



RESERVE ANALYSIS REPORT

The Collection - Midrise/Lofts Honolulu, HI

Fiscal Year Start Date: Jan 01, 2021

Date Prepared: May 21, 2020

SmartProperty

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The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans include:

- **50% Funded:** This plan represents the annual reserve contribution of \$356,540 or \$550.22 per unit per Monthly as a set forth in section 514B - 148 of the Hawaii Condominium Act. It takes into account an inflation factor of 2% per year, interest rate of 1.5% per year, and assumed rate of annual reserve contribution increases of 2%. The association shall assess the unit owners to fund a minimum of 50% of the estimated replacement reserves; provided that a new association need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting. For each fiscal year, the association shall collect the amount assessed to fund the estimated replacement for that fiscal year reserves, as determined by the association's plan. (c) The association shall compute the estimated replacement reserves by a formula that is based on the estimated life and the estimated capital expenditure or major maintenance required for each part of the property. The estimated replacement reserves shall include: (1) Adjustments for revenues which will be received and expenditures which will be made before the beginning of the fiscal year to which the budget relates; and (2) Separate, designated reserves for each part of the property for which capital expenditures or major maintenance will exceed \$10,000. Parts of the property for which capital expenditures or major maintenance will not exceed \$10,000 may be aggregated in a single designated reserve.
- **Cash Flow:** This plan represents the annual reserve contribution of \$107,610 or \$166.06 per unit per Monthly as a set forth in section 514B - 148 of the Hawaii Condominium Act. It takes into account an inflation factor of 2% per year, interest rate of 1.5% per year, and assumed rate of annual reserve contribution increases of 2%. The cash flow plan is defined in section 514B - 148(h)(b) as a minimum 20-year projection of an association's future income and expense requirements to fund fully its replacement reserves requirements each year during that 20-year period, except in an emergency; provided that it does not include a projection of special assessments or loans during that 20-year period, except in an emergency. In accordance with the cash flow plan the association shall assess the unit owners to fund 100% of the estimated replacement reserves; provided that a new association need not collect estimated replacement reserves until the fiscal year which begins after the

association's first annual meeting. For each fiscal year, the association shall collect the amount assessed to fund the estimated replacement for that fiscal year reserves, as determined by the association's plan. (c) The association shall compute the estimated replacement reserves by a formula that is based on the estimated life and the estimated capital expenditure or major maintenance required for each part of the property. The estimated replacement reserves shall include: (1) Adjustments for revenues which will be received and expenditures which will be made before the beginning of the fiscal year to which the budget relates; and (2) Separate, designated reserves for each part of the property for which capital expenditures or major maintenance will exceed \$10,000. Parts of the property for which capital expenditures or major maintenance will not exceed \$10,000 may be aggregated in a single designated reserve.

- Current: This plan represents the currently adopted annual reserve contribution of \$11,370 or \$17.55 per unit per Monthly projected over the 20 year duration using an inflation factor of 2% per year, interest rate of 1.5% per year, and assumed rate of annual reserve contribution increases of 2%. Based on the projected starting reserve balance of \$22,134 as of Jan 1, 2021, this plan will not meet all anticipated expenditures as they occur. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80% to 90% of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, an annual average interest is applied to the ending reserve balance values represented in the reserve funding plans and Percent Funded Analysis report. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of

the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make



the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.



The Collection - Midrise/Lofts
Honolulu, HI

Date Prepared: May 21, 2020

Start Date: Jan 1, 2021

Project Description

Property Name:	The Collection - Midrise/Lofts
Location:	Honolulu, HI
Project Type:	Mid - Rise Building
Number of Units:	54
Age of Project:	4 Year(s)

Financial Summary

Starting Reserve Balance:	\$22,134
Fully Funded Reserve Balance:	\$597,509
Percent Funded:	4%
Current Replacement Cost:	\$2,827,750
Deficit/Surplus vs.	(\$575,375) or
Fully Funded Reserve:	(\$10,655.10) Per Unit Avg

RS Completed 2020: On-Site Evaluation

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a Time Value of Money approach. Inflation was applied to the anticipated expenditures , and average interest to the ending reserve balance values.

Annual Inflation Rate: 2.00 %

Annual Interest Rate: 1.50 %

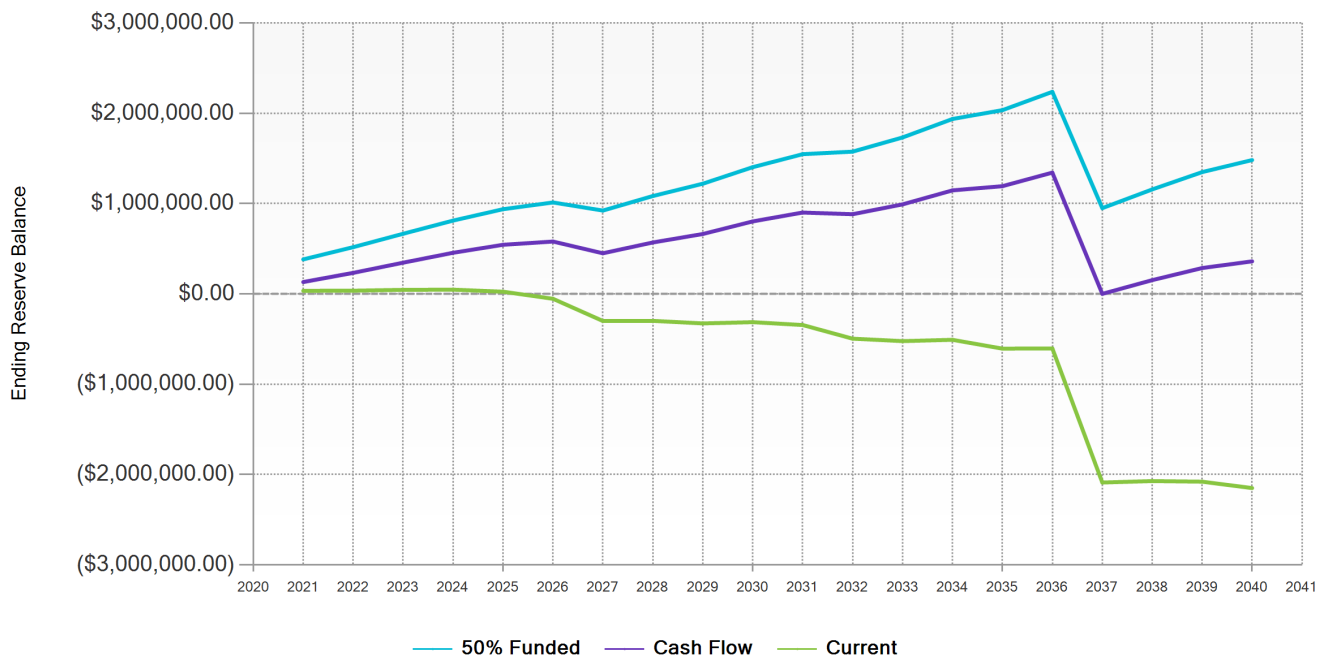
Annual Reserve Contribution Increase: 2.00 %



Summary of Funding Plans

★ Recommended funding plan

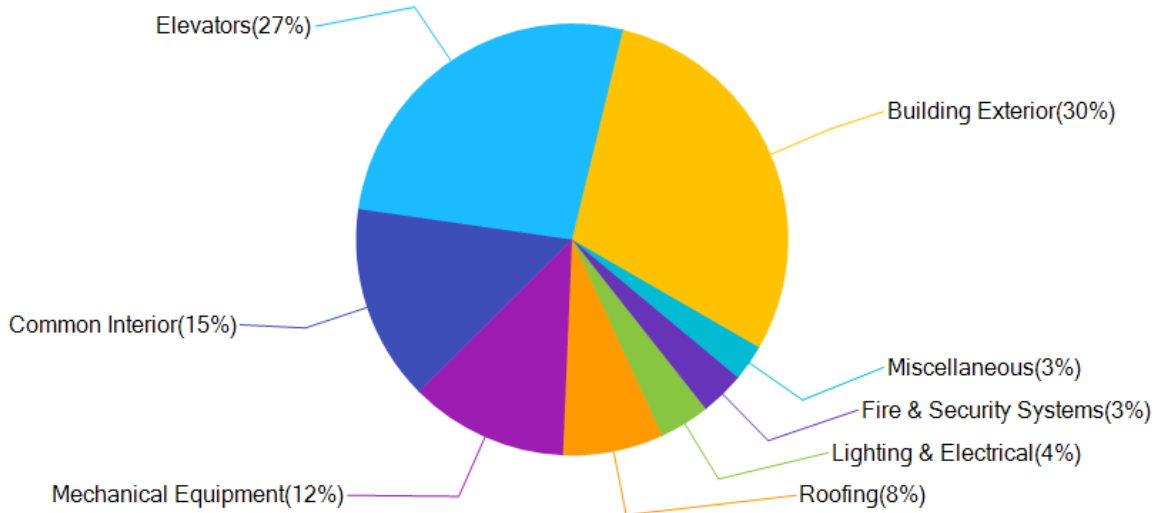
Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 20 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 20 Years	Average Percent Funded Over 20 Years
50% Funded ★	\$356,540	\$550.22	Yes	N/A	\$1,248,059	63%
Cash Flow	\$107,610	\$166.06	Yes	N/A	\$601,296	30%
Current	\$11,370	\$17.55	No	2026	(\$629,939)	1%





Expenditures by Category

Total Current Cost: \$2,827,750.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Recommended Annual Reserve Contribution
Building Exterior	10-30	6-26	\$835,500	\$6,762	\$45,633	\$182,533	\$107,839
Common Interior	6-30	1-26	\$416,465	\$4,923	\$30,973	\$132,904	\$73,194
Elevators	15-25	11-21	\$750,000	\$4,643	\$31,333	\$125,333	\$74,046
Fire & Security Systems	12-20	8-16	\$94,190	\$754	\$5,091	\$20,363	\$12,030
Lighting & Electrical	4-30	3-26	\$106,995	\$693	\$6,550	\$18,699	\$15,478
Mechanical Equipment	8-25	4-21	\$335,400	\$2,398	\$16,182	\$64,727	\$38,240
Miscellaneous	8-20	4-19	\$76,700	\$387	\$4,488	\$10,450	\$10,605
Roofing	20-20	16-16	\$212,500	\$1,574	\$10,625	\$42,500	\$25,109
		Totals	\$2,827,750	\$22,134	\$150,874	\$597,509	\$356,540

Component Inventory



The Collection - Midrise/Lofts
Honolulu, HI

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Current Replacement Cost: \$2,827,750

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Building Exterior								
Ext - Awnings		10	6	\$2.50 / SF	5,000	\$12,500	\$14,077	Inspector
Ext - Concrete Surfaces (Prep & Paint)		10	6	\$4.00 / SF	33,000	\$132,000	\$148,653	On File
Ext - Glass Doors & Windows		30	26	\$250,000.00 / Total	1	\$250,000	\$418,355	Inspector
Ext - Windows - Seal (Replace)		20	16	\$425,000.00 / Total	1	\$425,000	\$583,434	Inspector
Ext - Windows - Treatment		10	6	\$16,000.00 / Total	1	\$16,000	\$18,019	Inspector
Totals						\$835,500	\$1,182,538	
Common Interior								
Artwork - Replace (Maintenance / Operating)								Inspector
Ceiling Tiles		30	26	\$3.40 / SF	3,400	\$11,560	\$19,345	Inspector
Club Rm - Appliances		15	11	\$4,000.00 / Total	1	\$4,000	\$4,973	Inspector
Club Rm - Carpeting		10	6	\$5,800.00 / Total	1	\$5,800	\$6,532	Inspector
Club Rm - Counter/Cabs		20	16	\$35,000.00 / Total	1	\$35,000	\$48,047	Inspector
Club Rm - Pool Table		25	21	\$8,000.00 / Total	1	\$8,000	\$12,125	Inspector
Club Room - Furniture		14	10	\$25,000.00 / Total	1	\$25,000	\$30,475	Inspector
Fitness Rm - Equipment		12	8	\$15,000.00 / Total	1	\$15,000	\$17,575	Inspector
Fitness Rm - Rubber Flooring		12	8	\$12.00 / SF	500	\$6,000	\$7,030	Inspector
Garage/Lobby Door (2nd Flr) - Electric		30	1	\$10,815.00 / Total	1	\$10,815	\$11,031	On File
Hallways - Carpet		9	5	\$7.50 / SF	11,000	\$82,500	\$91,087	Inspector
Int Surfaces - Paint		10	6	\$1.72 / SF	37,000	\$63,640	\$71,669	Inspector
Int Surfaces - Wall Covering		15	11	\$2.20 / SF	10,000	\$22,000	\$27,354	Inspector
Int Surfaces (Stairs) - Refinish		20	16	\$18,000.00 / Total	1	\$18,000	\$24,710	Inspector
Mailboxes		26	22	\$22,400.00 / Total	1	\$22,400	\$34,630	Inspector
Mezzanine/Gar - Carpet		6	2	\$3,000.00 / Total	1	\$3,000	\$3,121	Inspector
Restroom - Remodel		14	10	\$5,750.00 / Total	1	\$5,750	\$7,009	Inspector
Soft Goods - Replace		8	4	\$9,000.00 / Total	1	\$9,000	\$9,742	Inspector
Tile Flooring		26	22	\$46,500.00 / Total	1	\$46,500	\$71,888	Inspector
Trash Chute / Doors - Contingency		22	18	\$16,000.00 / Total	1	\$16,000	\$22,852	Inspector
Utility Doors - Contingency		14	10	\$6,500.00 / Total	1	\$6,500	\$7,923	Inspector
Totals						\$416,465	\$529,120	
Elevators								
Elevators - Cab Remodel		15	11	\$25,000.00 / EA	2	\$50,000	\$62,169	Inspector
Elevators - Modernize		25	21	\$350,000.00 / EA	2	\$700,000	\$1,060,966	Inspector
Elevators - Testing/Maint (Maintenance / Operating)								Inspector
Totals						\$750,000	\$1,123,135	
Fire & Security Systems								
Entry Systems		12	8	\$7,840.00 / Total	1	\$7,840	\$9,186	Inspector
Fire - Alarm System		20	16	\$2.00 / SF	22,500	\$45,000	\$61,775	Inspector
Fire - Control Panel		20	16	\$4,000.00 / EA	1	\$4,000	\$5,491	Inspector
Fire - Extinguishers		12	8	\$150.00 / EA	24	\$3,600	\$4,218	Inspector
Fire - Sprinkler System (Heads)		20	16	\$1.50 / SF	22,500	\$33,750	\$46,332	Inspector
Totals						\$94,190	\$127,002	
Lighting & Electrical								
Capacitor Bank, 3 kVAR, Replace		20	16	\$1,085.00 / EA	1	\$1,085	\$1,489	Inspector
Electrical Panels - Inspect/Repairs		4	3	\$10,000.00 / Total	1	\$10,000	\$10,612	Inspector

Component Inventory



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Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Emergency Lighting (2-Head/Batt)		20	16	\$220.00 / EA	24	\$5,280	\$7,248	Inspector
Exit Signs (LED)		20	16	\$220.00 / EA	24	\$5,280	\$7,248	Inspector
Ext Flood Fixtures (LED), 100 W, Replace		20	16	\$210.00 / EA	35	\$7,350	\$10,090	Inspector
Lighting System (Int) Med Density		30	26	\$8.00 / SF	6,000	\$48,000	\$80,324	Inspector
Power Shaver/Conditioner (Maintenance / Operating)								Inspector
Transfer Switch, Automatic (ATS), 800 Amp		20	16	\$30,000.00 / Total	1	\$30,000	\$41,184	Inspector
Totals						\$106,995	\$158,196	
Mechanical Equipment								
Condensing Unit/Heat Pump (12-Ton)		15	11	\$21,200.00 / EA	1	\$21,200	\$26,360	Inspector
Condensing Unit/Heat Pump (3-Ton)		15	11	\$4,000.00 / EA	1	\$4,000	\$4,973	Inspector
Electric Water Heaters (Maintenance / Operating)								Inspector
Exhaust Fans - 501-1000 CFM, Replace		20	16	\$1,400.00 / EA	8	\$11,200	\$15,375	Inspector
Exhaust Fans - 50-500 CFM, Replace		20	16	\$1,200.00 / EA	10	\$12,000	\$16,473	Inspector
Fan Coil Unit		15	11	\$22,000.00 / Total	1	\$22,000	\$27,354	Inspector
Packaged Unit (Air Handler), 26-50 Ton, Replace		25	21	\$250,000.00 / EA	1	\$250,000	\$378,917	Inspector
Packaged Unit (Compressor)		8	4	\$15,000.00 / EA	1	\$15,000	\$16,236	Inspector
Totals						\$335,400	\$485,689	
Miscellaneous								
Gates - Operators		8	4	\$8,700.00 / Total	1	\$8,700	\$9,417	Inspector
Signage		20	16	\$18,000.00 / Total	1	\$18,000	\$24,710	Inspector
Water Submetering		20	19	\$50,000.00 / Total	1	\$50,000	\$72,841	Inspector
Totals						\$76,700	\$106,968	
Roofing								
Roofing - Eval/Maint/Repairs (Maintenance / Operating)								Inspector
Roofing - Single Ply Membrane		20	16	\$17.00 / SF	12,500	\$212,500	\$291,717	Inspector
Totals						\$212,500	\$291,717	

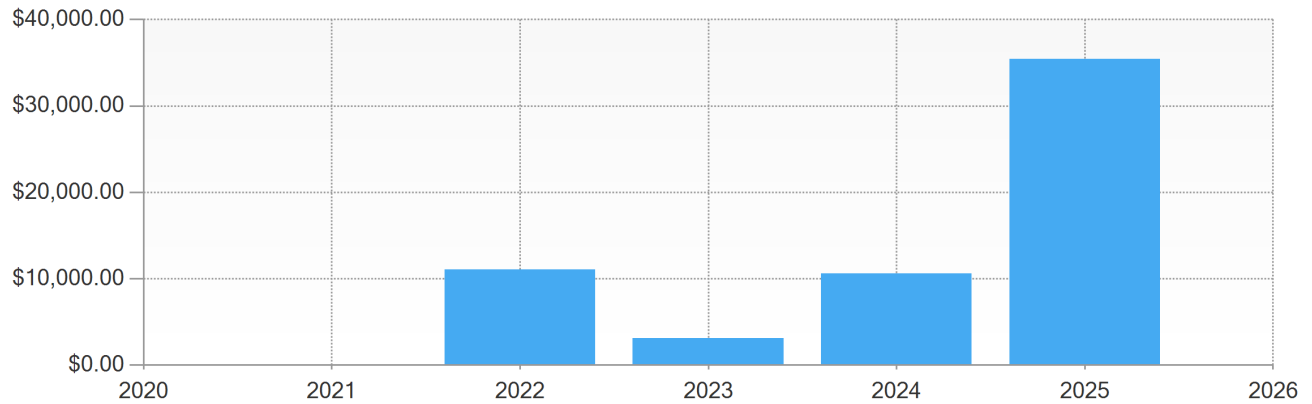
Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s)

Anticipated Expenditures (5 Years)



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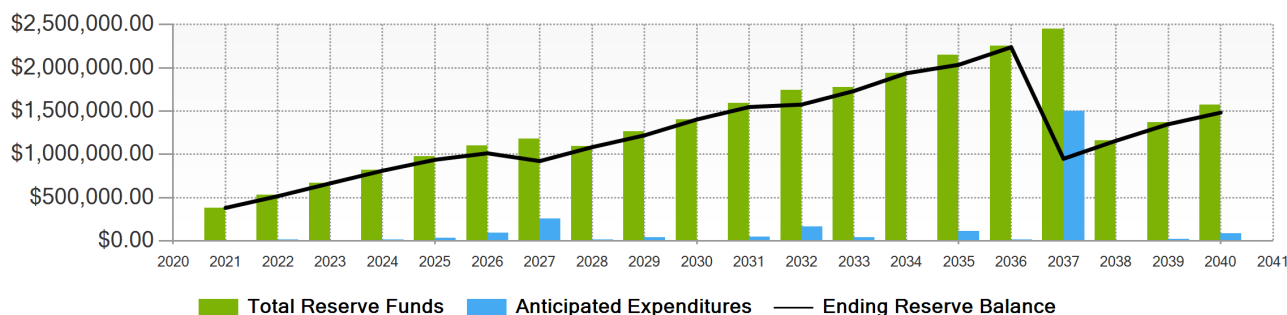
Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2021				
			Total for 2021:	\$0
2022				
Garage/Lobby Door (2nd Flr) - Electric		Common Interior	\$10,815	\$11,031
			Total for 2022:	\$11,031
2023				
Mezzanine/Gar - Carpet		Common Interior	\$3,000	\$3,121
			Total for 2023:	\$3,121
2024				
Electrical Panels - Inspect/Repairs		Lighting & Electrical	\$10,000	\$10,612
			Total for 2024:	\$10,612
2025				
Gates - Operators		Miscellaneous	\$8,700	\$9,417
Packaged Unit (Compressor)		Mechanical Equipment	\$15,000	\$16,236
Soft Goods - Replace		Common Interior	\$9,000	\$9,742
			Total for 2025:	\$35,396



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Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2021	\$356,540	\$550.22	\$22,134	\$3,006	\$381,680	\$0	\$381,680	\$763,351	50%
2022	\$139,935	\$215.95	\$381,680	\$6,692	\$528,307	\$11,031	\$517,276	\$924,336	56%
2023	\$142,734	\$220.27	\$517,276	\$8,806	\$668,816	\$3,121	\$665,694	\$1,099,748	61%
2024	\$145,588	\$224.67	\$665,694	\$10,998	\$822,281	\$10,612	\$811,669	\$1,274,230	64%
2025	\$148,500	\$229.17	\$811,669	\$13,023	\$973,192	\$35,396	\$937,796	\$1,430,188	66%
2026	\$151,470	\$233.75	\$937,796	\$14,520	\$1,103,786	\$91,087	\$1,012,700	\$1,535,793	66%
2027	\$154,500	\$238.43	\$1,012,700	\$14,407	\$1,181,606	\$258,950	\$922,657	\$1,475,687	63%
2028	\$157,590	\$243.19	\$922,657	\$14,936	\$1,095,182	\$11,487	\$1,083,695	\$1,670,257	65%
2029	\$160,741	\$248.06	\$1,083,695	\$17,150	\$1,261,586	\$41,524	\$1,220,062	\$1,841,617	66%
2030	\$163,956	\$253.02	\$1,220,062	\$19,531	\$1,403,549	\$0	\$1,403,549	\$2,062,364	68%
2031	\$167,235	\$258.08	\$1,403,549	\$21,967	\$1,592,751	\$45,408	\$1,547,344	\$2,244,889	69%
2032	\$170,580	\$263.24	\$1,547,344	\$23,247	\$1,741,171	\$165,617	\$1,575,554	\$2,312,202	68%
2033	\$173,992	\$268.51	\$1,575,554	\$24,627	\$1,774,172	\$41,472	\$1,732,701	\$2,511,317	69%
2034	\$177,471	\$273.88	\$1,732,701	\$27,322	\$1,937,494	\$0	\$1,937,494	\$2,760,618	70%
2035	\$181,021	\$279.35	\$1,937,494	\$29,574	\$2,148,089	\$112,815	\$2,035,273	\$2,903,816	70%
2036	\$184,641	\$284.94	\$2,035,273	\$31,813	\$2,251,727	\$13,459	\$2,238,269	\$3,155,282	71%
2037	\$188,334	\$290.64	\$2,238,269	\$23,729	\$2,450,332	\$1,500,983	\$949,349	\$1,898,645	50%
2038	\$192,101	\$296.45	\$949,349	\$15,681	\$1,157,130	\$0	\$1,157,130	\$2,152,104	54%
2039	\$195,943	\$302.38	\$1,157,130	\$18,655	\$1,371,728	\$22,852	\$1,348,876	\$2,391,632	56%
2040	\$199,862	\$308.43	\$1,348,876	\$21,077	\$1,569,815	\$87,409	\$1,482,406	\$2,574,499	58%

Additional Funds To Reserves: \$0.00 years

Inflation Rate: 2.00%

Interest Rate: 1.50%

Average Rate of Annual Reserve Contribution Increases: (1.30%)

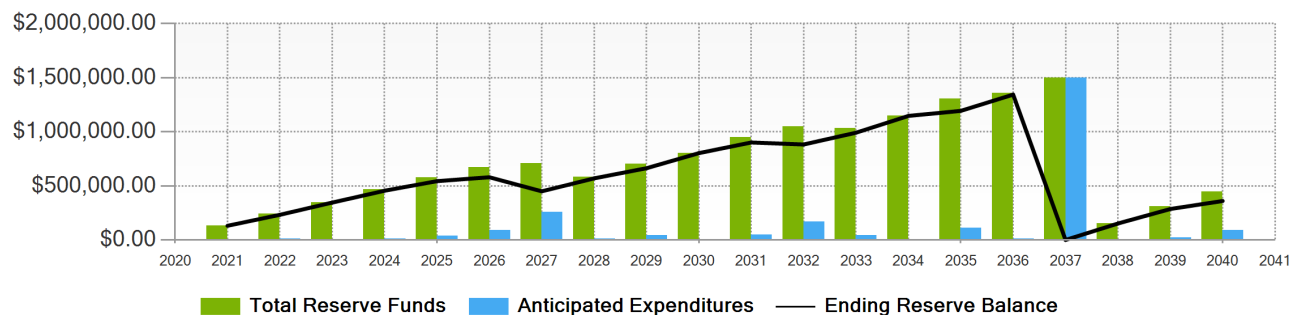


The Collection - Midrise/Lofts Honolulu, HI

Date Prepared: May 21, 2020

Start Date: Jan 1, 2021

This plan represents the annual reserve contribution of \$107,610 or \$166.06 per unit per Monthly as a set forth in section 514B - 148 of the Hawaii Condominium Act. It takes into account an inflation factor of 2% per year, interest rate of 1.5% per year, and assumed rate of annual reserve contribution increases of 2%. The cash flow plan is defined in section 514B - 148(h)(b) as a minimum 20-year projection of an association's future income and expense requirements to fund fully its replacement reserves requirements each year during that 20-year period, except in an emergency; provided that it does not include a projection of special assessments or loans during that 20-year period, except in an emergency. In accordance with the cash flow plan the association shall assess the unit owners to fund 100 % of the estimated replacement reserves; provided that a new association need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting. For each fiscal year, the association shall collect the amount assessed to fund the estimated replacement for that fiscal year reserves, as determined by the association's plan. (c) The association shall compute the estimated replacement reserves by a formula that is based on the estimated life and the estimated capital expenditure or major maintenance required for each part of the property. The estimated replacement reserves shall include: (1) Adjustments for revenues which will be received and expenditures which will be made before the beginning of the fiscal year to which the budget relates; and(2) Separate, designated reserves for each part of the property for which capital expenditures or major maintenance will exceed \$10, 000. Parts of the property for which capital expenditures or major maintenance will not exceed \$10, 000 may be aggregated in a single designated reserve.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2021	\$107,610	\$166.06	\$22,134	\$1,139	\$130,883	\$0	\$130,883	\$763,351	17%
2022	\$109,762	\$169.39	\$130,883	\$2,704	\$243,349	\$11,031	\$232,318	\$924,336	25%
2023	\$111,957	\$172.77	\$232,318	\$4,301	\$348,576	\$3,121	\$345,455	\$1,099,748	31%
2024	\$114,197	\$176.23	\$345,455	\$5,959	\$465,610	\$10,612	\$454,998	\$1,274,230	36%
2025	\$116,481	\$179.75	\$454,998	\$7,433	\$578,912	\$35,396	\$543,516	\$1,430,188	38%
2026	\$118,810	\$183.35	\$543,516	\$8,361	\$670,687	\$91,087	\$579,600	\$1,535,793	38%
2027	\$121,186	\$187.02	\$579,600	\$7,661	\$708,448	\$258,950	\$449,498	\$1,475,687	30%
2028	\$123,610	\$190.76	\$449,498	\$7,583	\$580,691	\$11,487	\$569,204	\$1,670,257	34%
2029	\$126,082	\$194.57	\$569,204	\$9,172	\$704,459	\$41,524	\$662,935	\$1,841,617	36%
2030	\$128,604	\$198.46	\$662,935	\$10,909	\$802,448	\$0	\$802,448	\$2,062,364	39%
2031	\$131,176	\$202.43	\$802,448	\$12,680	\$946,304	\$45,408	\$900,896	\$2,244,889	40%
2032	\$133,800	\$206.48	\$900,896	\$13,275	\$1,047,971	\$165,617	\$882,353	\$2,312,202	38%
2033	\$136,475	\$210.61	\$882,353	\$13,948	\$1,032,776	\$41,472	\$991,305	\$2,511,317	39%
2034	\$139,205	\$214.82	\$991,305	\$15,914	\$1,146,424	\$0	\$1,146,424	\$2,760,618	42%
2035	\$141,989	\$219.12	\$1,146,424	\$17,415	\$1,305,828	\$112,815	\$1,193,012	\$2,903,816	41%
2036	\$144,829	\$223.50	\$1,193,012	\$18,880	\$1,356,722	\$13,459	\$1,343,263	\$3,155,282	43%
2037	\$147,725	\$227.97	\$1,343,263	\$10,000	\$1,500,988	\$1,500,983	\$5	\$1,898,645	0%
2038	\$150,680	\$232.53	\$5	\$1,130	\$151,815	\$0	\$151,815	\$2,152,104	7%
2039	\$153,694	\$237.18	\$151,815	\$3,259	\$308,767	\$22,852	\$285,915	\$2,391,632	12%
2040	\$156,767	\$241.93	\$285,915	\$4,809	\$447,491	\$87,409	\$360,083	\$2,574,499	14%

Additional Funds To Reserves: \$0.00 years

Inflation Rate: 2.00%

Interest Rate: 1.50%

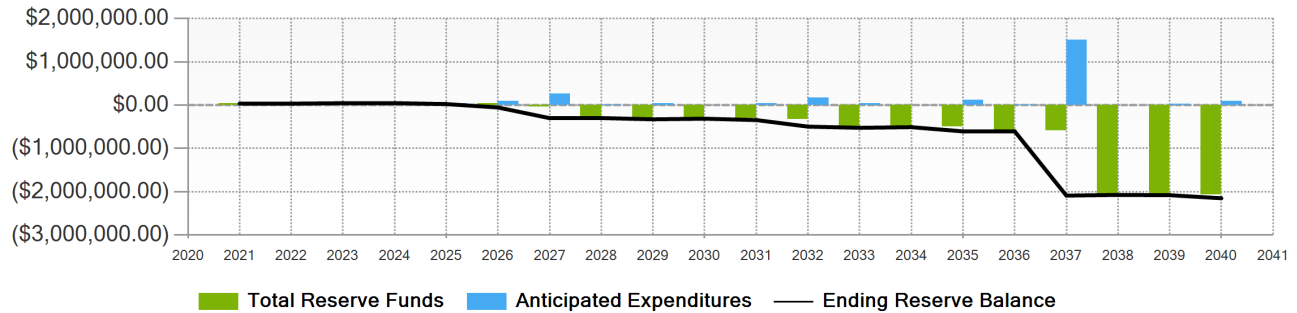
Average Rate of Annual Reserve Contribution Increases: 2.00%



The Collection - Midrise/Lofts
Honolulu, HI

Date Prepared: May 21, 2020
Start Date: Jan 1, 2021

This plan represents the currently adopted annual reserve contribution of \$11,370 or \$17.55 per unit per Monthly projected over the 20 year duration using an inflation factor of 2% per year, interest rate of 1.5% per year, and assumed rate of annual reserve contribution increases of 2%. Based on the projected starting reserve balance of \$22,134 as of Jan 1, 2021, this plan will not meet all anticipated expenditures as they occur. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2021	\$11,370	\$17.55	\$22,134	\$417	\$33,921	\$0	\$33,921	\$763,351	4%
2022	\$11,597	\$17.90	\$33,921	\$513	\$46,032	\$11,031	\$35,000	\$924,336	4%
2023	\$11,829	\$18.26	\$35,000	\$590	\$47,420	\$3,121	\$44,299	\$1,099,748	4%
2024	\$12,066	\$18.62	\$44,299	\$675	\$57,040	\$10,612	\$46,428	\$1,274,230	4%
2025	\$12,307	\$18.99	\$46,428	\$523	\$59,259	\$35,396	\$23,863	\$1,430,188	2%
2026	\$12,553	\$19.37	\$23,863	\$0	\$36,417	\$91,087	(\$54,670)	\$1,535,793	0%
2027	\$12,804	\$19.76	(\$54,670)	\$0	(\$41,866)	\$258,950	(\$300,815)	\$1,475,687	0%
2028	\$13,061	\$20.16	(\$300,815)	\$0	(\$287,755)	\$11,487	(\$299,242)	\$1,670,257	0%
2029	\$13,322	\$20.56	(\$299,242)	\$0	(\$285,920)	\$41,524	(\$327,444)	\$1,841,617	0%
2030	\$13,588	\$20.97	(\$327,444)	\$0	(\$313,855)	\$0	(\$313,855)	\$2,062,364	0%
2031	\$13,860	\$21.39	(\$313,855)	\$0	(\$299,995)	\$45,408	(\$345,403)	\$2,244,889	0%
2032	\$14,137	\$21.82	(\$345,403)	\$0	(\$331,266)	\$165,617	(\$496,883)	\$2,312,202	0%
2033	\$14,420	\$22.25	(\$496,883)	\$0	(\$482,463)	\$41,472	(\$523,935)	\$2,511,317	0%
2034	\$14,708	\$22.70	(\$523,935)	\$0	(\$509,227)	\$0	(\$509,227)	\$2,760,618	0%
2035	\$15,002	\$23.15	(\$509,227)	\$0	(\$494,224)	\$112,815	(\$607,040)	\$2,903,816	0%
2036	\$15,303	\$23.62	(\$607,040)	\$0	(\$591,737)	\$13,459	(\$605,196)	\$3,155,282	0%
2037	\$15,609	\$24.09	(\$605,196)	\$0	(\$589,587)	\$1,500,983	(\$2,090,570)	\$1,898,645	0%
2038	\$15,921	\$24.57	(\$2,090,570)	\$0	(\$2,074,650)	\$0	(\$2,074,650)	\$2,152,104	0%
2039	\$16,239	\$25.06	(\$2,074,650)	\$0	(\$2,058,410)	\$22,852	(\$2,081,262)	\$2,391,632	0%
2040	\$16,564	\$25.56	(\$2,081,262)	\$0	(\$2,064,698)	\$87,409	(\$2,152,107)	\$2,574,499	0%

Additional Funds To Reserves: \$0.00 years

Inflation Rate: 2.00%

Interest Rate: 1.50%

Average Rate of Annual Reserve Contribution Increases: 2.00%

Percent Funding Analysis



The Collection - Midrise/Lofts
Honolulu, HI

Date Prepared: May 21, 2020

Start Date: Jan 1, 2021

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Percent Funded: 4%		Recommended Annual Reserve Contrib.
							Fully Funded Reserve Balance		
							G	H	
A	B	C	D	E	F	G	H		
BUILDING EXTERIOR									
Ext - Awnings	10	6	4	\$12,500	\$185	\$1,250	\$5,000		\$2,954
Ext - Concrete Surfaces (Prep & Paint)	10	6	4	\$132,000	\$1,956	\$13,200	\$52,800		\$31,194
Ext - Glass Doors & Windows	30	26	4	\$250,000	\$1,235	\$8,333	\$33,333		\$19,693
Ext - Windows - Seal (Replace)	20	16	4	\$425,000	\$3,149	\$21,250	\$85,000		\$50,217
Ext - Windows - Treatment	10	6	4	\$16,000	\$237	\$1,600	\$6,400		\$3,781
			Total	\$835,500	\$6,762	\$45,633	\$182,533		\$107,839
COMMON INTERIOR									
Ceiling Tiles	30	26	4	\$11,560	\$57	\$385	\$1,541		\$911
Club Rm - Appliances	15	11	4	\$4,000	\$40	\$267	\$1,067		\$630
Club Rm - Carpeting	10	6	4	\$5,800	\$86	\$580	\$2,320		\$1,371
Club Rm - Counter/Cabs	20	16	4	\$35,000	\$259	\$1,750	\$7,000		\$4,136
Club Rm - Pool Table	25	21	4	\$8,000	\$47	\$320	\$1,280		\$756
Club Room - Furniture	14	10	4	\$25,000	\$265	\$1,786	\$7,143		\$4,220
Fitness Rm - Equipment	12	8	4	\$15,000	\$185	\$1,250	\$5,000		\$2,954
Fitness Rm - Rubber Flooring	12	8	4	\$6,000	\$74	\$500	\$2,000		\$1,182
Garage/Lobby Door (2nd Flr) - Electric	30	1	29	\$10,815	\$387	\$361	\$10,455		\$852
Hallways - Carpet	9	5	4	\$82,500	\$1,358	\$9,167	\$36,667		\$21,662
Int Surfaces - Paint	10	6	4	\$63,640	\$943	\$6,364	\$25,456		\$15,039
Int Surfaces - Wall Covering	15	11	4	\$22,000	\$217	\$1,467	\$5,867		\$3,466
Int Surfaces (Stairs) - Refinish	20	16	4	\$18,000	\$133	\$900	\$3,600		\$2,127
Mailboxes	26	22	4	\$22,400	\$128	\$862	\$3,446		\$2,036
Mezzanine/Gar - Carpet	6	2	4	\$3,000	\$74	\$500	\$2,000		\$1,182
Restroom - Remodel	14	10	4	\$5,750	\$61	\$411	\$1,643		\$971
Soft Goods - Replace	8	4	4	\$9,000	\$167	\$1,125	\$4,500		\$2,659
Tile Flooring	26	22	4	\$46,500	\$265	\$1,788	\$7,154		\$4,226
Trash Chute / Doors - Contingency	22	18	4	\$16,000	\$108	\$727	\$2,909		\$1,719
Utility Doors - Contingency	14	10	4	\$6,500	\$69	\$464	\$1,857		\$1,097
			Total	\$416,465	\$4,923	\$30,973	\$132,904		\$73,194
ELEVATORS									
Elevators - Cab Remodel	15	11	4	\$50,000	\$494	\$3,333	\$13,333		\$7,877
Elevators - Modernize	25	21	4	\$700,000	\$4,149	\$28,000	\$112,000		\$66,168
			Total	\$750,000	\$4,643	\$31,333	\$125,333		\$74,046
FIRE & SECURITY SYSTEMS									
Entry Systems	12	8	4	\$7,840	\$97	\$653	\$2,613		\$1,544
Fire - Alarm System	20	16	4	\$45,000	\$333	\$2,250	\$9,000		\$5,317
Fire - Control Panel	20	16	4	\$4,000	\$30	\$200	\$800		\$473
Fire - Extinguishers	12	8	4	\$3,600	\$44	\$300	\$1,200		\$709
Fire - Sprinkler System (Heads)	20	16	4	\$33,750	\$250	\$1,688	\$6,750		\$3,988
			Total	\$94,190	\$754	\$5,091	\$20,363		\$12,030
LIGHTING & ELECTRICAL									
Capacitor Bank, 3 kVAR, Replace	20	16	4	\$1,085	\$8	\$54	\$217		\$128
Electrical Panels - Inspect/Repairs	4	3	1	\$10,000	\$93	\$2,500	\$2,500		\$5,908
Emergency Lighting (2-Head/Batt)	20	16	4	\$5,280	\$39	\$264	\$1,056		\$624
Exit Signs (LED)	20	16	4	\$5,280	\$39	\$264	\$1,056		\$624
Ext Flood Fixtures (LED), 100 W, Replace	20	16	4	\$7,350	\$54	\$368	\$1,470		\$868
Lighting System (Int) Med Density	30	26	4	\$48,000	\$237	\$1,600	\$6,400		\$3,781
Transfer Switch, Automatic (ATS), 800 Amp	20	16	4	\$30,000	\$222	\$1,500	\$6,000		\$3,545
			Total	\$106,995	\$693	\$6,550	\$18,699		\$15,478

Percent Funding Analysis



The Collection - Midrise/Lofts
Honolulu, HI

Date Prepared: May 21, 2020

Start Date: Jan 1, 2021

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Recommended Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
MECHANICAL EQUIPMENT								
Condensing Unit/Heat Pump (12-Ton)	15	11	4	\$21,200	\$209	\$1,413	\$5,653	\$3,340
Condensing Unit/Heat Pump (3-Ton)	15	11	4	\$4,000	\$40	\$267	\$1,067	\$630
Exhaust Fans - 501-1000 CFM, Replace	20	16	4	\$11,200	\$83	\$560	\$2,240	\$1,323
Exhaust Fans - 50-500 CFM, Replace	20	16	4	\$12,000	\$89	\$600	\$2,400	\$1,418
Fan Coil Unit	15	11	4	\$22,000	\$217	\$1,467	\$5,867	\$3,466
Packaged Unit (Air Handler), 26-50 Ton, Replace	25	21	4	\$250,000	\$1,482	\$10,000	\$40,000	\$23,632
Packaged Unit (Compressor)	8	4	4	\$15,000	\$278	\$1,875	\$7,500	\$4,431
			Total	\$335,400	\$2,398	\$16,182	\$64,727	\$38,240
MISCELLANEOUS								
Gates - Operators	8	4	4	\$8,700	\$161	\$1,088	\$4,350	\$2,570
Signage	20	16	4	\$18,000	\$133	\$900	\$3,600	\$2,127
Water Submetering	20	19	1	\$50,000	\$93	\$2,500	\$2,500	\$5,908
			Total	\$76,700	\$387	\$4,488	\$10,450	\$10,605
ROOFING								
Roofing - Single Ply Membrane	20	16	4	\$212,500	\$1,574	\$10,625	\$42,500	\$25,109
			Total	\$212,500	\$1,574	\$10,625	\$42,500	\$25,109
			Totals	\$2,827,750	\$22,134	\$150,874	\$597,509	\$356,540

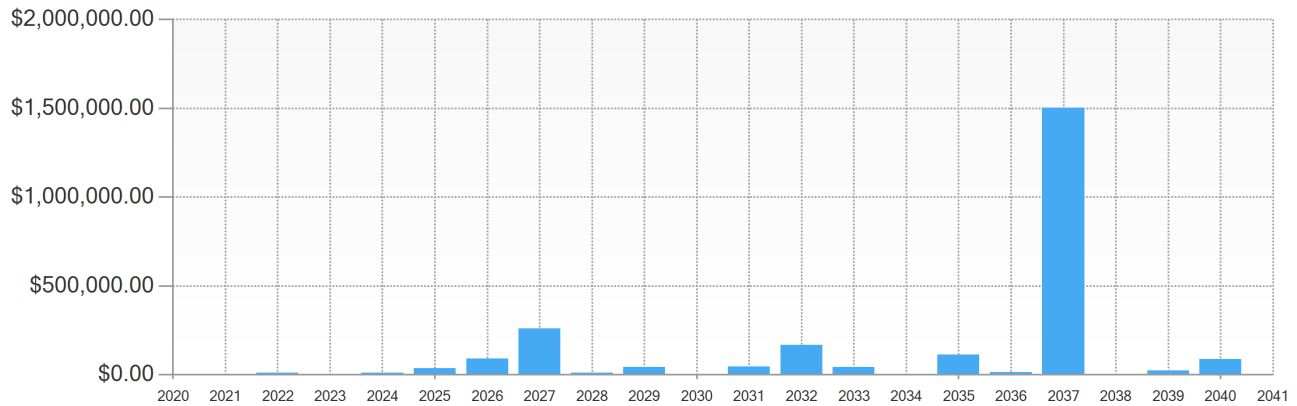
Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G).

Anticipated Expenditures (20 Years)



The Collection - Midrise/Lofts
Honolulu, HI

Date Prepared: May 21, 2020
Start Date: Jan 1, 2021



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2021				
			Total for 2021:	\$0
2022				
Garage/Lobby Door (2nd Flr) - Electric		Common Interior	\$10,815	\$11,031
			Total for 2022:	\$11,031
2023				
Mezzanine/Gar - Carpet		Common Interior	\$3,000	\$3,121
			Total for 2023:	\$3,121
2024				
Electrical Panels - Inspect/Repairs		Lighting & Electrical	\$10,000	\$10,612
			Total for 2024:	\$10,612
2025				
Gates - Operators		Miscellaneous	\$8,700	\$9,417
Packaged Unit (Compressor)		Mechanical Equipment	\$15,000	\$16,236
Soft Goods - Replace		Common Interior	\$9,000	\$9,742
			Total for 2025:	\$35,396
2026				
Hallways - Carpet		Common Interior	\$82,500	\$91,087
			Total for 2026:	\$91,087
2027				
Club Rm - Carpeting		Common Interior	\$5,800	\$6,532
Ext - Awnings		Building Exterior	\$12,500	\$14,077
Ext - Concrete Surfaces (Prep & Paint)		Building Exterior	\$132,000	\$148,653
Ext - Windows - Treatment		Building Exterior	\$16,000	\$18,019
Int Surfaces - Paint		Common Interior	\$63,640	\$71,669
			Total for 2027:	\$258,950
2028				
Electrical Panels - Inspect/Repairs		Lighting & Electrical	\$10,000	\$11,487
			Total for 2028:	\$11,487
2029				
Entry Systems		Fire & Security Systems	\$7,840	\$9,186
Fire - Extinguishers		Fire & Security Systems	\$3,600	\$4,218
Fitness Rm - Equipment		Common Interior	\$15,000	\$17,575
Fitness Rm - Rubber Flooring		Common Interior	\$6,000	\$7,030
Mezzanine/Gar - Carpet		Common Interior	\$3,000	\$3,515
			Total for 2029:	\$41,524

Anticipated Expenditures (20 Years)



The Collection - Midrise/Lofts
Honolulu, HI

Date Prepared: May 21, 2020

Start Date: Jan 1, 2021

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2030				
			Total for 2030:	\$0
2031				
Club Room - Furniture		Common Interior	\$25,000	\$30,475
Restroom - Remodel		Common Interior	\$5,750	\$7,009
Utility Doors - Contingency		Common Interior	\$6,500	\$7,923
			Total for 2031:	\$45,408
2032				
Club Rm - Appliances		Common Interior	\$4,000	\$4,973
Condensing Unit/Heat Pump (12-Ton)		Mechanical Equipment	\$21,200	\$26,360
Condensing Unit/Heat Pump (3-Ton)		Mechanical Equipment	\$4,000	\$4,973
Electrical Panels - Inspect/Repairs		Lighting & Electrical	\$10,000	\$12,434
Elevators - Cab Remodel		Elevators	\$50,000	\$62,169
Fan Coil Unit		Mechanical Equipment	\$22,000	\$27,354
Int Surfaces - Wall Covering		Common Interior	\$22,000	\$27,354
			Total for 2032:	\$165,617
2033				
Gates - Operators		Miscellaneous	\$8,700	\$11,034
Packaged Unit (Compressor)		Mechanical Equipment	\$15,000	\$19,024
Soft Goods - Replace		Common Interior	\$9,000	\$11,414
			Total for 2033:	\$41,472
2034				
			Total for 2034:	\$0
2035				
Hallways - Carpet		Common Interior	\$82,500	\$108,857
Mezzanine/Gar - Carpet		Common Interior	\$3,000	\$3,958
			Total for 2035:	\$112,815
2036				
Electrical Panels - Inspect/Repairs		Lighting & Electrical	\$10,000	\$13,459
			Total for 2036:	\$13,459
2037				
Capacitor Bank, 3 kVAR, Replace		Lighting & Electrical	\$1,085	\$1,489
Club Rm - Carpeting		Common Interior	\$5,800	\$7,962
Club Rm - Counter/Cabs		Common Interior	\$35,000	\$48,047
Emergency Lighting (2-Head/Batt)		Lighting & Electrical	\$5,280	\$7,248
Exhaust Fans - 501-1000 CFM, Replace		Mechanical Equipment	\$11,200	\$15,375
Exhaust Fans - 50-500 CFM, Replace		Mechanical Equipment	\$12,000	\$16,473
Exit Signs (LED)		Lighting & Electrical	\$5,280	\$7,248
Ext - Awnings		Building Exterior	\$12,500	\$17,160
Ext - Concrete Surfaces (Prep & Paint)		Building Exterior	\$132,000	\$181,208
Ext - Windows - Seal (Replace)		Building Exterior	\$425,000	\$583,434
Ext - Windows - Treatment		Building Exterior	\$16,000	\$21,965
Ext Flood Fixtures (LED), 100 W, Replace		Lighting & Electrical	\$7,350	\$10,090
Fire - Alarm System		Fire & Security Systems	\$45,000	\$61,775

Anticipated Expenditures (20 Years)



The Collection - Midrise/Lofts
Honolulu, HI

Date Prepared: May 21, 2020

Start Date: Jan 1, 2021

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
Fire - Control Panel		Fire & Security Systems	\$4,000	\$5,491
Fire - Sprinkler System (Heads)		Fire & Security Systems	\$33,750	\$46,332
Int Surfaces - Paint		Common Interior	\$63,640	\$87,364
Int Surfaces (Stairs) - Refinish		Common Interior	\$18,000	\$24,710
Roofing - Single Ply Membrane		Roofing	\$212,500	\$291,717
Signage		Miscellaneous	\$18,000	\$24,710
Transfer Switch, Automatic (ATS), 800 Amp		Lighting & Electrical	\$30,000	\$41,184
			Total for 2037:	\$1,500,983
2038				
			Total for 2038:	\$0
2039				
Trash Chute / Doors - Contingency		Common Interior	\$16,000	\$22,852
			Total for 2039:	\$22,852
2040				
Electrical Panels - Inspect/Repairs		Lighting & Electrical	\$10,000	\$14,568
Water Submetering		Miscellaneous	\$50,000	\$72,841
			Total for 2040:	\$87,409

COMPONENT PHOTOS & DETAILS

Start Date: Jan 01, 2021

Building Exterior

Ext - Awnings



Component Type: Reserve Component

Current Cost: \$12,500

Remaining Life: 6

Useful Life: 10

Quantity / Units: 5,000 SF

Ext - Concrete Surfaces (Prep & Paint)



Component Type: Reserve Component

Current Cost: \$132,000

Remaining Life: 6

Useful Life: 10

Quantity / Units: 33,000 SF

Ext - Glass Doors & Windows



Component Type: Reserve Component

Current Cost: \$250,000

Remaining Life: 26

Useful Life: 30

Quantity / Units: 1 Total

Ext - Windows - Seal (Replace)



Component Type: Reserve Component

Current Cost: \$425,000
Remaining Life: 16

Useful Life: 20
Quantity / Units: 1 Total

Ext - Windows - Treatment



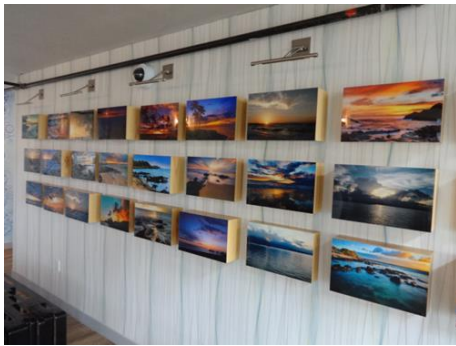
Component Type: Reserve Component

Current Cost: \$16,000
Remaining Life: 6

Useful Life: 10
Quantity / Units: 1 Total

Common Interior

Artwork - Replace



Component Type: Maintenance / Operating

Current Cost: \$0
Remaining Life: 0

Useful Life: 1
Quantity / Units: 0 EA

Ceiling Tiles



Component Type: Reserve Component

Current Cost: \$11,560
Remaining Life: 26

Useful Life: 30
Quantity / Units: 3,400 SF

Club Rm - Appliances



Component Type: Reserve Component

Current Cost: \$4,000
Remaining Life: 11

Useful Life: 15
Quantity / Units: 1 Total

Club Rm - Carpeting



Component Type: Reserve Component

Current Cost: \$5,800
Remaining Life: 6

Useful Life: 10
Quantity / Units: 1 Total

Club Rm - Counter/Cabs



Component Type: Reserve Component

Current Cost: \$35,000
Remaining Life: 16

Useful Life: 20
Quantity / Units: 1 Total

Club Rm - Pool Table



Component Type: Reserve Component

Current Cost: \$8,000
Remaining Life: 21

Useful Life: 25
Quantity / Units: 1 Total

Club Room - Furniture



Component Type: Reserve Component

Current Cost: \$25,000
Remaining Life: 10

Useful Life: 14
Quantity / Units: 1 Total

Fitness Rm - Equipment



Component Type: Reserve Component

Current Cost: \$15,000
Remaining Life: 8

Useful Life: 12
Quantity / Units: 1 Total

Fitness Rm - Rubber Flooring



Component Type: Reserve Component

Current Cost: \$6,000
Remaining Life: 8

Useful Life: 12
Quantity / Units: 500 SF

Garage/Lobby Door (2nd Flr) - Electric

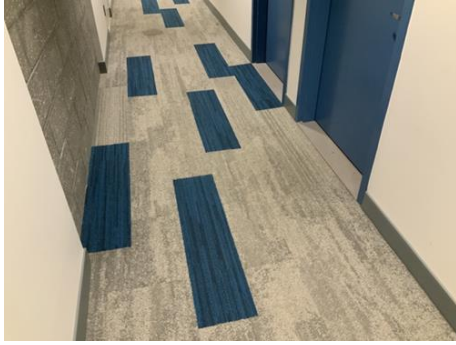


Component Type: Reserve Component

Current Cost: \$10,815
Remaining Life: 1

Useful Life: 30
Quantity / Units: 1 Total

Hallways - Carpet



Component Type: Reserve Component

Current Cost: \$82,500
Remaining Life: 5

Useful Life: 9
Quantity / Units: 11,000 SF

Int Surfaces - Paint



Component Type: Reserve Component

Current Cost: \$63,640
Remaining Life: 6

Useful Life: 10
Quantity / Units: 37,000 SF

Int Surfaces - Wall Covering

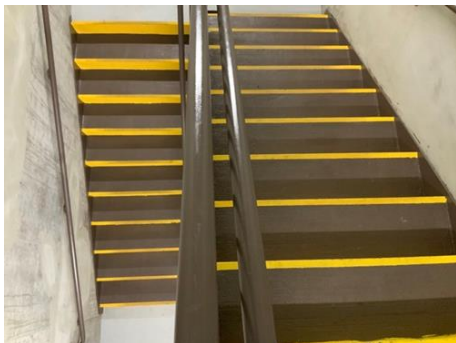


Component Type: Reserve Component

Current Cost: \$22,000
Remaining Life: 11

Useful Life: 15
Quantity / Units: 10,000 SF

Int Surfaces (Stairs) - Refinish



Component Type: Reserve Component

Current Cost: \$18,000
Remaining Life: 16

Useful Life: 20
Quantity / Units: 1 Total

Mailboxes



Component Type: Reserve Component

Current Cost:	\$22,400	Useful Life:	26
Remaining Life:	22	Quantity / Units:	1 Total

Mezzanine/Gar - Carpet



NO IMAGE
AVAILABLE

Component Type: Reserve Component

Current Cost:	\$3,000	Useful Life:	6
Remaining Life:	2	Quantity / Units:	1 Total

Restroom - Remodel



Component Type: Reserve Component

Current Cost:	\$5,750	Useful Life:	14
Remaining Life:	10	Quantity / Units:	1 Total

Soft Goods - Replace



Component Type: Reserve Component

Current Cost:	\$9,000	Useful Life:	8
Remaining Life:	4	Quantity / Units:	1 Total

Tile Flooring



Component Type: Reserve Component

Current Cost: \$46,500
Remaining Life: 22

Useful Life: 26
Quantity / Units: 1 Total

Trash Chute / Doors - Contingency



Component Type: Reserve Component

Current Cost: \$16,000
Remaining Life: 18

Useful Life: 22
Quantity / Units: 1 Total

Utility Doors - Contingency



Component Type: Reserve Component

Current Cost: \$6,500
Remaining Life: 10

Useful Life: 14
Quantity / Units: 1 Total

Elevators

Elevators - Cab Remodel



Component Type: Reserve Component

Current Cost: \$50,000
Remaining Life: 11

Useful Life: 15
Quantity / Units: 2 EA

Elevators - Modernize



Component Type: Reserve Component

Current Cost: \$700,000 Useful Life: 25

Remaining Life: 21 Quantity / Units: 2 EA

Elevators - Testing/Maint



Component Type: Maintenance / Operating

Current Cost: \$0 Useful Life: 1

Remaining Life: 0 Quantity / Units: 0 EA

Fire & Security Systems

Entry Systems



Component Type: Reserve Component

Current Cost: \$7,840 Useful Life: 12

Remaining Life: 8 Quantity / Units: 1 Total

Fire - Alarm System



Component Type: Reserve Component

Current Cost: \$45,000 Useful Life: 20

Remaining Life: 16 Quantity / Units: 22,500 SF

Fire - Control Panel



Component Type: Reserve Component

Current Cost: \$4,000
Remaining Life: 16

Useful Life: 20
Quantity / Units: 1 EA

Fire - Extinguishers



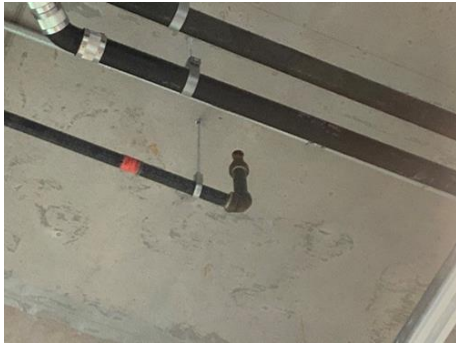
NO IMAGE
AVAILABLE

Component Type: Reserve Component

Current Cost: \$3,600
Remaining Life: 8

Useful Life: 12
Quantity / Units: 24 EA

Fire - Sprinkler System (Heads)



Component Type: Reserve Component

Current Cost: \$33,750
Remaining Life: 16

Useful Life: 20
Quantity / Units: 22,500 SF

Lighting & Electrical

Capacitor Bank, 3 KVAR, Replace



NO IMAGE
AVAILABLE

Component Type: Reserve Component

Current Cost: \$1,085
Remaining Life: 16

Useful Life: 20
Quantity / Units: 1 EA

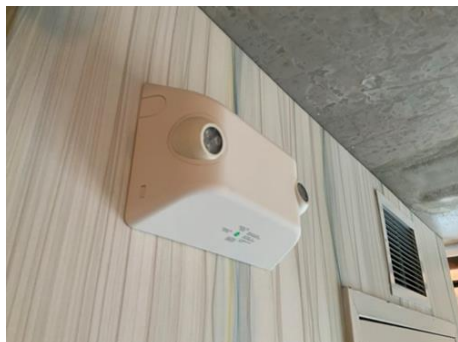
Electrical Panels - Inspect/Repairs



Component Type: Reserve Component

Current Cost:	\$10,000	Useful Life:	4
Remaining Life:	3	Quantity / Units:	1 Total

Emergency Lighting (2-Head/Batt)



Component Type: Reserve Component

Current Cost:	\$5,280	Useful Life:	20
Remaining Life:	16	Quantity / Units:	24 EA

Exit Signs (LED)



Component Type: Reserve Component

Current Cost:	\$5,280	Useful Life:	20
Remaining Life:	16	Quantity / Units:	24 EA

Ext Flood Fixtures (LED), 100 W, Replace



Component Type: Reserve Component

Current Cost:	\$7,350	Useful Life:	20
Remaining Life:	16	Quantity / Units:	35 EA

Lighting System (Int) Med Density



Component Type: Reserve Component

Current Cost: \$48,000

Remaining Life: 26

Useful Life: 30

Quantity / Units: 6,000 SF

Power Shaver/Conditioner



NO IMAGE
AVAILABLE

Component Type: Maintenance / Operating

Current Cost: \$0

Remaining Life: 0

Useful Life: 1

Quantity / Units: 0 EA

Transfer Switch, Automatic (ATS), 800 Amp



Component Type: Reserve Component

Current Cost: \$30,000

Remaining Life: 16

Useful Life: 20

Quantity / Units: 1 Total

Mechanical Equipment

Condensing Unit/Heat Pump (12-Ton)



Component Type: Reserve Component

Current Cost: \$21,200

Remaining Life: 11

Useful Life: 15

Quantity / Units: 1 EA

Condensing Unit/Heat Pump (3-Ton)



NO IMAGE
AVAILABLE

Component Type: Reserve Component

Current Cost: \$4,000
Remaining Life: 11

Useful Life: 15
Quantity / Units: 1 EA

Electric Water Heaters



Component Type: Maintenance / Operating

Current Cost: \$0
Remaining Life: 0

Useful Life: 1
Quantity / Units: 0 EA

Exhaust Fans - 501-1000 CFM, Replace



Component Type: Reserve Component

Current Cost: \$11,200
Remaining Life: 16

Useful Life: 20
Quantity / Units: 8 EA

Exhaust Fans - 50-500 CFM, Replace



Component Type: Reserve Component

Current Cost: \$12,000
Remaining Life: 16

Useful Life: 20
Quantity / Units: 10 EA

Fan Coil Unit



Component Type: Reserve Component

Current Cost: \$22,000
Remaining Life: 11

Useful Life: 15
Quantity / Units: 1 Total

Packaged Unit (Air Handler), 26-50 Ton, Replace



Component Type: Reserve Component

Current Cost: \$250,000
Remaining Life: 21

Useful Life: 25
Quantity / Units: 1 EA

Packaged Unit (Compressor)



Component Type: Reserve Component

Current Cost: \$15,000
Remaining Life: 4

Useful Life: 8
Quantity / Units: 1 EA

Miscellaneous

Gates - Operators



Component Type: Reserve Component

Current Cost: \$8,700
Remaining Life: 4

Useful Life: 8
Quantity / Units: 1 Total

Signage



Component Type: Reserve Component

Current Cost: \$18,000

Remaining Life: 16

Useful Life: 20

Quantity / Units: 1 Total

Water Submetering



NO IMAGE
AVAILABLE

Component Type: Reserve Component

Current Cost: \$50,000

Remaining Life: 19

Useful Life: 20

Quantity / Units: 1 Total

Roofing

Roofing - Eval/Maint/Repairs



Component Type: Maintenance / Operating

Current Cost: \$0

Remaining Life: 0

Useful Life: 1

Quantity / Units: 0 EA

Roofing - Single Ply Membrane



Component Type: Reserve Component

Current Cost: \$212,500

Remaining Life: 16

Useful Life: 20

Quantity / Units: 12,500 SF