



HAWAIIAN PROPERTIES, LTD.

Property Management and Sales

1165 Bethel Street, 2nd Floor
Honolulu, Hawaii 96813

Tel (808) 539-9777
Fax (808) 521-2714

Mailing Address:

P.O. Box 38078
Honolulu, HI 96837-1078



November 2015

Mariner's Cove Association 2016 Dues Payment Instructions & Policies

Dear Mariner's Cove Association Homeowner,

The Board of Directors has approved the 2016 budget and Capital Reserve Study for the Association. The dues for 2016 will increase by \$1.63/month.

The 2016 monthly dues are **\$32.00/month**; the annual total is **\$384.00**.

Please follow the payment instructions as follows:

Your payments are due and payable on the first day of each semi-annual billing period as follows:

- 1) January 01, 2016 in the amount of \$192.00**
- 2) July 01, 2016 in the amount of \$192.00**

A billing statement is enclosed for the January 01 to June 30, 2016 semiannual billing period. If you are on SurePay, you do not need to do anything. If you are *not* on SurePay, please mail your payment in the enclosed pre-addressed envelope with the remittance portion of the statement to:

Hawaiian Properties, Ltd.
Property Management Division
P.O. Box 30950
Honolulu, HI 96820-0950

If you are not on SurePay, we are enclosing the application for Hawaiian Properties, Ltd.'s SurePay service, which allows you to have your two payments deducted automatically from your checking account on January 10, 2016 and July 10, 2016. This does not cost anything. If you have already subscribed to the Hawaiian Properties, Ltd.'s SurePay service, please do not re-apply. Please note that the application must be received by Hawaiian Properties, Ltd. no later than December 18, 2015 if you want to pay the dues for the January 01 to June 30, 2016 period. If your application is received later than December 18, 2015, please pay the January 01 to June 30, 2016 dues by check. SurePay will then go into effect for the July 01 to December 31, 2016 billing.

If you make your payment by credit card through Hawaiian Properties, Ltd. website, www.hawaiianprop.com, please be advised that payments are not deposited to the Association's account or posted to your account immediately, plan ahead to avoid the late fee.

If you use a bill paying service, you are responsible for providing them with the correct information, such as amount and remittance address, and you are still responsible for your payment to be received and posted to your account by the due date.

PLEASE NOTE:

Your Association allows a grace period of 15 days. If your payment is not received by the 15th of each semi-annual billing month, the association assesses a Late Fee of \$50.00, in accordance with the 'Resolution of the Board of Directors of Mariner's Cove Association Regarding an Increase in Late Fees'.

A copy of Mariners Cove Association's collection policy or the late fee resolution may be obtained by writing or calling Hawaiian Properties, Ltd. at the contact information below.

Mariner's Cove Association has an established Priority of Payments Plan. This ensures that the Association is reimbursed first for expenses incurred or services provided to Individual Owners. All payments received will be applied to charges on your account in the following order: Legal charges, Late Fees, Miscellaneous Charges, Non-Sufficient Funds (NSF) and Coupon Charges, Special Assessments (if any) and Maintenance Fees.*


*The balance remaining, if any, toward the payment of Maintenance Fees, applied to oldest balances first. Acceptance and applications of such payments will not be construed as a waiver of any rights the Association shall have against the delinquent owner.

Any changes to your account, such as address, phone, etc, *must be in writing* and mailed to:

Mariner's Cove Association
c/o Hawaiian Properties, Ltd.
P.O. Box 38078
Honolulu, HI 96837-1078

If you have a question on your account or need assistance, please call 808-539-9777. Please send any correspondence to the same address above.

Sincerely,


John Brewer, CMCA®, AMS®
Sr. Property Manager

Hawaiian Properties, Ltd.
Managing Agent for
Mariner's Cove Association

Hawaiian Properties, Ltd
Monthly Budget Analysis

Mariner's Cove Association (951)

Period: 01/01/16 - 12/31/16

	2015 Approved Budget	2015 Monthly Average	2016 Proposed Budget	2016 Approved Monthly
RECEIPTS				
OPERATING RECEIPTS				
4101 Community Association Dues	12,453	12,423	13,120	13,120
4116 Boat Storage	425	425	425	425
4119 Clubhouse Rental	75	121	75	75
4140 Late Fees	0	363	0	0
4250 Interest Income, Capital Reserves	0	71	0	0
4900 Miscellaneous Income	0	0	0	0
TOTAL OPERATING RECEIPTS	12,953	13,403	13,620	13,620
TOTAL RECEIPTS	12,953	13,403	13,620	13,620
DISBURSEMENTS				
UTILITIES				
5110 Electricity	625	331	400	400
5120 Water	546	373	550	550
5121 Sewer	70	98	67	67
5126 Telephone	80	78	80	80
TOTAL UTILITIES	1,321	880	1,097	1,097
CONTRACTS				
5125 Contract - Refuse	367	0	70	70
5215 Contract - Pest Control	65	63	65	65
TOTAL CONTRACTS	432	63	135	135
REPAIRS & MAINTENANCE				
5202 R&M - Building	100	33	100	100
5203 R&M - Special	75	58	85	85
5207 R&M - Pool	100	42	110	110
5208 R&M - Grounds	150	231	250	250
5235 R&M - Plumbing	0	7	20	20
5301 Supplies - Building	125	125	150	150
5305 Supplies - Pool	175	295	300	300
TOTAL REPAIRS & MAINTENANCE	725	791	1,015	1,015
PAYROLL				
5402 Payroll - Wages	3,472	3,660	3,795	3,795
5406 Payroll - Services	110	109	110	110
5407 HR Expenses	15	0	12	12
5411 Insurance - Work Comp.	145	201	210	210
5412 Insurance - TDI	17	20	22	22
5426 Taxes - Payroll	360	317	360	360
TOTAL PAYROLL	4,119	4,307	4,509	4,509
ADMINISTRATION				
5308 Administrative Expense	775	1,085	900	900
5309 Administrative - Site Office Exp	85	38	50	50
5401 Property Management Fee	1,551	1,551	1,567	1,567
5514 Education and Subscriptions	20	0	20	20
TOTAL ADMINISTRATION	2,431	2,674	2,537	2,537
INSURANCE				
5408 Insurance - Package/Fire/Lia/D&O	720	619	650	650

Hawaiian Properties, Ltd
Monthly Budget Analysis

Mariner's Cove Association (951)

Period: 01/01/16 - 12/31/16

	2015 Approved Budget	2015 Monthly Average	2016 Proposed Budget	2016 Approved Monthly
5409 Insurance - Liability Fidelity Bond	39	38	39	39
5414 Insurance - Umbrella	140	146	152	152
TOTAL INSURANCE	899	803	841	841
PROFESSIONAL FEES				
5415 Accounting & Auditing	102	101	102	102
5417 Legal Fees - Association	25	0	25	25
5418 Legal Fees - Collections	0	(145)	450	450
TOTAL PROFESSIONAL FEES	127	(44)	577	577
TAXES, PERMITS, OTHER				
5425 General Excise Tax	38	52	53	53
5428 Real Property Taxes	25	25	25	25
5866 Committee Exp - Community Events	30	0	25	25
TOTAL TAXES, PERMITS, OTHER	93	77	103	103
TOTAL OPERATING DISBURSEMENTS	10,147	9,551	10,814	10,814
NET OPERATIONS	2,806	3,852	2,806	2,806
CAPITAL EXPENSES				
5995 Major Project Expense	3,084	0	7,758	7,758
TOTAL CAPITAL EXPENSES	3,084	0	7,758	7,758
TOTAL DISBURSEMENTS	13,231	9,551	18,572	18,572
NET INCOME/LOSS	(278)	3,852	(4,952)	(4,952)
RESERVE TRANSACTIONS				
5850 Transfer to Reserves	2,806	2,806	2,806	2,806
5851 Transfer from Reserves	(3,084)	0	(7,758)	(7,758)
TOTAL RESERVE TRANSACTIONS	(278)	2,806	(4,952)	(4,952)

Hawaiian Properties, Ltd
Maintenance Fee Schedule

Property: Mariner's Cove Association
Prop#: 951
Period: 01/01/16 - 12/31/16

Unit Type	# of Units	PCI	Total PCI	2015 Semi-Annual Dues	2016 Semi-Annual Dues	2016 Total Dues	% Incr/Decr
A	410	0.2439	99.9998	182.22	192.00	78,720.00	5.36%
	410		99.9998			78,720.00	

Capital Reserve Study 2016

Mariner's Cove Association

800 Lunalilo Home Road
Honolulu, Hawaii 96825



HAWAIIAN PROPERTIES
Building Relationships that Last

1165 Bethel St., 2nd Floor
Honolulu, Hawaii 96813
Phone: 808-539-9777 Fax: 808-521-2714
www.hawaiianprop.com

Mariner's Cove Association
Honolulu, Hawaii
RA Current Assessment Funding Model Summary

Report Date	October 01, 2015
Account Number	951
Budget Year Beginning	January 01, 2016
Budget Year Ending	December 31, 2016
Total Units	410

<i>Report Parameters</i>	
Inflation	1.40%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	0.50%
Tax Rate on Interest	4.71%
Contingency	5.00%
2016 Beginning Balance	\$232,744.00

Project Summary

A Reserve Study was prepared using the cash flow method of analysis for the fiscal year.

This funding plan provides for fully funded reserve fund balances and complies with HRS 514B-148, approved by the association's Board of Directors as part of the new Budget.

It is important to recognize that a reserve study is a financial forecast of future funds required to maintain the capital components of the project. Hawaii law requires directors of the association to use reasonable efforts to project inflation, interest income, component inventory, component life & remaining life, and replacement costs of the project's components for a 20 year period. From this information, reserve contributions are calculated to fund the statutory replacement reserves. By its nature, a Reserve Study is an estimate to be used for annual budgeting purposes. The Reserve Study is a requirement of HRS 514A-83.6 and HRS 514B-148. The reserve study is not an audit or quality inspection of the project.

This Reserve Study has adopted a funding plan based on the cash flow method that provides full funding. The Reserve Study reflects that the Association is fully funded and has complied with the reserve requirements of Hawaii State Law; provided however, the association implements the funding plan and the criteria used reflects the project's actual operating experience during the life of the funding plan.

Current Assessment Funding Model Summary of Calculations

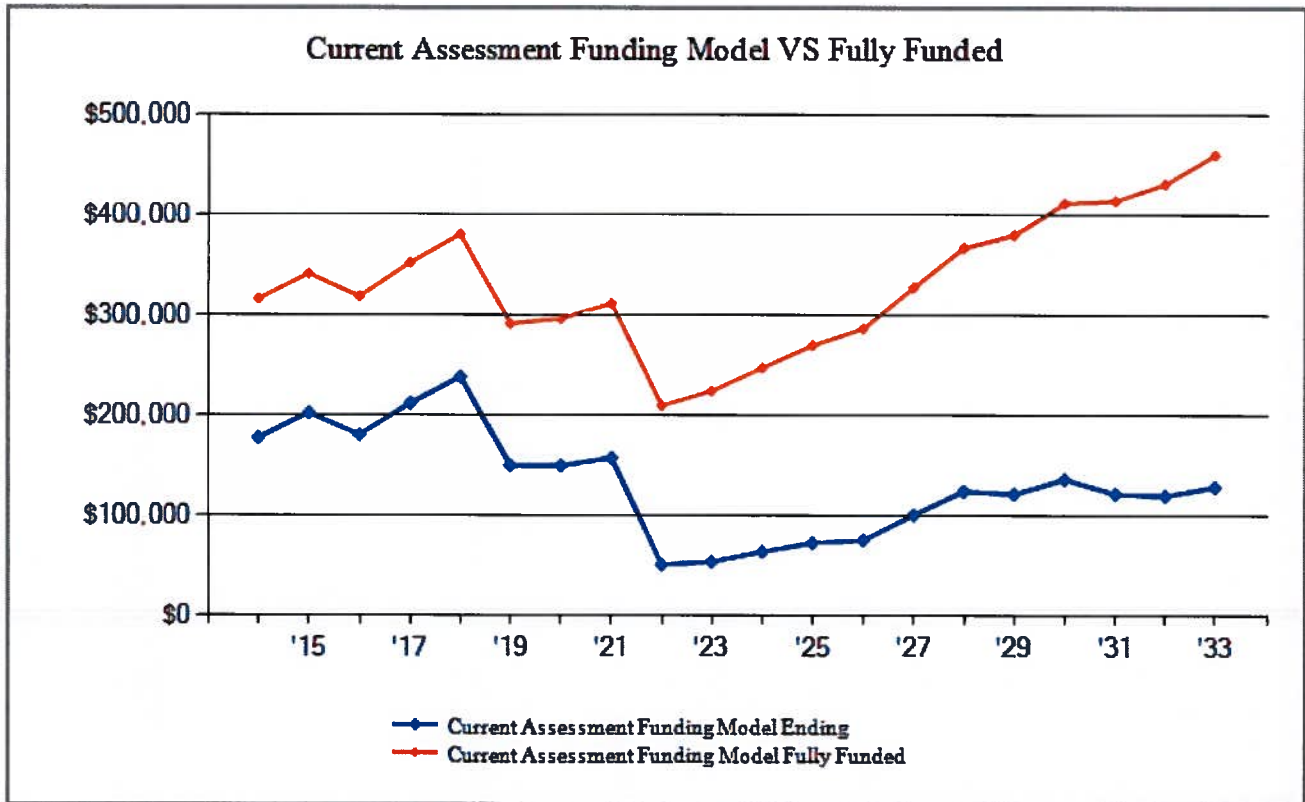
Required Biannually Contribution	\$16,837.50
<i>\$41.07 per unit biannually</i>	
Average Net Biannually Interest Earned	<u>\$393.28</u>
Total Biannually Allocation to Reserves	\$17,230.78
<i>\$42.03 per unit biannually</i>	

Mariner's Cove Association
RA Current Assessment Funding Model Projection

Beginning Balance: \$232,744

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2016	33,675	787	93,100	174,106	282,014	61%
2017	33,675	936	3,042	205,675	312,164	65%
2018	33,675	1,064	7,889	232,525	337,451	68%
2019	33,675	714	108,045	158,869	258,709	61%
2020	33,675	777	21,285	172,035	271,710	63%
2021	33,675	782	33,258	173,234	272,630	63%
2022	33,675	320	131,309	75,921	171,953	44%
2023	33,675	349	28,013	81,932	180,503	45%
2024	33,675	440	14,865	101,183	203,233	49%
2025	33,675	514	18,580	116,792	222,429	52%
2026	33,675	503	36,643	114,327	223,167	51%
2027	33,675	666		148,668	262,665	56%
2028	33,675	723	22,359	160,707	279,044	57%
2029	33,675	870	3,594	191,657	315,402	60%
2030	33,675	974	12,616	213,690	342,587	62%
2031	33,675	782	75,078	173,069	305,003	56%
2032	33,675	846	20,903	186,687	324,855	57%
2033	33,675	911	21,013	200,260	345,011	58%
2034	33,675	1,047	6,101	228,881	381,128	60%
2035	33,675	1,212		263,768	423,870	62%

**Mariner's Cove Association
RA Current Assessment Funding Model VS Fully Funded Chart**



The Current Assessment Funding Model is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 20 years of planned reserve expenditures.

**Mariner's Cove Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2016	
Chain Link Fence	19,840
Kitchen - Refurbish	6,500
Pool - Retile	37,500
Pool Furniture - Replace	4,750
Stucco - Repaint	6,985
Utility Doors - Partial replace	3,000
Wading Pool - Retile	9,000
Wood Surfaces - Repaint	5,525
Total for 2016	\$93,100
Replacement Year 2017	
Elastomeric Deck - Seal/Repair	3,042
Total for 2017	\$3,042
Replacement Year 2018	
Pool-Comm Salt Chlorine Generator	4,034
Signage	3,856
Total for 2018	\$7,889
Replacement Year 2019	
Elastomeric Deck - Resurface	30,893
Electronic Enrty - Replace	3,076
Tile Roof	74,076
Total for 2019	\$108,045
Replacement Year 2020	
Asphalt Seal/Repair	17,691
Pump Shut Offs - Replace	3,594
Total for 2020	\$21,285
Replacement Year 2021	
Elastomeric Deck - Seal/Repair	3,216
Pool/Spa Filters - Replace	1,930
Sliding Glass Doors - Partial Replacement	8,040
Utility Doors - Partial replace	3,216
Vinyl Fence - Replace	10,934
Wood Surfaces - Repaint	5,923
Total for 2021	\$33,258

**Mariner's Cove Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2022	
Asphalt Resurface	102,178
Pool Furniture - Replace	5,163
Solar Hot Water - Replace	23,968
Total for 2022	\$131,309
Replacement Year 2023	
Appliances	405
Pole Lights - Replace	23,284
Pool-Comm Salt Chlorine Generator	4,324
Total for 2023	\$28,013
Replacement Year 2024	
Dock - Replace	14,865
Total for 2024	\$14,865
Replacement Year 2025	
Bathroom - Refurbish	7,366
CVT Floor Replace	3,281
Elastomeric Deck - Seal/Repair	3,400
Pool Deck - Replace 10%	4,533
Total for 2025	\$18,580
Replacement Year 2026	
Asphalt Seal/Repair	19,230
Kitchen - Refurbish	7,616
Utility Doors - Partial replace	3,447
Wood Surfaces - Repaint	6,349
Total for 2026	\$36,643
<i>No Replacement in 2027</i>	
Replacement Year 2028	
Kitchen - Refurbish	7,680
Pool Furniture - Replace	5,612
Pool-Comm Salt Chlorine Generator	4,635
Signage	4,431
Total for 2028	\$22,359

**Mariner's Cove Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2029	
Elastomeric Deck - Seal/Repair	3,594
Total for 2029	\$3,594
Replacement Year 2030	
Pump Shut Offs - Replace	4,131
Stucco - Repaint	8,486
Total for 2030	\$12,616
Replacement Year 2031	
Chain Link Fence	24,441
Elastomeric Deck - Resurface	36,502
Electronic Entry - Replace	3,634
Utility Doors - Partial replace	3,696
Wood Surfaces - Repaint	6,806
Total for 2031	\$75,078
Replacement Year 2032	
Asphalt Seal/Repair	20,903
Total for 2032	\$20,903
Replacement Year 2033	
Appliances	465
Elastomeric Deck - Seal/Repair	3,800
Pool-Comm Salt Chlorine Generator	4,969
Pool/Spa Filters - Replace	2,280
Tile Floor - Replace	9,500
Total for 2033	\$21,013
Replacement Year 2034	
Pool Furniture - Replace	6,101
Total for 2034	\$6,101

**Mariner's Cove Association
RA Spread Sheet**

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	232,744	174,106	205,675	232,525	158,869	172,035	173,234	75,921	81,932	101,183
Annual Assessment	33,675	33,675	33,675	33,675	33,675	33,675	33,675	33,675	33,675	33,675
Interest Earned	787	936	1,064	714	777	782	320	349	440	514
Expenditures	93,100	3,042	7,889	108,045	21,285	33,258	131,309	28,013	14,865	18,580
Fully Funded Reserves	282,014	312,164	337,451	258,709	271,710	272,630	171,953	180,503	203,233	222,429
Percent Fully Funded	61%	65%	68%	61%	63%	63%	44%	45%	49%	52%
Ending Balance	174,106	205,675	232,525	158,869	172,035	173,234	75,921	81,932	101,183	116,792

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Appliances								405		
Asphalt Resurface							102,178			
Asphalt Seal/Repair					17,691					
BBQ - Replace	<i>Unfunded</i>									
Bathroom - Refurbish										7,366
Block Wall _ Repair/Replace	<i>Unfunded</i>									
CVT Floor Replace										3,281
Ceiling Fans	<i>Unfunded</i>									
Chain Link Fence	19,840									
Chain Link Fence	<i>Unfunded</i>									
Concrete - Special Repair	<i>Unfunded</i>									
Concrete Walk - Repair	<i>Unfunded</i>									
Dock - Replace									14,865	
Elastomeric Deck - Resurface				30,893						
Elastomeric Deck - Seal/Repair		3,042				3,216				3,400
Electronic Enrty - Replace				3,076						
Furniture - Replace	<i>Unfunded</i>									
Interior Surfaces - Repaint	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Kitchen - Refurbish	6,500									
Kitchen - Refurbish										
Pole Lights - Replace								23,284		
Pool - Retile	37,500									
Pool Deck - Replace 10%										4,533
Pool Furniture - Replace	4,750						5,163			
Pool-Comm Salt Chlorine Generator			4,034					4,324		
Pool/Spa Filters - Replace						1,930				

**Mariner's Cove Association
RA Spread Sheet**

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Pool/Spa Pumps - Replace	<i>Unfunded</i>									
Pump Shut Offs - Replace					3,594					
Rock Wall - Repair	<i>Unfunded</i>									
Sea Wall - Repair	<i>Unfunded</i>									
Signage			3,856							
Sliding Glass Doors - Partial Replacement						8,040				
Solar Hot Water - Replace							23,968			
Stucco - Repaint	6,985									
Tile Floor - Replace										
Tile Roof				74,076						
Tree Trimming	<i>Unfunded</i>									
Utility Doors - Partial replace	3,000					3,216				
Vinyl Fence - Replace						10,934				
Wading Pool - Retile	9,000									
Wall Lights - Replace	<i>Unfunded</i>									
Wood Fence - Replace	<i>Unfunded</i>									
Wood Surfaces - Repaint	5,525					5,923				
Year Total:	93,100	3,042	7,889	108,045	21,285	33,258	131,309	28,013	14,865	18,580

**Mariner's Cove Association
RA Spread Sheet**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	116,792	114,327	148,668	160,707	191,657	213,690	173,069	186,687	200,260	228,881
Annual Assessment	33,675	33,675	33,675	33,675	33,675	33,675	33,675	33,675	33,675	33,675
Interest Earned	503	666	723	870	974	782	846	911	1,047	1,212
Expenditures	36,643		22,359	3,594	12,616	75,078	20,903	21,013	6,101	
Fully Funded Reserves	223,167	262,665	279,044	315,402	342,587	305,003	324,855	345,011	381,128	423,870
Percent Fully Funded	51%	56%	57%	60%	62%	56%	57%	58%	60%	62%
Ending Balance	114,327	148,668	160,707	191,657	213,690	173,069	186,687	200,260	228,881	263,768

Description										
Appliances								465		
Asphalt Resurface										
Asphalt Seal/Repair	19,230						20,903			
BBQ - Replace	<i>Unfunded</i>									
Bathroom - Refurbish										
Block Wall _ Repair/Replace	<i>Unfunded</i>									
CVT Floor Replace										
Ceiling Fans	<i>Unfunded</i>									
Chain Link Fence						24,441				
Chain Link Fence	<i>Unfunded</i>									
Concrete - Special Repair	<i>Unfunded</i>									
Concrete Walk - Repair	<i>Unfunded</i>									
Dock - Replace										
Elastomeric Deck - Resurface						36,502				
Elastomeric Deck - Seal/Repair				3,594				3,800		
Electronic Enrty - Replace						3,634				
Furniture - Replace	<i>Unfunded</i>									
Interior Surfaces - Repaint	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Kitchen - Refurbish			7,680							
Kitchen - Refurbish	7,616									
Pole Lights - Replace										
Pool - Retile										
Pool Deck - Replace 10%										
Pool Furniture - Replace			5,612						6,101	
Pool-Comm Salt Chlorine Generator			4,635					4,969		
Pool/Spa Filters - Replace								2,280		

**Mariner's Cove Association
RA Spread Sheet**

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Pool/Spa Pumps - Replace	<i>Unfunded</i>									
Pump Shut Offs - Replace					4,131					
Rock Wall - Repair	<i>Unfunded</i>									
Sea Wall - Repair	<i>Unfunded</i>									
Signage			4,431							
Sliding Glass Doors - Partial Replacement										
Solar Hot Water - Replace										
Stucco - Repaint					8,486					
Tile Floor - Replace								9,500		
Tile Roof										
Tree Trimming	<i>Unfunded</i>									
Utility Doors - Partial replace	3,447					3,696				
Vinyl Fence - Replace										
Wading Pool - Retile										
Wall Lights - Replace	<i>Unfunded</i>									
Wood Fence - Replace	<i>Unfunded</i>									
Wood Surfaces - Repaint	6,349					6,806				
Year Total:	36,643		22,359	3,594	12,616	75,078	20,903	21,013	6,101	

Disclaimer

This report attempts to determine the estimated remaining useful life of the components that can be visually observed. This report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements. The study is not a guarantee or warranty, or a recommendation to purchase. Estimated remaining useful lives are calculated with reasonable consideration for weather conditions. Natural disasters, including seismic activity will not be addressed in this report. Reserve funding for earthquake damages and other disasters exceeds the scope of the study. We recommend the development consider additional insurance to cover unforeseen disasters. We assume the components of the association will receive proper maintenance. The report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements.

In providing the opinions of probable construction costs, the client understands that HAWAIIAN PROPERTIES, LTD. has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of HAWAIIAN PROPERTIES, LTD.'s qualifications and experience. HAWAIIAN PROPERTIES, LTD. makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Because the Capital Reserve Study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as future inflation rates and levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement due to changes in manufacturing methods while others may cost more due to material shortages or high demand. All future projections are therefore theoretical and capital reserve studies should be updated annually.

HAWAIIAN PROPERTIES, LTD. has made a reasonable effort to ensure that the report is accurate. This study does not preclude errors resulting from unforeseen conditions or circumstances. The scope of this report is expressly limited to the components described herein. HAWAIIAN PROPERTIES, LTD. has obtained certain information, documentation and materials from the Association files and the reserve study is based upon the accuracy of such information. Material inaccuracies could adversely affect the reserve study. HAWAIIAN PROPERTIES, LTD. is not responsible for such inaccuracies. This study is limited to a visual observation. There has been neither destructive testing nor inspection of the interior of private units; floors, wall or ceiling cavities, or structural elements. It is assumed that the components have been constructed per original construction documents and comply with applicable codes. This study is not designed to uncover latent or patent defects. Estimates represent replacement of a component with similar materials unless otherwise noted. Local building codes have not been researched to determine whether or not current ordinances will permit the replacement of any component with components of like material. The estimates do not take into account the abbreviated useful life of a component as a result of its original construction, installation, or design. HAWAIIAN PROPERTIES, LTD. is not responsible for any claims, demands, or damages arising out of the discovery of asbestos, radon or any environmental claims, demands or damages. We do not assume any liability for damages which may result from this study. We are not responsible for conditions this report fails to disclose. The information contained in this study is deemed reliable as of the date of this study, but is not guaranteed.

HAWAIIAN PROPERTIES, LTD. has provided the Association with the Capital Reserve Study. The Association, by accepting this study, agrees to release HAWAIIAN PROPERTIES, LTD. from any claims, demands or damages. The Association, in consideration of HAWAIIAN PROPERTIES, LTD. performing the reserve study, hereby agrees to indemnify, defend and hold harmless HAWAIIAN PROPERTIES, LTD. from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this reserve study.

The information contained within the report is assembled in conjunction with the client and is intended to assist the client with its reserve planning. HAWAIIAN PROPERTIES, LTD. does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the product lives associated with these items.