

2024  
RESERVE STUDY  
FOR

**Mililani Town  
Association**

*January 4, 2024*

*Prepared by*

**Armstrong Consulting, Inc.**

**HAWAII** 7192 Kalanianaʻole Hwy Ste A-143A #329 • Honolulu, HI 96825 • Phone: (808) 394-6910 • Fax: (808) 394-6912

**FLORIDA** 712 Palmetto Avenue • Melbourne, FL 32901 • Phone: (321) 674-0196

• E-mail: [sales@armstrongassoc.net](mailto:sales@armstrongassoc.net)

**2024**  
**RESERVE STUDY**  
**FOR**  
**Mililani Town Association**  
January 4, 2024

A Level Two (2) study was performed according to the Community Associations Institute (CAI) Reserve Study Standards. (*See attached standards.*)

On-site visual observations of the common area elements [i.e., roofs, parking areas, paint, etc.] were performed on December 14, 2023, by Anthony Taylor.

This report may also rely on information supplied by the property manager, Board of Directors, resident manager, contractors and published replacement guides modified for local conditions related to reconstruction.

The placement of a useful life on common elements is not an exact science. There are many variables that affect their life. For example, weather, usage, vandalism and proper maintenance. Therefore, we recommend a review of the physical analysis every three years or at any time of a major condition change [i.e., storm damage] and an update of the financial analysis every year.

**Disclosure;** as an impartial third party, Armstrong Consulting, Inc. also provides construction management for Association’s reserve projects, by being the Association’s representative.

**Copyright:** Armstrong Consulting, Inc. retains all rights to the use of the Reserve Study it has prepared. While limited copies may be made to assist in the analysis of the Study by Management or the Board, the work contained in the Study cannot be distributed to and/or used for any additional analysis by another person or entity without the express, prior, written consent of Armstrong Consulting, Inc.

This report was either prepared or reviewed by Dale Armstrong, R.S.

*Armstrong Consulting, Inc.*

Florida Office  
712 Palmetto Avenue  
Melbourne, Florida 32901  
Phone (321) 674-0196

Hawaii Office  
7192 Kalanianaʻole Hwy  
Suite A-143A #329  
Honolulu, Hawaii 96825  
Phone (808) 394-6910  
Fax (808) 394-6912





# Armstrong Consulting, Inc.



7192 Kalanianaʻole Hwy, Ste. A-143A #329  
Honolulu, Hawaii 96825  
Phone (808) 394-6910

712 Palmetto Avenue  
Melbourne, Florida 32901  
Phone (321) 674-0196

Fax (808) 394-6912

E-mail: [sales@armstrongassoc.net](mailto:sales@armstrongassoc.net)

January 4, 2024

David O'Neal  
Mililani Town Association  
95-303 Kaloapau Street  
Mililani, HI 96789

Re: **Mililani Town Association - 2024 Reserve Study Summary**

David,

This study considers the replacement, repairs and/or refurbishment of the project's common area improvements. The total current cost of the components included in this analysis as of January 1, 2024, is \$57,537,315 and the total future cost is \$120,763,221.

**Analysis 1 – 2024:** Indicates the recommended contribution rate into reserves. The reserve fund beginning balance as of January 1, 2024, is \$9,366,775 as reported by property management. The assumed inflation rate used is 3.4%, the fund's investment rate used is 1.5% and the analysis time horizon is 30 years.

Based on the above parameters, the analysis recommends that the Association set the annual reserve contribution for the period starting 01/01/2024 at \$1,210,000. The contribution rate is also recommended to increase by 16.9% each year from 2025 through 2031. Then, contributions shall increase annually by 1.8% from 2032 through 2046. Then, contributions shall maintain each year from 2047 and throughout the remaining time horizon of the study. Under this contribution plan, the lowest fund balance is \$2,714,923 occurs in 2025.

Under this analysis the Association does adequately meet Hawaii State reserve requirements under the cash flow method. The following inclusions, exclusions or explanations are an integral part of this reserve study.

Concrete spall and restoration work: Concrete restoration costs can become a significant expense as buildings age. Estimating the future cost for repairs is beyond the scope of this analysis. If estimated costs for concrete repairs are included in this report, they were provided by property management.

Site Visit Observations: Due to the site visit conditions, not all components were observed. Where a component is included in the study but not observed, a best estimate of the current condition and replacement cost was made.

Site Utilities: This reserve study does not include a component for the complete replacement of the project's electrical, plumbing or storm water drainage system. A reserve study is a budget

**Mililani Town Association**

**January 4, 2024**

**Page 2 of 2**

planning tool and not an engineering study. Determining the condition for hidden or unapparent building or site components is beyond the scope of this reserve study. It is assumed in this reserve study that the project's electrical, plumbing and/or storm water drainage system will have a useful life similar to that of the overall project. Accurately predicting the premature failure or replacement cost of these components is not considered reasonable. A component for the replacement of the project's electrical, plumbing or storm water drainage system can be included per request of the client if information is available that warrants inclusion.

Please review the assumptions utilized and the entire report for accuracy. We thank you for the opportunity to be of service to you and the Association.

Sincerely,

**ARMSTRONG CONSULTING, INC.**

**ANTHONY TAYLOR**

Reserve Specialist

# Mililani Town Association - 2024

## TABLE OF CONTENTS

Project Definition.....	1
Analysis Definition.....	2
Cash Flow Projections.....	3
Cash Flow Projections Graph.....	4
Projected Expenditures by Component.....	5
Accountant's Report by Component.....	44
Component Summary.....	62

# Mililani Town Association - 2024

## PROJECT DEFINITION REPORT

1/04/2024

### Project Information

Project:	Mililani Town Association - 2024	Project Date:	1/01/1978
Address:	95-303 Kaloapua Street	Number of Phases:	0
City:	Mililani	Number of Units:	15829
State:	HI	Number of Models:	0
Zip:	96789-0000		

### Property Description

The Mililani Town Association is a planned development located in central Oahu that encompasses some 15,829 residential units. The Association common elements include seven recreation centers with pools, tennis courts, meeting facilities, parking lots and support structures; an administrative building; a warehouse and maintenance facility; a fleet of service and maintenance equipment and vehicles; concrete sidewalks and curbs; a pedestrian overpass bridge; two pedestrian tunnels; location signage,; and an extensive irrigation and landscaping system.

Site visits to the property were performed on December 14, 2023. At that time, the facilities were in generally fair condition. Specific information about the condition of individual components are included in the Component Details sections of this report.

The location of individual components listed in this study is identified by the following code:

A - Administration Building  
M - Maintenance Building and Equipment  
OA - Other assets located throughout the property  
RC1 - Recreation Center 1: New facility planned for 2030  
RC2 - Recreation Center 2: New facility completed in 2014  
RC3 - Recreation Center 3: New facility planned for 2024  
RC4 - Recreation Center 4: New facility planned for 2030  
RC5 - Recreation Center 5  
RC6 - Recreation Center 6  
RC7 - Recreation Center 7

# Mililani Town Association - 2024 ANALYSIS DEFINITION REPORT

## Analysis 1 - 2024

### Project Information

Project: Mililani Town Association - 2024	Project Date: 1/01/1978
Address: 95-303 Kaloapua Street	Analysis Date: 1/01/2024
City: Mililani	Number of Phases: 0
State: HI	Number of Units: 15829
Zip: 96789-0000	Number of Models: 0

### Analysis Parameters

Rate of Inflation: 3.4%	Deferred Expenditures: No
Rate of Return on Investment: 1.5%	Contingency: 0%
Beginning Funds: 9,366,775.00	Contingency Time: None
Loan/Special Assessment: No	

### Annual Contribution Factors

	2034: 1.8%	2044: 1.8%
2025: 16.9%	2035: 1.8%	2045: 1.8%
2026: 16.9%	2036: 1.8%	2046: 1.8%
2027: 16.9%	2037: 1.8%	2047: 0%
2028: 16.9%	2038: 1.8%	2048: 0%
2029: 16.9%	2039: 1.8%	2049: 0%
2030: 16.9%	2040: 1.8%	2050: 0%
2031: 16.9%	2041: 1.8%	2051: 0%
2032: 1.8%	2042: 1.8%	2052: 0%
2033: 1.8%	2043: 1.8%	2053: 0%

### Additional Analysis Information

Analysis 1 - 2024 Indicates the recommended contribution rate into reserves. The reserve fund beginning balance as of January 1, 2024 is \$9,366,775 as reported by property management. The assumed inflation rate used is 3.4%, the funds investment rate used is 1.5% and the analysis time horizon is 30 years.

Based on the above parameters, the analysis recommends that the Association set the annual reserve contribution for the period starting 01/01/2024 at \$1,210,000. The contribution rate is also recommended to increase by 16.9% each year from 2025 through 2031. Then, contributions shall increase annually by 1.8% from 2032 through 2046. Then, contributions shall maintain each year from 2047 and throughout the remaining time horizon of the study. Under this contribution plan, the lowest fund balance is \$2,714,923 occurs in 2025.

Based on these assumptions, the recommended reserve funding plan adequately meets Hawaii State reserve requirements under the cash flow method. Please review the above financial data and the entire report for accuracy.

**Mililani Town Association - 2024**  
**CASHFLOW SUMMARY PROJECTIONS**

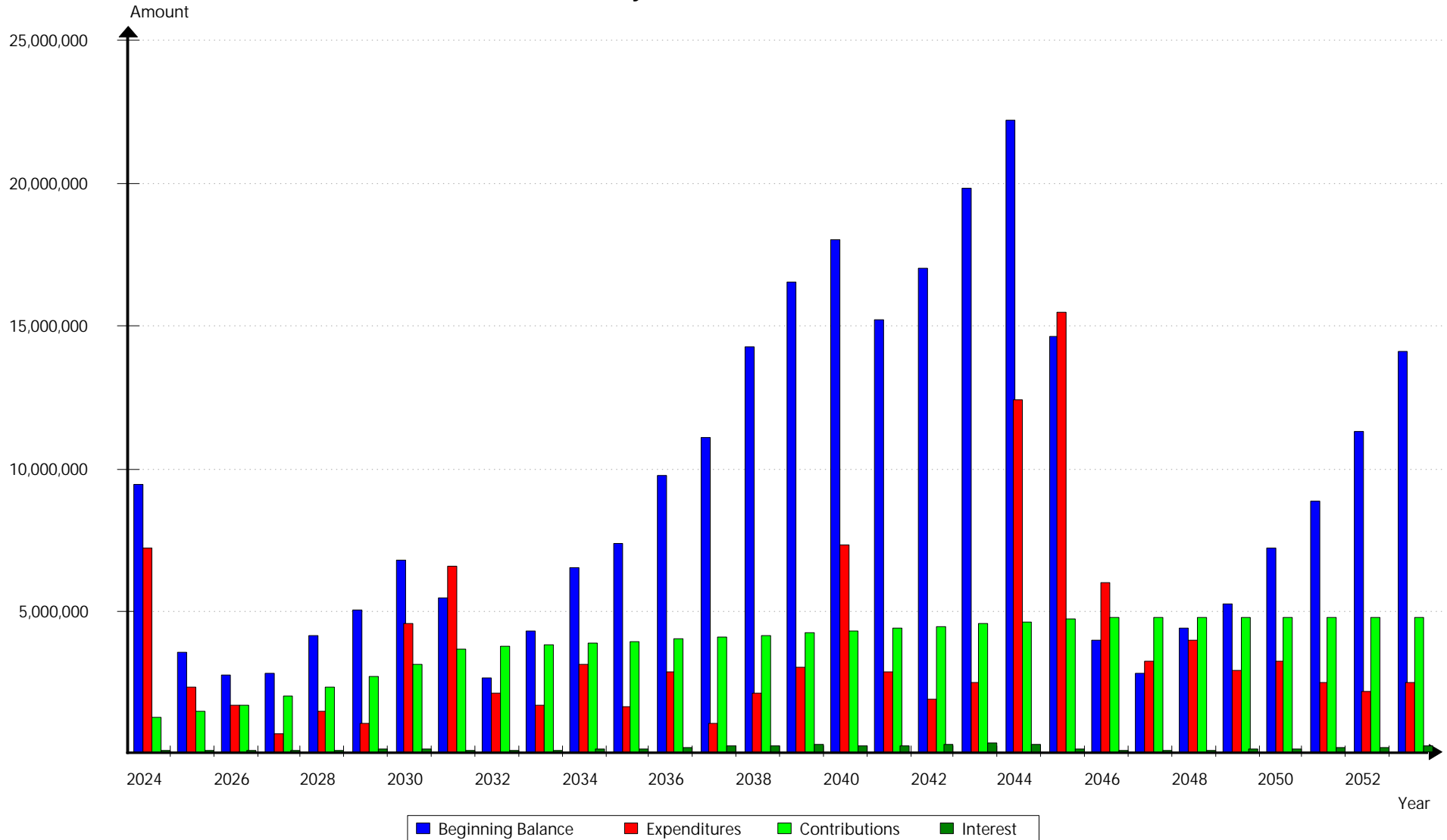
**Analysis 1 - 2024**

<b>Year</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Average/ Unit/Mo</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
2024	9,366,775.00	1,210,000.00	6.37	48,656.51	7,116,479.00	3,508,952.51
2025	3,508,952.51	1,414,490.00	7.45	40,882.95	2,249,402.00	2,714,923.46
2026	2,714,923.46	1,653,538.81	8.71	36,646.11	1,655,710.00	2,749,398.38
2027	2,749,398.38	1,932,986.87	10.18	49,303.93	650,898.00	4,080,791.18
2028	4,080,791.18	2,259,661.65	11.90	64,026.18	1,430,862.00	4,973,617.01
2029	4,973,617.01	2,641,544.47	13.91	84,879.90	983,823.00	6,716,218.38
2030	6,716,218.38	3,087,965.49	16.26	79,534.20	4,474,972.00	5,408,746.07
2031	5,408,746.07	3,609,831.66	19.00	44,969.64	6,484,013.00	2,579,534.37
2032	2,579,534.37	3,674,808.63	19.35	46,291.98	2,056,277.00	4,244,357.98
2033	4,244,357.98	3,740,955.19	19.69	76,706.27	1,637,561.00	6,424,458.44
2034	6,424,458.44	3,808,292.38	20.05	93,534.78	3,051,449.00	7,274,836.60
2035	7,274,836.60	3,876,841.64	20.41	124,272.63	1,591,438.00	9,684,512.87
2036	9,684,512.87	3,946,624.79	20.78	144,889.60	2,808,251.00	10,967,776.26
2037	10,967,776.26	4,017,664.04	21.15	186,795.36	984,048.00	14,188,187.66
2038	14,188,187.66	4,089,981.99	21.53	224,711.36	2,058,744.00	16,444,137.01
2039	16,444,137.01	4,163,601.67	21.92	248,256.13	2,934,996.00	17,920,998.81
2040	17,920,998.81	4,238,546.50	22.31	228,961.29	7,255,385.00	15,133,121.60
2041	15,133,121.60	4,314,840.34	22.72	234,202.51	2,778,382.00	16,903,782.45
2042	16,903,782.45	4,392,507.47	23.12	268,139.28	1,832,724.00	19,731,705.20
2043	19,731,705.20	4,471,572.60	23.54	305,021.94	2,430,542.00	22,077,757.74
2044	22,077,757.74	4,552,060.91	23.96	240,049.92	12,318,987.00	14,550,881.57
2045	14,550,881.57	4,633,998.01	24.40	101,028.79	15,380,338.00	3,905,570.37
2046	3,905,570.37	4,717,409.97	24.84	34,039.55	5,913,356.00	2,743,663.89
2047	2,743,663.89	4,717,409.97	24.84	45,490.90	3,180,388.00	4,326,176.76
2048	4,326,176.76	4,717,409.97	24.84	59,961.47	3,916,057.00	5,187,491.20
2049	5,187,491.20	4,717,409.97	24.84	80,051.91	2,874,138.00	7,110,815.08
2050	7,110,815.08	4,717,409.97	24.84	110,351.66	3,175,572.00	8,763,004.71
2051	8,763,004.71	4,717,409.97	24.84	144,004.38	2,423,285.00	11,201,134.06
2052	11,201,134.06	4,717,409.97	24.84	183,233.65	2,089,804.00	14,011,973.68
2053	14,011,973.68	4,717,409.97	24.84	223,380.86	2,424,072.00	16,528,692.51
<b>Totals:</b>		<b>113,471,594.87</b>		<b>3,852,275.64</b>	<b>110,161,953.00</b>	



# Mililani Town Association - 2024 CASHFLOW PROJECTIONS GRAPH

## Analysis 1 - 2024



**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
A - 10 x 20 Tents	2,000			2,211			2,445			2,703
A - AC Fan Coil Unit 1								11,993		
A - AC Fan Coil Unit 2								19,989		
A - AC Fan Coil Unit 3								19,989		
A - AC Fan Coil Unit 4								19,989		
A - AC Fan Coil Unit 5								7,995		
A - AC Fan Coil Unit 6								19,989		
A - AC Heat Pump Compressor 1								17,990		
A - AC Heat Pump Compressor 2								23,492		
A - AC Heat Pump Compressor 3								23,492		
A - AC Heat Pump Compressor 4								23,492		
A - AC Heat Pump Compressor 5								18,794		
A - AC Heat Pump Compressor 6								23,492		
A - Bathroom Refurbishment					16,703					
A - Board and Manager iPad		12,099			13,375			14,788		
A - Clock, Timekeeper							6,071			
A - Computer Cabling								156,616		
A - Computer Main Servers	146,106								190,946	
A - Computer Software	10,986	11,359	11,746	12,145	12,559	12,986	13,427	13,884	14,357	14,846
A - Computer Workstations					33,489					39,586
A - Concrete Walkway Repair			3,124							
A - Covenants Cameras		1,551					1,834			
A - Door, Security Entry Lock			2,650							
A - ExaGrid	30,000			33,168			36,671			40,544
A - Exterior Painting			46,864							
A - Flooring, Carpeting			53,661							
A - Flooring, Sheet Vinyl								12,279		
A - Heartstart Defibrillator			1,562							
A - Interior Painting			24,865							
A - Kitchen Appliances			3,905							

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
A - Laminator		1,551					1,834			
A - Light Fixtures, General			3,905					4,615		
A - Office Furniture & Equipment	14,611		15,621		16,703		17,858		19,095	
A - Office Scanners	15,000			16,584			18,336			20,272
A - Rec-Trac Reservation System								189,506		
A - Telephone System	21,916									
A - Virtual Machine Server Upgrade	152,140					179,856				
A - Window Treatment					24,934					
M - AC, Split System 1										6,139
M - AC, Split System 2										12,282
M - Bathroom Refurbishment				8,076						
M - Bobcat Skid Steer Loader		36,193								
M - Clock, Timekeeper					2,839					
M - Equipment, Air Compressor, Thomas						6,908				
M - Equipment, Blue Bird Aerator			5,467							
M - Equipment, Carpet Extractor			4,686							
M - Equipment, Cement Mixer							7,143			
M - Equipment, Chipper Vermeer				71,787						
M - Equipment, Gas Tiller										5,923
M - Equipment, General Maintenance	14,648	15,146	15,661	16,193	16,745	17,315	17,903	18,512	19,143	19,794
M - Equipment, Grinder Stump Blue Bird	7,305									
M - Equipment, Honda 3500 Generator			3,905							
M - Equipment, Honda 6500 Generator						7,771				
M - Equipment, Mower Hydro Lawn Honda								4,799		
M - Equipment, Mower Riding Hustler									76,378	
M - Equipment, Mower Riding Jacobson 311T			98,412							
M - Equipment, Propane Burnisher									7,126	
M - Equipment, Resistograph Tree Test		10,763								
M - Equipment, Storage Cabinets								2,036		
M - Exterior Painting				18,193						

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
M - Genie Electric Manlift			13,249							
M - Gutters & Downspouts	8,551									
M - Heartstart Defibrillator	1,445									
M - Ice Machine	3,717									
M - Intelli-Sprayer 150									8,592	
M - Interior Painting				19,283						
M - Light Fixtures	4,410					5,213				
M - Lockers, Metal						1,758				
M - Office Equipment & Furniture			4,686			5,181			5,728	
M - Roof Ventilator Exhaust Fans						5,174				
M - Roofing, Built-Up, Re-Coat		22,424								
M - Roofing, Standing Seam Metal		193,740								
M - Vehicle, 2003 Ford F450, 835TRE							142,863			
M - Vehicle, 2007 Ford F150, 019TSW						51,812				
M - Vehicle, 2008 Ford 350, 757TSW							53,574			
M - Vehicle, 2008 Ford F350, 755TSW							53,574			
M - Vehicle, 2012 Ford F450, 329TTU									76,378	
M - Vehicle, 2012 Toyota Scion, RTG767									38,189	
M - Vehicle, 2013 Ford 450, 955TVA										88,847
M - Vehicle, 2013 Ford F150, 661TTZ										49,360
M - Vehicle, 2014 Toyota Prius, SDD357						34,541				
M - Vehicle, 2015 Ford 350, 690TVU		45,322								
M - Vehicle, 2015 Ford F150, 163TVP		37,768								
M - Vehicle, 2015 Ford F150, 413TVY		37,768								
M - Vehicle, 2015 Ford F150, 713TVU		37,768								
M - Vehicle, 2015 Tacoma, 781TVN		37,768								
M - Vehicle, 2015 Tacoma, 782TVN		37,768								
M - Vehicle, 2016 Ford 450, 274TVX			70,294							
M - Vehicle, 2016 PJ Trailer, 752WEU								27,698		
M - Vehicle, 2016 Toyota Prius, SZY336								36,930		

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
M - Vehicle, 2016 Toyota Prius, SZY337								36,930		
M - Vehicle, 2016 Toyota Prius, SZY338								36,930		
M - Vehicle, 2018 Ford Transit, 537TWU					30,955					
M - Vehicle, 2018 Toyota Tacoma, 943TWT					28,864					
M - Vehicle, 2020 Ford F450, 960TXG							89,515			
M - Vehicle, 2022 Toyota Tacoma, 539TXS									38,662	
M - Vehicle, 2024 Ford Transit, Café/Events	35,000									
M - Vehicle, Camper Shell & Tommy Lift					9,208					
M - Vehicle, Toyota Forklift 8FGCU15								54,816		
M - Wall Ventilator Exhaust Fans						5,174				
M - Warehouse Equipment, General	4,346	4,494	4,647	4,805	4,968	5,138	5,312	5,493	5,680	5,873
M - Water Cooler Fountain							2,272			
OA - City Sidewalk Repair	150,000	155,114	160,388	165,841	171,480	177,326	183,356	189,590	196,036	202,719
OA - Concrete Walkway Repair	14,648	15,146	15,661	16,193	16,745	17,315	17,903	18,512	19,143	19,794
OA - Kam Hwy/Lanikuhana - Solar Lit/Batt	2,600					3,074				
OA - Lighting, Waena Walkway					127,502					
OA - Major Irrigation Upgrade							151,466			
OA - Major Signage					33,489					
OA - Pedestrian Overpass Repair		153,764								
OA - Playground Benches - Kuulako									48,587	
OA - Playground Set - Kuulako									404,890	
OA - Playground Surfacing - Kuulako									80,980	
OA - Ravine Park - Concrete Benches	2,200									
OA - Tree Trimming	123,923	128,137	132,493	136,998	141,669	146,486	151,466	156,616	161,956	167,462
RC1 - Building Replacement								4,278,362		
RC1 - Built-Up Roof, Recoating - 2025		4,036								
RC1 - Clock, Timekeeper					2,839					
RC1 - Concrete Parking Lot Repair							3,559			
RC1 - CPR Training Equipment	4,387								5,733	
RC1 - Emergency Wash Station							2,678			

**PROJECTED EXPENDITURES**

**Milliani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC1 - Heartstart Defibrillator							1,786			
RC1 - Irrigation System		11,330					13,393			
RC1 - Light Fixtures					5,024					5,938
RC1 - Men's Bath Accessories, 1st Flr		8,308								
RC1 - Men's Bath Accessories, 2nd Flr		2,265								
RC1 - Men's Bath Fixtures, 1st Flr					5,845					
RC1 - Men's Bath Fixtures, 2nd Flr					1,670					
RC1 - Office Equipment			3,124						3,819	
RC1 - Pole-Mounted Light Fixtures							15,904			
RC1 - Pool Deck Coating, Recoat						51,850				
RC1 - Pool Deck Umbrellas			7,950			8,789			9,717	
RC1 - Pool Deck Vinyl Furniture		6,816							8,614	
RC1 - Pool Equipment		6,043					7,143			
RC1 - Pool Life Guard Station						6,908				
RC1 - Pool Slide Tubing							374,122			
RC1 - Pool Stand Up Shower Station			3,975							
RC1 - Tables & Chairs									30,551	
RC1 - Women's Bath Accessories, 1st Flr		8,308								
RC1 - Women's Bath Accessories, 2nd Flr		2,265								
RC1 - Women's Bath Fixtures, 1st Flr					5,845					
RC1 - Women's Bath Fixtures, 2nd Flr					1,670					
RC2 - AC Air Handling Unit 1									12,956	
RC2 - AC Air Handling Unit 2									12,956	
RC2 - AC Chiller 1									14,576	
RC2 - AC Chiller 2									14,576	
RC2 - Backflow Preventer Valves							6,059			
RC2 - Basketball Court Backboard										5,921
RC2 - Basketball Court Surfacing					18,643					
RC2 - Clock, Timekeeper				2,745						
RC2 - Concrete Walkway Repair										3,949

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC2 - Emergency Wash Station					2,505					
RC2 - Exhaust Fans, Roof-Mounted										5,024
RC2 - Exterior Painting, Stucco										19,744
RC2 - Exterior Painting, Wood		6,043						7,386		
RC2 - Front Deck Station										5,861
RC2 - Gutters & Downspouts										11,556
RC2 - Heartstart Defibrillator										1,974
RC2 - Interior Painting										14,142
RC2 - Irrigation System					3,341					3,949
RC2 - Light Fixtures, General					4,176					4,937
RC2 - Men's Bathroom Accessories		6,043								
RC2 - Men's Bathroom Fixtures					6,681					
RC2 - Office Equipment					4,175					4,935
RC2 - Panels, Sound Absorbing										38,935
RC2 - Photo Voltaic System						105,470				
RC2 - Playground Set					49,584					
RC2 - Playground Set Surfacing					31,878					
RC2 - Pool ChlorKing, Electrodes	30,000		32,078		34,296		36,671		39,207	
RC2 - Pool Deck Trex Benches										2,093
RC2 - Pool Deck Umbrellas		7,688			8,500			9,397		
RC2 - Pool Deck Vinyl Furniture		9,064					10,715			
RC2 - Pool Equipment						6,908				
RC2 - Pool Heat Pump					55,818					
RC2 - Pool Life Guard Stand								7,386		
RC2 - Pool Stainless Steel Gutter, Repair	200,000									
RC2 - Pool Stand Up Shower Station		4,531								
RC2 - Pool, Deck Coating						19,012				
RC2 - Roofing, Asphalt Shingle										90,430
RC2 - Skylights										77,001
RC2 - Tables & Chairs										39,488

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC2 - Vinyl Tile Flooring					21,251					
RC2 - Water Cooler Fountain					4,250					
RC2 - Water Heater					3,542					
RC2 - Women's Bathroom Accessories		6,043								
RC2 - Women's Bathroom Fixtures					6,681					
RC3 - Audio-Visual Equipment		19,221					22,720			
RC3 - Carpeting, Offices									5,668	
RC3 - Clock, Timekeeper										4,325
RC3 - Concrete Walkway Repair							3,572			
RC3 - Heartstart Defibrillator							1,786			
RC3 - Irrigation System					3,341					3,949
RC3 - Kitchen Appliances							3,572			
RC3 - Light Fixtures						6,833				
RC3 - Office Equipment & Furniture		9,064					10,715			
RC3 - Pickle Court Deck Repairs	61,279									
RC3 - Pickle Court Surfacing	15,320								20,021	
RC3 - Playground Set	120,000									
RC3 - Playground Set Surfacing	30,000									
RC3 - Pole-Mounted Light Fixtures		6,054					7,157			
RC3 - Pool Building Reconstruction					233,754					
RC3 - Pool ChlorKing, Electrodes	12,000		12,831		13,718		14,668		15,683	
RC3 - Pool Deck Coating			10,943							
RC3 - Pool Deck Umbrellas		4,805			5,313			5,873		
RC3 - Pool Deck Vinyl Furniture						9,498				
RC3 - Pool Equipment	12,392								16,196	
RC3 - Pool Life Guard Station								3,693		
RC3 - Pool Stand Up Shower Station					5,011					
RC3 - Rec. Center Renovation	5,000,000									
RC3 - Stage, Sound System					14,167					
RC3 - Tennis Court Chain Link Fencing										148,079



**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC3 - Tennis Court Deck Repairs	183,836									
RC3 - Tennis Court Surfacing	32,510								42,487	
RC3 - Tennis Court Wind Screen Fabric					6,681					7,898
RC4 - Building Replacement							1,135,997			
RC4 - Chain Link Fencing							59,980			
RC4 - Clock, Timekeeper										4,325
RC4 - Concrete Walkway Repair							3,572			
RC4 - Emergency Wash Station							2,678			
RC4 - Exterior Painting		11,029								14,413
RC4 - Heartstart Defibrillator							1,786			
RC4 - Interior Painting	6,047									
RC4 - Irrigation System		5,287					6,250			
RC4 - Light Fixtures		3,021					3,572			
RC4 - Office Equipment	1,461					1,727				
RC4 - Playground Benches							5,356			
RC4 - Playground Set							44,645			
RC4 - Playground Set Surfacing							40,899			
RC4 - Pole-Mounted Light Fixtures		4,709					5,566			
RC4 - Pool Deck Coating			9,379							
RC4 - Pool Deck Umbrellas		4,805			5,313			5,873		
RC4 - Pool Deck Vinyl Furniture							4,464			
RC4 - Pool Equipment					6,681					7,898
RC4 - Pool Interior Ceramic Tile		365,934								
RC4 - Pool Life Guard Station								7,386		
RC4 - Pool Reconstruction							1,112,293			
RC4 - Splash Park, Water Features										251,194
RC4 - Wading Pool Interior Ceramic Tile		62,731								
RC4 - Water Heater - Solar Panels							13,870			
RC5 - Acoustic Ceiling Cleaning					51,019					
RC5 - Chain Link Fencing	163,578									

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC5 - Clock, Timekeeper										4,325
RC5 - Concrete Walkway Repair		4,532								
RC5 - Door, Roll-Up Kitchen	21,915									
RC5 - Downspout Drainage Grating	14,611									
RC5 - Exterior Painting				27,459						33,566
RC5 - Fire Sprinkler System Upgrade			3,905							
RC5 - Heartstart Defibrillator							1,786			
RC5 - Interior Painting					20,073					
RC5 - Kitchen Appliances						3,022				
RC5 - Kitchen Cabinets & Countertops	65,729									
RC5 - Kitchen Paver Tile Flooring	31,603									
RC5 - Kitchen Range									5,727	
RC5 - Kitchen Range Hood	29,221									
RC5 - Light Fixtures, General		6,043					7,143			
RC5 - Men's Restroom Accessories								9,233		
RC5 - Office Equipment			3,124							3,819
RC5 - Pole-Mounted Light Fixtures	78,072									
RC5 - Projector and Screen	6,000					7,093				
RC5 - Storage Units	2,400									
RC5 - Tables, Chairs & Caddies			62,484							
RC5 - Vinyl Tile Flooring		134,546								
RC5 - Water Cooler Fountain										2,512
RC5 - Windows, Aluminum Casement	116,860									
RC5 - Women's Restroom Accessories								9,233		
RC6 - Clock, Timekeeper										4,325
RC6 - Concrete Walkway Repair							5,357			
RC6 - Emergency Wash Station							2,678			
RC6 - Exterior Painting	18,118								23,678	
RC6 - Heartstart Defibrillator							1,786			
RC6 - Interior Painting			14,919							

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC6 - Irrigation System		11,330					13,393			
RC6 - Kitchen Appliances							6,250			
RC6 - Light Fixtures, General					5,011					5,923
RC6 - Men's Bathroom Accessories						6,044				
RC6 - Men's Bathroom Fixtures									6,682	
RC6 - Office Equipment			3,124						3,819	
RC6 - Outdoor Shower Cover										4,935
RC6 - Photo Voltaic System									242,934	
RC6 - Pool Deck Concrete Furniture		15,107								
RC6 - Pool Deck Umbrellas			4,969			5,493			6,073	
RC6 - Pool Deck Vinyl Furniture		4,532							5,728	
RC6 - Pool Equipment		8,970					10,603			
RC6 - Pool Handicapped Lift		9,610								
RC6 - Pool Heater									12,147	
RC6 - Pool Interior Ceramic Tile		365,934								
RC6 - Pool Life Guard Station					10,022					
RC6 - Pool Spa Equipment						5,859				
RC6 - Pool Spa Interior Ceramic Tile				66,337						
RC6 - Pool Stand Up Shower Station										5,923
RC6 - Reception Desk	7,435									
RC6 - Tables & Chairs		19,640								
RC6 - Water Cooler Fountain							4,544			
RC6 - Water Heater									4,049	
RC6 - Women's Bathroom Accessories						6,044				
RC6 - Women's Bathroom Fixtures									6,682	
RC6 - Wood Siding Repair		12,814								
RC7 - Air Handling Unit, Court			21,867							
RC7 - Asphalt Pavement, Cold Planing							300,022			
RC7 - Basketball Backboard			3,975							
RC7 - Bike Rack								2,769		

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC7 - Bleachers, Portable								10,963		
RC7 - Cafe Appliances										30,143
RC7 - Cafe Cabinets & Countertops			19,510							
RC7 - Café, Verismo	13,722									
RC7 - Cattle Entry Gate		9,064								
RC7 - Clock, Timekeeper										4,325
RC7 - Concrete Walkway Repair			4,686							
RC7 - Court Acoustic Wall Panels			46,823							
RC7 - Court Wood Floor, Recoat	12,256		13,104		14,011		14,981		16,017	
RC7 - Court Wood Floor, Resurface	33,500									
RC7 - Doors, Double								93,970		
RC7 - Doors, Single		23,791								
RC7 - Electrical Panels								6,462		
RC7 - Exterior Painting										47,387
RC7 - Facility Signage			3,124							
RC7 - Game Room Equipment				6,850						8,373
RC7 - Gazebo BBQ Grills						39,991				
RC7 - Gazebo BBQ Grills Parts	8,675	8,970	9,275	9,590	9,917	10,254	10,603	10,963	11,337	11,722
RC7 - Gazebo Fixtures									19,435	
RC7 - Gutters & Downspouts								27,411		
RC7 - Heartstart Defibrillator							1,786			
RC7 - Interior Painting			29,838							
RC7 - Irrigation System		11,330					13,393			
RC7 - Light Fixtures, General			9,373					11,079		
RC7 - Men's Restroom Accessories							6,250			
RC7 - Men's Restroom Tile								40,875		
RC7 - Office Equipment					6,681					
RC7 - Photo Voltaic System								469,848		
RC7 - Pole-Mounted Light Fixtures								16,445		
RC7 - Pool Bathroom Skylights			15,624							

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
RC7 - Pool ChlorKing, Electrodes	18,000		19,247		20,578		22,003		23,524	
RC7 - Pool Deck Umbrellas		6,727			7,438			8,222		
RC7 - Pool Deck Vinyl Furniture					11,692					
RC7 - Pool Equipment		15,376					18,176			
RC7 - Pool Floor Drain Grating			6,957							
RC7 - Pool Heat Pumps							59,678			
RC7 - Pool Interior Ceramic Tile			378,375							
RC7 - Pool Jacuzzi Station				16,440						
RC7 - Pool Men's Bath Accessories							5,357			
RC7 - Pool Men's Bathroom Tile								45,417		
RC7 - Pool Wall Shower Heads			2,342							
RC7 - Pool Wall Shower Tile								5,904		
RC7 - Pool Women's Bath Accessories							5,357			
RC7 - Pool Women's Bathroom Tile								45,417		
RC7 - Portable Lift, Genie			14,574							
RC7 - Roofing - Asphalt Shingles			95,396							
RC7 - Tables & Chairs			26,499							
RC7 - Wading Pool Interior Ceramic Tile			64,864							
RC7 - Washer & Dryer Set							1,818			
RC7 - Water Heater							3,787			
RC7 - Windows, Aluminum Casement								92,325		
RC7 - Women's Restroom Accessories							6,250			
RC7 - Women's Restroom Tile								40,875		
<b>Totals</b>	<b>7,116,479</b>	<b>2,249,402</b>	<b>1,655,710</b>	<b>650,898</b>	<b>1,430,862</b>	<b>983,823</b>	<b>4,474,972</b>	<b>6,484,013</b>	<b>2,056,277</b>	<b>1,637,561</b>

**PROJECTED EXPENDITURES**

**Milliani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
A - 10 x 20 Tents			2,988			3,304			3,653	
A - Acoustic Ceiling Treatment								144,477		
A - Asphalt Pavement, Replacement			174,637							
A - Bathroom Refurbishment							24,955			
A - Board and Manager iPad	16,350			18,076			19,984			22,094
A - Chain Link Fence								19,259		
A - Clock, Timekeeper				7,673						
A - Computer Main Servers							249,548			
A - Computer Software	15,350	15,872	16,413	16,971	17,548	18,145	18,764	19,402	20,061	20,743
A - Computer Workstations					46,794					55,314
A - Concrete Walkway Repair			4,366							
A - Counters & Cabinets			76,401							
A - Covenants Cameras		2,167					2,562			
A - Door, Security Entry Lock			3,703							
A - Doors, Double - Glass			15,738							
A - Doors, Double - Metal			44,435							
A - Doors, Single			114,588							
A - Electrical Panel Cabinets			32,743							
A - ExaGrid			44,822			49,555			54,789	
A - Exterior Painting			65,489							
A - Flooring, Carpeting			74,987							
A - Gate - Cattle Entry								7,741		
A - Heartstart Defibrillator			2,183							
A - Interior Painting			34,746							
A - Kitchen Appliances			5,456							
A - Laminator		2,167					2,562			
A - Light Fixtures, General			5,456					6,450		
A - Office Furniture & Equipment	20,415		21,829		23,339		24,955		26,681	
A - Office Scanners			22,411			24,778			27,394	
A - Roofing, Sheet EPDM								58,445		

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
A - Telephone System	30,623									
A - Virtual Machine Server Upgrade	212,602					251,310				
A - Window Treatment							37,252			
A - Windows, Casement								144,446		
M - Asphalt Pavement, Cold Planing								103,217		
M - Bathroom Refurbishment				11,286						
M - Bobcat Skid Steer Loader							59,780			
M - Building Replacement							4,233,219			
M - Clock, Timekeeper		3,588							4,535	
M - Door, Roll-Up Automatic									67,890	
M - Emergency Wash Station		3,165								
M - Equipment, Concrete Saw, Husqvarna		13,720								
M - Equipment, Air Compressor, Manchester				7,899						
M - Equipment, Air Compressor, Thomas								10,321		
M - Equipment, Blue Bird Aerator				7,899						
M - Equipment, Carpet Extractor					7,002					
M - Equipment, Chipper Vermeer									118,580	
M - Equipment, Gas Tiller										8,276
M - Equipment, General Maintenance	20,467	21,163	21,884	22,629	23,398	24,193	25,018	25,869	26,748	27,658
M - Equipment, Grinder Stump Blue Bird	10,208									
M - Equipment, Honda 3500 Generator					5,834					
M - Equipment, Honda 6500 Generator								11,610		
M - Equipment, Mower Hydro Lawn Honda						6,271				
M - Equipment, Mower Riding Hustler								103,213		
M - Equipment, Mower Riding Jacobson 311T								162,561		
M - Equipment, Resistograph Tree Test		15,040								
M - Equipment, Storage Containters		31,662								
M - Exterior Painting				25,423						
M - Heartstart Defibrillator	2,019									
M - Ice Machine	5,194									

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
M - Interior Painting				26,946						
M - Light Fixtures	6,163					7,285				
M - Office Equipment & Furniture		6,333			7,002			7,741		
M - Roof Ventilator Exhaust Fans								7,730		
M - Roofing, Built-Up, Re-Coat		31,333								
M - Vehicle, 2003 Ford F450, 835TRE							199,639			
M - Vehicle, 2007 Ford F150, 019TSW						72,396				
M - Vehicle, 2008 Ford 350, 757TSW							74,864			
M - Vehicle, 2008 Ford F350, 755TSW							74,864			
M - Vehicle, 2012 Ford F450, 329TTU									106,722	
M - Vehicle, 2012 Toyota Scion, RTG767									53,361	
M - Vehicle, 2013 Ford 450, 955TVA										124,145
M - Vehicle, 2013 Ford F150, 661TTZ										68,969
M - Vehicle, 2014 Toyota Prius, SDD357						48,264				
M - Vehicle, 2015 Ford 350, 690TVU		63,328								
M - Vehicle, 2015 Ford F150, 163TVP		52,773								
M - Vehicle, 2015 Ford F150, 413TVY		52,773								
M - Vehicle, 2015 Ford F150, 713TVU		52,773								
M - Vehicle, 2015 Tacoma, 781TVN		52,773								
M - Vehicle, 2015 Tacoma, 782TVN		52,773								
M - Vehicle, 2016 Ford 450, 274TVX			98,230							
M - Vehicle, 2016 Toyota Prius, SZY336								51,607		
M - Vehicle, 2016 Toyota Prius, SZY337								51,607		
M - Vehicle, 2016 Toyota Prius, SZY338								51,607		
M - Vehicle, 2018 Ford Transit, 537TWU					43,257					
M - Vehicle, 2018 Toyota Tacoma, 943TWT					40,335					
M - Vehicle, 2020 Ford F450, 960TXG							125,078			
M - Vehicle, 2022 Toyota Tacoma, 539TXS									54,027	
M - Vehicle, 2024 Ford Transit, Café/Events	48,909									
M - Vehicle, Camper Shell & Tommy Lift							13,758			



**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
M - Wall Ventilator Exhaust Fans								7,730		
M - Warehouse Equipment, General	6,073	6,279	6,493	6,714	6,943	7,179	7,423	7,676	7,937	8,207
OA - City Sidewalk Repair	209,612	216,739	224,108	231,749	239,628	247,776	256,200	264,935	273,943	283,257
OA - Concrete Walkway Repair	20,467	21,163	21,884	22,629	23,398	24,193	25,018	25,869	26,748	27,658
OA - Kam Hwy/Lanikuhana - Solar Lit/Batt	3,633					4,295				
OA - Lighting, Waena Walkway					178,157					
OA - Lower Meheula - Benches					6,390					
OA - Major Irrigation Upgrade							211,661			
OA - Major Signage					46,794					
OA - Pedestrian Overpass Repair		214,852								
OA - Tree Trimming	173,156	179,043	185,148	191,443	197,952	204,682	211,661	218,857	226,299	233,993
RC1 - Bike Rack							3,742			
RC1 - Carpeting, Offices				4,355						5,323
RC1 - Cattle Entry Gate		6,333								
RC1 - Clock, Timekeeper		3,588							4,535	
RC1 - Concrete Parking Lot Repair							4,974			
RC1 - Concrete Walkway Repair		6,333								
RC1 - CPR Training Equipment							7,493			
RC1 - Exterior Painting						16,893				
RC1 - Facility Signage							4,991			
RC1 - Gate, Metal Entry							25,399			
RC1 - Gazebo Replacement								547,144		
RC1 - Heartstart Defibrillator							2,495			
RC1 - Interior Painting								24,643		
RC1 - Irrigation System		15,831					18,715			
RC1 - Jacuzzi		22,317								
RC1 - Kitchen Appliances										8,276
RC1 - Light Fixtures					7,019					8,297
RC1 - Men's Bath Accessories, 1st Flr				12,413						
RC1 - Men's Bath Accessories, 2nd Flr				3,385						

**PROJECTED EXPENDITURES**

**Milliani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC1 - Men's Bath Fixtures, 1st Flr							8,733			
RC1 - Men's Bath Fixtures, 2nd Flr							2,495			
RC1 - Office Equipment					4,668					
RC1 - Pole-Mounted Light Fixtures							22,224			
RC1 - Pool Deck Coating, Recoat				67,763						
RC1 - Pool Deck Coating, Renewal							105,830			
RC1 - Pool Deck Umbrellas		10,743			11,877			13,131		
RC1 - Pool Deck Vinyl Furniture						10,887				
RC1 - Pool Equipment		8,444					9,982			
RC1 - Pool Interior Ceramic Tile										660,933
RC1 - Pool Life Guard Station								10,321		
RC1 - Pool Pit Confined Space Lift								26,263		
RC1 - Pool Stand Up Shower Station					5,939					
RC1 - Women's Bath Accessories, 1st Flr				12,413						
RC1 - Women's Bath Accessories, 2nd Flr				3,385						
RC1 - Women's Bath Fixtures, 1st Flr							8,733			
RC1 - Women's Bath Fixtures, 2nd Flr							2,495			
RC1 - Women's Bath Tile, 1st Flr										57,677
RC1 - Women's Bath Tile, 2nd Flr										8,143
RC2 - Asphalt Pavement, Cold Planing						115,838				
RC2 - Backflow Preventer Valves							8,466			
RC2 - Basketball Court Backboard										8,274
RC2 - Basketball Court Surfacing										30,792
RC2 - Bicycle Rack						3,619				
RC2 - Clock, Timekeeper	3,470							4,386		
RC2 - Concrete Walkway Repair										5,518
RC2 - Doors - Fiberglass										35,099
RC2 - Doors - Interior & Exterior					32,670					
RC2 - Doors - Roll-Up Gate					93,354					
RC2 - Electrical Panels					19,795					

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC2 - Emergency Wash Station										4,137
RC2 - Exterior Painting, Stucco										27,589
RC2 - Exterior Painting, Wood				9,029						11,035
RC2 - Facility Signage							4,991			
RC2 - Fencing, Chain Link										92,661
RC2 - Front Deck Station										8,190
RC2 - Gate, Cattle Entry					7,002					
RC2 - Heartstart Defibrillator										2,759
RC2 - Interior Painting										19,761
RC2 - Irrigation System					4,668					5,518
RC2 - Light Fixtures, General					5,836					6,898
RC2 - Men's Bathroom Accessories				9,028						
RC2 - Men's Bathroom Fixtures										11,035
RC2 - Men's Bathroom Tile					43,053					
RC2 - Office Equipment					5,834					6,896
RC2 - Playground Set										81,897
RC2 - Playground Set Surfacing										52,652
RC2 - Pool ChlorKing, Electrodes	41,922		44,822		47,926		51,240		54,789	
RC2 - Pool Deck Metal Fence					37,117					
RC2 - Pool Deck PVC Fencing					42,063					
RC2 - Pool Deck Umbrellas	10,389			11,487			12,700			14,040
RC2 - Pool Deck Vinyl Furniture		12,666					14,973			
RC2 - Pool Equipment				9,028						
RC2 - Pool Gazebo Shingle Roof	12,467									
RC2 - Pool Gazebo Structure					81,685					
RC2 - Pool Gazebo Trex Tables	9,350									
RC2 - Pool Heat Pump							83,394			
RC2 - Pool Interior Ceramic Tile			522,918							
RC2 - Pool Pole-Mounted Light Fixtures								29,666		
RC2 - Pool Stand Up Shower Station				6,769						

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC2 - Pool, Deck Coating				24,846						
RC2 - Tables & Chairs										55,175
RC2 - Vinyl Tile Flooring										35,100
RC2 - Wading Pool Interior Ceramic Tile			89,643							
RC2 - Water Cooler Fountain										7,020
RC2 - Water Heater										5,850
RC2 - Windows, Casement					79,181					
RC2 - Women's Bathroom Accessories				9,028						
RC2 - Women's Bathroom Fixtures										11,035
RC2 - Women's Bathroom Tile					43,053					
RC3 - AC AHU 1									67,147	
RC3 - AC AHU 2									67,147	
RC3 - AC Chiller 1									111,912	
RC3 - AC Chiller 2									111,912	
RC3 - AC Split System 1					17,816					
RC3 - AC Split System 2					8,908					
RC3 - AC Split System 3					8,908					
RC3 - AC Split System 4					11,877					
RC3 - Asphalt Pavement, Cold Planing			159,357							
RC3 - Audio-Visual Equipment		26,857					31,749			
RC3 - Cafe Appliances			32,959							
RC3 - Clock, Timekeeper										6,043
RC3 - Concrete Walkway Repair							4,991			
RC3 - Exterior Painting	60,578									
RC3 - Facility Signage							4,991			
RC3 - Heartstart Defibrillator							2,495			
RC3 - Interior Painting	25,712									
RC3 - Irrigation System					4,668					5,518
RC3 - Kitchen Appliances							4,991			
RC3 - Kitchen Cabinets & Countertops							16,933			

**PROJECTED EXPENDITURES**

**Milliani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC3 - Light Fixtures	8,077					9,547				
RC3 - Men's Bathroom Accessories			10,794							
RC3 - Men's Bathroom Fixtures						8,353				
RC3 - Office Equipment & Furniture		12,666					14,973			
RC3 - Pickle Court Surfacing							26,166			
RC3 - Playground Set						198,220				
RC3 - Playground Set Surfacing						49,555				
RC3 - Pole-Mounted Light Fixtures		8,460					10,001			
RC3 - Pool ChlorKing, Electrodes	16,769		17,929		19,170		20,496		21,915	
RC3 - Pool Deck Coating	14,301								18,690	
RC3 - Pool Deck Concrete Furniture							21,211			
RC3 - Pool Deck Umbrellas	6,493			7,179			7,937			8,775
RC3 - Pool Deck Vinyl Furniture			12,005							15,172
RC3 - Pool Equipment							21,166			
RC3 - Pool Interior Ceramic Tile	494,500									
RC3 - Pool Pole-Mounted Lights							59,265			
RC3 - Pool Reconstruction	1,271,572									
RC3 - Pool Stand Up Shower Station							7,486			
RC3 - Roll-Up Counter Door							7,486			
RC3 - Stage, Lighting & Controls						17,900				
RC3 - Stage, Sound System							21,166			
RC3 - Tables, Chairs & Caddies		52,773								
RC3 - Tennis Court Light Fixtures					296,928					
RC3 - Tennis Court Surfacing							55,526			
RC3 - Tennis Court Wind Screen Fabric					9,335					11,035
RC3 - Water Cooler Fountain						6,073				
RC3 - Water Heater						4,049				
RC3 - Women's Bathroom Accessories						11,934				
RC3 - Women's Bathroom Fixtures						8,353				
RC4 - Clock, Timekeeper										6,043

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC4 - Concrete Walkway Repair							4,991			
RC4 - Exterior Painting								18,837		
RC4 - Facility Signage							4,991			
RC4 - Heartstart Defibrillator							2,495			
RC4 - Interior Painting	8,449									
RC4 - Irrigation System		7,387					8,733			
RC4 - Light Fixtures		4,222					4,991			
RC4 - Men's Bathroom Accessories									12,005	
RC4 - Men's Bathroom Fixtures							4,991			
RC4 - Office Equipment	2,042					2,413				
RC4 - Pole-Mounted Light Fixtures		6,580					7,779			
RC4 - Pool Deck Coating	12,258								16,020	
RC4 - Pool Deck Concrete Furniture							21,211			
RC4 - Pool Deck Umbrellas	6,493			7,179			7,937			8,775
RC4 - Pool Deck Vinyl Furniture				5,642						
RC4 - Pool Equipment					9,335					11,035
RC4 - Women's Bathroom Accessories									12,005	
RC4 - Women's Bathroom Fixtures							4,991			
RC5 - Acoustic Ceiling Cleaning					71,288					
RC5 - Asphalt Pavement, Cold Planing						594,470				
RC5 - Benches, Plastic		15,190								
RC5 - Cattle Gate, Entry									8,004	
RC5 - Clock, Timekeeper										6,043
RC5 - Concrete Walkway Repair		6,333								
RC5 - Door, Roll-Up Automatic						579,169				
RC5 - Doors, Double Metal	46,752									
RC5 - Exterior Painting							41,026			
RC5 - Facility Signage							4,826			
RC5 - Fire Sprinkler System Upgrade								6,450		
RC5 - Gutters & Downspouts						49,128				

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC5 - Heartstart Defibrillator							2,495			
RC5 - Interior Painting					28,048					
RC5 - Kitchen Range									8,002	
RC5 - Kitchen Water Heater						24,132				
RC5 - Light Fixtures, General		8,444					9,982			
RC5 - Men's Restroom Accessories										13,794
RC5 - Men's Restroom Fixtures	8,166									
RC5 - Men's Restroom Tile						59,355				
RC5 - Office Equipment					4,668					
RC5 - Projector and Screen	8,384					9,911				
RC5 - Stage Riser										41,382
RC5 - Storage Units	3,354									
RC5 - Tables, Chairs & Caddies			87,316							
RC5 - Women's Restroom Accessories										13,794
RC5 - Women's Restroom Fixtures	8,166									
RC5 - Women's Restroom Tile						59,355				
RC6 - AC Split Heat Pump	10,389									
RC6 - AC Split System 1	11,255									
RC6 - AC Split System 2	11,255									
RC6 - Cattle Entry Gate				6,771						
RC6 - Clock, Timekeeper										6,043
RC6 - Concrete Walkway Repair							7,486			
RC6 - Exterior Painting							30,945			
RC6 - Facility Signage		4,222								
RC6 - Gutters & Downspouts		20,591								
RC6 - Heartstart Defibrillator							2,495			
RC6 - Interior Painting			20,848							
RC6 - Irrigation System		15,831					18,715			
RC6 - Kitchen Cabinets & Countertops		12,623								
RC6 - Light Fixtures, General					7,002					8,276

**PROJECTED EXPENDITURES**

**Milliani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC6 - Men's Bathroom Accessories								9,030		
RC6 - Office Equipment					4,668					
RC6 - Pool Deck Umbrellas		6,714			7,423			8,207		
RC6 - Pool Deck Vinyl Furniture						7,240				
RC6 - Pool Equipment		12,533					14,816			
RC6 - Pool Handicapped Lift		13,428								
RC6 - Pool Life Guard Station							14,973			
RC6 - Pool Spa Equipment								8,754		
RC6 - Pool Spa Interior Ceramic Tile				92,699						
RC6 - Roofing, Asphalt Shingle							118,107			
RC6 - Tables & Chairs		27,442								
RC6 - Utility Sink & Faucet							2,993			
RC6 - Vinyl Tile Flooring			49,991							
RC6 - Women's Bathroom Accessories								9,030		
RC6 - Wood Siding Repair		17,904								
RC7 - Basketball Net Retractor			41,658							
RC7 - Café, Verismo	19,175									
RC7 - Clock, Timekeeper										6,043
RC7 - Concrete Walkway Repair			6,549							
RC7 - Court Cover Tarp & rack			7,406							
RC7 - Court Wood Floor, Recoat	17,126		18,311		19,579		20,933		22,382	
RC7 - Court Wood Floor, Resurface	46,813									
RC7 - Emergency Wash Station			3,273							
RC7 - Exterior Painting										66,213
RC7 - Fence, Perimeter PVC							180,673			
RC7 - Game Room Equipment						10,234				
RC7 - Gazebo BBQ Grills		48,879						59,748		
RC7 - Gazebo BBQ Grills Parts	12,121	12,533	12,960	13,401	13,857	14,328	14,816	15,320	15,841	16,379
RC7 - Gazebo Roof Shingles				38,289						
RC7 - Heartstart Defibrillator							2,495			



**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC7 - Interior Painting			41,695							
RC7 - Irrigation System		15,831					18,715			
RC7 - Light Fixtures, Court								131,314		
RC7 - Light Fixtures, Game Room			5,458							
RC7 - Light Fixtures, General			13,097					15,482		
RC7 - Louvers, Aluminum								328,286		
RC7 - Men's Restroom Accessories									9,337	
RC7 - Men's Restroom Fixtures			7,639							
RC7 - Office Equipment	8,166						9,982			
RC7 - Playground Set			64,802							
RC7 - Playground Set Surfacing			22,219							
RC7 - Pool Bollard Lighting			12,968							
RC7 - Pool ChlorKing, Electrodes	25,153		26,893		28,755		30,744		32,873	
RC7 - Pool Deck Concrete Furniture				22,571						
RC7 - Pool Deck Umbrellas	9,091			10,051			11,112			12,285
RC7 - Pool Deck Vinyl Furniture		14,776							18,676	
RC7 - Pool Equipment		21,485					25,399			
RC7 - Pool Heat Pumps									89,162	
RC7 - Pool Jacuzzi Station						24,562				
RC7 - Pool Life Guard Station			13,097							
RC7 - Pool Men's Bath Accessories									8,004	
RC7 - Pool Men's Bathroom Fixtures			7,639							
RC7 - Pool Wall Shower Heads			3,273							
RC7 - Pool Women's Bath Accessories									8,004	
RC7 - Pool Women's Bath Fixtures			7,639							
RC7 - Tables & Chairs			37,030							
RC7 - Vinyl Tile Flooring			69,432							
RC7 - Washer & Dryer Set							2,540			
RC7 - Water Cooler Fountain			7,854							
RC7 - Water Heater									5,657	

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
RC7 - Women's Restroom Accessories									9,337	
RC7 - Women's Restroom Fixtures			7,639							
<b>Totals</b>	<b>3,051,449</b>	<b>1,591,438</b>	<b>2,808,251</b>	<b>984,048</b>	<b>2,058,744</b>	<b>2,934,996</b>	<b>7,255,385</b>	<b>2,778,382</b>	<b>1,832,724</b>	<b>2,430,542</b>

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
A - 10 x 20 Tents		4,038			4,464			4,936		
A - AC Fan Coil Unit 1			19,811							
A - AC Fan Coil Unit 2			33,018							
A - AC Fan Coil Unit 3			33,018							
A - AC Fan Coil Unit 4			33,018							
A - AC Fan Coil Unit 5			13,207							
A - AC Fan Coil Unit 6			33,018							
A - AC Heat Pump Compressor 1			29,716							
A - AC Heat Pump Compressor 2			38,806							
A - AC Heat Pump Compressor 3			38,806							
A - AC Heat Pump Compressor 4			38,806							
A - AC Heat Pump Compressor 5			31,045							
A - AC Heat Pump Compressor 6			38,806							
A - Bathroom Refurbishment									37,284	
A - Board and Manager iPad			24,427			27,007			29,857	
A - Clock, Timekeeper	9,698							12,257		
A - Computer Cabling			258,704							
A - Computer Main Servers					326,136					
A - Computer Software	21,451	22,180	22,934	23,714	24,522	25,356	26,218	27,110	28,034	28,987
A - Computer Workstations					65,390					77,296
A - Concrete Walkway Repair			6,100							
A - Covenants Cameras		3,029					3,580			
A - Door, Security Entry Lock			5,174							
A - ExaGrid		60,575			66,966			74,038		
A - Exterior Painting			91,507							
A - Fixtures - Pole-Mounted Light		131,354								
A - Flooring, Carpeting			104,778							
A - Flooring, Sheet Vinyl			20,282							
A - Heartstart Defibrillator			3,050							
A - Interior Painting			48,550							

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
A - Kitchen Appliances			7,624							
A - Laminator		3,029					3,580			
A - Light Fixtures, General			7,624					9,012		
A - Office Furniture & Equipment	28,528		30,501		32,614		34,869		37,284	
A - Office Scanners		30,287			33,483			37,019		
A - Rec-Trac Reservation System			313,032							
A - Roofing, Metal Standing Seam			291,049							
A - Telephone System	42,793									
A - Virtual Machine Server Upgrade	297,066					351,185				
A - Window Treatment									55,657	
M - AC, Split System 1								11,211		
M - AC, Split System 2								22,428		
M - Bathroom Refurbishment				15,769						
M - Chain Link Fence	55,363									
M - Clock, Timekeeper						5,732				
M - Door, Roll-Up Manual					16,597					
M - Electrical Panels	17,226									
M - Emergency Wash Station							5,229			
M - Equipment, Concrete Saw, Husqvarna							22,663			
M - Equipment, Air Compressor, Manchester									13,048	
M - Equipment, Air Compressor, Thomas										15,421
M - Equipment, Blue Bird Aerator					11,413					
M - Equipment, Carpet Extractor							10,461			
M - Equipment, Cement Mixer		11,799								
M - Equipment, Gas Tiller										11,565
M - Equipment, General Maintenance	28,601	29,573	30,579	31,619	32,697	33,808	34,958	36,146	37,379	38,650
M - Equipment, Grinder Stump Blue Bird	14,264									
M - Equipment, Honda 3500 Generator							8,716			
M - Equipment, Honda 6500 Generator										17,347
M - Equipment, Mower Hydro Lawn Honda				8,196						

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
M - Equipment, Mower Riding Hustler							139,476			
M - Equipment, Propane Burnisher				11,770						
M - Equipment, Resistograph Tree Test		21,017								
M - Equipment, Storage Cabinets			3,363							
M - Equipment, Storage Containters							52,301			
M - Exterior Painting				35,523						
M - Gate, Cattle Entry	8,558									
M - Genie Electric Manlift			25,870							
M - Heartstart Defibrillator	2,821									
M - Ice Machine	7,258									
M - Intelli-Sprayer 150				14,191						
M - Interior Painting				37,651						
M - Light Fixtures	8,612					10,180				
M - Lockers, Metal						3,433				
M - Office Equipment & Furniture	8,558			9,461			10,461			11,565
M - Pole-Mounted Light Fixtures	42,345									
M - Roof Ventilator Exhaust Fans										11,549
M - Roofing, Built-Up, Re-Coat		43,785								
M - Roofing, Built-Up, Replace		106,334								
M - Roofing, Standing Seam Metal		378,293								
M - Vehicle, 2003 Ford F450, 835TRE							278,952			
M - Vehicle, 2007 Ford F150, 019TSW						101,167				
M - Vehicle, 2008 Ford 350, 757TSW							104,607			
M - Vehicle, 2008 Ford F350, 755TSW							104,607			
M - Vehicle, 2012 Ford F450, 329TTU									149,135	
M - Vehicle, 2012 Toyota Scion, RTG767									74,568	
M - Vehicle, 2013 Ford 450, 955TVA										173,482
M - Vehicle, 2013 Ford F150, 661TTZ										96,379
M - Vehicle, 2014 Toyota Prius, SDD357						67,445				
M - Vehicle, 2015 Ford 350, 690TVU		88,495								

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
M - Vehicle, 2015 Ford F150, 163TVP		73,746								
M - Vehicle, 2015 Ford F150, 413TVY		73,746								
M - Vehicle, 2015 Ford F150, 713TVU		73,746								
M - Vehicle, 2015 Tacoma, 781TVN		73,746								
M - Vehicle, 2015 Tacoma, 782TVN		73,746								
M - Vehicle, 2016 Ford 450, 274TVX			137,256							
M - Vehicle, 2016 PJ Trailer, 752WEU			45,752							
M - Vehicle, 2016 Toyota Prius, SZY336								72,109		
M - Vehicle, 2016 Toyota Prius, SZY337								72,109		
M - Vehicle, 2016 Toyota Prius, SZY338								72,109		
M - Vehicle, 2018 Ford Transit, 537TWU					60,442					
M - Vehicle, 2018 Toyota Tacoma, 943TWT					56,360					
M - Vehicle, 2020 Ford F450, 960TXG							174,785			
M - Vehicle, 2022 Toyota Tacoma, 539TXS									75,491	
M - Vehicle, 2024 Ford Transit, Café/Events	68,340									
M - Vehicle, Camper Shell & Tommy Lift									20,555	
M - Vehicle, Toyota Forklift 8FGCU15								107,032		
M - Wall Ventilator Exhaust Fans										11,549
M - Warehouse Equipment, General	8,486	8,775	9,073	9,382	9,701	10,032	10,373	10,725	11,090	11,468
M - Water Cooler Fountain		3,753								
OA - City Sidewalk Repair	292,888	302,873	313,171	323,819	334,829	346,245	358,017	370,190	382,776	395,827
OA - Concrete Walkway Repair	28,601	29,573	30,579	31,619	32,697	33,808	34,958	36,146	37,379	38,650
OA - Kam Hwy/Lanikuhana - Solar Lit/Batt	5,077					6,002				
OA - Lighting, Waena Walkway					248,959					
OA - Lower Meheula - Benches										10,555
OA - Major Irrigation Upgrade							295,751			
OA - Major Signage					65,390					
OA - Pedestrian Overpass Repair		300,237								
OA - Playground Benches - Kuulako				80,250						
OA - Playground Set - Kuulako				668,751						

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
OA - Playground Surfacing - Kuulako				133,753						
OA - Ravine Park - Concrete Benches	4,296									
OA - Ravine Park - Railing										15,833
OA - Tree Trimming	241,971	250,198	258,704	267,500	276,621	286,026	295,751	305,806	316,233	326,984
RC1 - AC AHU 1			23,283							
RC1 - AC AHU 2			23,283							
RC1 - AC Chiller 1			25,870							
RC1 - AC Chiller 2			25,870							
RC1 - Acoustic Ceiling Treatment								73,409		
RC1 - Carpeting, Offices						6,507				
RC1 - Clock, Timekeeper						5,732				
RC1 - Concrete Parking Lot Repair							6,950			
RC1 - Concrete Walkway Repair							10,461			
RC1 - CPR Training Equipment					9,793					
RC1 - Doors, Roll-up			27,940							
RC1 - Emergency Wash Station		4,423								
RC1 - Exterior Painting				22,078						
RC1 - Fencing, Chain Link									208,713	
RC1 - Gutters & Downspouts								22,509		
RC1 - Heartstart Defibrillator							3,487			
RC1 - Interior Painting								34,434		
RC1 - Irrigation System		22,122					26,150			
RC1 - Jacuzzi				33,343						
RC1 - Light Fixtures					9,809					11,595
RC1 - Men's Bath Accessories, 1st Flr						18,546				
RC1 - Men's Bath Accessories, 2nd Flr						5,057				
RC1 - Men's Bath Fixtures, 1st Flr									13,048	
RC1 - Men's Bath Fixtures, 2nd Flr									3,728	
RC1 - Office Equipment	5,706						6,974			
RC1 - Photo Voltaic System			181,093							

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
RC1 - Pole-Mounted Light Fixtures							31,054			
RC1 - Pool Deck Coating, Recoat		88,559								115,738
RC1 - Pool Deck Concrete Furniture							34,869			
RC1 - Pool Deck Umbrellas	14,518			16,050			17,745			19,619
RC1 - Pool Deck Vinyl Furniture			13,760							17,392
RC1 - Pool Equipment		11,799					13,948			
RC1 - Pool Life Guard Station										15,421
RC1 - Pool Pump Pit Upgrade			142,287							
RC1 - Pool Slide Framing		617,988								
RC1 - Pool Slide Tubing		617,988								
RC1 - Pool Stand Up Shower Station							8,873			
RC1 - Roofing - Asphalt Shingles								220,181		
RC1 - Tables & Chairs				50,461						
RC1 - Vinyl Tile Flooring								96,331		
RC1 - Water Cooler Fountain			7,761							
RC1 - Water Heater			5,174							
RC1 - Women's Bath Accessories, 1st Flr						18,546				
RC1 - Women's Bath Accessories, 2nd Flr						5,057				
RC1 - Women's Bath Fixtures, 1st Flr									13,048	
RC1 - Women's Bath Fixtures, 2nd Flr									3,728	
RC1 - Wood Picnic Tables			6,869							
RC2 - AC Air Handling Unit 1							23,660			
RC2 - AC Air Handling Unit 2							23,660			
RC2 - AC Chiller 1							26,618			
RC2 - AC Chiller 2							26,618			
RC2 - Backflow Preventer Valves							11,830			
RC2 - Basketball Court Backboard										11,562
RC2 - Clock, Timekeeper					5,543					
RC2 - Concrete Walkway Repair										7,710
RC2 - Exhaust Fans, Roof-Mounted										9,810



**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
RC2 - Exterior Painting, Stucco										38,553
RC2 - Exterior Painting, Wood						13,489				
RC2 - Front Deck Station										11,444
RC2 - Gate, Metal Entrance	22,823									
RC2 - Gutters & Downspouts										22,563
RC2 - Heartstart Defibrillator										3,855
RC2 - Interior Painting										27,614
RC2 - Irrigation System					6,523					7,710
RC2 - Light Fixtures, General					8,155					9,640
RC2 - Men's Bathroom Accessories						13,489				
RC2 - Office Equipment					8,152					9,636
RC2 - Panels, Sound Absorbing										76,024
RC2 - Photo Voltaic System	174,219									
RC2 - Pole-Mounted Light Fixtures		87,569								
RC2 - Pool ChlorKing, Electrodes	58,578		62,634		66,966		71,603		76,555	
RC2 - Pool Deck Concrete Furniture										38,551
RC2 - Pool Deck Trex Benches										4,087
RC2 - Pool Deck Umbrellas			15,522			17,162			18,974	
RC2 - Pool Deck Vinyl Furniture		17,699					20,921			
RC2 - Pool Equipment		11,799								15,421
RC2 - Pool Heat Pump									124,596	
RC2 - Pool Life Guard Stand			12,200							
RC2 - Pool Stand Up Shower Station						10,114				
RC2 - Pool, Deck Coating		32,472								42,437
RC2 - Roofing, Asphalt Shingle										176,572
RC2 - Tables & Chairs										77,103
RC2 - Women's Bathroom Accessories						13,489				
RC3 - Acoustic Ceiling Treatment						195,581				
RC3 - Audio-Visual Equipment		37,530					44,363			
RC3 - Bike Rack						5,002				

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
RC3 - Cafe Appliances					49,243					
RC3 - Cafe Cabinets & Countertops	35,237									
RC3 - Carpeting, Offices	8,469									
RC3 - Chain Link Fencing					169,667					
RC3 - Clock, Timekeeper										8,444
RC3 - Concrete Walkway Repair							6,974			
RC3 - Doors, Interior & Exterior						81,707				
RC3 - Doors, Storefront Entrance	162,726									
RC3 - Electrical Panels						10,006				
RC3 - Exterior Painting	84,645									
RC3 - Heartstart Defibrillator							3,487			
RC3 - Interior Painting	35,928									
RC3 - Irrigation System					6,523					7,710
RC3 - Kitchen Appliances							6,974			
RC3 - Light Fixtures	11,286					13,342				
RC3 - Men's Bathroom Accessories					16,127					
RC3 - Men's Bathroom Tile						49,222				
RC3 - Office Equipment & Furniture		17,699					20,921			
RC3 - Pickle Court Surfacing					34,196					
RC3 - Pole-Mounted Light Fixtures		11,822					13,974			
RC3 - Pool ChlorKing, Electrodes	23,431		25,054		26,786		28,641		30,622	
RC3 - Pool Deck Coating							24,426			
RC3 - Pool Deck Umbrellas			9,701			10,726			11,859	
RC3 - Pool Deck Vinyl Furniture							19,176			
RC3 - Pool Equipment					27,662					
RC3 - Pool Life Guard Station			6,100							
RC3 - Pool Stand Up Shower Station									11,185	
RC3 - Stage Structure						66,708				
RC3 - Stage, Sound System									31,623	
RC3 - Tables, Chairs & Caddies							87,173			

**PROJECTED EXPENDITURES**

**Milliani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
RC3 - Tennis Court Surfacing					72,568					
RC3 - Tennis Court Wind Screen Fabric					13,045					15,421
RC3 - Vinyl Tile Flooring	83,756									
RC3 - Windows, Vinyl						343,244				
RC3 - Women's Bathroom Tile						49,222				
RC4 - Asphalt Pavement Repair							5,579			
RC4 - Clock, Timekeeper										8,444
RC4 - Concrete Walkway Repair							6,974			
RC4 - Emergency Wash Station		4,423								
RC4 - Exterior Painting						24,618				
RC4 - Heartstart Defibrillator							3,487			
RC4 - Interior Painting	11,807									
RC4 - Irrigation System		10,323					12,203			
RC4 - Light Fixtures		5,900					6,974			
RC4 - Men's Bathroom Fixtures							6,974			
RC4 - Men's Bathroom Tile	56,135									
RC4 - Metal Entrance Gate					9,784					
RC4 - Office Equipment	2,853					3,372				
RC4 - Playground Benches		8,847								
RC4 - Playground Set		73,746								
RC4 - Playground Set Surfacing		67,559								
RC4 - Pole-Mounted Light Fixtures		9,195					10,869			
RC4 - Pool Deck Coating							20,937			
RC4 - Pool Deck Umbrellas			9,701			10,726			11,859	
RC4 - Pool Deck Vinyl Furniture	7,131							9,012		
RC4 - Pool Equipment					13,045					15,421
RC4 - Pool Interior Ceramic Tile		714,516								
RC4 - Pool Life Guard Station			12,200							
RC4 - Roof Skylight							62,108			
RC4 - Roofing, Asphalt Shingle							53,235			

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
RC4 - Splash Park, Plumbing					968,172					
RC4 - Splash Park, Water Features					414,931					
RC4 - Utility Sink & Faucet							8,364			
RC4 - Wading Pool Interior Ceramic Tile		122,488								
RC4 - Water Cooler Fountain		7,506								
RC4 - Water Heater		6,255								
RC4 - Water Heater - Solar Panels		22,911								
RC4 - Women's Bathroom Fixtures							6,974			
RC5 - Acoustic Ceiling Cleaning					99,618					
RC5 - Benches, Plastic							25,091			
RC5 - Building Replacement	9,678,827									
RC5 - Clock, Timekeeper										8,444
RC5 - Concrete Walkway Repair		8,849								
RC5 - Door, Roll-Up Kitchen	42,790									
RC5 - Doors, Double Metal						77,227				
RC5 - Doors, Single	49,919									
RC5 - Eave Vent Screens							49,092			
RC5 - Electrical Panels	28,528									
RC5 - Exterior Painting		50,149						61,295		
RC5 - Fire Sprinkler Riser	14,264									
RC5 - Heartstart Defibrillator							3,487			
RC5 - Interior Painting					39,194					
RC5 - Kitchen Appliances	4,992									
RC5 - Kitchen Cabinets & Countertops						151,708				
RC5 - Kitchen Range									11,182	
RC5 - Kitchen Range Hood						67,445				
RC5 - Light Fixtures, General		11,799					13,948			
RC5 - Men's Restroom Fixtures						13,489				
RC5 - Office Equipment	5,706						6,974			
RC5 - Oil/Water Separator	21,395									

**PROJECTED EXPENDITURES**

**Milliani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
RC5 - Pole-Mounted Light Fixtures						180,196				
RC5 - Projector and Screen	11,716					13,850				
RC5 - Storage Units	4,686									
RC5 - Tables, Chairs & Caddies			122,005							
RC5 - Vinyl Tile Flooring		262,713								
RC5 - Water Cooler Fountain					4,149					
RC5 - Women's Restroom Fixtures						13,489				
RC6 - AC Split Heat Pump									18,974	
RC6 - AC Split System 1									20,555	
RC6 - AC Split System 2									20,555	
RC6 - Asphalt Pavement, Cold Planing		353,992								
RC6 - Bike Rack		4,423								
RC6 - Building Replacement		6,254,942								
RC6 - Chain Link Fencing		125,499								
RC6 - Clock, Timekeeper										8,444
RC6 - Concrete Walkway Repair							10,461			
RC6 - Doors, Interior & Exterior		41,293								
RC6 - Doors, Storefront Entrance		148,868								
RC6 - Electrical Panels		10,323								
RC6 - Emergency Wash Station		4,423								
RC6 - Exterior Painting					40,442					
RC6 - Heartstart Defibrillator							3,487			
RC6 - Interior Painting			29,130							
RC6 - Irrigation System		22,122					26,150			
RC6 - Kitchen Appliances		10,323								
RC6 - Light Fixtures, General					9,784					11,565
RC6 - Men's Bathroom Accessories										13,491
RC6 - Men's Bathroom Fixtures				11,037						
RC6 - Men's Bathroom Tile		72,554								
RC6 - Office Equipment	5,706						6,974			

**PROJECTED EXPENDITURES**

**Mililani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
RC6 - Outdoor Shower Cover		7,373								
RC6 - Photo Voltaic System				401,251						
RC6 - Pole-Mounted Light Poles		70,055								
RC6 - Pool Deck Umbrellas	9,074			10,031			11,091			12,262
RC6 - Pool Deck Vinyl Furniture			9,150							11,565
RC6 - Pool Equipment		17,514					20,703			
RC6 - Pool Handicapped Lift		18,765								
RC6 - Pool Heater	18,148									
RC6 - Pool Interior Ceramic Tile		714,516								
RC6 - Pool Life Guard Station									22,370	
RC6 - Pool Reconstruction		1,837,327								
RC6 - Pool Spa Equipment										13,079
RC6 - Pool Spa Interior Ceramic Tile				129,528						
RC6 - Pool Stand Up Shower Station		8,849								
RC6 - Reception Desk	14,518									
RC6 - Roll-Up Maintenance Door		10,323								
RC6 - Tables & Chairs		38,348								
RC6 - Vinyl Tile Flooring								82,569		
RC6 - Water Cooler Fountain		7,506								
RC6 - Water Heater	6,049									
RC6 - Windows, Aluminum Casement		147,492								
RC6 - Windows, Vinyl			310,457							
RC6 - Women's Bathroom Accessories										13,491
RC6 - Women's Bathroom Fixtures				11,037						
RC6 - Women's Bathroom Tile		72,554								
RC6 - Wood Siding Repair		25,020								
RC7 - Air Handling Unit, Court			42,697							
RC7 - Basketball Backboard			7,761							
RC7 - Basketball Net Retractor								68,806		
RC7 - Cafe Appliances		45,036								

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>RC7 - Cafe Cabinets &amp; Countertops</b>			38,094							
<b>RC7 - Café, Verismo</b>	26,793									
<b>RC7 - Cattle Entry Gate</b>		17,699								
<b>RC7 - Clock, Timekeeper</b>										8,444
<b>RC7 - Concrete Walkway Repair</b>			9,150							
<b>RC7 - Court Acoustic Wall Panels</b>			91,426							
<b>RC7 - Court Wood Floor, Recoat</b>	23,930		25,588		27,357		29,252		31,275	
<b>RC7 - Court Wood Floor, Resurface</b>	65,412									
<b>RC7 - Court Wood Flooring</b>	192,400									
<b>RC7 - Doors, Single</b>		46,454								
<b>RC7 - Emergency Wash Station</b>								5,407		
<b>RC7 - Exterior Painting</b>										92,527
<b>RC7 - Facility Signage</b>			6,100							
<b>RC7 - Game Room Equipment</b>		12,510						15,290		
<b>RC7 - Gazebo BBQ Grills</b>				73,028						89,267
<b>RC7 - Gazebo BBQ Grills Parts</b>	16,938	17,514	18,109	18,725	19,363	20,022	20,703	21,406	22,136	22,889
<b>RC7 - Gazebo Fixtures</b>				32,100						
<b>RC7 - Gazebo Structure</b>				668,751						
<b>RC7 - Heartstart Defibrillator</b>							3,487			
<b>RC7 - Interior Painting</b>			58,260							
<b>RC7 - Irrigation System</b>		22,122					26,150			
<b>RC7 - Light Fixtures, Game Room</b>								9,015		
<b>RC7 - Light Fixtures, General</b>			18,301					21,633		
<b>RC7 - Men's Restroom Fixtures</b>								12,618		
<b>RC7 - Office Equipment</b>			12,200						14,914	
<b>RC7 - Photo Voltaic System</b>			776,113							
<b>RC7 - Playground Set</b>								107,032		
<b>RC7 - Playground Set Surfacing</b>								36,700		
<b>RC7 - Pool Bathroom Skylights</b>			30,506							
<b>RC7 - Pool Bollard Lighting</b>								21,419		

**PROJECTED EXPENDITURES**

**Millilani Town Association - 2024 - Analysis 1 - 2024**

	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
RC7 - Pool ChlorKing, Electrodes	35,147		37,581		40,179		42,962		45,933	
RC7 - Pool Deck Umbrellas			13,582			15,016			16,602	
RC7 - Pool Deck Vinyl Furniture						23,606				
RC7 - Pool Equipment		30,024					35,490			
RC7 - Pool Floor Drain Grating			13,584							
RC7 - Pool Interior Ceramic Tile			738,809							
RC7 - Pool Jacuzzi Station								36,697		
RC7 - Pool Life Guard Station								21,633		
RC7 - Pool Men's Bathroom Fixtures								12,618		
RC7 - Pool Wall Shower Heads			4,574							
RC7 - Pool Women's Bath Fixtures								12,618		
RC7 - Portable Lift, Genie			28,457							
RC7 - Roofing - Asphalt Shingles			186,268							
RC7 - Tables & Chairs			51,741							
RC7 - Vinyl Tile Flooring								114,680		
RC7 - Wading Pool Interior Ceramic Tile			126,653							
RC7 - Washer & Dryer Set							3,549			
RC7 - Water Cooler Fountain								12,972		
RC7 - Women's Restroom Fixtures								12,618		
<b>Totals</b>	<b>12,318,987</b>	<b>15,380,338</b>	<b>5,913,356</b>	<b>3,180,388</b>	<b>3,916,057</b>	<b>2,874,138</b>	<b>3,175,572</b>	<b>2,423,285</b>	<b>2,089,804</b>	<b>2,424,072</b>



# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
A - 10 x 20 Tents	00/00	2,000	2,000	0	0	0
A - AC Fan Coil Unit 1	07/04	11,993	458	246	10	256
A - AC Fan Coil Unit 2	07/04	19,989	763	410	17	427
A - AC Fan Coil Unit 3	07/04	19,989	763	410	17	427
A - AC Fan Coil Unit 4	07/04	19,989	763	410	17	427
A - AC Fan Coil Unit 5	07/04	7,995	305	164	7	171
A - AC Fan Coil Unit 6	07/04	19,989	763	410	17	427
A - AC Heat Pump Compressor 1	07/04	17,990	687	369	15	384
A - AC Heat Pump Compressor 2	07/04	23,492	897	482	19	501
A - AC Heat Pump Compressor 3	07/04	23,492	897	482	19	501
A - AC Heat Pump Compressor 4	07/04	23,492	897	482	19	501
A - AC Heat Pump Compressor 5	07/04	18,794	718	386	16	402
A - AC Heat Pump Compressor 6	07/04	23,492	897	482	19	501
A - Acoustic Ceiling Treatment	17/04	144,477	3,310	1,780	72	1,852
A - Asphalt Pavement, Replacement	12/04	174,637	5,001	2,689	108	2,797
A - Bathroom Refurbishment	04/04	16,703	797	429	17	446
A - Board and Manager iPad	01/00	12,099	602	324	13	337
A - Chain Link Fence	17/04	19,259	441	237	10	247
A - Clock, Timekeeper	06/04	6,071	43	23	1	24
A - Computer Cabling	07/04	156,616	5,980	3,216	129	3,345
A - Computer Main Servers	00/04	146,106	146,106	0	0	0
A - Computer Software	00/04	10,986	10,986	0	0	0
A - Computer Workstations	04/04	33,489	335	180	7	187
A - Concrete Walkway Repair	02/04	3,124	179	96	4	100
A - Counters & Cabinets	12/04	76,401	2,188	1,176	47	1,223
A - Covenants Cameras	01/00	1,551	93	50	2	52
A - Door, Security Entry Lock	02/04	2,650	152	82	3	85
A - Doors, Double - Glass	12/04	15,738	451	242	10	252
A - Doors, Double - Metal	12/04	44,435	1,272	684	28	712
A - Doors, Single	12/04	114,588	3,281	1,764	71	1,835
A - Electrical Panel Cabinets	12/04	32,743	938	504	20	524

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2024 Contribution Requirement	2024 Assigned Interest Earned	2024 Funding Requirement
A - ExaGrid	00/00	30,000	30,000	0	0	0
A - Exterior Painting	02/04	46,864	2,684	1,443	58	1,501
A - Fixtures - Pole-Mounted Light	21/04	131,354	1,440	774	31	805
A - Flooring, Carpeting	02/04	53,661	3,074	1,653	66	1,719
A - Flooring, Sheet Vinyl	07/04	12,279	469	252	10	262
A - Gate - Cattle Entry	17/04	7,741	177	95	4	99
A - Heartstart Defibrillator	02/04	1,562	89	48	2	50
A - Interior Painting	02/04	24,865	1,424	766	31	797
A - Kitchen Appliances	02/04	3,905	224	120	5	125
A - Laminator	01/00	1,551	93	50	2	52
A - Light Fixtures, General	02/04	3,905	156	84	3	87
A - Office Furniture & Equipment	00/04	14,611	14,611	0	0	0
A - Office Scanners	00/00	15,000	15,000	0	0	0
A - Rec-Trac Reservation System	07/04	189,506	7,236	3,891	156	4,047
A - Roofing, Metal Standing Seam	22/04	291,049	5,556	2,988	120	3,108
A - Roofing, Sheet EPDM	17/00	58,445	1,397	751	30	781
A - Telephone System	00/04	21,916	21,916	0	0	0
A - Virtual Machine Server Upgrade	00/00	152,140	152,140	0	0	0
A - Window Treatment	04/04	24,934	1,190	640	26	666
A - Windows, Casement	17/04	144,446	3,309	1,779	72	1,851
M - AC, Split System 1	09/04	6,139	221	119	5	124
M - AC, Split System 2	09/04	12,282	442	238	10	248
M - Asphalt Pavement, Cold Planing	17/04	103,217	1,029	553	22	575
M - Bathroom Refurbishment	03/04	8,076	402	216	9	225
M - Bobcat Skid Steer Loader	01/00	36,193	2,522	1,356	55	1,411
M - Building Replacement	16/04	4,233,219	232,860	125,211	5,035	130,246
M - Chain Link Fence	20/04	55,363	772	415	17	432
M - Clock, Timekeeper	04/04	2,839	81	43	2	45
M - Door, Roll-Up Automatic	18/04	67,890	423	228	9	237
M - Door, Roll-Up Manual	24/04	16,597	234	126	5	131
M - Electrical Panels	20/04	17,226	240	129	5	134

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
M - Emergency Wash Station	11/04	3,165	102	55	2	57
M - Equipment, Concrete Saw, Husqvarna	11/04	13,720	380	204	8	212
M - Equipment, Air Compressor, Manchester	13/04	7,899	66	35	1	36
M - Equipment, Air Compressor, Thomas	05/04	6,908	287	154	6	160
M - Equipment, Blue Bird Aerator	02/04	5,467	322	173	7	180
M - Equipment, Carpet Extractor	02/04	4,686	282	152	6	158
M - Equipment, Cement Mixer	06/04	7,143	308	166	7	173
M - Equipment, Chipper Vermeer	03/04	71,787	4,171	2,243	90	2,333
M - Equipment, Gas Tiller	09/04	5,923	30	16	1	17
M - Equipment, General Maintenance	00/04	14,648	14,648	0	0	0
M - Equipment, Grinder Stump Blue Bird	00/04	7,305	7,305	0	0	0
M - Equipment, Honda 3500 Generator	02/04	3,905	235	126	5	131
M - Equipment, Honda 6500 Generator	05/04	7,771	323	173	7	180
M - Equipment, Mower Hydro Lawn Honda	07/04	4,799	30	16	1	17
M - Equipment, Mower Riding Hustler	08/04	76,378	425	229	9	238
M - Equipment, Mower Riding Jacobson 311T	02/04	98,412	6,208	3,338	134	3,472
M - Equipment, Propane Burnisher	08/04	7,126	237	127	5	132
M - Equipment, Resistograph Tree Test	01/04	10,763	685	368	15	383
M - Equipment, Storage Cabinets	07/04	2,036	78	42	2	44
M - Equipment, Storage Containters	11/04	31,662	578	311	13	324
M - Exterior Painting	03/04	18,193	906	487	20	507
M - Gate, Cattle Entry	20/04	8,559	119	64	3	67
M - Genie Electric Manlift	02/04	13,249	874	470	19	489
M - Gutters & Downspouts	00/04	8,551	8,551	0	0	0
M - Heartstart Defibrillator	00/00	1,445	1,445	0	0	0
M - Ice Machine	00/00	3,717	3,717	0	0	0
M - Intelli-Sprayer 150	08/04	8,592	285	153	6	159
M - Interior Painting	03/04	19,283	961	516	21	537
M - Light Fixtures	00/04	4,410	4,410	0	0	0
M - Lockers, Metal	05/04	1,758	96	52	2	54
M - Office Equipment & Furniture	02/04	4,686	78	42	2	44

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2024 Contribution Requirement	2024 Assigned Interest Earned	2024 Funding Requirement
M - Pole-Mounted Light Fixtures	20/04	42,345	591	318	13	331
M - Roof Ventilator Exhaust Fans	05/04	5,174	215	115	5	120
M - Roofing, Built-Up, Re-Coat	01/04	22,424	1,452	781	31	812
M - Roofing, Built-Up, Replace	21/04	106,334	3,706	1,993	80	2,073
M - Roofing, Standing Seam Metal	01/04	193,740	13,506	7,262	292	7,554
M - Vehicle, 2003 Ford F450, 835TRE	06/04	142,863	3,915	2,105	85	2,190
M - Vehicle, 2007 Ford F150, 019TSW	05/04	51,812	1,807	972	39	1,011
M - Vehicle, 2008 Ford 350, 757TSW	06/04	53,574	1,468	789	32	821
M - Vehicle, 2008 Ford F350, 755TSW	06/04	53,574	1,468	789	32	821
M - Vehicle, 2012 Ford F450, 329TTU	08/04	76,378	952	512	21	533
M - Vehicle, 2012 Toyota Scion, RTG767	08/04	38,189	476	256	10	266
M - Vehicle, 2013 Ford 450, 955TVA	09/04	88,847	445	239	10	249
M - Vehicle, 2013 Ford F150, 661TTZ	09/04	49,360	247	133	5	138
M - Vehicle, 2014 Toyota Prius, SDD357	05/04	34,541	1,663	894	36	930
M - Vehicle, 2015 Ford 350, 690TVU	01/04	45,322	2,934	1,578	63	1,641
M - Vehicle, 2015 Ford F150, 163TVP	01/04	37,768	2,445	1,315	53	1,368
M - Vehicle, 2015 Ford F150, 413TVY	01/04	37,768	2,445	1,315	53	1,368
M - Vehicle, 2015 Ford F150, 713TVU	01/04	37,768	2,445	1,315	53	1,368
M - Vehicle, 2015 Tacoma, 781TVN	01/04	37,768	2,445	1,315	53	1,368
M - Vehicle, 2015 Tacoma, 782TVN	01/04	37,768	2,445	1,315	53	1,368
M - Vehicle, 2016 Ford 450, 274TVX	02/04	70,294	4,026	2,165	87	2,252
M - Vehicle, 2016 PJ Trailer, 752WEU	07/04	27,698	1,058	569	23	592
M - Vehicle, 2016 Toyota Prius, SZY336	07/04	36,930	1,410	758	30	788
M - Vehicle, 2016 Toyota Prius, SZY337	07/04	36,930	1,410	758	30	788
M - Vehicle, 2016 Toyota Prius, SZY338	07/04	36,930	1,410	758	30	788
M - Vehicle, 2018 Ford Transit, 537TWU	04/00	30,955	1,387	746	30	776
M - Vehicle, 2018 Toyota Tacoma, 943TWT	04/00	28,864	1,293	695	28	723
M - Vehicle, 2020 Ford F450, 960TXG	06/00	89,515	2,674	1,438	58	1,496
M - Vehicle, 2022 Toyota Tacoma, 539TXS	08/00	38,662	577	310	12	322
M - Vehicle, 2024 Ford Transit, Café/Events	00/00	35,000	35,000	0	0	0
M - Vehicle, Camper Shell & Tommy Lift	04/04	9,208	439	236	10	246

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2024 Contribution Requirement	2024 Assigned Interest Earned	2024 Funding Requirement
M - Vehicle, Toyota Forklift 8FGCU15	07/04	54,816	2,593	1,395	56	1,451
M - Wall Ventilator Exhaust Fans	05/04	5,174	215	115	5	120
M - Warehouse Equipment, General	00/00	4,346	4,346	0	0	0
M - Water Cooler Fountain	06/04	2,272	98	53	2	55
OA - City Sidewalk Repair	00/00	150,000	150,000	0	0	0
OA - Concrete Walkway Repair	00/04	14,648	14,648	0	0	0
OA - Kam Hwy/Lanikuhana - Solar Lit/Batt	00/00	2,600	2,600	0	0	0
OA - Lighting, Waena Walkway	04/04	127,502	5,398	2,903	117	3,020
OA - Lower Meheula - Benches	14/00	6,390	32	17	1	18
OA - Major Irrigation Upgrade	06/04	151,466	4,150	2,232	90	2,322
OA - Major Signage	04/04	33,489	1,418	762	31	793
OA - Pedestrian Overpass Repair	01/04	153,764	9,955	5,353	215	5,568
OA - Playground Benches - Kuulako	08/04	48,587	1,739	935	38	973
OA - Playground Set - Kuulako	08/04	404,890	14,492	7,793	313	8,106
OA - Playground Surfacing - Kuulako	08/04	80,980	2,899	1,559	63	1,622
OA - Ravine Park - Concrete Benches	00/00	2,200	2,200	0	0	0
OA - Ravine Park - Railing	29/00	15,833	39	21	1	22
OA - Tree Trimming	00/04	123,923	123,923	0	0	0
RC1 - Bike Rack	16/04	3,742	97	52	2	54
RC1 - Building Replacement	07/04	4,278,362	281,112	151,156	6,078	157,234
RC1 - Built-Up Roof, Recoating - 2025	01/04	4,036	129	70	3	73
RC1 - Cattle Entry Gate	11/04	6,333	205	110	4	114
RC1 - Clock, Timekeeper	04/04	2,839	81	43	2	45
RC1 - Concrete Parking Lot Repair	06/04	3,559	98	52	2	54
RC1 - Concrete Walkway Repair	11/04	6,333	116	62	3	65
RC1 - CPR Training Equipment	00/04	4,387	4,387	0	0	0
RC1 - Emergency Wash Station	06/04	2,678	116	62	3	65
RC1 - Facility Signage	16/04	4,991	68	37	1	38
RC1 - Fencing, Chain Link	28/04	208,713	2,970	1,597	64	1,661
RC1 - Gate, Metal Entry	16/04	25,399	658	354	14	368
RC1 - Gazebo Replacement	17/04	547,144	12,534	6,740	271	7,011

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2024 Contribution Requirement	2024 Assigned Interest Earned	2024 Funding Requirement
RC1 - Heartstart Defibrillator	06/04	1,786	49	26	1	27
RC1 - Irrigation System	01/04	11,330	621	334	13	347
RC1 - Jacuzzi	11/00	22,317	139	75	3	78
RC1 - Light Fixtures	04/04	5,024	50	27	1	28
RC1 - Men's Bath Accessories, 1st Flr	01/04	8,308	552	297	12	309
RC1 - Men's Bath Accessories, 2nd Flr	01/04	2,265	150	81	3	84
RC1 - Men's Bath Fixtures, 1st Flr	04/04	5,845	279	150	6	156
RC1 - Men's Bath Fixtures, 2nd Flr	04/04	1,670	80	43	2	45
RC1 - Office Equipment	02/04	3,124	143	77	3	80
RC1 - Pole-Mounted Light Fixtures	06/04	15,904	436	234	9	243
RC1 - Pool Deck Coating, Recoat	05/04	51,850	1,292	695	28	723
RC1 - Pool Deck Coating, Renewal	16/04	105,830	2,525	1,358	55	1,413
RC1 - Pool Deck Concrete Furniture	26/04	34,869	318	171	7	178
RC1 - Pool Deck Umbrellas	02/04	7,950	133	71	3	74
RC1 - Pool Deck Vinyl Furniture	01/04	6,816	412	222	9	231
RC1 - Pool Equipment	01/04	6,043	331	178	7	185
RC1 - Pool Interior Ceramic Tile	19/00	660,933	2,466	1,326	53	1,379
RC1 - Pool Life Guard Station	05/04	6,908	287	154	6	160
RC1 - Pool Pit Confined Space Lift	17/04	26,263	602	324	13	337
RC1 - Pool Pump Pit Upgrade	22/04	142,287	2,716	1,461	59	1,520
RC1 - Pool Slide Framing	21/04	617,988	13,338	7,172	288	7,460
RC1 - Pool Slide Tubing	06/04	374,122	16,149	8,684	349	9,033
RC1 - Pool Stand Up Shower Station	02/04	3,975	239	129	5	134
RC1 - Tables & Chairs	08/04	30,551	1,014	545	22	567
RC1 - Women's Bath Accessories, 1st Flr	01/04	8,308	552	297	12	309
RC1 - Women's Bath Accessories, 2nd Flr	01/04	2,265	150	81	3	84
RC1 - Women's Bath Fixtures, 1st Flr	04/04	5,845	279	150	6	156
RC1 - Women's Bath Fixtures, 2nd Flr	04/04	1,670	80	43	2	45
RC1 - Women's Bath Tile, 1st Flr	19/04	57,677	1,532	824	33	857
RC1 - Women's Bath Tile, 2nd Flr	19/04	8,143	216	116	5	121
RC2 - AC Air Handling Unit 1	08/04	12,956	520	279	11	290

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2024 Contribution Requirement	2024 Assigned Interest Earned	2024 Funding Requirement
RC2 - AC Air Handling Unit 2	08/04	12,956	520	279	11	290
RC2 - AC Chiller 1	08/04	14,576	585	314	13	327
RC2 - AC Chiller 2	08/04	14,576	585	314	13	327
RC2 - Asphalt Pavement, Cold Planing	15/04	115,838	2,020	1,086	44	1,130
RC2 - Backflow Preventer Valves	06/04	6,059	166	89	4	93
RC2 - Basketball Court Backboard	09/04	5,921	30	16	1	17
RC2 - Basketball Court Surfacing	04/04	18,643	962	517	21	538
RC2 - Bicycle Rack	15/04	3,619	105	56	2	58
RC2 - Clock, Timekeeper	03/04	2,745	107	58	2	60
RC2 - Concrete Walkway Repair	09/04	3,949	20	11	0	11
RC2 - Doors - Fiberglass	19/04	35,099	874	470	19	489
RC2 - Doors - Interior & Exterior	14/04	32,670	983	529	21	550
RC2 - Doors - Roll-Up Gate	14/04	93,354	2,809	1,510	61	1,571
RC2 - Electrical Panels	14/04	19,795	596	320	13	333
RC2 - Emergency Wash Station	04/04	2,505	129	69	3	72
RC2 - Exhaust Fans, Roof-Mounted	09/04	5,024	191	103	4	107
RC2 - Exterior Painting, Stucco	09/04	19,744	99	53	2	55
RC2 - Exterior Painting, Wood	01/04	6,043	351	189	8	197
RC2 - Facility Signage	16/04	4,991	68	37	1	38
RC2 - Fencing, Chain Link	19/04	92,661	2,307	1,241	50	1,291
RC2 - Front Deck Station	09/04	5,861	29	16	1	17
RC2 - Gate, Cattle Entry	14/04	7,002	211	113	5	118
RC2 - Gate, Metal Entrance	20/04	22,823	549	295	12	307
RC2 - Gutters & Downspouts	09/04	11,556	439	236	10	246
RC2 - Heartstart Defibrillator	09/04	1,974	10	5	0	5
RC2 - Interior Painting	09/04	14,142	71	38	2	40
RC2 - Irrigation System	04/04	3,341	33	18	1	19
RC2 - Light Fixtures, General	04/04	4,176	42	22	1	23
RC2 - Men's Bathroom Accessories	01/04	6,043	397	213	9	222
RC2 - Men's Bathroom Fixtures	04/04	6,681	345	185	7	192
RC2 - Men's Bathroom Tile	14/04	43,053	1,295	697	28	725

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2024 Contribution Requirement	2024 Assigned Interest Earned	2024 Funding Requirement
RC2 - Office Equipment	04/04	4,175	42	22	1	23
RC2 - Panels, Sound Absorbing	09/04	38,935	1,480	796	32	828
RC2 - Photo Voltaic System	05/04	105,470	5,077	2,730	110	2,840
RC2 - Playground Set	04/04	49,584	2,557	1,375	55	1,430
RC2 - Playground Set Surfacing	04/04	31,878	1,644	884	36	920
RC2 - Pole-Mounted Light Fixtures	21/04	87,569	960	516	21	537
RC2 - Pool ChlorKing, Electrodes	00/00	30,000	30,000	0	0	0
RC2 - Pool Deck Concrete Furniture	29/04	38,551	466	251	10	261
RC2 - Pool Deck Metal Fence	14/04	37,117	1,117	601	24	625
RC2 - Pool Deck PVC Fencing	14/04	42,063	1,266	681	27	708
RC2 - Pool Deck Trex Benches	09/04	2,093	80	43	2	45
RC2 - Pool Deck Umbrellas	01/04	7,688	320	172	7	179
RC2 - Pool Deck Vinyl Furniture	01/04	9,064	497	267	11	278
RC2 - Pool Equipment	05/04	6,908	172	93	4	97
RC2 - Pool Gazebo Shingle Roof	10/04	12,467	450	242	10	252
RC2 - Pool Gazebo Structure	14/04	81,685	2,458	1,322	53	1,375
RC2 - Pool Gazebo Trex Tables	10/04	9,350	338	182	7	189
RC2 - Pool Heat Pump	04/04	55,818	2,879	1,548	62	1,610
RC2 - Pool Interior Ceramic Tile	12/00	522,918	15,620	8,399	338	8,737
RC2 - Pool Life Guard Stand	07/04	7,386	282	152	6	158
RC2 - Pool Pole-Mounted Light Fixtures	17/04	29,666	296	159	6	165
RC2 - Pool Stainless Steel Gutter, Repair	00/00	200,000	200,000	0	0	0
RC2 - Pool Stand Up Shower Station	01/04	4,531	297	160	6	166
RC2 - Pool, Deck Coating	05/04	19,012	474	255	10	265
RC2 - Roofing, Asphalt Shingle	09/04	90,430	3,437	1,848	74	1,922
RC2 - Skylights	09/04	77,001	3,068	1,649	66	1,715
RC2 - Tables & Chairs	09/04	39,488	198	106	4	110
RC2 - Vinyl Tile Flooring	04/04	21,251	1,096	589	24	613
RC2 - Wading Pool Interior Ceramic Tile	12/00	89,643	2,678	1,440	58	1,498
RC2 - Water Cooler Fountain	04/04	4,250	219	118	5	123
RC2 - Water Heater	04/04	3,542	183	98	4	102



# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC2 - Windows, Casement	14/04	79,181	2,383	1,281	52	1,333
RC2 - Women's Bathroom Accessories	01/04	6,043	397	213	9	222
RC2 - Women's Bathroom Fixtures	04/04	6,681	345	185	7	192
RC2 - Women's Bathroom Tile	14/04	43,053	1,295	697	28	725
RC3 - AC AHU 1	18/00	67,147	0	0	0	0
RC3 - AC AHU 2	18/00	67,147	0	0	0	0
RC3 - AC Chiller 1	18/00	111,912	0	0	0	0
RC3 - AC Chiller 2	18/00	111,912	0	0	0	0
RC3 - AC Split System 1	14/04	17,816	271	146	6	152
RC3 - AC Split System 2	14/04	8,908	136	73	3	76
RC3 - AC Split System 3	14/04	8,908	136	73	3	76
RC3 - AC Split System 4	14/04	11,877	181	97	4	101
RC3 - Acoustic Ceiling Treatment	25/00	195,581	0	0	0	0
RC3 - Asphalt Pavement, Cold Planing	12/04	159,357	4,177	2,246	90	2,336
RC3 - Audio-Visual Equipment	01/04	19,221	1,053	566	23	589
RC3 - Bike Rack	25/00	5,002	0	0	0	0
RC3 - Cafe Appliances	12/00	32,959	0	0	0	0
RC3 - Cafe Cabinets & Countertops	20/00	35,237	0	0	0	0
RC3 - Carpeting, Offices	08/04	5,668	129	70	3	73
RC3 - Chain Link Fencing	24/04	169,667	2,395	1,288	52	1,340
RC3 - Clock, Timekeeper	09/00	4,325	32	17	1	18
RC3 - Concrete Walkway Repair	06/04	3,572	98	53	2	55
RC3 - Doors, Interior & Exterior	25/00	81,707	0	0	0	0
RC3 - Doors, Storefront Entrance	20/00	162,726	0	0	0	0
RC3 - Electrical Panels	25/00	10,006	0	0	0	0
RC3 - Exterior Painting	10/00	60,578	0	0	0	0
RC3 - Facility Signage	16/04	4,991	68	37	1	38
RC3 - Heartstart Defibrillator	06/04	1,786	49	26	1	27
RC3 - Interior Painting	10/00	25,712	0	0	0	0
RC3 - Irrigation System	04/04	3,341	33	18	1	19
RC3 - Kitchen Appliances	06/04	3,572	98	53	2	55

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC3 - Kitchen Cabinets & Countertops	16/04	16,933	232	125	5	130
RC3 - Light Fixtures	05/00	6,833	0	0	0	0
RC3 - Men's Bathroom Accessories	12/00	10,794	0	0	0	0
RC3 - Men's Bathroom Fixtures	15/00	8,353	0	0	0	0
RC3 - Men's Bathroom Tile	25/00	49,222	0	0	0	0
RC3 - Office Equipment & Furniture	01/04	9,064	497	267	11	278
RC3 - Pickle Court Deck Repairs	00/00	61,279	61,279	0	0	0
RC3 - Pickle Court Surfacing	00/00	15,320	15,320	0	0	0
RC3 - Playground Set	00/00	120,000	120,000	0	0	0
RC3 - Playground Set Surfacing	00/00	30,000	30,000	0	0	0
RC3 - Pole-Mounted Light Fixtures	01/04	6,054	332	178	7	185
RC3 - Pool Building Reconstruction	04/04	233,754	15,944	8,573	345	8,918
RC3 - Pool ChlorKing, Electrodes	00/00	12,000	12,000	0	0	0
RC3 - Pool Deck Coating	02/04	10,943	579	311	13	324
RC3 - Pool Deck Concrete Furniture	16/04	21,211	291	156	6	162
RC3 - Pool Deck Umbrellas	01/04	4,805	200	107	4	111
RC3 - Pool Deck Vinyl Furniture	05/04	9,498	169	91	4	95
RC3 - Pool Equipment	00/04	12,392	12,392	0	0	0
RC3 - Pool Interior Ceramic Tile	10/04	494,500	25,008	13,447	541	13,988
RC3 - Pool Life Guard Station	07/04	3,693	141	76	3	79
RC3 - Pool Pole-Mounted Lights	16/04	59,265	1,535	825	33	858
RC3 - Pool Reconstruction	10/04	1,271,572	77,442	41,641	1,674	43,315
RC3 - Pool Stand Up Shower Station	04/04	5,011	239	129	5	134
RC3 - Rec. Center Renovation	00/00	5,000,000	5,000,000	0	0	0
RC3 - Roll-Up Counter Door	16/04	7,486	103	55	2	57
RC3 - Stage Structure	25/00	66,708	0	0	0	0
RC3 - Stage, Lighting & Controls	15/00	17,900	0	0	0	0
RC3 - Stage, Sound System	04/04	14,167	676	364	15	379
RC3 - Tables, Chairs & Caddies	11/04	52,773	964	518	21	539
RC3 - Tennis Court Chain Link Fencing	09/04	148,079	6,931	3,727	150	3,877
RC3 - Tennis Court Deck Repairs	00/00	183,836	183,836	0	0	0

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC3 - Tennis Court Light Fixtures	14/04	296,928	11,582	6,228	250	6,478
RC3 - Tennis Court Surfacing	00/00	32,510	32,510	0	0	0
RC3 - Tennis Court Wind Screen Fabric	04/04	6,681	67	36	1	37
RC3 - Vinyl Tile Flooring	20/00	83,756	0	0	0	0
RC3 - Water Cooler Fountain	15/00	6,073	0	0	0	0
RC3 - Water Heater	15/00	4,049	0	0	0	0
RC3 - Windows, Vinyl	25/00	343,244	0	0	0	0
RC3 - Women's Bathroom Accessories	15/00	11,934	0	0	0	0
RC3 - Women's Bathroom Fixtures	15/00	8,353	0	0	0	0
RC3 - Women's Bathroom Tile	25/00	49,222	0	0	0	0
RC4 - Asphalt Pavement Repair	26/04	5,579	51	27	1	28
RC4 - Building Replacement	06/04	1,135,997	74,094	39,841	1,602	41,443
RC4 - Chain Link Fencing	06/04	59,980	3,502	1,883	76	1,959
RC4 - Clock, Timekeeper	09/00	4,325	32	17	1	18
RC4 - Concrete Walkway Repair	06/04	3,572	98	53	2	55
RC4 - Emergency Wash Station	06/04	2,678	116	62	3	65
RC4 - Exterior Painting	01/04	11,029	702	377	15	392
RC4 - Facility Signage	16/04	4,991	68	37	1	38
RC4 - Heartstart Defibrillator	06/04	1,786	49	26	1	27
RC4 - Interior Painting	00/04	6,047	6,047	0	0	0
RC4 - Irrigation System	01/04	5,287	290	156	6	162
RC4 - Light Fixtures	01/04	3,021	166	89	4	93
RC4 - Men's Bathroom Tile	20/04	56,135	641	345	14	359
RC4 - Metal Entrance Gate	24/04	9,784	138	74	3	77
RC4 - Office Equipment	00/04	1,461	1,461	0	0	0
RC4 - Playground Benches	06/04	5,356	242	130	5	135
RC4 - Playground Set	06/04	44,645	1,927	1,036	42	1,078
RC4 - Playground Set Surfacing	06/04	40,899	1,765	949	38	987
RC4 - Pole-Mounted Light Fixtures	01/04	4,709	258	139	6	145
RC4 - Pool Deck Coating	02/04	9,379	496	267	11	278
RC4 - Pool Deck Concrete Furniture	16/04	21,211	506	272	11	283

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC4 - Pool Deck Umbrellas	01/04	4,805	200	107	4	111
RC4 - Pool Deck Vinyl Furniture	06/04	4,464	32	17	1	18
RC4 - Pool Equipment	04/04	6,681	67	36	1	37
RC4 - Pool Interior Ceramic Tile	01/04	365,934	25,509	13,716	552	14,268
RC4 - Pool Life Guard Station	07/04	7,386	282	152	6	158
RC4 - Pool Reconstruction	06/04	1,112,293	72,548	39,010	1,569	40,579
RC4 - Splash Park, Plumbing	24/04	968,172	13,665	7,348	295	7,643
RC4 - Splash Park, Water Features	09/04	251,194	7,091	3,813	153	3,966
RC4 - Wading Pool Interior Ceramic Tile	01/04	62,731	4,373	2,351	95	2,446
RC4 - Water Heater - Solar Panels	06/04	13,870	567	305	12	317
RC5 - Acoustic Ceiling Cleaning	04/04	51,019	2,160	1,161	47	1,208
RC5 - Asphalt Pavement, Cold Planing	15/04	594,470	10,368	5,575	224	5,799
RC5 - Benches, Plastic	11/04	15,190	277	149	6	155
RC5 - Building Replacement	20/04	9,678,827	428,898	230,621	9,274	239,895
RC5 - Cattle Gate, Entry	18/04	8,004	50	27	1	28
RC5 - Chain Link Fencing	00/04	163,578	163,578	0	0	0
RC5 - Clock, Timekeeper	09/00	4,325	32	17	1	18
RC5 - Concrete Walkway Repair	01/04	4,532	293	158	6	164
RC5 - Door, Roll-Up Automatic	15/04	579,169	10,101	5,431	218	5,649
RC5 - Door, Roll-Up Kitchen	00/04	21,915	21,915	0	0	0
RC5 - Doors, Double Metal	10/04	46,752	1,087	585	24	609
RC5 - Doors, Single	20/04	49,919	696	374	15	389
RC5 - Downspout Drainage Grating	00/04	14,611	14,611	0	0	0
RC5 - Eave Vent Screens	26/04	49,092	448	241	10	251
RC5 - Electrical Panels	20/04	28,528	398	214	9	223
RC5 - Exterior Painting	03/04	27,459	913	491	20	511
RC5 - Facility Signage	15/04	4,826	84	45	2	47
RC5 - Fire Sprinkler Riser	20/04	14,264	199	107	4	111
RC5 - Fire Sprinkler System Upgrade	02/04	3,905	270	145	6	151
RC5 - Gutters & Downspouts	15/04	49,128	857	461	19	480
RC5 - Heartstart Defibrillator	06/04	1,786	49	26	1	27

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2024 Contribution Requirement	2024 Assigned Interest Earned	2024 Funding Requirement
RC5 - Interior Painting	04/04	20,073	850	457	18	475
RC5 - Kitchen Appliances	05/04	3,022	145	78	3	81
RC5 - Kitchen Cabinets & Countertops	00/04	65,729	65,729	0	0	0
RC5 - Kitchen Paver Tile Flooring	00/04	31,603	31,603	0	0	0
RC5 - Kitchen Range	08/04	5,727	71	38	2	40
RC5 - Kitchen Range Hood	00/04	29,221	29,221	0	0	0
RC5 - Kitchen Water Heater	15/04	24,132	421	226	9	235
RC5 - Light Fixtures, General	01/04	6,043	331	178	7	185
RC5 - Men's Restroom Accessories	07/04	9,233	268	144	6	150
RC5 - Men's Restroom Fixtures	10/04	8,166	190	102	4	106
RC5 - Men's Restroom Tile	15/04	59,355	1,035	557	22	579
RC5 - Office Equipment	02/04	3,124	143	77	3	80
RC5 - Oil/Water Separator	20/04	21,395	298	161	6	167
RC5 - Pole-Mounted Light Fixtures	00/04	78,072	78,072	0	0	0
RC5 - Projector and Screen	00/00	6,000	6,000	0	0	0
RC5 - Stage Riser	19/04	41,382	104	56	2	58
RC5 - Storage Units	00/00	2,400	2,400	0	0	0
RC5 - Tables, Chairs & Caddies	02/04	62,484	3,579	1,924	77	2,001
RC5 - Vinyl Tile Flooring	01/04	134,546	9,616	5,171	208	5,379
RC5 - Water Cooler Fountain	09/04	2,512	95	51	2	53
RC5 - Windows, Aluminum Casement	00/04	116,860	116,860	0	0	0
RC5 - Women's Restroom Accessories	07/04	9,233	268	144	6	150
RC5 - Women's Restroom Fixtures	10/04	8,166	190	102	4	106
RC5 - Women's Restroom Tile	15/04	59,355	1,035	557	22	579
RC6 - AC Split Heat Pump	10/04	10,389	354	190	8	198
RC6 - AC Split System 1	10/04	11,255	358	193	8	201
RC6 - AC Split System 2	10/04	11,255	358	193	8	201
RC6 - Asphalt Pavement, Cold Planing	21/04	353,992	3,879	2,086	84	2,170
RC6 - Bike Rack	21/04	4,423	48	26	1	27
RC6 - Building Replacement	21/04	6,254,942	267,840	144,019	5,791	149,810
RC6 - Cattle Entry Gate	13/04	6,771	169	91	4	95

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC6 - Chain Link Fencing	21/04	125,499	1,375	740	30	770
RC6 - Clock, Timekeeper	09/00	4,325	32	17	1	18
RC6 - Concrete Walkway Repair	06/04	5,357	147	79	3	82
RC6 - Doors, Interior & Exterior	21/04	41,293	453	243	10	253
RC6 - Doors, Storefront Entrance	21/04	148,868	1,631	877	35	912
RC6 - Electrical Panels	21/04	10,323	113	61	2	63
RC6 - Emergency Wash Station	06/04	2,678	116	62	3	65
RC6 - Exterior Painting	00/04	18,118	18,118	0	0	0
RC6 - Facility Signage	11/04	4,222	137	74	3	77
RC6 - Gutters & Downspouts	11/04	20,591	667	358	14	372
RC6 - Heartstart Defibrillator	06/04	1,786	49	26	1	27
RC6 - Interior Painting	02/04	14,919	855	459	18	477
RC6 - Irrigation System	01/04	11,330	621	334	13	347
RC6 - Kitchen Appliances	06/04	6,250	270	145	6	151
RC6 - Kitchen Cabinets & Countertops	11/04	12,623	409	220	9	229
RC6 - Light Fixtures, General	04/04	5,011	50	27	1	28
RC6 - Men's Bathroom Accessories	05/04	6,044	251	135	5	140
RC6 - Men's Bathroom Fixtures	08/04	6,682	222	119	5	124
RC6 - Men's Bathroom Tile	21/04	72,554	795	428	17	445
RC6 - Office Equipment	02/04	3,124	143	77	3	80
RC6 - Outdoor Shower Cover	09/04	4,935	82	44	2	46
RC6 - Photo Voltaic System	08/04	242,934	8,066	4,337	174	4,511
RC6 - Pole-Mounted Light Poles	21/04	70,055	768	413	17	430
RC6 - Pool Deck Concrete Furniture	01/04	15,107	1,078	580	23	603
RC6 - Pool Deck Umbrellas	02/04	4,969	83	45	2	47
RC6 - Pool Deck Vinyl Furniture	01/04	4,532	274	147	6	153
RC6 - Pool Equipment	01/04	8,970	492	264	11	275
RC6 - Pool Handicapped Lift	01/04	9,610	622	335	13	348
RC6 - Pool Heater	08/04	12,147	277	149	6	155
RC6 - Pool Interior Ceramic Tile	01/04	365,934	25,509	13,716	552	14,268
RC6 - Pool Life Guard Station	04/04	10,022	478	257	10	267

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC6 - Pool Reconstruction	21/04	1,837,327	78,675	42,304	1,701	44,005
RC6 - Pool Spa Equipment	05/04	5,859	243	131	5	136
RC6 - Pool Spa Interior Ceramic Tile	03/00	66,337	3,467	1,864	75	1,939
RC6 - Pool Stand Up Shower Station	09/04	5,923	98	53	2	55
RC6 - Reception Desk	00/04	7,435	7,435	0	0	0
RC6 - Roll-Up Maintenance Door	21/04	10,323	113	61	2	63
RC6 - Roofing, Asphalt Shingle	16/04	118,107	1,618	870	35	905
RC6 - Tables & Chairs	01/04	19,640	1,272	684	27	711
RC6 - Utility Sink & Faucet	16/04	2,993	41	22	1	23
RC6 - Vinyl Tile Flooring	12/04	49,991	664	357	14	371
RC6 - Water Cooler Fountain	06/04	4,544	196	105	4	109
RC6 - Water Heater	08/04	4,049	92	50	2	52
RC6 - Windows, Aluminum Casement	21/04	147,492	1,616	869	35	904
RC6 - Windows, Vinyl	22/00	310,457	2,780	1,495	60	1,555
RC6 - Women's Bathroom Accessories	05/04	6,044	251	135	5	140
RC6 - Women's Bathroom Fixtures	08/04	6,682	222	119	5	124
RC6 - Women's Bathroom Tile	21/04	72,554	795	428	17	445
RC6 - Wood Siding Repair	01/04	12,814	841	452	18	470
RC7 - Air Handling Unit, Court	02/04	21,867	1,443	776	31	807
RC7 - Asphalt Pavement, Cold Planing	06/04	300,022	16,732	8,997	362	9,359
RC7 - Basketball Backboard	02/04	3,975	262	141	6	147
RC7 - Basketball Net Retractor	12/04	41,658	554	298	12	310
RC7 - Bike Rack	07/04	2,769	146	79	3	82
RC7 - Bleachers, Portable	07/04	10,963	579	311	13	324
RC7 - Cafe Appliances	09/04	30,143	501	269	11	280
RC7 - Cafe Cabinets & Countertops	02/04	19,510	1,245	669	27	696
RC7 - Café, Verismo	00/00	13,722	13,722	0	0	0
RC7 - Cattle Entry Gate	01/04	9,064	632	340	14	354
RC7 - Clock, Timekeeper	09/00	4,325	32	17	1	18
RC7 - Concrete Walkway Repair	02/04	4,686	309	166	7	173
RC7 - Court Acoustic Wall Panels	02/04	46,823	3,089	1,661	67	1,728

# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC7 - Court Cover Tarp & rack	12/04	7,406	212	114	5	119
RC7 - Court Wood Floor, Recoat	00/00	12,256	12,256	0	0	0
RC7 - Court Wood Floor, Resurface	00/00	33,500	33,500	0	0	0
RC7 - Court Wood Flooring	20/04	192,400	4,296	2,310	93	2,403
RC7 - Doors, Double	07/04	93,970	4,960	2,667	107	2,774
RC7 - Doors, Single	01/04	23,791	1,658	892	36	928
RC7 - Electrical Panels	07/04	6,462	341	183	7	190
RC7 - Emergency Wash Station	12/04	3,273	44	23	1	24
RC7 - Exterior Painting	09/04	47,387	1,181	635	26	661
RC7 - Facility Signage	02/04	3,124	206	111	4	115
RC7 - Fence, Perimeter PVC	16/04	180,673	7,012	3,770	152	3,922
RC7 - Game Room Equipment	03/04	6,850	228	122	5	127
RC7 - Gazebo BBQ Grills	05/04	39,991	334	179	7	186
RC7 - Gazebo BBQ Grills Parts	00/04	8,675	8,675	0	0	0
RC7 - Gazebo Fixtures	08/04	19,435	645	347	14	361
RC7 - Gazebo Roof Shingles	13/04	38,289	954	513	21	534
RC7 - Gazebo Structure	23/04	668,751	11,103	5,970	240	6,210
RC7 - Gutters & Downspouts	07/04	27,411	1,447	778	31	809
RC7 - Heartstart Defibrillator	06/04	1,786	49	26	1	27
RC7 - Interior Painting	02/04	29,838	1,709	919	37	956
RC7 - Irrigation System	01/04	11,330	621	334	13	347
RC7 - Light Fixtures, Court	17/04	131,314	1,309	704	28	732
RC7 - Light Fixtures, Game Room	12/04	5,458	73	39	2	41
RC7 - Light Fixtures, General	02/04	9,373	374	201	8	209
RC7 - Louvers, Aluminum	17/04	328,286	12,377	6,655	268	6,923
RC7 - Men's Restroom Accessories	06/04	6,250	221	119	5	124
RC7 - Men's Restroom Fixtures	12/04	7,639	102	55	2	57
RC7 - Men's Restroom Tile	07/04	40,875	2,158	1,160	47	1,207
RC7 - Office Equipment	04/04	6,681	139	75	3	78
RC7 - Photo Voltaic System	07/04	469,848	17,941	9,647	388	10,035
RC7 - Playground Set	12/04	64,802	861	463	19	482



# Mililani Town Association - 2024

## ACCOUNTANT'S REPORT

### Analysis 1 - 2024

1/01/2024 - 12/31/2024

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC7 - Playground Set Surfacing	12/04	22,219	295	159	6	165
RC7 - Pole-Mounted Light Fixtures	07/04	16,445	868	467	19	486
RC7 - Pool Bathroom Skylights	02/04	15,624	1,031	554	22	576
RC7 - Pool Bollard Lighting	12/04	12,968	172	93	4	97
RC7 - Pool ChlorKing, Electrodes	00/00	18,000	18,000	0	0	0
RC7 - Pool Deck Concrete Furniture	13/04	22,571	937	504	20	524
RC7 - Pool Deck Umbrellas	01/04	6,727	280	150	6	156
RC7 - Pool Deck Vinyl Furniture	04/04	11,692	333	179	7	186
RC7 - Pool Equipment	01/04	15,376	843	453	18	471
RC7 - Pool Floor Drain Grating	02/04	6,957	459	247	10	257
RC7 - Pool Heat Pumps	06/04	59,678	2,106	1,132	46	1,178
RC7 - Pool Interior Ceramic Tile	02/04	378,375	24,965	13,424	540	13,964
RC7 - Pool Jacuzzi Station	03/04	16,440	887	477	19	496
RC7 - Pool Life Guard Station	12/04	13,097	174	94	4	98
RC7 - Pool Men's Bath Accessories	06/04	5,357	189	102	4	106
RC7 - Pool Men's Bathroom Fixtures	12/04	7,639	102	55	2	57
RC7 - Pool Men's Bathroom Tile	07/04	45,417	2,397	1,289	52	1,341
RC7 - Pool Wall Shower Heads	02/04	2,342	134	72	3	75
RC7 - Pool Wall Shower Tile	07/04	5,904	312	168	7	175
RC7 - Pool Women's Bath Accessories	06/04	5,357	189	102	4	106
RC7 - Pool Women's Bath Fixtures	12/04	7,639	102	55	2	57
RC7 - Pool Women's Bathroom Tile	07/04	45,417	2,397	1,289	52	1,341
RC7 - Portable Lift, Genie	02/04	14,574	962	517	21	538
RC7 - Roofing - Asphalt Shingles	02/04	95,396	6,294	3,384	136	3,520
RC7 - Tables & Chairs	02/04	26,499	1,518	816	33	849
RC7 - Vinyl Tile Flooring	12/04	69,432	923	496	20	516
RC7 - Wading Pool Interior Ceramic Tile	02/04	64,864	4,280	2,301	93	2,394
RC7 - Washer & Dryer Set	06/04	1,818	50	27	1	28
RC7 - Water Cooler Fountain	12/04	7,854	104	56	2	58
RC7 - Water Heater	06/04	3,787	134	72	3	75
RC7 - Windows, Aluminum Casement	07/04	92,325	4,873	2,620	105	2,725

**Mililani Town Association - 2024**

**ACCOUNTANT'S REPORT**

**Analysis 1 - 2024**

**1/01/2024 - 12/31/2024**

<b>Component</b>	<b>Remaining Life (yr/mo)</b>	<b>Future Cost</b>	<b>Assigned Reserves</b>	<b>2024 Contribution Requirement</b>	<b>2024 Assigned Interest Earned</b>	<b>2024 Funding Requirement</b>
RC7 - Women's Restroom Accessories	06/04	6,250	221	119	5	124
RC7 - Women's Restroom Fixtures	12/04	7,639	102	55	2	57
RC7 - Women's Restroom Tile	07/04	40,875	2,158	1,160	47	1,207
<b>Totals:</b>		<b>61,888,500</b>	<b>9,366,782</b>	<b>1,209,994</b>	<b>48,665</b>	<b>1,258,659</b>

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
<b>Administration Building</b>							
A - 10 x 20 Tents Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	03/00	00/00	01/24	Y	2,000	2,000
A - AC Fan Coil Unit 1 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	9,385	11,993
A - AC Fan Coil Unit 2 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	15,642	19,989
A - AC Fan Coil Unit 3 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	15,642	19,989
A - AC Fan Coil Unit 4 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	15,642	19,989
A - AC Fan Coil Unit 5 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	6,257	7,995
A - AC Fan Coil Unit 6 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	15,642	19,989
A - AC Heat Pump Compressor 1 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	14,078	17,990
A - AC Heat Pump Compressor 2 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	18,384	23,492
A - AC Heat Pump Compressor 3 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	18,384	23,492
A - AC Heat Pump Compressor 4 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	18,384	23,492
A - AC Heat Pump Compressor 5 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	14,707	18,794
A - AC Heat Pump Compressor 6 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	18,384	23,492
A - Acoustic Ceiling Treatment Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/41	Y	80,905	144,477
A - Asphalt Pavement, Replacement Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/36	Y	115,600	174,637
A - Bathroom Refurbishment Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	14,450	16,703

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
A - Board and Manager iPad Condition: Good - Consistent with Age	1/01/2025 Source: Client/Management	03/00	00/00	01/25	Y	11,700	12,099
A - Building Replacement Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/66	Y	4,902,294	20,205,680
A - Chain Link Fence Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/41	Y	10,785	19,259
A - Clock, Timekeeper Condition: Good - Consistent with Age	5/01/2023 Sources: Armstrong Consulting Internal Cost Data, Client/Management	07/00	00/00	05/30	Y	4,912	6,071
A - Computer Cabling Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	122,557	156,616
A - Computer Main Servers Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/24	Y	144,495	146,106
A - Computer Software Condition: Fair - Consistent with Age	5/01/2024 Source: Armstrong Consulting Internal Cost Data	01/00	00/00	05/24	Y	10,865	10,986
A - Computer Workstations Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	28,971	33,489
A - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	2,890	3,124
A - Counters & Cabinets Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/36	Y	50,573	76,401
A - Covenants Cameras Condition: Good - Consistent with Age	1/01/2025 Source: Client/Management	05/00	00/00	01/25	Y	1,500	1,551
A - Door, Security Entry Lock Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	2,451	2,650
A - Doors, Double - Glass Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/36	Y	10,417	15,738
A - Doors, Double - Metal Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/36	Y	29,414	44,435
A - Doors, Single Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/36	Y	75,851	114,588
A - Electrical Panel Cabinets Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/36	Y	21,674	32,743
A - ExaGrid Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	03/00	00/00	01/24	Y	30,000	30,000

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
A - Exterior Painting Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	43,350	46,864
A - Fixtures - Pole-Mounted Light Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	64,343	131,354
A - Flooring, Carpeting Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	49,637	53,661
A - Flooring, Sheet Vinyl Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	9,608	12,279
A - Gate - Cattle Entry Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/41	Y	4,335	7,741
A - Heartstart Defibrillator Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	1,445	1,562
A - Interior Painting Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	23,000	24,865
A - Kitchen Appliances Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	3,612	3,905
A - Laminator Condition: Good - Consistent with Age	1/01/2025 Source: Client/Management	05/00	00/00	01/25	Y	1,500	1,551
A - Light Fixtures, General Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/26	Y	3,612	3,905
A - Office Furniture & Equipment Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	02/00	00/00	05/24	Y	14,450	14,611
A - Office Scanners Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	03/00	00/00	01/24	Y	15,000	15,000
A - Rec-Trac Reservation System Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	148,294	189,506
A - Roofing, Metal Standing Seam Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/46	Y	137,880	291,049
A - Roofing, Sheet EPDM Condition: Fair - Consistent with Age	1/01/2016 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/41	Y	33,090	58,445
A - Telephone System Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	-02/00	05/24	Y	21,674	21,916
A - Virtual Machine Server Upgrade Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	05/00	00/00	01/24	Y	152,140	152,140

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
A - Window Treatment Condition: Fair - Consistent with Age	5/01/2016	12/00	00/00	05/28	Y	21,570	24,934
	Source: Armstrong Consulting Internal Cost Data						
A - Windows, Casement Condition: Fair - Consistent with Age	5/01/2016	25/00	00/00	05/41	Y	80,888	144,446
	Source: Armstrong Consulting Internal Cost Data						
<b>Sub Total:</b>						<b>6,684,263</b>	<b>22,679,783</b>
<b>Maintenance</b>							
M - AC, Split System 1 Condition: Fair - Consistent with Age	5/01/2015	18/00	00/00	05/33	Y	4,493	6,139
	Source: Armstrong Consulting Internal Cost Data						
M - AC, Split System 2 Condition: Fair - Consistent with Age	5/01/2015	18/00	00/00	05/33	Y	8,988	12,282
	Source: Armstrong Consulting Internal Cost Data						
M - Asphalt Pavement, Cold Planing Condition: Fair - Consistent with Age	5/01/2021	20/00	00/00	05/41	Y	57,800	103,217
	Source: Armstrong Consulting Internal Cost Data						
M - Bathroom Refurbishment Condition: Fair - Consistent with Age	5/01/2017	10/00	00/00	05/27	Y	7,225	8,076
	Source: Armstrong Consulting Internal Cost Data						
M - Bobcat Skid Steer Loader Condition: Fair - Consistent with Age	1/01/2025	15/00	00/00	01/25	Y	35,000	36,193
	Source: Armstrong Consulting Internal Cost Data						
M - Building Replacement Condition: Fair - Consistent with Age	5/01/1978	50/00	+12/00	05/40	Y	2,451,147	4,233,219
	Source: Armstrong Consulting Internal Cost Data						
M - Chain Link Fence Condition: Fair - Consistent with Age	5/01/2019	25/00	00/00	05/44	Y	28,041	55,363
	Source: Armstrong Consulting Internal Cost Data						
M - Clock, Timekeeper Condition: Fair - Consistent with Age	5/01/2021	07/00	00/00	05/28	Y	2,456	2,839
	Source: Armstrong Consulting Internal Cost Data						
M - Door, Roll-Up Automatic Condition: Fair - Consistent with Age	5/01/2022	20/00	00/00	05/42	Y	36,767	67,890
	Source: Armstrong Consulting Internal Cost Data						
M - Door, Roll-Up Manual Condition: Fair - Consistent with Age	5/01/2018	30/00	00/00	05/48	Y	7,353	16,597
	Source: Client/Management						
M - Electrical Panels Condition: Fair - Consistent with Age	5/01/2019	25/00	00/00	05/44	Y	8,725	17,226
	Source: Armstrong Consulting Internal Cost Data						
M - Emergency Wash Station Condition: Fair - Consistent with Age	5/01/2015	15/00	+05/00	05/35	Y	2,167	3,165
	Source: Armstrong Consulting Internal Cost Data						
M - Equipment, Concrete Saw, Husqvarna Condition: Fair - Consistent with Age	5/01/2017	15/00	+03/00	05/35	Y	9,392	13,720
	Source: Armstrong Consulting Internal Cost Data						

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
M - Equipment, Air Compressor, Manchester Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/37	Y	5,057	7,899
M - Equipment, Air Compressor, Thomas Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	5,780	6,908
M - Equipment, Blue Bird Aerator Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	11/00	00/00	05/26	Y	5,057	5,467
M - Equipment, Carpet Extractor Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/26	Y	4,335	4,686
M - Equipment, Cement Mixer Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	5,780	7,143
M - Equipment, Chipper Vermeer Condition: Fair - Consistent with Age	5/01/2012 Sources: Armstrong Consulting Internal Cost Data, Client/Management	15/00	00/00	05/27	Y	64,220	71,787
M - Equipment, Gas Tiller Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	4,335	5,923
M - Equipment, General Maintenance Condition: Fair - Consistent with Age	5/01/2024 Source: Armstrong Consulting Internal Cost Data	01/00	00/00	05/24	Y	14,486	14,648
M - Equipment, Grinder Stump Blue Bird Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/24	Y	7,225	7,305
M - Equipment, Honda 3500 Generator Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/26	Y	3,612	3,905
M - Equipment, Honda 6500 Generator Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	6,502	7,771
M - Equipment, Mower Hydro Lawn Honda Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/31	Y	3,755	4,799
M - Equipment, Mower Riding Hustler Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	09/00	00/00	05/32	Y	57,798	76,378
M - Equipment, Mower Riding Jacobson 311T Condition: Fair - Consistent with Age	5/01/2011 Sources: Armstrong Consulting Internal Cost Data, Client/Management	15/00	00/00	05/26	Y	91,032	98,412
M - Equipment, Propane Burnisher Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/32	Y	5,393	7,126
M - Equipment, Resistograph Tree Test Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	-01/00	05/25	Y	10,295	10,763
M - Equipment, Storage Cabinets Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	1,593	2,036

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
M - Equipment, Storage Containers Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/35	Y	21,673	31,662
M - Exterior Painting Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/27	Y	16,275	18,193
M - Gate, Cattle Entry Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/44	Y	4,335	8,559
M - Genie Electric Manlift Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	12,256	13,249
M - Gutters & Downspouts Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/24	Y	8,457	8,551
M - Heartstart Defibrillator Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/24	Y	1,445	1,445
M - Ice Machine Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/24	Y	3,717	3,717
M - Intelli-Sprayer 150 Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/32	Y	6,502	8,592
M - Interior Painting Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/27	Y	17,250	19,283
M - Light Fixtures Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/24	Y	4,362	4,410
M - Lockers, Metal Condition: Fair - Consistent with Age	5/01/2009 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/29	Y	1,471	1,758
M - Office Equipment & Furniture Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	03/00	00/00	05/26	Y	4,335	4,686
M - Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/44	Y	21,448	42,345
M - Roof Ventilator Exhaust Fans Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	4,329	5,174
M - Roofing, Built-Up, Re-Coat Condition: Fair - Consistent with Age	5/01/2025 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	21,448	22,424
M - Roofing, Built-Up, Replace Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	40/00	00/00	05/45	Y	52,087	106,334
M - Roofing, Standing Seam Metal Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/25	Y	185,304	193,740



**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
M - Vehicle, 2003 Ford F450, 835TRE Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	115,596	142,863
M - Vehicle, 2007 Ford F150, 019TSW Condition: Good - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/29	Y	43,349	51,812
M - Vehicle, 2008 Ford 350, 757TSW Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	43,349	53,574
M - Vehicle, 2008 Ford F350, 755TSW Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	43,349	53,574
M - Vehicle, 2012 Ford F450, 329TTU Condition: Good - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/32	Y	57,798	76,378
M - Vehicle, 2012 Toyota Scion, RTG767 Condition: Good - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/32	Y	28,899	38,189
M - Vehicle, 2013 Ford 450, 955TVA Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	65,023	88,847
M - Vehicle, 2013 Ford F150, 661TTZ Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	36,124	49,360
M - Vehicle, 2014 Toyota Prius, SDD357 Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	10/00	+05/00	05/29	Y	28,899	34,541
M - Vehicle, 2015 Ford 350, 690TVU Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	43,349	45,322
M - Vehicle, 2015 Ford F150, 163TVP Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	36,124	37,768
M - Vehicle, 2015 Ford F150, 413TVY Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	36,124	37,768
M - Vehicle, 2015 Ford F150, 713TVU Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	36,124	37,768
M - Vehicle, 2015 Tacoma, 781TVN Condition: Good - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	36,124	37,768
M - Vehicle, 2015 Tacoma, 782TVN Condition: Good - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	36,124	37,768
M - Vehicle, 2016 Ford 450, 274TVX Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	65,023	70,294
M - Vehicle, 2016 PJ Trailer, 752WEU Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	21,674	27,698

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
M - Vehicle, 2016 Toyota Prius, SZY336 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	+05/00	05/31	Y	28,899	36,930
M - Vehicle, 2016 Toyota Prius, SZY337 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	+05/00	05/31	Y	28,899	36,930
M - Vehicle, 2016 Toyota Prius, SZY338 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	+05/00	05/31	Y	28,899	36,930
M - Vehicle, 2018 Ford Transit, 537TWU Condition: Fair - Consistent with Age	1/01/2018 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/28	Y	27,078	30,955
M - Vehicle, 2018 Toyota Tacoma, 943TWT Condition: Fair - Consistent with Age	1/01/2018 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/28	Y	25,249	28,864
M - Vehicle, 2020 Ford F450, 960TXG Condition: Fair - Consistent with Age	1/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/30	Y	73,231	89,515
M - Vehicle, 2022 Toyota Tacoma, 539TXS Condition: Fair - Consistent with Age	1/01/2022 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/32	Y	29,583	38,662
M - Vehicle, 2024 Ford Transit, Café/Events Condition: Fair - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/24	Y	35,000	35,000
M - Vehicle, Camper Shell & Tommy Lift Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	7,966	9,208
M - Vehicle, Toyota Forklift 8FGCU15 Condition: Good - Consistent with Age	5/01/2011 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/31	Y	42,895	54,816
M - Wall Ventilator Exhaust Fans Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	4,329	5,174
M - Warehouse Equipment, General Condition: Fair - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	01/00	00/00	01/24	Y	4,346	4,346
M - Water Cooler Fountain Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	1,838	2,272
<b>Sub Total:</b>						<b>4,453,767</b>	<b>6,743,898</b>
<b>Other Assets</b>							
OA - City Sidewalk Repair Condition: Fair - Consistent with Age	1/01/2024 Source: Client/Management	01/00	00/00	01/24	Y	150,000	150,000
OA - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2024 Source: Armstrong Consulting Internal Cost Data	01/00	00/00	05/24	Y	14,486	14,648

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
OA - Kam Hwy/Lanikuhana - Solar Lit/Batt Condition: Fair - Consistent with Age	1/01/2024 Source: Client/Management	05/00	00/00	01/24	Y	2,600	2,600
OA - Lighting, Waena Walkway Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/28	Y	110,302	127,502
OA - Lower Meheula - Benches Condition: Fair - Consistent with Age	1/01/2023 Source: Client/Management	15/00	00/00	01/38	Y	4,000	6,390
OA - Major Irrigation Upgrade Condition: Fair - Consistent with Age	5/01/2020 Source: Client/Management	10/00	00/00	05/30	Y	122,557	151,466
OA - Major Signage Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/28	Y	28,971	33,489
OA - Pedestrian Overpass Repair Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	147,069	153,764
OA - Playground Benches - Kuulako Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	+01/00	05/32	Y	36,767	48,587
OA - Playground Set - Kuulako Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	+01/00	05/32	Y	306,393	404,890
OA - Playground Surfacing - Kuulako Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	+01/00	05/32	Y	61,280	80,980
OA - Ravine Park - Concrete Benches Condition: Fair - Consistent with Age	1/01/2024 Source: Client/Management	20/00	00/00	01/24	Y	2,200	2,200
OA - Ravine Park - Railing Condition: Fair - Consistent with Age	1/01/2023 Source: Client/Management	30/00	00/00	01/53	Y	6,000	15,833
OA - Tree Trimming Condition: Fair - Consistent with Age	5/01/2024 Source: Armstrong Consulting Internal Cost Data	01/00	00/00	05/24	Y	122,557	123,923
<b>Sub Total:</b>						<b>1,115,182</b>	<b>1,316,272</b>
<b>Rec Center 1</b>							
RC1 - AC AHU 1 Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	11,030	23,283
RC1 - AC AHU 2 Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	11,030	23,283
RC1 - AC Chiller 1 Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	12,256	25,870

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC1 - AC Chiller 2 Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	12,256	25,870
RC1 - Acoustic Ceiling Treatment Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/51	Y	29,420	73,409
RC1 - Bike Rack Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/40	Y	2,167	3,742
RC1 - Building Replacement Condition: Fair - Consistent with Age	5/01/1970 Source: Armstrong Consulting Internal Cost Data	50/00	+11/00	05/31	Y	3,347,960	4,278,362
RC1 - Built-Up Roof, Recoating - 2025 Condition: Fair - Consistent with Age	5/01/2025 Source: Armstrong Consulting Internal Cost Data	-	-	05/25	N-DNR	3,861	4,036
RC1 - Built-Up Roof, Replacement Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/61	Y	12,869	44,870
RC1 - Carpeting, Offices Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/37	Y	2,788	4,355
RC1 - Cattle Entry Gate Condition: Poor - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/35	Y	4,335	6,333
RC1 - Clock, Timekeeper Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	07/00	00/00	05/28	Y	2,456	2,839
RC1 - Concrete Parking Lot Repair Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	2,880	3,559
RC1 - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/35	Y	4,335	6,333
RC1 - CPR Training Equipment Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/24	Y	4,339	4,387
RC1 - Doors, Roll-up Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	13,236	27,940
RC1 - Doors, Single Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/56	Y	27,812	82,039
RC1 - Doors, Storefront Entry Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/56	Y	62,504	184,374
RC1 - Electrical Panels Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/61	Y	12,256	42,734
RC1 - Emergency Wash Station Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	2,167	2,678

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC1 - Entry Concrete Benches Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	35/00	00/00	05/55	Y	2,167	6,181
RC1 - Exterior Painting Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/39	Y	10,115	16,893
RC1 - Facility Signage Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	2,890	4,991
RC1 - Fencing, Chain Link Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	35/00	00/00	05/52	Y	80,888	208,713
RC1 - Gate, Metal Entry Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/40	Y	14,707	25,399
RC1 - Gazebo Replacement Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/41	Y	306,393	547,144
RC1 - Gutters & Downspouts Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/51	Y	9,021	22,509
RC1 - Heartstart Defibrillator Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	1,445	1,786
RC1 - Interior Painting Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/41	Y	13,800	24,643
RC1 - Irrigation System Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	10,837	11,330
RC1 - Jacuzzi Condition: Fair - Consistent with Age	1/01/2023 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/35	Y	15,445	22,317
RC1 - Kitchen Appliances Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/43	Y	4,335	8,276
RC1 - Kitchen Cabinets & Countertops Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	24/00	00/00	05/55	Y	12,700	36,226
RC1 - Light Fixtures Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	4,346	5,024
RC1 - Men's Bath Accessories, 1st Flr Condition: Fair - Consistent with Age	5/01/2025 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/25	Y	7,947	8,308
RC1 - Men's Bath Accessories, 2nd Flr Condition: Fair - Consistent with Age	5/01/2025 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/25	Y	2,167	2,265
RC1 - Men's Bath Fixtures, 1st Flr Condition: Fair - Consistent with Age	5/01/2028 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	5,057	5,845

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC1 - Men's Bath Fixtures, 2nd Flr Condition: Fair - Consistent with Age	5/01/2028 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	1,445	1,670
RC1 - Men's Bath Tile, 1st Flr Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/61	Y	30,209	105,334
RC1 - Men's Bath Tile, 2nd Flr Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/61	Y	4,265	14,871
RC1 - Office Equipment Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/26	Y	2,890	3,124
RC1 - Photo Voltaic System Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	85,790	181,093
RC1 - Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	12,869	15,904
RC1 - Pool Deck Coating, Recoat Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/29	Y	43,380	51,850
RC1 - Pool Deck Coating, Renewal Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	24/00	00/00	05/40	Y	61,279	105,830
RC1 - Pool Deck Concrete Furniture Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/50	Y	14,450	34,869
RC1 - Pool Deck Umbrellas Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	03/00	00/00	05/26	Y	7,353	7,950
RC1 - Pool Deck Vinyl Furniture Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	07/00	00/00	05/25	Y	6,519	6,816
RC1 - Pool Equipment Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	5,780	6,043
RC1 - Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	1/01/2023 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/43	Y	350,000	660,933
RC1 - Pool Life Guard Station Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	5,780	6,908
RC1 - Pool Pit Confined Space Lift Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/41	N	14,707	26,263
RC1 - Pool Pump Pit Upgrade Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/46	N	67,407	142,287
RC1 - Pool Reconstruction Condition: Fair - Consistent with Age	1/01/2023 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	01/73	N	900,000	4,637,309

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC1 - Pool Slide Framing Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/45	Y	302,717	617,988
RC1 - Pool Slide Tubing Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	302,717	374,122
RC1 - Pool Stand Up Shower Station Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/26	Y	3,677	3,975
RC1 - Roofing - Asphalt Shingles Condition: Fair - Consistent with Age	5/01/2031 Source: Client/Management	20/00	00/00	05/51	Y	88,242	220,181
RC1 - Tables & Chairs Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/32	Y	23,119	30,551
RC1 - Utility Sink & Faucet Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/61	Y	3,466	12,085
RC1 - Vinyl Tile Flooring Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/51	Y	38,606	96,331
RC1 - Water Cooler Fountain Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	3,677	7,761
RC1 - Water Heater Condition: Fair - Consistent with Age	5/01/2031 Source: Client/Management	15/00	00/00	05/46	Y	2,451	5,174
RC1 - Windows, Aluminum Casement Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/61	Y	97,529	340,067
RC1 - Women's Bath Accessories, 1st Flr Condition: Fair - Consistent with Age	5/01/2025 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/25	Y	7,947	8,308
RC1 - Women's Bath Accessories, 2nd Flr Condition: Fair - Consistent with Age	5/01/2025 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/25	Y	2,167	2,265
RC1 - Women's Bath Fixtures, 1st Flr Condition: Fair - Consistent with Age	5/01/2028 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	5,057	5,845
RC1 - Women's Bath Fixtures, 2nd Flr Condition: Fair - Consistent with Age	5/01/2028 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	1,445	1,670
RC1 - Women's Bath Tile, 1st Flr Condition: Fair - Consistent with Age	5/01/2013 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/43	Y	30,209	57,677
RC1 - Women's Bath Tile, 2nd Flr Condition: Fair - Consistent with Age	5/01/2013 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/43	Y	4,265	8,143

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC1 - Wood Picnic Tables Condition: Fair - Consistent with Age	5/01/2031 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/46	Y	3,254	6,869
<b>Sub Total:</b>						<b>6,620,885</b>	<b>13,636,212</b>
<b>Rec Center 2</b>							
RC2 - AC Air Handling Unit 1 Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	18/00	00/00	05/32	Y	9,805	12,956
RC2 - AC Air Handling Unit 2 Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	18/00	00/00	05/32	Y	9,805	12,956
RC2 - AC Chiller 1 Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	18/00	00/00	05/32	Y	11,030	14,576
RC2 - AC Chiller 2 Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	18/00	00/00	05/32	Y	11,030	14,576
RC2 - Asphalt Pavement, Cold Planing Condition: Good - Consistent with Age	5/01/2019 Sources: Armstrong Consulting Internal Cost Data, Client/Management	20/00	00/00	05/39	Y	69,360	115,838
RC2 - Backflow Preventer Valves Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	4,902	6,059
RC2 - Basketball Court Backboard Condition: Good - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	4,334	5,921
RC2 - Basketball Court Surfacing Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	16,128	18,643
RC2 - Bicycle Rack Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/39	Y	2,167	3,619
RC2 - Building Replacement Condition: Good - Consistent with Age	5/01/2014 Source: Client/Management	50/00	00/00	05/64	Y	3,063,934	11,811,700
RC2 - Clock, Timekeeper Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	07/00	00/00	05/27	Y	2,456	2,745
RC2 - Concrete Walkway Repair Condition: Good - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	2,890	3,949
RC2 - Doors - Fiberglass Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	30/00	-01/00	05/43	Y	18,384	35,099
RC2 - Doors - Interior & Exterior Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	20,227	32,670



**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC2 - Doors - Roll-Up Gate Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	57,798	93,354
RC2 - Electrical Panels Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	12,256	19,795
RC2 - Emergency Wash Station Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	2,167	2,505
RC2 - Exhaust Fans, Roof-Mounted Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	20/00	-01/00	05/33	Y	3,677	5,024
RC2 - Exterior Painting, Stucco Condition: Good - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	14,450	19,744
RC2 - Exterior Painting, Wood Condition: Good - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/25	Y	5,780	6,043
RC2 - Facility Signage Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	2,890	4,991
RC2 - Fencing, Chain Link Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	30/00	-01/00	05/43	Y	48,533	92,661
RC2 - Front Deck Station Condition: Good - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	4,290	5,861
RC2 - Gate, Cattle Entry Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	4,335	7,002
RC2 - Gate, Metal Entrance Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/44	Y	11,560	22,823
RC2 - Gutters & Downspouts Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	20/00	-01/00	05/33	Y	8,457	11,556
RC2 - Heartstart Defibrillator Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	1,445	1,974
RC2 - Interior Painting Condition: Good - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	10,350	14,142
RC2 - Irrigation System Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	2,890	3,341
RC2 - Light Fixtures, General Condition: Good - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	3,613	4,176
RC2 - Men's Bathroom Accessories Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	12/00	-01/00	05/25	Y	5,780	6,043

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC2 - Men's Bathroom Fixtures Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	5,780	6,681
RC2 - Men's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	26,655	43,053
RC2 - Office Equipment Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	3,612	4,175
RC2 - Panels, Sound Absorbing Condition:	5/01/2014 Source: Armstrong Consulting Internal Cost Data	20/00	-01/00	05/33	Y	28,495	38,935
RC2 - Photo Voltaic System Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/29	Y	88,241	105,470
RC2 - Playground Set Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	42,895	49,584
RC2 - Playground Set Surfacing Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	27,578	31,878
RC2 - Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	42,895	87,569
RC2 - Pool ChlorKing, Electrodes Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	02/00	00/00	01/24	Y	30,000	30,000
RC2 - Pool Deck Concrete Furniture Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	35/00	00/00	05/53	Y	14,450	38,551
RC2 - Pool Deck Metal Fence Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	22,980	37,117
RC2 - Pool Deck PVC Fencing Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	26,043	42,063
RC2 - Pool Deck Trex Benches Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	20/00	-01/00	05/33	Y	1,532	2,093
RC2 - Pool Deck Umbrellas Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	03/00	00/00	05/25	Y	7,353	7,688
RC2 - Pool Deck Vinyl Furniture Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	8,670	9,064
RC2 - Pool Equipment Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/29	Y	5,780	6,908
RC2 - Pool Gazebo Shingle Roof Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/34	Y	8,824	12,467

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC2 - Pool Gazebo Structure Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/38	Y	50,573	81,685
RC2 - Pool Gazebo Trex Tables Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/34	Y	6,618	9,350
RC2 - Pool Heat Pump Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	12/00	+02/00	05/28	Y	48,288	55,818
RC2 - Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	1/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/36	Y	350,000	522,918
RC2 - Pool Life Guard Stand Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	5,780	7,386
RC2 - Pool Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/41	Y	16,613	29,666
RC2 - Pool Reconstruction Condition: Fair - Consistent with Age	1/01/2012 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	01/62	Y	900,000	3,209,378
RC2 - Pool Stainless Steel Gutter, Repair Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	30/00	00/00	01/24	Y	200,000	200,000
RC2 - Pool Stand Up Shower Station Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	12/00	-01/00	05/25	Y	4,334	4,531
RC2 - Pool, Deck Coating Condition: Poor - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/29	Y	15,906	19,012
RC2 - Roofing, Asphalt Shingle Condition: Good - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	20/00	-01/00	05/33	Y	66,181	90,430
RC2 - Skylights Condition:	5/01/2013 Source: Armstrong Consulting Internal Cost Data	25/00	-05/00	05/33	Y	56,353	77,001
RC2 - Tables & Chairs Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/33	Y	28,899	39,488
RC2 - Vinyl Tile Flooring Condition:	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	18,384	21,251
RC2 - Wading Pool Interior Ceramic Tile Condition:	1/01/2016 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/36	Y	60,000	89,643
RC2 - Water Cooler Fountain Condition:	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	3,677	4,250
RC2 - Water Heater Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/28	Y	3,064	3,542

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC2 - Windows, Casement Condition:	5/01/2014	25/00	-01/00	05/38	Y	49,023	79,181
	Source: Armstrong Consulting Internal Cost Data						
RC2 - Women's Bathroom Accessories Condition: Fair - Consistent with Age	5/01/2014	12/00	-01/00	05/25	Y	5,780	6,043
	Source: Armstrong Consulting Internal Cost Data						
RC2 - Women's Bathroom Fixtures Condition: Fair - Consistent with Age	5/01/2014	15/00	-01/00	05/28	Y	5,780	6,681
	Source: Armstrong Consulting Internal Cost Data						
RC2 - Women's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2014	25/00	-01/00	05/38	Y	26,655	43,053
	Source: Armstrong Consulting Internal Cost Data						
<b>Sub Total:</b>						<b>5,760,414</b>	<b>17,565,945</b>
<b>Rec Center 3</b>							
RC3 - AC AHU 1 Condition: Good - Consistent with Age	1/01/2024	18/00	00/00	01/42	Y	36,767	67,147
	Source: Armstrong Consulting Internal Cost Data						
RC3 - AC AHU 2 Condition: Good - Consistent with Age	1/01/2024	18/00	00/00	01/42	Y	36,767	67,147
	Source: Armstrong Consulting Internal Cost Data						
RC3 - AC Chiller 1 Condition: Good - Consistent with Age	1/01/2024	18/00	00/00	01/42	Y	61,279	111,912
	Source: Armstrong Consulting Internal Cost Data						
RC3 - AC Chiller 2 Condition: Good - Consistent with Age	1/01/2024	18/00	00/00	01/42	Y	61,279	111,912
	Source: Armstrong Consulting Internal Cost Data						
RC3 - AC Split System 1 Condition: Good - Consistent with Age	5/01/2020	18/00	00/00	05/38	Y	11,030	17,816
	Source: Armstrong Consulting Internal Cost Data						
RC3 - AC Split System 2 Condition: Good - Consistent with Age	5/01/2020	18/00	00/00	05/38	Y	5,515	8,908
	Source: Armstrong Consulting Internal Cost Data						
RC3 - AC Split System 3 Condition: Good - Consistent with Age	5/01/2020	18/00	00/00	05/38	Y	5,515	8,908
	Source: Armstrong Consulting Internal Cost Data						
RC3 - AC Split System 4 Condition: Good - Consistent with Age	5/01/2020	18/00	00/00	05/38	Y	7,353	11,877
	Source: Armstrong Consulting Internal Cost Data						
RC3 - Acoustic Ceiling Treatment Condition: Good - Consistent with Age	1/01/2024	25/00	00/00	01/49	Y	84,730	195,581
	Source: Armstrong Consulting Internal Cost Data						
RC3 - Asphalt Pavement, Cold Planing Condition: Good - Consistent with Age	5/01/2017	20/00	-01/00	05/36	Y	105,485	159,357
	Source: Client/Management						
RC3 - Audio-Visual Equipment Condition: Good - Consistent with Age	5/01/2020	05/00	00/00	05/25	Y	18,384	19,221
	Source: Armstrong Consulting Internal Cost Data						

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC3 - Bike Rack Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/49	Y	2,167	5,002
RC3 - Cafe Appliances Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/36	Y	22,060	32,959
RC3 - Cafe Cabinets & Countertops Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/44	Y	18,047	35,237
RC3 - Carpeting, Offices Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/32	Y	4,290	5,668
RC3 - Chain Link Fencing Condition: Good - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/48	Y	75,171	169,667
RC3 - Clock, Timekeeper Condition: Good - Consistent with Age	1/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/33	Y	3,200	4,325
RC3 - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	2,890	3,572
RC3 - Doors, Interior & Exterior Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/49	Y	35,397	81,707
RC3 - Doors, Storefront Entrance Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/44	Y	83,339	162,726
RC3 - Electrical Panels Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/49	Y	4,335	10,006
RC3 - Exterior Painting Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/34	Y	43,350	60,578
RC3 - Facility Signage Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	2,890	4,991
RC3 - Heartstart Defibrillator Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	1,445	1,786
RC3 - Interior Painting Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/34	Y	18,400	25,712
RC3 - Irrigation System Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	2,890	3,341
RC3 - Kitchen Appliances Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	2,890	3,572
RC3 - Kitchen Cabinets & Countertops Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	9,805	16,933

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC3 - Light Fixtures Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	01/29	Y	5,780	6,833
RC3 - Men's Bathroom Accessories Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/36	Y	7,225	10,794
RC3 - Men's Bathroom Fixtures Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/39	Y	5,057	8,353
RC3 - Men's Bathroom Tile Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/49	Y	21,324	49,222
RC3 - Office Equipment & Furniture Condition: Good - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	8,670	9,064
RC3 - Pickle Court Deck Repairs Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	01/24	Y	61,279	61,279
RC3 - Pickle Court Surfacing Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	01/24	Y	15,320	15,320
RC3 - Playground Set Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/24	Y	120,000	120,000
RC3 - Playground Set Surfacing Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/24	Y	30,000	30,000
RC3 - Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	5,791	6,054
RC3 - Pool Building Reconstruction Condition: Fair - Consistent with Age	5/01/1978 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/28	Y	202,220	233,754
RC3 - Pool ChlorKing, Electrodes Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	02/00	00/00	01/24	Y	12,000	12,000
RC3 - Pool Deck Coating Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/26	Y	10,122	10,943
RC3 - Pool Deck Concrete Furniture Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	12,281	21,211
RC3 - Pool Deck Umbrellas Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	03/00	00/00	05/25	Y	4,596	4,805
RC3 - Pool Deck Vinyl Furniture Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	07/00	00/00	05/29	Y	7,947	9,498
RC3 - Pool Equipment Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/24	Y	12,256	12,392

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC3 - Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	5/01/2002 Source: Armstrong Consulting Internal Cost Data	20/00	+12/00	05/34	Y	350,000	494,500
RC3 - Pool Life Guard Station Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	2,890	3,693
RC3 - Pool Pole-Mounted Lights Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/40	Y	34,316	59,265
RC3 - Pool Reconstruction Condition: Fair - Consistent with Age	5/01/1978 Source: Armstrong Consulting Internal Cost Data	50/00	+06/00	05/34	Y	900,000	1,271,572
RC3 - Pool Stand Up Shower Station Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	4,335	5,011
RC3 - Rec. Center Renovation Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	50/00	00/00	01/24	Y	5,000,000	5,000,000
RC3 - Roll-Up Counter Door Condition:	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	4,335	7,486
RC3 - Stage Structure Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/49	Y	28,899	66,708
RC3 - Stage, Lighting & Controls Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/39	Y	10,837	17,900
RC3 - Stage, Sound System Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	12,256	14,167
RC3 - Tables, Chairs & Caddies Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/35	Y	36,124	52,773
RC3 - Tennis Court Chain Link Fencing Condition: Fair - Consistent with Age	5/01/2008 Sources: Armstrong Consulting Internal Cost Data, Client/Management	25/00	00/00	05/33	Y	108,371	148,079
RC3 - Tennis Court Deck Repairs Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	01/24	Y	183,836	183,836
RC3 - Tennis Court Light Fixtures Condition: Fair - Consistent with Age	5/01/2008 Source: Armstrong Consulting Internal Cost Data	20/00	+10/00	05/38	Y	183,836	296,928
RC3 - Tennis Court Surfacing Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	01/24	Y	32,510	32,510
RC3 - Tennis Court Wind Screen Fabric Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	5,780	6,681
RC3 - Vinyl Tile Flooring Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/44	Y	42,895	83,756

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC3 - Water Cooler Fountain Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/39	Y	3,677	6,073
RC3 - Water Heater Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/39	Y	2,451	4,049
RC3 - Windows, Vinyl Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/49	Y	148,700	343,244
RC3 - Women's Bathroom Accessories Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/39	Y	7,225	11,934
RC3 - Women's Bathroom Fixtures Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/39	Y	5,057	8,353
RC3 - Women's Bathroom Tile Condition: Good - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/49	Y	21,324	49,222
<b>Sub Total:</b>						<b>8,438,192</b>	<b>10,196,830</b>

**Rec Center 4**

RC4 - Asphalt Pavement Repair Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/50	Y	2,312	5,579
RC4 - Building Replacement Condition: Fair - Consistent with Age	5/01/1980 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/30	Y	919,180	1,135,997
RC4 - Chain Link Fencing Condition: Fair - Consistent with Age	5/01/2001 Source: Armstrong Consulting Internal Cost Data	30/00	-01/00	05/30	Y	48,533	59,980
RC4 - Clock, Timekeeper Condition:	1/01/2023 Source:	10/00	00/00	01/33	Y	3,200	4,325
RC4 - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	2,890	3,572
RC4 - Doors, Interior & Exterior Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/55	Y	17,699	50,485
RC4 - Emergency Wash Station Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	2,167	2,678
RC4 - Exterior Painting Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	08/00	+01/00	05/25	Y	10,549	11,029
RC4 - Facility Signage Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	2,890	4,991



**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC4 - Heartstart Defibrillator Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	1,445	1,786
RC4 - Interior Painting Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/24	Y	5,980	6,047
RC4 - Irrigation System Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	5,057	5,287
RC4 - Light Fixtures Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	2,890	3,021
RC4 - Men's Bathroom Accessories Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/42	Y	6,502	12,005
RC4 - Men's Bathroom Fixtures Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/40	Y	2,890	4,991
RC4 - Men's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	24/00	00/00	05/44	Y	28,432	56,135
RC4 - Metal Entrance Gate Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/48	Y	4,335	9,784
RC4 - Office Equipment Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/24	Y	1,445	1,461
RC4 - Playground Benches Condition: Poor - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	+01/00	05/30	Y	4,334	5,356
RC4 - Playground Set Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	36,124	44,645
RC4 - Playground Set Surfacing Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	33,093	40,899
RC4 - Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	4,504	4,709
RC4 - Pool Deck Coating Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/26	Y	8,676	9,379
RC4 - Pool Deck Concrete Furniture Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	25/00	-01/00	05/40	Y	12,281	21,211
RC4 - Pool Deck Umbrellas Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	03/00	00/00	05/25	Y	4,596	4,805
RC4 - Pool Deck Vinyl Furniture Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	07/00	00/00	05/30	Y	3,612	4,464

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC4 - Pool Equipment Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	5,780	6,681
RC4 - Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/25	Y	350,000	365,934
RC4 - Pool Life Guard Station Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	5,780	7,386
RC4 - Pool Reconstruction Condition: Fair - Consistent with Age	5/01/1980 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/30	Y	900,000	1,112,293
RC4 - Roof Skylight Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/50	Y	25,737	62,108
RC4 - Roofing, Asphalt Shingle Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/50	Y	22,060	53,235
RC4 - Splash Park, Plumbing Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/48	Y	428,951	968,172
RC4 - Splash Park, Water Features Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/33	Y	183,836	251,194
RC4 - Utility Sink & Faucet Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/50	Y	3,466	8,364
RC4 - Wading Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/25	Y	60,000	62,731
RC4 - Water Cooler Fountain Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/45	Y	3,677	7,506
RC4 - Water Heater Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/45	Y	3,064	6,255
RC4 - Water Heater - Solar Panels Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	-01/00	05/30	Y	11,223	13,870
RC4 - Windows, Aluminum Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/60	Y	57,798	194,906
RC4 - Women's Bathroom Accessories Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/42	Y	6,502	12,005
RC4 - Women's Bathroom Fixtures Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/40	Y	2,890	4,991
RC4 - Women's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	24/00	00/00	05/54	Y	28,432	78,436

**Mililani Town Association - 2024**  
**COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC4 - Wood T&G Siding Condition: Fair - Consistent with Age	5/01/2030 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/60	Y	89,462	301,681
<b>Sub Total:</b>						<b>3,364,274</b>	<b>5,032,369</b>
<b>Rec Center 5</b>							
RC5 - Acoustic Ceiling Cleaning Condition: Fair - Consistent with Age	5/01/2028 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/28	Y	44,136	51,019
RC5 - Asphalt Pavement, Cold Planing Condition: Fair - Consistent with Age	5/01/2019 Source: Client/Management	20/00	00/00	05/39	Y	355,950	594,470
RC5 - Benches, Plastic Condition: Poor - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/35	Y	10,398	15,190
RC5 - Building Replacement Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/44	Y	4,902,294	9,678,827
RC5 - Cattle Gate, Entry Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/42	Y	4,335	8,004
RC5 - Chain Link Fencing Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/24	Y	161,775	163,578
RC5 - Clock, Timekeeper Condition: Fair - Consistent with Age	1/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/33	Y	3,200	4,325
RC5 - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	4,335	4,532
RC5 - Door, Roll-Up Automatic Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/39	Y	346,788	579,169
RC5 - Door, Roll-Up Kitchen Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	20/00	+10/00	05/24	Y	21,673	21,915
RC5 - Doors, Double Metal Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/34	Y	33,090	46,752
RC5 - Doors, Single Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/44	Y	25,284	49,919
RC5 - Downspout Drainage Grating Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/24	Y	14,450	14,611
RC5 - Eave Vent Screens Condition: Poor - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/50	Y	20,343	49,092

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC5 - Electrical Panels Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/44	Y	14,450	28,528
RC5 - Exterior Painting Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/27	Y	24,565	27,459
RC5 - Facility Signage Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/39	Y	2,890	4,826
RC5 - Fire Sprinkler Riser Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/44	Y	7,225	14,264
RC5 - Fire Sprinkler System Upgrade Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	15/00	+17/00	05/26	Y	3,612	3,905
RC5 - Gutters & Downspouts Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/39	Y	29,416	49,128
RC5 - Heartstart Defibrillator Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	1,445	1,786
RC5 - Interior Painting Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/28	Y	17,365	20,073
RC5 - Kitchen Appliances Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/29	Y	2,528	3,022
RC5 - Kitchen Cabinets & Countertops Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	25/00	+05/00	05/24	Y	65,005	65,729
RC5 - Kitchen Paver Tile Flooring Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/24	Y	31,255	31,603
RC5 - Kitchen Range Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/32	Y	4,334	5,727
RC5 - Kitchen Range Hood Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	25/00	+05/00	05/24	Y	28,899	29,221
RC5 - Kitchen Water Heater Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/39	Y	14,450	24,132
RC5 - Light Fixtures, General Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	5,780	6,043
RC5 - Men's Restroom Accessories Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/31	Y	7,225	9,233
RC5 - Men's Restroom Fixtures Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/34	Y	5,780	8,166

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC5 - Men's Restroom Tile Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/39	Y	35,540	59,355
RC5 - Office Equipment Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/26	Y	2,890	3,124
RC5 - Oil/Water Separator Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/44	Y	10,837	21,395
RC5 - Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	25/00	+05/00	05/24	Y	77,211	78,072
RC5 - Projector and Screen Condition: Fair - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	01/24	Y	6,000	6,000
RC5 - Stage Riser Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/43	Y	21,674	41,382
RC5 - Storage Units Condition: Fair - Consistent with Age	1/01/2024 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/24	Y	2,400	2,400
RC5 - Tables, Chairs & Caddies Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	57,798	62,484
RC5 - Vinyl Tile Flooring Condition: Poor - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	05/25	Y	128,688	134,546
RC5 - Water Cooler Fountain Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	15/00	+04/00	05/33	Y	1,838	2,512
RC5 - Windows, Aluminum Casement Condition: Fair - Consistent with Age	5/01/1994 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/24	Y	115,572	116,860
RC5 - Women's Restroom Accessories Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/31	Y	7,225	9,233
RC5 - Women's Restroom Fixtures Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/34	Y	5,780	8,166
RC5 - Women's Restroom Tile Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/39	Y	35,540	59,355
<b>Sub Total:</b>						<b>6,723,268</b>	<b>12,219,132</b>

**Rec Center 6**

RC6 - AC Split Heat Pump Condition: Good - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	18/00	+01/00	05/34	Y	7,353	10,389
---	--	-------	--------	-------	---	-------	--------

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC6 - AC Split System 1 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	18/00	00/00	05/34	Y	7,966	11,255
RC6 - AC Split System 2 Condition: Good - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	18/00	00/00	05/34	Y	7,966	11,255
RC6 - Asphalt Pavement, Cold Planing Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	173,400	353,992
RC6 - Bike Rack Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	2,167	4,423
RC6 - Building Replacement Condition: Fair - Consistent with Age	5/01/1995 Source: Client/Management	50/00	00/00	05/45	Y	3,063,934	6,254,942
RC6 - Cattle Entry Gate Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/37	Y	4,335	6,771
RC6 - Chain Link Fencing Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	61,475	125,499
RC6 - Clock, Timekeeper Condition: Fair - Consistent with Age	1/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/33	Y	3,200	4,325
RC6 - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	4,335	5,357
RC6 - Doors, Interior & Exterior Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	20,227	41,293
RC6 - Doors, Storefront Entrance Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	72,922	148,868
RC6 - Electrical Panels Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	5,057	10,323
RC6 - Emergency Wash Station Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	2,167	2,678
RC6 - Exterior Painting Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	05/24	Y	17,918	18,118
RC6 - Facility Signage Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/35	Y	2,890	4,222
RC6 - Gutters & Downspouts Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/35	Y	14,095	20,591
RC6 - Heartstart Defibrillator Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	1,445	1,786

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC6 - Interior Painting Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	13,800	14,919
RC6 - Irrigation System Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	10,837	11,330
RC6 - Kitchen Appliances Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	5,057	6,250
RC6 - Kitchen Cabinets & Countertops Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/35	Y	8,640	12,623
RC6 - Light Fixtures, General Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/28	Y	4,335	5,011
RC6 - Men's Bathroom Accessories Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	5,057	6,044
RC6 - Men's Bathroom Fixtures Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/32	Y	5,057	6,682
RC6 - Men's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	35,540	72,554
RC6 - Office Equipment Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/26	Y	2,890	3,124
RC6 - Outdoor Shower Cover Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/33	Y	3,612	4,935
RC6 - Photo Voltaic System Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/32	Y	183,836	242,934
RC6 - Pole-Mounted Light Poles Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	34,316	70,055
RC6 - Pool Deck Concrete Furniture Condition: Fair - Consistent with Age	5/01/1995 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/25	Y	14,450	15,107
RC6 - Pool Deck Umbrellas Condition: Fair - Consistent with Age	5/01/2023 Source: Armstrong Consulting Internal Cost Data	03/00	00/00	05/26	Y	4,596	4,969
RC6 - Pool Deck Vinyl Furniture Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	07/00	00/00	05/25	Y	4,335	4,532
RC6 - Pool Equipment Condition: Fair - Consistent with Age	5/01/2020 Source: Client/Management	05/00	00/00	05/25	Y	8,579	8,970
RC6 - Pool Handicapped Lift Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	9,192	9,610

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC6 - Pool Heater Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/32	Y	9,192	12,147
RC6 - Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/25	Y	350,000	365,934
RC6 - Pool Life Guard Station Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/28	Y	8,670	10,022
RC6 - Pool Reconstruction Condition: Fair - Consistent with Age	5/01/1995 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/45	Y	900,000	1,837,327
RC6 - Pool Spa Equipment Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	4,902	5,859
RC6 - Pool Spa Interior Ceramic Tile Condition: Fair - Consistent with Age	1/01/2017 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/27	Y	60,000	66,337
RC6 - Pool Stand Up Shower Station Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/33	Y	4,335	5,923
RC6 - Reception Desk Condition: Fair - Consistent with Age	5/01/2008 Source: Armstrong Consulting Internal Cost Data	20/00	-04/00	05/24	Y	7,353	7,435
RC6 - Roll-Up Maintenance Door Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	5,057	10,323
RC6 - Roofing, Asphalt Shingle Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	68,387	118,107
RC6 - Tables & Chairs Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/25	Y	18,784	19,640
RC6 - Utility Sink & Faucet Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/40	Y	1,733	2,993
RC6 - Vinyl Tile Flooring Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	33,091	49,991
RC6 - Water Cooler Fountain Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/30	Y	3,677	4,544
RC6 - Water Heater Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/32	Y	3,064	4,049
RC6 - Windows, Aluminum Casement Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	72,248	147,492
RC6 - Windows, Vinyl Condition: Good - Consistent with Age	1/01/2021 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/46	Y	148,700	310,457



**Mililani Town Association - 2024**  
**COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC6 - Women's Bathroom Accessories Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/29	Y	5,057	6,044
RC6 - Women's Bathroom Fixtures Condition: Fair - Consistent with Age	5/01/2017 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/32	Y	5,057	6,682
RC6 - Women's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/45	Y	35,540	72,554
RC6 - Wood Siding Repair Condition: Fair - Consistent with Age	5/01/2014 Source: Armstrong Consulting Internal Cost Data	10/00	+01/00	05/25	Y	12,256	12,814
<b>Sub Total:</b>						<b>5,584,084</b>	<b>10,612,410</b>

**Rec Center 7**

RC7 - Air Handling Unit, Court Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	20,227	21,867
RC7 - Asphalt Pavement, Cold Planing Condition: Fair - Consistent with Age	5/01/2005 Source: Client/Management	25/00	00/00	05/30	Y	242,760	300,022
RC7 - Basketball Backboard Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	3,677	3,975
RC7 - Basketball Net Retractor Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	27,575	41,658
RC7 - Bike Rack Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	2,167	2,769
RC7 - Bleachers, Portable Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	8,579	10,963
RC7 - Building Replacement Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/55	Y	4,902,294	13,983,896
RC7 - Cafe Appliances Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/33	Y	22,060	30,143
RC7 - Cafe Cabinets & Countertops Condition: Fair - Consistent with Age	5/01/2010 Source: Armstrong Consulting Internal Cost Data	20/00	-04/00	05/26	Y	18,047	19,510
RC7 - Café, Verismo Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	10/00	00/00	01/24	Y	13,722	13,722
RC7 - Cattle Entry Gate Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/25	Y	8,670	9,064

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC7 - Clock, Timekeeper Condition: Fair - Consistent with Age	1/01/2023 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/33	Y	3,200	4,325
RC7 - Concrete Walkway Repair Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	10/00	+10/00	05/26	Y	4,335	4,686
RC7 - Court Acoustic Wall Panels Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	43,312	46,823
RC7 - Court Cover Tarp & rack Condition: Fair - Consistent with Age	5/01/2016 Source: Client/Management	20/00	00/00	05/36	Y	4,902	7,406
RC7 - Court Wood Floor, Recoat Condition: Fair - Consistent with Age	1/01/2024 Source: Client/Management	02/00	00/00	01/24	Y	12,256	12,256
RC7 - Court Wood Floor, Resurface Condition: Fair - Consistent with Age	1/01/2024 Source: Client/Management	10/00	00/00	01/24	Y	33,500	33,500
RC7 - Court Wood Flooring Condition: Fair - Consistent with Age	5/01/2015 Sources: Armstrong Consulting Internal Cost Data, Client/Management	30/00	-01/00	05/44	Y	97,450	192,400
RC7 - Doors, Double Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	73,534	93,970
RC7 - Doors, Single Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/25	Y	22,755	23,791
RC7 - Electrical Panels Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	5,057	6,462
RC7 - Emergency Wash Station Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	2,167	3,273
RC7 - Exterior Painting Condition: Fair - Consistent with Age	5/01/2019 Source: Armstrong Consulting Internal Cost Data	10/00	+04/00	05/33	Y	34,680	47,387
RC7 - Facility Signage Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	2,890	3,124
RC7 - Fence, Perimeter PVC Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	30/00	+04/00	05/40	Y	104,615	180,673
RC7 - Game Room Equipment Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/27	Y	6,128	6,850
RC7 - Gazebo BBQ Grills Condition: Fair - Consistent with Age	5/01/2023 Source: Client/Management	06/00	00/00	05/29	Y	33,458	39,991
RC7 - Gazebo BBQ Grills Parts Condition: Fair - Consistent with Age	5/01/2024 Source: Client/Management	01/00	00/00	05/24	Y	8,579	8,675

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC7 - Gazebo Fixtures Condition: Good - Consistent with Age	5/01/2017 Source: Client/Management	15/00	00/00	05/32	Y	14,707	19,435
RC7 - Gazebo Roof Shingles Condition: Good - Consistent with Age	5/01/2017 Source: Client/Management	20/00	00/00	05/37	Y	24,512	38,289
RC7 - Gazebo Structure Condition: Good - Consistent with Age	5/01/2017 Source: Client/Management	30/00	00/00	05/47	Y	306,393	668,751
RC7 - Gutters & Downspouts Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	21,450	27,411
RC7 - Heartstart Defibrillator Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	1,445	1,786
RC7 - Interior Painting Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	27,600	29,838
RC7 - Irrigation System Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	10,837	11,330
RC7 - Light Fixtures, Court Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/41	Y	73,534	131,314
RC7 - Light Fixtures, Game Room Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	3,613	5,458
RC7 - Light Fixtures, General Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/26	Y	8,670	9,373
RC7 - Louvers, Aluminum Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	35/00	00/00	05/41	Y	183,836	328,286
RC7 - Men's Restroom Accessories Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/30	Y	5,057	6,250
RC7 - Men's Restroom Fixtures Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	5,057	7,639
RC7 - Men's Restroom Tile Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	31,986	40,875
RC7 - Office Equipment Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	05/28	Y	5,780	6,681
RC7 - Photo Voltaic System Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/31	Y	367,672	469,848
RC7 - Playground Set Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	42,895	64,802

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC7 - Playground Set Surfacing Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	14,708	22,219
RC7 - Pole-Mounted Light Fixtures Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	12,869	16,445
RC7 - Pool Bathroom Skylights Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	14,452	15,624
RC7 - Pool Bollard Lighting Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	8,584	12,968
RC7 - Pool ChlorKing, Electrodes Condition: Good - Consistent with Age	1/01/2024 Source: Client/Management	02/00	00/00	01/24	Y	18,000	18,000
RC7 - Pool Deck Concrete Furniture Condition: Fair - Consistent with Age	5/01/2007 Source: Armstrong Consulting Internal Cost Data	30/00	00/00	05/37	Y	14,450	22,571
RC7 - Pool Deck Umbrellas Condition: Fair - Consistent with Age	5/01/2022 Source: Armstrong Consulting Internal Cost Data	03/00	00/00	05/25	Y	6,434	6,727
RC7 - Pool Deck Vinyl Furniture Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	07/00	00/00	05/28	Y	10,115	11,692
RC7 - Pool Equipment Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	05/25	Y	14,707	15,376
RC7 - Pool Floor Drain Grating Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	6,435	6,957
RC7 - Pool Heat Pumps Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/30	Y	48,288	59,678
RC7 - Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	350,000	378,375
RC7 - Pool Jacuzzi Station Condition: Fair - Consistent with Age	5/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/27	Y	14,707	16,440
RC7 - Pool Life Guard Station Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	8,670	13,097
RC7 - Pool Men's Bath Accessories Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/30	Y	4,335	5,357
RC7 - Pool Men's Bathroom Fixtures Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	5,057	7,639
RC7 - Pool Men's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	35,540	45,417

**Mililani Town Association - 2024  
COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

<b>Description</b>	<b>Starting Date</b>	<b>Useful Life (yr/mo)</b>	<b>Adj. Life (yr/mo)</b>	<b>Sched. Rpl. (mo/yr)</b>	<b>Recur</b>	<b>Current Cost</b>	<b>Future Cost</b>
RC7 - Pool Reconstruction Condition: Fair - Consistent with Age	5/01/2005 Source: Armstrong Consulting Internal Cost Data	50/00	00/00	05/55	Y	900,000	2,567,269
RC7 - Pool Wall Shower Heads Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	2,167	2,342
RC7 - Pool Wall Shower Tile Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	4,620	5,904
RC7 - Pool Women's Bath Accessories Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/30	Y	4,335	5,357
RC7 - Pool Women's Bath Fixtures Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	5,057	7,639
RC7 - Pool Women's Bathroom Tile Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	35,540	45,417
RC7 - Portable Lift, Genie Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	13,481	14,574
RC7 - Roofing - Asphalt Shingles Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	88,242	95,396
RC7 - Tables & Chairs Condition: Fair - Consistent with Age	5/01/2016 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/26	Y	24,511	26,499
RC7 - Vinyl Tile Flooring Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	45,960	69,432
RC7 - Wading Pool Interior Ceramic Tile Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	05/26	Y	60,000	64,864
RC7 - Washer & Dryer Set Condition: Fair - Consistent with Age	5/01/2020 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	05/30	Y	1,471	1,818
RC7 - Water Cooler Fountain Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	5,199	7,854
RC7 - Water Heater Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/30	Y	3,064	3,787
RC7 - Windows, Aluminum Casement Condition: Fair - Consistent with Age	5/01/2006 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	05/31	Y	72,248	92,325
RC7 - Women's Restroom Accessories Condition: Fair - Consistent with Age	5/01/2018 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	05/30	Y	5,057	6,250
RC7 - Women's Restroom Fixtures Condition: Fair - Consistent with Age	5/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	05/36	Y	5,057	7,639

**Mililani Town Association - 2024**  
**COMPONENT SUMMARY REPORT**

**Analysis 1 - 2024**

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
RC7 - Women's Restroom Tile Condition: Fair - Consistent with Age	5/01/2006	25/00	00/00	05/31	Y	31,986	40,875
Source: Armstrong Consulting Internal Cost Data							
<b>Sub Total:</b>						<b>8,792,986</b>	<b>20,760,370</b>
<b>Grand Total:</b>						<b>57,537,315</b>	<b>120,763,221</b>

# **Reserve Study Addendum**

# COMMUNITY ASSOCIATIONS INSTITUTE (CAI) RESERVE STUDY STANDARDS

## What is a Reserve Study?

A Reserve Study is made up of two parts, 1) the information about the physical status and repair/replacement cost of the major common area components the association is obligated to maintain (Physical Analysis), and 2) the evaluation and analysis of the association's Reserve balance, income, and expenses (Financial Analysis). The Physical Analysis is comprised of the Component Inventory, Condition Assessment, and Life and Valuation Estimates. The Component Inventory should be relatively "stable" from year to year, while the Condition Assessment and Life and Valuation Estimates will necessarily change from year to year. The Financial Analysis is made up of a finding of the client's current Reserve Fund Status (measured in cash or as Percent Funded) and a recommendation for an appropriate Reserve contribution rate (Funding Plan).

Physical Analysis	Financial Analysis
Component Inventory Condition Assessment Life and Valuation Estimates	Fund Status Funding Plan

## Reserve Study Contents

The following is a list of the minimum contents to be included in the Reserve Study.

- A summary of the association's number of units, physical description, and Reserve Fund financial condition.
- A projection of Reserve Starting Balance, recommended Reserve contributions, projected Reserve expenses, and projected ending Reserve Fund Balance for a minimum of 20 years.
- A tabular listing of the Component Inventory, component quantity or identifying descriptions, Useful Life, Remaining Useful Life, and Current Replacement Cost.
- A description of methods and objectives utilized in computing the Fund Status and development of the Funding Plan.
- Source(s) utilized to obtain component Repair or Replacement cost estimates.
- A description of the Level of Service by which the Reserve Study was prepared.
- Fiscal year for which the Reserve Study is prepared.



## Levels of Service

The following three categories describe the various types of Reserve Studies, from exhaustive to minimal.

I. Full: A Reserve Study in which the following five Reserve Study tasks are performed:

- Component Inventory
- Condition Assessment (based upon on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

II. Update, With-Site-Visit/On-Site Review: A Reserve Study update in which the following five Reserve Study tasks are performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

III. Update, No-Site-Visit/Off-Site Review: A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

## Disclosures

The following are the minimum disclosures to be included in the Reserve Study.

**General:** Description of other involvement(s) with the association that could result in actual or perceived conflicts of interest.

**Physical Analysis:** Description of how thorough the on-site observations were performed: representative sampling vs. all common areas, destructive testing or not, field measurements vs. drawing take-offs, etc.

**Financial Analysis:** Description of assumptions utilized for interest and inflation, tax, and other outside factors.

**Personnel Credentials:** State or organizational licenses or credentials carried by the individual responsible for Reserve Study preparation or oversight.

**Update Reports:** Disclosure of how the current work is reliant on the validity of prior Reserve Studies.

**Completeness:** Material issues which, if not disclosed, would cause a distortion of the association's situation.

**Reliance on Client Data:** Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant. The reserve study will be a reflection of information provided to the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.

**Reserve Balance:** The actual or projected total presented in the reserve study is based upon information provided and was not audited.

**Component Quantities:** For Update With-Site-Visit and Update No-Site-Visit Levels of Service, the client is considered to have deemed previously developed component quantities as accurate and reliable.

**Reserve Projects:** Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.

## Terms and Definitions

**CASH FLOW METHOD:** A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

**COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

**COMPONENT INVENTORY:** The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

**COMPONENT METHOD:** A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

**CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed or reported characteristics.

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

**DEFICIT:** An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

**EFFECTIVE AGE:** The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

**FINANCIAL ANALYSIS:** The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**FULLY FUNDED:** 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

**FULLY FUNDED BALANCE (FFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$

or

$FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding.

**FUNDING GOALS:** Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

- **Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- **Full Funding:** Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.
- **Statutory Funding:** Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.
- **Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

**FUNDING PLAN:** An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:**

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

**LIFE AND VALUATION ESTIMATES:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

**PERCENT FUNDED:** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**PHYSICAL ANALYSIS:** The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**REMAINING USEFUL LIFE (RUL):** Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**RESERVE BALANCE:** Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based upon information provided and not audited.

**RESERVE PROVIDER:** An individual who prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool that identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget."

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services that directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

*Courtesy of Armstrong Consulting, Inc.*