projected Reserve % at Start of 2019	0.0%	Tgt Ann Contrib	47,973	GOOD	G	Contractor Estimate	2	Statistical Guideline	6		
Minimum Inflation	2.5%	Req Contrib-Tgt	149,676	FAIR	F	Engineer/Arch Estimate	3	Inflate First Year?	no		
Projected Savings Interest	2.5%	App. % Change	22.0%	POOR	P	Cost When Last Done	4				
CAPITAL INVENTORY											
ITEM	ADJUSTMENT	NORM LIFE	DONE LAST	LAST COST	CO ND	NEXT DUE DATE	COST NOW	COST SRC	FUNDING RQMNT	EOY RES	DEFICIT
Compressor - Replace		5	2016			2021	14,500	3	5,800	25	5,775
Electrical Panels - Inspect/Repair	1	4	2016			2021	10,000	3	4,000		4,000
Soft Goods - Replace		5	2016			2021	9,000	3	3,600		3,600
Electrifying 2nd Floor Garage/Lobby Door	-93	99	2016			2022	10,815	3	11,312		11,312
Rubber Flooring - Replace		8	2016			2024	6,750	3	1,688		1,688
Carpet - Replace (50% - Phase I)		9	2016			2025	46,200	3	10,267		10,267
Exterior Concrete - Paint		10	2016			2026	93,750	3	18,750		18,750
Exhaust Fan - Replace		10	2016			2026	22,000	3	4,400		4,400
Window Treatment - Replace		10	2016			2026	15,750	3	3,150		3,150
Appliances - Replace		10	2016			2026	10,000	3	2,000		2,000
Utility Doors - Partial Replace	5	5	2016			2026	10,000	3	2,000		2,000
Condenser - Replace		10	2016			2026	6,500	3	1,300		1,300
Water Submetering - Replace		11	2016			2027	45,900	3	8,345		8,345
Entry System - Replace		11	2016			2027	22,500	3	4,091		4,091
Interior Lighting - Replace		12	2016			2028	15,000	3	2,500		2,500
Exercise Equipment - Replace		12	2016			2028	14,157	3	2,360		2,360
Wall Covering - Replace		12	2016			2028	5,850	3	975		975
Restroom - Remodel	4	8	2016			2028	5,750	3	958		958
Carpet - Replace (50% - Phase II)	5	9	2016			2030	46,200	3	6,600		6,600
Elevator Cab - Remodel		15	2016			2031	100,000	3	13,333		13,333
Furniture - Replace	5	10	2016			2031	50,750	3	6,767		6,767
Fan Coil - Replace		15	2016			2031	21,700	3	2,893		2,893
Single Ply Membrane - Replace		20	2016			2036	117,000	3	11,700		11,700
Tile Floor - Replace		20	2016			2036	46,500	3	4,650		4,650
Fire Alarm System - Replace/Upgrade		20	2016			2036	45,000	3	4,500		4,500
Artwork - Replace		20	2016			2036	42,500	3	4,250		4,250
Mailboxes - Replace		20	2016			2036	21,000	3	2,100		2,100
Trash Chute - Partial Replace		20	2016			2036	16,000	3	1,600		1,600
Pool Table - Replace		20	2016			2036	11,250	3	1,125		1,125
Awnings - Replace		20	2016			2036	10,400	3	1,040		1,040
Glass Doors and Windows - Replace		25	2016			2041	255,000	3	20,400		20,400
Elevator - Modernize		25	2016			2041	250,000	3	20,000		20,000
Outdoor Air Handler - Replace		30	2016			2046	225,000	3	15,000		15,000
2018 End Yr Totals							1,622,722		203,454	25	203,429

# The Collection-Midrise

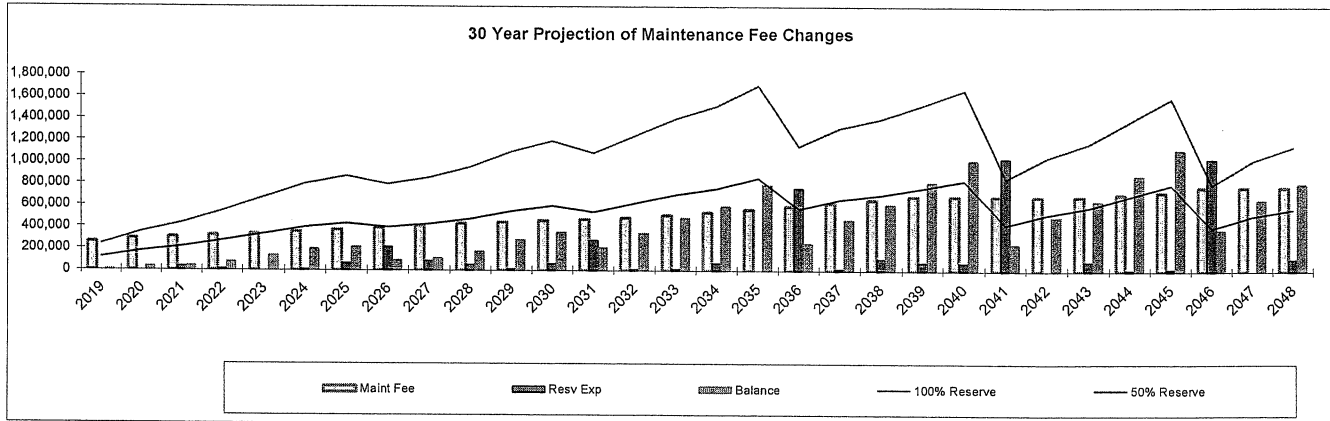
## Board Approved 2019 Cash Flow Plan

Prepared By: Debi Balmilero and Hawaiiana Management Company, Ltd

### Maintenance Fee Plan to Accomplish All Known Improvements and Repairs For Next 30 Years

Assumed Rate of Inflation: 2.5%

Assumed Savings Interest Rate: 2.5%



**Contingency Reserve Fur**

\$0

CY Year	Starting Balance	-Reserve Expense	-Loan Payments	-Operating Expenses	+Maint. Fees	+Other Income	+Interest Income	=Ending Balance	% Maint. Fee Change	Net Reserve Contrib.	Percent Funded
2019	25	0	0	259,104	259,801	4,020	Included	4,742	21.3%	4,717	2%
2020	4,742	0	0	265,582	292,577	4,020	506	36,263	12.0%	31,015	10%
2021	36,263	35,196	0	272,221	307,205	4,020	954	41,025	5.0%	3,808	9%
2022	41,025	10,815	0	279,027	322,566	4,020	1,485	79,254	5.0%	36,744	14%
2023	79,254	0	0	286,002	338,694	4,020	2,690	138,656	5.0%	56,712	21%
2024	138,656	7,637	0	293,152	355,629	4,020	4,202	201,718	5.0%	58,859	25%
2025	201,718	65,175	0	300,481	373,410	4,020	5,190	218,682	5.0%	11,774	25%
2026	218,682	215,747	0	307,993	392,081	4,020	3,872	94,914	5.0%	(127,640)	12%
2027	94,914	83,339	0	315,693	411,685	4,020	2,581	114,168	5.0%	16,673	13%
2028	114,168	50,900	0	323,585	432,269	4,020	3,627	179,598	5.0%	61,804	19%
2029	179,598	12,801	0	331,675	445,237	4,020	5,800	290,179	3.0%	104,781	27%
2030	290,179	60,618	0	339,967	458,594	4,020	8,030	360,238	3.0%	62,029	30%
2031	360,238	276,981	0	348,466	472,352	4,020	7,143	218,306	3.0%	(149,075)	20%
2032	218,306	9,305	0	357,178	486,522	4,020	7,008	349,374	3.0%	124,060	28%
2033	349,374	14,130	0	366,107	510,849	4,020	10,417	494,423	5.0%	134,632	35%
2034	494,423	66,912	0	375,260	536,391	4,020	13,589	606,250	5.0%	98,239	40%
2035	606,250	0	0	384,641	563,211	4,020	17,439	806,278	5.0%	182,589	47%
2036	806,278	756,092	0	394,257	591,371	4,020	13,220	264,540	5.0%	(554,958)	23%
2037	264,540	15,597	0	404,114	620,940	4,020	9,179	478,968	5.0%	205,249	36%
2038	478,968	109,348	0	414,217	651,987	4,020	13,630	625,040	5.0%	132,442	45%
2039	625,040	75,704	0	424,572	684,586	4,020	17,980	831,350	5.0%	188,330	55%
2040	831,350	70,135	0	435,186	684,586	4,020	23,075	1,037,710	0.0%	183,285	62%
2041	1,037,710	1,031,655	0	446,066	684,586	4,020	16,079	264,674	0.0%	(789,115)	31%
2042	264,674	0	0	457,218	684,586	4,020	9,509	505,571	0.0%	231,388	48%
2043	505,571	83,564	0	468,648	684,586	4,020	14,344	656,309	0.0%	136,394	56%
2044	656,309	10,660	0	480,364	705,124	4,020	19,134	893,563	3.0%	218,119	65%
2045	893,563	19,003	0	492,373	726,277	4,020	25,076	1,137,559	3.0%	218,921	72%
2046	1,137,559	1,028,828	0	504,683	769,854	4,020	18,944	396,866	6.0%	(759,637)	50%
2047	396,866	0	0	517,300	769,854	4,020	13,129	666,569	0.0%	256,574	65%
2048	666,569	108,357	0	530,232	769,854	4,020	18,355	820,209	0.0%	135,285	72%