



**Prince Kuhio 2013**

October 16, 2012

**HAWAII FIRST**  
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*Prepared By*

*Shakaji*

*Reviewed and Approved By*

## Project Summary

A Reserve Study was prepared using the cash flow method of analysis for Prince Kuhio. This Reserve Study has been prepared for the fiscal year ending December 31, 2013. It is estimated that the reserve fund at 2012 year end balance will be approximately \$275,000.00. Association will collect \$84,000.00 in contributions to the reserve fund in 2013. Interest earned on reserve contributions must remain in the reserve accounts to meet future funding requirements. This funding plan provides for fully funded reserve fund balances and complies with HRS 514B-148. The Reserve Study was approved by the association's Board of Directors as part of the 2013 Budget.

It is important to recognize that a reserve study is a financial forecast of future funds required to maintain the capital components of the project. Hawaii law requires directors of the association to use reasonable efforts to project inflation, interest income, component inventory, component life & remaining life, and replacement costs of the project's components for a 30 year period. From this information, reserve contributions are calculated to fund the statutory replacement reserves. By its nature, a Reserve Study is an estimate to be used for annual budgeting purposes. The Reserve Study is a requirement of HRS 514A-83.6 and HRS 514B-148. The reserve study is not an audit or quality inspection of the project.

Based on this Reserve Study, Prince Kuhio has adopted a funding plan based on the cash flow method that provides full funding. The Reserve Study reflects that the Association is fully funded and has complied with the reserve requirements of HRS514B-148; provided however, the association implements the funding plan and the criteria used reflects the project's actual operating experience during the life of the funding plan. The Reserve Study Specialist has no conflict of interest with the association, its Directors, its employees, if any and has prepared this report as an independent Reserve Study Professional.

Shana Maguire  
Hawaii First, Inc.  
October 16, 2012

**Prince Kuhio 2013**  
 Koloa, HI  
**RA Current Assessment Funding Model Summary**

Report Date	October 16, 2012
Budget Year Beginning	January 01, 2013
Budget Year Ending	December 31, 2013
Total Units	72

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.50%
Tax Rate on Interest	0.00%
Contingency	0.00%
2013 Beginning Balance	\$275,000.00

***Current Assessment Funding Model Summary of Calculations***

Required Monthly Contribution	\$7,000.00
<i>\$97.22 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$329.00</u>
Total Monthly Allocation to Reserves	\$7,329.00
<i>\$101.79 per unit monthly</i>	

**Prince Kuhio 2013**  
**RA Current Assessment Funding Model Projection**

Beginning Balance: \$275,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2013	84,000	3,948	59,000	303,948
2014	84,000	3,200	137,505	253,643
2015	84,000	1,456	202,611	136,488
2016	84,000	2,384	24,040	198,832
2017	84,000	3,204	32,077	253,959
2018	84,000	2,508	133,317	207,151
2019	88,200	1,883	130,152	167,082
2020	92,610	1,840	95,315	166,217
2021	97,240	874	160,880	103,452
2022	102,103	640	116,255	89,939
2023	107,208	1,290	62,492	135,944
2024	117,928	674	155,034	99,512
2025	129,721	2,519	2,852	228,901
2026	142,693	4,079	35,979	339,694
2027	156,963	1,477	326,719	171,414
2028	172,659	3,528	31,159	316,442
2029	189,925	1,809	299,278	208,898
2030	208,917		332,222	85,593
2031	229,809		209,803	105,600
2032	252,790	1,073	171,142	188,321

**Prince Kuhio 2013  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2013</b>	
Fumigation - Building	30,000
Gas/Propane - Main	7,000
Koi Pond Update	7,000
Landscape - Small Projects	5,000
Lighting - Fixtures Ceiling, Grounds, and Emergency	10,000
<b>Total for 2013</b>	<b>\$59,000</b>
<b>Replacement Year 2014</b>	
Garbage/Recycling Enclosure	25,750
Landscape - Professional Design Plans	15,450
Laundry Appliances	16,480
Pool - Replaster	77,250
Small Projects	2,575
<b>Total for 2014</b>	<b>\$137,505</b>
<b>Replacement Year 2015</b>	
Basement - Repairs/Improvement	5,304
Electric - Branch Circuits	9,527
Fence - Side Parking Garage	5,304
Painting Maintenance	2,122
Pool Deck Overhaul	90,176
Pool Fence	26,522
Walkways - Concrete	63,654
<b>Total for 2015</b>	<b>\$202,611</b>
<b>Replacement Year 2016</b>	
Railings - Roof Walkable	10,927
Sewer Repair	5,464
Water Heater - 3	7,649
<b>Total for 2016</b>	<b>\$24,040</b>
<b>Replacement Year 2017</b>	
Painting Maintenance	2,251
Roof - Recoating Penthouse - Walkable	7,879
Roof - Recoating Studio, Middle, Penthouse Non-Walkable	19,134
Small Projects	2,814
<b>Total for 2017</b>	<b>\$32,077</b>

**Prince Kuhio 2013  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2018</b>	
Landscape - Small Projects	5,796
Pool Deck Overhaul	98,538
Pool Fence	28,982
<b>Total for 2018</b>	<b>\$133,317</b>
<b>Replacement Year 2019</b>	
Concrete Spalling Repairs	119,405
Painting Maintenance	2,388
Water Heater - 1	8,358
<b>Total for 2019</b>	<b>\$130,152</b>
<b>Replacement Year 2020</b>	
Painting - Building Exterior	92,241
Small Projects	3,075
<b>Total for 2020</b>	<b>\$95,315</b>
<b>Replacement Year 2021</b>	
Basement - Repairs/Improvement	6,334
Key - Re-Key Building	6,334
Painting Maintenance	2,534
Pool Deck Overhaul	107,675
Pool Fence	31,669
Sewer Repair	6,334
<b>Total for 2021</b>	<b>\$160,880</b>
<b>Replacement Year 2022</b>	
BBQ Grill	2,740
Laundry Appliances	20,876
Roof - Recoating Penthouse - Walkable	9,133
Roof - Recoating Studio, Middle, Penthouse Non-Walkable	22,181
Roof - Replacement Penthouse Walkable	49,581
Solar Studies	2,610
Water Heater - 2	9,133
<b>Total for 2022</b>	<b>\$116,255</b>
<b>Replacement Year 2023</b>	
Fumigation - Building	40,317

**Prince Kuhio 2013  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2023 continued...</i></b>	
Koi Pond Update	9,407
Landscape - Small Projects	6,720
Painting Maintenance	2,688
Small Projects	3,360
<b>Total for 2023</b>	<b>\$62,492</b>
<b>Replacement Year 2024</b>	
Pool Deck Overhaul	117,660
Pool Fence	34,606
Sign - Front Planter Side and Back	2,768
<b>Total for 2024</b>	<b>\$155,034</b>
<b>Replacement Year 2025</b>	
Painting Maintenance	2,852
<b>Total for 2025</b>	<b>\$2,852</b>
<b>Replacement Year 2026</b>	
Railings - Roof Walkable	14,685
Sewer Repair	7,343
Small Projects	3,671
Water Heater - 3	10,280
<b>Total for 2026</b>	<b>\$35,979</b>
<b>Replacement Year 2027</b>	
Basement - Repairs/Improvement	7,563
Painting Maintenance	3,025
Parking Lot	113,444
Pool Deck Overhaul	128,570
Pool Fence	37,815
Roof - Recoating Penthouse - Walkable	10,588
Roof - Recoating Studio, Middle, Penthouse Non-Walkable	25,714
<b>Total for 2027</b>	<b>\$326,719</b>
<b>Replacement Year 2028</b>	
Landscape - Small Projects	7,790
Lighting - Fixtures Studio	23,370
<b>Total for 2028</b>	<b>\$31,159</b>

**Prince Kuhio 2013  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2029</b>	
Concrete Spalling Repairs	160,471
Painting Maintenance	3,209
Pool - Replaster	120,353
Small Projects	4,012
Water Heater - 1	11,233
<b>Total for 2029</b>	<b>\$299,278</b>
<b>Replacement Year 2030</b>	
Laundry Appliances	26,446
Painting - Building Exterior	123,964
Pool Deck Overhaul	140,492
Pool Fence	41,321
<b>Total for 2030</b>	<b>\$332,222</b>
<b>Replacement Year 2031</b>	
Key - Re-Key Building	8,512
Painting Maintenance	3,405
Roof - Replacement Middle	102,549
Roof - Replacement Penthouse - Non-Walkable	39,156
Roof - Replacement Studio	47,668
Sewer Repair	8,512
<b>Total for 2031</b>	<b>\$209,803</b>
<b>Replacement Year 2032</b>	
BBQ Grill	3,682
Electric - Main	52,605
Lighting - Fixtures Front and Middle Building	26,303
Roof - Recoating Penthouse - Walkable	12,275
Roof - Recoating Studio, Middle, Penthouse Non-Walkable	29,810
Roof - Vents	26,303
Small Projects	4,384
Solar Studies	3,507
Water Heater - 2	12,275
<b>Total for 2032</b>	<b>\$171,142</b>

**Prince Kuhio 2013  
RA Spread Sheet**

<b>Description</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
BBQ Grill										2,740
Basement - Repairs/Improvement			5,304						6,334	
Concrete Spalling Repairs							119,405			
Electric - Branch Circuits			9,527							
Electric - Main										
Fence - Side Parking Garage			5,304							
Fumigation - Building	30,000									
Garbage/Recycling Enclosure		25,750								
Gas/Propane - Main	7,000									
Key - Re-Key Building									6,334	
Koi Pond Update	7,000									
Landscape - Professional Design Plans		15,450								
Landscape - Small Projects	5,000					5,796				
Laundry Appliances		16,480								20,876
Lighting - Fixtures Ceiling, Grounds, and ..	10,000									
Lighting - Fixtures Front and Middle Buil..										
Lighting - Fixtures Studio										
Painting - Building Exterior								92,241		
Painting Maintenance			2,122		2,251		2,388		2,534	
Parking Lot										
Plumbing - Front Building										
Plumbing - Water Main										
Plumbing -Back Building										
Plumbing- Middle Building										
Pool - Replaster		77,250								
Pool Deck Overhaul			90,176			98,538			107,675	
Pool Fence			26,522			28,982			31,669	
Railings - Roof Walkable				10,927						
Railings For Second and Third Floor Stair..										
Roof - Recoating Penthouse - Walkable					7,879					9,133
Roof - Recoating Studio, Middle, Penthous..					19,134					22,181
Roof - Replacement Middle										
Roof - Replacement Penthouse - Non-Wal..										
Roof - Replacement Penthouse Walkable										49,581

**Prince Kuhio 2013  
RA Spread Sheet**

<b>Description</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Roof - Replacement Studio										
Roof - Vents										
Sewer Repair				5,464					6,334	
Sign - Front Planter Side and Back										
Small Projects		2,575			2,814			3,075		
Solar Studies										2,610
Tile - Phase 1										
Tile - Phase 2										
Walkways - Concrete			63,654							
Water Heater - 1							8,358			
Water Heater - 2										9,133
Water Heater - 3				7,649						
<b>Year Total:</b>	<b>59,000</b>	<b>137,505</b>	<b>202,611</b>	<b>24,040</b>	<b>32,077</b>	<b>133,317</b>	<b>130,152</b>	<b>95,315</b>	<b>160,880</b>	<b>116,255</b>

**Prince Kuhio 2013  
RA Spread Sheet**

<b>Description</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
BBQ Grill										3,682
Basement - Repairs/Improvement					7,563					
Concrete Spalling Repairs							160,471			
Electric - Branch Circuits										
Electric - Main										52,605
Fence - Side Parking Garage										
Fumigation - Building	40,317									
Garbage/Recycling Enclosure										
Gas/Propane - Main										
Key - Re-Key Building									8,512	
Koi Pond Update	9,407									
Landscape - Professional Design Plans										
Landscape - Small Projects	6,720					7,790				
Laundry Appliances								26,446		
Lighting - Fixtures Ceiling, Grounds, and ..										
Lighting - Fixtures Front and Middle Buil..										26,303
Lighting - Fixtures Studio						23,370				
Painting - Building Exterior								123,964		
Painting Maintenance	2,688		2,852		3,025		3,209		3,405	
Parking Lot					113,444					
Plumbing - Front Building										
Plumbing - Water Main										
Plumbing -Back Building										
Plumbing- Middle Building										
Pool - Replaster							120,353			
Pool Deck Overhaul		117,660			128,570			140,492		
Pool Fence		34,606			37,815			41,321		
Railings - Roof Walkable				14,685						
Railings For Second and Third Floor Stair..										
Roof - Recoating Penthouse - Walkable					10,588					12,275
Roof - Recoating Studio, Middle, Penthous..					25,714					29,810
Roof - Replacement Middle									102,549	
Roof - Replacement Penthouse - Non-Wal..									39,156	
Roof - Replacement Penthouse Walkable										

**Prince Kuhio 2013  
RA Spread Sheet**

<b>Description</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Roof - Replacement Studio									47,668	
Roof - Vents										26,303
Sewer Repair				7,343					8,512	
Sign - Front Planter Side and Back		2,768								
Small Projects	3,360			3,671			4,012			4,384
Solar Studies										3,507
Tile - Phase 1										
Tile - Phase 2										
Walkways - Concrete										
Water Heater - 1							11,233			
Water Heater - 2										12,275
Water Heater - 3				10,280						
<b>Year Total:</b>	<b>62,492</b>	<b>155,034</b>	<b>2,852</b>	<b>35,979</b>	<b>326,719</b>	<b>31,159</b>	<b>299,278</b>	<b>332,222</b>	<b>209,803</b>	<b>171,142</b>

**Prince Kuhio 2013  
RA Detail Report by Category**

**BBQ Grill - 2022**

Asset ID	1049	Asset Cost	\$2,100.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$2,740.02
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	9		

2012: Replaced charcoal grill with propane grill in the built in BBQ.  
Cost was \$2,100 including grill, freight, tile, and installation by Manager.

**Basement - Repairs/Improvement - 2015**

		1	@ \$5,000.00
Asset ID	1001	Asset Cost	\$5,000.00
Maintenance Reserve		Percent Replacement	100%
Building		Future Cost	\$5,304.50
Placed in Service	June 2009		
Useful Life	6		
Replacement Year	2015		
Remaining Life	2		

2009: Spread 500 sq ft gravel for \$1,500 as part of the concrete restoration project.  
Future projects include painting, powerwash, celiling cracks, minor spalling, etc as necessary.

**Concrete Spalling Repairs - 2019**

		1	@ \$100,000.00
Asset ID	1028	Asset Cost	\$100,000.00
Maintenance Reserve		Percent Replacement	100%
Building		Future Cost	\$119,405.23
Placed in Service	June 2009		
Useful Life	10		
Replacement Year	2019		
Remaining Life	6		

Cost: \$730,000 loan funded project. Cost for concrete restoration, multiple new support columns, replacement/ repair of ledges and lanais on park side, sump pump improvements, and installation of a moisture barrier on the park side of the basement. Contract performed by Curtis Law with Jim Tribolet engineering design and review and legal contract review by John Morris.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Electric - Branch Circuits - 2015**

		1	@ \$8,980.00
Asset ID	1003	Asset Cost	\$8,980.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$9,526.88
Placed in Service	June 1960		
Useful Life	55		
Replacement Year	2015		
Remaining Life	2		

Cost is an estimate to replace a circuit serving multiple units. Unable to forecast timing and costs depend upon reason for failure.

**Electric - Main - 2032**

		1 1.00	@ \$30,000.00
Asset ID	1002	Asset Cost	\$30,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$52,605.18
Placed in Service	June 1992		
Useful Life	40		
Replacement Year	2032		
Remaining Life	19		

1992: The main line from the pole to the unit meters was replaced after Iniki. There are 25 breaker panels with 3 circuits each and every circuit has its own switch. The breaker panels in the laundry room serve the front of the building and the rest are in Bumpy's work room. Unable to forecast timing and costs depends upon reason for failure.

**Fumigation - Building - 2013**

Asset ID	1054	Asset Cost	\$30,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$30,000.00
Placed in Service	January 2013		
Useful Life	10		
Replacement Year	2013		
Remaining Life	0		

2013: Cost based on 4/15/20 contract with Aloha for \$23,100 plus security costs.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Gas/Propane - Main - 2013**

		1	@ \$7,000.00
Asset ID	1033	Asset Cost	\$7,000.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$7,000.00
Placed in Service	January 1960		
Useful Life	70		
Adjustment	-18		
Replacement Year	2013		
Remaining Life	0		

2013: 2012 Pressure test by gas company indicated significant leakage of the main line. Replacement planned as soon as possible.

The original gas main is believed to have been installed in the 1960's.

**Key - Re-Key Building - 2021**

		1	@ \$5,000.00
Asset ID	1041	Asset Cost	\$5,000.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$6,333.85
Placed in Service	February 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	8		

2011: Installed new master locks on all units and provided 5 keys to each owner at a cost of \$5,000. Added locks to the pool and laundry room.

2011 cost net of owner reimbursements for additional keys and replacement of deadbolts. Cost of owner elected additions and replacements was approximately \$6,500 and billed to owners after project completion.

**Laundry Appliances - 2014**

Asset ID	1061	Asset Cost	\$16,000.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$16,480.00
Placed in Service	December 2014		
Useful Life	8		
Replacement Year	2014		
Remaining Life	1		

2014: To purchase laundry washers and dryers to be operated by Association at the expiration

**Prince Kuhio 2013  
RA Detail Report by Category**

*Laundry Appliances continued...*

of our existing laundry contract. Cost includes estimate for new connections to plumbing if needed.

**Lighting - Fixtures Ceiling, Grounds, and Emergency - 2013**

Asset ID	1056	Asset Cost	\$10,000.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$10,000.00
Placed in Service	January 2013		
Useful Life	20		
Replacement Year	2013		
Remaining Life	0		

2013: Replacement and installation of 28 canopy fixtures in stairways and lanais and covering of exposed conduit. Exterior lights including BBQ, parking, and emergency lights.

**Lighting - Fixtures Front and Middle Building - 2032**

Asset ID	1020	1	@ \$15,000.00
Capital Reserve		Asset Cost	\$15,000.00
Building		Percent Replacement	100%
Placed in Service	December 2012	Future Cost	\$26,302.59
Useful Life	20		
Replacement Year	2032		
Remaining Life	19		

2012: Replacement of 40 wall exterior doorway fixtures at a wholesale cost of \$11,100 including delivery. Installation by Manager and additional costs to cover the wiring where needed.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Lighting - Fixtures Studio - 2028**

		1	@ \$15,000.00
Asset ID	1021	Asset Cost	\$15,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$23,369.51
Placed in Service	June 2008		
Useful Life	20		
Replacement Year	2028		
Remaining Life	15		

2008: 36 heleconia exterior doorway fixtures purchased for studio hallways at \$15,000. The first floor was installed by volunteer labor in 2010. Second and third floors installed in 2011 at a contract wholesale cost of \$6,000 including wainscoting. Overhead lighting in hallways also replaced as part of these two projects.

**Painting - Building Exterior - 2020**

		1 1.00	@ \$75,000.00
Asset ID	1005	Asset Cost	\$75,000.00
	Maintenance Reserve	Percent Replacement	100%
	Building	Future Cost	\$92,240.54
Placed in Service	November 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	7		

2010: Contract cost of painting \$41,000 plus \$35,000 for paint and supplies. Paint spec developed and adopted by Board and available for future use.

**Painting Maintenance - 2015**

Asset ID	1064	Asset Cost	\$2,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$2,121.80
Placed in Service	January 2015		
Useful Life	2		
Replacement Year	2015		
Remaining Life	2		

Touching up on a regular basis for areas with excessive wear. The schedule needs to be readjusted to recognize when the entire building is repainted.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Plumbing - Front Building - 2045**

		1 1.00	@ \$59,500.00
Asset ID	1008	Asset Cost	\$59,500.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$153,217.42
Placed in Service	July 2005		
Useful Life	40		
Replacement Year	2045		
Remaining Life	32		

2005: Replumbed from the main to 20 units, and recirculating system for hot water added to improve availability of hot water to units. Cost data is based on actual expenses in replacement year from the 2007 Reserve Study.

**Plumbing - Water Main - 2062**

		1	@ \$15,000.00
Asset ID	1031	Asset Cost	\$15,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$63,843.29
Placed in Service	January 1992		
Useful Life	70		
Replacement Year	2062		
Remaining Life	49		

1992: The water line from the main to the building was replaced after Hurricane Iniki.

**Plumbing -Back Building - 2047**

		1 1.00	@ \$52,500.00
Asset ID	1009	Asset Cost	\$52,500.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$143,425.03
Placed in Service	June 2007		
Useful Life	40		
Replacement Year	2047		
Remaining Life	34		

2007-2008: Replumbed from the main to 24 units, and recirculating system for hot water added to improve availability of hot water to units. Cost data is based on actual expenses in replacement year from the 2007 Reserve Study.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Plumbing- Middle Building - 2042**

		1	1.00	@ \$46,950.00
Asset ID	1010	Asset Cost		\$46,950.00
	Capital Reserve	Percent Replacement		100%
	Building	Future Cost		\$110,640.75
Placed in Service	June 2002			
Useful Life	40			
Replacement Year	2042			
Remaining Life	29			

2002: Replumbed from the main to 28 units. Cost data is based on actual expenses in replacement year from the 2007 Reserve Study.

**Railings - Roof Walkable - 2016**

		1	1.00	@ \$10,000.00
Asset ID	1015	Asset Cost		\$10,000.00
	Capital Reserve	Percent Replacement		100%
	Building	Future Cost		\$10,927.27
Placed in Service	June 2006			
Useful Life	10			
Replacement Year	2016			
Remaining Life	3			

Assumed replacement in kind.

**Railings For Second and Third Floor Stairways, Stairwells 1 and 4, and Lanais in t**

		1	1.00	@ \$250,000.00
Asset ID	1012	Asset Cost		\$125,000.00
	Capital Reserve	Percent Replacement		50%
	Building	Future Cost		\$294,570.69
Placed in Service	June 2002			
Useful Life	40			
Replacement Year	2042			
Remaining Life	29			

2009: Rails damaged during the concrete restoration in 2009, were replaced from existing stock remaining from the 2002 installation. New stock will be required for future replacement.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Roof - Recoating Penthouse - Walkable - 2017**

		1	@ \$7,000.00
Asset ID	1044	Asset Cost	\$7,000.00
Maintenance Reserve		Percent Replacement	100%
Building		Future Cost	\$7,878.56
Placed in Service	August 2012		
Useful Life	5		
Replacement Year	2017		
Remaining Life	4		

2012: Recoated walkable roof for \$7,000 by Bob's Roofing. 2 coats western colloid fluid applied and installer recommends recoating every 5 years.

2017: Recoating to be coordinated with the date of replacement.

**Roof - Recoating Studio, Middle, Penthouse Non-Walkable - 2017**

Asset ID	1046	Asset Cost	\$17,000.00
Maintenance Reserve		Percent Replacement	100%
Building		Future Cost	\$19,133.65
Placed in Service	January 2012		
Useful Life	5		
Replacement Year	2017		
Remaining Life	4		

2011: Studio received extra coating during replacement to provide additional moisture barrier in ponding areas.

2012: Recoating scheduled every 5 years to extend life.

**Roof - Replacement Middle - 2031**

		1 1.00	@ \$60,237.00
Asset ID	1014	Asset Cost	\$60,237.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$102,549.46
Placed in Service	June 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	18		

2011: Cost of \$109,000 by Bob's Roofing for replacement of studio, middle, and penthouse non-walkable roofs. New roof in the middle section was done with no tear off or no additional

**Prince Kuhio 2013  
RA Detail Report by Category**

*Roof - Replacement Middle continued...*

coating. Next replacement requires removal of existing roofs.

All roofs to be recoated every 5 years to extend life and schedules need to be adjusted for replacement. Studio and middle roof area equals 12,375 sq.

**Roof - Replacement Penthouse - Non-Walkable - 2031**

		1	@ \$23,000.00
Asset ID	1023	Asset Cost	\$23,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$39,155.96
Placed in Service	June 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	18		

2011: Cost of \$109,000 by Bob's Roofing for replacement of studio, middle, and penthouse non-walkable roofs. New roof on the penthouse non-walkable roof was done with no tear off or no additional coating. Next replacement requires removal of existing roofs.

All roofs to be recoated every 5 years to extend life and schedules need to be adjusted for replacement.

**Roof - Replacement Penthouse Walkable - 2022**

		1 1.00	@ \$38,000.00
Asset ID	1013	Asset Cost	\$38,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$49,581.38
Placed in Service	June 2004		
Useful Life	18		
Replacement Year	2022		
Remaining Life	9		

2004: Walkable roof installed. Warranty was voided in 2006. Replacement may require some resloping of the roof. Estimate based on actual 2004 cost.

All roofs to be recoated every 5 years to extend life and schedules need to be adjusted for replacement.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Roof - Replacement Studio - 2031**

		1	1.00	@ \$28,000.00
Asset ID	1017	Asset Cost		\$28,000.00
Capital Reserve		Percent Replacement		100%
Building		Future Cost		\$47,668.12
Placed in Service	June 2011			
Useful Life	20			
Replacement Year	2031			
Remaining Life	18			

2011: Cost of \$109,000 by Bob's Roofing for replacement of studio, middle, and penthouse non-walkable roofs. The old roof on the studio was torn off and it was re-roofed with poly coating added to reinforce the ponding areas.

All roofs to be recoated every 5 years to extend life and schedules need to be adjusted for replacement. Studio and middle roof area equals 12,375 sq.

**Roof - Vents - 2032**

		1	@ \$15,000.00
Asset ID	1029	Asset Cost	\$15,000.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$26,302.59
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	2032		
Remaining Life	19		

2011-2012: Replaced 6 large, 4 small, and 8 small goose neck vents, installed by roofing contractor and Manager.

2011: 12 small vents purchased for \$2,000 from Tenaka Store for studios.

2012: Contract cost of \$20,000 for large stainless steel vents fabricated by Island Style Remodal.

X large vents to be replaced in 2013 as part of small projects. David to supply numbers.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Sewer Repair - 2016**

		1	@ \$5,000.00
Asset ID	1032	Asset Cost	\$5,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$5,463.63
Placed in Service	March 2011		
Useful Life	5		
Replacement Year	2016		
Remaining Life	3		

2011: Sewer line installed in 1960. Estimated timing and cost for replacement of individual drain lines to risers as needed.

Sewage processed at LBR plant via underground piping to the west side of the building.

**Small Projects - 2014**

Asset ID	1065	Asset Cost	\$2,500.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$2,575.00
Placed in Service	June 2011		
Useful Life	3		
Replacement Year	2014		
Remaining Life	1		

This is for unforeseen material purchases and small projects as needed that are not funded in the Operations Budgets.

**Solar Studies - 2022**

Asset ID	1063	Asset Cost	\$2,000.00
	Capital Reserve	Percent Replacement	100%
	Building	Future Cost	\$2,609.55
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	9		

2012: Purchase of meters for hot water and propane to determine usage. Future projects will include solar hot water heating or panels when they become cost effective.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Tile - Phase 1 - 2047**

		1	1.00	@ \$75,000.00
Asset ID	1018		Asset Cost	\$75,000.00
	Capital Reserve		Percent Replacement	100%
	Building		Future Cost	\$204,892.89
Placed in Service	June 2007			
Useful Life	40			
Replacement Year	2047			
Remaining Life	34			

2007: Cost of \$75,000 includes 500 sq ft of mardi gras tile, 5,800 sq ft Dahl tile, shipping and supplies. Volunteer labor installed Dahl tile on the first floor studios. Remaining tile installed in 2009 as part of the tiling project by Tropical Paradise Flooring LLC.

**Tile - Phase 2 - 2049**

		1	@ \$173,594.00	
Asset ID	1025		Asset Cost	\$173,594.00
	Capital Reserve		Percent Replacement	100%
	Building		Future Cost	\$503,123.73
Placed in Service	September 2009			
Useful Life	40			
Replacement Year	2049			
Remaining Life	36			

2009: Cost of \$150,000 includes 1,000 sq ft of Dahl tile 19x19, installed on second and third floor hallways; 1,044 sq ft of mardi gras tile 6x6, installed on the stairwells; and 2,020 sq ft of CP81 tile for 32 lanais. Costs includes shipping, installation and materials, for the corridors, stairs, lanais, and the nobel water proof barrier installed under the tile. Installation by Tropical Paradise Flooring LLC. The Project was funded by a loan with the Concrete Restoration work. Enough spare tile has been purchased and stored downstairs to repair tiles as they break, and for tiling the areas around and contiguous with the mailboxes.

**Water Heater - 1 - 2019**

		1	1.00	@ \$7,000.00
Asset ID	1019		Asset Cost	\$7,000.00
	Capital Reserve		Percent Replacement	100%
	Building		Future Cost	\$8,358.37
Placed in Service	June 2009			
Useful Life	10			
Replacement Year	2019			
Remaining Life	6			

Replace as needed.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Water Heater - 2 - 2022**

Asset ID	1026	Asset Cost	\$7,000.00
Capital Reserve		Percent Replacement	100%
Building		Future Cost	\$9,133.41
Placed in Service	June 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	9		

Replace as needed.

**Water Heater - 3 - 2016**

Asset ID	1027	1	@ \$7,000.00
Capital Reserve		Asset Cost	\$7,000.00
Building		Percent Replacement	100%
Placed in Service	June 2014	Future Cost	\$7,649.09
Useful Life	10		
Adjustment	2		
Replacement Year	2016		
Remaining Life	3		

Replace as needed.

**Building - Total Current Cost                      \$1,097,361**

**Prince Kuhio 2013  
RA Detail Report by Category**

**Fence - Side Parking Garage - 2015**

Asset ID	1060	Asset Cost	\$5,000.00
Capital Reserve		Percent Replacement	100%
Grounds		Future Cost	\$5,304.50
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2015		
Remaining Life	2		

Replace wooden fence with standard railings used for the pool and the building.

**Garbage/Recycling Enclosure - 2014**

Asset ID	1051	Asset Cost	\$25,000.00
Capital Reserve		Percent Replacement	100%
Grounds		Future Cost	\$25,750.00
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	2014		
Remaining Life	1		

To construct a new refuse enclosure for garbage, glass, paper, and green waste. Estimate based on cost of Kuhio Shores enclosure.

**Koi Pond Update - 2013**

Asset ID	1058	Asset Cost	\$7,000.00
Capital Reserve		Percent Replacement	100%
Grounds		Future Cost	\$7,000.00
Placed in Service	January 2013		
Useful Life	10		
Replacement Year	2013		
Remaining Life	0		

2013: Koi pond bridge to be refinished, new pumps, filters and other equipment replaced as needed.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Landscape - Professional Design Plans - 2014**

Asset ID	1052	Asset Cost	\$15,000.00
Maintenance Reserve		Percent Replacement	100%
Grounds		Future Cost	\$15,450.00
Placed in Service	January 2014		
Useful Life	1		
Replacement Year	2014		
Remaining Life	1		

2014: Cost estimate to hire a professional landscape design consultant to propose a new landscape plan. Consultant to review the following: 1) concrete paths for replacement and/or redesign, 2) new and existing landscape features to be added or removed to provide additional sun for the pool and enhance existing landscape, and 3) replacement of existing landscape features as recommended by designer and 4) landscape Committee Report. Designer to provide a draft Landscape Master Plan for review by owners.

**Landscape - Small Projects - 2013**

Asset ID	1062	Asset Cost	\$5,000.00
Capital Reserve		Percent Replacement	100%
Grounds		Future Cost	\$5,000.00
Placed in Service	January 2013		
Useful Life	5		
Replacement Year	2013		
Remaining Life	0		

2013: Funds for tree removal on east side of building and restoration of landscaping.

Upgrades and major enhancement to the sprinkler system to reduce manual watering, and additions, repairs or replacements to outdoor features and furnishings and fixtures as needed. Implementation of Landscape Master Plan on a phased in basis.

**Parking Lot - 2027**

Asset ID	1007	1 1.00	@ \$75,000.00
Capital Reserve		Asset Cost	\$75,000.00
Grounds		Percent Replacement	100%
Placed in Service	June 1997	Future Cost	\$113,444.23
Useful Life	30		
Replacement Year	2027		
Remaining Life	14		

1997: The front concrete parking lot was rebuilt after Iniki. Cost based on 2007 Reserve

**Prince Kuhio 2013  
RA Detail Report by Category**

*Parking Lot continued...*

Study.

<b>Pool - Replaster - 2014</b>		1	1.00	@ \$75,000.00
Asset ID	1011	Asset Cost		\$75,000.00
	Capital Reserve	Percent Replacement		100%
	Grounds	Future Cost		\$77,250.00
Placed in Service	June 2014			
Useful Life	15			
Replacement Year	2014			
Remaining Life	1			

2009: April 2009 rough proposal from Puni Nani Pools for replastering the interior of existing swimming pool including replacement of poured pool coping was \$48,000 - \$59,000.

2009: Limestone deck was removed and relaid at a cost of approximately \$10,000 during the concrete restoration project.

2010-2012: Replaced pool drain to comply with federal requirements.

2014: New drain recommended to be installed at the time of replastering and included in estimate.

<b>Pool Deck Overhaul - 2015</b>		1	@ \$85,000.00
Asset ID	1035	Asset Cost	\$85,000.00
	Capital Reserve	Percent Replacement	100%
	Grounds	Future Cost	\$90,176.50
Placed in Service	June 2012		
Useful Life	3		
Replacement Year	2015		
Remaining Life	2		

Data source April 2009 estimate from Puni Nani Pools demolition and replacement of pool deck \$68,000 - \$85,000.

**Prince Kuhio 2013  
RA Detail Report by Category**

**Pool Fence - 2015**

Asset ID	1047	Asset Cost	\$25,000.00
Capital Reserve		Percent Replacement	100%
Grounds		Future Cost	\$26,522.50
Placed in Service	January 2012		
Useful Life	3		
Replacement Year	2015		
Remaining Life	2		

2015: Replacement estimate of pool fence to match the railings in the rest of the building. Work to be completed concurrent with replacement of the fence by the garage parking lot, because of the minimum quantity order of materials.

**Sign - Front Planter Side and Back - 2024**

Asset ID	1059	Asset Cost	\$2,000.00
Capital Reserve		Percent Replacement	100%
Grounds		Future Cost	\$2,768.47
Placed in Service	January 2012		
Useful Life	12		
Replacement Year	2024		
Remaining Life	11		

2012: Prince Kuhio sign completed by Gizmo Grafix for \$2,000. Similar sign to be created by Gizmo Grafix to be installed on the lava rock wall facing the garage in 2013 as part of Small Projects.

2009: Original building sign refurbished and rehung as part of concrete restoration project.

**Walkways - Concrete - 2015**

Asset ID	1053	Asset Cost	\$60,000.00
Capital Reserve		Percent Replacement	100%
Grounds		Future Cost	\$63,654.00
Placed in Service	January 2015		
Useful Life	30		
Replacement Year	2015		
Remaining Life	2		

2015: To implement the approved Landscape Design Plan for replacement/redesign of concrete walkways.

2009: Estimate from Curtis Law during the concrete restorate for replacement of original vintage concrete.

**Prince Kuhio 2013  
RA Detail Report by Category**

<b>Grounds - Total Current Cost</b>	<b>\$379,000</b>
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Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution
BBQ Grill	2,740	10	9		0	10
Basement - Repairs/Improvement	5,304	6	2		3,333	34
Concrete Spalling Repairs	119,405	10	6		0	700
Electric - Branch Circuits	9,527	55	2		8,653	11
Electric - Main	52,605	40	19		0	88
Fence - Side Parking Garage	5,304	20	2		4,500	12
Fumigation - Building	30,000	10	0		30,000	137
Garbage/Recycling Enclosure	25,750	30	1		24,167	44
Gas/Propane - Main	7,000	70	0	-18	7,000	16
Key - Re-Key Building	6,334	10	8		0	27
Koi Pond Update	7,000	10	0		7,000	32
Landscape - Professional Design Plans	15,450	1	1		0	564
Landscape - Small Projects	5,000	5	0		5,000	41
Laundry Appliances	16,480	8	1		14,000	83
Lighting - Fixtures Ceiling, Grounds...	10,000	20	0		10,000	28
Lighting - Fixtures Front and Middle..	26,303	20	19		0	44
Lighting - Fixtures Studio	23,370	20	15		0	51
Painting - Building Exterior	92,241	10	7		0	460
Painting Maintenance	2,122	2	2		0	38
Parking Lot	113,444	30	14		0	268
Plumbing - Front Building	153,217	40	32		0	137
Plumbing - Water Main	63,843	70	49		0	32
Plumbing -Back Building	143,425	40	34		0	119
Plumbing- Middle Building	110,641	40	29		0	112
Pool - Replaster	77,250	15	1		70,000	226
Pool Deck Overhaul	90,176	3	2		28,333	1,105
Pool Fence	26,522	3	2		8,333	325
Railings - Roof Walkable	10,927	10	3		0	131
Railings For Second and Third Floor ..	294,571	40	29		0	298
Roof - Recoating Penthouse - Walkab..	7,879	5	4		0	70
Roof - Recoating Studio, Middle, Pen..	19,134	5	4		0	171
Roof - Replacement Middle	102,549	20	18		0	183
Roof - Replacement Penthouse - Non..	39,156	20	18		0	70
Roof - Replacement Penthouse Walk..	49,581	18	9		0	189
Roof - Replacement Studio	47,668	20	18		0	85
Roof - Vents	26,303	20	19		0	44
Sewer Repair	5,464	5	3		0	65
Sign - Front Planter Side and Back	2,768	12	11		0	9
Small Projects	2,575	3	1		1,667	32
Solar Studies	2,610	10	9		0	10
Tile - Phase 1	204,893	40	34		0	170
Tile - Phase 2	503,124	40	36		0	388
Walkways - Concrete	63,654	30	2		53,013	164
Water Heater - 1	8,358	10	6		0	49
Water Heater - 2	9,133	10	9		0	35
Water Heater - 3	7,649	10	3	2	0	92

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribu-
Grand Total:	<u>\$2,648,450</u>				<u>\$275,000</u>	<u>\$7,000</u>