



HAWAIIANA

Hawaiiana Management Company, Ltd.
Pacific Park Plaza, Suite 700
711 Kapiolani Boulevard
Honolulu, Hawaii 96813
Internet: www.hmcmgt.com

October 2020

Dear Owners of West Loch Fairways,

The Board of Directors approved the 2021 budget and reserve study and the Association dues to remain the same.

Enclosed are your Association's 2021 Operating Budget and Reserve Plan. The budget is calculated on a cash basis. The reserve forecast incorporates the cash-flow analysis to predict income needs for future capital projects. The maintenance fee schedule beginning January 1, 2021 will be:

TYPE OF UNIT	2020 Association Dues per Month	2021 Association Dues per Month
ALL	\$66.58	\$66.58

Coupons and return envelopes for each month of 2021 are enclosed (except for those of you on our automatic Surepay Plan – in that case, coupons are not needed). Please return the larger portion of the coupon for the appropriate month with each payment. Please make your check payable to "West Loch Fairways."

If you are not already using our Surepay system for automatic payments, you may want to consider it now. A form for that purpose is enclosed. Please return to Hawaiiana Management prior to November 25, 2020 to ensure that your January 2021 payment is made on time.

If your maintenance fees are paid by a bank, savings and loan or bill payment agency **other** than Hawaiiana's Surepay Plan, you must inform that agency to send dues on the first of every month.

REMINDERS:

- Payment is due on the first day of the month. If payment is not received by the 15th day of each month, a late fee of \$20 will be charged by the Association.
- Owner Information: If the legal name or address of the owner has changed, please notify Hawaiiana Management Company Ltd. as soon as possible in writing. This important information must be kept current to ensure that all documentation and correspondence is sent to the correct entity.

You are a valued client. Thank you for entrusting us with the management of your Association. Should you have any questions or concerns, please contact Lynn Uyenco via email at LynnU@hmcmgt.com.

Sincerely yours,
FOR THE BOARD OF DIRECTORS
WEST LOCH FAIRWAYS HOMEOWNERS ASSOCIATION

Lynn Uyenco
Lynn Uyenco
Senior Management Executive

West Loch Fairways

Calendar Year 2021 Operating Budget and Reserve Study

EXECUTIVE SUMMARY

Prepared By: Lynn Uyenco and Hawaiiana Management Company, Ltd on August 24, 2020

Approved by Board of Directors on September 21, 2020

2021 PROJECTED INCOME

Starting Balance (Estimated)	\$626,128
Maintenance Fees	\$575,251
Other Income	\$5,520

2021 Estimated Income	\$1,206,899
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BOARD APPROVED

2021 PROJECTED EXPENSES

Operating Expenses	\$534,894
Reserve Expenses	\$60,687

2021 Estimated Expenses	\$595,581
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PROJECTED RESERVES AT YEAR END

(projected income less expenses)

\$611,318

Reserve Contributions % / FHA Requirement 10% of Maint Fees	8%
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Reserve Contribution	678.33%
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2021 Maintenance Fee Change	0.00%
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Hawaiiana Management Company, Ltd

2021 Monthly Cash Operating Budget For

West Loch Fairways

Approved by Board of Directors on September 21, 2020

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DESCRIPTION REVENUE	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUNE 2021	JULY 2021	AUG 2021	SEPT 2021	OCT 2021	NOV 2021	DEC 2021	ANNUAL TOTAL
ASSOCIATION DUES	47,938	47,938	47,938	47,938	47,938	47,938	47,938	47,938	47,938	47,938	47,938	47,938	575,251
INVESTMENT INTEREST	330	330	330	330	330	330	330	330	330	330	330	330	3,960
CHECKING INTEREST	5	5	5	5	5	5	5	5	5	5	5	5	60
DESIGN REVIEW FEES	125	125	125	125	125	125	125	125	125	125	125	125	1,500
TOTAL REVENUE	48,398	48,398	48,398	48,398	48,398	48,398	48,398	48,398	48,398	48,398	48,398	48,398	580,771

UTILITIES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
ELECTRICITY	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
TELEPHONE	135	135	135	135	135	135	135	135	135	135	135	135	1,620
TOTAL UTILITIES	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	31,620

CONTRACT SERVICES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
CONTRACT-GROUNDS	21,620	21,620	21,620	21,620	21,620	21,620	21,620	21,620	21,620	21,620	21,620	21,620	259,440
CONTRACT-PEST CONTROL	30	30	30	30	30	30	30	30	30	30	30	30	365
SECURITY EQUIPMENT	480	480	480	480	480	480	480	480	480	480	480	480	5,760
SECURITY SERVICES (Holiday Season)	175	175	175	175	175	175	175	175	175	175	175	175	2,100
TOTAL CNTRCT SVCS	22,305	22,305	22,305	22,305	22,305	22,305	22,305	22,305	22,305	22,305	22,305	22,305	267,665

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
GROUNDS	2,195	2,195	2,195	2,195	2,195	2,195	2,195	2,195	2,195	2,195	2,195	2,195	26,340
GROUNDS-TREE TRIMMING	200	200	200	200	200	200	200	200	200	200	200	200	2,400
GROUNDS-IRRIGATION/SPRINKLER	300	300	300	300	300	300	300	300	300	300	300	300	3,600
ELECTRICAL	820	820	820	820	820	820	820	820	820	820	820	820	9,840
PEST CONTROL	40	40	40	40	40	40	40	40	40	40	40	40	480
SECURITY EQUIPMENT	220	220	220	220	220	220	220	220	220	220	220	220	2,640
MISCL REPAIRS & PURCHASES	80	80	80	80	80	80	80	80	80	80	80	80	960
TOTAL MAINTENANCE	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855	46,260

Approved by Board of Directors on September 21, 2020

DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
PROFESSIONAL SVCS	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	TOTAL
ADMIN SUPPLIES & SVCS	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	35,400
AOAO ADMIN EXPS	445	445	445	445	445	445	445	445	445	445	445	445	5,340
MANAGEMENT SRVCS	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	35,183
AUDIT/PUBLIC ACCOUNTING		1,560											1,560
LEGAL FEES	300	300	300	300	300	300	300	300	300	300	300	300	3,600
CONSULTING/ARCHITECT'S FEES	125	125	125	125	125	125	125	125	125	125	125	125	1,500
PROF & ADMIN SVS-OTHER	60	60	60	60	60	60	60	60	60	60	60	60	720
TOTAL PROF. SERVICES	6,812	8,372	6,812	6,812	6,812	6,812	6,812	6,812	6,812	6,812	6,812	6,812	83,303

PAYROLL & BENEFITS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
PAYROLL-SITE COVENANT MANAGER	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	55,020
WORKERS COMPENSATION	250	250	250	250	250	250	250	250	250	250	250	250	3,000
TDI	25	25	25	25	25	25	25	25	25	25	25	25	300
HEALTH CARE	575	575	575	575	575	575	575	575	575	575	575	575	6,900
PAYROLL TAXES	405	405	405	405	405	405	405	405	405	405	405	405	4,860
PAYROLL PREPARATION	170	170	170	170	170	170	170	170	170	170	170	170	2,040
TOTAL P/R & BENEFITS	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	72,120

OTHER EXPENSES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
INSURANCE-PROPERTY	5	5	5	5	5	5	5	5	5	5	5	5	60
INSURANCE-LIABILITY	780	780	780	780	780	780	780	780	780	780	780	780	9,360
INSURANCE-D&O-GENERAL	680	680	680	680	680	680	680	680	680	680	680	680	8,165
INSURANCE-UMBRELLA-GENERAL	440	440	440	440	440	440	440	440	440	440	440	440	5,280
MEETING EXPENSE-MONTHLY	60	60	60	60	60	60	60	60	60	60	60	60	720
MEETING EXPENSE-ANNUAL		360											360
MISCELLANEOUS EXPENSE			20	20	20	20	20	20	20	20	20	20	200
REAL PROPERTY TAX	2,010			2,010			2,010			2,010			8,040
STATE GENERAL EXCISE TAX	435			435			435			435			1,740
TOTAL OTHER EXP.	4,410	2,325	1,985	4,430	1,985	1,985	4,430	1,985	1,985	4,430	1,985	1,985	33,925

TOTAL OP EXPENSE	46,028	45,503	43,603	46,048	43,603	43,603	46,048	43,603	43,603	46,048	43,603	43,603	534,894
LOAN PAYMENTS													
TRANSFER TO RESERVES	3,823	3,823	3,823	3,823	3,823	3,823	3,823	3,823	3,823	3,823	3,823	3,823	45,877

WEST LOCH FAIRWAYS YEAR 2021 RESERVE PROJECTS AS OF SEPTEMBER 21, 2020

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

It may be advisable to employ an expert to evaluate those projects with high cost.				RESERVE FUND STATUS - PERCENT FUNDED METHOD				M. FEE	RESERVE.	MAINT.	
First Plan Year - Calendar	2021	Reference Year	2020	THE MODEL'S FINDINGS FOR % FUNDING		2020 Deficit	CHANGE	CONTRIB	FEES		
Final Plan Year	2040			Recommended Reserve Funding	100%	(432,678)	-91%	(536,007)	54,054		
2020 Maintenance Fees	575,251	2021 Maint Fees	575,251	Target Reserve Funding Level	50%	(529,403)	-98.44%	(581,068)	8,993		
2020 Other Income	5,522	2021 Othr Inc	5,520	Minimum Reserve Funding Level	50%	(529,403)	-98%	(581,068)	8,993		
2020 Operating Expenses	-546,402	2021 Exp	-534,894	EOY 2021 Funding % @ Approved Lev	678.33%		0%	(14,810)	575,251		
2020 Reserve Contribution	34,371	2021 Contribution	45,877	Condition Codes	Source Codes		Source Codes				
Projected Reserves At Start of 2021	626,128	Target Funding I	50%	EXCELNT	E	Contractor Proposal	1	Cost at Similar Project	5		
Projected Reserve % at Start of 2021	323.7%	Tgt Ann Contrib	21,753	GOOD	G	Contractor Estimate	2	Statistical Guideline	6		
Minimum Inflation	1.0%	Req Contrib-Tgt	(507,649)	FAIR	F	Engineer/Arch Estimate	3	Inflate First Year?	Yes		
Projected Savings Interest	2.0%	App. % Change		POOR	P	Cost When Last Done	4				
CAPITAL INVENTORY		NORM	DONE	LAST	CO	NEXT	COST	COST	FUNDING	EOY	
ITEM	ADJUSTMENT	LIFE	LAST	COST	ND	DUE DATE	NOW	SRC	QOMNT	RES	DEFICIT
WATER FEATURE-MAJOR REPAIRS	-1	15	2007			2021	57,964		53,824	53,824	
OFFICE EQUIPMENT		5	2016			2021	2,122		1,698	1,698	
VISITOR PARKING OVERLAY	2	20	2000			2022	71,288		64,807	64,807	
LIGHT STAND. PAINTING PHASE 2	-3	10	2015			2022	25,000		17,857	17,857	
SIDEWALK REPAIRS PHASE 1		2	2020			2022	10,000				
WATER FEATURE-LIGHTING		10	2012			2022	5,464		4,371	4,371	
LIGHT STAND. PAINTING PHASE 3	-3	10	2017			2024	25,000		10,714	10,714	
WALLS-MOSS ROCK		10	2014			2024	23,185		13,911	13,911	
SIDEWALK REPAIRS PHASE 2		2	2022			2024	10,000				
WATER FEATURE-MECHANICAL PUMPS		7	2018			2025	15,000		4,286	4,286	
ELECTRICAL BOXES		5	2020			2025	15,000				
LIGHT STAND. PAINTING PHASE 4	-2	10	2018			2026	25,000		6,250	6,250	
SIDEWALK REPAIRS PHASE 3		2	2024			2026	10,000				
SIDEWALK REPAIRS PHASE 4		2	2026			2028	10,000				
SECURITY CAMERAS		10	2020			2030	36,050				
LIGHT STANDARDS PAINTING PHASE 1		10	2020			2030	25,000				
GUARD SHACK RENOVATION		15	2015			2030	20,764		6,921	6,921	
IRRIGATION MAJOR REPAIRS PHASE 1		10	2020			2030	20,000				
SIDEWALK REPAIRS PHASE 5		2	2028			2030	10,000				
IRRIGATION CONTROLLER BOXES		15	2017			2032	44,056		8,811	8,811	
IRRIGATION MAJOR REPAIRS PHASE2		10	2022			2032	20,000				
VISITOR PARKING SEALCOATING		5	2027			2032	10,609			432,678	-432,678
2020 End Yr Totals							491,502		193,450	626,128	(432,678)

West Loch Fairways

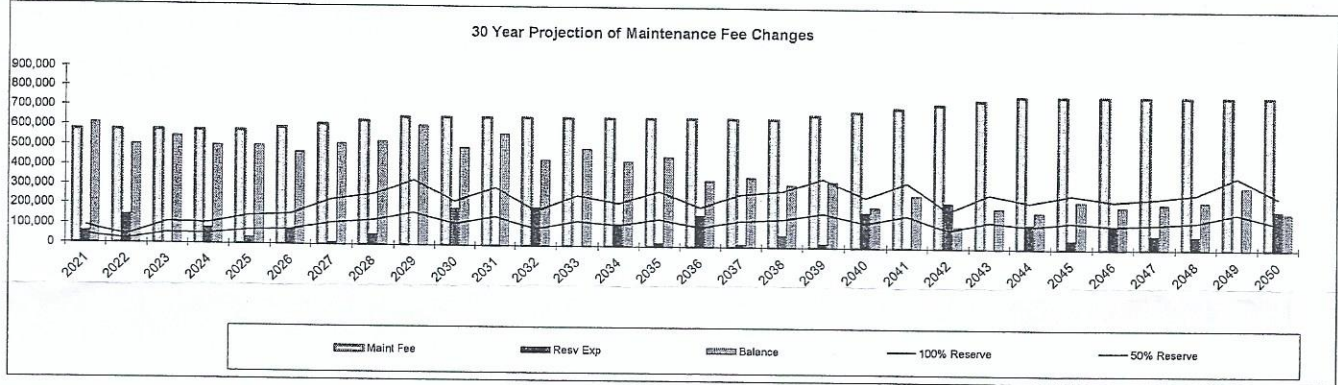
Board Approved 2021 Cash Flow Plan

Prepared By: Lynn Uyenco and Hawaiiana Management Company, Ltd

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

Assumed Rate of Inflation: 1%

Assumed Savings Interest Rate: 2%



Contingency Reserve Fund

\$0

CY Year	Starting Balance	-Reserve Expense	-Loan Payments	-Operating Expenses	+Maint. Fees	+Other Income	=Interm Bal	+Interest Income	=Ending Balance	% Maint. Fee Change	Net Reserve Contrib.	Percent Funded
2021	626,128	60,687	0	534,894	575,251	5,520	611,318	Included	611,318	0.0%	(14,810)	678%
2022	611,318	144,602	0	540,243	575,251	1,576	503,300	11,146	514,446	0.0%	(108,018)	1190%
2023	514,446	0	0	545,645	575,251	1,591	545,644	10,601	556,244	0.0%	31,197	503%
2024	556,244	81,359	0	551,102	575,251	1,607	500,642	10,569	511,211	0.0%	(55,602)	472%
2025	511,211	31,530	0	556,613	575,251	1,623	499,943	10,112	510,054	0.0%	(11,268)	349%
2026	510,054	71,250	0	562,179	592,509	1,640	470,774	9,808	480,582	3.0%	(39,281)	309%
2027	480,582	11,374	0	567,801	610,284	1,656	513,347	9,939	523,286	3.0%	32,765	231%
2028	523,286	54,141	0	573,479	628,593	1,673	525,932	10,492	536,424	3.0%	2,645	209%
2029	536,424	0	0	579,214	647,450	1,689	606,350	11,428	617,778	3.0%	69,926	187%
2030	617,778	184,266	0	585,006	647,450	1,706	497,663	11,154	508,817	0.0%	(120,115)	231%
2031	508,817	2,367	0	590,856	647,450	1,723	564,768	10,736	575,504	0.0%	55,951	197%
2032	575,504	191,705	0	596,764	647,450	1,740	436,225	10,117	446,342	0.0%	(139,279)	252%
2033	446,342	0	0	602,732	647,450	1,758	492,819	9,392	502,210	0.0%	46,476	199%
2034	502,210	112,859	0	608,759	647,450	1,775	429,818	9,320	439,138	0.0%	(72,393)	202%
2035	439,138	17,414	0	614,847	647,450	1,793	456,121	8,953	465,073	0.0%	16,983	168%
2036	465,073	158,397	0	620,995	647,450	1,811	334,942	8,000	342,943	0.0%	(130,131)	174%
2037	342,943	12,564	0	627,205	647,450	1,829	352,453	6,954	359,407	0.0%	9,510	136%
2038	359,407	59,807	0	633,477	647,450	1,848	315,420	6,748	322,169	0.0%	(43,986)	113%
2039	322,169	18,121	0	639,812	666,874	1,866	332,975	6,551	339,527	3.0%	10,807	98%
2040	339,527	178,205	0	646,210	686,880	1,885	203,876	5,434	209,310	3.0%	(135,651)	83%
2041	209,310	2,615	0	652,672	707,486	1,903	263,413	4,727	268,140	3.0%	34,103	81%
2042	268,140	226,984	0	659,199	728,711	1,923	112,591	3,807	116,398	3.0%	(155,549)	62%
2043	116,398	0	0	665,791	750,572	1,942	203,121	3,195	206,316	3.0%	86,723	76%
2044	206,316	124,664	0	672,449	773,090	1,961	184,254	3,906	188,160	3.0%	(22,062)	81%
2045	188,160	45,864	0	679,173	773,090	1,981	238,193	4,264	242,456	0.0%	50,033	89%
2046	242,456	119,314	0	685,965	773,090	2,001	212,267	4,547	216,814	0.0%	(30,189)	90%
2047	216,814	71,513	0	692,825	773,090	2,021	227,587	4,444	232,031	0.0%	10,772	91%
2048	232,031	66,057	0	699,753	773,090	2,041	314,485	4,734	320,091	0.0%	9,320	88%
2049	246,085	0	0	706,751	773,090	2,061	314,485	5,606	320,091	0.0%	68,400	87%
2050	320,091	196,846	0	713,818	773,090	2,082	184,598	5,047	189,645	0.0%	(135,493)	72%

