

Hale Napili Reserve Analysis for 2023

Using Barraera's 2023 Reserve Analysis

Additional Shoreline Reserve

Equity Reserve @ 6/30/22	518,811	Short fall before shoreline	1,452,172
ADD: 3rd & 4th quarter Reserve Fees doubled	226,000		
DEDUCT: 3rd & 4th quarter costs (estimated)	(12,636)		
Equity Reserve @ 12/31/22	732,175		
DEDUCT:			
Projected Disbursements:			
2023	(519,153)	Shoreline reserve addition	80,000
2024	(100,626)	Shoreline reserve addition	80,000
2025	(6,723)	Shoreline reserve addition	80,000
2026	(103,493)	Shoreline reserve addition	80,000
2027	(69,768)		
Equity Reserve before funding	(67,588)		320,000
Reach 75% in 10 yrs funded reserves at 12/31/27	1,384,584		
		2022 Shoreline add reserve	80,000
Reserve shortfall to reach 75% in 10 yrs	1,452,172		1,852,172
Annual requirement to reach goal	290,434		370,434
Quarterly requirement to reach goal	72,608.60		92,608.60
1 bedroom @ 6.8%/quarter	4,937.38		6,297.38
studio @ 5.2%/quarter	3,775.65		4,815.65
	72,500		92,500
	4,930.00	1 bedroom @ 6.8%/quarter	6,290.00
	3,770.00	studio @ 5.2%/quarter	4,810.00

A 2023 expenditure includes \$123,806 shoreline maintenance