

# REPLACEMENT RESERVE ANALYSIS

## Hawaiian Village

### GENERAL INFORMATION:

2007 Study Year  
 \$100,000 Replacement Reserves reported to be on deposit at start of Study Year  
 \$2,834,234 Estimated value of all Components included in the Replacement Reserve Inventory

The information shown in this Summary does not account for interest earned on Replacement Reserves on deposit, nor does it include adjustments for inflation. For more information see the attached Appendix.

### REPORTED CURRENT FUNDING DATA:

REPORTED CURRENT ANNUAL CONTRIBUTION TO REPLACEMENT RESERVES

### CASH FLOW METHOD CALCULATIONS:

MINIMUM RECOMMENDED ANNUAL CONTRIBUTION TO REPLACEMENT RESERVES

\$111.18 Per unit, per month, recommended contribution to Replacement Reserves  
 \$85,027 Assumed minimum recommended Replacement Reserve funding level  
 2043 First year Reserves fall to minimum recommended level (Design Year)

### COMPONENT METHOD CALCULATIONS:

MINIMUM RECOMMENDED ANNUAL CONTRIBUTION TO RESERVES (IN STUDY YEAR)

\$223.84 Per unit, per month, recommended contribution to Replacement Reserves  
 \$1,065,186 Current Funding Objective  
 \$965,186 One time deposit required to fully fund Replacement Reserves  
 \$172,005 Annual Contribution to Replacement Reserves if Reserves were fully funded.

### PROJECT INFORMATION:

PROPERTY MANAGED BY:

Ocean Point Management  
 Mr. Steven Kenny  
 67th Street  
 Ocean City, MD 21843  
 410-213-7144

MAJOR COMPONENTS IN ANALYSIS:

Common, Royal,  
 Waikiki, and Outrigger

PROPERTY LOCATION:

Ocean City, Maryland

TYPE OF PROPERTY:

Condominium

# OF UNITS:

140

YEAR BUILT:

1989

### NOTES:

This analysis combines all components of Hawaiian Village.

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**Miller Dodson Associates**

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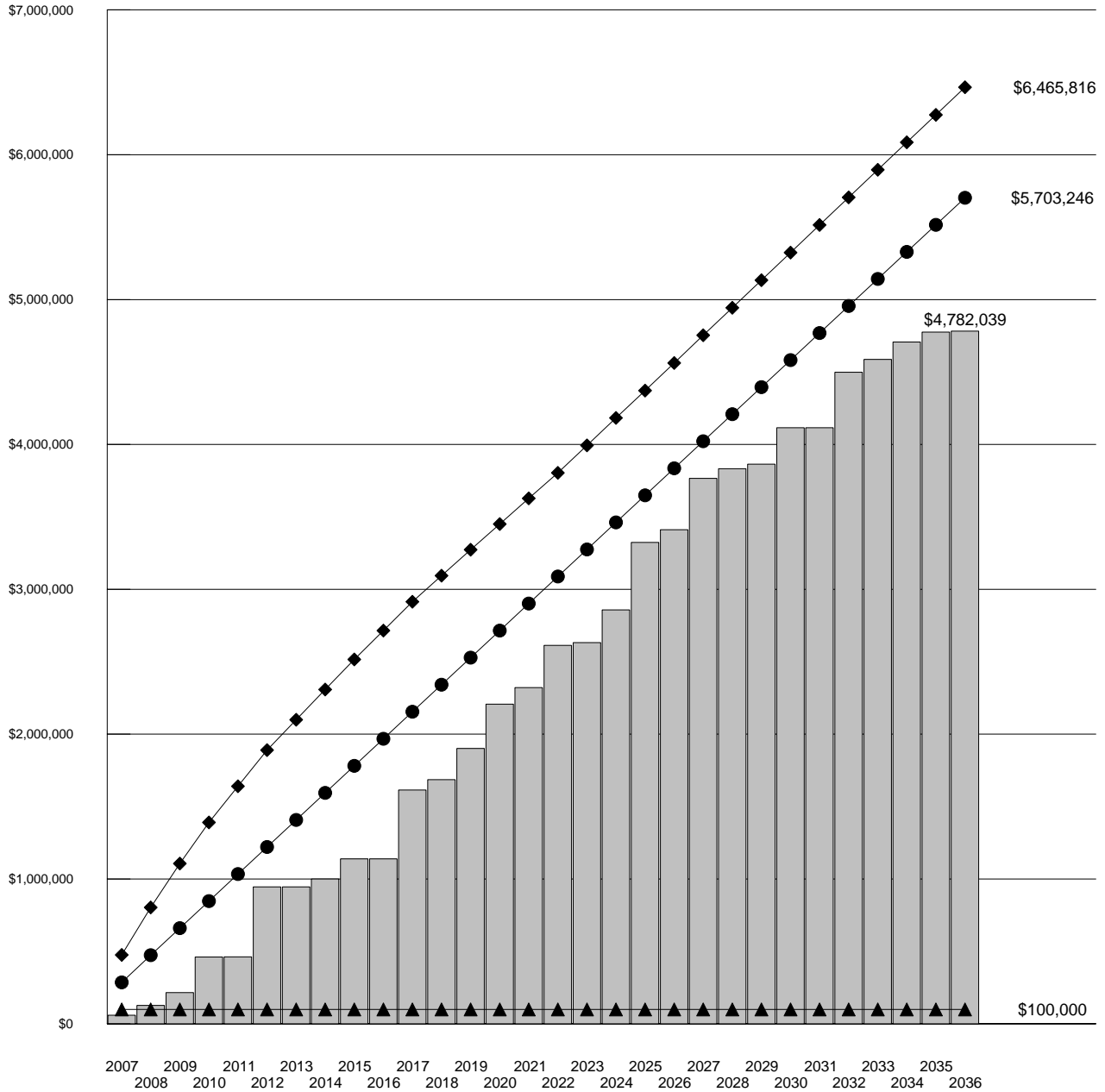
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# REPLACEMENT RESERVE ANALYSIS

Hawaiian Village

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## Funding Methods Comparison Graph - Cumulative Receipts and Expenditures



- Cash Flow Method - Cumulative Receipts
- ◆ Component Method - Cumulative Receipts
- ▲ Current Association Funding - Cumulative Receipts
- Cumulative Expenditures

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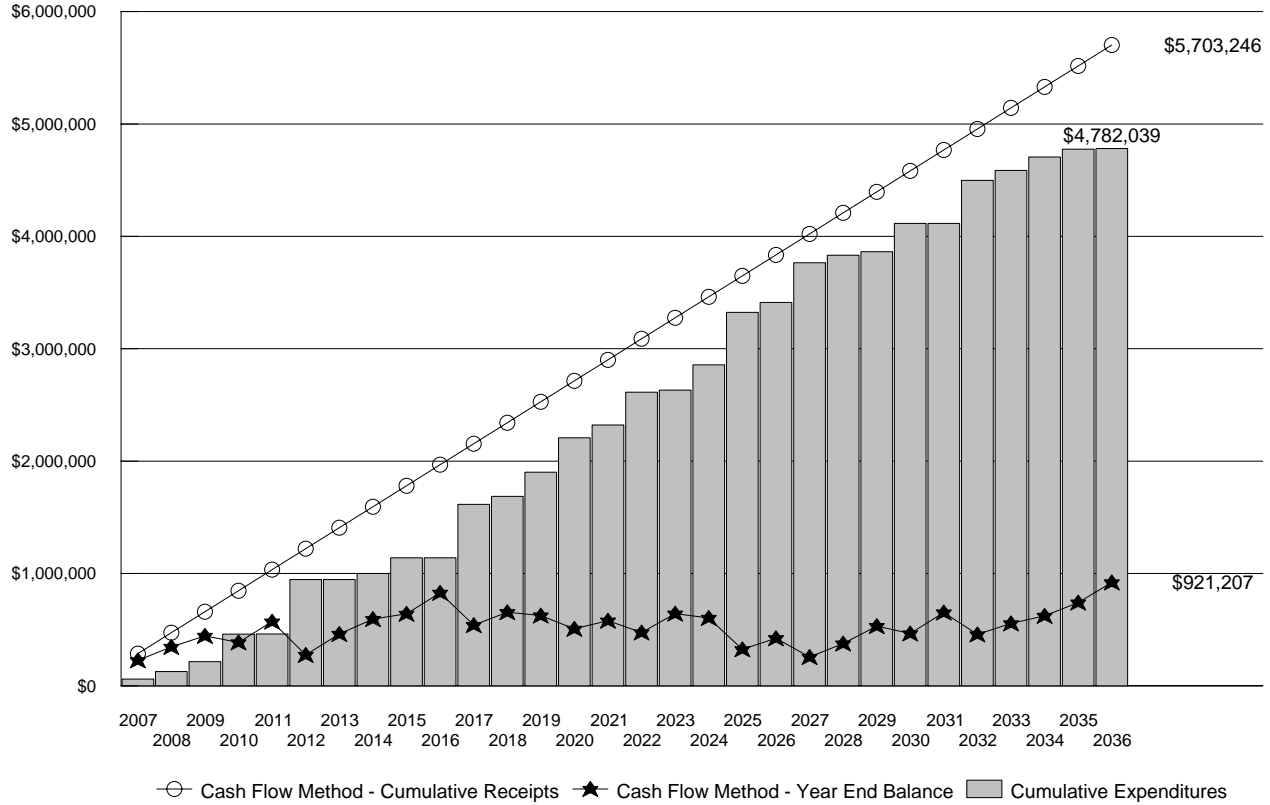
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# REPLACEMENT RESERVE ANALYSIS

Hawaiian Village

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## Cash Flow Method - Cumulative Receipts and Expenditures Graph



## Cash Flow Method Data - Years 1 through 30

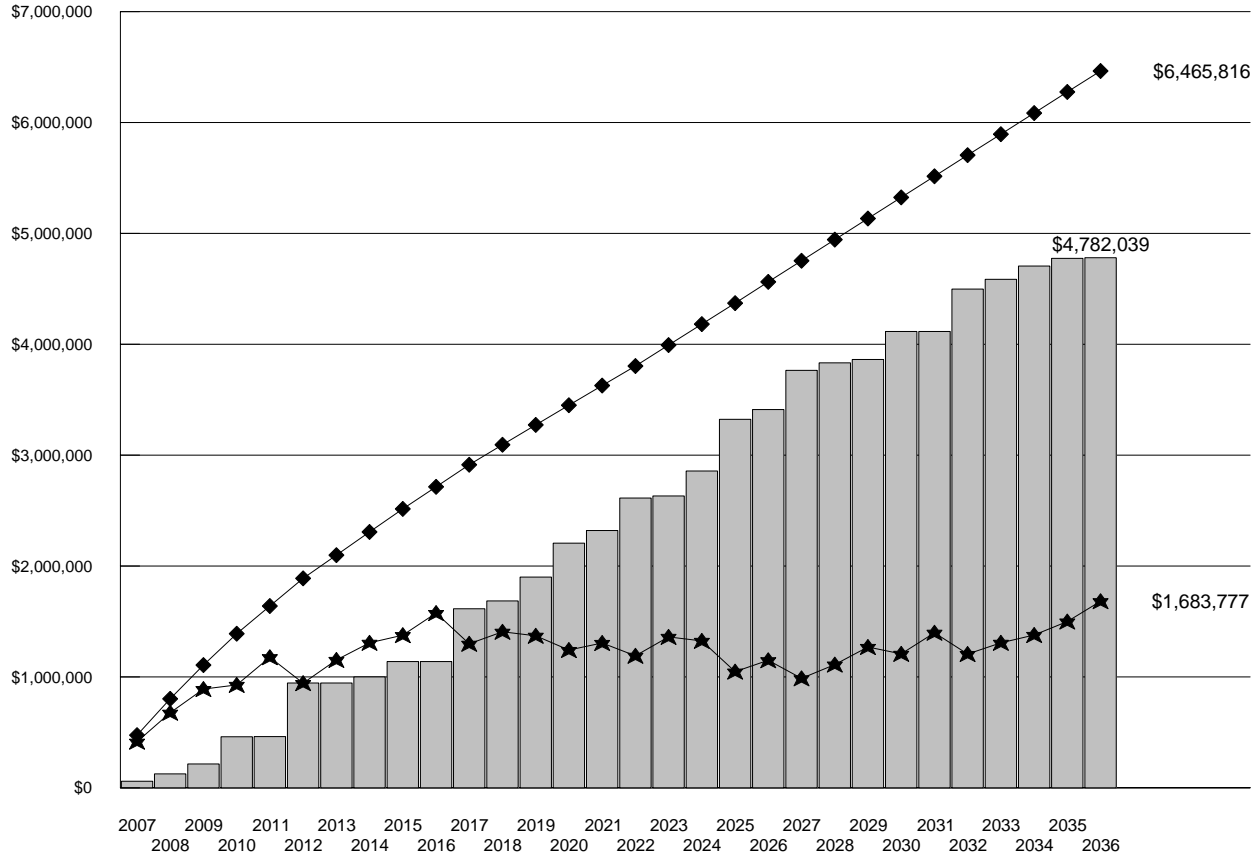
Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	TEN YEAR SUMMARIES	
Starting balance	\$100,000											Expenditures: \$1,139,379 Receipts: \$1,967,749
Annual deposit	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775		
Expenditures	\$60,000	\$66,850	\$89,070	\$245,274	\$1,000	\$483,281	\$0	\$54,764	\$139,140	\$0		Expenditures: \$2,272,377 Receipts: \$1,869,766
Year end balance	\$226,775	\$346,700	\$444,405	\$385,905	\$571,680	\$275,174	\$461,949	\$593,960	\$641,595	\$828,370		
Minimum rec. funding lvl.	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027		
Cumulative expenditures	\$60,000	\$126,850	\$215,920	\$461,194	\$462,194	\$945,475	\$945,475	\$1,000,239	\$1,139,379	\$1,139,379		FIRST TRANSITION YEAR 2043
Cumulative receipts	\$286,775	\$473,550	\$660,325	\$847,099	\$1,033,874	\$1,220,649	\$1,407,424	\$1,594,199	\$1,780,974	\$1,967,749		
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Annual deposit	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775		
Expenditures	\$475,406	\$71,182	\$215,740	\$305,274	\$114,300	\$292,080	\$19,090	\$225,166	\$466,000	\$88,140		
Year end balance	\$539,739	\$655,332	\$626,367	\$507,867	\$580,342	\$475,038	\$642,722	\$604,331	\$325,106	\$423,741		
Minimum rec. funding lvl.	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027		
Cumulative expenditures	\$1,614,785	\$1,685,967	\$1,901,707	\$2,206,981	\$2,321,281	\$2,613,360	\$2,632,450	\$2,857,616	\$3,323,616	\$3,411,756		
Cumulative receipts	\$2,154,523	\$2,341,298	\$2,528,073	\$2,714,848	\$2,901,623	\$3,088,398	\$3,275,172	\$3,461,947	\$3,648,722	\$3,835,497		
Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
Annual deposit	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775	\$186,775		
Expenditures	\$354,042	\$66,850	\$31,600	\$251,706	\$0	\$382,489	\$88,640	\$119,764	\$68,760	\$6,432		
Year end balance	\$256,474	\$376,399	\$531,574	\$466,642	\$653,417	\$457,703	\$555,838	\$622,849	\$740,864	\$921,207		
Minimum rec. funding lvl.	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027	\$85,027		
Cumulative expenditures	\$3,765,798	\$3,832,648	\$3,864,248	\$4,115,954	\$4,115,954	\$4,498,443	\$4,587,083	\$4,706,847	\$4,775,607	\$4,782,039		
Cumulative receipts	\$4,022,272	\$4,209,047	\$4,395,822	\$4,582,596	\$4,769,371	\$4,956,146	\$5,142,921	\$5,329,696	\$5,516,471	\$5,703,246		

# REPLACEMENT RESERVE ANALYSIS

Hawaiian Village

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## Component Method - Cumulative Receipts and Expenditures Graph



◆ Component Method - Cumulative Receipts    ★ Component Method - Year End Balance    █ Cumulative Expenditures

## Component Method Data - Years 1 through 30

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	TEN YEAR SUMMARIES
Starting balance	\$100,000										
Annual deposit	\$376,057	\$327,690	\$303,365	\$283,107	\$249,770	\$249,649	\$209,347	\$209,347	\$207,867	\$199,058	Expenditures: \$1,139,379 Receipts: \$2,715,257
Expenditures	\$60,000	\$66,850	\$89,070	\$245,274	\$1,000	\$483,281	\$0	\$54,764	\$139,140	\$0	
Year end balance	\$416,057	\$676,897	\$891,192	\$929,025	\$1,177,795	\$944,163	\$1,153,510	\$1,308,093	\$1,376,820	\$1,575,878	
Cumulative Expenditures	\$60,000	\$126,850	\$215,920	\$461,194	\$462,194	\$945,475	\$945,475	\$1,000,239	\$1,139,379	\$1,139,379	
Cumulative Receipts	\$476,057	\$803,747	\$1,107,112	\$1,390,219	\$1,639,989	\$1,889,638	\$2,098,985	\$2,308,332	\$2,516,199	\$2,715,257	
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Expenditures: \$2,272,377 Receipts: \$1,849,564
Annual deposit	\$199,058	\$179,558	\$179,558	\$177,355	\$177,096	\$175,961	\$189,743	\$189,303	\$189,303	\$190,612	
Expenditures	\$475,406	\$71,182	\$215,740	\$305,274	\$114,300	\$292,080	\$19,090	\$225,166	\$466,000	\$88,140	
Year end balance	\$1,299,530	\$1,407,906	\$1,371,724	\$1,243,806	\$1,306,602	\$1,190,483	\$1,361,137	\$1,325,273	\$1,048,576	\$1,151,048	
Cumulative Expenditures	\$1,614,785	\$1,685,967	\$1,901,707	\$2,206,981	\$2,321,281	\$2,613,360	\$2,632,450	\$2,857,616	\$3,323,616	\$3,411,756	
Cumulative Receipts	\$2,914,315	\$3,093,873	\$3,273,431	\$3,450,786	\$3,627,882	\$3,803,843	\$3,993,587	\$4,182,889	\$4,372,192	\$4,562,804	
Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Expenditures: \$1,370,283 Receipts: \$1,905,039
Annual deposit	\$190,612	\$190,478	\$190,478	\$190,478	\$190,478	\$190,478	\$190,003	\$190,003	\$190,003	\$190,001	
Expenditures	\$354,042	\$66,850	\$31,600	\$251,706	\$0	\$382,489	\$88,640	\$119,764	\$68,760	\$6,432	
Year end balance	\$987,618	\$1,111,246	\$1,270,123	\$1,208,895	\$1,399,373	\$1,207,362	\$1,308,725	\$1,378,964	\$1,500,208	\$1,683,777	
Cumulative Expenditures	\$3,765,798	\$3,832,648	\$3,864,248	\$4,115,954	\$4,115,954	\$4,498,443	\$4,587,083	\$4,706,847	\$4,775,607	\$4,782,039	
Cumulative Receipts	\$4,753,416	\$4,943,894	\$5,134,371	\$5,324,849	\$5,515,327	\$5,705,805	\$5,895,808	\$6,085,811	\$6,275,815	\$6,465,816	

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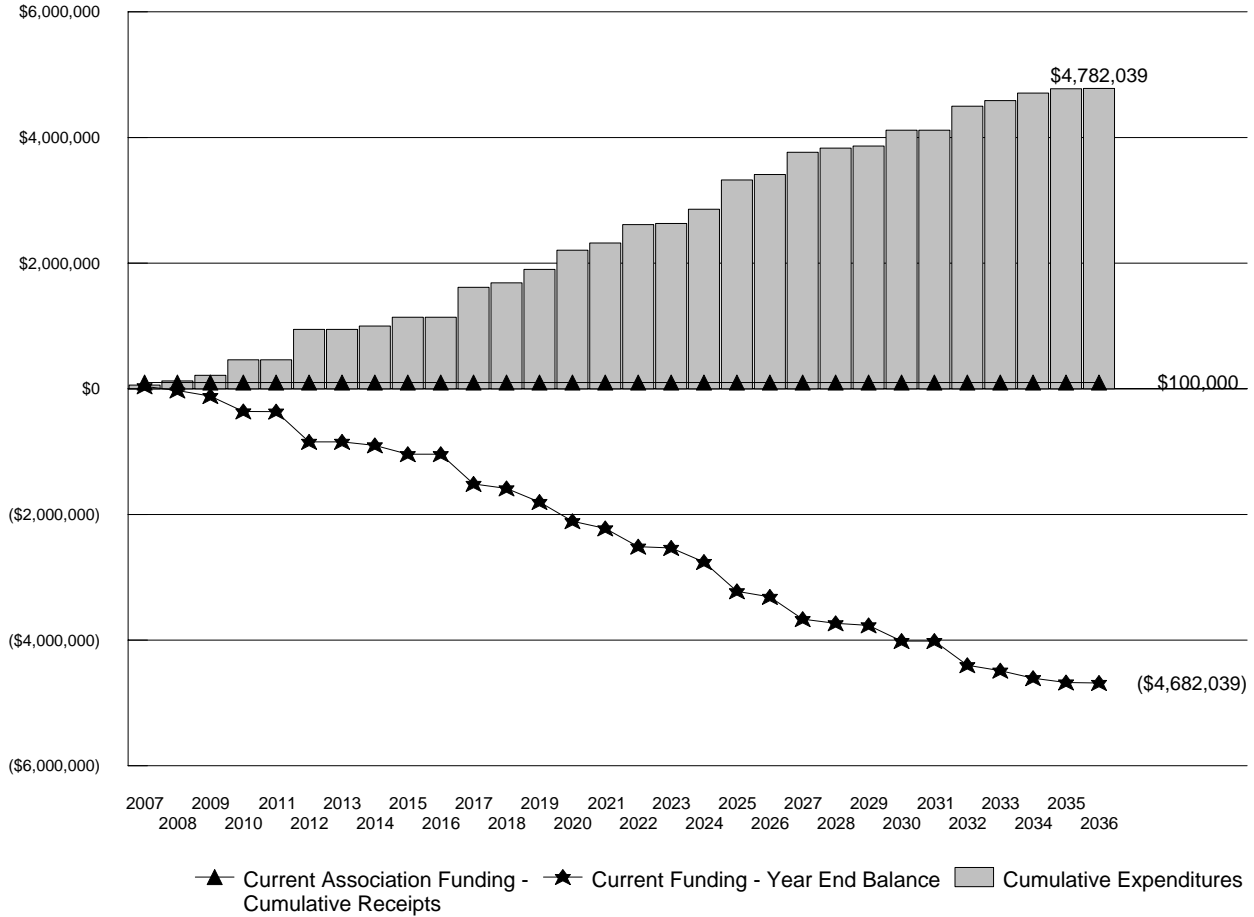
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# REPLACEMENT RESERVE ANALYSIS

Hawaiian Village

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## Current Association Funding - Cumulative Receipts and Expenditures Graph



## Current Funding Data - Years 1 through 30

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	TEN YEAR SUMMARIES
Starting balance	\$100,000										Expenditures: \$1,139,379 Receipts: \$100,000
Annual deposit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expenditures	\$60,000	\$66,850	\$89,070	\$245,274	\$1,000	\$483,281	\$0	\$54,764	\$139,140	\$0	
Year end balance	\$40,000	(\$26,850)	(\$115,920)	(\$361,194)	(\$362,194)	(\$845,475)	(\$845,475)	(\$900,239)	(\$1,039,379)	(\$1,039,379)	
Cumulative Expenditures	\$60,000	\$126,850	\$215,920	\$461,194	\$462,194	\$945,475	\$945,475	\$1,000,239	\$1,139,379	\$1,139,379	Expenditures: \$2,272,377 Receipts: \$0
Cumulative Receipts	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Annual deposit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expenditures	\$475,406	\$71,182	\$215,740	\$305,274	\$114,300	\$292,080	\$19,090	\$225,166	\$466,000	\$88,140	
Year end balance	(\$1,514,785)	(\$1,585,967)	(\$1,801,707)	(\$2,106,981)	(\$2,221,281)	(\$2,513,360)	(\$2,532,450)	(\$2,757,616)	(\$3,223,616)	(\$3,311,756)	
Cumulative expenditures	\$1,614,785	\$1,685,967	\$1,901,707	\$2,206,981	\$2,321,281	\$2,613,360	\$2,632,450	\$2,857,616	\$3,323,616	\$3,411,756	
Cumulative receipts	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Expenditures: \$1,370,283 Receipts: \$0
Annual deposit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expenditures	\$354,042	\$66,850	\$31,600	\$251,706	\$0	\$382,489	\$88,640	\$119,764	\$68,760	\$6,432	
Year end balance	(\$3,665,798)	(\$3,732,648)	(\$3,764,248)	(\$4,015,954)	(\$4,015,954)	(\$4,398,443)	(\$4,487,083)	(\$4,606,847)	(\$4,675,607)	(\$4,682,039)	
Cumulative Expenditures	\$3,765,798	\$3,832,648	\$3,864,248	\$4,115,954	\$4,115,954	\$4,498,443	\$4,587,083	\$4,706,847	\$4,775,607	\$4,782,039	
Cumulative Receipts	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	

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# REPLACEMENT RESERVE INVENTORY

## Hawaiian Village

### INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
INTERVAL COMPONENTS - COMMON							
1	Concrete Curb and Gutter @ 30%	lf	137	\$36.00	6	5	\$4,932
2	Wheel Stops	ea	9	\$50.00	5	5	\$450
Interval Components - Waikiki							
3	Domestic Water Supply Lines	ls	1	\$10,714.00	5	15	\$10,714
4	Sanitary Waste and Vent Lines	ls	1	\$10,400.00	5	15	\$10,400
Interval Components - Royal							
5	Domestic Water Supply Lines	ls	1	\$39,286.00	5	15	\$39,286
6	Sanitary Waste and Vent Lines	ls	1	\$37,440.00	5	15	\$37,440
Interval Components - Outrigger							
7	Domestic Water Supply Lines	ls	1	\$10,714.00	5	15	\$10,714
8	Sanitary Waste and Vent Lines	ls	1	\$10,400.00	5	15	\$10,400

### COMMENTS:

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# REPLACEMENT RESERVE INVENTORY

## Hawaiian Village

### INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
SITE IMPROVEMENTS - COMMON							
9	Asphalt Pavement	sf	86000	\$1.40	15	5	\$120,400
10	Asphalt Seal Coat - Exposed lots	sf	11000	\$0.25	5	2	\$2,750
11	Asphalt Seal Coat - Under Building	sf	75400	\$0.25	10	2	\$18,850
12	Concrete sidewalk	sf	375	\$8.50	40	15	\$3,188
13	Site Light Fixtures	ea	22	\$900.00	20	5	\$19,800
14	Trash Enclosure	lf	15	\$24.00	20	5	\$360
15	Upper concrete parking deck - seal	ls	1	\$60,000.00	10	none	\$60,000

### COMMENTS:

2/27/07. Added upper concrete parking deck seal.

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# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
SWIMMING POOL FACILITY - COMMON							
16	Pool Structure	sf	800	\$55.00	45	25	\$44,000
17	Pool Coping	lf	200	\$25.00	20	10	\$5,000
18	Pool White Coat	sf	800	\$3.11	10	10	\$2,488
19	Pool Heater and Filtration System	ea	2	\$5,000.00	15	7	\$10,000
20	Pool Area Furniture	ls	1	\$1,500.00	3	2	\$1,500
21	Pool Deck - Quarry Tile - Exterior	sf	2500	\$15.00	25	25	\$37,500
22	Pool Deck - Quarry Tile - Interior	sf	5000	\$15.00	25	25	\$75,000
23	Green House	sf	3000	\$30.00	30	10	\$90,000
24	Sauna	ea	1	\$5,000.00	20	18	\$5,000
25	Sauna	ea	1	\$5,000.00	20	18	\$5,000
26	Layin Ceiling	sf	2425	\$4.50	20	10	\$10,913
27	Light Fixture	ls	1	\$875.00	25	10	\$875
28	Exercise Equipment	ls	1	\$7,000.00	10	3	\$7,000
29	Dehumidifier	ea	1	\$19,000.00	15	10	\$19,000
30	Water Fountain	ea	1	\$1,000.00	15	4	\$1,000

## COMMENTS:

Quantities for the pool facility include both the indoor pool and the outdoor pool.  
 Assume 1/3 of the pool furniture is replaced every 3 years.  
 2/27/07. Changed remaining life of saunas.

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# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
MEETING ROOM - COMMON							
31	Carpet	sf	2440	\$4.50	7	5	\$10,980
32	Acoustical Ceiling	sf	2440	\$4.50	20	10	\$10,980
33	Doors - wood solid core	ea	12	\$575.00	20	10	\$6,900
34	Meeting Room Furniture	ls	1	\$4,500.00	10	5	\$4,500
35	Kitchen Cabinets, base	ls	12	\$150.00	10	5	\$1,800
36	Kitchen Cabinets , wall	ls	8	\$85.00	10	5	\$680
37	Dishwasher	ea	1	\$800.00	15	5	\$800
38	Refrigerator	ea	1	\$1,000.00	20	5	\$1,000
39	Rest Room Toilets	ea	2	\$900.00	30	10	\$1,800
40	Rest Room Sink	ea	2	\$400.00	30	10	\$800
41	Light fixtures	ls	1	\$2,500.00	25	10	\$2,500

## COMMENTS:

2/27/07. Changed remaining life of carpet.

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# REPLACEMENT RESERVE INVENTORY

## Hawaiian Village

### INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
SITE IMPROVEMENTS - WAIKIKI							
42	Painted Wood Sign	ls	1	\$2,000.00	10	3	\$2,000
BUILDING EXTERIOR - WAIKIKI							
43	Roof - Single ply with ballast	sf	9000	\$12.00	18	17	\$108,000
44	EIFS - Recoating	sf	24400	\$3.50	10	3	\$85,400
45	Concrete Plank Walkway - Recoat	sf	4032	\$3.50	10	7	\$14,112
46	Stone Panels - Repair	sf	2500	\$7.00	30	10	\$17,500
47	Storefront Windows (including doors)	sf	80	\$27.00	30	28	\$2,160
48	Light Fixtures	ea	30	\$250.00	25	20	\$7,500
49	Metal Picket Railing - 3.5'	ft	1052	\$45.00	25	10	\$47,340
50	Garage Ceiling - Spray-on Insulation	ls	1	\$55,000.00	15	12	\$55,000
BUILDING SYSTEMS							
51	Elevator Machinery	ls	1	\$12,000.00	25	5	\$12,000
52	Elevator Controls	ls	1	\$22,500.00	30	5	\$22,500
53	Elevator Cab and Doors	ls	1	\$27,000.00	30	10	\$27,000
54	Fire Alarm Devices	ea	24	\$300.00	15	2	\$7,200
55	Fire Alarm System	ls	1	\$7,590.00	15	2	\$7,590
56	Stand Pipes	ea	2	\$12,000.00	35	15	\$24,000
57	Fire Pump	ea	1	\$19,090.00	30	10	\$19,090

### COMMENTS:

Unit doors and windows. The replacement of unit doors and windows is the responsibility of the Owner.  
 There are 24 doors with a replacement value of \$13,800.  
 There are 2,335 sqft of windows with a replacement value of \$81,725.

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# REPLACEMENT RESERVE INVENTORY

## Hawaiian Village

### INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
SITE IMPROVEMENTS - ROYAL							
58	Painted Wood Sign	ls	1	\$2,000.00	10	3	\$2,000
BUILDING EXTERIOR							
59	Roof - Single Ply with ballast	sf	38000	\$12.00	18	18	\$456,000
60	EIFS - recoating	sf	41964	\$3.50	10	3	\$146,874
61	Stone Panels	sf	2500	\$7.00	30	5	\$17,500
62	Storefront Windows (including doors)	sf	704	\$27.00	30	15	\$19,008
63	Metal Picket Railing - 3.5'	lf	2912	\$45.00	25	8	\$131,040
64	Exterior Lights	ea	22	\$225.00	25	20	\$4,950
65	Garage Ceiling	ls	1	\$60,000.00	15	13	\$60,000
BUILDING INTERIOR - ROYAL							
66	Carpet	sf	21760	\$3.50	7	5	\$76,160
67	Ceramic tile flooring	sf	700	\$15.00	25	15	\$10,500
68	Lay-in Ceiling 2X2	sf	700	\$4.35	20	5	\$3,045
69	Light Fixtures	ea	110	\$100.00	25	10	\$11,000
70	Mail Boxes (aluminum)	ea	88	\$75.00	20	8	\$6,600

### COMMENTS:

2/27/07. Changed remaining life of carpet.

# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
<b>BUILDING SYSTEMS - ROYAL</b>							
71	Elevator Machinery	ls	2	\$12,000.00	25	5	\$24,000
72	Elevator Controls	ls	2	\$22,500.00	30	5	\$45,000
73	Elevator Cab and Doors	ls	2	\$27,000.00	30	10	\$54,000
74	Fire Alarm Devices	ea	112	\$300.00	15	2	\$33,600
75	Fire Alarm System	ls	1	\$7,590.00	15	2	\$7,590
76	Stand Pipes	ea	2	\$12,000.00	35	15	\$24,000
77	Fire Pump	ea	1	\$19,090.00	30	16	\$19,090
78	Trash Compactor	ea	1	\$30,000.00	15	5	\$30,000
79	Boiler	ea	1	\$32,000.00	40	12	\$32,000
80	Air Conditioners	ea	10	\$5,000.00	10	5	\$50,000

## COMMENTS:

Unit doors and windows. The replacement of unit doors and windows is the responsibility of the Owners.  
 There are 130 unit entry and balcony doors with a replacement cost of approximately \$74,750.  
 There is 3,696 sq ft of windows and sliding glass doors with a replacement cost of approximately \$129,360.

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# REPLACEMENT RESERVE INVENTORY

## Hawaiian Village

### INVENTORY OF COMPONENTS

ITEM #		UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	TOTAL REPLACEMENT COST (\$)
SITE IMPROVEMENTS - OUTRIGGER							
81	Painted Wood Sign	ls	1	\$2,000.00	10	3	\$2,000
82	Metal Boxes	ea	28	\$75.00	20	1	\$2,100
BUILDING EXTERIOR							
83	Roof - Single Ply Membrane	sf	9400	\$12.00	18	14	\$112,800
84	EIFS - recoating	sf	18500	\$3.50	10	1	\$64,750
85	Concrete Plank Walkway - recoat	sf	7972	\$3.50	10	7	\$27,902
86	Stone Panels - Repair	sf	720	\$7.00	30	10	\$5,040
87	Metal Picket Railing - 3.5'	ft	1272	\$45.00	25	10	\$57,240
88	Aluminum Soffit	sf	7972	\$4.50	30	5	\$35,874
89	Light Fixtures	ea	28	\$250.00	25	20	\$7,000
90	Wood steps (treated) (per rise)	ea	64	\$100.00	15	10	\$6,400
91	Garage Ceiling - Spray On Insulation	ls	1	\$20,000.00	15	12	\$20,000
BUILDING SYSTEMS - OUTRIGGER							
92	Sprinkler Lines	ls	1	\$23,000.00	15	15	\$23,000
93	Fire Alarm Devices	ea	8	\$300.00	15	2	\$2,400
94	Fire Alarm System	ls	1	\$7,590.00	15	2	\$7,590
95	Stand Pipes	ea	1	\$12,000.00	35	15	\$12,000
96	Fire Pump	ea	1	\$19,090.00	30	10	\$19,090

### COMMENTS:

Unit doors and windows. The replacement of units doors and windows is the responsibility of the Owner.  
 There are 28 unit entry doors with a replacement cost of approximately \$16,100.  
 There are 1,880 sf of windows with a replacement cost of approximately \$65,800.  
 2/27/07. Added metal boxes.  
 2/27/07. Changed remaining life of EIFS recoating.

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# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## SCHEDULE OF REPLACEMENTS - YEARS ONE TO THREE

item	component	2007 \$	item	component	2008 \$	item	component	2009 \$
15	Upper concrete parking de	\$60,000	84	EIFS - recoating	\$64,750	74	Fire Alarm Devices	\$33,600
			82	Metal Boxes	\$2,100	11	Asphalt Seal Coat - Under	\$18,850
						55	Fire Alarm System	\$7,590
						75	Fire Alarm System	\$7,590
						94	Fire Alarm System	\$7,590
						54	Fire Alarm Devices	\$7,200
						10	Asphalt Seal Coat - Expos	\$2,750
						93	Fire Alarm Devices	\$2,400
						20	Pool Area Furniture	\$1,500
SCHEDULED REPLACEMENTS		\$60,000	SCHEDULED REPLACEMENTS		\$66,850	SCHEDULED REPLACEMENTS		\$89,070

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**REPLACEMENT RESERVE INVENTORY****Hawaiian Village****SCHEDULE OF REPLACEMENTS - YEARS 4 TO 6**

item	component	2010 \$	item	component	2011 \$	item	component	2012 \$
60	EIFS - recoating	\$146,874	30	Water Fountain	\$1,000	9	Asphalt Pavement	\$120,400
44	EIFS - Recoating	\$85,400				66	Carpet	\$76,160
28	Exercise Equipment	\$7,000				80	Air Conditioners	\$50,000
42	Painted Wood Sign	\$2,000				72	Elevator Controls	\$45,000
58	Painted Wood Sign	\$2,000				88	Aluminum Soffit	\$35,874
81	Painted Wood Sign	\$2,000				78	Trash Compactor	\$30,000
						71	Elevator Machinery	\$24,000
						52	Elevator Controls	\$22,500
						13	Site Light Fixtures	\$19,800
						61	Stone Panels	\$17,500
						51	Elevator Machinery	\$12,000
						31	Carpet	\$10,980
						1	Concrete Curb and Gutter	\$4,932
						34	Meeting Room Furniture	\$4,500
						68	Lay-in Ceiling 2X2	\$3,045
						35	Kitchen Cabinets, base	\$1,800
						20	Pool Area Furniture	\$1,500
						38	Refrigerator	\$1,000
						37	Dishwasher	\$800
						36	Kitchen Cabinets , wall	\$680
						2	Wheel Stops	\$450
						14	Trash Enclosure	\$360
SCHEDULED REPLACEMENTS		\$245,274	SCHEDULED REPLACEMENTS		\$1,000	SCHEDULED REPLACEMENTS		\$483,281

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# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## SCHEDULE OF REPLACEMENTS - YEARS 7 TO 9

item	component	2013 \$	item	component	2014 \$	item	component	2015 \$
			85	Concrete Plank Walkway	\$27,902	63	Metal Picket Railing - 3.5'	\$131,040
			45	Concrete Plank Walkway	\$14,112	70	Mail Boxes (aluminum)	\$6,600
			19	Pool Heater and Filtration	\$10,000	20	Pool Area Furniture	\$1,500
			10	Asphalt Seal Coat - Expos	\$2,750			
NO SCHEDULED REPLACEMENT			SCHEDULED REPLACEMENTS		\$54,764	SCHEDULED REPLACEMENTS		\$139,140

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# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## SCHEDULE OF REPLACEMENTS - YEARS 10 TO 12

2016			2017			2018		
item	component	\$	item	component	\$	item	component	\$
			23	Green House	\$90,000	84	EIFS - recoating	\$64,750
			15	Upper concrete parking dr	\$60,000	1	Concrete Curb and Gutter	\$4,932
			87	Metal Picket Railing - 3.5'	\$57,240	20	Pool Area Furniture	\$1,500
			73	Elevator Cab and Doors	\$54,000			
			49	Metal Picket Railing - 3.5'	\$47,340			
			53	Elevator Cab and Doors	\$27,000			
			57	Fire Pump	\$19,090			
			96	Fire Pump	\$19,090			
			29	Dehumidifier	\$19,000			
			46	Stone Panels - Repair	\$17,500			
			69	Light Fixtures	\$11,000			
			32	Acoustical Ceiling	\$10,980			
			26	Layin Ceiling	\$10,913			
			33	Doors - wood solid core	\$6,900			
			90	Wood steps (treated) (per	\$6,400			
			86	Stone Panels - Repair	\$5,040			
			17	Pool Coping	\$5,000			
			41	Light fixtures	\$2,500			
			18	Pool White Coat	\$2,488			
			39	Rest Room Toilets	\$1,800			
			27	Light Fixture	\$875			
			40	Rest Room Sink	\$800			
			2	Wheel Stops	\$450			
NO SCHEDULED REPLACEMENT			SCHEDULED REPLACEMENTS \$475,406			SCHEDULED REPLACEMENTS \$71,182		

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**REPLACEMENT RESERVE INVENTORY****Hawaiian Village****SCHEDULE OF REPLACEMENTS - YEARS 13 TO 15**

2019			2020			2021		
item	component	\$	item	component	\$	item	component	\$
66	Carpet	\$76,160	60	EIFS - recoating	\$146,874	83	Roof - Single Ply Membra	\$112,800
50	Garage Ceiling - Spray-or	\$55,000	44	EIFS - Recoating	\$85,400	20	Pool Area Furniture	\$1,500
79	Boiler	\$32,000	65	Garage Ceiling	\$60,000			
91	Garage Ceiling - Spray On	\$20,000	28	Exercise Equipment	\$7,000			
11	Asphalt Seal Coat - Under	\$18,850	42	Painted Wood Sign	\$2,000			
31	Carpet	\$10,980	58	Painted Wood Sign	\$2,000			
10	Asphalt Seal Coat - Expos	\$2,750	81	Painted Wood Sign	\$2,000			
SCHEDULED REPLACEMENTS		\$215,740	SCHEDULED REPLACEMENTS		\$305,274	SCHEDULED REPLACEMENTS		\$114,300

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# REPLACEMENT RESERVE INVENTORY

## Hawaiian Village

### SCHEDULE OF REPLACEMENTS - YEARS 16 TO 18

2022			2023			2024		
item	component	\$	item	component	\$	item	component	\$
80	Air Conditioners	\$50,000	77	Fire Pump	\$19,090	43	Roof - Single ply with ball	\$108,000
5	Domestic Water Supply Li	\$39,286				74	Fire Alarm Devices	\$33,600
6	Sanitary Waste and Vent l	\$37,440				85	Concrete Plank Walkway	\$27,902
56	Stand Pipes	\$24,000				45	Concrete Plank Walkway	\$14,112
76	Stand Pipes	\$24,000				55	Fire Alarm System	\$7,590
92	Sprinkler Lines	\$23,000				75	Fire Alarm System	\$7,590
62	Storefront Windows (inclu	\$19,008				94	Fire Alarm System	\$7,590
95	Stand Pipes	\$12,000				54	Fire Alarm Devices	\$7,200
3	Domestic Water Supply Li	\$10,714				1	Concrete Curb and Gutter	\$4,932
7	Domestic Water Supply Li	\$10,714				10	Asphalt Seal Coat - Expo	\$2,750
67	Ceramic tile flooring	\$10,500				93	Fire Alarm Devices	\$2,400
4	Sanitary Waste and Vent l	\$10,400				20	Pool Area Furniture	\$1,500
8	Sanitary Waste and Vent l	\$10,400						
34	Meeting Room Furniture	\$4,500						
12	Concrete sidewalk	\$3,188						
35	Kitchen Cabinets, base	\$1,800						
36	Kitchen Cabinets , wall	\$680						
2	Wheel Stops	\$450						
SCHEDULED REPLACEMENTS		\$292,080	SCHEDULED REPLACEMENTS		\$19,090	SCHEDULED REPLACEMENTS		\$225,166

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# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## SCHEDULE OF REPLACEMENTS - YEARS 19 TO 21

2025			2026			2027		
item	component	\$	item	component	\$	item	component	\$
59	Roof - Single Ply with ball:	\$456,000	66	Carpet	\$76,160	9	Asphalt Pavement	\$120,400
24	Sauna	\$5,000	31	Carpet	\$10,980	15	Upper concrete parking d	\$60,000
25	Sauna	\$5,000	30	Water Fountain	\$1,000	5	Domestic Water Supply Li	\$39,286
						6	Sanitary Waste and Vent I	\$37,440
						78	Trash Compactor	\$30,000
						3	Domestic Water Supply Li	\$10,714
						7	Domestic Water Supply Li	\$10,714
						4	Sanitary Waste and Vent I	\$10,400
						8	Sanitary Waste and Vent I	\$10,400
						48	Light Fixtures	\$7,500
						89	Light Fixtures	\$7,000
						64	Exterior Lights	\$4,950
						18	Pool White Coat	\$2,488
						20	Pool Area Furniture	\$1,500
						37	Dishwasher	\$800
						2	Wheel Stops	\$450
SCHEDULED REPLACEMENTS		\$466,000	SCHEDULED REPLACEMENTS		\$88,140	SCHEDULED REPLACEMENTS		\$354,042

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# REPLACEMENT RESERVE INVENTORY

## Hawaiian Village

### SCHEDULE OF REPLACEMENTS - YEARS 22 TO 24

2028			2029			2030		
item	component	\$	item	component	\$	item	component	\$
84	EIFS - recoating	\$64,750	11	Asphalt Seal Coat - Under	\$18,850	60	EIFS - recoating	\$146,874
82	Metal Boxes	\$2,100	19	Pool Heater and Filtration	\$10,000	44	EIFS - Recoating	\$85,400
			10	Asphalt Seal Coat - Expos	\$2,750	28	Exercise Equipment	\$7,000
						1	Concrete Curb and Gutter	\$4,932
						42	Painted Wood Sign	\$2,000
						58	Painted Wood Sign	\$2,000
						81	Painted Wood Sign	\$2,000
						20	Pool Area Furniture	\$1,500
SCHEDULED REPLACEMENTS		\$66,850	SCHEDULED REPLACEMENTS		\$31,600	SCHEDULED REPLACEMENTS		\$251,706

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**REPLACEMENT RESERVE INVENTORY****Hawaiian Village****SCHEDULE OF REPLACEMENTS - YEARS 25 TO 27**

2031			2032			2033		
item	component	\$	item	component	\$	item	component	\$
			22	Pool Deck - Quarry Tile - I	\$75,000	66	Carpet	\$76,160
			80	Air Conditioners	\$50,000	31	Carpet	\$10,980
			16	Pool Structure	\$44,000	20	Pool Area Furniture	\$1,500
			5	Domestic Water Supply Li	\$39,286			
			21	Pool Deck - Quarry Tile - I	\$37,500			
			6	Sanitary Waste and Vent I	\$37,440			
			13	Site Light Fixtures	\$19,800			
			29	Dehumidifier	\$19,000			
			3	Domestic Water Supply Li	\$10,714			
			7	Domestic Water Supply Li	\$10,714			
			4	Sanitary Waste and Vent I	\$10,400			
			8	Sanitary Waste and Vent I	\$10,400			
			90	Wood steps (treated) (per	\$6,400			
			34	Meeting Room Furniture	\$4,500			
			68	Lay-in Ceiling 2X2	\$3,045			
			35	Kitchen Cabinets, base	\$1,800			
			38	Refrigerator	\$1,000			
			36	Kitchen Cabinets , wall	\$680			
			2	Wheel Stops	\$450			
			14	Trash Enclosure	\$360			
NO SCHEDULED REPLACEMENT			SCHEDULED REPLACEMENTS \$382,489			SCHEDULED REPLACEMENTS \$88,640		

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# REPLACEMENT RESERVE INVENTORY

Hawaiian Village

## SCHEDULE OF REPLACEMENTS - YEARS 28 TO 30

2034			2035			2036		
item	component	\$	item	component	\$	item	component	\$
50	Garage Ceiling - Spray-on	\$55,000	65	Garage Ceiling	\$60,000	1	Concrete Curb and Gutter	\$4,932
85	Concrete Plank Walkway	\$27,902	70	Mail Boxes (aluminum)	\$6,600	20	Pool Area Furniture	\$1,500
91	Garage Ceiling - Spray On	\$20,000	47	Storefront Windows (inclu	\$2,160			
45	Concrete Plank Walkway	\$14,112						
10	Asphalt Seal Coat - Expos	\$2,750						
SCHEDULED REPLACEMENTS		\$119,764	SCHEDULED REPLACEMENTS		\$68,760	SCHEDULED REPLACEMENTS		\$6,432

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