



Associa[®]

Hawaii

CROWNE AT WAILUNA

Kaahumanu Street
Pearl City/Aiea, HI
January 01, 2017

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CROWNE AT WAILUNA

PART II • RESERVE STUDY

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CROWNE AT WAILUNA
 Pearl City/Aiea, HI
AHR Threshold Funding Model Summary

Report Date	January 01, 2017
Account Number	408
Budget Year Beginning	January 01, 2017
Budget Year Ending	December 31, 2017
Total Units	158

<i>Report Parameters</i>	
Inflation	1.80%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	0.40%
2017 Beginning Balance	\$539,428.00

<i>Threshold Funding Model Summary of Calculations</i>	
Required Month Contribution	\$674.93
<i>\$4.27 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$179.93</u>
Total Month Allocation to Reserves	<u>\$854.86</u>
<i>\$5.41 per unit monthly</i>	

CROWNE AT WAILUNA
AHR Threshold Funding Model Projection

Beginning Balance: \$539,428

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2017	8,099	2,159	5,000	544,686
2018	8,261	2,119	20,360	534,707
2019	8,426	2,161		545,294
2020	8,595	1,602	150,185	405,306
2021	8,767	1,643		415,716
2022	8,942	1,685		426,344
2023	9,121	1,684	11,130	426,018
2024	9,303	1,117	152,260	284,179
2025	9,489	1,159		294,828
2026	9,679	1,202		305,710
2027	9,873	1,247		316,829
2028	10,070	574	179,162	148,311
2029	10,272	617		159,199
2030	10,477	661		170,337
2031	10,687	706		181,729
2032	13,274	29	181,729	13,303
2033	5,534	12	13,303	5,546
2034	5,645	34		11,225
2035	5,758	57		17,040
2036	5,873	81		22,994

CROWNE AT WAILUNA
AHR Annual Expenditure Detail

Description	Expenditures
Replacement Year 2017	
Roofing - Recreation Center	5,000
Total for 2017	<u>\$5,000</u>
Replacement Year 2018	
Irrigation System	10,180
Tree Cutting (5years)	10,180
Total for 2018	<u>\$20,360</u>
<i>No Replacement in 2019</i>	
Replacement Year 2020	
Curbs/Storm Drains	12,660
Road - Resealing 2020	137,525
Total for 2020	<u>\$150,185</u>
<i>No Replacement in 2021</i>	
<i>No Replacement in 2022</i>	
Replacement Year 2023	
Tree Cutting (5years)	11,130
Total for 2023	<u>\$11,130</u>
Replacement Year 2024	
Road - Resealing 2024	152,260
Total for 2024	<u>\$152,260</u>
<i>No Replacement in 2025</i>	
<i>No Replacement in 2026</i>	
<i>No Replacement in 2027</i>	
Replacement Year 2028	
Road - Resealing 2028	166,994
Tree Cutting (5years)	12,168
Total for 2028	<u>\$179,162</u>
<i>No Replacement in 2029</i>	
<i>No Replacement in 2030</i>	

CROWNE AT WAILUNA
AHR Annual Expenditure Detail

Description	Expenditures
<i>No Replacement in 2031</i>	
Replacement Year 2032	
Road - Resealing 2032	181,729
Total for 2032	<u>\$181,729</u>
Replacement Year 2033	
Tree Cutting (5years)	13,303
Total for 2033	<u>\$13,303</u>

**CROWNE AT WAILUNA
AHR Spread Sheet**

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Curbs/Storm Drains				13,113						
Irrigation System		10,300								
Road - Resealing 2020				142,446						
Road - Resealing 2024								165,277		
Road - Resealing 2028										
Road - Resealing 2032										
Roofing - Recreation Center		5,000								
Tree Cutting (5years)		10,300					11,941			
Year Total:		25,600		155,558			11,941	165,277		

**CROWNE AT WAILUNA
AHR Spread Sheet**

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Curbs/Storm Drains										
Irrigation System										
Road - Resealing 2020										
Road - Resealing 2024										
Road - Resealing 2028		189,969								
Road - Resealing 2032						216,653				
Roofing - Recreation Center										
Tree Cutting (5years)		13,842					16,047			
Year Total:		203,812				216,653	16,047			

**CROWNE AT WAILUNA
AHR Spread Sheet**

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Curbs/Storm Drains									27,455	
Irrigation System		18,603								
Road - Resealing 2020										
Road - Resealing 2024										
Road - Resealing 2028										
Road - Resealing 2032										
Roofing - Recreation Center										
Tree Cutting (5years)		18,603					21,566			
Year Total:		37,206					21,566		27,455	