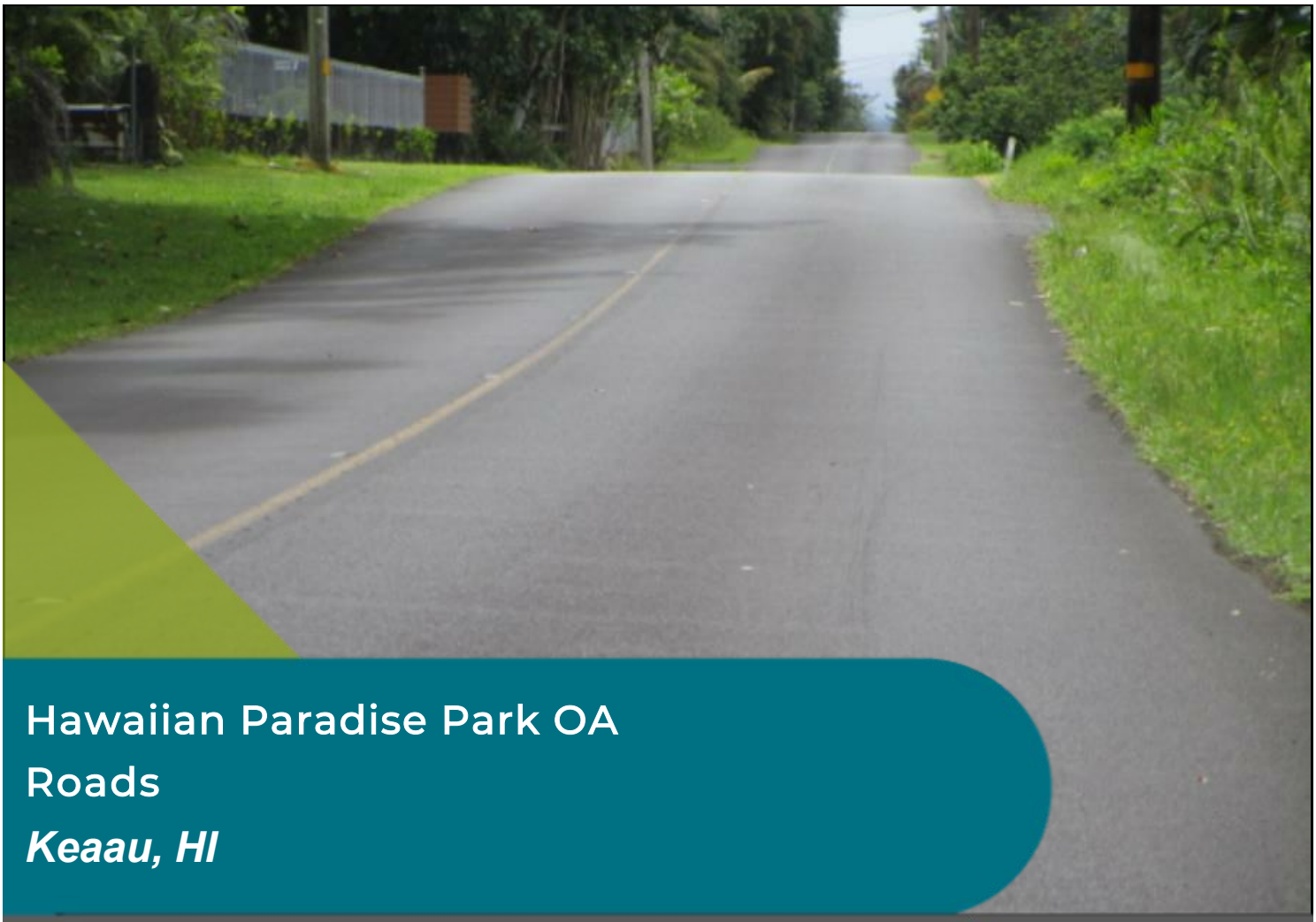
Serving Hawaii
1050 Bishop Street, Suite 278
Honolulu, HI 96813

Tel: (808) 463-3714
Fax: (808) 463-3724
www.reservestudy.com

ASSOCIATION RESERVES®
Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington



Hawaiian Paradise Park OA
Roads
Keaau, HI

SEAN KARGARI
CAI-RS
00115
DESIGNATION
RESERVE SPECIALIST

Report #: 33286-0
Beginning: July 1, 2025
Expires: June 30, 2026

RESERVE STUDY
"Full"

November 4, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

ASSOCIATION RESERVES®
Planning For The Inevitable

www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Reserve Study Executive Summary — Full

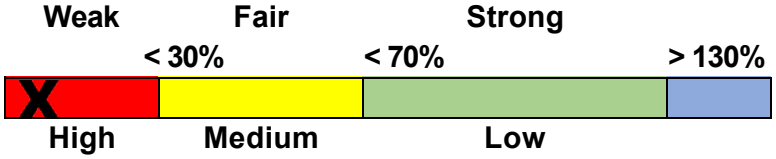
Hawaiian Paradise Park OA - Roads
Keaau, HI
Level of Service: **"Full"**

Report #: **33286-0**
# of Units: 8,800
July 1, 2025 through **June 30, 2026**

Findings & Recommendations — as of July 1, 2025

Projected Starting Reserve Balance	**$2,200,000**
Currently Fully Funding Reserve Balance	**$45,236,843**
Average Reserve Deficit (Surplus) Per Unit	**$4,891**
Percent Funded	**4.9 %**
Recommended 2025 Monthly Reserve Contributions	**$300,000**
Recommended 2025 Special Assessments for Reserves	**$16,100,000**
Budgeted Monthly Reserve Contribution	**$0**

Reserve Fund Strength: 4.9%



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.00 %**
Annual Inflation Rate	**3.00 %**

This is a "Full", Full Reserve Study (original, created “from scratch”), based on our site inspection on 6/13/2025.

This Reserve Study was prepared under the supervision of a credentialed Reserve Specialist (RS).

Your Reserve Fund is currently at 4.9 % Funded. Being below 30% Funded, this represents a weak Reserve position. Associations in this range have a High risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to implement regular Roads Reserve contributions of **$30,000 per month (avg)** and to implement a 2025 special assessment of **$16,100,000.**

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the “Fully Funded” (100%) level.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Paved Roads			
200	Chip Seal Paving - Replace w/ Asphalt	30	0	$4,050,000
201	Asphalt (Ave 01) - Remove & Replace	30	24	$2,500,000
201	Asphalt (Ave 04) - Remove & Replace	30	28	$2,100,000
201	Asphalt (Ave 06) - Remove & Replace	30	27	$620,000
201	Asphalt (Ave 07) - Remove & Replace	30	26	$2,600,000
201	Asphalt (Ave 12) - Remove & Replace	30	26	$2,100,000
201	Asphalt (Ave 14) - Remove & Replace	30	27	$775,000
201	Asphalt (Ave 16) - Remove & Replace	30	14	$2,102,000
201	Asphalt (Ave 17) - Remove & Replace	30	9	$255,000
201	Asphalt (Ave 18) - Remove & Replace	30	27	$2,500,000
201	Asphalt (Ave 19) - Remove & Replace	30	9	$2,100,000
201	Asphalt (Ave 22) - Remove & Replace	30	20	$3,670,000
201	Asphalt (Ave 23) - Remove & Replace	30	9	$3,160,000
201	Asphalt (Ave 24) - Remove & Replace	30	9	$3,220,000
201	Asphalt (Ave 25) - Remove & Replace	30	9	$3,220,000
201	Asphalt (Ave 26) - Remove & Replace	30	9	$3,200,000
201	Asphalt (Ave 27) - Remove & Replace	30	9	$3,290,000
201	Asphalt (Ave 28) - Remove & Replace	30	10	$3,330,000
201	Asphalt (Ave 29) - Remove & Replace	30	9	$3,540,000
201	Asphalt (Ave 30) - Remove & Replace	30	9	$2,540,000
201	Asphalt (Ave 31) - Remove & Replace	30	9	$2,100,000
201	Asphalt (Ave 32) - Remove & Replace	30	9	$1,020,000
201	Asphalt (Ave 33) - Remove & Replace	30	9	$1,190,000
201	Asphalt (Beach Rd) - Remove & Replace	30	8	$1,330,000
201	Asphalt (Kaloli Dr) - Remove & Replace	25	6	$4,240,000
201	Asphalt (Kupaoa Dr) - Remove & Replace	35	29	$194,000
201	Asphalt (Makuu Dr) - Remove & Replace	25	6	$4,480,000
201	Asphalt (Paradise Ala Kai) - Rem & Repl	30	9	$1,070,000
201	Asphalt (Paradise Dr) - Remove & Replace	25	7	$4,340,000
201	Asphalt (Pilikai Rd) - Remove & Replace	30	24	$640,000
201	Asphalt (Railroad) - Remove & Replace	30	1	$560,000
201	Asphalt (Shower Dr) - Remove & Replace	30	9	$1,000,000
	Unpaved Roads			
201	Asphalt (Unpaved Roads)	1	0	$1,000,000
	Maintenance Barn & Equipment			
300	Chainsaws - Replace	15	6	$3,600
300	EMAX E350 Air Compressor - Replace	12	11	$12,000
300	Millermatic Welder - Replace	15	4	$2,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
300	Mobile Air Compressor - Replace	12	0	$19,400
302	Portable Generators - Replace	12	3	$3,600
303	HVAC System - Replace	15	7	$1,200
325	Interior Light Fixtures - Replace	6	5	$2,300
502	Chain Link Fence - Replace	25	21	$38,000
603	Tile Floors - Replace	30	15	$3,600
703	Doors - Replace	15	9	$7,800
710	Poly Fuel Tank - Replace	15	6	$2,000
710	Steel Fuel Tank - Replace	20	0	$4,000
730	Manual Roll Gates - Replace	40	36	$29,000
803	Water Catchment Tank - Replace	15	9	$8,000
911	Office Furniture/Appliances - Replace	12	6	$4,000
1308	Metal Roof - Replace	50	48	$50,000
1750	Fuel Shed - Reconstruct	35	17	$125,000
1750	Shop Building - Reconstruct	50	35	$85,000
2701	Shop Bathroom - Refurbish	20	6	$19,800
	Vehicle Fleet			
711	1998 Peterbuilt Water Truck	30	2	$51,000
711	1999 Ford F450 Dump Truck	20	0	$22,000
711	2006 CAT Challenger Tractor - Replace	30	10	$39,000
711	2006 Kenworth Water Truck	30	10	$51,000
711	2010 Navistar Dump Truck	20	9	$51,000
711	2012 Case 845B Motor Grader	25	11	$133,000
711	2016 Ford F250 - Replace	15	6	$47,000
711	2022 Chevy Colorado	20	16	$35,000
711	2023 Chevy Silverado 5500 HD	20	17	$90,000
711	CAT Backhoes - Replace	20	12	$250,000
711	Dynapac CA3500D Roller - Replace	20	3	$116,000
711	John Deere 5525 Tractor	20	0	$71,000
711	John Deere S4 Gator	15	12	$24,000
711	John Deere X380 Mower	15	11	$6,500
711	Kubota Z211 Mower	15	13	$24,000
711	Scag Tiger Cat 2 Mower	15	7	$10,900
	Vehicle Accessories			
710	4-in-1 Tractor Bucket	15	6	$7,000
710	Boom Mower Attachment	15	5	$53,000
710	Flail Mower Tractor Attachment	12	5	$17,500
710	Hydraulic Hammer/Breaker Attachment	12	9	$22,000
710	Rotary Mower Attachment	15	5	$16,000
710	Tractor Buckets	15	3	$9,000
	Admin Office			
303	HVAC System - Replace	15	6	$2,400
325	Interior Light Fixtures - Replace	25	15	$2,000
603	Tile Floors - Replace	30	3	$23,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
703	Doors - Replace	15	6	$3,000
904	Kitchenette - Refurbish	12	3	$6,600
909	Restrooms - Remodel	10	3	$8,300
911	Office Furniture - Replace	12	6	$9,000
912	Office Equipment - Replace	10	4	$12,400
912	Printer/Copier - Replace	10	3	$12,400
912	Servers - Replace	10	4	$7,000
1110	Interior Surfaces - Repaint	10	6	$8,400
1116	Exterior Surfaces - Repaint	15	5	$9,600
1130	Windows - Replace	30	15	$20,000
1304	Admin Office Roof - Replace	40	15	$29,000
2112	Built-in Cabinetry - Reconstruct/Replace	20	10	$15,000
89	**Total Funded Components**			

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Full Reserve Study, we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 6/13/2025, we started with a meeting with Christopher, and then started the site inspection beginning with the maintenance budget's assets before surveying the community's roadways.

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

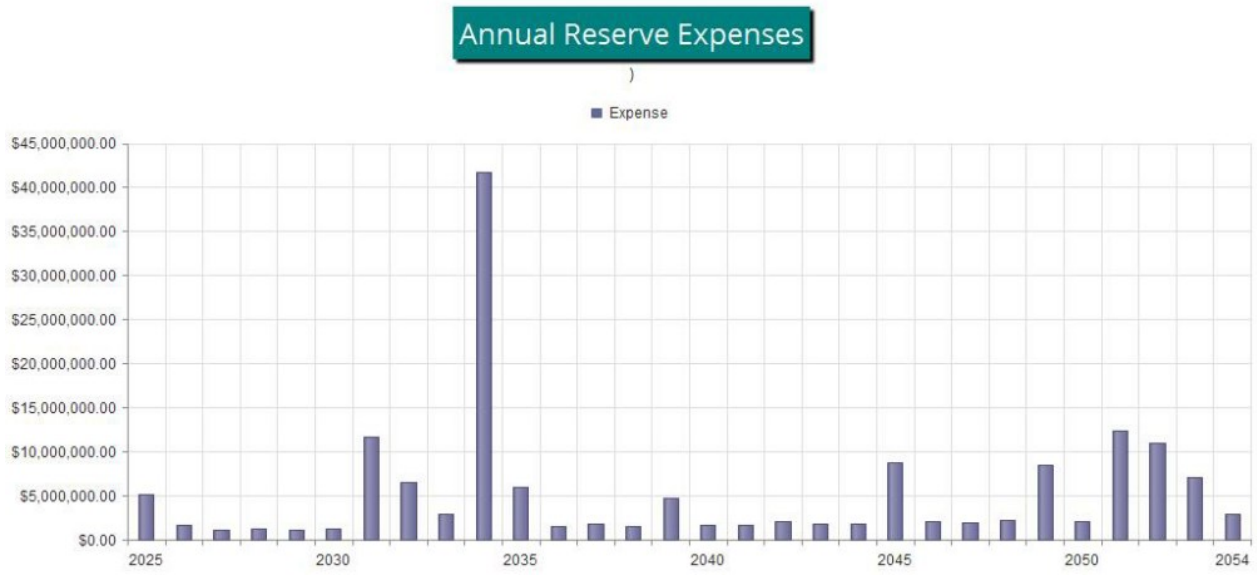


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $2,200,000 as-of the start of your Fiscal Year on 7/1/2025. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $45,236,843. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 4.9 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of **$300,000** per month this Fiscal Year as well as a 2025 special assessment of **$16,100,000** and a 2029 special assessment of **$30,000,000**. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

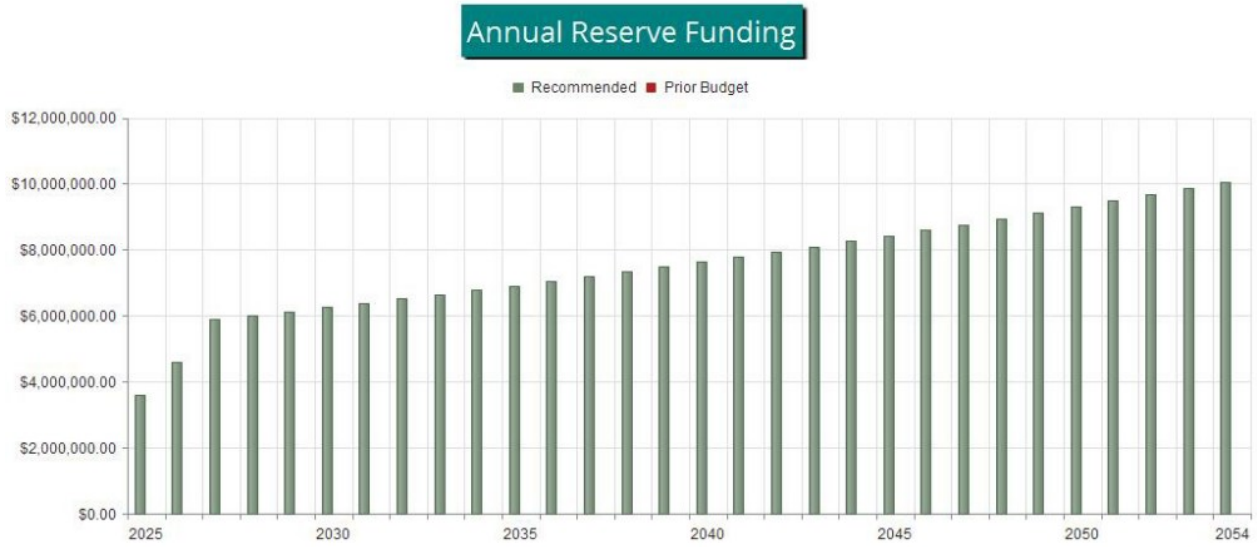


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted transfer rate, compared to your always-changing Fully Funded Balance target.

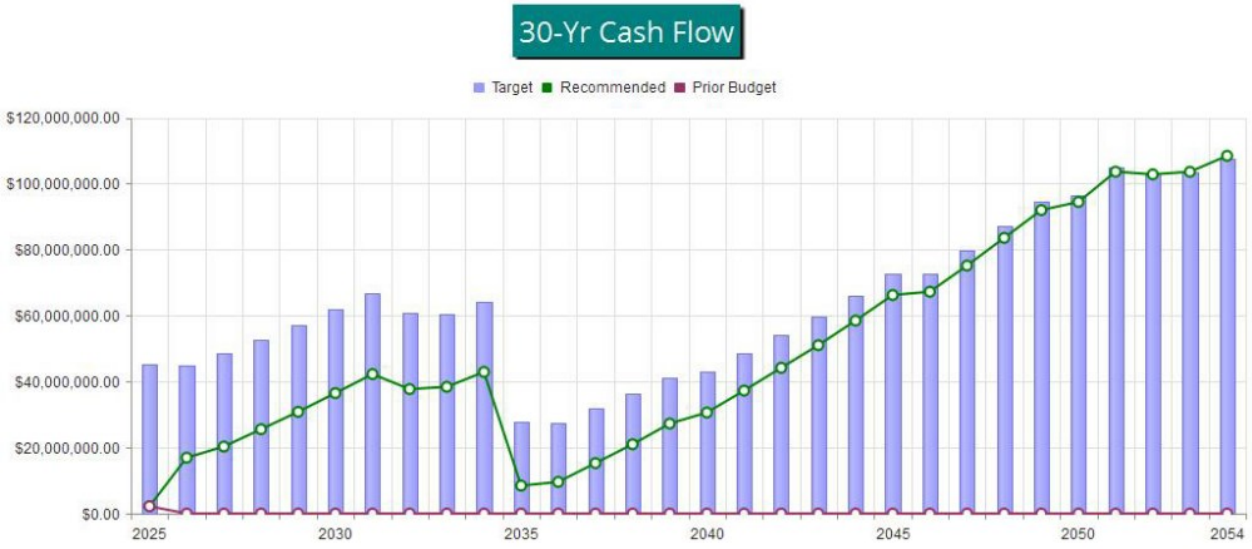


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

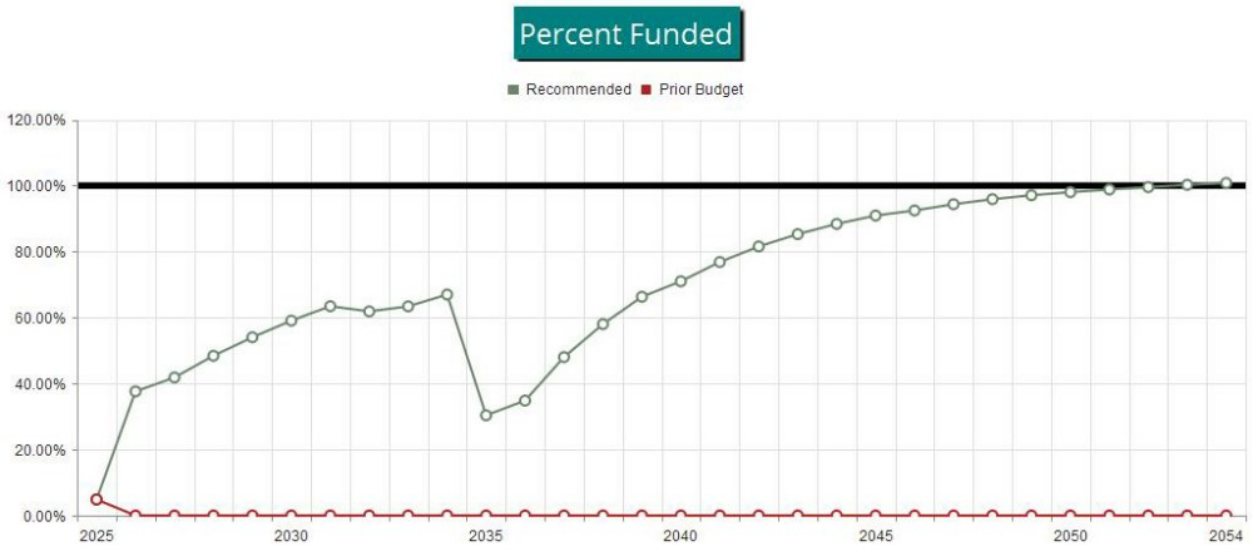


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	Paved Roads					
200	Chip Seal Paving - Replace w/ Asphalt	21,000	LF; 4 Miles	30	0	$4,050,000
201	Asphalt (Ave 01) - Remove & Replace	12,915	LF; 2.48 Miles	30	24	$2,500,000
201	Asphalt (Ave 04) - Remove & Replace	10,876	LF; 2.06 Miles	30	28	$2,100,000
201	Asphalt (Ave 06) - Remove & Replace	3,220	LF; .61 Miles	30	27	$620,000
201	Asphalt (Ave 07) - Remove & Replace	13,464	LF; 2.55 Miles	30	26	$2,600,000
201	Asphalt (Ave 12) - Remove & Replace	10,876	LF; 2.06 Miles	30	26	$2,100,000
201	Asphalt (Ave 14) - Remove & Replace	4,012	LF; .76 Miles	30	27	$775,000
201	Asphalt (Ave 16) - Remove & Replace	10,876	LF; 2.06 Miles	30	14	$2,102,000
201	Asphalt (Ave 17) - Remove & Replace	1,320	LF; .25 Miles	30	9	$255,000
201	Asphalt (Ave 18) - Remove & Replace	12,883	LF; 2.44 Miles	30	27	$2,500,000
201	Asphalt (Ave 19) - Remove & Replace	10,876	LF; 2.06 Miles	30	9	$2,100,000
201	Asphalt (Ave 22) - Remove & Replace	19,000	LF; (3.5) Miles	30	20	$3,670,000
201	Asphalt (Ave 23) - Remove & Replace	16,368	LF; 3.10 Miles	30	9	$3,160,000
201	Asphalt (Ave 24) - Remove & Replace	16,632	LF; 3.15 Miles	30	9	$3,220,000
201	Asphalt (Ave 25) - Remove & Replace	16,632	LF; 3.15 Miles	30	9	$3,220,000
201	Asphalt (Ave 26) - Remove & Replace	16,509	LF; 3.17 Miles	30	9	$3,200,000
201	Asphalt (Ave 27) - Remove & Replace	17,001	LF; 3.22 Miles	30	9	$3,290,000
201	Asphalt (Ave 28) - Remove & Replace	17,212	LF; 3.26 Miles	30	10	$3,330,000
201	Asphalt (Ave 29) - Remove & Replace	18,332	LF; 3.52 Miles	30	9	$3,540,000
201	Asphalt (Ave 30) - Remove & Replace	13,124	LF; 2.52 Miles	30	9	$2,540,000
201	Asphalt (Ave 31) - Remove & Replace	10,877	LF; 2.06 Miles	30	9	$2,100,000
201	Asphalt (Ave 32) - Remove & Replace	5,280	LF; (1) Mile	30	9	$1,020,000
201	Asphalt (Ave 33) - Remove & Replace	6,177	LF; 1.17 Miles	30	9	$1,190,000
201	Asphalt (Beach Rd) - Remove & Replace	6,864	LF; (1.30) Miles	30	8	$1,330,000
201	Asphalt (Kaloli Dr) - Remove & Replace	21,912	LF; (4.15) Miles	25	6	$4,240,000
201	Asphalt (Kupaoa Dr) - Remove & Replace	1,020	LF; (.19) Miles	35	29	$194,000
201	Asphalt (Makuu Dr) - Remove & Replace	23,179	LF; (4.39) Miles	25	6	$4,480,000
201	Asphalt (Paradise Ala Kai) - Rem & Repl	5,544	LF; (1.05) Miles	30	9	$1,070,000
201	Asphalt (Paradise Dr) - Remove & Replace	22,440	LF; (4.25) Miles	25	7	$4,340,000
201	Asphalt (Pilikai Rd) - Remove & Replace	3,326	LF; (.63) Miles	30	24	$640,000
201	Asphalt (Railroad) - Remove & Replace	2,904	LF; .55 Miles	30	1	$560,000
201	Asphalt (Shower Dr) - Remove & Replace	5,174	LF; (.98) Miles	30	9	$1,000,000
	Unpaved Roads					
201	Asphalt (Unpaved Roads)	1	-2 Miles	1	0	$1,000,000
	Maintenance Barn & Equipment					
300	Chainsaws - Replace	3	Assorted Chainsaws	15	6	$3,600
300	EMAX E350 Air Compressor - Replace	1	Compressor	12	11	$12,000
300	Millermatic Welder - Replace	1	Millermatic Welder	15	4	$2,500
300	Mobile Air Compressor - Replace	1	GrimmerSchmidt Unit	12	0	$19,400
302	Portable Generators - Replace	3	Generators	12	3	$3,600
303	HVAC System - Replace	1	Unit	15	7	$1,200
325	Interior Light Fixtures - Replace	18	Assorted Fixtures	6	5	$2,300
502	Chain Link Fence - Replace	847	LF	25	21	$38,000

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
603	Tile Floors - Replace	181	GSF	30	15	$3,600
703	Doors - Replace	3	Doors	15	9	$7,800
710	Poly Fuel Tank - Replace	1	CAT H80	15	6	$2,000
710	Steel Fuel Tank - Replace	1	CAT H80	20	0	$4,000
730	Manual Roll Gates - Replace	2	15' Tall Gates	40	36	$29,000
803	Water Catchment Tank - Replace	1	Tank	15	9	$8,000
911	Office Furniture/Appliances - Replace	1	Lump Sum	12	6	$4,000
1308	Metal Roof - Replace	6,884	GSF	50	48	$50,000
1750	Fuel Shed - Reconstruct	1	Shed	35	17	$125,000
1750	Shop Building - Reconstruct	1	Structure	50	35	$85,000
2701	Shop Bathroom - Refurbish	1	Room	20	6	$19,800
	Vehicle Fleet					
711	1998 Peterbuilt Water Truck	1	Vehicle	30	2	$51,000
711	1999 Ford F450 Dump Truck	1	Vehicle	20	0	$22,000
711	2006 CAT Challenger Tractor - Replace	1	Vehicle	30	10	$39,000
711	2006 Kenworth Water Truck	1	Vehicle	30	10	$51,000
711	2010 Navistar Dump Truck	1	Vehicle	20	9	$51,000
711	2012 Case 845B Motor Grader	1	Vehicle	25	11	$133,000
711	2016 Ford F250 - Replace	1	Vehicle	15	6	$47,000
711	2022 Chevy Colorado	1	Vehicle	20	16	$35,000
711	2023 Chevy Silverado 5500 HD	1	Vehicle	20	17	$90,000
711	CAT Backhoes - Replace	2	CAT Units	20	12	$250,000
711	Dynapac CA3500D Roller - Replace	1	Dynapac Roller	20	3	$116,000
711	John Deere 5525 Tractor	1	Vehicle	20	0	$71,000
711	John Deere S4 Gator	1	Vehicle	15	12	$24,000
711	John Deere X380 Mower	1	Vehicle	15	11	$6,500
711	Kubota Z211 Mower	1	Vehicle	15	13	$24,000
711	Scag Tiger Cat 2 Mower	1	Vehicle	15	7	$10,900
	Vehicle Accessories					
710	4-in-1 Tractor Bucket	1	Bucket	15	6	$7,000
710	Boom Mower Attachment	1	Diamond Mowers Attachment	15	5	$53,000
710	Flail Mower Tractor Attachment	1	Diamond Motors Attachment	12	5	$17,500
710	Hydraulic Hammer/Breaker Attachment	1	CAT H80	12	9	$22,000
710	Rotary Mower Attachment	1	Attachment	15	5	$16,000
710	Tractor Buckets	2	Buckets	15	3	$9,000
	Admin Office					
303	HVAC System - Replace	2	Units	15	6	$2,400
325	Interior Light Fixtures - Replace	7	Fixtures	25	15	$2,000
603	Tile Floors - Replace	820	GSF	30	3	$23,000
703	Doors - Replace	5	Doors	15	6	$3,000
904	Kitchenette - Refurbish	1	Lump Sum	12	3	$6,600
909	Restrooms - Remodel	2	Restrooms	10	3	$8,300
911	Office Furniture - Replace	10	Pieces	12	6	$9,000
912	Office Equipment - Replace	1	Lump Sum	10	4	$12,400
912	Printer/Copier - Replace	1	Mid-Volume Printer	10	3	$12,400
912	Servers - Replace	2	Dell PowerEdge Servers	10	4	$7,000
1110	Interior Surfaces - Repaint	3,800	GSF	10	6	$8,400

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1116	Exterior Surfaces - Repaint	3,208	GSF	15	5	$9,600
1130	Windows - Replace	9	Windows	30	15	$20,000
1304	Admin Office Roof - Replace	1,225	GSF	40	15	$29,000
2112	Built-in Cabinetry - Reconstruct/Replace	25	LF	20	10	$15,000

89 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Paved Roads							
200	Chip Seal Paving - Replace w/ Asphalt	$4,050,000	X	30	/	30	=	$4,050,000
201	Asphalt (Ave 01) - Remove & Replace	$2,500,000	X	6	/	30	=	$500,000
201	Asphalt (Ave 04) - Remove & Replace	$2,100,000	X	2	/	30	=	$140,000
201	Asphalt (Ave 06) - Remove & Replace	$620,000	X	3	/	30	=	$62,000
201	Asphalt (Ave 07) - Remove & Replace	$2,600,000	X	4	/	30	=	$346,667
201	Asphalt (Ave 12) - Remove & Replace	$2,100,000	X	4	/	30	=	$280,000
201	Asphalt (Ave 14) - Remove & Replace	$775,000	X	3	/	30	=	$77,500
201	Asphalt (Ave 16) - Remove & Replace	$2,102,000	X	16	/	30	=	$1,121,067
201	Asphalt (Ave 17) - Remove & Replace	$255,000	X	21	/	30	=	$178,500
201	Asphalt (Ave 18) - Remove & Replace	$2,500,000	X	3	/	30	=	$250,000
201	Asphalt (Ave 19) - Remove & Replace	$2,100,000	X	21	/	30	=	$1,470,000
201	Asphalt (Ave 22) - Remove & Replace	$3,670,000	X	10	/	30	=	$1,223,333
201	Asphalt (Ave 23) - Remove & Replace	$3,160,000	X	21	/	30	=	$2,212,000
201	Asphalt (Ave 24) - Remove & Replace	$3,220,000	X	21	/	30	=	$2,254,000
201	Asphalt (Ave 25) - Remove & Replace	$3,220,000	X	21	/	30	=	$2,254,000
201	Asphalt (Ave 26) - Remove & Replace	$3,200,000	X	21	/	30	=	$2,240,000
201	Asphalt (Ave 27) - Remove & Replace	$3,290,000	X	21	/	30	=	$2,303,000
201	Asphalt (Ave 28) - Remove & Replace	$3,330,000	X	20	/	30	=	$2,220,000
201	Asphalt (Ave 29) - Remove & Replace	$3,540,000	X	21	/	30	=	$2,478,000
201	Asphalt (Ave 30) - Remove & Replace	$2,540,000	X	21	/	30	=	$1,778,000
201	Asphalt (Ave 31) - Remove & Replace	$2,100,000	X	21	/	30	=	$1,470,000
201	Asphalt (Ave 32) - Remove & Replace	$1,020,000	X	21	/	30	=	$714,000
201	Asphalt (Ave 33) - Remove & Replace	$1,190,000	X	21	/	30	=	$833,000
201	Asphalt (Beach Rd) - Remove & Replace	$1,330,000	X	22	/	30	=	$975,333
201	Asphalt (Kaloli Dr) - Remove & Replace	$4,240,000	X	19	/	25	=	$3,222,400
201	Asphalt (Kupaoa Dr) - Remove & Replace	$194,000	X	6	/	35	=	$33,257
201	Asphalt (Makuu Dr) - Remove & Replace	$4,480,000	X	19	/	25	=	$3,404,800
201	Asphalt (Paradise Ala Kai) - Rem & Repl	$1,070,000	X	21	/	30	=	$749,000
201	Asphalt (Paradise Dr) - Remove & Replace	$4,340,000	X	18	/	25	=	$3,124,800
201	Asphalt (Pilikai Rd) - Remove & Replace	$640,000	X	6	/	30	=	$128,000
201	Asphalt (Railroad) - Remove & Replace	$560,000	X	29	/	30	=	$541,333
201	Asphalt (Shower Dr) - Remove & Replace	$1,000,000	X	21	/	30	=	$700,000
	Unpaved Roads							
201	Asphalt (Unpaved Roads)	$1,000,000	X	1	/	1	=	$1,000,000
	Maintenance Barn & Equipment							
300	Chainsaws - Replace	$3,600	X	9	/	15	=	$2,160
300	EMAX E350 Air Compressor - Replace	$12,000	X	1	/	12	=	$1,000
300	Millermatic Welder - Replace	$2,500	X	11	/	15	=	$1,833
300	Mobile Air Compressor - Replace	$19,400	X	12	/	12	=	$19,400
302	Portable Generators - Replace	$3,600	X	9	/	12	=	$2,700
303	HVAC System - Replace	$1,200	X	8	/	15	=	$640
325	Interior Light Fixtures - Replace	$2,300	X	1	/	6	=	$383
502	Chain Link Fence - Replace	$38,000	X	4	/	25	=	$6,080

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
603	Tile Floors - Replace	$3,600	X	15	/	30	=	$1,800
703	Doors - Replace	$7,800	X	6	/	15	=	$3,120
710	Poly Fuel Tank - Replace	$2,000	X	9	/	15	=	$1,200
710	Steel Fuel Tank - Replace	$4,000	X	20	/	20	=	$4,000
730	Manual Roll Gates - Replace	$29,000	X	4	/	40	=	$2,900
803	Water Catchment Tank - Replace	$8,000	X	6	/	15	=	$3,200
911	Office Furniture/Appliances - Replace	$4,000	X	6	/	12	=	$2,000
1308	Metal Roof - Replace	$50,000	X	2	/	50	=	$2,000
1750	Fuel Shed - Reconstruct	$125,000	X	18	/	35	=	$64,286
1750	Shop Building - Reconstruct	$85,000	X	15	/	50	=	$25,500
2701	Shop Bathroom - Refurbish	$19,800	X	14	/	20	=	$13,860
	Vehicle Fleet							
711	1998 Peterbuilt Water Truck	$51,000	X	28	/	30	=	$47,600
711	1999 Ford F450 Dump Truck	$22,000	X	20	/	20	=	$22,000
711	2006 CAT Challenger Tractor - Replace	$39,000	X	20	/	30	=	$26,000
711	2006 Kenworth Water Truck	$51,000	X	20	/	30	=	$34,000
711	2010 Navistar Dump Truck	$51,000	X	11	/	20	=	$28,050
711	2012 Case 845B Motor Grader	$133,000	X	14	/	25	=	$74,480
711	2016 Ford F250 - Replace	$47,000	X	9	/	15	=	$28,200
711	2022 Chevy Colorado	$35,000	X	4	/	20	=	$7,000
711	2023 Chevy Silverado 5500 HD	$90,000	X	3	/	20	=	$13,500
711	CAT Backhoes - Replace	$250,000	X	8	/	20	=	$100,000
711	Dynapac CA3500D Roller - Replace	$116,000	X	17	/	20	=	$98,600
711	John Deere 5525 Tractor	$71,000	X	20	/	20	=	$71,000
711	John Deere S4 Gator	$24,000	X	3	/	15	=	$4,800
711	John Deere X380 Mower	$6,500	X	4	/	15	=	$1,733
711	Kubota Z211 Mower	$24,000	X	2	/	15	=	$3,200
711	Scag Tiger Cat 2 Mower	$10,900	X	8	/	15	=	$5,813
	Vehicle Accessories							
710	4-in-1 Tractor Bucket	$7,000	X	9	/	15	=	$4,200
710	Boom Mower Attachment	$53,000	X	10	/	15	=	$35,333
710	Flail Mower Tractor Attachment	$17,500	X	7	/	12	=	$10,208
710	Hydraulic Hammer/Breaker Attachment	$22,000	X	3	/	12	=	$5,500
710	Rotary Mower Attachment	$16,000	X	10	/	15	=	$10,667
710	Tractor Buckets	$9,000	X	12	/	15	=	$7,200
	Admin Office							
303	HVAC System - Replace	$2,400	X	9	/	15	=	$1,440
325	Interior Light Fixtures - Replace	$2,000	X	10	/	25	=	$800
603	Tile Floors - Replace	$23,000	X	27	/	30	=	$20,700
703	Doors - Replace	$3,000	X	9	/	15	=	$1,800
904	Kitchenette - Refurbish	$6,600	X	9	/	12	=	$4,950
909	Restrooms - Remodel	$8,300	X	7	/	10	=	$5,810
911	Office Furniture - Replace	$9,000	X	6	/	12	=	$4,500
912	Office Equipment - Replace	$12,400	X	6	/	10	=	$7,440
912	Printer/Copier - Replace	$12,400	X	7	/	10	=	$8,680
912	Servers - Replace	$7,000	X	6	/	10	=	$4,200
1110	Interior Surfaces - Repaint	$8,400	X	4	/	10	=	$3,360
1116	Exterior Surfaces - Repaint	$9,600	X	10	/	15	=	$6,400
1130	Windows - Replace	$20,000	X	15	/	30	=	$10,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1304	Admin Office Roof - Replace	$29,000	X	25	/	40	=	$18,125
2112	Built-in Cabinetry - Reconstruct/Replace	$15,000	X	10	/	20	=	$7,500
								$45,236,843

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Paved Roads				
200	Chip Seal Paving - Replace w/ Asphalt	30	$4,050,000	$135,000	3.75 %
201	Asphalt (Ave 01) - Remove & Replace	30	$2,500,000	$83,333	2.31 %
201	Asphalt (Ave 04) - Remove & Replace	30	$2,100,000	$70,000	1.94 %
201	Asphalt (Ave 06) - Remove & Replace	30	$620,000	$20,667	0.57 %
201	Asphalt (Ave 07) - Remove & Replace	30	$2,600,000	$86,667	2.40 %
201	Asphalt (Ave 12) - Remove & Replace	30	$2,100,000	$70,000	1.94 %
201	Asphalt (Ave 14) - Remove & Replace	30	$775,000	$25,833	0.72 %
201	Asphalt (Ave 16) - Remove & Replace	30	$2,102,000	$70,067	1.94 %
201	Asphalt (Ave 17) - Remove & Replace	30	$255,000	$8,500	0.24 %
201	Asphalt (Ave 18) - Remove & Replace	30	$2,500,000	$83,333	2.31 %
201	Asphalt (Ave 19) - Remove & Replace	30	$2,100,000	$70,000	1.94 %
201	Asphalt (Ave 22) - Remove & Replace	30	$3,670,000	$122,333	3.39 %
201	Asphalt (Ave 23) - Remove & Replace	30	$3,160,000	$105,333	2.92 %
201	Asphalt (Ave 24) - Remove & Replace	30	$3,220,000	$107,333	2.98 %
201	Asphalt (Ave 25) - Remove & Replace	30	$3,220,000	$107,333	2.98 %
201	Asphalt (Ave 26) - Remove & Replace	30	$3,200,000	$106,667	2.96 %
201	Asphalt (Ave 27) - Remove & Replace	30	$3,290,000	$109,667	3.04 %
201	Asphalt (Ave 28) - Remove & Replace	30	$3,330,000	$111,000	3.08 %
201	Asphalt (Ave 29) - Remove & Replace	30	$3,540,000	$118,000	3.27 %
201	Asphalt (Ave 30) - Remove & Replace	30	$2,540,000	$84,667	2.35 %
201	Asphalt (Ave 31) - Remove & Replace	30	$2,100,000	$70,000	1.94 %
201	Asphalt (Ave 32) - Remove & Replace	30	$1,020,000	$34,000	0.94 %
201	Asphalt (Ave 33) - Remove & Replace	30	$1,190,000	$39,667	1.10 %
201	Asphalt (Beach Rd) - Remove & Replace	30	$1,330,000	$44,333	1.23 %
201	Asphalt (Kaloli Dr) - Remove & Replace	25	$4,240,000	$169,600	4.71 %
201	Asphalt (Kupaoa Dr) - Remove & Replace	35	$194,000	$5,543	0.15 %
201	Asphalt (Makuu Dr) - Remove & Replace	25	$4,480,000	$179,200	4.97 %
201	Asphalt (Paradise Ala Kai) - Rem & Repl	30	$1,070,000	$35,667	0.99 %
201	Asphalt (Paradise Dr) - Remove & Replace	25	$4,340,000	$173,600	4.82 %
201	Asphalt (Pilikai Rd) - Remove & Replace	30	$640,000	$21,333	0.59 %
201	Asphalt (Railroad) - Remove & Replace	30	$560,000	$18,667	0.52 %
201	Asphalt (Shower Dr) - Remove & Replace	30	$1,000,000	$33,333	0.92 %
	Unpaved Roads				
201	Asphalt (Unpaved Roads)	1	$1,000,000	$1,000,000	27.75 %
	Maintenance Barn & Equipment				
300	Chainsaws - Replace	15	$3,600	$240	0.01 %
300	EMAX E350 Air Compressor - Replace	12	$12,000	$1,000	0.03 %
300	Millermatic Welder - Replace	15	$2,500	$167	0.00 %
300	Mobile Air Compressor - Replace	12	$19,400	$1,617	0.04 %
302	Portable Generators - Replace	12	$3,600	$300	0.01 %
303	HVAC System - Replace	15	$1,200	$80	0.00 %
325	Interior Light Fixtures - Replace	6	$2,300	$383	0.01 %
502	Chain Link Fence - Replace	25	$38,000	$1,520	0.04 %
603	Tile Floors - Replace	30	$3,600	$120	0.00 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
703	Doors - Replace	15	$7,800	$520	0.01 %
710	Poly Fuel Tank - Replace	15	$2,000	$133	0.00 %
710	Steel Fuel Tank - Replace	20	$4,000	$200	0.01 %
730	Manual Roll Gates - Replace	40	$29,000	$725	0.02 %
803	Water Catchment Tank - Replace	15	$8,000	$533	0.01 %
911	Office Furniture/Appliances - Replace	12	$4,000	$333	0.01 %
1308	Metal Roof - Replace	50	$50,000	$1,000	0.03 %
1750	Fuel Shed - Reconstruct	35	$125,000	$3,571	0.10 %
1750	Shop Building - Reconstruct	50	$85,000	$1,700	0.05 %
2701	Shop Bathroom - Refurbish	20	$19,800	$990	0.03 %
	Vehicle Fleet				
711	1998 Peterbuilt Water Truck	30	$51,000	$1,700	0.05 %
711	1999 Ford F450 Dump Truck	20	$22,000	$1,100	0.03 %
711	2006 CAT Challenger Tractor - Replace	30	$39,000	$1,300	0.04 %
711	2006 Kenworth Water Truck	30	$51,000	$1,700	0.05 %
711	2010 Navistar Dump Truck	20	$51,000	$2,550	0.07 %
711	2012 Case 845B Motor Grader	25	$133,000	$5,320	0.15 %
711	2016 Ford F250 - Replace	15	$47,000	$3,133	0.09 %
711	2022 Chevy Colorado	20	$35,000	$1,750	0.05 %
711	2023 Chevy Silverado 5500 HD	20	$90,000	$4,500	0.12 %
711	CAT Backhoes - Replace	20	$250,000	$12,500	0.35 %
711	Dynapac CA3500D Roller - Replace	20	$116,000	$5,800	0.16 %
711	John Deere 5525 Tractor	20	$71,000	$3,550	0.10 %
711	John Deere S4 Gator	15	$24,000	$1,600	0.04 %
711	John Deere X380 Mower	15	$6,500	$433	0.01 %
711	Kubota Z211 Mower	15	$24,000	$1,600	0.04 %
711	Scag Tiger Cat 2 Mower	15	$10,900	$727	0.02 %
	Vehicle Accessories				
710	4-in-1 Tractor Bucket	15	$7,000	$467	0.01 %
710	Boom Mower Attachment	15	$53,000	$3,533	0.10 %
710	Flail Mower Tractor Attachment	12	$17,500	$1,458	0.04 %
710	Hydraulic Hammer/Breaker Attachment	12	$22,000	$1,833	0.05 %
710	Rotary Mower Attachment	15	$16,000	$1,067	0.03 %
710	Tractor Buckets	15	$9,000	$600	0.02 %
	Admin Office				
303	HVAC System - Replace	15	$2,400	$160	0.00 %
325	Interior Light Fixtures - Replace	25	$2,000	$80	0.00 %
603	Tile Floors - Replace	30	$23,000	$767	0.02 %
703	Doors - Replace	15	$3,000	$200	0.01 %
904	Kitchenette - Refurbish	12	$6,600	$550	0.02 %
909	Restrooms - Remodel	10	$8,300	$830	0.02 %
911	Office Furniture - Replace	12	$9,000	$750	0.02 %
912	Office Equipment - Replace	10	$12,400	$1,240	0.03 %
912	Printer/Copier - Replace	10	$12,400	$1,240	0.03 %
912	Servers - Replace	10	$7,000	$700	0.02 %
1110	Interior Surfaces - Repaint	10	$8,400	$840	0.02 %
1116	Exterior Surfaces - Repaint	15	$9,600	$640	0.02 %
1130	Windows - Replace	30	$20,000	$667	0.02 %
1304	Admin Office Roof - Replace	40	$29,000	$725	0.02 %
2112	Built-in Cabinetry - Reconstruct/Replace	20	$15,000	$750	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
89	Total Funded Components			$3,604,169	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
	Paved Roads						
200	Chip Seal Paving - Replace w/ Asphalt	30	0	$4,050,000	$4,050,000	$1,083,600	$11,236.99
201	Asphalt (Ave 01) - Remove & Replace	30	24	$2,500,000	$500,000	$0	$6,936.41
201	Asphalt (Ave 04) - Remove & Replace	30	28	$2,100,000	$140,000	$0	$5,826.59
201	Asphalt (Ave 06) - Remove & Replace	30	27	$620,000	$62,000	$0	$1,720.23
201	Asphalt (Ave 07) - Remove & Replace	30	26	$2,600,000	$346,667	$0	$7,213.87
201	Asphalt (Ave 12) - Remove & Replace	30	26	$2,100,000	$280,000	$0	$5,826.59
201	Asphalt (Ave 14) - Remove & Replace	30	27	$775,000	$77,500	$0	$2,150.29
201	Asphalt (Ave 16) - Remove & Replace	30	14	$2,102,000	$1,121,067	$0	$5,832.13
201	Asphalt (Ave 17) - Remove & Replace	30	9	$255,000	$178,500	$0	$707.51
201	Asphalt (Ave 18) - Remove & Replace	30	27	$2,500,000	$250,000	$0	$6,936.41
201	Asphalt (Ave 19) - Remove & Replace	30	9	$2,100,000	$1,470,000	$0	$5,826.59
201	Asphalt (Ave 22) - Remove & Replace	30	20	$3,670,000	$1,223,333	$0	$10,182.65
201	Asphalt (Ave 23) - Remove & Replace	30	9	$3,160,000	$2,212,000	$0	$8,767.62
201	Asphalt (Ave 24) - Remove & Replace	30	9	$3,220,000	$2,254,000	$0	$8,934.10
201	Asphalt (Ave 25) - Remove & Replace	30	9	$3,220,000	$2,254,000	$0	$8,934.10
201	Asphalt (Ave 26) - Remove & Replace	30	9	$3,200,000	$2,240,000	$0	$8,878.61
201	Asphalt (Ave 27) - Remove & Replace	30	9	$3,290,000	$2,303,000	$0	$9,128.32
201	Asphalt (Ave 28) - Remove & Replace	30	10	$3,330,000	$2,220,000	$0	$9,239.30
201	Asphalt (Ave 29) - Remove & Replace	30	9	$3,540,000	$2,478,000	$0	$9,821.96
201	Asphalt (Ave 30) - Remove & Replace	30	9	$2,540,000	$1,778,000	$0	$7,047.39
201	Asphalt (Ave 31) - Remove & Replace	30	9	$2,100,000	$1,470,000	$0	$5,826.59
201	Asphalt (Ave 32) - Remove & Replace	30	9	$1,020,000	$714,000	$0	$2,830.06
201	Asphalt (Ave 33) - Remove & Replace	30	9	$1,190,000	$833,000	$0	$3,301.73
201	Asphalt (Beach Rd) - Remove & Replace	30	8	$1,330,000	$975,333	$0	$3,690.17
201	Asphalt (Kaloli Dr) - Remove & Replace	25	6	$4,240,000	$3,222,400	$0	$14,116.98
201	Asphalt (Kupaoa Dr) - Remove & Replace	35	29	$194,000	$33,257	$0	$461.37
201	Asphalt (Makuu Dr) - Remove & Replace	25	6	$4,480,000	$3,404,800	$0	$14,916.06
201	Asphalt (Paradise Ala Kai) - Rem & Repl	30	9	$1,070,000	$749,000	$0	$2,968.78
201	Asphalt (Paradise Dr) - Remove & Replace	25	7	$4,340,000	$3,124,800	$0	$14,449.93
201	Asphalt (Pilikai Rd) - Remove & Replace	30	24	$640,000	$128,000	$0	$1,775.72
201	Asphalt (Railroad) - Remove & Replace	30	1	$560,000	$541,333	$0	$1,553.76
201	Asphalt (Shower Dr) - Remove & Replace	30	9	$1,000,000	$700,000	$0	$2,774.56
	Unpaved Roads						
201	Asphalt (Unpaved Roads)	1	0	$1,000,000	$1,000,000	$1,000,000	$83,236.93
	Maintenance Barn & Equipment						
300	Chainsaws - Replace	15	6	$3,600	$2,160	$0	$19.98
300	EMAX E350 Air Compressor - Replace	12	11	$12,000	$1,000	$0	$83.24
300	Millermatic Welder - Replace	15	4	$2,500	$1,833	$0	$13.87
300	Mobile Air Compressor - Replace	12	0	$19,400	$19,400	$19,400	$134.57
302	Portable Generators - Replace	12	3	$3,600	$2,700	$0	$24.97
303	HVAC System - Replace	15	7	$1,200	$640	$0	$6.66
325	Interior Light Fixtures - Replace	6	5	$2,300	$383	$0	$31.91
502	Chain Link Fence - Replace	25	21	$38,000	$6,080	$0	$126.52

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
603	Tile Floors - Replace	30	15	$3,600	$1,800	$0	$9.99
703	Doors - Replace	15	9	$7,800	$3,120	$0	$43.28
710	Poly Fuel Tank - Replace	15	6	$2,000	$1,200	$0	$11.10
710	Steel Fuel Tank - Replace	20	0	$4,000	$4,000	$4,000	$16.65
730	Manual Roll Gates - Replace	40	36	$29,000	$2,900	$0	$60.35
803	Water Catchment Tank - Replace	15	9	$8,000	$3,200	$0	$44.39
911	Office Furniture/Appliances - Replace	12	6	$4,000	$2,000	$0	$27.75
1308	Metal Roof - Replace	50	48	$50,000	$2,000	$0	$83.24
1750	Fuel Shed - Reconstruct	35	17	$125,000	$64,286	$0	$297.27
1750	Shop Building - Reconstruct	50	35	$85,000	$25,500	$0	$141.50
2701	Shop Bathroom - Refurbish	20	6	$19,800	$13,860	$0	$82.40
	Vehicle Fleet						
711	1998 Peterbuilt Water Truck	30	2	$51,000	$47,600	$0	$141.50
711	1999 Ford F450 Dump Truck	20	0	$22,000	$22,000	$22,000	$91.56
711	2006 CAT Challenger Tractor - Replace	30	10	$39,000	$26,000	$0	$108.21
711	2006 Kenworth Water Truck	30	10	$51,000	$34,000	$0	$141.50
711	2010 Navistar Dump Truck	20	9	$51,000	$28,050	$0	$212.25
711	2012 Case 845B Motor Grader	25	11	$133,000	$74,480	$0	$442.82
711	2016 Ford F250 - Replace	15	6	$47,000	$28,200	$0	$260.81
711	2022 Chevy Colorado	20	16	$35,000	$7,000	$0	$145.66
711	2023 Chevy Silverado 5500 HD	20	17	$90,000	$13,500	$0	$374.57
711	CAT Backhoes - Replace	20	12	$250,000	$100,000	$0	$1,040.46
711	Dynapac CA3500D Roller - Replace	20	3	$116,000	$98,600	$0	$482.77
711	John Deere 5525 Tractor	20	0	$71,000	$71,000	$71,000	$295.49
711	John Deere S4 Gator	15	12	$24,000	$4,800	$0	$133.18
711	John Deere X380 Mower	15	11	$6,500	$1,733	$0	$36.07
711	Kubota Z211 Mower	15	13	$24,000	$3,200	$0	$133.18
711	Scag Tiger Cat 2 Mower	15	7	$10,900	$5,813	$0	$60.49
	Vehicle Accessories						
710	4-in-1 Tractor Bucket	15	6	$7,000	$4,200	$0	$38.84
710	Boom Mower Attachment	15	5	$53,000	$35,333	$0	$294.10
710	Flail Mower Tractor Attachment	12	5	$17,500	$10,208	$0	$121.39
710	Hydraulic Hammer/Breaker Attachment	12	9	$22,000	$5,500	$0	$152.60
710	Rotary Mower Attachment	15	5	$16,000	$10,667	$0	$88.79
710	Tractor Buckets	15	3	$9,000	$7,200	$0	$49.94
	Admin Office						
303	HVAC System - Replace	15	6	$2,400	$1,440	$0	$13.32
325	Interior Light Fixtures - Replace	25	15	$2,000	$800	$0	$6.66
603	Tile Floors - Replace	30	3	$23,000	$20,700	$0	$63.81
703	Doors - Replace	15	6	$3,000	$1,800	$0	$16.65
904	Kitchenette - Refurbish	12	3	$6,600	$4,950	$0	$45.78
909	Restrooms - Remodel	10	3	$8,300	$5,810	$0	$69.09
911	Office Furniture - Replace	12	6	$9,000	$4,500	$0	$62.43
912	Office Equipment - Replace	10	4	$12,400	$7,440	$0	$103.21
912	Printer/Copier - Replace	10	3	$12,400	$8,680	$0	$103.21
912	Servers - Replace	10	4	$7,000	$4,200	$0	$58.27
1110	Interior Surfaces - Repaint	10	6	$8,400	$3,360	$0	$69.92
1116	Exterior Surfaces - Repaint	15	5	$9,600	$6,400	$0	$53.27

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1130	Windows - Replace	30	15	$20,000	$10,000	$0	$55.49
1304	Admin Office Roof - Replace	40	15	$29,000	$18,125	$0	$60.35
2112	Built-in Cabinetry - Reconstruct/Replace	20	10	$15,000	$7,500	$0	$62.43
89	Total Funded Components				$45,236,843	$2,200,000	$300,000

30-Year Reserve Plan Summary

Report # 33286-0
Full

Fiscal Year Start: 2025	Net After Tax Interest: 2.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	$2,200,000	$45,236,843	4.9 %	High	0.00 %	$3,600,000	$16,100,000	$191,081	$5,166,400
2026	$16,924,681	$44,984,851	37.6 %	Medium	28.00 %	$4,608,000	$0	$371,902	$1,606,800
2027	$20,297,784	$48,503,055	41.8 %	Medium	28.00 %	$5,898,240	$0	$457,971	$1,115,006
2028	$25,538,989	$52,748,064	48.4 %	Medium	2.00 %	$6,016,205	$0	$563,204	$1,288,216
2029	$30,830,181	$57,060,168	54.0 %	Medium	2.00 %	$6,136,529	$0	$672,611	$1,150,157
2030	$36,489,164	$61,765,531	59.1 %	Medium	2.00 %	$6,259,259	$0	$786,829	$1,273,347
2031	$42,261,905	$66,610,516	63.4 %	Medium	2.00 %	$6,384,445	$0	$799,051	$11,732,997
2032	$37,712,404	$60,956,519	61.9 %	Medium	2.00 %	$6,512,134	$0	$760,491	$6,582,408
2033	$38,402,621	$60,570,988	63.4 %	Medium	2.00 %	$6,642,376	$0	$812,380	$2,951,574
2034	$42,905,803	$64,050,619	67.0 %	Medium	2.00 %	$6,775,224	$0	$513,108	$41,744,652
2035	$8,449,483	$27,818,848	30.4 %	Medium	2.00 %	$6,910,728	$0	$180,140	$5,960,269
2036	$9,580,082	$27,503,350	34.8 %	Medium	2.00 %	$7,048,943	$0	$248,388	$1,597,129
2037	$15,280,284	$31,822,091	48.0 %	Medium	2.00 %	$7,189,922	$0	$362,374	$1,844,079
2038	$20,988,500	$36,170,196	58.0 %	Medium	2.00 %	$7,333,720	$0	$482,169	$1,534,177
2039	$27,270,213	$41,126,729	66.3 %	Medium	2.00 %	$7,480,394	$0	$578,276	$4,721,398
2040	$30,607,486	$43,112,670	71.0 %	Low	2.00 %	$7,630,002	$0	$678,054	$1,658,924
2041	$37,256,618	$48,480,992	76.8 %	Low	2.00 %	$7,782,602	$0	$813,646	$1,674,351
2042	$44,178,516	$54,167,983	81.6 %	Low	2.00 %	$7,938,254	$0	$951,232	$2,040,936
2043	$51,027,066	$59,826,715	85.3 %	Low	2.00 %	$8,097,020	$0	$1,094,106	$1,739,887
2044	$58,478,305	$66,149,366	88.4 %	Low	2.00 %	$8,258,960	$0	$1,245,957	$1,757,890
2045	$66,225,332	$72,832,751	90.9 %	Low	2.00 %	$8,424,139	$0	$1,333,410	$8,751,693
2046	$67,231,188	$72,708,307	92.5 %	Low	2.00 %	$8,592,622	$0	$1,422,615	$2,092,831
2047	$75,153,594	$79,639,901	94.4 %	Low	2.00 %	$8,764,474	$0	$1,585,808	$1,939,288
2048	$83,564,588	$87,144,771	95.9 %	Low	2.00 %	$8,939,764	$0	$1,753,994	$2,271,598
2049	$91,986,747	$94,745,902	97.1 %	Low	2.00 %	$9,118,559	$0	$1,862,666	$8,526,758
2050	$94,441,214	$96,352,049	98.0 %	Low	2.00 %	$9,300,930	$0	$1,978,971	$2,093,778
2051	$103,627,337	$104,858,739	98.8 %	Low	2.00 %	$9,486,949	$0	$2,062,581	$12,367,404
2052	$102,809,463	$103,271,976	99.6 %	Low	2.00 %	$9,676,688	$0	$2,062,301	$10,949,178
2053	$103,599,274	$103,338,561	100.3 %	Low	2.00 %	$9,870,222	$0	$2,118,563	$7,147,486
2054	$108,440,573	$107,570,269	100.8 %	Low	2.00 %	$10,067,626	$0	$2,260,327	$2,980,584

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$2,200,000	$16,924,681	$20,297,784	$25,538,989	$30,830,181
	Annual Reserve Funding	$3,600,000	$4,608,000	$5,898,240	$6,016,205	$6,136,529
	Recommended Special Assessments	$16,100,000	$0	$0	$0	$0
	Interest Earnings	$191,081	$371,902	$457,971	$563,204	$672,611
	Total Income	$22,091,081	$21,904,584	$26,653,995	$32,118,397	$37,639,321
#	Component					
	Paved Roads					
200	Chip Seal Paving - Replace w/ Asphalt	$4,050,000	$0	$0	$0	$0
201	Asphalt (Ave 01) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 04) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 06) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 07) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 12) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 14) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 16) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 17) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 18) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 19) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 22) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 23) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 24) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 25) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 26) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 27) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 28) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 29) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 30) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 31) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 32) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 33) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Beach Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kaloli Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kupaoa Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Makuu Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Paradise Ala Kai) - Rem & Repl	$0	$0	$0	$0	$0
201	Asphalt (Paradise Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Pilikai Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Railroad) - Remove & Replace	$0	$576,800	$0	$0	$0
201	Asphalt (Shower Dr) - Remove & Replace	$0	$0	$0	$0	$0
	Unpaved Roads					
201	Asphalt (Unpaved Roads)	$1,000,000	$1,030,000	$1,060,900	$1,092,727	$1,125,509
	Maintenance Barn & Equipment					
300	Chainsaws - Replace	$0	$0	$0	$0	$0
300	EMAX E350 Air Compressor - Replace	$0	$0	$0	$0	$0
300	Millermatic Welder - Replace	$0	$0	$0	$0	$2,814
300	Mobile Air Compressor - Replace	$19,400	$0	$0	$0	$0
302	Portable Generators - Replace	$0	$0	$0	$3,934	$0
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$0	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$0
710	Poly Fuel Tank - Replace	$0	$0	$0	$0	$0
710	Steel Fuel Tank - Replace	$4,000	$0	$0	$0	$0
730	Manual Roll Gates - Replace	$0	$0	$0	$0	$0
803	Water Catchment Tank - Replace	$0	$0	$0	$0	$0
911	Office Furniture/Appliances - Replace	$0	$0	$0	$0	$0
1308	Metal Roof - Replace	$0	$0	$0	$0	$0
1750	Fuel Shed - Reconstruct	$0	$0	$0	$0	$0
1750	Shop Building - Reconstruct	$0	$0	$0	$0	$0
2701	Shop Bathroom - Refurbish	$0	$0	$0	$0	$0
	Vehicle Fleet					

	Fiscal Year	2025	2026	2027	2028	2029
711	1998 Peterbuilt Water Truck	$0	$0	$54,106	$0	$0
711	1999 Ford F450 Dump Truck	$22,000	$0	$0	$0	$0
711	2006 CAT Challenger Tractor - Replace	$0	$0	$0	$0	$0
711	2006 Kenworth Water Truck	$0	$0	$0	$0	$0
711	2010 Navistar Dump Truck	$0	$0	$0	$0	$0
711	2012 Case 845B Motor Grader	$0	$0	$0	$0	$0
711	2016 Ford F250 - Replace	$0	$0	$0	$0	$0
711	2022 Chevy Colorado	$0	$0	$0	$0	$0
711	2023 Chevy Silverado 5500 HD	$0	$0	$0	$0	$0
711	CAT Backhoes - Replace	$0	$0	$0	$0	$0
711	Dynapac CA3500D Roller - Replace	$0	$0	$0	$126,756	$0
711	John Deere 5525 Tractor	$71,000	$0	$0	$0	$0
711	John Deere S4 Gator	$0	$0	$0	$0	$0
711	John Deere X380 Mower	$0	$0	$0	$0	$0
711	Kubota Z211 Mower	$0	$0	$0	$0	$0
711	Scag Tiger Cat 2 Mower	$0	$0	$0	$0	$0
	Vehicle Accessories					
710	4-in-1 Tractor Bucket	$0	$0	$0	$0	$0
710	Boom Mower Attachment	$0	$0	$0	$0	$0
710	Flail Mower Tractor Attachment	$0	$0	$0	$0	$0
710	Hydraulic Hammer/Breaker Attachment	$0	$0	$0	$0	$0
710	Rotary Mower Attachment	$0	$0	$0	$0	$0
710	Tractor Buckets	$0	$0	$0	$9,835	$0
	Admin Office					
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$25,133	$0
703	Doors - Replace	$0	$0	$0	$0	$0
904	Kitchenette - Refurbish	$0	$0	$0	$7,212	$0
909	Restrooms - Remodel	$0	$0	$0	$9,070	$0
911	Office Furniture - Replace	$0	$0	$0	$0	$0
912	Office Equipment - Replace	$0	$0	$0	$0	$13,956
912	Printer/Copier - Replace	$0	$0	$0	$13,550	$0
912	Servers - Replace	$0	$0	$0	$0	$7,879
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
1130	Windows - Replace	$0	$0	$0	$0	$0
1304	Admin Office Roof - Replace	$0	$0	$0	$0	$0
2112	Built-in Cabinetry - Reconstruct/Replace	$0	$0	$0	$0	$0
	Total Expenses	$5,166,400	$1,606,800	$1,115,006	$1,288,216	$1,150,157
	Ending Reserve Balance	$16,924,681	$20,297,784	$25,538,989	$30,830,181	$36,489,164

	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$36,489,164	$42,261,905	$37,712,404	$38,402,621	$42,905,803
	Annual Reserve Funding	$6,259,259	$6,384,445	$6,512,134	$6,642,376	$6,775,224
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$786,829	$799,051	$760,491	$812,380	$513,108
	Total Income	$43,535,252	$49,445,401	$44,985,029	$45,857,378	$50,194,136
#	Component					
	Paved Roads					
200	Chip Seal Paving - Replace w/ Asphalt	$0	$0	$0	$0	$0
201	Asphalt (Ave 01) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 04) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 06) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 07) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 12) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 14) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 16) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 17) - Remove & Replace	$0	$0	$0	$0	$332,717
201	Asphalt (Ave 18) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 19) - Remove & Replace	$0	$0	$0	$0	$2,740,024
201	Asphalt (Ave 22) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 23) - Remove & Replace	$0	$0	$0	$0	$4,123,083
201	Asphalt (Ave 24) - Remove & Replace	$0	$0	$0	$0	$4,201,370
201	Asphalt (Ave 25) - Remove & Replace	$0	$0	$0	$0	$4,201,370
201	Asphalt (Ave 26) - Remove & Replace	$0	$0	$0	$0	$4,175,274
201	Asphalt (Ave 27) - Remove & Replace	$0	$0	$0	$0	$4,292,704
201	Asphalt (Ave 28) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 29) - Remove & Replace	$0	$0	$0	$0	$4,618,897
201	Asphalt (Ave 30) - Remove & Replace	$0	$0	$0	$0	$3,314,124
201	Asphalt (Ave 31) - Remove & Replace	$0	$0	$0	$0	$2,740,024
201	Asphalt (Ave 32) - Remove & Replace	$0	$0	$0	$0	$1,330,869
201	Asphalt (Ave 33) - Remove & Replace	$0	$0	$0	$0	$1,552,680
201	Asphalt (Beach Rd) - Remove & Replace	$0	$0	$0	$1,684,804	$0
201	Asphalt (Kaloli Dr) - Remove & Replace	$0	$5,062,782	$0	$0	$0
201	Asphalt (Kupaoa Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Makuu Dr) - Remove & Replace	$0	$5,349,354	$0	$0	$0
201	Asphalt (Paradise Ala Kai) - Rem & Repl	$0	$0	$0	$0	$1,396,107
201	Asphalt (Paradise Dr) - Remove & Replace	$0	$0	$5,337,653	$0	$0
201	Asphalt (Pilikai Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Railroad) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Shower Dr) - Remove & Replace	$0	$0	$0	$0	$1,304,773
	Unpaved Roads					
201	Asphalt (Unpaved Roads)	$1,159,274	$1,194,052	$1,229,874	$1,266,770	$1,304,773
	Maintenance Barn & Equipment					
300	Chainsaws - Replace	$0	$4,299	$0	$0	$0
300	EMAX E350 Air Compressor - Replace	$0	$0	$0	$0	$0
300	Millermatic Welder - Replace	$0	$0	$0	$0	$0
300	Mobile Air Compressor - Replace	$0	$0	$0	$0	$0
302	Portable Generators - Replace	$0	$0	$0	$0	$0
303	HVAC System - Replace	$0	$0	$1,476	$0	$0
325	Interior Light Fixtures - Replace	$2,666	$0	$0	$0	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$10,177
710	Poly Fuel Tank - Replace	$0	$2,388	$0	$0	$0
710	Steel Fuel Tank - Replace	$0	$0	$0	$0	$0
730	Manual Roll Gates - Replace	$0	$0	$0	$0	$0
803	Water Catchment Tank - Replace	$0	$0	$0	$0	$10,438
911	Office Furniture/Appliances - Replace	$0	$4,776	$0	$0	$0
1308	Metal Roof - Replace	$0	$0	$0	$0	$0
1750	Fuel Shed - Reconstruct	$0	$0	$0	$0	$0
1750	Shop Building - Reconstruct	$0	$0	$0	$0	$0
2701	Shop Bathroom - Refurbish	$0	$23,642	$0	$0	$0
	Vehicle Fleet					
711	1998 Peterbuilt Water Truck	$0	$0	$0	$0	$0
711	1999 Ford F450 Dump Truck	$0	$0	$0	$0	$0
711	2006 CAT Challenger Tractor - Replace	$0	$0	$0	$0	$0
711	2006 Kenworth Water Truck	$0	$0	$0	$0	$0
711	2010 Navistar Dump Truck	$0	$0	$0	$0	$66,543
711	2012 Case 845B Motor Grader	$0	$0	$0	$0	$0

	Fiscal Year	2030	2031	2032	2033	2034
711	2016 Ford F250 - Replace	$0	$56,120	$0	$0	$0
711	2022 Chevy Colorado	$0	$0	$0	$0	$0
711	2023 Chevy Silverado 5500 HD	$0	$0	$0	$0	$0
711	CAT Backhoes - Replace	$0	$0	$0	$0	$0
711	Dynapac CA3500D Roller - Replace	$0	$0	$0	$0	$0
711	John Deere 5525 Tractor	$0	$0	$0	$0	$0
711	John Deere S4 Gator	$0	$0	$0	$0	$0
711	John Deere X380 Mower	$0	$0	$0	$0	$0
711	Kubota Z211 Mower	$0	$0	$0	$0	$0
711	Scag Tiger Cat 2 Mower	$0	$0	$13,406	$0	$0
	Vehicle Accessories					
710	4-in-1 Tractor Bucket	$0	$8,358	$0	$0	$0
710	Boom Mower Attachment	$61,442	$0	$0	$0	$0
710	Flail Mower Tractor Attachment	$20,287	$0	$0	$0	$0
710	Hydraulic Hammer/Breaker Attachment	$0	$0	$0	$0	$28,705
710	Rotary Mower Attachment	$18,548	$0	$0	$0	$0
710	Tractor Buckets	$0	$0	$0	$0	$0
	Admin Office					
303	HVAC System - Replace	$0	$2,866	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$3,582	$0	$0	$0
904	Kitchenette - Refurbish	$0	$0	$0	$0	$0
909	Restrooms - Remodel	$0	$0	$0	$0	$0
911	Office Furniture - Replace	$0	$10,746	$0	$0	$0
912	Office Equipment - Replace	$0	$0	$0	$0	$0
912	Printer/Copier - Replace	$0	$0	$0	$0	$0
912	Servers - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$10,030	$0	$0	$0
1116	Exterior Surfaces - Repaint	$11,129	$0	$0	$0	$0
1130	Windows - Replace	$0	$0	$0	$0	$0
1304	Admin Office Roof - Replace	$0	$0	$0	$0	$0
2112	Built-in Cabinetry - Reconstruct/Replace	$0	$0	$0	$0	$0
	Total Expenses	$1,273,347	$11,732,997	$6,582,408	$2,951,574	$41,744,652
	Ending Reserve Balance	$42,261,905	$37,712,404	$38,402,621	$42,905,803	$8,449,483

	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$8,449,483	$9,580,082	$15,280,284	$20,988,500	$27,270,213
	Annual Reserve Funding	$6,910,728	$7,048,943	$7,189,922	$7,333,720	$7,480,394
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$180,140	$248,388	$362,374	$482,169	$578,276
	Total Income	$15,540,351	$16,877,413	$22,832,580	$28,804,390	$35,328,883
#	Component					
	Paved Roads					
200	Chip Seal Paving - Replace w/ Asphalt	$0	$0	$0	$0	$0
201	Asphalt (Ave 01) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 04) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 06) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 07) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 12) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 14) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 16) - Remove & Replace	$0	$0	$0	$0	$3,179,464
201	Asphalt (Ave 17) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 18) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 19) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 22) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 23) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 24) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 25) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 26) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 27) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 28) - Remove & Replace	$4,475,242	$0	$0	$0	$0
201	Asphalt (Ave 29) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 30) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 31) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 32) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 33) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Beach Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kaloli Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kupaoa Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Makuu Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Paradise Ala Kai) - Rem & Repl	$0	$0	$0	$0	$0
201	Asphalt (Paradise Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Pilikai Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Railroad) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Shower Dr) - Remove & Replace	$0	$0	$0	$0	$0
	Unpaved Roads					
201	Asphalt (Unpaved Roads)	$1,343,916	$1,384,234	$1,425,761	$1,468,534	$1,512,590
	Maintenance Barn & Equipment					
300	Chainsaws - Replace	$0	$0	$0	$0	$0
300	EMAX E350 Air Compressor - Replace	$0	$16,611	$0	$0	$0
300	Millermatic Welder - Replace	$0	$0	$0	$0	$0
300	Mobile Air Compressor - Replace	$0	$0	$27,660	$0	$0
302	Portable Generators - Replace	$0	$0	$0	$0	$0
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$3,184	$0	$0	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$0
710	Poly Fuel Tank - Replace	$0	$0	$0	$0	$0
710	Steel Fuel Tank - Replace	$0	$0	$0	$0	$0
730	Manual Roll Gates - Replace	$0	$0	$0	$0	$0
803	Water Catchment Tank - Replace	$0	$0	$0	$0	$0
911	Office Furniture/Appliances - Replace	$0	$0	$0	$0	$0
1308	Metal Roof - Replace	$0	$0	$0	$0	$0
1750	Fuel Shed - Reconstruct	$0	$0	$0	$0	$0
1750	Shop Building - Reconstruct	$0	$0	$0	$0	$0
2701	Shop Bathroom - Refurbish	$0	$0	$0	$0	$0
	Vehicle Fleet					
711	1998 Peterbuilt Water Truck	$0	$0	$0	$0	$0
711	1999 Ford F450 Dump Truck	$0	$0	$0	$0	$0
711	2006 CAT Challenger Tractor - Replace	$52,413	$0	$0	$0	$0
711	2006 Kenworth Water Truck	$68,540	$0	$0	$0	$0
711	2010 Navistar Dump Truck	$0	$0	$0	$0	$0
711	2012 Case 845B Motor Grader	$0	$184,103	$0	$0	$0

	Fiscal Year	2035	2036	2037	2038	2039
711	2016 Ford F250 - Replace	$0	$0	$0	$0	$0
711	2022 Chevy Colorado	$0	$0	$0	$0	$0
711	2023 Chevy Silverado 5500 HD	$0	$0	$0	$0	$0
711	CAT Backhoes - Replace	$0	$0	$356,440	$0	$0
711	Dynapac CA3500D Roller - Replace	$0	$0	$0	$0	$0
711	John Deere 5525 Tractor	$0	$0	$0	$0	$0
711	John Deere S4 Gator	$0	$0	$34,218	$0	$0
711	John Deere X380 Mower	$0	$8,998	$0	$0	$0
711	Kubota Z211 Mower	$0	$0	$0	$35,245	$0
711	Scag Tiger Cat 2 Mower	$0	$0	$0	$0	$0
	Vehicle Accessories					
710	4-in-1 Tractor Bucket	$0	$0	$0	$0	$0
710	Boom Mower Attachment	$0	$0	$0	$0	$0
710	Flail Mower Tractor Attachment	$0	$0	$0	$0	$0
710	Hydraulic Hammer/Breaker Attachment	$0	$0	$0	$0	$0
710	Rotary Mower Attachment	$0	$0	$0	$0	$0
710	Tractor Buckets	$0	$0	$0	$0	$0
	Admin Office					
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$0
904	Kitchenette - Refurbish	$0	$0	$0	$0	$0
909	Restrooms - Remodel	$0	$0	$0	$12,189	$0
911	Office Furniture - Replace	$0	$0	$0	$0	$0
912	Office Equipment - Replace	$0	$0	$0	$0	$18,756
912	Printer/Copier - Replace	$0	$0	$0	$18,210	$0
912	Servers - Replace	$0	$0	$0	$0	$10,588
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
1130	Windows - Replace	$0	$0	$0	$0	$0
1304	Admin Office Roof - Replace	$0	$0	$0	$0	$0
2112	Built-in Cabinetry - Reconstruct/Replace	$20,159	$0	$0	$0	$0
	Total Expenses	$5,960,269	$1,597,129	$1,844,079	$1,534,177	$4,721,398
	Ending Reserve Balance	$9,580,082	$15,280,284	$20,988,500	$27,270,213	$30,607,486

	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$30,607,486	$37,256,618	$44,178,516	$51,027,066	$58,478,305
	Annual Reserve Funding	$7,630,002	$7,782,602	$7,938,254	$8,097,020	$8,258,960
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$678,054	$813,646	$951,232	$1,094,106	$1,245,957
	Total Income	$38,915,542	$45,852,867	$53,068,002	$60,218,191	$67,983,221
#	Component					
	Paved Roads					
200	Chip Seal Paving - Replace w/ Asphalt	$0	$0	$0	$0	$0
201	Asphalt (Ave 01) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 04) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 06) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 07) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 12) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 14) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 16) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 17) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 18) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 19) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 22) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 23) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 24) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 25) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 26) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 27) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 28) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 29) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 30) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 31) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 32) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 33) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Beach Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kaloli Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kupaoa Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Makuu Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Paradise Ala Kai) - Rem & Repl	$0	$0	$0	$0	$0
201	Asphalt (Paradise Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Pilikai Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Railroad) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Shower Dr) - Remove & Replace	$0	$0	$0	$0	$0
	Unpaved Roads					
201	Asphalt (Unpaved Roads)	$1,557,967	$1,604,706	$1,652,848	$1,702,433	$1,753,506
	Maintenance Barn & Equipment					
300	Chainsaws - Replace	$0	$0	$0	$0	$0
300	EMAX E350 Air Compressor - Replace	$0	$0	$0	$0	$0
300	Millermatic Welder - Replace	$0	$0	$0	$0	$4,384
300	Mobile Air Compressor - Replace	$0	$0	$0	$0	$0
302	Portable Generators - Replace	$5,609	$0	$0	$0	$0
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$3,802	$0	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$5,609	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$0
710	Poly Fuel Tank - Replace	$0	$0	$0	$0	$0
710	Steel Fuel Tank - Replace	$0	$0	$0	$0	$0
730	Manual Roll Gates - Replace	$0	$0	$0	$0	$0
803	Water Catchment Tank - Replace	$0	$0	$0	$0	$0
911	Office Furniture/Appliances - Replace	$0	$0	$0	$6,810	$0
1308	Metal Roof - Replace	$0	$0	$0	$0	$0
1750	Fuel Shed - Reconstruct	$0	$0	$206,606	$0	$0
1750	Shop Building - Reconstruct	$0	$0	$0	$0	$0
2701	Shop Bathroom - Refurbish	$0	$0	$0	$0	$0
	Vehicle Fleet					
711	1998 Peterbuilt Water Truck	$0	$0	$0	$0	$0
711	1999 Ford F450 Dump Truck	$0	$0	$0	$0	$0
711	2006 CAT Challenger Tractor - Replace	$0	$0	$0	$0	$0
711	2006 Kenworth Water Truck	$0	$0	$0	$0	$0
711	2010 Navistar Dump Truck	$0	$0	$0	$0	$0
711	2012 Case 845B Motor Grader	$0	$0	$0	$0	$0

	Fiscal Year	2040	2041	2042	2043	2044
711	2016 Ford F250 - Replace	$0	$0	$0	$0	$0
711	2022 Chevy Colorado	$0	$56,165	$0	$0	$0
711	2023 Chevy Silverado 5500 HD	$0	$0	$148,756	$0	$0
711	CAT Backhoes - Replace	$0	$0	$0	$0	$0
711	Dynapac CA3500D Roller - Replace	$0	$0	$0	$0	$0
711	John Deere 5525 Tractor	$0	$0	$0	$0	$0
711	John Deere S4 Gator	$0	$0	$0	$0	$0
711	John Deere X380 Mower	$0	$0	$0	$0	$0
711	Kubota Z211 Mower	$0	$0	$0	$0	$0
711	Scag Tiger Cat 2 Mower	$0	$0	$0	$0	$0
	Vehicle Accessories					
710	4-in-1 Tractor Bucket	$0	$0	$0	$0	$0
710	Boom Mower Attachment	$0	$0	$0	$0	$0
710	Flail Mower Tractor Attachment	$0	$0	$28,925	$0	$0
710	Hydraulic Hammer/Breaker Attachment	$0	$0	$0	$0	$0
710	Rotary Mower Attachment	$0	$0	$0	$0	$0
710	Tractor Buckets	$0	$0	$0	$15,322	$0
	Admin Office					
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$3,116	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$0
904	Kitchenette - Refurbish	$10,283	$0	$0	$0	$0
909	Restrooms - Remodel	$0	$0	$0	$0	$0
911	Office Furniture - Replace	$0	$0	$0	$15,322	$0
912	Office Equipment - Replace	$0	$0	$0	$0	$0
912	Printer/Copier - Replace	$0	$0	$0	$0	$0
912	Servers - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$13,480	$0	$0	$0
1116	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
1130	Windows - Replace	$31,159	$0	$0	$0	$0
1304	Admin Office Roof - Replace	$45,181	$0	$0	$0	$0
2112	Built-in Cabinetry - Reconstruct/Replace	$0	$0	$0	$0	$0
	Total Expenses	$1,658,924	$1,674,351	$2,040,936	$1,739,887	$1,757,890
	Ending Reserve Balance	$37,256,618	$44,178,516	$51,027,066	$58,478,305	$66,225,332

	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$66,225,332	$67,231,188	$75,153,594	$83,564,588	$91,986,747
	Annual Reserve Funding	$8,424,139	$8,592,622	$8,764,474	$8,939,764	$9,118,559
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,333,410	$1,422,615	$1,585,808	$1,753,994	$1,862,666
	Total Income	$75,982,881	$77,246,425	$85,503,876	$94,258,345	$102,967,972
#	Component					
	Paved Roads					
200	Chip Seal Paving - Replace w/ Asphalt	$0	$0	$0	$0	$0
201	Asphalt (Ave 01) - Remove & Replace	$0	$0	$0	$0	$5,081,985
201	Asphalt (Ave 04) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 06) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 07) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 12) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 14) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 16) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 17) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 18) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 19) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 22) - Remove & Replace	$6,628,428	$0	$0	$0	$0
201	Asphalt (Ave 23) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 24) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 25) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 26) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 27) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 28) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 29) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 30) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 31) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 32) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 33) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Beach Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kaloli Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kupaoa Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Makuu Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Paradise Ala Kai) - Rem & Repl	$0	$0	$0	$0	$0
201	Asphalt (Paradise Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Pilikai Rd) - Remove & Replace	$0	$0	$0	$0	$1,300,988
201	Asphalt (Railroad) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Shower Dr) - Remove & Replace	$0	$0	$0	$0	$0
	Unpaved Roads					
201	Asphalt (Unpaved Roads)	$1,806,111	$1,860,295	$1,916,103	$1,973,587	$2,032,794
	Maintenance Barn & Equipment					
300	Chainsaws - Replace	$0	$6,697	$0	$0	$0
300	EMAX E350 Air Compressor - Replace	$0	$0	$0	$23,683	$0
300	Millermatic Welder - Replace	$0	$0	$0	$0	$0
300	Mobile Air Compressor - Replace	$0	$0	$0	$0	$39,436
302	Portable Generators - Replace	$0	$0	$0	$0	$0
303	HVAC System - Replace	$0	$0	$2,299	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$4,539	$0
502	Chain Link Fence - Replace	$0	$70,691	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$15,856
710	Poly Fuel Tank - Replace	$0	$3,721	$0	$0	$0
710	Steel Fuel Tank - Replace	$7,224	$0	$0	$0	$0
730	Manual Roll Gates - Replace	$0	$0	$0	$0	$0
803	Water Catchment Tank - Replace	$0	$0	$0	$0	$16,262
911	Office Furniture/Appliances - Replace	$0	$0	$0	$0	$0
1308	Metal Roof - Replace	$0	$0	$0	$0	$0
1750	Fuel Shed - Reconstruct	$0	$0	$0	$0	$0
1750	Shop Building - Reconstruct	$0	$0	$0	$0	$0
2701	Shop Bathroom - Refurbish	$0	$0	$0	$0	$0
	Vehicle Fleet					
711	1998 Peterbuilt Water Truck	$0	$0	$0	$0	$0
711	1999 Ford F450 Dump Truck	$39,734	$0	$0	$0	$0
711	2006 CAT Challenger Tractor - Replace	$0	$0	$0	$0	$0
711	2006 Kenworth Water Truck	$0	$0	$0	$0	$0
711	2010 Navistar Dump Truck	$0	$0	$0	$0	$0
711	2012 Case 845B Motor Grader	$0	$0	$0	$0	$0

	Fiscal Year	2045	2046	2047	2048	2049
711	2016 Ford F250 - Replace	$0	$87,434	$0	$0	$0
711	2022 Chevy Colorado	$0	$0	$0	$0	$0
711	2023 Chevy Silverado 5500 HD	$0	$0	$0	$0	$0
711	CAT Backhoes - Replace	$0	$0	$0	$0	$0
711	Dynapac CA3500D Roller - Replace	$0	$0	$0	$228,936	$0
711	John Deere 5525 Tractor	$128,234	$0	$0	$0	$0
711	John Deere S4 Gator	$0	$0	$0	$0	$0
711	John Deere X380 Mower	$0	$0	$0	$0	$0
711	Kubota Z211 Mower	$0	$0	$0	$0	$0
711	Scag Tiger Cat 2 Mower	$0	$0	$20,886	$0	$0
	Vehicle Accessories					
710	4-in-1 Tractor Bucket	$0	$13,022	$0	$0	$0
710	Boom Mower Attachment	$95,724	$0	$0	$0	$0
710	Flail Mower Tractor Attachment	$0	$0	$0	$0	$0
710	Hydraulic Hammer/Breaker Attachment	$0	$40,926	$0	$0	$0
710	Rotary Mower Attachment	$28,898	$0	$0	$0	$0
710	Tractor Buckets	$0	$0	$0	$0	$0
	Admin Office					
303	HVAC System - Replace	$0	$4,465	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$5,581	$0	$0	$0
904	Kitchenette - Refurbish	$0	$0	$0	$0	$0
909	Restrooms - Remodel	$0	$0	$0	$16,381	$0
911	Office Furniture - Replace	$0	$0	$0	$0	$0
912	Office Equipment - Replace	$0	$0	$0	$0	$25,207
912	Printer/Copier - Replace	$0	$0	$0	$24,472	$0
912	Servers - Replace	$0	$0	$0	$0	$14,230
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Exterior Surfaces - Repaint	$17,339	$0	$0	$0	$0
1130	Windows - Replace	$0	$0	$0	$0	$0
1304	Admin Office Roof - Replace	$0	$0	$0	$0	$0
2112	Built-in Cabinetry - Reconstruct/Replace	$0	$0	$0	$0	$0
	Total Expenses	$8,751,693	$2,092,831	$1,939,288	$2,271,598	$8,526,758
	Ending Reserve Balance	$67,231,188	$75,153,594	$83,564,588	$91,986,747	$94,441,214

	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$94,441,214	$103,627,337	$102,809,463	$103,599,274	$108,440,573
	Annual Reserve Funding	$9,300,930	$9,486,949	$9,676,688	$9,870,222	$10,067,626
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,978,971	$2,062,581	$2,062,301	$2,118,563	$2,260,327
	Total Income	$105,721,115	$115,176,867	$114,548,452	$115,588,059	$120,768,525
#	Component					
	Paved Roads					
200	Chip Seal Paving - Replace w/ Asphalt	$0	$0	$0	$0	$0
201	Asphalt (Ave 01) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 04) - Remove & Replace	$0	$0	$0	$4,804,648	$0
201	Asphalt (Ave 06) - Remove & Replace	$0	$0	$1,377,199	$0	$0
201	Asphalt (Ave 07) - Remove & Replace	$0	$5,607,137	$0	$0	$0
201	Asphalt (Ave 12) - Remove & Replace	$0	$4,528,842	$0	$0	$0
201	Asphalt (Ave 14) - Remove & Replace	$0	$0	$1,721,499	$0	$0
201	Asphalt (Ave 16) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 17) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 18) - Remove & Replace	$0	$0	$5,553,223	$0	$0
201	Asphalt (Ave 19) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 22) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 23) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 24) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 25) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 26) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 27) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 28) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 29) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 30) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 31) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 32) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Ave 33) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Beach Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kaloli Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Kupaoa Dr) - Remove & Replace	$0	$0	$0	$0	$457,174
201	Asphalt (Makuu Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Paradise Ala Kai) - Rem & Repl	$0	$0	$0	$0	$0
201	Asphalt (Paradise Dr) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Pilikai Rd) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Railroad) - Remove & Replace	$0	$0	$0	$0	$0
201	Asphalt (Shower Dr) - Remove & Replace	$0	$0	$0	$0	$0
	Unpaved Roads					
201	Asphalt (Unpaved Roads)	$2,093,778	$2,156,591	$2,221,289	$2,287,928	$2,356,566
	Maintenance Barn & Equipment					
300	Chainsaws - Replace	$0	$0	$0	$0	$0
300	EMAX E350 Air Compressor - Replace	$0	$0	$0	$0	$0
300	Millermatic Welder - Replace	$0	$0	$0	$0	$0
300	Mobile Air Compressor - Replace	$0	$0	$0	$0	$0
302	Portable Generators - Replace	$0	$0	$7,997	$0	$0
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$0	$5,420
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$0
710	Poly Fuel Tank - Replace	$0	$0	$0	$0	$0
710	Steel Fuel Tank - Replace	$0	$0	$0	$0	$0
730	Manual Roll Gates - Replace	$0	$0	$0	$0	$0
803	Water Catchment Tank - Replace	$0	$0	$0	$0	$0
911	Office Furniture/Appliances - Replace	$0	$0	$0	$0	$0
1308	Metal Roof - Replace	$0	$0	$0	$0	$0
1750	Fuel Shed - Reconstruct	$0	$0	$0	$0	$0
1750	Shop Building - Reconstruct	$0	$0	$0	$0	$0
2701	Shop Bathroom - Refurbish	$0	$42,701	$0	$0	$0
	Vehicle Fleet					
711	1998 Peterbuilt Water Truck	$0	$0	$0	$0	$0
711	1999 Ford F450 Dump Truck	$0	$0	$0	$0	$0
711	2006 CAT Challenger Tractor - Replace	$0	$0	$0	$0	$0
711	2006 Kenworth Water Truck	$0	$0	$0	$0	$0
711	2010 Navistar Dump Truck	$0	$0	$0	$0	$120,185
711	2012 Case 845B Motor Grader	$0	$0	$0	$0	$0

	Fiscal Year	2050	2051	2052	2053	2054
711	2016 Ford F250 - Replace	$0	$0	$0	$0	$0
711	2022 Chevy Colorado	$0	$0	$0	$0	$0
711	2023 Chevy Silverado 5500 HD	$0	$0	$0	$0	$0
711	CAT Backhoes - Replace	$0	$0	$0	$0	$0
711	Dynapac CA3500D Roller - Replace	$0	$0	$0	$0	$0
711	John Deere 5525 Tractor	$0	$0	$0	$0	$0
711	John Deere S4 Gator	$0	$0	$53,311	$0	$0
711	John Deere X380 Mower	$0	$14,018	$0	$0	$0
711	Kubota Z211 Mower	$0	$0	$0	$54,910	$0
711	Scag Tiger Cat 2 Mower	$0	$0	$0	$0	$0
	Vehicle Accessories					
710	4-in-1 Tractor Bucket	$0	$0	$0	$0	$0
710	Boom Mower Attachment	$0	$0	$0	$0	$0
710	Flail Mower Tractor Attachment	$0	$0	$0	$0	$41,240
710	Hydraulic Hammer/Breaker Attachment	$0	$0	$0	$0	$0
710	Rotary Mower Attachment	$0	$0	$0	$0	$0
710	Tractor Buckets	$0	$0	$0	$0	$0
	Admin Office					
303	HVAC System - Replace	$0	$0	$0	$0	$0
325	Interior Light Fixtures - Replace	$0	$0	$0	$0	$0
603	Tile Floors - Replace	$0	$0	$0	$0	$0
703	Doors - Replace	$0	$0	$0	$0	$0
904	Kitchenette - Refurbish	$0	$0	$14,661	$0	$0
909	Restrooms - Remodel	$0	$0	$0	$0	$0
911	Office Furniture - Replace	$0	$0	$0	$0	$0
912	Office Equipment - Replace	$0	$0	$0	$0	$0
912	Printer/Copier - Replace	$0	$0	$0	$0	$0
912	Servers - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$18,115	$0	$0	$0
1116	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
1130	Windows - Replace	$0	$0	$0	$0	$0
1304	Admin Office Roof - Replace	$0	$0	$0	$0	$0
2112	Built-in Cabinetry - Reconstruct/Replace	$0	$0	$0	$0	$0
	Total Expenses	$2,093,778	$12,367,404	$10,949,178	$7,147,486	$2,980,584
	Ending Reserve Balance	$103,627,337	$102,809,463	$103,599,274	$108,440,573	$117,787,941

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) Component must have a limited useful life 3) Life limit must be predictable 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses). Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Paved Roads

Comp #: 200 Chip Seal Paving - Replace w/ Asphalt **Approx Quantity: 21,000 LF; 4 Miles**
Location: Portions of Ave 23, 25 & 26
Funded?: Yes.
History: 2004
Comments: It was reported that approximately (4) miles of roads were paved using chip sealing as a cost experiment. Chip seal paving has an average useful life of ~10 years. Moving forward, this method will no longer be used. The expectation is that they will be replaced with standard asphalt in the future.

Useful Life:
30 years

Remaining Life:
0 years

Lower Estimate: $ 3,650,000 **Higher Estimate:** $ 4,460,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 01) - Remove & Replace **Approx Quantity: 12,915 LF; 2.48 Miles**
Location:
Funded?: Yes.
History: 2019
Comments: Some transverse cracking observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
24 years

Lower Estimate: $ 2,250,000 **Higher Estimate:** $ 2,750,000

Cost Source: Record Provided by Client

Comp #: 201 Asphalt (Ave 04) - Remove & Replace **Approx Quantity: 10,876 LF; 2.06 Miles**
Location: aka Awapuhi Ave
Funded?: Yes.
History: 2023
Comments: Approximately 2.06 miles of Avenue 4/Awapuhi Ave are paved (pictured). Approximately .87 miles remain to be paved. Generally fair conditions observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
28 years

Lower Estimate: $ 1,890,000 **Higher Estimate:** $ 2,310,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 06) - Remove & Replace **Approx Quantity: 3,220 LF; .61 Miles**
Location: aka Hialoa St
Funded?: Yes.
History: 12/2021; 1/2 of mile done in 2024 in front of mail parks (dead end)
Comments: A small section - roughly .61 miles - of Avenue 6/Hialoa St is currently paved. Approximately 2.43 miles of roadway remain to be paved (pictured). Some transverse cracking, small potholes, and unlevel sections observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
27 years

Lower Estimate: $ 558,000 **Higher Estimate:** $ 682,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 07) - Remove & Replace **Approx Quantity: 13,464 LF; 2.55 Miles**
Location:
Funded?: Yes.
History: 2021
Comments: Approximately 2.55 miles of Avenue 7 are paved (pictured). The remaining .50 miles of this roadway are unpaved. Generally fair conditions observed. Transverse cracking observed. Some of these cracks appear to be splitting at a rapid rate.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
26 years

Lower Estimate: $ 2,340,000 **Higher Estimate:** $ 2,860,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 12) - Remove & Replace **Approx Quantity: 10,876 LF; 2.06 Miles**
Location:
Funded?: Yes.
History: 2021
Comments: Approximately 2.06 miles of Avenue 12 are paved. Approximately 1.15 miles of roadway remain to be paved. Generally fair conditions observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
26 years

Lower Estimate: $ 1,890,000 **Higher Estimate:** $ 2,310,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 14) - Remove & Replace **Approx Quantity: 4,012 LF; .76 Miles**
Location:
Funded?: Yes.
History: 12/2021; 1/10 of mile done in 2024 in front of mail parks
Comments: A small section - roughly .76 miles - of 14th Avenue is paved. Approximately 2.57 miles of roadway remain to be paved. Generally fair conditions observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
27 years

Lower Estimate: $ 698,000 **Higher Estimate:** $ 853,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 16) - Remove & Replace **Approx Quantity: 10,876 LF; 2.06 Miles**
Location:
Funded?: Yes.
History: 2009
Comments: Approximately 2.06 miles of Avenue 16 are paved. Approximately 1.29 miles of roadway remain to be paved. Generally fair conditions observed. Some transverse cracking and pebbling noted.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
14 years

Lower Estimate: $ 1,890,000 **Higher Estimate:** $ 2,310,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 17) - Remove & Replace **Approx Quantity: 1,320 LF; .25 Miles**
Location: aka Lokelani Ave
Funded?: Yes.
History: 2004
Comments: A small section of Lokelani Ave was observed to be paved during inspection. Generally fair conditions observed. Minor transverse cracking noted.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 230,000 **Higher Estimate:** $ 281,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 18) - Remove & Replace **Approx Quantity: 12,883 LF; 2.44 Miles**
Location: aka Maia Ave
Funded?: Yes.
History: 2004, 2022
Comments: Approximately 0.9 miles of Avenue 18/Maia Ave are paved. Approximately 2.44 miles of roadway remain to be paved. Generally fair conditions observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
27 years

Lower Estimate: $ 2,250,000 **Higher Estimate:** $ 2,750,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 19) - Remove & Replace **Approx Quantity: 10,876 LF; 2.06 Miles**
Location:
Funded?: Yes.
History: 2004
Comments: Approximately 2.06 miles of Avenue 19 are paved. Approximately 1.42 miles of roadway remain to be paved. Generally fair conditions observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 1,890,000 **Higher Estimate:** $ 2,310,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 22) - Remove & Replace **Approx Quantity: 19,000 LF; (3.5) Miles**
Location:
Funded?: Yes.
History: 2004 (~2 miles), 2009 (~1 mile), 2021 (1/2 mile dead end paved)
Comments: Approximately 3.5 miles of Avenue 22 are paved. Generally fair conditions observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
20 years

Lower Estimate: $ 3,300,000 **Higher Estimate:** $ 4,040,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 23) - Remove & Replace **Approx Quantity: 16,368 LF; 3.10 Miles**
Location: aka Naupaka Ave
Funded?: Yes.
History: 2004
Comments: Approximately 1.02 miles of Avenue 23/Naupaka Ave are paved. Approximately 2.08 miles of roadway are x sealed. Approximately .50 miles of roadway are unpaved. Large pot holes and cracks observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 2,840,000 **Higher Estimate:** $ 3,480,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 24) - Remove & Replace **Approx Quantity: 16,632 LF; 3.15 Miles**
Location:
Funded?: Yes.
History: 2004
Comments: Approximately 3.15 miles of Avenue 24 are paved. Approximately .51 miles of roadway remain to be paved. Generally fair conditions noted.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 2,900,000 **Higher Estimate:** $ 3,540,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 25) - Remove & Replace **Approx Quantity: 16,632 LF; 3.15 Miles**
Location: aka Okika Ave
Funded?: Yes.
History: 2004
Comments: Approximately 2.12 miles of Avenue 25/Okika Ave are paved. Approximately 1.03 miles of roadway are x-sealed. Approximately .50 miles of roadway remain to be paved. Alligator-style and transverse cracking patterns observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 2,900,000 **Higher Estimate:** $ 3,540,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 26) - Remove & Replace **Approx Quantity: 16,509 LF; 3.17 Miles**
Location: aka Olena Ave
Funded?: Yes.
History: 2004
Comments: Approximately 1.11 miles of Avenue 26/Olena Ave are paved. Approximately 2.06 miles of roadway are x-sealed. Approximately .50 miles of roadway remain to be paved. Potholes, water ponding, and cracking observed in multiple areas.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 2,880,000 **Higher Estimate:** $ 3,520,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 27) - Remove & Replace **Approx Quantity: 17,001 LF; 3.22 Miles**
Location:
Funded?: Yes.
History: 2004
Comments: Approximately 3.22 miles of Avenue 27 are paved. Approximately .50 miles of roadway remain to be paved.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 2,960,000 **Higher Estimate:** $ 3,620,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 28) - Remove & Replace **Approx Quantity: 17,212 LF; 3.26 Miles**
Location:
Funded?: Yes.
History: 2002, 2004, 2005
Comments: Approximately 3.26 miles of Avenue 28 are paved. Approximately .50 miles of roadway remain to be paved.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
10 years

Lower Estimate: $ 3,000,000 **Higher Estimate:** $ 3,660,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 29) - Remove & Replace **Approx Quantity: 18,332 LF; 3.52 Miles**
Location: aka Poni Moi Ave
Funded?: Yes.
History: 2004
Comments: Approximately 3.52 miles of Avenue 29/Poni Moi Ave are paved. Approximately .50 miles of roadway remain to be paved.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 3,190,000 **Higher Estimate:** $ 3,890,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 30) - Remove & Replace **Approx Quantity: 13,124 LF; 2.52 Miles**
Location:
Funded?: Yes.
History: 2004
Comments: Approximately 2.52 miles of Avenue 30 are paved. Approximately .51 miles of roadway remain to be paved.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 2,290,000 **Higher Estimate:** $ 2,790,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 31) - Remove & Replace **Approx Quantity: 10,877 LF; 2.06 Miles**
Location: aka Uala Ave
Funded?: Yes.
History: 2004
Comments: Approximately 2.06 miles of Avenue 31 are paved. Approximately .50 miles of roadway remain to be paved. Striping has nearly faded away.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 1,890,000 **Higher Estimate:** $ 2,310,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 32) - Remove & Replace **Approx Quantity: 5,280 LF; (1) Mile**
Location: aka Uhaloa Ave
Funded?: Yes.
History: 2004
Comments: Approximately 1.0 miles of Avenue 32/Uhaloa Ave are paved. Approximately .52 miles of roadway are t-sealed. Approximately .50 miles of roadway remain to be paved.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 918,000 **Higher Estimate:** $ 1,120,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Ave 33) - Remove & Replace **Approx Quantity: 6,177 LF; 1.17 Miles**
Location: aka Uluhe Ave
Funded?: Yes.
History:
Comments: Approximately .58 miles of Avenue 33/Uluhe Ave are paved. Approximately .51 miles of roadway are t-sealed. Approximately .08 miles of roadway remain to be paved. Transverse cracking observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 1,070,000 **Higher Estimate:** $ 1,310,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Beach Rd) - Remove & Replace **Approx Quantity: 6,864 LF; (1.30) Miles**
Location:
Funded?: Yes.
History: Partial in 2003; (0.2) miles in 2024
Comments: Some transverse cracking observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
8 years

Lower Estimate: $ 1,200,000 **Higher Estimate:** $ 1,460,000

Cost Source: Record Provided by Client

Comp #: 201 Asphalt (Kaloli Dr) - Remove & Replace **Approx Quantity: 21,912 LF; (4.15) Miles**
Location:
Funded?: Yes.
History: 2001
Comments: Kaloli Dr is fully paved. Generally fair conditions noted. Transverse cracking, minor pebbling, and small potholes also observed. Striping is visible but fading.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
25 years

Remaining Life:
6 years

Lower Estimate: $ 3,820,000 **Higher Estimate:** $ 4,660,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Kupaoa Dr) - Remove & Replace **Approx Quantity: 1,020 LF; (.19) Miles**
Location:
Funded?: Yes.
History: 2019
Comments: Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
35 years

Remaining Life:
29 years

Lower Estimate: $ 175,000 **Higher Estimate:** $ 213,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Makuu Dr) - Remove & Replace **Approx Quantity: 23,179 LF; (4.39) Miles**
Location:
Funded?: Yes.
History: 2001; 2007 - Drainage improvement
Comments: Makuu Dr is fully paved. Generally fair conditions noted, though potholes and moderate alligator/transverse cracking patterns were observed. Striping is visible but fading.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
25 years

Remaining Life:
6 years

Lower Estimate: $ 4,030,000 **Higher Estimate:** $ 4,930,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Paradise Ala Kai) - Rem & Repl **Approx Quantity: 5,544 LF; (1.05) Miles**
Location: L to E
Funded?: Yes.
History: 2004
Comments: Some transverse cracking observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 963,000 **Higher Estimate:** $ 1,180,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Paradise Dr) - Remove & Replace **Approx Quantity: 22,440 LF; (4.25) Miles**
Location:
Funded?: Yes.
History: 2007
Comments: Paradise Dr is fully paved. Fair conditions observed. Striping was clear and legible. Some transverse cracking noted.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
25 years

Remaining Life:
7 years

Lower Estimate: $ 3,910,000 **Higher Estimate:** $ 4,770,000

Cost Source: Reserve Allowance

Comp #: 201 Asphalt (Pilikai Rd) - Remove & Replace **Approx Quantity: 3,326 LF; (.63) Miles**
Location:
Funded?: Yes.
History: K to E
Comments: Some transverse cracking observed.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
24 years

Lower Estimate: $ 576,000 **Higher Estimate:** $ 704,000

Cost Source: Record Provided by Client

Comp #: 201 Asphalt (Railroad) - Remove & Replace **Approx Quantity: 2,904 LF; .55 Miles**
Location:
Funded?: Yes.
History:
Comments: Approximately .55 miles of the "Railroad" Ave are paved.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
1 years

Lower Estimate: $ 504,000 **Higher Estimate:** $ 616,000

Cost Source: Record Provided by Client

Comp #: 201 Asphalt (Shower Dr) - Remove & Replace **Approx Quantity: 5,174 LF; (.98) Miles**
Location:
Funded?: Yes.
History:
Comments: Shower Dr is fully paved. Fair conditions observed. Striping was clear and legible.

Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
9 years

Lower Estimate: $ 900,000 **Higher Estimate:** $ 1,100,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Repair/Reseal **Approx Quantity: 293,040 LF; (55.5) Miles**
Location: Hawaiian Paradise Park OA roadways
Funded?: No.
History:
Comments: There is no expectation to re-seal all the currently paved roadways simultaneously. It was reported that there is a budgeted expense in the Operating budget for regular road maintenance, therefore, no Reserve funding necessary.

Useful Life:

Remaining Life:

Lower Estimate: **Higher Estimate:**

Cost Source:

Unpaved Roads

Comp #: 201 Asphalt (Unpaved Roads) **Approx Quantity: 1 -2 Miles**
Location: Hawaiian Paradise Park roadways
Funded?: Yes.
History:
Comments: This component represents the total remaining unpaved roads within the community. Once a section of road is successfully paved over, we can account for that section in the Paved Roads chapter, indicating which streets were paved and when. For now, a general funding pool is provided for the remaining (82.5) Miles of road yet to receive asphalt coating. It was reported that the community is currently facing estimated costs of up to $1 million per linear mile of newly-paved roadway.

Partially unpaved or fully unpaved roads are as follows:
Ave 1
Ave 2
Ave 3
Ave 4
Ave 5
Ave 6
Ave 7
Ave 8
Ave 9
Ave 10
Ave 11
Ave 12
Ave 13
Ave 14
Ave 15
Ave 16
Ave 17
Ave 18
Ave 19
RR
Ave 21
Ave 22
Ave 23
Ave 24
Ave 25
Ave 26
Ave 27
Ave 28
Ave 29

Useful Life:
1 years

Remaining Life:
0 years

Lower Estimate: $ 900,000 **Higher Estimate:** $ 1,100,000

Cost Source: Estimate Provided by Client

Maintenance Barn & Equipment

Comp #: 300 Chainsaws - Replace **Approx Quantity: 3 Assorted Chainsaws**
Location: Shop barn
Funded?: Yes.
History: 2016
Comments: These chainsaws are maintained by the maintenance team for brush clearing, tree clearing, and other uses. Funding provided for periodic replacement.

Useful Life:
15 years

Remaining Life:
6 years

Lower Estimate: $ 3,240 **Higher Estimate:** $ 3,960

Cost Source: Reserve Allowance

Comp #: 300 EMAX E350 Air Compressor - Replace **Approx Quantity: 1 Compressor**
Location: Shop barn
Funded?: Yes.
History:
Comments: This air compressor is a recent addition to the community's maintenance equipment. These are high-quality devices that can last a long time if regularly maintained. Funding provided for eventual replacement.

Useful Life:
12 years

Remaining Life:
11 years

Lower Estimate: $ 10,800 **Higher Estimate:** $ 13,200

Cost Source: Estimate Provided by Client

Comp #: 300 Millermatic Welder - Replace **Approx Quantity: 1 Millermatic Welder**
Location: Shop barn
Funded?: Yes.
History: 2014
Comments: No issues reported with the welder at this time. Funding provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
4 years

Lower Estimate: $ 2,250 **Higher Estimate:** $ 2,750

Cost Source: Reserve Allowance

Comp #: 300 Mobile Air Compressor - Replace **Approx Quantity: 1 GrimmerSchmidt Unit**
Location: Maintenance yard
Funded?: Yes.
History:
Comments: This mobile air compressor unit was observed to be stored outside. Visible signs of discoloration, wear, and some corrosion noted. Due to age, anticipate replacement at any moment.

Useful Life:
12 years

Remaining Life:
0 years

Lower Estimate: $ 17,500 **Higher Estimate:** $ 21,300

Cost Source: Reserve Allowance

Comp #: 302 Portable Generators - Replace **Approx Quantity: 3 Generators**
Location: Shop barn
Funded?: Yes.
History:
Comments: Includes (1) Briggs & Stratton and (2) Champion generator units. The generators vary in age. Funding provided for periodic replacement. The community may elect to replace only a portion of the generators at any given time, in which case the remaining useful use will be increased based on that partial replacement effort.

Useful Life:
12 years

Remaining Life:
3 years

Lower Estimate: $ 3,240 **Higher Estimate:** $ 3,960

Cost Source: ARI Cost Database

Comp #: 303 HVAC System - Replace **Approx Quantity: 1 Unit**
Location: Shop barn office
Funded?: Yes.
History:
Comments: The system was functional at time of our site inspection. Regular maintenance should be handled by a licensed AC service company as an Operating expense.

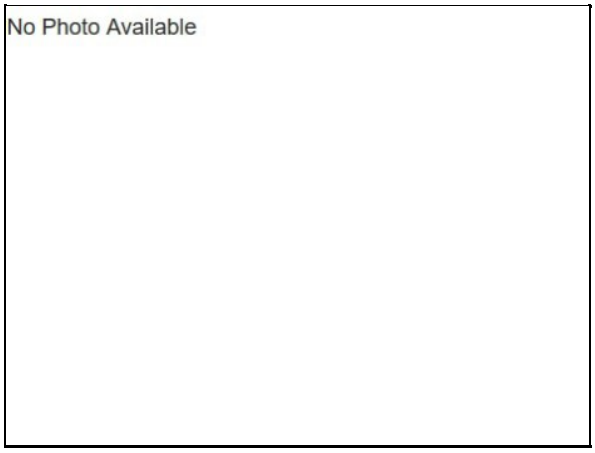
Useful Life:
15 years

Remaining Life:
7 years

Lower Estimate: $ 1,080 **Higher Estimate:** $ 1,320

Cost Source: ARI Cost Database

Comp #: 314 Underground Well - Reconstruct **Approx Quantity: 1 Well**
Location: Maintenance yard
Funded?: No.
History:
Comments: The community is reportedly considering the addition of an underground well in the service yard. Current estimated costs come in around $89,000. As this is a capital improvement, it is not yet eligible for Reserve funding. Once installed and established as a community asset, however, Reserve funding can be apportioned for periodic refurbishment/reconstruction of the well.



Useful Life:

Remaining Life:

Lower Estimate: **Higher Estimate:**

Cost Source:

Comp #: 325 Interior Light Fixtures - Replace **Approx Quantity: 18 Assorted Fixtures**
Location: Shop barn
Funded?: Yes.
History:
Comments: These fixtures are functional and non-decorative in appearance. The maintenance barn's lighting varies in style and age. However, complete replacement projects are periodically required to maintain reliability, and to ensure optimal energy savings. Funding is provided for future partial replacement efforts.

Useful Life:
6 years

Remaining Life:
5 years

Lower Estimate: $ 2,070 **Higher Estimate:** $ 2,530

Cost Source: Reserve Allowance; Partial Replacement

Comp #: 502 Chain Link Fence - Replace **Approx Quantity: 847 LF**
Location: Perimeter of maintenance yard
Funded?: Yes.
History: 2020/2021
Comments: The chain link fence was visibly aged and showed signs of corrosion typical of this climate. Overall, the fences appeared intact and upright and the barbed wire topper was functional. Funding provided for periodic replacements to main security at maintenance barn.

Useful Life:
25 years

Remaining Life:
21 years

Lower Estimate: $ 34,200 **Higher Estimate:** $ 41,800

Cost Source: ARI Cost Database

Comp #: 603 Tile Floors - Replace **Approx Quantity: 181 GSF**
Location: Shop office
Funded?: Yes.
History:
Comments: Aged but functional conditions observed. Tile floors typically reach very long useful lives. Repairs and polishing should normally be handled as an Operating expense. Funding for eventual complete replacement to maintain an attractive appearance. Costs could be lowered significantly if work is performed by in-house maintenance crew.

Useful Life:
30 years

Remaining Life:
15 years

Lower Estimate: $ 3,240 **Higher Estimate:** $ 3,960

Cost Source: ARI Cost Database

Comp #: 703 Doors - Replace **Approx Quantity: 3 Doors**
Location: Maintenance barn
Funded?: Yes.
History:
Comments: The doors were observed to be in generally fair and functional condition. Some discoloration and staining observed - monitor for advanced signs of corrosion or damage. Funding provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
9 years

Lower Estimate:	$ 7,020	**Higher Estimate:**	$ 8,580

Cost Source: ARI Cost Database

Comp #: 710 Poly Fuel Tank - Replace **Approx Quantity: 1 CAT H80**
Location: Fuel barn, maintenance yard
Funded?: Yes.
History:
Comments: The poly fuel tank shows signs of age and aesthetic wear. Funding provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
6 years

Lower Estimate:	$ 1,800	**Higher Estimate:**	$ 2,200

Cost Source: Reserve Allowance

Comp #: 710 Steel Fuel Tank - Replace **Approx Quantity: 1 CAT H80**
Location: Fuel barn, maintenance yard
Funded?: Yes.
History:
Comments: The steel fuel tank shows signs of advanced age and may be due for replacement at any time. Funding provided for replacement of the tank and pump.

Useful Life:
20 years

Remaining Life:
0 years

Lower Estimate: $ 3,600 **Higher Estimate:** $ 4,400

Cost Source: Reserve Allowance

Comp #: 730 Manual Roll Gates - Replace **Approx Quantity: 2 15' Tall Gates**
Location: Front and rear of shop building
Funded?: Yes.
History: 2020 & 2023
Comments: The roll gates were fully functional at the time of inspection. The door closest to Mauka St was replaced in 2020, while the door nearest Makai St was replaced in 2023. These are manually wound gates using a chain and pulley system. Good conditions observed. Funding provided for periodic replacement.

Useful Life:
40 years

Remaining Life:
36 years

Lower Estimate: $ 26,100 **Higher Estimate:** $ 31,900

Cost Source: Reserve Allowance

Comp #: 803 Water Catchment Tank - Replace **Approx Quantity: 1 Tank**
Location: Shop barn exterior yard
Funded?: Yes.
History:
Comments: This tank serves as non-pressurized water storage for site use. Some surface weathering observed, but no significant cracks or leaks noted. This tank was reportedly installed more recently than those near the activity center. Funding provided for periodic replacement.

Useful Life:
15 years

Remaining Life:
9 years

Lower Estimate: $ 7,200 **Higher Estimate:** $ 8,800

Cost Source: Reserve Allowance

Comp #: 911 Office Furniture/Appliances - Replace **Approx Quantity: 1 Lump Sum**
Location: Shop barn interior
Funded?: Yes.
History:
Comments: Includes (2) desks, (5) chairs, (1) table, (1) microwave, (1) PC, (1) printer, and (1) refrigerator. These pieces vary in age and condition. Generally, all pieces were functional at the time of inspection. This is a multi-purpose space with low aesthetic value to the community.

Useful Life:
12 years

Remaining Life:
6 years

Lower Estimate: $ 3,600 **Higher Estimate:** $ 4,400

Cost Source: Reserve Allowance

Comp #: 1308 Metal Roof - Replace **Approx Quantity: 6,884 GSF**
Location:
Funded?: Yes.
History: 2024
Comments: The roof was observed to be in generally good condition. Corrugated metal roofs are known for their durability and longevity. The lifespan of a corrugated metal roof can vary depending on factors such as the quality of the material, installation techniques, climate conditions, and maintenance. On average, a properly installed and well-maintained corrugated metal roof can last between 30 to 50 years or even longer. Some high-quality metal roofs have been known to last 70 years or more. Its worth noting that the lifespan can also be influenced by the type of metal used, with materials like galvanized steel and aluminum being commonly used for corrugated metal roofs. To ensure the maximum lifespan of a corrugated metal roof, its important to conduct regular inspections, promptly address any issues such as loose or damaged panels, keep the roof clean from debris, and perform necessary maintenance as recommended by the manufacturer or a roofing professional.

Useful Life:
50 years

Remaining Life:
48 years

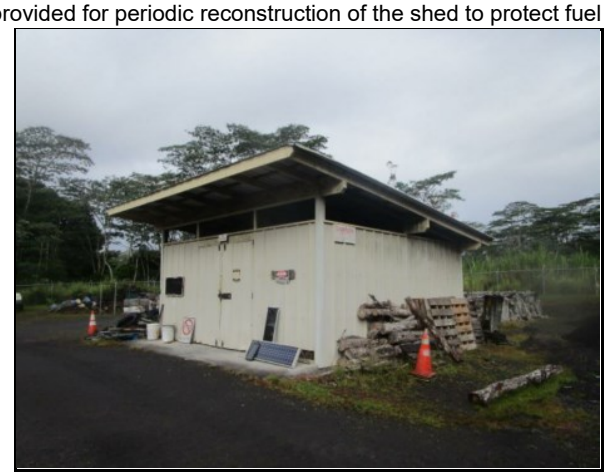
Lower Estimate: $ 45,000 **Higher Estimate:** $ 55,000

Cost Source: Client Cost History

Comp #: 1750 Fuel Shed - Reconstruct **Approx Quantity: 1 Shed**
Location: Maintenance yard
Funded?: Yes.
History:
Comments: The fuel shed showed signs of wear typical of the climate, but the structure was overall sturdy and no issues were reported at this time. Funding provided for periodic reconstruction of the shed to protect fuel storage containers held within.

Useful Life:
35 years

Remaining Life:
17 years



Lower Estimate: $ 113,000 **Higher Estimate:** $ 138,000

Cost Source: Reserve Allowance

Comp #: 1750 Shop Building - Reconstruct **Approx Quantity: 1 Structure**
Location: Maintenance yard
Funded?: Yes.
History:
Comments: This component does not include the roof, instead accounting for the walls/foundation/interior. The maintenance shed showed signs of wear typical of the climate, but the structure was overall sturdy and no issues were reported at this time. Funding provided for periodic reconstruction of this structure to ensure secure housing for maintenance equipment and vehicles.

Useful Life:
50 years

Remaining Life:
35 years

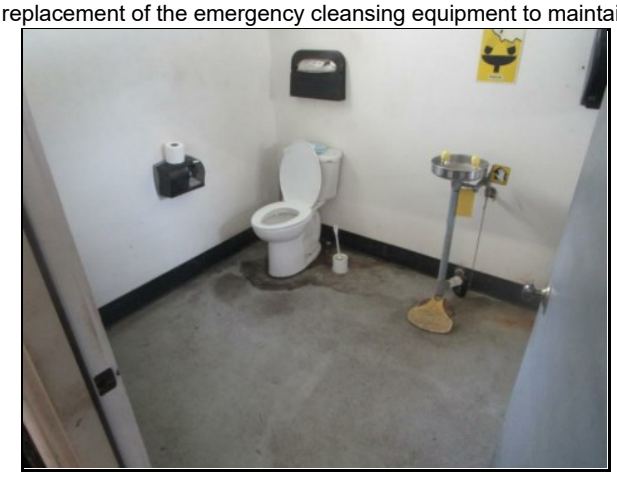
Lower Estimate: $ 76,500 **Higher Estimate:** $ 93,500

Cost Source: ARI Cost Database

Comp #: 2701 Shop Bathroom - Refurbish **Approx Quantity: 1 Room**
Location: Maintenance barn
Funded?: Yes.
History: 2011
Comments: The maintenance barn's bathroom consists of (33) GSF flooring, (193) GSF painted surfaces, (1) toilet, (1) sink, (1) mirror, (1) eye washing station, and (1) emergency shower. Fair but aging and barebones conditions observed. Funding provided for periodic refurbishment and replacement of the emergency cleansing equipment to maintain functionality and safety standards.

Useful Life:
20 years

Remaining Life:
6 years



Lower Estimate: $ 17,800 **Higher Estimate:** $ 21,800

Cost Source: Reserve Allowance

Vehicle Fleet

Comp #: 711 1998 Peterbuilt Water Truck **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 1998 Model Year, Acquired 2015
Comments: The Peterbilt tanker's interior has been heavily stripped and gutted. Loose wiring and torn cloth visible throughout. Exterior shows signs of age and some corrosion. A funding allowance has been provided for eventual replacement.

Useful Life:
30 years

Remaining Life:
2 years

Lower Estimate: $ 45,900 **Higher Estimate:** $ 56,100

Cost Source: Client Cost History, Plus Inflation

Comp #: 711 1999 Ford F450 Dump Truck **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 1999 Model Year, Acquired 2005-2006
Comments: The truck's interior is heavily worn with rips and tears observed in upholstery and trim/sealant. Impact damage observed on the exterior. No issues reported with the truck's overall drivability at this time. Replacement should be anticipated in the near future due to age. This vehicle was acquired by the community in 2005-2006. A funding allowance has been provided for eventual replacement.

Useful Life:
20 years

Remaining Life:
0 years

Lower Estimate: $ 19,800 **Higher Estimate:** $ 24,200

Cost Source: Estimate Provided by Client

Comp #: 711 2006 CAT Challenger Tractor - Replace **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: Placed in service 2024
Comments: Damage and warping of trim observed on hood/engine bay. A funding allowance has been provided for eventual replacement.

Useful Life:
30 years

Remaining Life:
10 years

Lower Estimate: $ 35,100 **Higher Estimate:** $ 42,900

Cost Source: Reserve Allowance

Comp #: 711 2006 Kenworth Water Truck **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: Placed in service 2024
Comments: The Peterbilt tanker's interior has been heavily stripped and gutted. Loose wiring and torn cloth visible throughout. Exterior shows signs of age and some corrosion. A funding allowance has been provided for eventual replacement.

Useful Life:
30 years

Remaining Life:
10 years

Lower Estimate: $ 45,900 **Higher Estimate:** $ 56,100

Cost Source: Client Cost History, Plus Inflation

Comp #: 711 2010 Navistar Dump Truck **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2010 Model Year
Comments: No issues reported with the Navistar Dump Truck. Some signs of wear and aging but overall in fair, functional condition. A funding allowance has been provided for eventual replacement.

Useful Life:
20 years

Remaining Life:
9 years

Lower Estimate:	$ 45,900	**Higher Estimate:**	$ 56,100

Cost Source: Estimate Provided by Client

Comp #: 711 2012 Case 845B Motor Grader **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2012 Model Year, Acquired 2017
Comments: No major issues reported with the Case 845B Motor Grader. Some corrosion, discoloration, and fading observed. A funding allowance has been provided for eventual replacement.

Useful Life:
25 years

Remaining Life:
11 years

Lower Estimate:	$ 120,000	**Higher Estimate:**	$ 146,000

Cost Source: Estimate Provided by Client

Comp #: 711 2016 Ford F250 - Replace **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2016 Model Year
Comments: No issues reported with the Ford F250. A funding allowance has been provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
6 years

Lower Estimate: $ 42,300 **Higher Estimate:** $ 51,700

Cost Source: Reserve Allowance

Comp #: 711 2022 Chevy Colorado **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2022 Model Year
Comments: No issues reported with the Chevy Colorado. This vehicle was a relatively recent addition to the fleet. A funding allowance has been provided for eventual replacement.

Useful Life:
20 years

Remaining Life:
16 years

Lower Estimate: $ 31,500 **Higher Estimate:** $ 38,500

Cost Source: Reserve Allowance

Comp #: 711 2023 Chevy Silverado 5500 HD **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2023 Model Year
Comments: No issues reported with the Chevy Silverado 5500 HD. This vehicle was a relatively recent addition to the fleet. A funding allowance has been provided for eventual replacement.

Useful Life:
20 years

Remaining Life:
17 years

Lower Estimate: $ 81,000 **Higher Estimate:** $ 99,000

Cost Source: Estimate Provided by Client

Comp #: 711 CAT Backhoes - Replace **Approx Quantity: 2 CAT Units**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2008-2009 - acquired
Comments: Includes (1) CAT 415F2 and (1) CAT 430. The CAT Backhoes vary in age at this time. A funding allowance has been provided for eventual replacement. A replacement engine for the 415-F was acquired in 2024. Remaining useful life has been increased slightly as a result of this restoration effort.

Useful Life:
20 years

Remaining Life:
12 years

Lower Estimate: $ 225,000 **Higher Estimate:** $ 275,000

Cost Source: Reserve Allowance

Comp #: 711 Dynapac CA3500D Roller - Replace **Approx Quantity: 1 Dynapac Roller**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: acquired 2022
Comments: This vehicle is visibly aged with a heavily worn exterior, but no issues were reported at this time. A funding allowance has been provided for eventual replacement.

Useful Life:
20 years

Remaining Life:
3 years

Lower Estimate: $ 104,000 **Higher Estimate:** $ 128,000

Cost Source: Reserve Allowance

Comp #: 711 John Deere 5525 Tractor **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: Acquired 2014
Comments: This component accounts for not just the tractor, but also the blade kit, deck, and brush cutter which were purchased simultaneously. Maintenance work was being conducted on the tractor during inspection. A funding allowance has been provided for eventual replacement.

Useful Life:
20 years

Remaining Life:
0 years

Lower Estimate: $ 63,900 **Higher Estimate:** $ 78,100

Cost Source: Estimate Provided by Client

Comp #: 711 John Deere S4 Gator **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2021/2022
Comments: No issues reported with the John Deere XUV855m S4 Gator. Good conditions observed with no major damage noted. A funding allowance has been provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
12 years

Lower Estimate: $ 21,600 **Higher Estimate:** $ 26,400

Cost Source: Reserve Allowance

Comp #: 711 John Deere X380 Mower **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2021
Comments: No issues reported with the Kubota X380. Good conditions observed with no major damage noted. A funding allowance has been provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
11 years

Lower Estimate: $ 5,850 **Higher Estimate:** $ 7,150

Cost Source: Reserve Allowance

Comp #: 711 Kubota Z211 Mower **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2023
Comments: No issues reported with the Kubota ZD1211. Fair conditions observed with no major damage noted. A funding allowance has been provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
13 years

Lower Estimate:	$ 21,600	**Higher Estimate:**	$ 26,400

Cost Source: Client Cost History

Comp #: 711 Scag Tiger Cat 2 Mower **Approx Quantity: 1 Vehicle**
Location: Mobile, generally stored at maintenance HQ
Funded?: Yes.
History: 2018 - acquired
Comments: No issues reported with the Scag Tiger Cat Mower. Aged conditions observed. A funding allowance has been provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
7 years

Lower Estimate:	$ 9,810	**Higher Estimate:**	$ 12,000

Cost Source: Estimate Provided by Client

Vehicle Accessories

Comp #: 710 4-in-1 Tractor Bucket **Approx Quantity: 1 Bucket**
Location: Attached to CAT backhoes
Funded?: Yes.
History: 2016
Comments: No functional issues reported at this time, but discoloration and corrosion are prevalent. Funding provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
6 years

Lower Estimate: $ 6,300 **Higher Estimate:** $ 7,700

Cost Source: Estimate Provided by Client

Comp #: 710 Boom Mower Attachment **Approx Quantity: 1 Diamond Mowers Attachment**
Location: Maintenance barn
Funded?: Yes.
History:
Comments: The hydraulic hammer/breaker attachment is a Diamond Mowers product. No issues reported with this attachment at this time. Funding provided for eventual replacement. Replace hydraulics and blades/flails periodically as an Operating expense.

Useful Life:
15 years

Remaining Life:
5 years

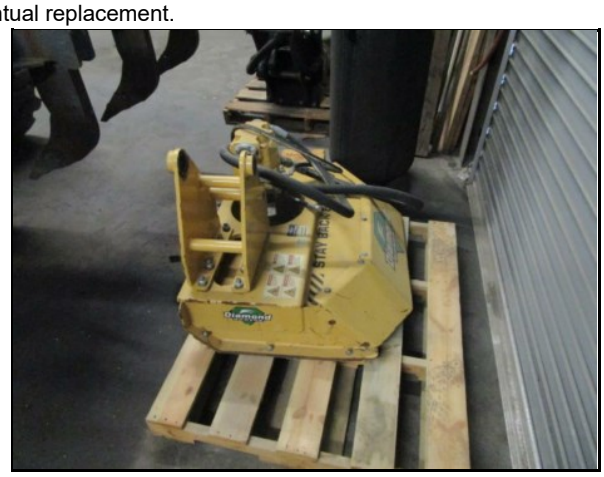
Lower Estimate: $ 47,700 **Higher Estimate:** $ 58,300

Cost Source: Reserve Allowance

Comp #: 710 Flail Mower Tractor Attachment **Approx Quantity: 1 Diamond Motors Attachment**
Location: Maintenance barn
Funded?: Yes.
History:
Comments: The skid-steer flail mower attachment is a Diamond Mowers product. No issues reported with this attachment at this time. Funding provided for eventual replacement.

Useful Life:
12 years

Remaining Life:
5 years



Lower Estimate: $ 15,800 **Higher Estimate:** $ 19,300

Cost Source: Reserve Allowance

Comp #: 710 Hydraulic Hammer/Breaker Attachment **Approx Quantity: 1 CAT H80**
Location: Maintenance barn
Funded?: Yes.
History: 2022
Comments: The hydraulic hammer/breaker attachment is a CAT H80. No issues reported with this attachment at this time. Funding provided for eventual replacement.

Useful Life:
12 years

Remaining Life:
9 years

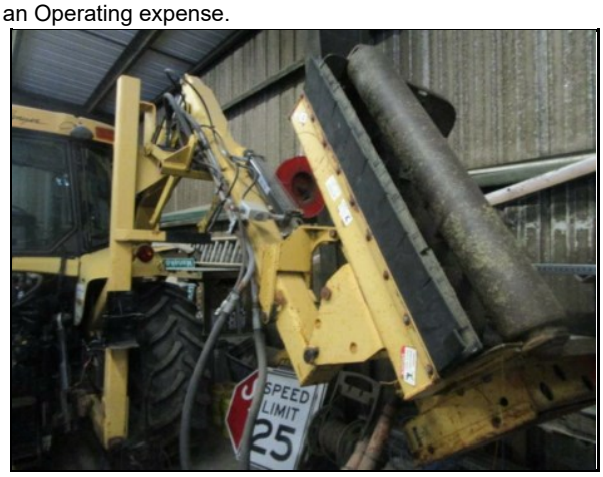
Lower Estimate: $ 19,800 **Higher Estimate:** $ 24,200

Cost Source: Reserve Allowance

Comp #: 710 Rotary Mower Attachment **Approx Quantity: 1 Attachment**
Location: Maintenance barn
Funded?: Yes.
History:
Comments: No issues reported with this attachment at this time. Funding provided for eventual replacement. Replace hydraulics and blades/flails periodically as an Operating expense.

Useful Life:
15 years

Remaining Life:
5 years



Lower Estimate:	$ 14,400	**Higher Estimate:**	$ 17,600

Cost Source: Reserve Allowance

Comp #: 710 Tractor Buckets **Approx Quantity: 2 Buckets**
Location: Attached to CAT backhoes
Funded?: Yes.
History:
Comments: No functional issues reported at this time, but discoloration and corrosion are prevalent. Funding provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
3 years

Lower Estimate:	$ 8,100	**Higher Estimate:**	$ 9,900

Cost Source: Estimate Provided by Client

Admin Office

Comp #: 303 HVAC System - Replace **Approx Quantity: 2 Units**
Location: Admin office
Funded?: Yes.
History:
Comments: The system was functional at time of our site inspection. Regular maintenance should be handled by a licensed AC service company as an Operating expense.

Useful Life:
15 years

Remaining Life:
6 years

Lower Estimate: $ 2,160 **Higher Estimate:** $ 2,640

Cost Source: Reserve Allowance

Comp #: 325 Interior Light Fixtures - Replace **Approx Quantity: 7 Fixtures**
Location: Admin office interiors
Funded?: Yes.
History:
Comments: Funding for periodic complete replacements of the interior light fixtures to maintain an attractive style and appearance throughout the common areas.

Useful Life:
25 years

Remaining Life:
15 years

Lower Estimate: $ 1,800 **Higher Estimate:** $ 2,200

Cost Source: ARI Cost Database

Comp #: 603 Tile Floors - Replace **Approx Quantity: 820 GSF**
Location: Admin office interiors
Funded?: Yes.
History:
Comments: Notable staining and discoloration observed, but no major damages noted. This surface is in declining but ultimately functional condition at this time. Funding provided for eventual replacement. Costs can be reduced by using other materials such as vinyl to resurface the area.

Useful Life:
30 years

Remaining Life:
3 years

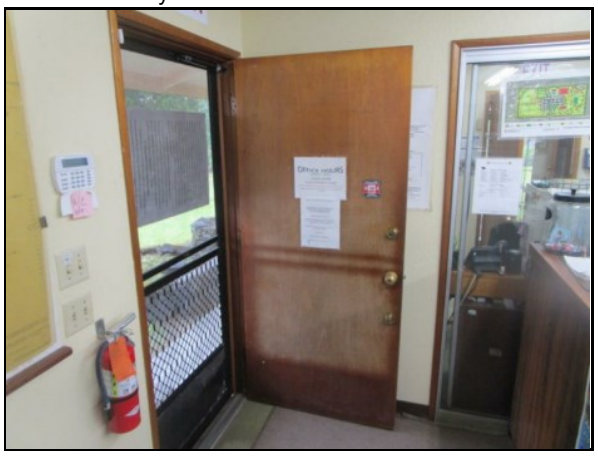
Lower Estimate: $ 20,700 **Higher Estimate:** $ 25,300

Cost Source: Reserve Allowance

Comp #: 703 Doors - Replace **Approx Quantity: 5 Doors**
Location: Admin office
Funded?: Yes.
History:
Comments: Of an older style, but no issues were reported with the admin office's access doors. Funding provided for periodic replacement to maintain security and functionality.

Useful Life:
15 years

Remaining Life:
6 years



Lower Estimate: $ 2,700 **Higher Estimate:** $ 3,300

Cost Source: ARI Cost Database

Comp #: 904 Kitchenette - Refurbish **Approx Quantity: 1 Lump Sum**
Location:
Funded?: Yes.
History:
Comments: The kitchenette is not of high aesthetic value to the community as it is merely a functional space for admin office use. Appliances appeared aged but worked as intended. Cabinet doors were misaligned. Includes (1) microwave, (1) refrigerator, (1) water cooler, (1) coffee machine, and (1) toaster.

Useful Life:
12 years

Remaining Life:
3 years

Lower Estimate: $ 5,940 **Higher Estimate:** $ 7,260

Cost Source: Reserve Allowance

Comp #: 909 Restrooms - Remodel **Approx Quantity: 2 Restrooms**
Location:
Funded?: Yes.
History:
Comments: Aged but functional fixtures and conditions. Dislodged tiles and staining observed. The restroom interiors consists of (2 toilets, (2) sinks, (2) counters, (2) mirrors, (45) GSF of tile floors, (166) GSF painted surfaces, and (2) light fixtures. Funding for painting is included with #1110 and funding for flooring is included with #603. Funding for periodic remodeling projects to maintain an attractive appearance and reliable plumbing fixtures.

Useful Life:
10 years

Remaining Life:
3 years

Lower Estimate: $ 7,470 **Higher Estimate:** $ 9,130

Cost Source: Reserve Allowance

Comp #: 911 File Cabinets - Replace **Approx Quantity: 27 Cabinets**
Location: Admin Office
Funded?: No.
History:
Comments: The file cabinets vary in age and style. There is no expectation to replace unless accidental damages occur. Replace or add to storage capacity as needed as an Operating expense.

Useful Life:

Remaining Life:

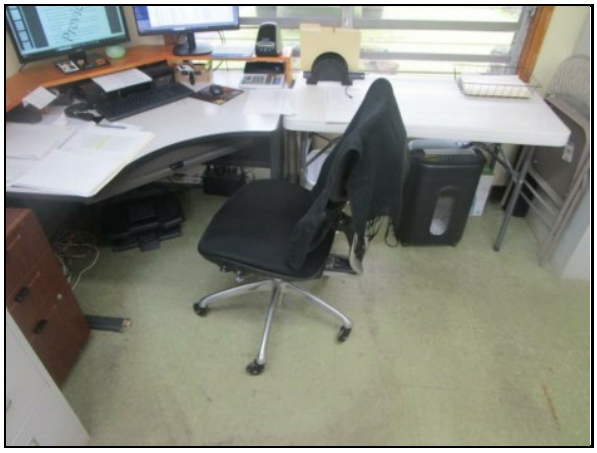
Lower Estimate: **Higher Estimate:**

Cost Source:

Comp #: 911 Office Furniture - Replace **Approx Quantity: 10 Pieces**
Location:
Funded?: Yes.
History:
Comments: Includes (5) chairs and (5) desks. Good-to-fair conditions observed. No issues reported. Funding provided for periodic replacement.

Useful Life:
12 years

Remaining Life:
6 years



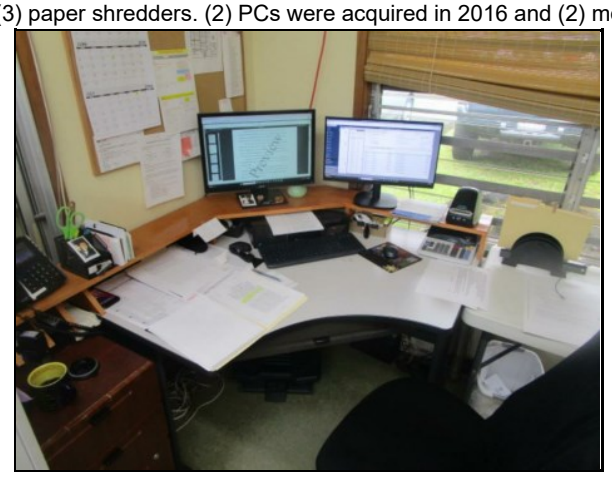
Lower Estimate: $ 8,100 **Higher Estimate:** $ 9,900

Cost Source: Reserve Allowance

Comp #: 912 Office Equipment - Replace **Approx Quantity: 1 Lump Sum**
Location: Admin office interiors
Funded?: Yes.
History:
Comments: (6) monitors, (5) PCs, (2) standard printers, (2) phones, (1) mail tri-fold machine, (1) mail postage machine, (1) electronic check scanner, and (3) paper shredders. (2) PCs were acquired in 2016 and (2) more were acquired in 2018.

Useful Life:
10 years

Remaining Life:
4 years



Lower Estimate: $ 11,200 **Higher Estimate:** $ 13,600

Cost Source: Reserve Allowance

Comp #: 912 Printer/Copier - Replace **Approx Quantity: 1 Mid-Volume Printer**
Location: Admin office
Funded?: Yes.
History:
Comments: The printer/copier was in fair working condition. Service the printer/copier regularly as an Operating expense. These machines are designed to handle heavy printing and/or copying loads and are ideal for office environments. Funding provided for periodic replacement to support administrative operations. Toshiba E-Studio 5506 ACT unit.

Useful Life:
10 years

Remaining Life:
3 years

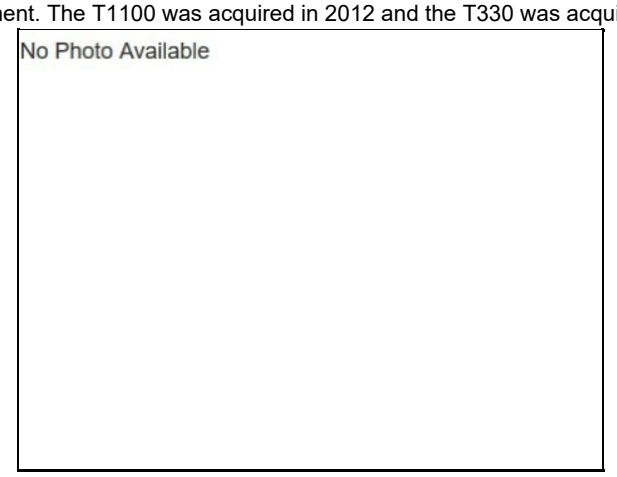
Lower Estimate: $ 11,200 **Higher Estimate:** $ 13,600

Cost Source: Estimate Provided by Client

Comp #: 912 Servers - Replace **Approx Quantity: 2 Dell PowerEdge Servers**
Location:
Funded?: Yes.
History: 2019
Comments: This component accounts for (1) Dell PowerEdge T330 Server and (1) Dell PowerEdge T1100 Server. Funding provided for eventual replacement. The T1100 was acquired in 2012 and the T330 was acquired in 2019.

Useful Life:
10 years

Remaining Life:
4 years



Lower Estimate: $ 6,300 **Higher Estimate:** $ 7,700

Cost Source: Estimate Provided by Client

Comp #: 1110 Interior Surfaces - Repaint **Approx Quantity: 3,800 GSF**
Location: Admin office
Funded?: Yes.
History:
Comments: Generally good-to-fair conditions observed with nominal signs of wear. Funding for the periodic repainting of the interior common area surfaces to maintain an attractive appearance throughout. These projects should always be coordinated with floor replacement projects whenever possible. Repainting should always be completed before the floor replacement projects to avoid damaging new surfaces. Any minor touch-up repainting projects should be handled as an Operating expense.

Useful Life:
10 years

Remaining Life:
6 years

Lower Estimate: $ 7,560 **Higher Estimate:** $ 9,240

Cost Source: Reserve Allowance

Comp #: 1116 Exterior Surfaces - Repaint **Approx Quantity: 3,208 GSF**
Location: Admin office exteriors
Funded?: Yes.
History:
Comments: Fair conditions noted. Exterior surfaces should be repainted on a regular basis in order to protect the surfaces from damaging weather elements and termite infestation. Funding provided for periodic repainting.

Useful Life:
15 years

Remaining Life:
5 years

Lower Estimate: $ 8,640 **Higher Estimate:** $ 10,600

Cost Source: Reserve Allowance

Comp #: 1130 Windows - Replace **Approx Quantity: 9 Windows**
Location: Admin office
Funded?: Yes.
History:
Comments: No issues reported with the windows at this time. No major damages or signs of forced entry observed. Funding provided for periodic replacement.

Useful Life:
30 years

Remaining Life:
15 years

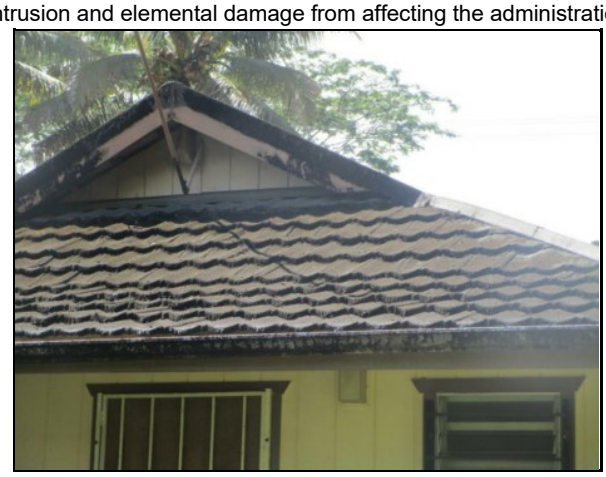
Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: Reserve Allowance

Comp #: 1304 Admin Office Roof - Replace **Approx Quantity: 1,225 GSF**
Location: Admin office
Funded?: Yes.
History:
Comments: This is a stone-coated steel "tile profile" roof system. Funding provided for periodic resurfacing and underlayment replacement to prevent water intrusion and elemental damage from affecting the administration office.

Useful Life:
40 years

Remaining Life:
15 years



Lower Estimate: $ 26,100 **Higher Estimate:** $ 31,900

Cost Source: Reserve Allowance

Comp #: 1310 Gutters/Downspouts - Replace **Approx Quantity: 1 Lump Sum**
Location: Admin office exteriors
Funded?: No.
History:
Comments: There is a nominal linear footage of gutters/downspouts attached to the admin office building. Best to replace sections as needed as an Operating expense.

Useful Life:

Remaining Life:

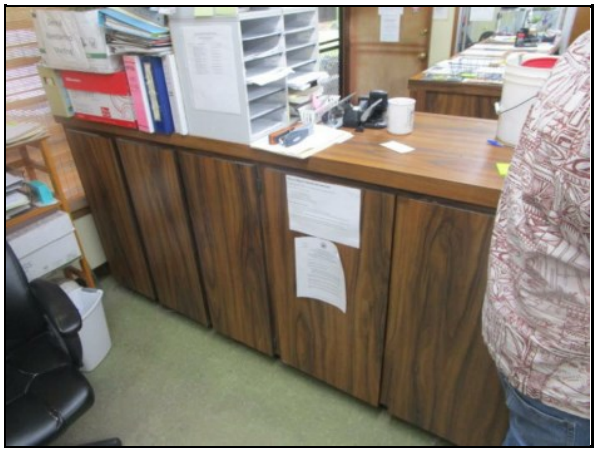
Lower Estimate: **Higher Estimate:**

Cost Source:

Comp #: 2112 Built-in Cabinetry - Reconstruct/Replace **Approx Quantity: 25 LF**
Location: Admin office
Funded?: Yes.
History:
Comments: Outdated style, but overall fair conditions observed. Funding provided for eventual reconstruction of the built-in cabinetry and storage space.

Useful Life:
20 years

Remaining Life:
10 years



Lower Estimate:	$ 13,500	**Higher Estimate:**	$ 16,500

Cost Source: ARI Cost Database