

Hawaiiana Management Company, Ltd

2019 Monthly Cash Operating Budget For

RKCA Site 299

Approved by Board of Directors on October 10, 2018

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DESCRIPTION	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUNE 2019	JULY 2019	AUG 2019	SEPT 2019	OCT 2019	NOV 2019	DEC 2019	ANNUAL TOTAL
REVENUE													
PRODUCT FEES	24,695	24,695	24,695	24,695	24,695	24,695	24,695	24,695	24,695	24,695	24,695	24,695	296,342
INVESTMENT INTEREST	40	40	40	40	40	40	40	40	40	40	40	40	480
CHECKING INTEREST	2	2	2	2	2	2	2	2	2	2	2	2	24
LATE CHARGES	300	300	300	300	300	300	300	300	300	300	300	300	3,600
TOTAL REVENUE	25,037	25,037	25,037	25,037	25,037	25,037	25,037	25,037	25,037	25,037	25,037	25,037	300,446

UTILITIES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
ELECTRICITY	159	159	159	159	159	159	159	159	159	159	159	159	1,911
WATER	4,873	4,873	4,873	4,873	4,873	4,873	4,873	4,873	4,873	4,873	4,873	4,873	58,476
TOTAL UTILITIES	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	60,387

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
GROUNDS -LANDSCAPING	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	192,000
GROUNDS - TREE TRIMMING		3,300			3,300			3,300			3,300		13,200
GROUNDS - REPAIRS	50	50	50	50	50	50	50	50	50	50	50	50	600
GROUNDS - IRRIGATION	100	100	100	100	100	100	100	100	100	100	100	100	1,200
PLUMBING	150	150	150	150	150	150	150	150	150	150	150	150	1,800
GROUNDS - TREE REPLACEMENT		3,000			3,000			3,000			3,000		12,000
TOTAL MAINTENANCE	16,300	22,600	16,300	16,300	22,600	16,300	16,300	22,600	16,300	16,300	22,600	16,300	220,800

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DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
PROFESSIONAL SVCS	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	TOTAL
LEGAL FEES GENERAL	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TOTAL PROF. SERVICES	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TOTAL OP EXPENSE	21,432	27,732	21,432	21,432	27,732	21,432	21,432	27,732	21,432	21,432	27,732	21,432	282,387
LOAN PAYMENTS													
TRANSFER TO RESERVES	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	18,059

RKCA SITE 299 YEAR 2019 RESERVE PROJECTS AS OF OCTOBER 10, 2018

COST NOW and NORM LIFE values are best estimates by Hawaiiana Management and vendors who were nice enough to inspect the property or give a best guess.

It may be advisable to employ an expert to evaluate those projects with high cost.

				RESERVE FUND STATUS - PERCENT FUNDED METHOD				M. FEE	RESERVE.	MAINT.	
First Plan Year - Calendar	2019	Reference Year	2018	THE MODEL'S FINDINGS FOR % FUNDING		2018 Deficit	CHANGE	CONTRIB	FEEES		
Final Plan Year	2038			Recommended Reserve Funding	100%	(173,808)	-62%	(176,273)	109,220		
2018 Maintenance Fees	287,042	2019 Maint Fees	296,342	Target Reserve Funding Level	50%	(186,612)	-65.98%	(187,844)	97,649		
2018 Other Income	5,752	2019 Othr Inc	4,104	Minimum Reserve Funding Level	50%	(186,612)	-66%	(187,844)	97,649		
2018 Operating Expenses	-273,167	2019 Exp	-282,387	EOY 2019 Funding % @ Approved Lev	908.54%		3%	10,849	296,342		
2018 Reserve Contribution	19,626	2019 Contribution	18,059	Condition Codes	Source Codes		Source Codes				
Projected Reserves At Start of 2019	199,416	Target Funding L	50%	EXCELNT	E	Contractor Proposal	1	Cost at Similar Project	5		
Projected Reserve % at Start of 2019	778.7%	Tgt Ann Contrib	1,931	GOOD	G	Contractor Estimate	2	Statistical Guideline	6		
Minimum Inflation	3.0%	Req Contrib-Tgt	(184,681)	FAIR	F	Engineer/Arch Estimate	3	Inflate First Year?	Yes		
Projected Savings Interest	2.0%	App. % Change	3.2%	POOR	P	Cost When Last Done	4				
CAPITAL INVENTORY		NORM	DONE	LAST	CO	NEXT	COST	COST	FUNDING	EOY	
ITEM	ADJUSTMENT	LIFE	LAST	COST	ND	DUE DATE	NOW	SRC	RQMNT	RES	DEFICIT
Wrought Iron Fence Painting	4	3	2012	7000		2019	7,000		6,000	6,000	
Wrough Iron Fencing		11	2012			2023	27,000		14,727	14,727	
Contingency - Irrigation		20	2006			2026	8,134		4,880	178,688	-173,808
2018 End Yr Totals							42,134		25,608	199,416	(173,808)

RKCA Site 299

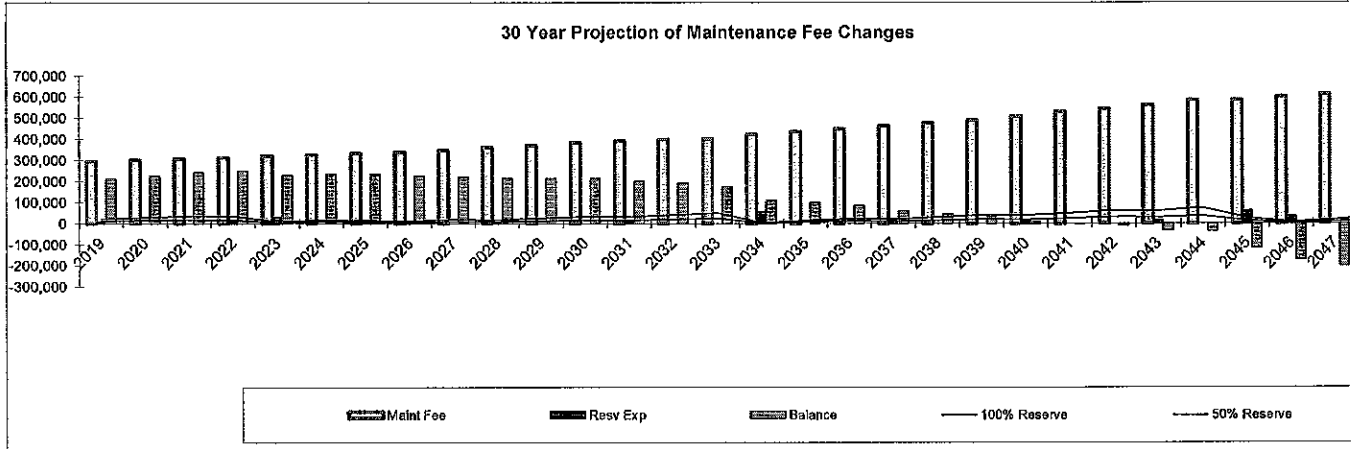
Board Approved 2019 Cash Flow Plan

Prepared By: My-Le Barnhart and Hawaiiana Management Company, Ltd

Maintenance Fee Plan to Accomplish All Known Improvements and Repairs For Next 30 Years

Assumed Rate of Inflation: 3%

Assumed Savings Interest Rate: 2%



Contingency Reserve Fur

\$0

CY Year	Starting Balance	-Reserve Expense	-Loan Payments	-Operating Expenses	+Maint. Fees	+Other Income	+Interest Income	=Ending Balance	% Maint. Fee Change	Net Reserve Contrib.
2019	199,416	7,210	0	282,387	296,342	4,104	Included	210,264	3.2%	10,849
2020	210,264	0	0	290,859	302,269	3,600	4,355	229,630	2.0%	15,010
2021	229,630	0	0	299,585	308,314	3,600	4,716	246,675	2.0%	12,329
2022	246,675	7,879	0	308,572	314,480	3,600	4,950	253,254	2.0%	1,629
2023	253,254	31,300	0	317,829	320,770	3,600	4,817	233,312	2.0%	(24,759)
2024	233,312	0	0	327,364	327,185	3,600	4,700	241,434	2.0%	3,421
2025	241,434	8,610	0	337,185	333,729	3,600	4,744	237,712	2.0%	(8,466)
2026	237,712	10,304	0	347,301	340,404	3,600	4,618	228,729	2.0%	(13,601)
2027	228,729	0	0	357,720	347,212	3,600	4,505	226,326	2.0%	(6,908)
2028	226,326	9,408	0	368,451	361,100	3,600	4,395	217,562	4.0%	(13,159)
2029	217,562	0	0	379,505	371,933	3,600	4,312	217,902	3.0%	(3,972)
2030	217,902	0	0	390,890	383,091	3,600	4,316	218,019	3.0%	(4,199)
2031	218,019	10,280	0	402,617	390,753	3,600	4,175	203,651	2.0%	(18,544)
2032	203,651	0	0	414,695	398,568	3,600	3,948	195,071	2.0%	(12,527)
2033	195,071	0	0	427,136	402,554	3,600	3,692	177,781	1.0%	(20,982)
2034	177,781	54,560	0	439,950	422,681	3,600	2,873	112,425	5.0%	(68,229)
2035	112,425	0	0	453,149	435,362	3,600	2,107	100,345	3.0%	(14,187)
2036	100,345	0	0	466,743	448,423	3,600	1,860	87,484	3.0%	(14,720)
2037	87,484	12,275	0	480,745	461,875	3,600	1,474	61,414	3.0%	(27,545)
2038	61,414	0	0	495,168	475,732	3,600	1,070	46,648	3.0%	(15,836)
2039	46,648	0	0	510,023	490,004	3,600	769	30,997	3.0%	(16,419)
2040	30,997	13,413	0	525,323	509,604	3,600	365	5,829	4.0%	(25,533)
2041	5,829	0	0	541,083	529,988	3,600	42	(1,624)	4.0%	(7,495)
2042	(1,624)	0	0	557,316	545,888	3,600	0	(9,452)	3.0%	(7,828)
2043	(9,452)	14,657	0	574,035	562,264	3,600	0	(32,280)	3.0%	(22,828)
2044	(32,280)	0	0	591,256	584,755	3,600	0	(35,182)	4.0%	(2,901)
2045	(35,182)	59,975	0	608,994	584,755	3,600	0	(115,796)	0.0%	(80,614)
2046	(115,796)	34,626	0	627,264	602,297	3,600	0	(171,788)	3.0%	(55,992)
2047	(171,788)	0	0	646,082	614,343	3,600	0	(199,926)	2.0%	(28,138)
2048	(199,926)	0	0	665,464	626,630	3,600	0	(235,160)	2.0%	(35,234)