



November 2023

Dear Owner, Lalea at Hawaii Kai:

Enclosed are the 2024 Cash Operating Budget and Reserve Study approved by your Association's Board of Directors. After fiscal review during budget deliberations, your Board of Directors approved an operating budget with a **4.00% INCREASE IN MAINTENANCE FEES effective January 1, 2024**. Significant changes in the 2024 budget compared to 2023 are listed below:

- *Insurance* increased 31.14% (\$32.59 per unit/month average) as commercial property insurance premiums are rising as global market conditions continue to sustain catastrophic losses combined with rising construction costs and inflation. These factors are driving significant insurance increases nationwide.
- *Transfer to Reserves* increased 11.77% (\$8.62 per unit/month average) to fund upcoming projects.

Replacement Reserves are funded utilizing the "Cash Flow" method which provides for contributions to the reserves over a 30-year period that do not result in a special assessment in any given year with the exception of unforeseen significant events. Project information is presented in the enclosed Reserve Study. Any questions pertaining to the enclosed budget information may be addressed by contacting the undersigned or by written correspondence to the Board of Directors.

MAINTENANCE FEE REMITTANCE

Touchstone Properties offers you the convenience of making your monthly maintenance fee payments through the AutoPay Automatic Payment Service, online payment by credit card, or with the use of payment coupons.

If you have authorized AutoPay Automatic Payment Service, you need to do nothing further. Your payment will be adjusted to reflect any change in monthly maintenance fees and will continue to be deducted from your designated checking or savings account on or after the tenth day of each month.

If you make your own payments, your Coupon Payment Booklet is enclosed. Follow the "*Payment Instructions*" on the back of the coupon and use the pre-addressed mailing envelopes provided. Your check must be made payable to "*Lalea at Hawaii Kai*" and the coupon must accompany the payment check to ensure your account is properly credited.

Payment of maintenance fees by credit card can be made online only through our website at www.touchstoneproperties-hawaii.com. Walk-in or telephone payments by credit card are not accepted.

Please note that a nominal fee will be charged by the card processing company. Payment of maintenance fees by a Telephone Bill Payer Service is not recommended unless the payment coupon accompanies the check. If you are an agent, please forward all pertinent information to the owner of the unit.

As a reminder, your maintenance fee payments are due and payable on the first day of each month. Your Association allows a grace period of 10 days. Any owner whose payment is received and deposited by the HomeStreet Bank Remittance Center after the 10th of the month will incur a \$25.00 late payment handling charge. To avoid the potentiality of a late payment handling charge and reduce the payment processing cost charged to Lalea at Hawaii Kai, we encourage all owners to consider authorizing automatic payment of their maintenance fees through the AutoPay Automatic Payment Service. Review the enclosed AutoPay brochure, complete the authorization form and return it to Touchstone Properties via the enclosed business reply envelope. This method of remittance assures that your monthly payment will be made for you automatically on or after the 10th of the month, every month, and NEVER LATE.

INSURANCE SUMMARY

Enclosed is an insurance summary from Insurance Associates providing a brief description of insurance applicable to both property and liability coverage for Lalea at Hawaii Kai. **Use this summary to review with your insurance agent for determining adequate contents and liability coverage of your apartment and personal needs.** Any questions concerning insurance coverage may be directed to Ms. Sue Savio at 538-6938.

OWNER CORRESPONDENCE

Owners are encouraged to submit their written questions and/or comments to the Board of Directors. Please, note however, that to ensure receipt of your letter, all correspondence must be mailed to the Board of Directors, c/o Touchstone Properties, Ltd., 680 Iwilei Road, Suite 777, Honolulu, Hawaii 96817. **DO NOT mail correspondence to the P.O. Box with your maintenance fee payments.** Since all payments mailed to the P.O. Box are received directly by HomeStreet Bank your correspondence could get delayed or even lost.

Sincerely,

TOUCHSTONE PROPERTIES, LTD., AAMC®
Agent for LALEA AT HAWAII KAI AOA



Cindy Kuhlman Low
Property Manager

Enclosures: 1) 2024 Cash Operating Budget and Reserve Study
 2) Coupon Payment Booklet with envelopes (if applicable)
 3) AutoPay Application (if applicable)
 4) Insurance Summary

2024 Lalea at Hawaii Kai CASH OPERATING BUDGET

Acct No.	ACCOUNT DESCRIPTION	M O N I T H L Y										Budget Variance / Apt from 2024 to 2023						
		A		B		C		D		E			F		G		H	
		BOARD		APPROVED		ACTUAL AVERAGES		ACTUAL AVERAGES		ACTUAL AVERAGES			ACTUAL AVERAGES		ACTUAL AVERAGES		ACTUAL AVERAGES	
		BUDGET 2024	Adjust +/-	Change %	BUDGET 2023	Jan-Jul 2023	2022	2021										

OPERATING RECEIPTS:

4139	* FEES & DUES	126,999	4,885	4.00%	122,115	121,574	119,423	114,185	16.84
4209	* ASSESSMENTS	3,499	3,499	>100%				(1,014)	12.06
4319	* REIMBURSEMENTS								
5809	* TAXABLE RECEIPTS	10,572	5,872	124.94%	4,700		1,863	908	20.25
6996	* TOTAL OPERATING RECEIPTS	\$ 141,070	\$ 14,256	11.24%	\$ 126,815	\$ 121,574	\$ 121,286	\$ 114,080	49.16

OPERATING DISBURSEMENTS :

7119	* WAGES & BENEFITS	8,029	315	4.08%	7,714	6,863	(200)	6,494	1.09
7159	* OFFICE & ADMIN	1,405	(131)	-8.50%	1,536	1,696	1,637	1,655	(0.45)
7189	* PROPERTY MGMT & ACCTG	4,631	91	2.01%	4,540	4,540	4,407	4,407	0.31
7198	* OTHER PROFESSIONAL FEES	924	37	4.18%	887	832	4,927	1,238	0.13
7219	* ELEVATOR								
7229	* ELECTRICITY	1,748	81	4.89%	1,667	1,689	1,273	968	0.28
7239	* WATER & SEWER	33,299	1,081	3.36%	32,218	30,524	28,238	27,407	3.73
7249	* GAS	167			167	171	162	154	
7259	* EXTERMINATING	3,725	528	16.52%	3,197	2,651	3,635	3,762	1.82
7269	* RUBBISH REMOVAL	271			271	477	671	465	
7289	* TELEVISION / OTHER MISC								
7298	* SECURITY	379		>100%	379	372	341	434	
7329	* GROUNDS	18,792	(333)	-1.74%	19,125	19,784	18,487	19,383	(1.15)
7339	* CUSTODIAL / WINDOW CLEANING					151	(132)	616	
7369	* GENERAL MAINTENANCE	842	(333)	-28.37%	1,175	1,375	3,054	5,645	(1.15)
7389	* HEAT - VENT - A/C	538			538		506	506	
7395	* PAINT MAINTENANCE	20			20				
7449	* AMENITIES	857			857	1,217	846	509	
7459	* VEHICLE / OTHER M&R	80			80	16	17	63	
7519	* TAXES	1,819	969	113.92%	851	505	1,120	120	3.34
7539	* INSURANCE	39,802	9,450	31.14%	30,351	9,493	26,666	18,059	32.59
7549	* OTHER FIXED EXPENSES								
7997	* TOTAL OPERATING DISBURSEMENTS	\$ 117,327	\$ 11,756	11.14%	\$ 105,571	\$ 82,356	\$ 95,657	\$ 91,865	40.54

2024
Lalea at Hawaii Kai
CASH OPERATING BUDGET

Acct No.	ACCOUNT DESCRIPTION	BOARD		APPROVED		ACTUAL AVERAGES			Budget Variance / Apt from 2024 to 2023
		B	C	D	E	F	G	H	
		BUDGET 2024	Adjust +/-	Change %	BUDGET 2023	Jan-Jul 2023	2022	2021	
RESERVE CONTRIBUTIONS :									
7998	* TRANSFER to RESERVES from CHKG	23,743	2,500	11.77%	21,243	24,366	27,593	25,566	8.62
7999	* TOTAL RESERVE CONTRIBUTIONS & OPERATING DISBURSEMENTS	\$ 141,070	\$ 14,256	11.24%	\$ 126,815	\$ 106,722	\$ 123,250	\$ 117,451	49.16
8002	NET OF TOTAL RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, & OPERATING RECEIPTS	\$ (0)	\$ (0)		\$ 0	\$ 14,852	\$ (1,964)	\$ (3,371)	
NON-OPERATING RECEIPTS & DISBURSEMENTS :									
8639	* CAPITAL / EXCEPTIONAL DISB	(94,600)	(9,889)	11.67%	(84,711)	(26,748)	(685)	(2,967)	(34.10)
9279	* TRANSFER from RESERVES to CHKG	94,600	9,889	11.67%	84,711		685	2,967	34.10
9000	* OTHER COLLECTIONS (+)								
9020	* OTHER TRANSMITTALS (-)								
9295	* NET NON-OPERATING EFFECT	\$ 0	\$ 0		\$ 0	\$ (26,748)	\$ 0	\$ 0	
9521	* NET OF RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, OPERATING RECEIPTS, & NON-OPERATING EFFECT	\$ (0)	\$ (0)		\$ 0	\$ (11,896)	\$ (1,963)	\$ (3,371)	

2024
Lalea at Hawaii Kai

CASH OPERATING BUDGET

APT / UNIT TYPE	NO. OF APTS	PERCENT COMMON INTEREST	BOARD APPROVED		Increase / Decrease 2023 - 2024	APT / UNIT	
			2023	2024		TYPE TOTAL %	COLLECTION TOTAL \$\$\$
PHASE 1:							
A, AR	9	0.90506%	\$ 320.03	\$ 332.83	\$ 12.80	8.14554%	\$ 2,995.47
B	6	1.09426%	\$ 386.93	\$ 402.40	\$ 15.47	6.56556%	\$ 2,414.40
BR	3	1.09427%	\$ 386.93	\$ 402.41	\$ 15.48	3.28281%	\$ 1,207.23
C, CR	9	1.14127%	\$ 403.55	\$ 419.69	\$ 16.14	10.27143%	\$ 3,777.21
D, DR	30	1.29552%	\$ 458.09	\$ 476.42	\$ 18.33	38.86560%	\$ 14,292.60
E, ER	20	1.35458%	\$ 478.98	\$ 498.13	\$ 19.15	27.09160%	\$ 9,962.60
F, FR	2	1.90172%	\$ 672.44	\$ 699.34	\$ 26.90	3.80344%	\$ 1,398.68
FE	1	1.97402%	\$ 698.01	\$ 725.93	\$ 27.92	1.97402%	\$ 725.93
Ph1 subtotal	80				sub-total	100.00%	\$ 36,774.12
PHASE 2:							
A, AR	17	0.95518%	\$ 320.03	\$ 332.83	\$ 12.80	16.23806%	\$ 5,658.11
B, BR	17	1.15486%	\$ 386.93	\$ 402.41	\$ 15.48	19.63262%	\$ 6,840.97
C was 6	7	1.20447%	\$ 403.55	\$ 419.69	\$ 16.14	8.43129%	\$ 2,937.83
CR was 11	10	1.20446%	\$ 403.55	\$ 419.69	\$ 16.14	12.04460%	\$ 4,196.90
D, DR	26	1.36727%	\$ 458.09	\$ 476.42	\$ 18.33	35.54902%	\$ 12,386.92
F	1	2.00702%	\$ 672.44	\$ 699.34	\$ 26.90	2.00702%	\$ 699.34
FR was 2.00701%	2	2.00703%	\$ 672.44	\$ 699.34	\$ 26.90	4.01406%	\$ 1,398.68
FE	1	2.08333%	\$ 698.01	\$ 725.94	\$ 27.93	2.08333%	\$ 725.94
Ph2 subtotal	81				sub-total	100.00%	\$ 34,844.69
PHASE 3:							
A1	8	1.35965%	\$ 362.21	\$ 376.70	\$ 14.49	10.87720%	\$ 3,013.60
A1R	8	1.35965%	\$ 362.21	\$ 376.70	\$ 14.49	10.87720%	\$ 3,013.60
B	8	1.45243%	\$ 386.93	\$ 402.41	\$ 15.48	11.61944%	\$ 3,219.28
BR	8	1.45243%	\$ 386.93	\$ 402.41	\$ 15.48	11.61944%	\$ 3,219.28
C	8	1.51481%	\$ 403.55	\$ 419.69	\$ 16.14	12.11848%	\$ 3,357.52
CR	8	1.51481%	\$ 403.55	\$ 419.69	\$ 16.14	12.11848%	\$ 3,357.52
D1	5	1.78035%	\$ 474.29	\$ 493.26	\$ 18.97	8.90175%	\$ 2,466.30
D1R	5	1.78034%	\$ 474.29	\$ 493.26	\$ 18.97	8.90170%	\$ 2,466.30
EE	4	1.85233%	\$ 493.46	\$ 513.20	\$ 19.74	7.40932%	\$ 2,052.80
EER	3	1.85233%	\$ 493.46	\$ 513.20	\$ 19.74	5.55699%	\$ 1,539.60
Ph3 subtotal	65				sub-total	100.00%	\$ 27,705.80

2024

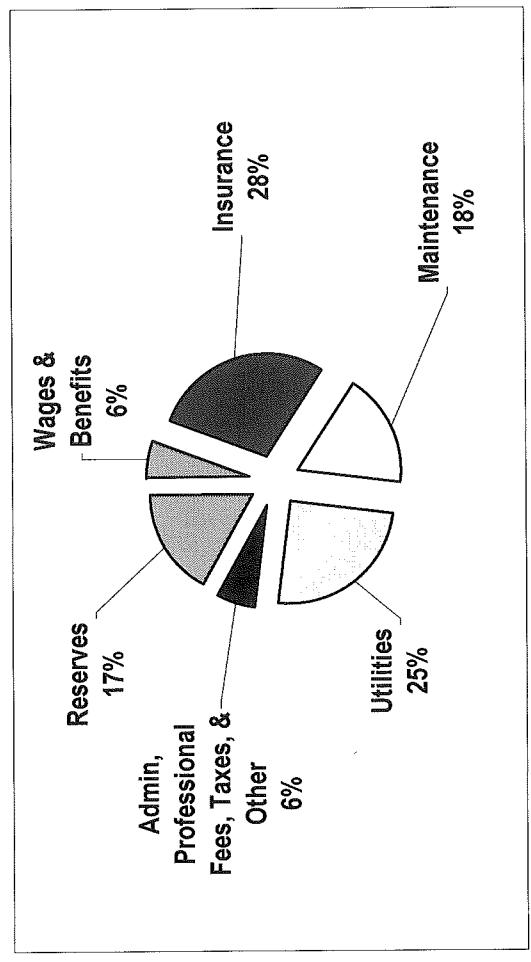
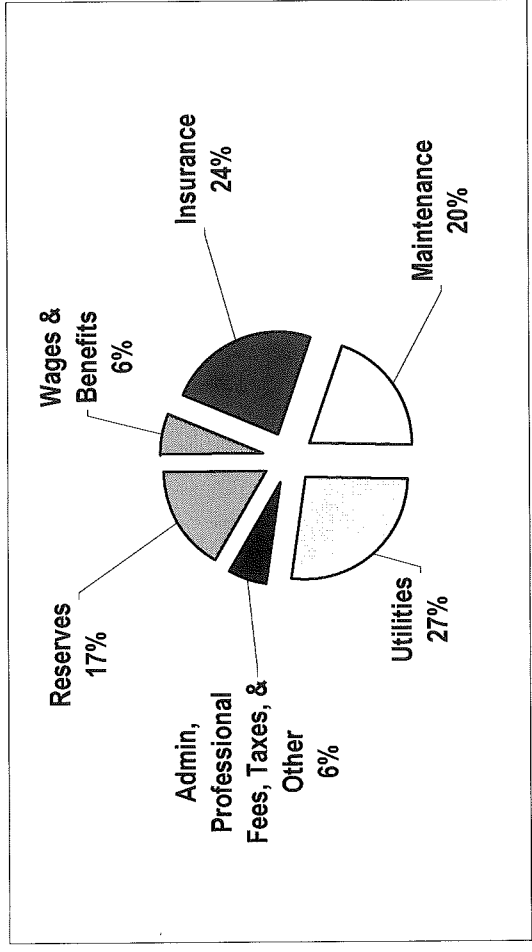
Lalea at Hawaii Kai

CASH OPERATING BUDGET

APT / UNIT TYPE	NO. OF APTS	PERCENT COMMON INTEREST	BOARD APPROVED		Increase / Decrease 2023 - 2024	APT / UNIT	
			2023	2024		TYPE TOTAL %	COLLECTION TOTAL \$\$\$
PHASE 4:							
A1	1	1.36117%	\$ 362.21	\$ 376.71	\$ 14.50	1.36117%	\$ 376.71
A1	5	1.36118%	\$ 362.21	\$ 376.70	\$ 14.49	6.80590%	\$ 1,883.50
A1R	8	1.36118%	\$ 362.21	\$ 376.70	\$ 14.49	10.88944%	\$ 3,013.60
B	6	1.45406%	\$ 386.93	\$ 402.41	\$ 15.48	8.72436%	\$ 2,414.46
BR	8	1.45406%	\$ 386.93	\$ 402.41	\$ 15.48	11.63248%	\$ 3,219.28
C	6	1.51651%	\$ 403.55	\$ 419.69	\$ 16.14	9.09906%	\$ 2,518.14
CR	8	1.51651%	\$ 403.55	\$ 419.69	\$ 16.14	12.13208%	\$ 3,357.52
D1	10	1.78234%	\$ 474.29	\$ 493.26	\$ 18.97	17.82340%	\$ 4,932.60
D1R	10	1.78234%	\$ 474.29	\$ 493.26	\$ 18.97	17.82340%	\$ 4,932.60
EE	1	1.85434%	\$ 493.45	\$ 513.18	\$ 19.73	1.85434%	\$ 513.18
EER	1	1.85434%	\$ 493.45	\$ 513.18	\$ 19.73	1.85434%	\$ 513.18
BP1	1	0.00001%	\$ 0	\$ 0	\$ 0.00	0.00001%	\$ 0
BP2	1	0.00001%	\$ 0	\$ 0	\$ 0.00	0.00001%	\$ 0
BP3	1	0.00001%	\$ 0	\$ 0	\$ 0.00	0.00001%	\$ 0
Ph4 subtotal	67				sub-total	100.00%	\$ 27,674.77
TOTAL =	293				TOTAL =>	400.00%	\$126,999.38

Lalea at Hawaii Kai CASH OPERATING BUDGET

Present Year 2023	vs	Budget Year 2024
\$ 8,094	Wages & Benefits	\$ 8,408
\$ 30,351	Insurance	\$ 39,802
\$ 25,262	Maintenance	\$ 25,123
\$ 34,052	Utilities	\$ 35,214
\$ 7,813	Admin, Professional Fees, Taxes, & Other	\$ 8,779
\$ 21,243	Reserves	\$ 23,743



LALEA AT HAWAII KAI

Reserve Study

7120 Hawaii Kai Drive
Honolulu, HI 96825
January 1, 2024



Touchstone Properties, Ltd.
680 Iwilei Road, Suite 777
Honolulu, HI 96817
808-566-4100

TABLE OF CONTENTS
Lalea at Hawaii Kai

Cash Flow Funding Model Summary	2
Component Summary	3
Cash Flow Funding Model Projection	4
Annual Expenditure Detail	5

**Lalea at Hawaii Kai
RA Cash Flow Funding Model Summary**

Report Date	January 1, 2024
Account Number	130
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	290

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	6.00%
Interest Rate on Reserve Deposit	3.00%
2024 Beginning Balance	\$4,225,782

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$280,000.00
<i>\$965.52 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$101,117.40</u>
Total Annual Allocation to Reserves	\$381,117.40
<i>\$1,314.20 per unit annually</i>	

Lalea at Hawaii Kai RA Project Summary

A Level III Reserve Study was prepared using the cash flow method of analysis for AOA Lalea at Hawaii Kai. This Reserve Study has been prepared for the fiscal year ending December 31, 2024. The Association's financial reports were reviewed and analyzed; the remaining reserve contributions and capital expenditures for fiscal year 2023 were accounted before estimating the fiscal year 2024 reserve fund beginning balance. This study assumes all remaining reserve contributions will be deposited into the Association's reserve accounts and assumes all capital improvements for fiscal year 2023 will be completed prior to December 31, 2023. Therefore, it is estimated that the reserve fund balance at fiscal yearend, December 31, 2023, will be approximately \$4,225,782.

It is our opinion that the Association's current reserve fund balance and funding plan meets projected future capital expenditures. According to the funding plan the annual reserve fund contributions will be \$280,000 in fiscal year 2024. 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 fiscal year 2024 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. The reserve study is assembled from information provided by the directors, gathered from on-site visit(s), information provided by vendors and review of building drawings if available. This information is considered reliable. 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 514B-148 (and HRS 514A-83.6). The Reserve Study is not an audit or quality inspection of the project.

The Reserve Study reflects that the Association is funded for future capital improvements and has complied with the reserve requirements of HRS 514B-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.

Cindy Kuhlman Low
Property Manager

**Lalea at Hawaii Kai
RA Component Summary**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Asphalt Repaving - Phases 1, 2, 3 & 4	2010	2030	20	0	6		1,018,777.00	1,018,777
Asphalt Sealcoating	2023	2026	3	0	2		203,235.00	203,235
Attic Vent Screens	2003	2043	40	0	19		135,962.00	135,962
Backflow Preventer	2013	2028	15	0	4		20,601.00	20,601
Barbecues - 3 @ pool, 3 @ passive park	2020	2024	4	0	0		6,590.00	6,590
Cathodic Anode Protection System	1993	2024	29	0	0		62,711.00	62,711
Containment	2017	2041	24	0	17		9,815.00	9,815
Crow's Nest Remodel / Appliances	2016	2024	8	0	0		9,477.00	9,477
Exterior lighting	2017	2034	17	0	10		2,956.00	2,956
Fencing: Vinyl Common Areas and Perimete..	1996	2026	28	2	2		143,052.00	143,052
Fencing: Vinyl Common Areas and Perimete..	1998	2026	26	2	2		71,526.00	71,526
Fire Extinguishers & Cabinets	2001	2025	24	0	1		15,514.00	15,514
Gutter & Downspout Replacement - Phases 1..	1999	2032	33	0	8		17,982.00	17,982
Gutter & Downspout Replacement - Phases 3..	1998	2035	37	0	11		26,256.00	26,256
Painting	2013	2024	10	1	0		940,000.00	940,000
Pool Deck Recoating	2017	2027	10	0	3		29,798.00	29,798
Pool Equipment - Filter, Pump & Motor	2016	2025	9	0	1		6,771.00	6,771
Pool Furniture	2017	2027	10	0	3		12,076.00	12,076
Pool Heat Pump	2013	2024	11	0	0		10,940.00	10,940
Pool Interior Tiling	2006	2042	36	0	18		26,538.00	26,538
Project Fund	2023	2024	1	0	0		12,484.00	12,484
Reroofing - Phases 1 & 2 (15 buildings and ..	1996	2031	35	0	7		1,789,127.00	1,789,127
Reroofing - Phases 3 & 4 (12 buildings)	1998	2032	34	0	8		1,125,237.00	1,125,237
Signage	2017	2041	24	0	17		23,650.00	23,650
Street Light Fixtures	1996	2028	32	0	4		590,750.00	590,750
Trash Containers		<i>Unfunded</i>						
Wood Rot Repair	2013	2024	9	1	0		93,000.00	<u>93,000</u>
Total Asset Summary								<u>\$6,404,825</u>

**Lalea at Hawaii Kai
RA Cash Flow Funding Model Projection**

Beginning Balance: \$4,225,782

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2024	280,000	101,117	1,135,202	3,471,697
2025	296,800	111,981	35,812	3,844,666
2026	314,608	111,083	456,502	3,813,855
2027	333,484	122,638	59,398	4,210,579
2028	353,494	115,636	709,549	3,970,160
2029	374,703	122,844	250,077	4,217,629
2030	397,185	101,503	1,231,380	3,484,938
2031	421,016	50,706	2,215,754	1,740,906
2032	446,277	13,361	1,741,815	458,729
2033	473,054	23,825	137,633	817,975
2034	501,437	788	1,293,131	27,070
2035	531,524	6,255	350,094	214,755
2036	563,415	22,529	27,195	773,504
2037	597,220	38,727	79,827	1,329,624
2038	633,053	49,091	326,294	1,685,475
2039	671,036	70,112	19,450	2,407,173
2040	711,298	92,180	45,816	3,164,835
2041	753,976	105,208	411,863	3,612,157
2042	799,215	125,598	224,759	4,312,212
2043	847,168	145,532	308,298	4,996,614
2044	897,998	113,861	2,099,259	3,909,213
2045	951,878	145,136	23,224	4,983,003
2046	1,008,990	178,413	44,883	6,125,524
2047	1,069,530	200,600	508,382	6,887,272
2048	1,133,702	238,888	58,038	8,201,824
2049	1,201,724	280,348	58,622	9,625,274
2050	1,273,827	247,104	2,662,303	8,483,902
2051	1,350,257	287,798	240,877	9,881,080
2052	1,431,272	332,687	222,778	11,422,262
2053	1,517,149	368,498	656,139	12,651,770

**Lalea at Hawaii Kai
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Project Fund	12,484
Barbecues - 3 @ pool, 3 @ passive park	6,590
Crow's Nest Remodel / Appliances	9,477
Wood Rot Repair	93,000
Painting	940,000
Pool Heat Pump	10,940
Cathodic Anode Protection System	62,711
Total for 2024	<u>\$1,135,202</u>
Replacement Year 2025	
Project Fund	12,859
Pool Equipment - Filter, Pump & Motor	6,974
Fire Extinguishers & Cabinets	15,979
Total for 2025	<u>\$35,812</u>
Replacement Year 2026	
Project Fund	13,244
Asphalt Sealcoating	215,612
Fencing: Vinyl Common Areas and Perimeter - Phases 3 & 4	75,882
Fencing: Vinyl Common Areas and Perimeter - Phases 1 & 2	151,764
Total for 2026	<u>\$456,502</u>
Replacement Year 2027	
Project Fund	13,642
Pool Deck Recoating	32,561
Pool Furniture	13,196
Total for 2027	<u>\$59,398</u>
Replacement Year 2028	
Project Fund	14,051
Barbecues - 3 @ pool, 3 @ passive park	7,417
Backflow Preventer	23,187
Street Light Fixtures	664,894
Total for 2028	<u>\$709,549</u>
Replacement Year 2029	
Project Fund	14,472
Asphalt Sealcoating	235,605
Total for 2029	<u>\$250,077</u>

**Lalea at Hawaii Kai
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2030	
Project Fund	14,907
Asphalt Repaving - Phases 1, 2, 3 & 4	1,216,473
Total for 2030	\$1,231,380
Replacement Year 2031	
Project Fund	15,354
Reroofing - Phases 1 & 2 (15 buildings and the Crow's Nest)	2,200,401
Total for 2031	\$2,215,754
Replacement Year 2032	
Project Fund	15,814
Asphalt Sealcoating	257,452
Barbecues - 3 @ pool, 3 @ passive park	8,348
Crow's Nest Remodel / Appliances	12,005
Gutter & Downspout Replacement - Phases 1 & 2	22,779
Reroofing - Phases 3 & 4 (12 buildings)	1,425,417
Total for 2032	\$1,741,815
Replacement Year 2033	
Project Fund	16,289
Wood Rot Repair	121,344
Total for 2033	\$137,633
Replacement Year 2034	
Project Fund	16,777
Pool Equipment - Filter, Pump & Motor	9,100
Painting	1,263,281
Exterior lighting	3,973
Total for 2034	\$1,293,131
Replacement Year 2035	
Project Fund	17,281
Asphalt Sealcoating	281,325
Pool Heat Pump	15,144
Gutter & Downspout Replacement - Phases 3 & 4	36,344
Total for 2035	\$350,094
Replacement Year 2036	
Project Fund	17,799
Barbecues - 3 @ pool, 3 @ passive park	9,396
Total for 2036	\$27,195

**Lalea at Hawaii Kai
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2037	
Project Fund	18,333
Pool Deck Recoating	43,759
Pool Furniture	17,734
Total for 2037	<u>\$79,827</u>
Replacement Year 2038	
Project Fund	18,883
Asphalt Sealcoating	307,411
Total for 2038	<u>\$326,294</u>
Replacement Year 2039	
Project Fund	19,450
Total for 2039	<u>\$19,450</u>
Replacement Year 2040	
Project Fund	20,033
Barbecues - 3 @ pool, 3 @ passive park	10,575
Crow's Nest Remodel / Appliances	15,208
Total for 2040	<u>\$45,816</u>
Replacement Year 2041	
Project Fund	20,634
Asphalt Sealcoating	335,916
Containment	16,223
Signage	39,090
Total for 2041	<u>\$411,863</u>
Replacement Year 2042	
Project Fund	21,253
Wood Rot Repair	158,326
Pool Interior Tiling	45,179
Total for 2042	<u>\$224,759</u>
Replacement Year 2043	
Project Fund	21,891
Pool Equipment - Filter, Pump & Motor	11,873
Backflow Preventer	36,124
Attic Vent Screens	238,410
Total for 2043	<u>\$308,298</u>

**Lalea at Hawaii Kai
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2044	
Project Fund	22,547
Asphalt Sealcoating	367,065
Barbecues - 3 @ pool, 3 @ passive park	11,902
Painting	1,697,745
Total for 2044	\$2,099,259
Replacement Year 2045	
Project Fund	23,224
Total for 2045	\$23,224
Replacement Year 2046	
Project Fund	23,921
Pool Heat Pump	20,962
Total for 2046	\$44,883
Replacement Year 2047	
Project Fund	24,638
Asphalt Sealcoating	401,102
Pool Deck Recoating	58,809
Pool Furniture	23,833
Total for 2047	\$508,382
Replacement Year 2048	
Project Fund	25,377
Barbecues - 3 @ pool, 3 @ passive park	13,396
Crow's Nest Remodel / Appliances	19,265
Total for 2048	\$58,038
Replacement Year 2049	
Project Fund	26,139
Fire Extinguishers & Cabinets	32,483
Total for 2049	\$58,622
Replacement Year 2050	
Project Fund	26,923
Asphalt Sealcoating	438,295
Asphalt Repaving - Phases 1, 2, 3 & 4	2,197,086
Total for 2050	\$2,662,303
Replacement Year 2051	
Project Fund	27,731

**Lalea at Hawaii Kai
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
Wood Rot Repair	206,580
Exterior lighting	6,566
Total for 2051	<u>\$240,877</u>
Replacement Year 2052	
Project Fund	28,562
Barbecues - 3 @ pool, 3 @ passive park	15,077
Pool Equipment - Filter, Pump & Motor	15,492
Fencing: Vinyl Common Areas and Perimeter - Phases 3 & 4	163,646
Total for 2052	<u>\$222,778</u>
Replacement Year 2053	
Project Fund	29,419
Asphalt Sealcoating	478,937
Cathodic Anode Protection System	147,783
Total for 2053	<u>\$656,139</u>

Lalea at Hawaii Kai, AOA
Insurance Summary
Date Prepared: August 23, 2023

Insurance Associates, Inc.
800 Bethel Street, Suite #200
Honolulu, HI 96813

Agent: Sue Savio
Direct Line: 808.526.9271
Direct Fax: 808.792.5371
sue@insuringhawaii.com

Coverage	Limits	Term	Policy Period	Annual Premium	Insurance Company	Comments
Property Building Replacement Cost Business Personal Property Building Ordinance/Increased Cost of Construction Backup of Sewers or Drains (sublimit) Deductible (all other perils excluding hurricane) Hurricane Deductible (2% of Building Value)	\$ 99,224,636 Included \$ 1,000,000 \$ 50,000 \$ 25,000 \$ 1,984,493	Annual	09/01/23 – 09/01/24	\$ 342,045	Lexington Insurance Company	
Commercial General Liability General Aggregate Personal & Advertising Injury Each Occurrence Fire Damage (any one fire) Medical Expense (any one person) Hired/Non-Owned Automobile (occurrence) Deductible	\$ 2,000,000 \$ 1,000,000 \$ 1,000,000 \$ 100,000 Excluded \$ 1,000,000 \$ 2,500	Annual	09/01/23 – 09/01/24	\$ 18,334	Nautilus Insurance Company	
Commercial Umbrella Each Occurrence Liability Aggregate Limit Retained Limit	\$ 25,000,000 \$ 25,000,000 \$ 0	Annual	09/01/23 – 09/01/24	\$ 6,846	Allied World Insurance Company	Provides coverage above the Directors' & Officers' Policy
Directors' and Officers' Liability Each Claim Policy Year Aggregate Retention – each ADA claim Retention – all other claims	\$ 2,000,000 \$ 2,000,000 \$ 10,000 \$ 2,500	Annual	09/01/23 – 09/01/24	\$ 9,586	Great American Insurance Company	Includes coverage for the Management Company
Fidelity Bond and Other Crime Coverages Deductible	\$ 150,000 \$ 1,000	Annual	09/01/23 – 09/01/24	\$ 808	Great American Insurance Company	
Workers' Compensation and Employers' Liability Bodily Injury by Accident (each accident) Bodily Injury by Disease (each employee) Bodily Injury by Disease (policy limit)	Statutory \$ 500,000 \$ 500,000 \$ 500,000	Annual	01/11/23 – 01/11/24	\$ 2,487	Employers Preferred Insurance Company	

This summary is a brief outline of your insurance policies and is a matter of information only. It does not amend, extend or alter the coverage's afforded by the companies. You must refer to the provisions found in your policies for the details of your coverage's, terms, conditions and exclusions that apply.