



HAWAIIANA

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AOAO CENTURY CENTER BOARD OF DIRECTORS' AND CENTURY CLUB COMMITTEE MEETING

The special meeting of the Board of Directors of AOAO Century Center and the Century Club Committee will be held on:

DATE: Thursday, September 24, 2009

TIME: 11 AM

PLACE: 4th Floor Recreation Room

If any director is unable to attend this meeting, please call 593-6378 and inform us accordingly.

BY CALL OF:

IAN LIND

PRESIDENT

BY:

Debi Balmilero

Debi Balmilero, CMCA®, AMS®, PCAM®
Management Executive

THIS NOTICE SHALL BE POSTED SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING OR SIMULTANEOUSLY WITH NOTICE TO THE DIRECTORS (HRS 514B-125 (d)).

**AOAO CENTURY CENTER
BOARD OF DIRECTORS' AND CENTURY CLUB COMMITTEE MEETING
Thursday, September 24, 2009, 11 AM
4th Floor Recreation Room**

A G E N D A

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. UNFINISHED BUSINESS**
 - A. 2010 Budget

DATE, TIME AND PLACE OF NEXT MEETING

Thursday, October 15, 2009, 12 noon, 4th floor Recreation Room

ADJOURNMENT

CENTURY CENTER

Calendar Year 2010 Operating Budget and Reserve Study

EXECUTIVE SUMMARY

Prepared By: DEBI BALMILERO and Hawaiiana Management Company, Ltd on August 13, 2009

Approved by Board of Directors on mm/dd/yyyy

PRESENT RESERVE LEVELS

Projected 2009 Ending Reserve Balance	\$493,007
Required End of 2009 Balance to be 100% Funded	\$2,132,768
Projected End of Year 2009 Percent Funding	23.1%

2010 FULLY FUNDED MAINTENANCE FEES

Required End of Year 2010 Balance to be 100% Funded	\$1,944,055	
Year 2010 Reserve Outlays	\$395,000	
Year 2010 Reserve Contribution Required to be 100% Funded	\$1,846,048	
Plus Projected Operating Expense	\$1,776,996	
Less Other Income	\$407,928	
Fully Funded Maintenance Fee Change/Amount	90.8%	\$3,215,116
Management Executive Recommendation	18.0%	\$1,988,259

PROPOSED YEAR 2010 MAINTENANCE FEES

Operating Expenses	\$1,776,996	
Less Other Income	\$407,928	
Maintenance Fee Change/Amount	15.0%	\$1,937,710
Reserve Contribution	\$568,642	
Projected Funding Level/Balance at the End of Year 2010	34.29%	\$666,649

CENTURY CENTER

GL#	DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
		2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010
5100	MAINTENANCE FEES	161,476	161,476	161,476	161,476	161,476	161,476	161,476	161,476	161,476	161,476	161,476	161,476	1,937,710
5270	INVESTMENT INTEREST	460	460	460	460	460	460	460	460	460	460	460	460	5,520
5290	CHECKING INTEREST	9	9	9	9	9	9	9	9	9	9	9	9	108
5350	PARKING	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
5410	JACUZZI/BOWLING/FURC	5	5	5	5	5	5	5	5	5	5	5	5	60
5375	OTHER RECEIPTS-KEYS/I	500	500	500	500	500	500	500	500	500	500	500	500	6,000
5376	CLUB DUES	12,760	12,760	12,760	12,760	12,760	12,760	12,760	12,760	12,760	12,760	12,760	12,760	153,120
5411	RESTAURANT RENT	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	126,000
5436	AOAO APT. RENT	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	15,120
5412	RESTAURANT RETROACT	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
5413	RESTAURANT PARKING	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	TOTAL REVENUE	195,470	195,470	195,470	195,470	195,470	195,470	195,470	195,470	195,470	195,470	195,470	195,470	2,345,638

GL#	DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
		2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010
6010	ELECTRICITY	77,715	77,715	77,715	77,715	77,715	77,715	77,715	77,715	77,715	77,715	77,715	77,715	932,580
6020	TV CABLE	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	18,480
6030	WATER	7,810	7,810	7,810	7,810	7,810	7,810	7,810	7,810	7,810	7,810	7,810	7,810	97,625
6040	SEWER	18,668	18,668	18,668	18,668	18,668	18,668	18,668	18,668	18,668	18,668	18,668	18,668	240,828
6050	GAS	8,108	8,108	8,108	8,108	8,108	8,108	8,108	8,108	8,108	8,108	8,108	8,108	97,296
6060	TELEPHONE	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	15,660
6080	WEB & NETWORK SVCS	500	500	500	500	500	500	500	500	500	500	500	500	6,000
6011	ELECTRICITY REIMB	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-315,528
6012	ELECTRICITY COMMON	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-26,294	-315,528
6013	AIR CONDITIONING REIM	-25,127	-25,127	-25,127	-25,127	-25,127	-25,127	-25,127	-25,127	-25,127	-25,127	-25,127	-25,127	-301,524
6014	RESTAURANT GAS REIME	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-14,400
6051	LAUNDRY GAS REIMB	-250	-250	-250	-250	-250	-250	-250	-250	-250	-250	-250	-250	-3,000
	TOTAL UTILITIES	36,481	36,481	36,481	36,481	36,481	36,481	36,481	36,481	36,481	36,481	36,481	36,481	458,489

CONTRACT SERVICES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
6210 AIR CONDITIONING	2,483			2,483			2,483			2,483			9,932
6230 ELEVATOR	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	88,800
6280 PEST CONTROL	416	416	416	416	416	416	416	416	416	416	416	416	4,992
6370 RESTAURANT DUCT CLEANING	2,000												2,000
6290 NON AC PUMP & VENTILATION	825			825			825			825			3,300
6300 REFUSE	3,172	3,172	3,172	3,172	3,172	3,172	3,172	3,172	3,172	3,172	3,172	3,172	38,064
6360 BACKFLOW PREVENTOR	650	650	650	650	1,860	650	650	650	650	650	650	650	1,860
6340 SUBMETERING				4,200		650	4,200		4,200				7,800
6223 WINDOW CLEANING	540						4,200						12,600
6242 TREE TRIMMING	67			67		67	67			67			1,080
6311 SECURITY EQUIPMENT	67	67	67	67	67	67	67	67	67	67	67	67	800
6320 FIRE SYSTEMS			6,210						6,210				12,420
6241 PLANT RENTAL	286	286	286	286	286	286	286	286	286	286	286	286	3,432
6211 AC WATER CARE	381	381	381	381	381	381	381	381	381	381	381	381	4,572
6371 GENERATOR SERVICE	435			435			435			435			1,740
TOTAL CNTRCT SVCS	18,655	12,372	18,582	20,315	14,232	12,372	20,855	12,372	22,782	16,115	12,372	12,372	193,392

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
6530 CLEANING SUPPS	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
6540 ELEVATOR	885			885			885			885			3,540
6560 ELECTRICAL/LIGHTING	896	896	896	896	896	896	896	896	896	896	896	896	10,752
6570 PLUMBING	225	225	225	225	225	225	225	225	225	225	225	225	2,700
6580 POOL	100	100	100	100	100	100	100	100	100	100	100	100	1,200
6590 PAINT SUPPLIES	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6610 NON AC PUMP & VENTILATION	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	52,800
6630 SECURITY EQUIPMENT	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
6660 FIRE SYSTEMS	876			876			876			876			3,504
6690 MISC RPRS & PURCHS	440	440	440	440	440	440	440	440	440	440	440	440	5,280
6720 AOA APT. MAINT.	20	20	20	20	20	20	20	20	20	20	20	20	240
TOTAL MAINTENANCE	10,742	8,981	8,981	10,742	8,981	8,981	10,742	8,981	8,981	10,742	8,981	8,981	114,816

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
6810 HMC ADMIN SUPPLIES &	3,118	3,118	3,118	3,118	3,118	3,118	3,118	3,118	3,118	3,118	3,118	3,118	37,416
6812 AOA ADMIN EXPS	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
6820 OFFICE EQUIPMENT (LEA	775	775	775	775	775	775	775	775	775	775	775	775	9,300
6830 VEHICLE EXPENSES	60	60	60	60	60	60	60	60	60	60	60	60	720
6850 MANAGEMENT SRVCS	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	6,579	78,949
6840 EDUCATION & TRAINING	130	130	130	130	130	130	130	130	130	130	130	130	1,560
6870 AUDIT			1,356										1,356
6880 LEGAL FEES GENERAL	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
6890 CONSULTING FEES	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
TOTAL PROF. SERVICES	17,362	17,362	18,718	17,362	17,362	17,362	17,362	17,362	17,362	17,362	17,362	17,362	209,701

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
7010 P/R - MANAGER	6,028	6,028	6,028	6,028	6,028	6,028	6,028	6,028	6,028	6,028	6,028	6,028	72,339
7020 P/R - MAINTENANCE	11,998	11,998	11,998	11,998	11,998	11,998	11,998	11,998	11,998	11,998	11,998	11,998	143,982
7050 P/R - SECURITY	17,467	17,467	17,467	17,467	17,467	17,467	17,467	17,467	17,467	17,467	17,467	17,467	209,602
7060 P/R - FRONT OFFICE	7,943	7,943	7,943	7,943	7,943	7,943	7,943	7,943	7,943	7,943	7,943	7,943	95,316
7070 WORKERS COMP											16,991		16,991
7080 TDI	531			531			531						2,124
7090 HEALTH CARE	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	82,080
7100 PAYROLL TAXES	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	40,200
7140 PAYROLL PREP	245	245	245	245	245	245	245	245	245	245	245	245	2,940
7170 UNIFORMS	167	167	167	167	167	167	167	167	167	167	167	167	2,004
7256 PAYROLL-LIFE INSURAN	270	270	270	270	270	270	270	270	270	270	270	270	3,240
7255 PAYROLL-IRA	750	750	750	750	750	750	750	750	750	750	750	750	9,000
TOTAL P/R & BENEFITS	55,590	55,059	55,059	55,590	55,059	55,059	55,590	55,059	55,059	55,590	72,050	55,059	679,818

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
7310 INSURANCE MASTER POI					90,000								90,000
7550 MISCELLANEOUS EXPENS	50	50	50	50	50	50	50	50	50	50	50	50	600
7710 REAL PROPERTY TAX		9,900					9,900						19,800
7720 STATE GENERAL EXCISE	865	865	865	865	865	865	865	865	865	865	865	865	10,380
TOTAL OTHER EXP.	915	10,815	915	915	90,915	915	915	10,815	915	915	915	915	120,780

TOTAL OP EXPENSE	139,744	141,069	138,735	141,404	223,029	131,169	141,944	145,213	145,723	141,348	152,304	135,313	1,776,996
8000 TRANSFER TO RESERVES	55,726	54,401	56,735	54,066	-27,559	64,301	53,526	50,256	49,746	54,121	43,165	60,156	568,642
Enter 1 LOANS & CAPITAL EXPENSES													
GL	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
REC DECK PHASE 1	300000												300,000
CHILLER RESERVE PAYM	70000												70,000

COST NOW and NORM LIFE values are best estimates by Havalana 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.

First Plan Year - Calendar	2010	Reference Year	RESERVE FUND STATUS - POOLING METHOD				M. FEE	NET RES.	MAINT.
			2009	THE MODEL'S FINDINGS FOR % FUNDING		2009 Deficit	CHANGE	CONTRIB	FRES
Final Plan Year	2029			Recommended Reserve Funding	100%	1,639,761	91%	1,451,048	3,215,116
2009 Maintenance Fees	1,684,965	2010 Maint Fees	1,937,710	Target Reserve Funding Level	50%	819,881	33%	479,021	2,243,089
2009 Other Income	588,576	2010 Othr Inc	407,928	Minimum Reserve Funding Level	50%	819,881	33%	479,021	2,243,089
2009 Operating Expenses	-1,923,848	2010 Exp	-1,776,996	EOY 2010 Funding % @ Proposed Lev	34.29%		15%	173,642	1,937,710
2009 Reserve Contribution	349,692	2010 Contributio	568,642	Condition Codes		Source Codes	Source Codes		
Projected Reserves At Start of 2010	493,007	Target Funding I	50%	EXCELNT	E	Contractor Proposal	1	Cost at Similar Project	5
Projected Reserve % at Start of 2010	23.1%	Tgt Ann Contrib	68,010	GOOD	G	Contractor Estimate	2	Statistical Guideline	6
Minimum Inflation	5.0%	Req Contrib-Tgt	887,891	FAIR	F	Engineer/Arch Estimate	3		
Projected Savings Interest	3.0%	Prop. % Change	15%	POOR	P	Cost When Last Done	4		

CAPITAL INVENTORY	ADJUSTMENT	NORM LIFE	DONE LAST	LAST COST	CO ND	NEXT DUE DATE	COST NOW	COST SRC	FUNDING REQMT	BOY RES	DEFICIT
REC DECK PHASE I	2	30	1978		P	2010	300,000	1	290,000	290,000	
CHILLER RESERVE PAYMENT PH I comp	-17	20	2007		E	2010	70,000		66,500	66,500	
DRIVEWAY FLOOD BARRIER PHASE II	-30	30	2010		E	2010	25,000		24,167	24,167	
REC DECK PH II	3	30	1978		P	2011	200,000		186,667	112,340	74,326
CHILLER RESERVE PAYMENT PH II	-16	20	2007			2011	70,000		63,000		63,000
PARKING COMPUTER & GATE SYS.	2	10	1999		F	2011	40,000	1	32,000		32,000
COMMON AREA FL 5-19 CARPET/WPAP	1	15	1995		P	2011	30,000		26,000		26,000
ELECTRICITY SUBMETER SYSTEM	-7	30	1989		F	2012	200,000		180,000		180,000
HEAT PUMP LOW ZONE	5	20	1987		P	2012	75,000		63,750		63,750
DRIVEWAY FLOOD BARRIER PHASE III	-29	30	2011		E	2012	65,000				
GYM EQUIPMENT	-10	10	2012		E	2012	12,000				
4TH FLOOR CARPET	-5	15	2002		F	2012	6,000		4,800		4,800
FURO/SPA/SAUNA	-5	15	2002		F	2012	5,000		4,000		4,000
REC DECK PH III	5	30	1978		P	2013	200,000		173,333		173,333
COMMON AREA FL 21-39 CARPET/WPAP	-2	20	1995		P	2013	40,000		32,000		32,000
COMPUTER SYSTEM		12	2001		E	2013	15,000		10,000		10,000
PARKING DECK CLEANING	1	5	2007		F	2013	11,000		2,200		2,200
GENERATOR	-4	40	1978		P	2014	225,000		196,875		196,875
VEHICLE (USED)	1	5	2008	3,000	G	2014	3,000				
2ND FL COM AREA	1	5	2008	1,000	F	2014	1,000				
EXT PAINT		15	2000		E	2015	150,000		90,000		90,000
LIGHT FIXTURES-GARAGE		25	1990		G	2015	40,000		30,400		30,400
CHILL H2O PUMPS	1	10	2004		E	2015	16,000		6,400		6,400
CIRC PUMPS		12	2003			2015	12,000		6,000		6,000
PARKING DECK SEALANT		25	1991		F	2016	100,000		72,000		72,000
LOBBY CARPET		10	2006			2016	30,000		9,000		9,000
MODEL UNIT CPT/WPAP		11	2005		F	2016	10,000		3,636		3,636
BOOSTER PUMPS		25	1993		E	2018	45,000		28,800		28,800
CONCRETE SPALLING 40k PAID		10	2009	157,747	E	2019	143,000				
REC DECK - EXPANSION JOINT		10	2009	22,000	F	2019	22,000				
REC & MTG ROOM FURNISHINGS		35	1984		F	2019	5,000		3,571		3,571
GYM CARPET/WALLPAPER		15	2004		E	2019	5,000		1,667		1,667
COOLING TOWER		25	1996		G	2021	150,000		78,000		78,000
CCTV/SECURITY/ACCESS SYSTEM		20	2001		F	2021	140,000		56,000		56,000
HEAT PUMPS (HIGH ZONE)		20	2002		G	2022	75,000		26,250		26,250
GAS WATER HEATERS		40	1982		P	2022	40,000		27,000		27,000
1ST FL ARCADE CARPET/LIGHTS		30	1992		E	2022	15,000		8,500		8,500
WINDOWS- REGLAZING		30	2006	59,892.00	E	2036	60,000		6,000		6,000
DRIVEWAY-FLOOD BARRIER PHASE I		30	2009	137,569	E	2039	127,000				
ELEVATORS (2) machines Phase I		75	1978		G	2053	200,000		82,667		82,667
ELEVATORS (2) machines Phase II		76	1978		E	2054	200,000		81,579		81,579
ELEVATORS (2) machines Phase III		77	1978		E	2055	200,000		80,519		80,519
ELEVATORS (2) machines Phase IV		78	1978		E	2056	200,000		79,487		79,487

2009 End Yr Totals

3,578,000

2,132,768

493,007

1,639,761

CENTURY CENTER

Proposed 2010 Cash Flow Plan

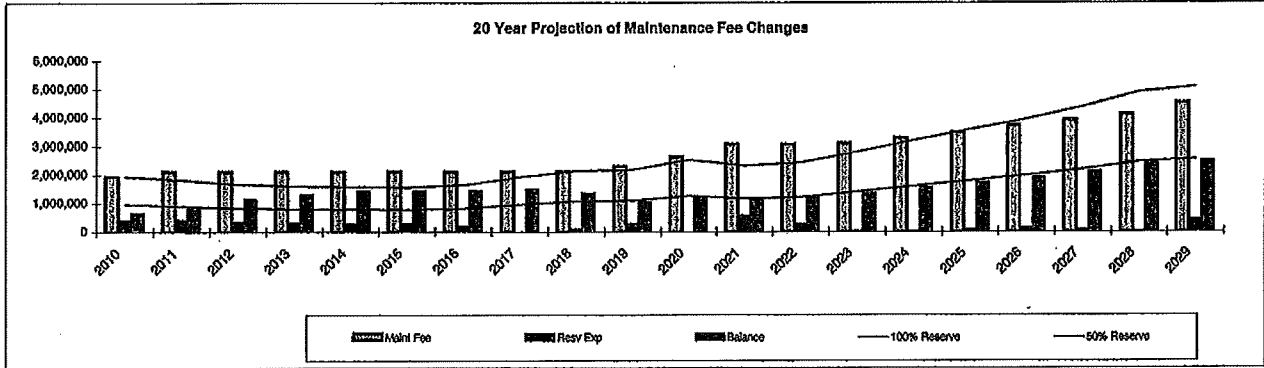
Prepared By: DEBI BALMILERO and Hawaiiana Management Company, Ltd

Maintenance Fee Plan to Accomplish All Known Improvements and Repairs For Next 20 Years

At the Beginning of Calendar Year 2010, CENTURY CENTER Will Be 23.1 Percent Funded.

Assumed Rate of Inflation: 5%

Assumed Savings Interest Rate: 3%



Contingency Reserve Fun \$0

CY	Starting Balance	-Reserve Expense	-Loan Payments	-Operating Expenses	+Maint. Fees	+Other Income	=Inferm Dal	+Interest Income	=Ending Balance	% Maint. Fee Change	Net Reserve Contrib.	Percent Funded
2010	493,007	395,000	0	1,776,996	1,937,710	407,928	666,649	Included	666,649	15.00%	173,642	34%
2011	666,649	425,250	0	1,865,846	2,112,104	402,300	889,956	23,349	913,305	9.0%	223,308	50%
2012	913,305	328,546	0	1,959,138	2,112,104	402,300	1,140,025	30,800	1,170,825	0.0%	226,719	70%
2013	1,170,825	307,928	0	2,057,095	2,112,104	402,300	1,320,205	37,365	1,357,571	0.0%	349,380	84%
2014	1,357,571	278,352	0	2,159,950	2,112,104	402,300	1,433,672	41,869	1,475,541	0.0%	76,162	83%
2015	1,475,541	278,229	0	2,267,947	2,112,104	402,300	1,443,768	43,790	1,487,558	0.0%	(31,773)	85%
2016	1,487,558	187,614	0	2,381,345	2,112,104	402,300	1,433,003	43,808	1,476,811	0.0%	(54,555)	80%
2017	1,476,811	0	0	2,500,412	2,112,104	402,300	1,490,803	44,514	1,535,317	0.0%	15,992	80%
2018	1,535,317	82,737	0	2,625,433	2,112,104	402,300	1,341,551	43,153	1,384,704	0.0%	(182,766)	65%
2019	1,384,704	277,690	0	2,756,704	2,302,193	402,300	1,054,803	36,593	1,091,396	9.0%	(329,301)	50%
2020	1,091,396	0	0	2,894,539	2,624,500	402,300	1,223,656	34,726	1,258,382	14.0%	132,261	50%
2021	1,258,382	564,413	0	3,039,266	3,070,665	402,300	1,127,667	35,791	1,163,458	17.0%	(130,714)	60%
2022	1,163,458	255,011	0	3,191,230	3,070,665	402,300	1,190,182	35,305	1,225,487	0.0%	26,724	50%
2023	1,225,487	20,742	0	3,350,791	3,101,372	402,300	1,357,625	38,747	1,396,372	1.0%	132,138	50%
2024	1,396,372	7,922	0	3,518,331	3,287,454	402,300	1,559,873	44,344	1,604,217	6.0%	163,561	50%
2025	1,604,217	64,447	0	3,694,247	3,484,701	402,300	1,732,524	50,051	1,782,575	6.0%	128,307	50%
2026	1,782,575	130,972	0	3,878,960	3,728,630	402,300	1,903,574	55,292	1,958,866	7.0%	120,999	50%
2027	1,958,866	75,637	0	4,072,908	3,915,062	402,300	2,127,683	61,298	2,188,981	5.0%	168,817	50%
2028	2,188,981	26,473	0	4,276,553	4,110,815	402,300	2,399,070	68,821	2,467,891	5.0%	210,089	50%
2029	2,467,891	427,057	0	4,490,381	4,521,896	402,300	2,474,649	74,138	2,548,787	10.0%	6,759	50%