



# Vertical Hawaii

Home Inspections & Reserve Studies LLC

## Makaha Surfside

2023 Reserve Study

January 1, 2023



Prepared By:

### VERTICAL HAWAII

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## **Makaha Surfside** Project Summary

Vertical Hawaii performed a Level I Full Reserve Study using the Cash Flow funding method of analysis for Makaha Surfside. This reserve study has been prepared for the fiscal year ending December 31, 2023. The estimated reserve fund ending balance, provided by management, as of December 31, 2022, is anticipated to total approximately \$4,167,124.

An onsite visit was performed with Makaha Surfside Resident Manager and various Board Members. Access was provided to most of the common areas/elements except common elements located within units or common elements/areas that were not accessible or reasonably accessible. Only a visual observation was conducted. A reserve study is not an intrusive forensic inspection, code compliance inspection, engineering analysis, hazardous materials investigation, pest/termite inspection, etc. The reserve study is not an audit or quality inspection of the project.

The reserve study is assembled from information provided to us in part by representatives of the Association, the managing agent, directors, information provided by vendors and gathered from on-site visits, and review of the available governing documents, resolutions, and building drawings. This information and resources are considered to be reliable.

Provided that the Association implements the Cash Flow funding plan enclosed, it is our opinion that the Association's current reserve fund balance and funding plans meet projected future capital expenditures. According to the funding plan the Association will be required to increase the annual reserve fund contributions as presented in funding projections. Interest earned on reserve contributions must remain in the reserve accounts to meet future funding requirements. This funding plan complies with HRS 514B-148 and HAR 16-107.

It is important to recognize that a reserve study is an estimated financial forecast of future funds required to maintain the capital components of the project. HRS 514B-148 and HAR 16-107 requires using reasonable efforts to project inflation, interest income, component inventory, component life & remaining life, and replacement costs of the project's components. As of September 2022, the Seven Year Treasury Rate was 3.42%. This reserve study factors an interest rate totaling 2.25%. As of July 2022, the Honolulu consumer price index increased by 6.8% over the past twelve months. This reserve study factors an inflation rate of 6.8% for fiscal year 2022, 4.0% for fiscal year 2023, and 2.5% for all subsequent fiscal years. The inflation rate will need to be reviewed next fiscal year and adjusted accordingly.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. It is also assumed that regular maintenance will be performed on the components. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the Association. The components useful life, quantity, and replacement cost are approximations.

A reserve study is a financial planning tool and an estimate to be used for annual budgeting purposes. Vertical Hawaii met with Makaha Surfside representatives on (DATE) to review the component inventory, component useful/remaining life, and estimated replacement costs. This reserve study reflects that the Association is funded to complete the current and future scheduled capital expenditures and has complied with the reserve requirements.

Vertical Hawaii would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. Subject to not violating HRS 514B-148 or HAR 16-107, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

Jonathan Billings RS-265  
Vertical Hawaii, President

## **Makaha Surfside**

### Project Summary

#### Project Description

Pursuant to the Declaration Section 1 “The project will consist of three concrete and hollow tile apartment buildings and a concrete and hollow tile parking building and parking areas, and two recreation areas...”.

#### Unfunded Components

Several items within this study are marked “unfunded” and therefore are not included in the funding projection. The “unfunded” items are summarized in the Annual Expenditure Spreadsheet and Component Summary Report. Many items with a useful life longer than 30 years have been marked “unfunded” as allowed by HAR 16-107-71.

Unless otherwise advised by the Board of Directors, these components will remain unfunded and are not included in the funding projection. Including unfunded components are meant to identify Association responsibility and to disclose which components are not funded in this reserve study.

#### Financial Strength

Hawaii Revised State Statute allows two funding methods 1) Percent Funded and 2) Cash Flow. Makaha Surfside utilizes the Cash Flow method to fund reserves for estimated future capital expenditures. The Cash Flow method requires that the Association maintain positive cash balances for the next thirty years to meet capital expenses as they come due for replacement/repair. Although the Association utilizes the Cash Flow method, it is also beneficial to review the Association’s cash balances versus being fully funded according to the Percent Funded method to better understand the Association’s financial position. In general, associations that are 1) 0%-29% funded are in a weak financial position, 2) 30%-69% are in a fair financial position, and 3) 70%-100% are in a strong financial position. Assuming the estimated beginning balance is a reasonable estimation, and the Board implements the enclosed funding plan, for fiscal yearend 2023 Makaha Surfside is 43% funded and considered to be in a fair financial position.

#### Reserve Specialist

The preparer of this reserve study holds a Reserve Specialist designation through Community Association Institute (CAI) and has performed reserve studies in Hawaii for approximately twelve years. The Reserve Specialist utilizes historical information regarding the association, local contractors/vendors/third party professionals, and local & national publications to determine the useful/remaining life & replacement costs. The Reserve Specialist is only obligated to perform a visual inspection of accessible components. No intrusive/destructive testing or inspections are performed.

#### Conflict of Interest

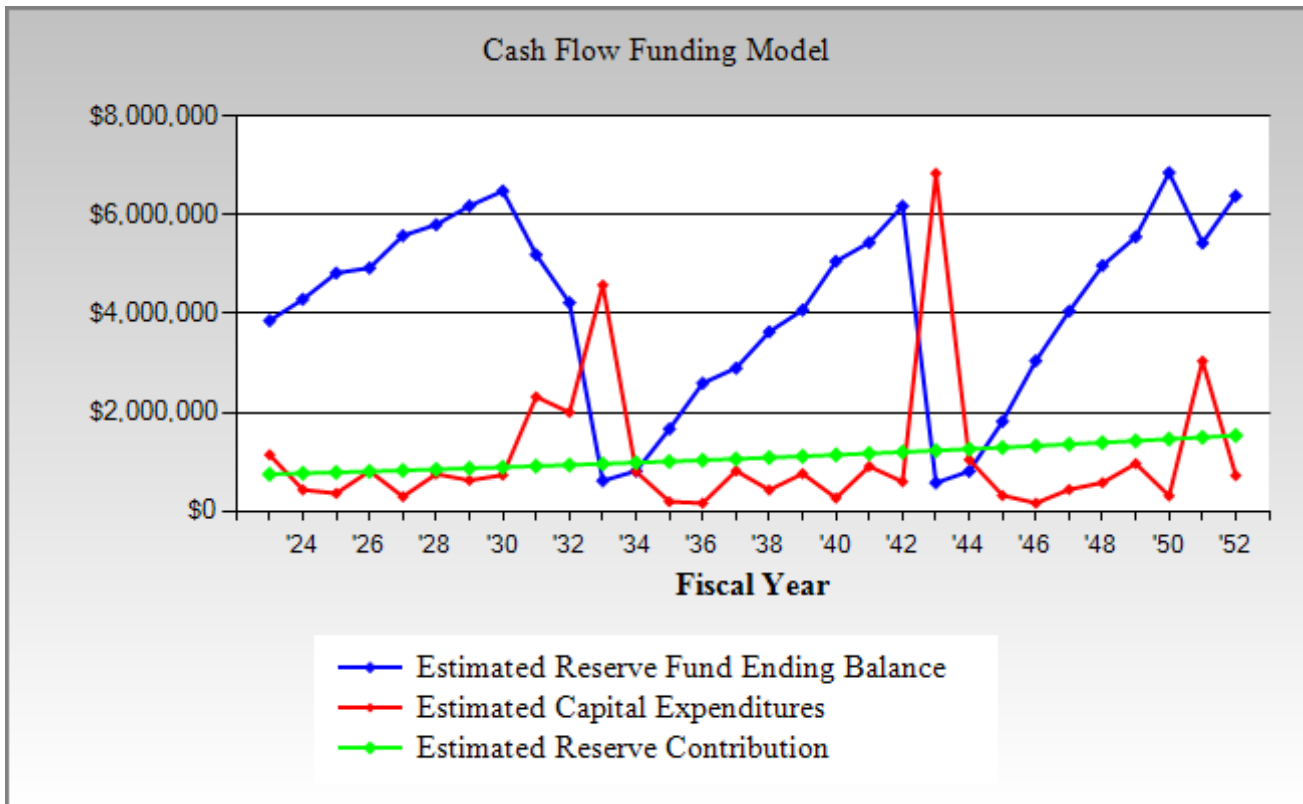
Vertical Hawaii or the Reserve Specialist certifies they have no affiliations with or involvement in any organization or entity with financial interest, membership, employment, or other equity interest that would cause a conflict of interest.



**Makaha Surfside**  
Cash Flow Funding Model Summary

Report Date	January 1, 2023
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	454

<i>Report Parameters</i>	
Interest Rate on Reserve Deposit	2.25%
2023 Beginning Balance	\$4,167,124



<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$750,000.00
<i>\$1,651.98 per unit annually</i>	
Average Net Annual Interest Earned	\$84,929.04
Total Annual Allocation to Reserves	\$834,929.04
<i>\$1,839.05 per unit annually</i>	

**Makaha Surfside**  
Cash Flow Funding Model Projection

Beginning Balance: \$4,167,124

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	14,052,197	750,000	84,929	1,142,500	3,859,553	9,037,279	43%
2024	14,794,146	768,750	94,400	432,732	4,289,971	9,528,495	45%
2025	15,385,912	787,969	106,113	361,817	4,822,236	9,993,527	48%
2026	15,770,560	807,668	108,364	813,734	4,924,533	10,044,587	49%
2027	16,164,824	827,860	122,762	296,324	5,578,831	10,676,956	52%
2028	16,568,944	848,556	127,669	753,199	5,801,857	10,878,800	53%
2029	16,983,168	869,770	136,031	625,785	6,181,874	11,248,065	55%
2030	17,407,747	891,514	142,655	733,183	6,482,859	11,537,761	56%
2031	17,842,941	913,802	114,311	2,316,187	5,194,784	10,234,785	51%
2032	18,289,014	936,647	92,922	2,001,570	4,222,783	9,245,670	46%
2033	18,746,240	960,063	13,571	4,579,713	616,704	5,958,078	10%
2034	19,214,896	984,065	17,956	802,736	815,989	6,489,179	13%
2035	19,695,268	1,008,667	36,672	194,789	1,666,538	7,686,827	22%
2036	20,187,650	1,033,883	57,048	164,944	2,592,526	8,976,057	29%
2037	20,692,341	1,059,730	63,774	817,853	2,898,178	9,661,214	30%
2038	21,209,649	1,086,224	79,950	431,067	3,633,284	10,816,545	34%
2039	21,739,891	1,113,379	89,661	761,712	4,074,613	11,695,740	35%
2040	22,283,388	1,141,214	111,330	267,841	5,059,316	13,137,871	39%
2041	22,840,473	1,169,744	119,706	908,775	5,439,991	13,994,704	39%
2042	23,411,484	1,198,988	135,918	598,174	6,176,723	15,227,821	41%
2043	23,996,772	1,228,962	12,685	6,841,893	576,477	10,129,363	6%
2044	24,596,691	1,259,686	17,802	1,044,972	808,994	10,883,633	7%
2045	25,211,608	1,291,179	40,049	320,200	1,820,022	12,438,954	15%
2046	25,841,898	1,323,458	67,024	164,634	3,045,869	14,232,899	21%
2047	26,487,946	1,356,544	89,137	440,758	4,050,793	15,829,958	26%
2048	27,150,144	1,390,458	109,420	578,125	4,972,546	17,340,845	29%
2049	27,828,898	1,425,220	122,256	964,147	5,555,875	18,559,176	30%
2050	28,524,620	1,460,850	150,845	312,486	6,855,085	20,520,244	33%
2051	29,237,736	1,497,371	119,516	3,040,622	5,431,351	19,775,107	27%
2052	29,968,679	1,534,806	140,456	723,678	6,382,934	21,432,672	30%

**Makaha Surfside**  
**Component Summary**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Appliance - Laundry Machines (Unfunded - Third Party Owned)								
<i>Unfunded</i>								
Asphalt - Reconstruction; Covered	1974	2028	35	19	5	39,000 Sq Ft	6.50	253,500
Asphalt - Reconstruction; Uncovered	2000	2028	25	3	5	22,000 Sq Ft	5.00	110,000
Asphalt - Seal Coat; Covered	1974	2024	10	40	1	39,000 Sq Ft	1.25	48,750
Asphalt - Seal Coat; Uncovered	1974	2024	5	45	1	22,000 Sq Ft	1.25	27,500
Common Restroom - Renovation; Lobby	1994	2029	20	15	6	2 Per	20,000.00	40,000
Common Restroom - Renovation; Recreation Building								
	1994	2027	20	13	4	2 Per	60,000.00	120,000
Common Restroom - Sauna Heaters	2005	2027	15	7	4	2 Per	5,000.00	10,000
Common Restroom - Sauna Renovation	1974	2027	20	33	4	2 Per	10,000.00	20,000
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund								
	2022	2023	5	-4	0	1 Project	75,000.00	75,000
Conference Room - Renovation	2014	2034	20	0	11	1 Project	10,000.00	10,000
Corridor - Floor Covering; Tile	2000	2030	25	5	7	4,100 Sq Ft	45.00	184,500
Door/Windows - Common Area Doors (15%)	1974	2029	5	50	6	73 Per	5,000.00@ 15%	54,750
Door/Windows - Common Area Skylights	2001	2023	20	2	0	9 Per	1,500.00	13,500
Door/Windows - Common Area Window Systems								
	1974	2034	50	10	11	1 Project	20,000.00	20,000
Door/Windows - Rolldown Shutters	2000	2028	25	3	5	3 Per	3,000.00	9,000
Door/Windows - Unit Entry Door, Lanai Door & Windows (Unfunded - Owner Responsibility)								
<i>Unfunded</i>								
Door/Windows - Unit Entry Door, Lanai Door, & Windows; Resident Manager Unit								
	1974	2036	50	12	13	1 Project	30,000.00	30,000
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting								
	2021	2023	5	-3	0	1 Project	10,000.00	10,000
Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)								
	1974	2038	5	59	15	1 Project	250,000.00@ 33%	83,333
Electrical - Photovoltaic System (Unfunded - Leased Equipment)								
<i>Unfunded</i>								
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)								
	2017	2023	20	-14	0	1 Project	200,000.00	200,000
Electrical - Submeters (Unfunded - HECO/Owner Responsibility)								
<i>Unfunded</i>								
Electrical - Telecommunication Equipment/Pay Phones (Unfunded - Third Party Equipment)								
<i>Unfunded</i>								
Electrical - Transformer (Unfunded - HECO Transformer)								
<i>Unfunded</i>								
Elevator - Cab Refurbishment/Panel Replacement (Two-Time Expense)								
	2016	2037	20	1	14	5 Per	45,000.00	225,000
Elevator - Modernization	2016	2056	40	0	33	5 Per	630,000.00	3,150,000
Elevator - Repair Fund	2016	2026	5	5	3	1 Project	20,000.00	20,000
Employee Break Room - Renovation (In-House Project)								
	2000	2025	20	5	2	1 Project	7,500.00	7,500
Equipment - Riding Mower, Yard Equipment, Misc.								
	2019	2024	5	0	1	1 Project	7,500.00	7,500
Exercise Room - Fitness Equipment	2000	2025	15	10	2	1 Project	25,000.00	25,000
Exercise Room - Renovation	2000	2025	15	10	2	1 Project	20,000.00	20,000

**Makaha Surfside**  
**Component Summary**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Exterior Finish - Coating System; Corridors (33%)	2023	2023	7	0	0	42,000 Sq Ft	10.00@ 33%	140,000
Exterior Finish - Coating System; Parking Garage Decks	2021	2031	10	0	8	39,400 Sq Ft	6.00	236,400
Exterior Finish - Coating System; Pool Deck	2013	2023	10	0	0	5,400 Sq Ft	12.00	64,800
Exterior Finish - Coating System; Shuffleboard	2023	2023	10	0	0	1 Project	3,000.00	3,000
Exterior Finish - Concrete & Spall Repairs; Building A	2019	2029	10	0	6	1 Project	100,000.00	100,000
Exterior Finish - Concrete & Spall Repairs; Building B	2022	2032	10	0	9	1 Project	100,000.00	100,000
Exterior Finish - Concrete & Spall Repairs; Building C	2014	2024	10	0	1	1 Project	100,000.00	100,000
Exterior Finish - Concrete & Spall Repairs; Parking Garage	2021	2031	10	0	8	1 Project	100,000.00	100,000
Exterior Finish - Murals	2010	2030	20	0	7	1 Project	5,000.00	5,000
Exterior Finish - Painting System; Building A	2019	2029	10	0	6	1 Project	200,000.00	200,000
Exterior Finish - Painting System; Building B	2022	2032	10	0	9	1 Project	200,000.00	200,000
Exterior Finish - Painting System; Building C	2014	2024	10	0	1	1 Project	200,000.00	200,000
Exterior Finish - Painting System; Exterior Parking Garage Structure	2021	2031	10	0	8	1 Project	100,000.00	100,000
Exterior Finish - Wood Repair Fund	2000	2027	10	17	4	1 Project	10,000.00	10,000
Fencing - Chain Link; Buildings: Repair Fund	2023	2023	15	0	0	1 Project	5,000.00	5,000
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)	<i>Unfunded</i>							
Fencing - Pool Deck	2005	2030	25	0	7	520 LF	100.00	52,000
Fencing - Property Entrance	2005	2030	25	0	7	190 LF	100.00	19,000
Fencing - Property Line; Repair Fund: Ocean Side	2020	2030	10	0	7	1 Project	10,000.00	10,000
Fire Safety Equipment - Fire Alarm System	1974	2026	25	27	3	1 Project	650,000.00	650,000
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)	<i>Unfunded</i>							
Fire Safety Equipment - Hoses and Cabinets	1974	2026	5	47	3	58 Per	2,500.00@ 15%	21,750
Fire Safety Equipment - Repair Fund	2022	2027	5	0	4	1 Project	5,000.00	5,000
Fire Safety Equipment - Standpipe Test & Repair Fund	2021	2026	5	0	3	1 Project	20,000.00	20,000
Flag Poles	2004	2034	30	0	11	2 Per	2,000.00	4,000
Gas Tank (Unfunded - Third Party Owned)	<i>Unfunded</i>							
Golf Cart (Used) (33%)	2020	2025	5	0	2	3 Per	4,000.00@ 33%	4,000
HVAC - Air Conditioning Unit; Guard Shack & Maintenance Office (Unfunded - Operational Expense)	<i>Unfunded</i>							
HVAC - Air Conditioning Unit; Office	2010	2025	15	0	2	1 Project	7,500.00	7,500
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Owner Responsibility)	<i>Unfunded</i>							
HVAC - Exhaust Fan Motors (Unfunded - Operational Expenditure)	<i>Unfunded</i>							
HVAC - Exhaust Fans; Replacement (10%)	1974	2027	2	51	4	75 Per	6,000.00@ 10%	45,000
HVAC - Exhaust Shroud; Non-Mechanical	2003	2023	20	0	0	3 Per	1,000.00	3,000

**Makaha Surfside**  
**Component Summary**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
High Risk Component Inspection	2018	2023	5	0	0	454 Per Unit	150.00	68,100
Landscaping - Irrigation (Unfunded - Operational Expense)	<i>Unfunded</i>							
Landscaping - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)	<i>Unfunded</i>							
Laundry Room Buildings - Exterior/Exhaust Equipment Fund	2015	2025	10	0	2	2 Per	10,000.00	20,000
Lighting - Corridor, EXIT, Emergency, Parking, Stairwells, Etc. (Unfunded - Operational Expense)	<i>Unfunded</i>							
Lighting - Flood Lights; Rooftop (25%)	2017	2023	5	0	0	71 Per	400.00@ 25%	7,100
Lighting - Light Poles; Fixture Replacement	2000	2030	20	10	7	13 Per	1,500.00	19,500
Lighting - Light Poles; Pole Replacement	1974	2030	40	16	7	13 Per	5,000.00	65,000
Lobby - Floor Covering; Tile	2000	2025	25	0	2	1,050 Sq Ft	45.00	47,250
Lobby - Furniture Replacement	2012	2027	15	0	4	1 Project	2,000.00	2,000
Lobby - Mailboxes	1974	2025	40	11	2	1 Project	60,000.00	60,000
Lobby - Parcel Mailboxes (Unfunded - USPS)	<i>Unfunded</i>							
Lobby/Office - Renovation	2000	2025	20	5	2	1 Project	20,000.00	20,000
Mechanical Equipment - Drywell Pump	2010	2025	15	0	2	1 Project	3,000.00	3,000
Mechanical Equipment - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)	<i>Unfunded</i>							
Mechanical Equipment - Water Heater (Unfunded - Abandoned)	<i>Unfunded</i>							
Office - Equipment; Managers Office, Guard Shack	2021	2024	3	0	1	1 Project	3,500.00	3,500
Office - Equipment; Printer, Copier, Scanner (Unfunded - Lease Equipment)	<i>Unfunded</i>							
Parking - Carports (Unfunded - Owner Responsibility)	<i>Unfunded</i>							
Parking - Rolling Gate (Unfunded - Owner Responsibility)	<i>Unfunded</i>							
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	2018	2023	5	0	0	1 Project	10,000.00	10,000
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment	1974	2023	10	39	0	1 Project	40,000.00	40,000
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%)	1974	2033	10	49	10	454 Per Unit	20,000.00@ 33%	3,026,667
Plumbing - Repair Fund	2023	2023	5	0	0	1 Project	10,000.00	10,000
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	2020	2025	5	0	2	1 Project	50,000.00	50,000
Pool - Filtration System; Sand Filters	2018	2025	7	0	2	3 Per	3,500.00@ 33%	3,500
Pool - Filtration System; Skimmers	2004	2031	30	-3	8	5 Per	6,000.00	30,000
Pool - Pumps (33%)	2020	2023	3	0	0	3 Per	3,000.00@ 33%	3,000
Pool - Salt Chlorine Generator System (33%)	2020	2024	4	0	1	3 Per	5,000.00@ 33%	5,000
Pool - Tile/Railing Replacement	2010	2037	25	2	14	1 Project	100,000.00	100,000
Pool Deck - Deck/Coping Edge; Repair Fund	2011	2031	20	0	8	1 Project	50,000.00	50,000
Pool Deck - Outdoor Shower/Water Fountain	2000	2030	20	10	7	2 Per	5,000.00	10,000
Pool Deck - Pergola Replacement	2021	2051	30	0	28	1 Project	43,000.00	43,000
Pool Deck - Reconstruction (Unfunded - HAR 16-107)	<i>Unfunded</i>							

**Makaha Surfside**  
**Component Summary**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)								
	2021	2024	3	0	1	1 Project	12,000.00@ 33%	4,000
Railing - Corridors & Lanais (50%)	1974	2031	50	7	8	9,400 LF	250.00@ 50%	1,175,000
Railing - Corridors & Lanais (50%)	1974	2032	50	8	9	9,400 LF	250.00@ 50%	1,175,000
Railing - Garage Cable Replacement Fund	1974	2027	5	48	4	1 Project	15,000.00	15,000
Railing - Repair Fund	2023	2023	5	0	0	1 Project	10,000.00	10,000
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Recreation Deck - Barbeque Grills (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Recreation Deck - Pergola; BBQ Area	1974	2028	30	24	5	1 Project	60,000.00	60,000
Resident Manager Unit - Appliances/Water Heater (33%)								
	2020	2024	4	0	1	1 Project	6,000.00@ 33%	2,000
Resident Manager Unit - Partial Renovation	2010	2025	15	0	2	1 Project	40,000.00	40,000
Roofing - Coating System	2000	2023	20	3	0	64,000 Sq Ft	7.50	480,000
Roofing - Gutters; Buildings & Garage (33%)	2019	2029	10	0	6	3,320 LF	25.00@ 33%	27,667
Roofing - Laundry Building	2021	2046	25	0	23	1 Project	23,000.00	23,000
Roofing - Roof Hatch	1974	2034	60	0	11	3 Per	5,000.00	15,000
Seawall (Unfunded - State of Hawaii)								
<i>Unfunded</i>								
Security - Renovation & Furniture Replacement; Guard Shack								
	2000	2030	30	0	7	1 Project	10,000.00	10,000
Security - Surveillance System Upgrade/Replacement Fund								
	2022	2027	5	0	4	1 Project	7,500.00	7,500
Signage - Building Signage	2021	2041	20	0	18	1 Project	5,000.00	5,000
Storage Shed/Pool Equipment Room - Replacement/Repair Fund								
	2000	2027	20	7	4	1 Project	5,000.00	5,000
Storm Drain - Grates/Maintenance Funds	1974	2029	10	45	6	1 Project	5,000.00	5,000
Structural - Condition Assessment/Consulting	1974	2025	10	41	2	1 Project	15,000.00	15,000
Trash - Bins (17%)	2021	2024	3	0	1	14 Per	3,000.00@ 17%	6,930
Trash Chute Doors	2004	2034	30	0	11	12 Per	1,600.00	19,200
Trash Chute Replacement	1974	2034	60	0	11	12 Per Floor	6,000.00	72,000
Water Feature - Restoration Fund	2000	2025	25	0	2	1 Per	3,000.00	3,000
Total Asset Summary								\$14,052,197

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b>Replacement Year 2023</b>	
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund	75,000
Door/Windows - Common Area Skylights	13,500
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting	10,000
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)	200,000
Exterior Finish - Coating System; Corridors (33%)	140,000
Exterior Finish - Coating System; Pool Deck	64,800
Exterior Finish - Coating System; Shuffleboard	3,000
Fencing - Chain Link; Buildings: Repair Fund	5,000
HVAC - Exhaust Shroud; Non-Mechanical	3,000
High Risk Component Inspection	68,100
Lighting - Flood Lights; Rooftop (25%)	7,100
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	10,000
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment	40,000
Plumbing - Repair Fund	10,000
Pool - Pumps (33%)	3,000
Railing - Repair Fund	10,000
Roofing - Coating System	480,000
<b>Total for 2023</b>	<b>\$1,142,500</b>
<b>Replacement Year 2024</b>	
Asphalt - Seal Coat; Covered	52,065
Asphalt - Seal Coat; Uncovered	29,370
Equipment - Riding Mower, Yard Equipment, Misc.	8,010
Exterior Finish - Concrete & Spall Repairs; Building C	106,800
Exterior Finish - Painting System; Building C	213,600
Office - Equipment; Managers Office, Guard Shack	3,738
Pool - Salt Chlorine Generator System (33%)	5,340
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	4,272
Resident Manager Unit - Appliances/Water Heater (33%)	2,136
Trash - Bins (17%)	7,401
<b>Total for 2024</b>	<b>\$432,732</b>
<b>Replacement Year 2025</b>	
Employee Break Room - Renovation (In-House Project)	8,330
Exercise Room - Fitness Equipment	27,768
Exercise Room - Renovation	22,214

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b><i>Replacement Year 2025 continued...</i></b>	
Golf Cart (Used) (33%)	4,443
HVAC - Air Conditioning Unit; Office	8,330
Laundry Room Buildings - Exterior/Exhaust Equipment Fund	22,214
Lobby - Floor Covering; Tile	52,482
Lobby - Mailboxes	66,643
Lobby/Office - Renovation	22,214
Mechanical Equipment - Drywell Pump	3,332
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	55,536
Pool - Filtration System; Sand Filters	3,888
Resident Manager Unit - Partial Renovation	44,429
Structural - Condition Assessment/Consulting	16,661
Water Feature - Restoration Fund	3,332
<b>Total for 2025</b>	<b>\$361,817</b>
<b>Replacement Year 2026</b>	
Elevator - Repair Fund	22,770
Fire Safety Equipment - Fire Alarm System	740,017
Fire Safety Equipment - Hoses and Cabinets	24,762
Fire Safety Equipment - Standpipe Test & Repair Fund	22,770
Pool - Pumps (33%)	3,415
<b>Total for 2026</b>	<b>\$813,734</b>
<b>Replacement Year 2027</b>	
Common Restroom - Renovation; Recreation Building	140,034
Common Restroom - Sauna Heaters	11,670
Common Restroom - Sauna Renovation	23,339
Exterior Finish - Wood Repair Fund	11,670
Fire Safety Equipment - Repair Fund	5,835
HVAC - Exhaust Fans; Replacement (10%)	52,513
Lobby - Furniture Replacement	2,334
Office - Equipment; Managers Office, Guard Shack	4,084
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	4,668
Railing - Garage Cable Replacement Fund	17,504
Security - Surveillance System Upgrade/Replacement Fund	8,752
Storage Shed/Pool Equipment Room - Replacement/Repair Fund	5,835
Trash - Bins (17%)	8,087
<b>Total for 2027</b>	<b>\$296,324</b>



**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b>Replacement Year 2028</b>	
Asphalt - Reconstruction; Covered	303,217
Asphalt - Reconstruction; Uncovered	131,574
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund	89,709
Door/Windows - Rolldown Shutters	10,765
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting	11,961
High Risk Component Inspection	81,456
Lighting - Flood Lights; Rooftop (25%)	8,492
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	11,961
Plumbing - Repair Fund	11,961
Pool - Salt Chlorine Generator System (33%)	5,981
Railing - Repair Fund	11,961
Recreation Deck - Pergola; BBQ Area	71,767
Resident Manager Unit - Appliances/Water Heater (33%)	2,392
<b>Total for 2028</b>	<b>\$753,199</b>
<b>Replacement Year 2029</b>	
Asphalt - Seal Coat; Uncovered	33,716
Common Restroom - Renovation; Lobby	49,041
Door/Windows - Common Area Doors (15%)	67,125
Equipment - Riding Mower, Yard Equipment, Misc.	9,195
Exterior Finish - Concrete & Spall Repairs; Building A	122,603
Exterior Finish - Painting System; Building A	245,205
HVAC - Exhaust Fans; Replacement (10%)	55,171
Pool - Pumps (33%)	3,678
Roofing - Gutters; Buildings & Garage (33%)	33,920
Storm Drain - Grates/Maintenance Funds	6,130
<b>Total for 2029</b>	<b>\$625,785</b>
<b>Replacement Year 2030</b>	
Corridor - Floor Covering; Tile	231,857
Exterior Finish - Coating System; Corridors (33%)	175,935
Exterior Finish - Murals	6,283
Fencing - Pool Deck	65,347
Fencing - Property Entrance	23,877
Fencing - Property Line; Repair Fund: Ocean Side	12,567
Golf Cart (Used) (33%)	5,027
Lighting - Light Poles; Fixture Replacement	24,505

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
Lighting - Light Poles; Pole Replacement	81,684
Office - Equipment; Managers Office, Guard Shack	4,398
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	62,834
Pool Deck - Outdoor Shower/Water Fountain	12,567
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	5,027
Security - Renovation & Furniture Replacement; Guard Shack	12,567
Trash - Bins (17%)	8,709
<b>Total for 2030</b>	<b>\$733,183</b>
<b>Replacement Year 2031</b>	
Elevator - Repair Fund	25,762
Exterior Finish - Coating System; Parking Garage Decks	304,506
Exterior Finish - Concrete & Spall Repairs; Parking Garage	128,809
Exterior Finish - Painting System; Exterior Parking Garage Structure	128,809
Fire Safety Equipment - Hoses and Cabinets	28,016
Fire Safety Equipment - Standpipe Test & Repair Fund	25,762
HVAC - Exhaust Fans; Replacement (10%)	57,964
Pool - Filtration System; Skimmers	38,643
Pool Deck - Deck/Coping Edge; Repair Fund	64,405
Railing - Corridors & Lanais (50%)	1,513,511
<b>Total for 2031</b>	<b>\$2,316,187</b>
<b>Replacement Year 2032</b>	
Exterior Finish - Concrete & Spall Repairs; Building B	132,030
Exterior Finish - Painting System; Building B	264,059
Fire Safety Equipment - Repair Fund	6,601
Pool - Filtration System; Sand Filters	4,621
Pool - Pumps (33%)	3,961
Pool - Salt Chlorine Generator System (33%)	6,601
Railing - Corridors & Lanais (50%)	1,551,349
Railing - Garage Cable Replacement Fund	19,804
Resident Manager Unit - Appliances/Water Heater (33%)	2,641
Security - Surveillance System Upgrade/Replacement Fund	9,902
<b>Total for 2032</b>	<b>\$2,001,570</b>
<b>Replacement Year 2033</b>	
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund	101,498
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting	13,533

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b><i>Replacement Year 2033 continued...</i></b>	
Exterior Finish - Coating System; Pool Deck	87,694
Exterior Finish - Coating System; Shuffleboard	4,060
HVAC - Exhaust Fans; Replacement (10%)	60,899
High Risk Component Inspection	92,160
Lighting - Flood Lights; Rooftop (25%)	9,608
Office - Equipment; Managers Office, Guard Shack	4,737
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	13,533
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment	54,132
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%)	4,096,002
Plumbing - Repair Fund	13,533
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	5,413
Railing - Repair Fund	13,533
Trash - Bins (17%)	9,378
<b>Total for 2033</b>	<b>\$4,579,713</b>
<b>Replacement Year 2034</b>	
Asphalt - Seal Coat; Covered	67,623
Asphalt - Seal Coat; Uncovered	38,146
Conference Room - Renovation	13,871
Door/Windows - Common Area Doors (15%)	75,946
Door/Windows - Common Area Window Systems	27,743
Equipment - Riding Mower, Yard Equipment, Misc.	10,404
Exterior Finish - Concrete & Spall Repairs; Building C	138,714
Exterior Finish - Painting System; Building C	277,427
Flag Poles	5,549
Roofing - Roof Hatch	20,807
Trash Chute Doors	26,633
Trash Chute Replacement	99,874
<b>Total for 2034</b>	<b>\$802,736</b>
<b>Replacement Year 2035</b>	
Golf Cart (Used) (33%)	5,687
HVAC - Exhaust Fans; Replacement (10%)	63,982
Laundry Room Buildings - Exterior/Exhaust Equipment Fund	28,436
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	71,091

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b><i>Replacement Year 2035 continued...</i></b>	
Pool - Pumps (33%)	4,265
Structural - Condition Assessment/Consulting	21,327
<b>Total for 2035</b>	<b>\$194,789</b>
<b>Replacement Year 2036</b>	
Door/Windows - Unit Entry Door, Lanai Door, & Windows; Resident Manager Unit	43,721
Elevator - Repair Fund	29,147
Fire Safety Equipment - Hoses and Cabinets	31,698
Fire Safety Equipment - Standpipe Test & Repair Fund	29,147
Office - Equipment; Managers Office, Guard Shack	5,101
Pool - Salt Chlorine Generator System (33%)	7,287
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	5,829
Resident Manager Unit - Appliances/Water Heater (33%)	2,915
Trash - Bins (17%)	10,100
<b>Total for 2036</b>	<b>\$164,944</b>
<b>Replacement Year 2037</b>	
Elevator - Cab Refurbishment/Panel Replacement (Two-Time Expense)	336,104
Exterior Finish - Coating System; Corridors (33%)	209,131
Exterior Finish - Wood Repair Fund	14,938
Fire Safety Equipment - Repair Fund	7,469
HVAC - Exhaust Fans; Replacement (10%)	67,221
Pool - Tile/Railing Replacement	149,379
Railing - Garage Cable Replacement Fund	22,407
Security - Surveillance System Upgrade/Replacement Fund	11,203
<b>Total for 2037</b>	<b>\$817,853</b>
<b>Replacement Year 2038</b>	
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund	114,835
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting	15,311
Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)	127,595
Fencing - Chain Link; Buildings: Repair Fund	7,656
High Risk Component Inspection	104,271
Lighting - Flood Lights; Rooftop (25%)	10,871
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	15,311

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b><i>Replacement Year 2038 continued...</i></b>	
Plumbing - Repair Fund	15,311
Pool - Pumps (33%)	4,593
Railing - Repair Fund	15,311
<b>Total for 2038</b>	<b>\$431,067</b>
<b>Replacement Year 2039</b>	
Asphalt - Seal Coat; Uncovered	43,159
Door/Windows - Common Area Doors (15%)	85,926
Equipment - Riding Mower, Yard Equipment, Misc.	11,771
Exterior Finish - Concrete & Spall Repairs; Building A	156,942
Exterior Finish - Painting System; Building A	313,884
HVAC - Exhaust Fans; Replacement (10%)	70,624
Office - Equipment; Managers Office, Guard Shack	5,493
Pool - Filtration System; Sand Filters	5,493
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	6,278
Roofing - Gutters; Buildings & Garage (33%)	43,421
Storm Drain - Grates/Maintenance Funds	7,847
Trash - Bins (17%)	10,876
<b>Total for 2039</b>	<b>\$761,712</b>
<b>Replacement Year 2040</b>	
Exercise Room - Fitness Equipment	40,216
Exercise Room - Renovation	32,173
Fencing - Property Line; Repair Fund: Ocean Side	16,087
Golf Cart (Used) (33%)	6,435
HVAC - Air Conditioning Unit; Office	12,065
Mechanical Equipment - Drywell Pump	4,826
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	80,433
Pool - Salt Chlorine Generator System (33%)	8,043
Resident Manager Unit - Appliances/Water Heater (33%)	3,217
Resident Manager Unit - Partial Renovation	64,346
<b>Total for 2040</b>	<b>\$267,841</b>
<b>Replacement Year 2041</b>	
Elevator - Repair Fund	32,977
Exterior Finish - Coating System; Parking Garage Decks	389,793
Exterior Finish - Concrete & Spall Repairs; Parking Garage	164,887
Exterior Finish - Painting System; Exterior Parking Garage Structure	164,887

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b><i>Replacement Year 2041 continued...</i></b>	
Fire Safety Equipment - Hoses and Cabinets	35,863
Fire Safety Equipment - Standpipe Test & Repair Fund	32,977
HVAC - Exhaust Fans; Replacement (10%)	74,199
Pool - Pumps (33%)	4,947
Signage - Building Signage	8,244
<b>Total for 2041</b>	<b>\$908,775</b>
<b>Replacement Year 2042</b>	
Common Restroom - Sauna Heaters	16,901
Exterior Finish - Concrete & Spall Repairs; Building B	169,009
Exterior Finish - Painting System; Building B	338,018
Fire Safety Equipment - Repair Fund	8,450
Lobby - Furniture Replacement	3,380
Office - Equipment; Managers Office, Guard Shack	5,915
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	6,760
Railing - Garage Cable Replacement Fund	25,351
Security - Surveillance System Upgrade/Replacement Fund	12,676
Trash - Bins (17%)	11,712
<b>Total for 2042</b>	<b>\$598,174</b>
<b>Replacement Year 2043</b>	
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund	129,926
Door/Windows - Common Area Skylights	23,387
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting	17,323
Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)	144,362
Exterior Finish - Coating System; Pool Deck	112,256
Exterior Finish - Coating System; Shuffleboard	5,197
HVAC - Exhaust Fans; Replacement (10%)	77,955
HVAC - Exhaust Shroud; Non-Mechanical	5,197
High Risk Component Inspection	117,973
Lighting - Flood Lights; Rooftop (25%)	12,300
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	17,323
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment	69,294
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%)	5,243,228

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b><i>Replacement Year 2043 continued...</i></b>	
Plumbing - Repair Fund	17,323
Railing - Repair Fund	17,323
Roofing - Coating System	831,525
<b>Total for 2043</b>	<b><u>\$6,841,893</u></b>
<b>Replacement Year 2044</b>	
Asphalt - Seal Coat; Covered	86,563
Asphalt - Seal Coat; Uncovered	48,830
Door/Windows - Common Area Doors (15%)	97,217
Equipment - Riding Mower, Yard Equipment, Misc.	13,317
Exterior Finish - Coating System; Corridors (33%)	248,591
Exterior Finish - Concrete & Spall Repairs; Building C	177,565
Exterior Finish - Painting System; Building C	355,131
Pool - Pumps (33%)	5,327
Pool - Salt Chlorine Generator System (33%)	8,878
Resident Manager Unit - Appliances/Water Heater (33%)	3,551
<b>Total for 2044</b>	<b><u>\$1,044,972</u></b>
<b>Replacement Year 2045</b>	
Employee Break Room - Renovation (In-House Project)	13,650
Golf Cart (Used) (33%)	7,280
HVAC - Exhaust Fans; Replacement (10%)	81,902
Laundry Room Buildings - Exterior/Exhaust Equipment Fund	36,401
Lobby/Office - Renovation	36,401
Office - Equipment; Managers Office, Guard Shack	6,370
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	91,002
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	7,280
Structural - Condition Assessment/Consulting	27,301
Trash - Bins (17%)	12,613
<b>Total for 2045</b>	<b><u>\$320,200</u></b>
<b>Replacement Year 2046</b>	
Elevator - Repair Fund	37,311
Fire Safety Equipment - Hoses and Cabinets	40,576
Fire Safety Equipment - Standpipe Test & Repair Fund	37,311
Pool - Filtration System; Sand Filters	6,529
Roofing - Laundry Building	42,908
<b>Total for 2046</b>	<b><u>\$164,634</u></b>

**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b>Replacement Year 2047</b>	
Common Restroom - Renovation; Recreation Building	229,462
Common Restroom - Sauna Renovation	38,244
Exterior Finish - Wood Repair Fund	19,122
Fire Safety Equipment - Repair Fund	9,561
HVAC - Exhaust Fans; Replacement (10%)	86,048
Pool - Pumps (33%)	5,737
Railing - Garage Cable Replacement Fund	28,683
Security - Surveillance System Upgrade/Replacement Fund	14,341
Storage Shed/Pool Equipment Room - Replacement/Repair Fund	9,561
<b>Total for 2047</b>	<b>\$440,758</b>
<b>Replacement Year 2048</b>	
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund	146,999
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting	19,600
Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)	163,332
High Risk Component Inspection	133,475
Lighting - Flood Lights; Rooftop (25%)	13,916
Office - Equipment; Managers Office, Guard Shack	6,860
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	19,600
Plumbing - Repair Fund	19,600
Pool - Salt Chlorine Generator System (33%)	9,800
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	7,840
Railing - Repair Fund	19,600
Resident Manager Unit - Appliances/Water Heater (33%)	3,920
Trash - Bins (17%)	13,583
<b>Total for 2048</b>	<b>\$578,125</b>
<b>Replacement Year 2049</b>	
Common Restroom - Renovation; Lobby	80,360
Door/Windows - Common Area Doors (15%)	109,992
Equipment - Riding Mower, Yard Equipment, Misc.	15,067
Exterior Finish - Concrete & Spall Repairs; Building A	200,899
Exterior Finish - Painting System; Building A	401,798
HVAC - Exhaust Fans; Replacement (10%)	90,404
Roofing - Gutters; Buildings & Garage (33%)	55,582
Storm Drain - Grates/Maintenance Funds	10,045
<b>Total for 2049</b>	<b>\$964,147</b>



**Makaha Surfside**  
Annual Expenditure Detail

Description	Expenditures
<b>Replacement Year 2050</b>	
Exterior Finish - Murals	10,296
Fencing - Property Line; Repair Fund: Ocean Side	20,592
Golf Cart (Used) (33%)	8,237
Lighting - Light Poles; Fixture Replacement	40,155
Lobby - Floor Covering; Tile	97,298
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	102,961
Pool - Pumps (33%)	6,178
Pool Deck - Outdoor Shower/Water Fountain	20,592
Water Feature - Restoration Fund	6,178
<b>Total for 2050</b>	<b>\$312,486</b>
<b>Replacement Year 2051</b>	
Elevator - Repair Fund	42,214
Exterior Finish - Coating System; Corridors (33%)	295,497
Exterior Finish - Coating System; Parking Garage Decks	498,968
Exterior Finish - Concrete & Spall Repairs; Parking Garage	211,069
Exterior Finish - Painting System; Exterior Parking Garage Structure	211,069
Fire Safety Equipment - Fire Alarm System	1,371,951
Fire Safety Equipment - Hoses and Cabinets	45,908
Fire Safety Equipment - Standpipe Test & Repair Fund	42,214
HVAC - Exhaust Fans; Replacement (10%)	94,981
Office - Equipment; Managers Office, Guard Shack	7,387
Pool Deck - Deck/Coping Edge; Repair Fund	105,535
Pool Deck - Pergola Replacement	90,760
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	8,443
Trash - Bins (17%)	14,627
<b>Total for 2051</b>	<b>\$3,040,622</b>
<b>Replacement Year 2052</b>	
Exterior Finish - Concrete & Spall Repairs; Building B	216,346
Exterior Finish - Painting System; Building B	432,692
Fire Safety Equipment - Repair Fund	10,817
Pool - Salt Chlorine Generator System (33%)	10,817
Railing - Garage Cable Replacement Fund	32,452
Resident Manager Unit - Appliances/Water Heater (33%)	4,327
Security - Surveillance System Upgrade/Replacement Fund	16,226
<b>Total for 2052</b>	<b>\$723,678</b>

**Makaha Surfside  
Spread Sheet**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Beginning Balance</b>	4,167,124	3,859,553	4,289,971	4,822,236	4,924,533	5,578,831	5,801,857	6,181,874	6,482,859	5,194,784
<b>Annual Assessment</b>	750,000	768,750	787,969	807,668	827,860	848,556	869,770	891,514	913,802	936,647
<b>Interest Earned</b>	84,929	94,400	106,113	108,364	122,762	127,669	136,031	142,655	114,311	92,922
<b>Expenditures</b>	1,142,500	432,732	361,817	813,734	296,324	753,199	625,785	733,183	2,316,187	2,001,570
<b>Fully Funded Reserves</b>	9,037,279	9,528,495	9,993,527	10,044,587	10,676,956	10,878,800	11,248,065	11,537,761	10,234,785	9,245,670
<b>Percent Fully Funded</b>	43%	45%	48%	49%	52%	53%	55%	56%	51%	46%
<b>Ending Balance</b>	3,859,553	4,289,971	4,822,236	4,924,533	5,578,831	5,801,857	6,181,874	6,482,859	5,194,784	4,222,783

**Description**

Appliance - Laundry Machines (Unfunded - Third Party Owned)										
	<i>Unfunded</i>									
Asphalt - Reconstruction; Covered						303,217				
Asphalt - Reconstruction; Uncovered						131,574				
Asphalt - Seal Coat; Covered		52,065								
Asphalt - Seal Coat; Uncovered		29,370					33,716			
Common Restroom - Renovation; Lobby							49,041			
Common Restroom - Renovation; Recreation Building					140,034					
Common Restroom - Sauna Heaters					11,670					
Common Restroom - Sauna Renovation					23,339					
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund		75,000				89,709				
Conference Room - Renovation										
Corridor - Floor Covering; Tile								231,857		
Door/Windows - Common Area Doors (15%)							67,125			
Door/Windows - Common Area Skylights	13,500									
Door/Windows - Common Area Window Systems										
Door/Windows - Rolldown Shutters						10,765				
Door/Windows - Unit Entry Door, Lanai Door & Windows (Unfunded - Owner Responsibility)										
	<i>Unfunded</i>									
Door/Windows - Unit Entry Door, Lanai Door, & Windows; Resident Manager Unit										
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting										
		10,000					11,961			
Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)										

**Makaha Surfside**  
**Spread Sheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Electrical - Photovoltaic System (Unfunded - Leased Equipment)										
<i>Unfunded</i>										
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)										
200,000										
Electrical - Submeters (Unfunded - HECO/Owner Responsibility)										
<i>Unfunded</i>										
Electrical - Telecommunication Equipment/Pay Phones (Unfunded - Third Party Equipment)										
<i>Unfunded</i>										
Electrical - Transformer (Unfunded - HECO Transformer)										
<i>Unfunded</i>										
Elevator - Cab Refurbishment/Panel Replacement (Two-Time Expense)										
Elevator - Modernization										
Elevator - Repair Fund				22,770					25,762	
Employee Break Room - Renovation (In-House Project)			8,330							
Equipment - Riding Mower, Yard Equipment, Misc.		8,010					9,195			
Exercise Room - Fitness Equipment			27,768							
Exercise Room - Renovation			22,214							
Exterior Finish - Coating System; Corridors (33%)	140,000							175,935		
Exterior Finish - Coating System; Parking Garage Decks									304,506	
Exterior Finish - Coating System; Pool Deck	64,800									
Exterior Finish - Coating System; Shuffleboard	3,000									
Exterior Finish - Concrete & Spall Repairs; Building A										
122,603										
Exterior Finish - Concrete & Spall Repairs; Building B										132,030
Exterior Finish - Concrete & Spall Repairs; Building C		106,800								
Exterior Finish - Concrete & Spall Repairs; Parking Garage									128,809	
Exterior Finish - Murals								6,283		
Exterior Finish - Painting System; Building A						245,205				
Exterior Finish - Painting System; Building B										264,059

**Makaha Surfside**  
**Spread Sheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Exterior Finish - Painting System; Building C		213,600								
Exterior Finish - Painting System; Exterior Parking Garage Structure									128,809	
Exterior Finish - Wood Repair Fund					11,670					
Fencing - Chain Link; Buildings: Repair Fund	5,000									
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)		<i>Unfunded</i>								
Fencing - Pool Deck								65,347		
Fencing - Property Entrance								23,877		
Fencing - Property Line; Repair Fund: Ocean Side								12,567		
Fire Safety Equipment - Fire Alarm System				740,017						
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)		<i>Unfunded</i>								
Fire Safety Equipment - Hoses and Cabinets				24,762					28,016	
Fire Safety Equipment - Repair Fund					5,835					6,601
Fire Safety Equipment - Standpipe Test & Repair Fund				22,770					25,762	
Flag Poles										
Gas Tank (Unfunded - Third Party Owned)		<i>Unfunded</i>								
Golf Cart (Used) (33%)			4,443					5,027		
HVAC - Air Conditioning Unit; Guard Shack & Maintenance Office (Unfunded - Operational Expense)		<i>Unfunded</i>								
HVAC - Air Conditioning Unit; Office			8,330							
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Owner Responsibility)		<i>Unfunded</i>								
HVAC - Exhaust Fan Motors (Unfunded - Operational Expenditure)		<i>Unfunded</i>								
HVAC - Exhaust Fans; Replacement (10%)					52,513		55,171		57,964	
HVAC - Exhaust Shroud; Non-Mechanical	3,000									
High Risk Component Inspection	68,100					81,456				
Landscaping - Irrigation (Unfunded - Operational Expense)		<i>Unfunded</i>								
Landscaping - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)		<i>Unfunded</i>								

**Makaha Surfside**  
**Spread Sheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Laundry Room Buildings - Exterior/Exhaust Equipment Fund			22,214							
Lighting - Corridor, EXIT, Emergency, Parking, Stairwells, Etc. (Unfunded - Operational Expense)	<i>Unfunded</i>									
Lighting - Flood Lights; Rooftop (25%)	7,100					8,492				
Lighting - Light Poles; Fixture Replacement								24,505		
Lighting - Light Poles; Pole Replacement								81,684		
Lobby - Floor Covering; Tile			52,482							
Lobby - Furniture Replacement					2,334					
Lobby - Mailboxes			66,643							
Lobby - Parcel Mailboxes (Unfunded - USPS)	<i>Unfunded</i>									
Lobby/Office - Renovation			22,214							
Mechanical Equipment - Drywell Pump			3,332							
Mechanical Equipment - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)	<i>Unfunded</i>									
Mechanical Equipment - Water Heater (Unfunded - Abandoned)	<i>Unfunded</i>									
Office - Equipment; Managers Office, Guard Shack		3,738			4,084			4,398		
Office - Equipment; Printer, Copier, Scanner (Unfunded - Lease Equipment)	<i>Unfunded</i>									
Parking - Carports (Unfunded - Owner Responsibility)	<i>Unfunded</i>									
Parking - Rolling Gate (Unfunded - Owner Responsibility)	<i>Unfunded</i>									
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings		10,000				11,961				
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment		40,000								
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%)										
Plumbing - Repair Fund	10,000					11,961				
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)										
Pool - Filtration System; Sand Filters			55,536					62,834		
Pool - Filtration System; Skimmers			3,888						38,643	4,621

**Makaha Surfside  
Spread Sheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Pool - Pumps (33%)	3,000			3,415			3,678			3,961
Pool - Salt Chlorine Generator System (33%)		5,340				5,981				6,601
Pool - Tile/Railing Replacement										
Pool Deck - Deck/Coping Edge; Repair Fund									64,405	
Pool Deck - Outdoor Shower/Water Fountain								12,567		
Pool Deck - Pergola Replacement										
Pool Deck - Reconstruction (Unfunded - HAR 16-107)										
<i>Unfunded</i>										
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)		4,272			4,668			5,027		
Railing - Corridors & Lanais (50%)									1,513,511	
Railing - Corridors & Lanais (50%)										1,551,349
Railing - Garage Cable Replacement Fund					17,504					19,804
Railing - Repair Fund	10,000					11,961				
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)										
<i>Unfunded</i>										
Recreation Deck - Barbeque Grills (Unfunded - Operational Expense)										
<i>Unfunded</i>										
Recreation Deck - Pergola; BBQ Area						71,767				
Resident Manager Unit - Appliances/Water Heater (33%)		2,136				2,392				2,641
Resident Manager Unit - Partial Renovation			44,429							
Roofing - Coating System	480,000									
Roofing - Gutters; Buildings & Garage (33%)							33,920			
Roofing - Laundry Building										
Roofing - Roof Hatch										
Seawall (Unfunded - State of Hawaii)										
<i>Unfunded</i>										
Security - Renovation & Furniture Replacement; Guard Shack								12,567		
Security - Surveillance System Upgrade/Replacement Fund						8,752				9,902
Signage - Building Signage										
Storage Shed/Pool Equipment Room - Replacement/Repair Fund										
					5,835					
Storm Drain - Grates/Maintenance Funds							6,130			

**Makaha Surfside**  
Spread Sheet

<b>Description</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Structural - Condition Assessment/Consulting			16,661							
Trash - Bins (17%)		7,401			8,087			8,709		
Trash Chute Doors										
Trash Chute Replacement										
Water Feature - Restoration Fund			3,332							
<b>Year Total:</b>	<b>1,142,500</b>	<b>432,732</b>	<b>361,817</b>	<b>813,734</b>	<b>296,324</b>	<b>753,199</b>	<b>625,785</b>	<b>733,183</b>	<b>2,316,187</b>	<b>2,001,570</b>

**Makaha Surfside  
Spread Sheet**

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Beginning Balance</b>	4,222,783	616,704	815,989	1,666,538	2,592,526	2,898,178	3,633,284	4,074,613	5,059,316	5,439,991
<b>Annual Assessment</b>	960,063	984,065	1,008,667	1,033,883	1,059,730	1,086,224	1,113,379	1,141,214	1,169,744	1,198,988
<b>Interest Earned</b>	13,571	17,956	36,672	57,048	63,774	79,950	89,661	111,330	119,706	135,918
<b>Expenditures</b>	4,579,713	802,736	194,789	164,944	817,853	431,067	761,712	267,841	908,775	598,174
<b>Fully Funded Reserves</b>	5,958,078	6,489,179	7,686,827	8,976,057	9,661,214	10,816,545	11,695,740	13,137,871	13,994,704	15,227,821
<b>Percent Fully Funded</b>	10%	13%	22%	29%	30%	34%	35%	39%	39%	41%
<b>Ending Balance</b>	616,704	815,989	1,666,538	2,592,526	2,898,178	3,633,284	4,074,613	5,059,316	5,439,991	6,176,723

**Description**

Appliance - Laundry Machines (Unfunded - Third Party Owned)	<i>Unfunded</i>									
Asphalt - Reconstruction; Covered										
Asphalt - Reconstruction; Uncovered										
Asphalt - Seal Coat; Covered		67,623								
Asphalt - Seal Coat; Uncovered		38,146					43,159			
Common Restroom - Renovation; Lobby										
Common Restroom - Renovation; Recreation Building										
Common Restroom - Sauna Heaters										16,901
Common Restroom - Sauna Renovation										
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund										
		101,498				114,835				
Conference Room - Renovation		13,871								
Corridor - Floor Covering; Tile										
Door/Windows - Common Area Doors (15%)		75,946					85,926			
Door/Windows - Common Area Skylights										
Door/Windows - Common Area Window Systems		27,743								
Door/Windows - Rolldown Shutters										
Door/Windows - Unit Entry Door, Lanai Door & Windows (Unfunded - Owner Responsibility)	<i>Unfunded</i>									
Door/Windows - Unit Entry Door, Lanai Door, & Windows; Resident Manager Unit					43,721					
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting		13,533				15,311				
Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)						127,595				



**Makaha Surfside**  
**Spread Sheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Electrical - Photovoltaic System (Unfunded - Leased Equipment)										
<i>Unfunded</i>										
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)										
Electrical - Submeters (Unfunded - HECO/Owner Responsibility)										
<i>Unfunded</i>										
Electrical - Telecommunication Equipment/Pay Phones (Unfunded - Third Party Equipment)										
<i>Unfunded</i>										
Electrical - Transformer (Unfunded - HECO Transformer)										
<i>Unfunded</i>										
Elevator - Cab Refurbishment/Panel Replacement (Two-Time Expense)										
						336,104				
Elevator - Modernization										
Elevator - Repair Fund					29,147				32,977	
Employee Break Room - Renovation (In-House Project)										
Equipment - Riding Mower, Yard Equipment, Misc.		10,404					11,771			
Exercise Room - Fitness Equipment								40,216		
Exercise Room - Renovation								32,173		
Exterior Finish - Coating System; Corridors (33%)						209,131				
Exterior Finish - Coating System; Parking Garage Decks										
									389,793	
Exterior Finish - Coating System; Pool Deck	87,694									
Exterior Finish - Coating System; Shuffleboard	4,060									
Exterior Finish - Concrete & Spall Repairs; Building A										
							156,942			
Exterior Finish - Concrete & Spall Repairs; Building B										
										169,009
Exterior Finish - Concrete & Spall Repairs; Building C										
		138,714								
Exterior Finish - Concrete & Spall Repairs; Parking Garage										
									164,887	
Exterior Finish - Murals										
Exterior Finish - Painting System; Building A							313,884			
Exterior Finish - Painting System; Building B										338,018

**Makaha Surfside**  
**Spread Sheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Exterior Finish - Painting System; Building C		277,427								
Exterior Finish - Painting System; Exterior Parking Garage Structure									164,887	
Exterior Finish - Wood Repair Fund					14,938					
Fencing - Chain Link; Buildings: Repair Fund						7,656				
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)										
Fencing - Pool Deck										
Fencing - Property Entrance										
Fencing - Property Line; Repair Fund: Ocean Side								16,087		
Fire Safety Equipment - Fire Alarm System										
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)										
Fire Safety Equipment - Hoses and Cabinets				31,698					35,863	
Fire Safety Equipment - Repair Fund					7,469					8,450
Fire Safety Equipment - Standpipe Test & Repair Fund										
				29,147					32,977	
Flag Poles		5,549								
Gas Tank (Unfunded - Third Party Owned)										
Golf Cart (Used) (33%)			5,687					6,435		
HVAC - Air Conditioning Unit; Guard Shack & Maintenance Office (Unfunded - Operational Expense)										
HVAC - Air Conditioning Unit; Office								12,065		
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Owner Responsibility)										
HVAC - Exhaust Fan Motors (Unfunded - Operational Expenditure)										
HVAC - Exhaust Fans; Replacement (10%)	60,899		63,982		67,221		70,624		74,199	
HVAC - Exhaust Shroud; Non-Mechanical										
High Risk Component Inspection	92,160					104,271				
Landscaping - Irrigation (Unfunded - Operational Expense)										
Landscaping - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)										

**Makaha Surfside**  
Spread Sheet

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Laundry Room Buildings - Exterior/Exhaust Equipment Fund			28,436							
Lighting - Corridor, EXIT, Emergency, Parking, Stairwells, Etc. (Unfunded - Operational Expense)	<i>Unfunded</i>									
Lighting - Flood Lights; Rooftop (25%)	9,608					10,871				
Lighting - Light Poles; Fixture Replacement										
Lighting - Light Poles; Pole Replacement										
Lobby - Floor Covering; Tile										
Lobby - Furniture Replacement										3,380
Lobby - Mailboxes										
Lobby - Parcel Mailboxes (Unfunded - USPS)	<i>Unfunded</i>									
Lobby/Office - Renovation										
Mechanical Equipment - Drywell Pump								4,826		
Mechanical Equipment - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)										
	<i>Unfunded</i>									
Mechanical Equipment - Water Heater (Unfunded - Abandoned)										
	<i>Unfunded</i>									
Office - Equipment; Managers Office, Guard Shack	4,737			5,101			5,493			5,915
Office - Equipment; Printer, Copier, Scanner (Unfunded - Lease Equipment)										
	<i>Unfunded</i>									
Parking - Carports (Unfunded - Owner Responsibility)										
	<i>Unfunded</i>									
Parking - Rolling Gate (Unfunded - Owner Responsibility)										
	<i>Unfunded</i>									
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings										
	13,533					15,311				
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment										
	54,132									
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%)										
	4,096,002									
Plumbing - Repair Fund	13,533					15,311				
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)										
			71,091					80,433		
Pool - Filtration System; Sand Filters							5,493			
Pool - Filtration System; Skimmers										

**Makaha Surfside  
Spread Sheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Pool - Pumps (33%)			4,265			4,593			4,947	
Pool - Salt Chlorine Generator System (33%)				7,287				8,043		
Pool - Tile/Railing Replacement					149,379					
Pool Deck - Deck/Coping Edge; Repair Fund										
Pool Deck - Outdoor Shower/Water Fountain										
Pool Deck - Pergola Replacement										
Pool Deck - Reconstruction (Unfunded - HAR 16-107)										
<i>Unfunded</i>										
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	5,413			5,829			6,278			6,760
Railing - Corridors & Lanais (50%)										
Railing - Corridors & Lanais (50%)										
Railing - Garage Cable Replacement Fund					22,407					25,351
Railing - Repair Fund	13,533					15,311				
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)										
<i>Unfunded</i>										
Recreation Deck - Barbeque Grills (Unfunded - Operational Expense)										
<i>Unfunded</i>										
Recreation Deck - Pergola; BBQ Area										
Resident Manager Unit - Appliances/Water Heater (33%)					2,915			3,217		
Resident Manager Unit - Partial Renovation								64,346		
Roofing - Coating System										
Roofing - Gutters; Buildings & Garage (33%)							43,421			
Roofing - Laundry Building										
Roofing - Roof Hatch		20,807								
Seawall (Unfunded - State of Hawaii)										
<i>Unfunded</i>										
Security - Renovation & Furniture Replacement; Guard Shack										
Security - Surveillance System Upgrade/Replacement Fund					11,203					12,676
Signage - Building Signage									8,244	
Storage Shed/Pool Equipment Room - Replacement/Repair Fund										
Storm Drain - Grates/Maintenance Funds							7,847			

**Makaha Surfside**  
Spread Sheet

<b>Description</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Structural - Condition Assessment/Consulting			21,327							
Trash - Bins (17%)	9,378			10,100			10,876			11,712
Trash Chute Doors		26,633								
Trash Chute Replacement		99,874								
Water Feature - Restoration Fund										
<b>Year Total:</b>	<b>4,579,713</b>	<b>802,736</b>	<b>194,789</b>	<b>164,944</b>	<b>817,853</b>	<b>431,067</b>	<b>761,712</b>	<b>267,841</b>	<b>908,775</b>	<b>598,174</b>

**Makaha Surfside  
Spread Sheet**

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>Beginning Balance</b>	6,176,723	576,477	808,994	1,820,022	3,045,869	4,050,793	4,972,546	5,555,875	6,855,085	5,431,351
<b>Annual Assessment</b>	1,228,962	1,259,686	1,291,179	1,323,458	1,356,544	1,390,458	1,425,220	1,460,850	1,497,371	1,534,806
<b>Interest Earned</b>	12,685	17,802	40,049	67,024	89,137	109,420	122,256	150,845	119,516	140,456
<b>Expenditures</b>	6,841,893	1,044,972	320,200	164,634	440,758	578,125	964,147	312,486	3,040,622	723,678
<b>Fully Funded Reserves</b>	10,129,363	10,883,633	12,438,954	14,232,899	15,829,958	17,340,845	18,559,176	20,520,244	19,775,107	21,432,672
<b>Percent Fully Funded</b>	6%	7%	15%	21%	26%	29%	30%	33%	27%	30%
<b>Ending Balance</b>	576,477	808,994	1,820,022	3,045,869	4,050,793	4,972,546	5,555,875	6,855,085	5,431,351	6,382,934

**Description**

Appliance - Laundry Machines (Unfunded - Third Party Owned)										
	<i>Unfunded</i>									
Asphalt - Reconstruction; Covered										
Asphalt - Reconstruction; Uncovered										
Asphalt - Seal Coat; Covered		86,563								
Asphalt - Seal Coat; Uncovered		48,830								
Common Restroom - Renovation; Lobby							80,360			
Common Restroom - Renovation; Recreation Building										
					229,462					
Common Restroom - Sauna Heaters										
Common Restroom - Sauna Renovation					38,244					
Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund										
		129,926				146,999				
Conference Room - Renovation										
Corridor - Floor Covering; Tile										
Door/Windows - Common Area Doors (15%)			97,217				109,992			
Door/Windows - Common Area Skylights	23,387									
Door/Windows - Common Area Window Systems										
Door/Windows - Rolldown Shutters										
Door/Windows - Unit Entry Door, Lanai Door & Windows (Unfunded - Owner Responsibility)										
	<i>Unfunded</i>									
Door/Windows - Unit Entry Door, Lanai Door, & Windows; Resident Manager Unit										
Electrical - Electrical System Repair Fund/Condition Assessment/Consulting										
		17,323				19,600				
Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)										
		144,362				163,332				

**Makaha Surfside**  
**Spread Sheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Electrical - Photovoltaic System (Unfunded - Leased Equipment)										
<i>Unfunded</i>										
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)										
Electrical - Submeters (Unfunded - HECO/Owner Responsibility)										
<i>Unfunded</i>										
Electrical - Telecommunication Equipment/Pay Phones (Unfunded - Third Party Equipment)										
<i>Unfunded</i>										
Electrical - Transformer (Unfunded - HECO Transformer)										
<i>Unfunded</i>										
Elevator - Cab Refurbishment/Panel Replacement (Two-Time Expense)										
Elevator - Modernization										
Elevator - Repair Fund				37,311					42,214	
Employee Break Room - Renovation (In-House Project)			13,650							
Equipment - Riding Mower, Yard Equipment, Misc.		13,317				15,067				
Exercise Room - Fitness Equipment										
Exercise Room - Renovation										
Exterior Finish - Coating System; Corridors (33%)		248,591							295,497	
Exterior Finish - Coating System; Parking Garage Decks									498,968	
Exterior Finish - Coating System; Pool Deck	112,256									
Exterior Finish - Coating System; Shuffleboard	5,197									
Exterior Finish - Concrete & Spall Repairs; Building A						200,899				
Exterior Finish - Concrete & Spall Repairs; Building B										216,346
Exterior Finish - Concrete & Spall Repairs; Building C										
Exterior Finish - Concrete & Spall Repairs; Parking Garage		177,565								
Exterior Finish - Murals								10,296		211,069
Exterior Finish - Painting System; Building A						401,798				
Exterior Finish - Painting System; Building B										432,692

**Makaha Surfside**  
**Spread Sheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Exterior Finish - Painting System; Building C		355,131								
Exterior Finish - Painting System; Exterior Parking Garage Structure									211,069	
Exterior Finish - Wood Repair Fund					19,122					
Fencing - Chain Link; Buildings: Repair Fund										
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)										
		<i>Unfunded</i>								
Fencing - Pool Deck										
Fencing - Property Entrance										
Fencing - Property Line; Repair Fund: Ocean Side								20,592		
Fire Safety Equipment - Fire Alarm System									1,371,951	
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)										
		<i>Unfunded</i>								
Fire Safety Equipment - Hoses and Cabinets				40,576					45,908	
Fire Safety Equipment - Repair Fund					9,561					10,817
Fire Safety Equipment - Standpipe Test & Repair Fund										
				37,311					42,214	
Flag Poles										
Gas Tank (Unfunded - Third Party Owned)		<i>Unfunded</i>								
Golf Cart (Used) (33%)			7,280					8,237		
HVAC - Air Conditioning Unit; Guard Shack & Maintenance Office (Unfunded - Operational Expense)										
		<i>Unfunded</i>								
HVAC - Air Conditioning Unit; Office										
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Owner Responsibility)										
		<i>Unfunded</i>								
HVAC - Exhaust Fan Motors (Unfunded - Operational Expenditure)										
		<i>Unfunded</i>								
HVAC - Exhaust Fans; Replacement (10%)	77,955		81,902		86,048		90,404		94,981	
HVAC - Exhaust Shroud; Non-Mechanical	5,197									
High Risk Component Inspection	117,973					133,475				
Landscaping - Irrigation (Unfunded - Operational Expense)										
		<i>Unfunded</i>								
Landscaping - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)										
		<i>Unfunded</i>								



**Makaha Surfside**  
**Spread Sheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Laundry Room Buildings - Exterior/Exhaust Equipment Fund			36,401							
Lighting - Corridor, EXIT, Emergency, Parking, Stairwells, Etc. (Unfunded - Operational Expense)	<i>Unfunded</i>									
Lighting - Flood Lights; Rooftop (25%)	12,300					13,916				
Lighting - Light Poles; Fixture Replacement								40,155		
Lighting - Light Poles; Pole Replacement										
Lobby - Floor Covering; Tile								97,298		
Lobby - Furniture Replacement										
Lobby - Mailboxes										
Lobby - Parcel Mailboxes (Unfunded - USPS)	<i>Unfunded</i>									
Lobby/Office - Renovation			36,401							
Mechanical Equipment - Drywell Pump										
Mechanical Equipment - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)	<i>Unfunded</i>									
Mechanical Equipment - Water Heater (Unfunded - Abandoned)	<i>Unfunded</i>									
Office - Equipment; Managers Office, Guard Shack			6,370			6,860			7,387	
Office - Equipment; Printer, Copier, Scanner (Unfunded - Lease Equipment)	<i>Unfunded</i>									
Parking - Carports (Unfunded - Owner Responsibility)	<i>Unfunded</i>									
Parking - Rolling Gate (Unfunded - Owner Responsibility)	<i>Unfunded</i>									
Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings			17,323			19,600				
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment			69,294							
Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%)			5,243,228							
Plumbing - Repair Fund			17,323			19,600				
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)										
			91,002					102,961		
Pool - Filtration System; Sand Filters				6,529						
Pool - Filtration System; Skimmers										

**Makaha Surfside  
Spread Sheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Pool - Pumps (33%)		5,327			5,737			6,178		
Pool - Salt Chlorine Generator System (33%)		8,878				9,800				10,817
Pool - Tile/Railing Replacement										
Pool Deck - Deck/Coping Edge; Repair Fund									105,535	
Pool Deck - Outdoor Shower/Water Fountain								20,592		
Pool Deck - Pergola Replacement									90,760	
Pool Deck - Reconstruction (Unfunded - HAR 16-107) <i>Unfunded</i>										
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)			7,280			7,840			8,443	
Railing - Corridors & Lanais (50%)										
Railing - Corridors & Lanais (50%)										
Railing - Garage Cable Replacement Fund					28,683					32,452
Railing - Repair Fund	17,323					19,600				
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107) <i>Unfunded</i>										
Recreation Deck - Barbeque Grills (Unfunded - Operational Expense) <i>Unfunded</i>										
Recreation Deck - Pergola; BBQ Area										
Resident Manager Unit - Appliances/Water Heater (33%)		3,551				3,920				4,327
Resident Manager Unit - Partial Renovation										
Roofing - Coating System	831,525									
Roofing - Gutters; Buildings & Garage (33%)							55,582			
Roofing - Laundry Building				42,908						
Roofing - Roof Hatch										
Seawall (Unfunded - State of Hawaii) <i>Unfunded</i>										
Security - Renovation & Furniture Replacement; Guard Shack										
Security - Surveillance System Upgrade/Replacement Fund					14,341					16,226
Signage - Building Signage										
Storage Shed/Pool Equipment Room - Replacement/Repair Fund					9,561					
Storm Drain - Grates/Maintenance Funds							10,045			

**Makaha Surfside**  
Spread Sheet

<b>Description</b>	<b>2043</b>	<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>
Structural - Condition Assessment/Consulting			27,301							
Trash - Bins (17%)			12,613			13,583			14,627	
Trash Chute Doors										
Trash Chute Replacement										
Water Feature - Restoration Fund								6,178		
<b>Year Total:</b>	<b>6,841,893</b>	<b>1,044,972</b>	<b>320,200</b>	<b>164,634</b>	<b>440,758</b>	<b>578,125</b>	<b>964,147</b>	<b>312,486</b>	<b>3,040,622</b>	<b>723,678</b>

**Makaha Surfside**  
Detail Report by Category

**Appliance - Laundry Machines (Unfunded - Third Party Owned)**

Asset ID	1296	1 Project	
	Unfunded Component	Asset Actual Cost	
Category	Appliance	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
Useful Life	7		
Replacement Year	2024		
Remaining Life	1		

According to Makaha Surfside representatives, the community laundry machines are owned and maintained by a third party.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Asphalt - Reconstruction; Covered - 2028**

Asset ID	1292	39,000 Sq Ft	@ \$6.50
	Capital Reserves	Asset Actual Cost	\$253,500.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$303,217.42
Useful Life	35		
Adjustment	19		
Replacement Year	2028		
Remaining Life	5		



There is approximately 39,000 square feet of asphalt in the parking garage. This component allocates funds for asphalt reconstruction in the covered parking area.

Asphalt is generally expected to last approximately 20 to 25 years before it becomes necessary for an overlay or reconstruction. The useful life of asphalt is typically longer when protected from natural elements and when proper drainage is maintained.

**Makaha Surfside**  
Detail Report by Category

*Asphalt - Reconstruction; Covered continued...*

In order to preserve the integrity of the asphalt it is generally recommended per industry standards, that the asphalt surface be seal coated 1-2 years after the initial installation. It is then advised to continue a regularly scheduled seal coating, typically every 3-5 years.

The last date of replacement is unknown. If more information is provided, this component can be updated accordingly.

**Asphalt - Reconstruction; Uncovered - 2028**

		22,000 Sq Ft	@ \$5.00
Asset ID	1293	Asset Actual Cost	\$110,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$131,573.63
Useful Life	25		
Adjustment	3		
Replacement Year	2028		
Remaining Life	5		



There is approximately 22,000 square feet of uncovered asphalt in the parking garage. This component allocates funds for asphalt reconstruction in the uncovered parking area.

Asphalt is generally expected to last approximately 20 to 25 years before it becomes necessary for an overlay or reconstruction.

In order to preserve the integrity of the asphalt it is generally recommended per industry standards, that the asphalt surface be seal coated 1-2 years after the initial installation. It is then advised to continue a regularly scheduled seal coating, typically every 3-5 years.

The last date of replacement is unknown. If more information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

*Asphalt - Reconstruction; Uncovered continued...*

SF

Asphalt - Seal Coat; Covered - 2024		39,000 Sq Ft	@ \$1.25
Asset ID	1294	Asset Actual Cost	\$48,750.00
Capital Reserves	Streets/Asphalt	Percent Replacement	100%
Category	January 1974	Future Cost	\$52,065.00
Placed in Service	Useful Life		
Useful Life	10		
Adjustment	40		
Replacement Year	2024		
Remaining Life	1		



There is approximately 39,000 square feet of covered asphalt. The useful life of an asphalt seal coat is typically longer when protected from natural elements and when proper drainage is maintained.

It is generally recommended that asphalt be sealed every 3 to 5 years depending on the number of coats applied and exposure to natural elements. The useful life of the seal coat for the covered parking is extended. This component allocates funds to apply a seal coat to the covered asphalt parking area.

The last date of replacement is unknown. If more information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

**Asphalt - Seal Coat; Uncovered - 2024**

		22,000 Sq Ft	@ \$1.25
Asset ID	1295	Asset Actual Cost	\$27,500.00
	Capital Reserves	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$29,370.00
Placed in Service	January 1974		
Useful Life	5		
Adjustment	45		
Replacement Year	2024		
Remaining Life	1		



There is approximately 22,000 square feet of uncovered asphalt. The useful life of an asphalt seal coat is typically longer when protected from natural elements and when proper drainage is maintained.

It is generally recommended that asphalt be sealed every 3 to 5 years depending on the number of coats applied and exposure to natural elements. This component allocates funds to apply a seal coat to the uncovered asphalt parking area.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Common Restroom - Renovation; Lobby - 2029**

		2 Per	@ \$20,000.00
Asset ID	1369	Asset Actual Cost	\$40,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$49,041.08
Placed in Service	January 1994		
Useful Life	20		
Adjustment	15		
Replacement Year	2029		
Remaining Life	6		

**Makaha Surfside**  
Detail Report by Category

*Common Restroom - Renovation; Lobby continued...*

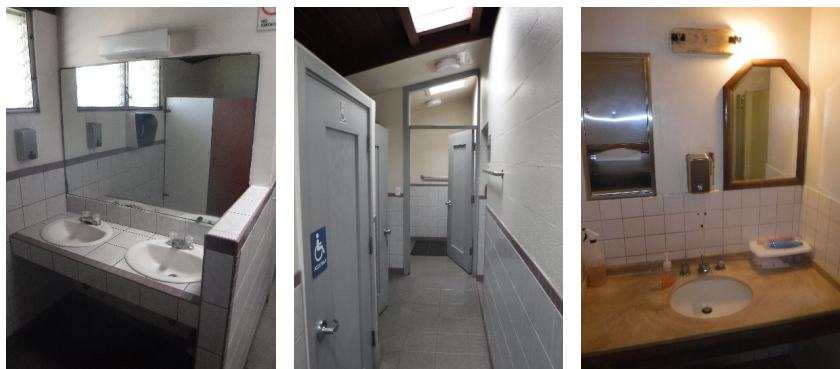


There are two restrooms serving the pool/exercise area, and two restroom in the lobby. This component allocates funds per restroom. The renovation cost will vary depending on the selection of material, design, and overall scope of work.

The last date of replacement is unknown. If additional information is provided, this component may be updated.

**Common Restroom - Renovation; Recreation Building - 2027**

		2 Per	@ \$60,000.00
Asset ID	1119	Asset Actual Cost	\$120,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$140,034.02
Placed in Service	January 1994		
Useful Life	20		
Adjustment	13		
Replacement Year	2027		
Remaining Life	4		



There are two restrooms serving the pool/exercise area. This component allocates funds per restroom. The renovation cost will vary depending on the selection of material, design, and overall scope of work.



**Makaha Surfside**  
Detail Report by Category

*Common Restroom - Renovation; Recreation Building continued...*

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Common Restroom - Sauna Heaters - 2027**

		2 Per	@ \$5,000.00
Asset ID	1244	Asset Actual Cost	\$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$11,669.50
Placed in Service	January 2005		
Useful Life	15		
Adjustment	7		
Replacement Year	2027		
Remaining Life	4		



There are two sauna heaters serving the saunas. This component allocates funds to replace the sauna heaters. The useful life may be affected by factors such as usage and maintenance. This component allocates funds in conjunction with the bathroom renovation.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

**Common Restroom - Sauna Renovation - 2027**

		2 Per	@ \$10,000.00
Asset ID	1243	Asset Actual Cost	\$20,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$23,339.00
Placed in Service	January 1974		
Useful Life	20		
Adjustment	33		
Replacement Year	2027		
Remaining Life	4		



There are two saunas. This component allocates funds for renovations. The useful life may be affected by factors such as usage and maintenance. This component allocates funds in conjunction with the bathroom renovation.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund - 2023**

		1 Project	@ \$75,000.00
Asset ID	1360	Asset Actual Cost	\$75,000.00
	Capital Reserves	Percent Replacement	100%
Category	Building Components	Future Cost	\$75,000.00
Placed in Service	January 2022		
Useful Life	5		
Adjustment	-4		
Replacement Year	2023		
Remaining Life	0		

**Makaha Surfside**  
Detail Report by Category

*Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund continued...*



According to Makaha Surfside representatives, all buildings are post tension, and brace supports were added to Building B. This component allocates funds to perform concrete and spall repairs throughout the property. The actual amount of spall repair cannot be determined based on a visual observation and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

According to the Makaha Surfside general ledger, in 2022 the Association contracted AMKO Builders Inc for sidewalk repair, building patching for approximately \$63,874.

According to the Honolulu DPP website, in 2005 the Association contracted Structural Technolgies LLC for emergency structural repairs to unbonded post-tensioning tendons.

Conference Room - Renovation - 2034			
Asset ID	1120	1 Project	@ \$10,000.00
Capital Reserves		Asset Actual Cost	\$10,000.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$13,871.37
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

**Makaha Surfside**  
Detail Report by Category

*Conference Room - Renovation continued...*



This component allocates funds for conference room renovations/upgrades. There are many contributing factors that can impact renovation costs such as selection of furniture, finished surfaces, custom work, etc.

The renovation last date is unknown. If additional information is provided, this component can be updated accordingly.

**Corridor - Floor Covering; Tile - 2030**

		4,100 Sq Ft	@ \$45.00
Asset ID	1153	Asset Actual Cost	\$184,500.00
Capital Reserves		Percent Replacement	100%
Category	Lobby	Future Cost	\$231,857.04
Placed in Service	January 2000		
Useful Life	25		
Adjustment	5		
Replacement Year	2030		
Remaining Life	7		



There is approximately 4,100 square feet of tile flooring in the corridors. This component

**Makaha Surfside**  
Detail Report by Category

*Corridor - Floor Covering; Tile continued...*

allocates funds for tile removal and replacement.

There are many contributing factors that can affect the replacement cost such as floor preparation, selection of base board material, tile selection, custom work, etc.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Door/Windows - Common Area Doors (15%) - 2029**

		73 Per	@ \$5,000.00
Asset ID	1271	Asset Actual Cost	\$54,750.00
Capital Reserves	Doors/Windows	Percent Replacement	15%
Category	Doors/Windows	Future Cost	\$67,124.98
Placed in Service	January 1974		
Useful Life	5		
Adjustment	50		
Replacement Year	2029		
Remaining Life	6		



There are approximately 73 common area doors. Doors are generally replaced as needed. With proper maintenance, exterior doors may have a long useful life. This component allocates funds to replace common area doors as needed.

According to the Makaha Surfside general ledger, in 2021 and 2022 the Association contracted The Door Company LLC for six parking garage doors, hardware, and installation for approximately \$29,843.



**Makaha Surfside**  
Detail Report by Category

**Door/Windows - Common Area Skylights - 2023**

Asset ID	1382	9 Per	@ \$1,500.00
	Capital Reserves	Asset Actual Cost	\$13,500.00
Category	Doors/Windows	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$13,500.00
Useful Life	20		
Adjustment	2		
Replacement Year	2023		
Remaining Life	0		



This component allocates funds to replace common area skylights and is scheduled to coincide with the roofing project.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Door/Windows - Common Area Window Systems - 2034**

Asset ID	1175	1 Project	@ \$20,000.00
	Capital Reserves	Asset Actual Cost	\$20,000.00
Category	Doors/Windows	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$27,742.74
Useful Life	50		
Adjustment	10		
Replacement Year	2034		
Remaining Life	11		

**Makaha Surfside**  
Detail Report by Category

*Door/Windows - Common Area Window Systems continued...*



There is approximately 500 square feet of common area window systems. This component allocates funds to replace common area windows and is scheduled to coincide with the conference room renovation.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

Door/Windows - Rolldown Shutters - 2028

		3 Per	@ \$3,000.00
Asset ID	1173	Asset Actual Cost	\$9,000.00
Capital Reserves	Doors/Windows	Percent Replacement	100%
Category	Placed in Service	Future Cost	\$10,765.12
Useful Life	January 2000		
Adjustment	25		
Replacement Year	3		
Remaining Life	2028		
	5		



Three shutters located in the corridors were observed during the site visit. This component

**Makaha Surfside**  
Detail Report by Category

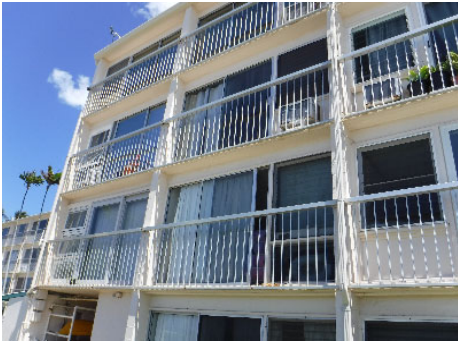
*Door/Windows - Rolldown Shutters continued...*

allocates funds for replacement of the shutters.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Door/Windows - Unit Entry Door, Lanai Door & Windows (Unfunded - Owner Responsibility)**

		454 Per Unit	
Asset ID	1174	Asset Actual Cost	
Unfunded Component		Percent Replacement	100%
Category	Doors/Windows	Future Cost	
Placed in Service	January 1974		
Useful Life	50		
Replacement Year	2024		
Remaining Life	1		



According to the Makaha Surfside Declaration, section 2.4 Limits of Apartments: "...Each apartment shall be deemed to include all the walls and partitions, floors and ceilings which are not load bearing within its perimeter walls, including plaster, paint, wallpaper or the like, carpeting, floor covering and built-in fixtures. Additionally, the boundry lines of each apartment are the exterior of doors, windows and glass walls and the frames thereof."

It is Vertical Hawaii's interpretation that the unit entry door, entry door frame, lanai door, lanai door frame, windows and window frames are an owner responsibility. Vertical Hawaii is not a law firm, and our interpretation is not a legal opinion/interpretation. If there is question of ownership, the Association should seek legal advice.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.



**Makaha Surfside**  
Detail Report by Category

**Door/Windows - Unit Entry Door, Lanai Door, & Windows; Resident Manager Unit - 2036**

Asset ID	1177	1 Project	@ \$30,000.00
Capital Reserves		Asset Actual Cost	\$30,000.00
Category	Doors/Windows	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$43,720.83
Useful Life	50		
Adjustment	12		
Replacement Year	2036		
Remaining Life	13		



This component allocates funds to replace the resident manager unit entry door, lanai door, and windows. The scope of work is unknown and this is considered to be a placeholder.

**Electrical - Electrical System Repair Fund/Condition Assessment/Consulting - 2023**

Asset ID	1298	1 Project	@ \$10,000.00
Capital Reserves		Asset Actual Cost	\$10,000.00
Category	Electrical	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$10,000.00
Useful Life	5		
Adjustment	-3		
Replacement Year	2023		
Remaining Life	0		

**Makaha Surfside**  
Detail Report by Category

*Electrical - Electrical System Repair Fund/Condition Assessment/Consulting continued...*



Electrical components have a long useful life with regular maintenance and when they are not exposed to natural elements. Replacement is only performed when required. It is recommended that the switchgear be maintained (e.g., cleaned, screws tightened, etc.) as recommended by the manufacturer. This component allocates funds to perform minor replacements/repairs as needed or engage a third party to perform a condition assessment.

It is recommended that a condition assessment be performed to better determine the condition of the equipment, estimated remaining life, and create a scope of work to better estimate the replacement cost. This fund can also be utilized to engage a third party professional.

According to the Makaha Surfside general ledger, in 2021 the Association contracted Emax Electric LLC, providing a 30% deposit for engineering design and install, for \$4,113.37. The scope of work is unknown. If more information is provided, this component may be updated.

**Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%) - 2038**

		1 Project	@ \$250,000.00
Asset ID	1181	Asset Actual Cost	\$83,333.33
	Capital Reserves	Percent Replacement	33.33%
Category	Electrical	Future Cost	\$127,594.98
Placed in Service	January 1974		
Useful Life	5		
Adjustment	59		
Replacement Year	2038		
Remaining Life	15		

**Makaha Surfside**  
Detail Report by Category

*Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%) continued...*



Electrical components have a long useful life with regular maintenance and if they are protected and not exposed to natural elements. Generally speaking, replacement is only performed when required. This component is considered a placeholder to perform major replacements/upgrades as needed.

It is recommended that a condition assessment be performed to better determine the condition of the equipment, estimated remaining life, and create a scope of work to better estimate the replacement cost. A separate component allocates funds to perform a condition assessment. The reserve study will need to be updated accordingly upon completion of the condition assessment.

**Electrical - Photovoltaic System (Unfunded - Leased Equipment)**

	1350	1 Project	
Asset ID		Asset Actual Cost	
Unfunded Component		Percent Replacement	100%
Category	Electrical	Future Cost	
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		

**Makaha Surfside**  
Detail Report by Category

*Electrical - Photovoltaic System (Unfunded - Leased Equipment) continued...*



According to Makaha Surfside representatives, the PV System was installed in 2017. According to the Honolulu DPP website, in 2016 the Makaha Surfside Association contracted Hui Kupaa LLC and Rec Solar Commercial Corp for a PV project, for \$641,000.

It is Vertical Hawaii's understanding that the PV system is not owned by the association.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense) - 2023**

		1 Project	@ \$200,000.00
Asset ID	1351	Asset Actual Cost	\$200,000.00
	Capital Reserves	Percent Replacement	100%
Category	Electrical	Future Cost	\$200,000.00
Placed in Service	January 2017		
Useful Life	20		
Adjustment	-14		
Replacement Year	2023		
Remaining Life	0		



According to Makaha Surfside representatives, the removal and replacement of the PV



**Makaha Surfside**  
Detail Report by Category

*Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense) continued...*

equipment during a roofing project is the responsibility of the Association.

This component allocates funds to engage an electrical contractor to remove and store the PV equipment prior to roofing work, and to reinstall the equipment upon completion of roofing work. This is considered to be a placeholder as several variables will need to be determined.

**Electrical - Submeters (Unfunded - HECO/Owner Responsibility)**

Asset ID	1337	454 Per Unit	
Category	Electrical	Asset Actual Cost	
Placed in Service	January 1974	Percent Replacement	100%
Useful Life	25	Future Cost	
Replacement Year	2023		
Remaining Life	0		



This component assumes that unit electrical meters are the responsibility of HECO or the unit owners.

Unless otherwise advised, this component is marked unfunded, not included in the funding project, and is meant for disclosure.

**Electrical - Telecommunication Equipment/Pay Phones (Unfunded - Third Party Equipment)**

Asset ID	1299	1 Project	
Category	Electrical	Asset Actual Cost	
Placed in Service	January 1974	Percent Replacement	100%
Useful Life	60	Future Cost	
Replacement Year	2034		
Remaining Life	11		

**Makaha Surfside**  
Detail Report by Category

*Electrical - Telecommunication Equipment/Pay Phones (Unfunded - Third Party Equipment) continued...*



This component assumes the infrastructure for the cable TV, internet, and phone is owned and maintained by a third party. Telecommunication companies are willing to run telecommunication infrastructure when bulk cable agreements are approved.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and meant for disclosure.

**Electrical - Transformer (Unfunded - HECO Transformer)**

Asset ID	1300	1 Project	
Category	Unfunded Component	Asset Actual Cost	
Placed in Service	Electrical	Percent Replacement	100%
Useful Life	January 1974	Future Cost	
Replacement Year	30		
Remaining Life	2023		
	0		



This component assumes the three transformers are owned and maintained by HECO.

**Makaha Surfside**  
Detail Report by Category

*Electrical - Transformer (Unfunded - HECO Transformer) continued...*

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Elevator - Cab Refurbishment/Panel Replacement (Two-Time Expense) - 2037**

Asset ID	1010	5 Per	@ \$45,000.00
Capital Reserves		Asset Actual Cost	\$225,000.00
Category	Elevators	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$336,103.86
Useful Life	20		
Adjustment	1		
Replacement Year	2037		
Remaining Life	14		



There are five elevators serving the buildings. This component allcoates funds to refurbish the elevator cab interiors. This component assumes the cabs will also be refurbished with the next elevator modernization. Funds are included in the modernization to refurbish the elevator cabs. This will component will occur two times prior to the elevator modernization.

According to Makaha Surfside representatives, the elevators were modernized in 2016.

**Elevator - Modernization - 2056**

Asset ID	1017	5 Per	@ \$630,000.00
Capital Reserves		Asset Actual Cost	\$3,150,000.00
Category	Elevators	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$7,522,374.88
Useful Life	40		
Replacement Year	2056		
Remaining Life	33		

**Makaha Surfside**  
Detail Report by Category

*Elevator - Modernization continued...*



There are five hydraulic elevators. This component allocates funds to modernize the elevators. Hydraulic equipment tends to have a longer useful life compared to non-hydraulic elevators.

According to Makaha Surfside representatives, the elevators were modernized in 2016 for approximately \$3,000,000, including cylinders.

**Elevator - Repair Fund - 2026**

Asset ID	1151	1 Project	@ \$20,000.00
Capital Reserves		Asset Actual Cost	\$20,000.00
Category	Elevators	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$22,769.76
Useful Life	5		
Adjustment	5		
Replacement Year	2026		
Remaining Life	3		



This component allocates funds to address potential elevator repairs. If funds are not used, this component can be pushed out to a future year.



**Makaha Surfside**  
Detail Report by Category

**Employee Break Room - Renovation (In-House Project) - 2025**

Asset ID	1348	1 Project	@ \$7,500.00
Capital Reserves		Asset Actual Cost	\$7,500.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$8,330.40
Useful Life	20		
Adjustment	5		
Replacement Year	2025		
Remaining Life	2		



There is one employee breakroom with two refrigerators, a sink, plastic tables, and lockers. This component allocates funds for a renovation, including new appliances.

There are several factors that determine the actual cost of an interior renovation, such as selection of flooring material, appliance type, custom work, etc.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Equipment - Riding Mower, Yard Equipment, Misc. - 2024**

Asset ID	1346	1 Project	@ \$7,500.00
Capital Reserves		Asset Actual Cost	\$7,500.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$8,010.00
Useful Life	5		
Replacement Year	2024		
Remaining Life	1		

**Makaha Surfside**  
Detail Report by Category

*Equipment - Riding Mower, Yard Equipment, Misc. continued...*

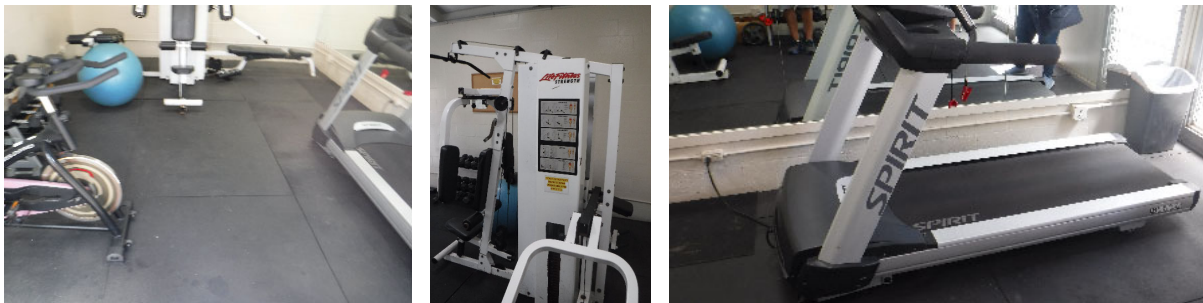


There is a variety of landscaping/yard equipment on property, including riding lawn mowers, trimmers, blowers, generators, etc. This component allocates funds to replace the landscaping equipment.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Exercise Room - Fitness Equipment - 2025**

		1 Project	@ \$25,000.00
Asset ID	1249	Asset Actual Cost	\$25,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$27,768.00
Placed in Service	January 2000		
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	2		



This component allocates funds to replace the fitness equipment. There is one stationary bike (donated), a treadmill, a universal machine (approximately 20 years old per Makaha Surfside representatives), and free weights.

**Makaha Surfside**  
Detail Report by Category

**Exercise Room - Renovation - 2025**

		1 Project	@ \$20,000.00
Asset ID	1250	Asset Actual Cost	\$20,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$22,214.40
Placed in Service	January 2000		
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	2		



There are two fans, four lights, and mirror located in the exercise room. This component allocates funds to renovate the exercise room.

There are many contributing factors that can affect the exercise room renovation cost such as selection of light fixtures, finished surfaces, mirror selection, floor covering, custom work, etc.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly. This project coincides with the exercise equipment replacement project.

**Exterior Finish - Coating System; Corridors (33%) - 2023**

		42,000 Sq Ft	@ \$10.00
Asset ID	1134	Asset Actual Cost	\$140,000.00
	Capital Reserves	Percent Replacement	33.33%
Category	Painting	Future Cost	\$140,000.00
Placed in Service	January 2023		
Useful Life	7		
Replacement Year	2023		
Remaining Life	0		

**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Coating System; Corridors (33%) continued...*



There is approximately 42,000 square feet of coated walkways along the corridors. This component allocates funds to coat the corridors as needed. This component assumes the concrete spall repairs will be repaired during the building painting project.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Exterior Finish - Coating System; Parking Garage Decks - 2031**

		39,400 Sq Ft	@ \$6.00
Asset ID	1032	Asset Actual Cost	\$236,400.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$304,505.58
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	8		



There is approximately 39,400 square feet of coating on the parking deck. This component allocates funds for a new coating system for the parking garage deck. Repairs will be required



**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Coating System; Parking Garage Decks continued...*

to reach the estimated useful life. This reserve study assumes that repairs will be covered as an operational expense.

The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

According to the Makaha Surfside general ledger, in 2021 and 2022 the Association contracted Color Dynamics for parking deck spall repair and recoating for \$133,554.93. Based on the cost, it is assumed that only a top coat was applied to an existing coating system.

**Exterior Finish - Coating System; Pool Deck - 2023**

		5,400 Sq Ft	@ \$12.00
Asset ID	1267	Asset Actual Cost	\$64,800.00
Category	Capital Reserves	Percent Replacement	100%
Placed in Service	Painting	Future Cost	\$64,800.00
Useful Life	January 2013		
Replacement Year	10		
Remaining Life	2023		
	0		



The pool deck is approximately 5,400 square feet. Spall repairs will likely be required in conjunction with the pool deck repairs. This component allocates funds to perform concrete repairs and apply a sealant/coating to the pool deck.

The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

**Exterior Finish - Coating System; Shuffleboard - 2023**

		1 Project	@ \$3,000.00
Asset ID	1380	Asset Actual Cost	\$3,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$3,000.00
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2023		
Remaining Life	0		



This component allocates funds to recoat/repaint the shuffleboard.

**Exterior Finish - Concrete & Spall Repairs; Building A - 2029**

		1 Project	@ \$100,000.00
Asset ID	1289	Asset Actual Cost	\$100,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$122,602.71
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	6		



This component allocates funds to perform concrete and spall repairs, and is scheduled to

**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Concrete & Spall Repairs; Building A continued...*

coincide with the exterior painting project. The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

According to the Honolulu DPP website, in 2015 the Association contracted Structural Systems Inc for concrete/spall repairs for \$30,000; in 2018 the Association contracted Color Dynamics for a spall repair and caulking on parking structure and bridges for \$609,300; in 2021 the Association contracted for limited spall repair for \$100,000, the contractor and scope of work are unknown.

According to the Makaha Surfside general ledger, in 2021 the Association contracted Amko Builders Inc for garage rebar spalling repair, and rebar spalling repair to building B for approximately \$73,298.

**Exterior Finish - Concrete & Spall Repairs; Building B - 2032**

		1 Project	@ \$100,000.00
Asset ID	1364	Asset Actual Cost	\$100,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$132,029.70
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		



This component allocates funds to perform concrete and spall repairs, and is scheduled to coincide with the exterior painting project. The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

According to the Honolulu DPP website, in 2015 the Association contracted Structural Systems Inc for concrete/spall repairs for \$30,000; in 2018 the Association contracted Color

**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Concrete & Spall Repairs; Building B continued...*

Dynamics for a spall repair and caulking on parking structure and bridges for \$609,300; in 2021 the Association contracted for limited spall repair for \$100,000, the contractor and scope of work are unknown.

According to the Makaha Surfside general ledger, in 2021 the Association contracted Amko Builders Inc for garage rebar spalling repair, and rebar spalling repair to building B for approximately \$73,298.

According to the Makaha Surfside general ledger, in 2021 and 2022 the Association contracted JPB Engineering Inc for building project and lanai spall repair construction documentation and investigation phase, for \$12,022.25.

**Exterior Finish - Concrete & Spall Repairs; Building C - 2024**

		1 Project	@ \$100,000.00
Asset ID	1365	Asset Actual Cost	\$100,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$106,800.00
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	1		



This component allocates funds to perform concrete and spall repairs, and is scheduled to coincide with the exterior painting project. The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

According to the Honolulu DPP website, in 2015 the Association contracted Structural Systems Inc for concrete/spall repairs for \$30,000; in 2018 the Association contracted Color Dynamics for a spall repair and caulking on parking structure and bridges for \$609,300; in 2021 the Association contracted for limited spall repair for \$100,000, the contractor and scope of work are unknown.



**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Concrete & Spall Repairs; Building C continued...*

According to the Makaha Surfside general ledger, in 2021 the Association contracted Amko Builders Inc for garage rebar spalling repair, and rebar spalling repair to building B for approximately \$73,298.

**Exterior Finish - Concrete & Spall Repairs; Parking Garage - 2031**

		1 Project	@ \$100,000.00
Asset ID	1366	Asset Actual Cost	\$100,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$128,809.47
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	8		



This component allocates funds to perform concrete and spall repairs, and is scheduled to coincide with the exterior painting project. The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

According to the Honolulu DPP website, in 2015 the Association contracted Structural Systems Inc for concrete/spall repairs for \$30,000; in 2018 the Association contracted Color Dynamics for a spall repair and caulking on parking structure and bridges for \$609,300; in 2021 the Association contracted for limited spall repair for \$100,000, the contractor and scope of work are unknown.

According to the Makaha Surfside general ledger, in 2021 the Association contracted Amko Builders Inc for garage rebar spalling repair, and rebar spalling repair to building B, for \$73,298.60.

**Makaha Surfside**  
Detail Report by Category

**Exterior Finish - Murals - 2030**

Asset ID	1305	1 Project	@ \$5,000.00
Capital Reserves	Painting	Asset Actual Cost	\$5,000.00
Category	January 2010	Percent Replacement	100%
Placed in Service	Useful Life	Future Cost	\$6,283.39
Useful Life	20		
Replacement Year	2030		
Remaining Life	7		



This component allocates funds for repaint/restore the murals on the fitness center.

The last painting/restoration date is unknown. If additional information is provided, this component can be updated accordingly.

**Exterior Finish - Painting System; Building A - 2029**

Asset ID	1028	1 Project	@ \$200,000.00
Capital Reserves	Painting	Asset Actual Cost	\$200,000.00
Category	January 2019	Percent Replacement	100%
Placed in Service	Useful Life	Future Cost	\$245,205.41
Useful Life	10		
Replacement Year	2029		
Remaining Life	6		

**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Painting System; Building A continued...*



This component allocates funds for exterior painting of Building A. It is scheduled to coincide with the exterior concrete spalling/repair project. This component also allocates funds to scrape portions of the existing paint that may have begun peeling, or may have become thick enough to cause delamination from the concrete surface in some areas.

According to Makaha Surfside representatives, a painting and spall repair project was completed for Building A in 2019.

**Exterior Finish - Painting System; Building B - 2032**

	1361	1 Project	@ \$200,000.00
Asset ID		Asset Actual Cost	\$200,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$264,059.41
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		



This component allocates funds for exterior painting of Building B. It is scheduled to coincide with the exterior concrete spalling/repair project. This component also allocates funds to scrape portions of the existing paint that may have begun peeling, or may have become thick

**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Painting System; Building B continued...*

enough to cause delamination from the concrete surface in some areas.

According to Makaha Surfside representatives, a painting and spall repair project is planned for Bulding B beginning in 2022.

**Exterior Finish - Painting System; Building C - 2024**

		1 Project	@ \$200,000.00
Asset ID	1362	Asset Actual Cost	\$200,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$213,600.00
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	1		



This component allocates funds for exterior painting of Building C. It is scheduled to coincide with the exterior concrete spalling/repair project. This component also allocates funds to scrape portions of the existing paint that may have begun peeling, or may have become thick enough to cause delamination from the concrete surface in some areas.

According to Makaha Surfside representatives, a painting and spall repair project is planned for Bulding C beginning in 2024.

**Makaha Surfside**  
Detail Report by Category

**Exterior Finish - Painting System; Exterior Parking Garage Structure - 2031**

		1 Project	@ \$100,000.00
Asset ID	1363	Asset Actual Cost	\$100,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$128,809.47
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	8		



This component allocates funds for exterior painting of the parking structure. It is scheduled to coincide with the exterior concrete spalling/repair project. This component also allocates funds to scrape portions of the existing paint that may have begun peeling, or may have become thick enough to cause delamination from the concrete surface in some areas.

According to Makaha Surfside representatives, a painting and spall repair project was completed on or around 2021.

**Exterior Finish - Wood Repair Fund - 2027**

		1 Project	@ \$10,000.00
Asset ID	1323	Asset Actual Cost	\$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	\$11,669.50
Placed in Service	January 2000		
Useful Life	10		
Adjustment	17		
Replacement Year	2027		
Remaining Life	4		



**Makaha Surfside**  
Detail Report by Category

*Exterior Finish - Wood Repair Fund continued...*



This component allocates funds for wood repairs around the property. The last date of major wood repairs is unknown. If additional information is provided, this component can be updated accordingly.

**Fencing - Chain Link; Buildings: Repair Fund - 2023**

		1 Project	@ \$5,000.00
Asset ID	1387	Asset Actual Cost	\$5,000.00
Capital Reserves	Fencing/Security	Percent Replacement	100%
Category	January 2023	Future Cost	\$5,000.00
Placed in Service	Useful Life		
Useful Life	15		
Replacement Year	2023		
Remaining Life	0		



There is approximately 150 feet of fence along the buildings and the property line on the Makaha side of the property. This component allocates a fence repair fund to perform minor repairs/replacements as needed.

**Makaha Surfside**  
Detail Report by Category

**Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)**

Asset ID	1184	1 Project	@ \$0.00
Unfunded Component		Asset Actual Cost	
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
Useful Life	30		
Replacement Year	2030		
Remaining Life	7		



Per conversations with Makaha Surfside representatives, the fence along Farrington Hwy is the responsibility of the City and County of Honolulu. Unless otherwise advised, this component is marked unfunded and is not included in the funding projection and is meant for disclosure.

Per conversations with Makaha Surfside representatives, the fence line dividing the school and Makaha Surfside is likely the responsibility of the neighboring school. Unless otherwise advised, this component is marked unfunded and not included in the funding projection and is meant for disclosure.

**Fencing - Pool Deck - 2030**

Asset ID	1169	520 LF	@ \$100.00
Capital Reserves		Asset Actual Cost	\$52,000.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$65,347.24
Useful Life	25		
Replacement Year	2030		
Remaining Life	7		

**Makaha Surfside**  
Detail Report by Category

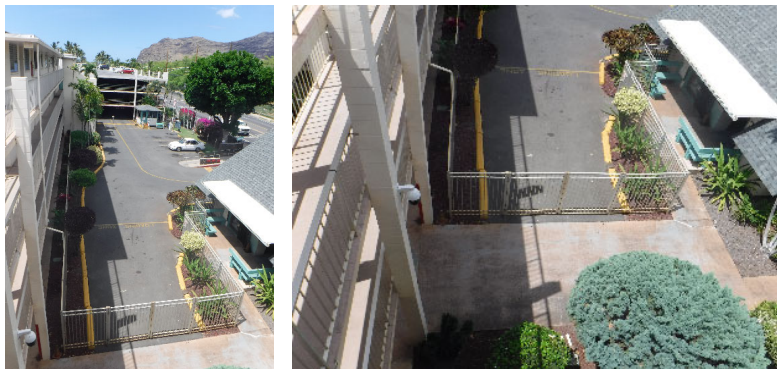
*Fencing - Pool Deck continued...*



There is approximately 520 linear feet of fencing around the pool decks. The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Fencing - Property Entrance - 2030**

	1376	190 LF	@ \$100.00
Asset ID		Asset Actual Cost	\$19,000.00
Capital Reserves		Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$23,876.88
Placed in Service	January 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	7		



There is approximately 190 linear feet of fencing along the property entrance. This component allocates funds to replace the fence. The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.



**Makaha Surfside**  
Detail Report by Category

**Fencing - Property Line; Repair Fund: Ocean Side - 2030**

		1 Project	@ \$10,000.00
Asset ID	1321	Asset Actual Cost	\$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$12,566.78
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	2030		
Remaining Life	7		



There is approximately 2,150 linear feet of fencing along the perimeter of the property. Per conversations with Makaha Surfside representatives, the perimeter fence was replaced in the last 2 years. This component allocates funds for repairs and replacement as needed.

**Fire Safety Equipment - Fire Alarm System - 2026**

		1 Project	@ \$650,000.00
Asset ID	1268	Asset Actual Cost	\$650,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fire Safety Equipment	Future Cost	\$740,017.20
Placed in Service	January 1974		
Useful Life	25		
Adjustment	27		
Replacement Year	2026		
Remaining Life	3		

**Makaha Surfside**  
Detail Report by Category

*Fire Safety Equipment - Fire Alarm System continued...*



This component allocates funds for upgrades to the system. Considering the height of the building, this component assumes that speakers will not be required in each unit when the fire system is modernized. A third party professional will be required to design and create a scope of work for competitive bidding. This is considered to be a placeholder.

**Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)**

		58 Per	@ \$0.00
Asset ID	1187	Asset Actual Cost	
Category	Capital Reserves	Percent Replacement	20%
Placed in Service	Fire Safety Equipment	Future Cost	
Useful Life	January 2000		
Adjustment	5		
Replacement Year	18		
Remaining Life	2023		
	0		



There are approximately 58 extinguishers throughout the property. According to Makaha Surfside inspection tags, the most recent test was completed in August 2018. This component assumes the fire extinguishers are replaced as needed and covered as an operational expense.

Unless otherwise advised, this component is marked unfunded, not included in the funding

**Makaha Surfside**  
Detail Report by Category

*Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense) continued...*

projection, and is meant for disclosure.

**Fire Safety Equipment - Hoses and Cabinets - 2026**

Asset ID	1108	58 Per	@ \$2,500.00
	Capital Reserves	Asset Actual Cost	\$21,750.00
Category	Fire Safety Equipment	Percent Replacement	15%
Placed in Service	January 1974	Future Cost	\$24,762.11
Useful Life	5		
Adjustment	47		
Replacement Year	2026		
Remaining Life	3		



This component allocates funds to replace hoses and cabinets as needed.

**Fire Safety Equipment - Repair Fund - 2027**

Asset ID	1185	1 Project	@ \$5,000.00
	Capital Reserves	Asset Actual Cost	\$5,000.00
Category	Fire Safety Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$5,834.75
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

**Makaha Surfside**  
Detail Report by Category

*Fire Safety Equipment - Repair Fund continued...*

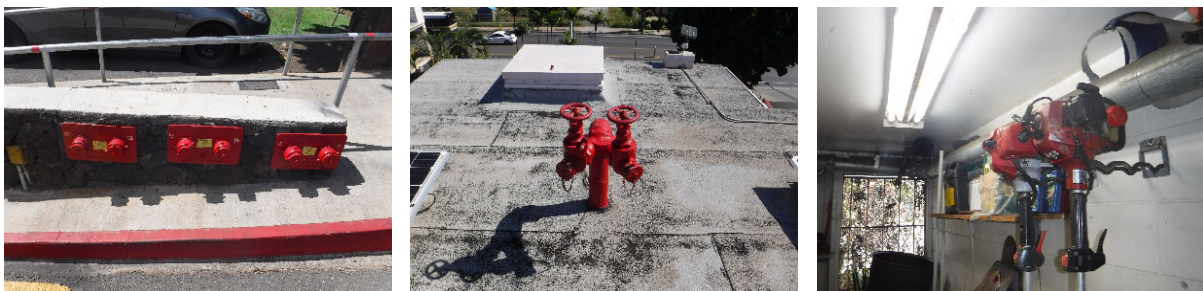


There are several components to the Fire Safety Equipment that will require replacement/repairs during the life of the system. This component allocates funds to cover unanticipated repairs for components of the fire safety equipment. The component may require updating when funds are disbursed.

According to the Makaha Surfside general ledger, in 2022 the Association contracted Island Signal & Sound Inc for new fire alarm pull stations for approximately \$2,987.

**Fire Safety Equipment - Standpipe Test & Repair Fund - 2026**

		1 Project	@ \$20,000.00
Asset ID	1255	Asset Actual Cost	\$20,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fire Safety Equipment	Future Cost	\$22,769.76
Placed in Service	January 2021		
Useful Life	5		
Replacement Year	2026		
Remaining Life	3		



According to the Makaha Surfside inspection tag, the most recent test was completed in May 2021. The required frequency is unknown but is believed to be every five years. There are 10 functional standpipes. Per conversations with Makaha Surfside representatives, 2 of the stand



**Makaha Surfside**  
Detail Report by Category

*Fire Safety Equipment - Standpipe Test & Repair Fund continued...*

pipes have been abandoned.

This component allocates a test/repair fund to perform testing and repairs to the standpipe.

**Flag Poles - 2034**

Asset ID	1385	2 Per	@ \$2,000.00
Category	Grounds Components	Asset Actual Cost	\$4,000.00
Placed in Service	January 2004	Percent Replacement	100%
Useful Life	30	Future Cost	\$5,548.55
Replacement Year	2034		
Remaining Life	11		



There are two flag poles. The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Gas Tank (Unfunded - Third Party Owned)**

Asset ID	1344	1 Project	
Category	Plumbing	Asset Actual Cost	
Placed in Service	January 1974	Percent Replacement	100%
Useful Life	20	Future Cost	
Replacement Year	2023		
Remaining Life	0		

**Makaha Surfside**  
Detail Report by Category

*Gas Tank (Unfunded - Third Party Owned) continued...*



According to Makaha Surfside representatives, the gas tank is owned by American Gas and serves the laundry building.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Golf Cart (Used) (33%) - 2025**

		3 Per	@ \$4,000.00
Asset ID	1345	Asset Actual Cost	\$4,000.00
Category	Equipment	Percent Replacement	33.33%
Placed in Service	January 2020	Future Cost	\$4,442.88
Useful Life	5		
Replacement Year	2025		
Remaining Life	2		



There are three golf carts serving the property. This component allocates funds to replace one golf cart periodically as needed.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

**HVAC - Air Conditioning Unit; Guard Shack & Maintenance Office (Unfunded - Operational)**

		2 Per	@ \$0.00
Asset ID	1370	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	HVAC	Future Cost	
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	3		



There are two wall AC units in the guard shack and maintenance office. Window air conditioning unit replacement is relatively inexpensive and is typically performed as an operating expense. Unless otherwise advised this component is considered an operational expenditure.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**HVAC - Air Conditioning Unit; Office - 2025**

		1 Project	@ \$7,500.00
Asset ID	1192	Asset Actual Cost	\$7,500.00
	Capital Reserves	Percent Replacement	100%
Category	HVAC	Future Cost	\$8,330.40
Placed in Service	January 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	2		

**Makaha Surfside**  
Detail Report by Category

*HVAC - Air Conditioning Unit; Office continued...*



There is one split unit in the office. This component allocates funds for replacement of the split air conditioning unit.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Owner Responsibility)**

		1 Project	
Asset ID	1390	Asset Actual Cost	
Unfunded Component		Percent Replacement	100%
Category	HVAC	Future Cost	
Placed in Service	January 1974		
Useful Life	5		
Adjustment	44		
Replacement Year	2023		
Remaining Life	0		

Unless otherwise advised, this component is marked unfunded and not included in the funding projection, and is meant for disclosure.

However, the Association may want to consider making this a mandatory item for owners as this poses a potential fire hazard if not properly maintained.



**Makaha Surfside**  
Detail Report by Category

**HVAC - Exhaust Fan Motors (Unfunded - Operational Expenditure)**

		75 Per	@ \$0.00
Asset ID	1188	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	HVAC	Future Cost	
Placed in Service	January 1974		
Useful Life	2		
Adjustment	47		
Replacement Year	2023		
Remaining Life	0		



There are approximately 75 exhaust fans on the rooftops. Fan motor replacement is relatively inexpensive and is typically performed as an operating expense. Unless otherwise advised this component is considered an operational expenditure.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**HVAC - Exhaust Fans; Replacement (10%) - 2027**

		75 Per	@ \$6,000.00
Asset ID	1104	Asset Actual Cost	\$45,000.00
	Capital Reserves	Percent Replacement	10%
Category	HVAC	Future Cost	\$52,512.76
Placed in Service	January 1974		
Useful Life	2		
Adjustment	51		
Replacement Year	2027		
Remaining Life	4		

**Makaha Surfside**  
Detail Report by Category

*HVAC - Exhaust Fans; Replacement (10%) continued...*



There are approximately 75 exhaust fans on the rooftops. This component allocates funds to remove and replace exhaust fans as needed.

HVAC - Exhaust Shroud; Non-Mechanical - 2023

		3 Per	@ \$1,000.00
Asset ID	1377	Asset Actual Cost	\$3,000.00
Capital Reserves		Percent Replacement	100%
Category	HVAC	Future Cost	\$3,000.00
Placed in Service	January 2003		
Useful Life	20		
Replacement Year	2023		
Remaining Life	0		



There are three non-mechanical exhaust shrouds on the rooftop. The last date of replacement is unknown. If additional information is provided this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

**High Risk Component Inspection - 2023**

Asset ID	1166	454 Per Unit	@ \$150.00
Capital Reserves		Asset Actual Cost	\$68,100.00
Category	Plumbing	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$68,100.00
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

It is recommended by insurance providers to conduct an inspection of high-risk components every three to five years. This component allocates funds to perform a High Risk Component Inspection.

**Landscaping - Irrigation (Unfunded - Operational Expense)**

Asset ID	1260	1 Project	@ \$0.00
Unfunded Component		Asset Actual Cost	
Category	Landscaping	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	
Useful Life	5		
Adjustment	45		
Replacement Year	2024		
Remaining Life	1		



Irrigation repairs are typically performed as needed and considered an operational expense.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Makaha Surfside**  
Detail Report by Category

**Landscaping - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)**

		1 Project	@ \$0.00
Asset ID	1162	Asset Actual Cost	
Unfunded Component		Percent Replacement	100%
Category	Landscaping	Future Cost	
Placed in Service	January 1974		
Useful Life	10		
Adjustment	40		
Replacement Year	2024		
Remaining Life	1		



Landscaping renovations/refurbishments are typically performed as needed and considered an operational expense. Un

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Laundry Room Buildings - Exterior/Exhaust Equipment Fund - 2025**

		2 Per	@ \$10,000.00
Asset ID	1386	Asset Actual Cost	\$20,000.00
Capital Reserves		Percent Replacement	100%
Category	Painting	Future Cost	\$22,214.40
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	2		



**Makaha Surfside**  
Detail Report by Category

*Laundry Room Buildings - Exterior/Exhaust Equipment Fund continued...*



This component allocates funds for exterior painting and repairs. The roofing is allocated under a separate component.

The last date the laundry room buildings were painted/repared is unknown. If additional information is provided, this component can be updated.

**Lighting - Corridor, EXIT, Emergency, Parking, Stairwells, Etc. (Unfunded - Operational Expense)**

		1 Project	@ \$0.00
Asset ID	1196	Asset Actual Cost	
Capital Reserves		Percent Replacement	100%
Category	Lighting	Future Cost	
Placed in Service	January 2000		
Useful Life	20		
Replacement Year	2023		
Remaining Life	0		



Per conversation with Makaha Surfside representatives, these fixtures are replaced as needed and covered as an operational expense. Unless otherwise advised this component is considered an operational expenditure.

Unless otherwise advised, this component is marked unfunded, not included in the funding

**Makaha Surfside**  
Detail Report by Category

*Lighting - Corridor, EXIT, Emergency, Parking, Stairwells, Etc. (Unfunded - Operational Expense) continued...*

projection, and is meant for disclosure.

According to the Honolulu DPP website, in 2003 the Makaha Surfside Association contracted Chet's Electrical Repair and Service to install branch circuit wiring for exit signs in buildings A, B, and C, for \$2,700.

Lighting - Flood Lights; Rooftop (25%) - 2023

		71 Per	@ \$400.00
Asset ID	1379	Asset Actual Cost	\$7,100.00
Category	Lighting	Percent Replacement	25%
Placed in Service	January 2017	Future Cost	\$7,100.00
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		



There are approximately 71 flood lights on the rooftops. This component allocates funds to replace the rooftop flood lights as needed. The last replacement date is unknown. This component allocates funds in conjunction with the painting project.

**Makaha Surfside**  
Detail Report by Category

**Lighting - Light Poles; Fixture Replacement - 2030**

Asset ID	1355	13 Per	@ \$1,500.00
	Capital Reserves	Asset Actual Cost	\$19,500.00
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$24,505.22
Useful Life	20		
Adjustment	10		
Replacement Year	2030		
Remaining Life	7		



There are approximately 13 light pole fixtures on the parking deck. This component allocates for replacement fixtures. It is unknown if the lights have been converted to LED.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Lighting - Light Poles; Pole Replacement - 2030**

Asset ID	1354	13 Per	@ \$5,000.00
	Capital Reserves	Asset Actual Cost	\$65,000.00
Category	Lighting	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$81,684.05
Useful Life	40		
Adjustment	16		
Replacement Year	2030		
Remaining Life	7		

**Makaha Surfside**  
Detail Report by Category

*Lighting - Light Poles; Pole Replacement continued...*



There are approximately 13 light poles on the parking deck. This component allocates funds for light pole replacement.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Lobby - Floor Covering; Tile - 2025**

Asset ID	1303	1,050 Sq Ft	@ \$45.00
Capital Reserves		Asset Actual Cost	\$47,250.00
Category	Lobby	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$52,481.52
Useful Life	25		
Replacement Year	2025		
Remaining Life	2		



There is approximately 1,050 square feet of tile flooring in the lobby. This component allocates funds to remove and replace the floor covering in the lobby, and is scheduled to coincide with the lobby renovation. The actual cost of renovation will depend on a variety of factors such as selection of material, preparation, and scope of work.

The last date of replacement is unknown. If additional information is provided, this component



**Makaha Surfside**  
Detail Report by Category

*Lobby - Floor Covering; Tile continued...*

can be updated accordingly.

**Lobby - Furniture Replacement - 2027**

Asset ID	1197	1 Project	@ \$2,000.00
Capital Reserves		Asset Actual Cost	\$2,000.00
Category	Lobby	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$2,333.90
Useful Life	15		
Replacement Year	2027		
Remaining Life	4		



This component allocates funds to replace the lobby furniture, and is scheduled to coincide with the lobby renovation. The actual cost of furniture replacement will depend on a variety of factors such as selection of furniture, finished surfaces, custom work, etc.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Lobby - Mailboxes - 2025**

Asset ID	1372	1 Project	@ \$60,000.00
Capital Reserves		Asset Actual Cost	\$60,000.00
Category	Lobby	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$66,643.20
Useful Life	40		
Adjustment	11		
Replacement Year	2025		
Remaining Life	2		

**Makaha Surfside**  
Detail Report by Category

*Lobby - Mailboxes continued...*



This component allocates funds for lobby renovation and mailbox replacement, and is scheduled to coincide with the lobby tile and furniture replacement projects. The actual cost of renovation will depend on a variety of factors such as selection of finished surfaces, custom work, etc.

**Lobby - Parcel Mailboxes (Unfunded - USPS)**

Asset ID	1388	1 Project	@ \$0.00
Unfunded Component		Asset Actual Cost	
Category	Lobby	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
Useful Life	30		
Replacement Year	2030		
Remaining Life	7		



The USPS has been replacing/adding parcel mailboxes. This component assumes that maintenance and repair belongs to USPS.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Makaha Surfside**  
Detail Report by Category

**Lobby/Office - Renovation - 2025**

Asset ID	1021	1 Project	@ \$20,000.00
Capital Reserves		Asset Actual Cost	\$20,000.00
Category	Lobby	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$22,214.40
Useful Life	20		
Adjustment	5		
Replacement Year	2025		
Remaining Life	2		



This component allocates funds for a lobby renovation. The project is scheduled to coincide with the lobby tile and furniture replacement projects. The actual cost of renovation will depend on a variety of factors such as selection of finished surfaces, custom work, etc.

**Mechanical Equipment - Drywell Pump - 2025**

Asset ID	1054	1 Project	@ \$3,000.00
Capital Reserves		Asset Actual Cost	\$3,000.00
Category	Plumbing	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$3,332.16
Useful Life	15		
Replacement Year	2025		
Remaining Life	2		

**Makaha Surfside**  
Detail Report by Category

*Mechanical Equipment - Drywell Pump continued...*



This component allocates funds to replace the sump pump. The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Mechanical Equipment - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)**

		1 Project	@ \$0.00
Asset ID	1378	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Plumbing	Future Cost	
Placed in Service	January 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	2		

It is unknown if there are sump pumps in the elevator pits. If additional information is provided, this component can be updated accordingly.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Mechanical Equipment - Water Heater (Unfunded - Abandoned)**

		1 Project	@ \$0.00
Asset ID	1383	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Plumbing	Future Cost	
Placed in Service	January 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	2		

**Makaha Surfside**  
Detail Report by Category

*Mechanical Equipment - Water Heater (Unfunded - Abandoned) continued...*

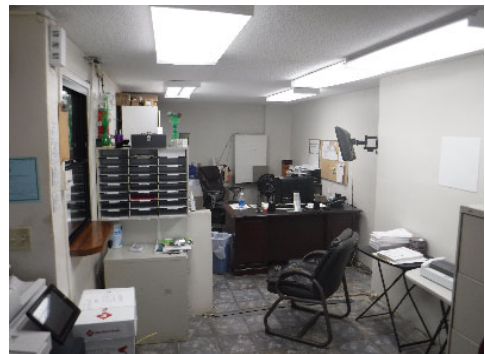
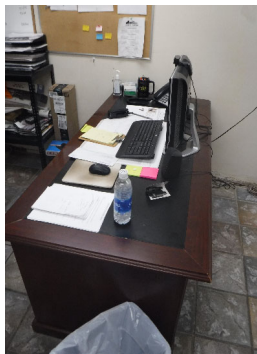
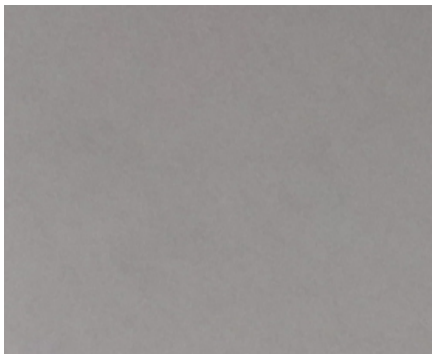


Per conversation with Makaha Surfside representatives, the water heater is abandoned. This component allocates is marked unfunded.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Office - Equipment; Managers Office, Guard Shack - 2024**

		1 Project	@ \$3,500.00
Asset ID	1026	Asset Actual Cost	\$3,500.00
Capital Reserves	Equipment	Percent Replacement	100%
Category	Equipment	Future Cost	\$3,738.00
Placed in Service	January 2021		
Useful Life	3		
Replacement Year	2024		
Remaining Life	1		



This component allocates funds to replace office equipment in the manager's office and guard shack as needed.

According to the Makaha Surfside general ledger, in 2021 the Association paid James Hopkins approximately \$221 for wireless internet supplies.

**Makaha Surfside**  
Detail Report by Category

**Office - Equipment; Printer, Copier, Scanner (Unfunded - Lease Equipment)**

Asset ID	1384	1 Project	@ \$0.00
	Unfunded Component	Asset Actual Cost	
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	
Useful Life	3		
Replacement Year	2024		
Remaining Life	1		



This component assumes the printer/scanner/copier is leased. Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Parking - Carports (Unfunded - Owner Responsibility)**

Asset ID	1349	3 Per	
	Unfunded Component	Asset Actual Cost	
Category	Roofing	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	
Useful Life	40		
Replacement Year	2023		
Remaining Life	0		



**Makaha Surfside**  
Detail Report by Category

*Parking - Carports (Unfunded - Owner Responsibility) continued...*



There are three carports in the back of the property. According to Makaha Surfside representatives, the carports are privately owned. This reserve study assumes the carports are a limited common element and appurtenant to the privately owned unit.

Vertical Hawaii's assumes the carports are a limited common element and an owner responsibility. Vertical Hawaii is not a law firm, and our interpretation is not a legal opinion/interpretation. If there is question of ownership, the Association should seek legal advice.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Parking - Rolling Gate (Unfunded - Owner Responsibility)**

		1 Project	@ \$0.00
Asset ID	1130	Asset Actual Cost	
Category	Capital Reserves	Percent Replacement	100%
Placed in Service	Security	Future Cost	
Useful Life	January 2010		
Replacement Year	20		
Remaining Life	2030		
	7		

**Makaha Surfside**  
Detail Report by Category

*Parking - Rolling Gate (Unfunded - Owner Responsibility) continued...*



There is a rolling gate in the back of the property. According to Makaha Surfside representatives, the parking area is limited to specific units. This reserve study assumes the rolling gate is a limited common element and appurtenant to the privately owned units.

Vertical Hawaii's assumes the rolling gate is a limited common element and a responsibility of the owners who utilize the gate/parking area. Vertical Hawaii is not a law firm, and our interpretation is not a legal opinion/interpretation. If there is question of ownership, the Association should seek legal advice.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings - 2023**

		1 Project	@ \$10,000.00
Asset ID	1211	Asset Actual Cost	\$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Plumbing	Future Cost	\$10,000.00
Placed in Service	January 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		



**Makaha Surfside**  
Detail Report by Category

*Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings continued...*



This component allocates funds to replace water supply valves, pressure reducing valves, and fittings as needed. Per conversations with Makaha Surfside representatives, there are 66 shut off valves.

**Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment - 2023**

		1 Project	@ \$40,000.00
Asset ID	1163	Asset Actual Cost	\$40,000.00
	Capital Reserves	Percent Replacement	100%
Category	Plumbing	Future Cost	\$40,000.00
Placed in Service	January 1974		
Useful Life	10		
Adjustment	39		
Replacement Year	2023		
Remaining Life	0		



There are several variables that contribute to the actual cost such as asbestos, number of stacks, location of stacks, accessibility, etc. It is suggested that Makaha Surfside perform a condition assessment to better understand the scope of work and estimated remaining useful life of the current drain/waste/vent/supply lines. The remaining useful life will need to be

**Makaha Surfside**  
Detail Report by Category

*Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assessment continued...*

adjusted accordingly after completion of a condition assessment.

This component allocates funds to conduct a condition assessment in order to better determine the condition, estimated remaining useful life, and scope of work.

**Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%) - 2033**

		454 Per Unit	@ \$20,000.00
Asset ID	1164	Asset Actual Cost	\$3,026,666.67
	Capital Reserves	Percent Replacement	33.33%
Category	Plumbing	Future Cost	\$4,096,001.52
Placed in Service	January 1974		
Useful Life	10		
Adjustment	49		
Replacement Year	2033		
Remaining Life	10		



This component is intended to allocate funds for pipe replacement upon completion of a condition assessment. This is currently considered to be a placeholder until the condition assessment is completed.

There are several variables that contribute to the actual cost such as the presence of hazardous materials, number/location of stacks, accessibility, etc.

It is suggested that the Association engage a consultant to perform a condition assessment to better understand the scope of work and estimated remaining useful life of the current waste/vent/supply lines. The remaining useful life will need to be adjusted accordingly upon completion of a condition assessment. A separate component allocates funds to perform a condition assessment.

**Makaha Surfside**  
Detail Report by Category

**Plumbing - Repair Fund - 2023**

Asset ID	1009	1 Project	@ \$10,000.00
Capital Reserves		Asset Actual Cost	\$10,000.00
Category	Plumbing	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$10,000.00
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		



The component allocates a repair fund to cover unanticipated expenses that are not considered an operational expense.

**Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed) - 2025**

Asset ID	1304	1 Project	@ \$50,000.00
Capital Reserves		Asset Actual Cost	\$50,000.00
Category	Plumbing	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$55,536.00
Useful Life	5		
Replacement Year	2025		
Remaining Life	2		



This component allocates funds to perform regular cleaning of the main waste stacks. The last

**Makaha Surfside**  
Detail Report by Category

*Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed) continued...*

date of cleaning is unknown. If additional information is provided, this component can be updated accordingly.

**Pool - Filtration System; Sand Filters - 2025**

		3 Per	@ \$3,500.00
Asset ID	1114	Asset Actual Cost	\$3,500.00
	Capital Reserves	Percent Replacement	33.33%
Category	Recreation/Pool	Future Cost	\$3,887.52
Placed in Service	January 2018		
Useful Life	7		
Replacement Year	2025		
Remaining Life	2		



There are two large pools and one children's pool on property. This component allocates funds for replacement of the pool filtration barrels.

The filter housing typically lasts for many years. The sand media requires replacement depending on multiple factors such as usage and water quality, and is typically considered an operational expense.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

**Pool - Filtration System; Skimmers - 2031**

Asset ID	1367	5 Per	@ \$6,000.00
Capital Reserves		Asset Actual Cost	\$30,000.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$38,642.84
Useful Life	30		
Adjustment	-3		
Replacement Year	2031		
Remaining Life	8		



There are five skimmers surrounding the pools. This component allocates funds to replace skimmers in conjunction with the pool deck coating system/concrete repairs.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Pool - Pumps (33%) - 2023**

Asset ID	1111	3 Per	@ \$3,000.00
Capital Reserves		Asset Actual Cost	\$3,000.00
Category	Recreation/Pool	Percent Replacement	33.33%
Placed in Service	January 2020	Future Cost	\$3,000.00
Useful Life	3		
Replacement Year	2023		
Remaining Life	0		



**Makaha Surfside**  
Detail Report by Category

*Pool - Pumps (33%) continued...*

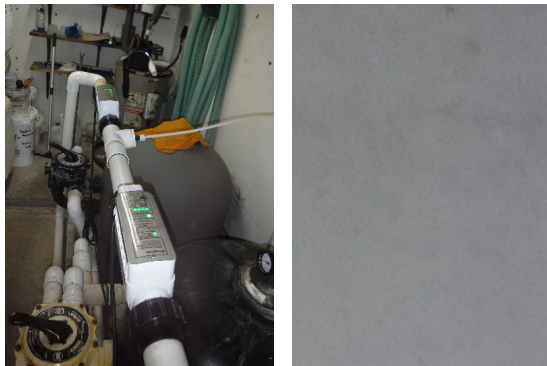


This component allocates funds to replace the pool pumps as needed.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Pool - Salt Chlorine Generator System (33%) - 2024**

		3 Per	@ \$5,000.00
Asset ID	1284	Asset Actual Cost	\$5,000.00
Capital Reserves		Percent Replacement	33.33%
Category	Recreation/Pool	Future Cost	\$5,340.00
Placed in Service	January 2020		
Useful Life	4		
Replacement Year	2024		
Remaining Life	1		



This component allocates funds to replace the pool salt chlorine generator systems as needed.

The last date of replacement is unknown. If additional information is provided, this component

**Makaha Surfside**  
Detail Report by Category

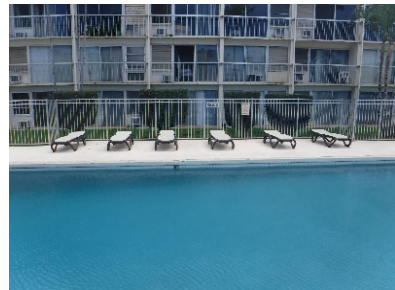
*Pool - Salt Chlorine Generator System (33%) continued...*

can be updated accordingly.

The salt cells are considered to be an operational expense.

**Pool - Tile/Railing Replacement - 2037**

			1 Project @ \$100,000.00
Asset ID	1097	Asset Actual Cost	\$100,000.00
Category	Capital Reserves Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$149,379.49
Useful Life	25		
Adjustment	2		
Replacement Year	2037		
Remaining Life	14		



There is approximately 2,800 square feet of pool tile in the three pools combined. This component allocates funds to remove and replace the pool tile.

According to Makaha Surfside representatives, the pool tile was replaced in 2010.

According to the Honolulu DPP website, in 2000 the Makaha Surfside Association contracted Mark Sussex for a swimming pool tile repair, for \$2,000.



**Makaha Surfside**  
Detail Report by Category

**Pool Deck - Deck/Coping Edge; Repair Fund - 2031**

Asset ID	1374	1 Project	@ \$50,000.00
Capital Reserves		Asset Actual Cost	\$50,000.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$64,404.73
Useful Life	20		
Replacement Year	2031		
Remaining Life	8		



This component allocates funds to perform pool deck and coping edge repairs in conjunction with the pool deck coating system. The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

**Pool Deck - Outdoor Shower/Water Fountain - 2030**

Asset ID	1353	2 Per	@ \$5,000.00
Capital Reserves		Asset Actual Cost	\$10,000.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$12,566.78
Useful Life	20		
Adjustment	10		
Replacement Year	2030		
Remaining Life	7		

**Makaha Surfside**  
Detail Report by Category

*Pool Deck - Outdoor Shower/Water Fountain continued...*



There are two outdoor showers and two water fountains on the pool deck. This component allocates funds for replacement.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Pool Deck - Pergola Replacement - 2051**

Asset ID	1115	1 Project	@ \$43,000.00
Category	Capital Reserves	Asset Actual Cost	\$43,000.00
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$90,759.80
Replacement Year	30		
Remaining Life	2051		
	28		



According to the Makaha Surfside general ledger, in 2021 the Association contracted SC Construction LLC for the gazebo for approximately \$42,050.29.

**Makaha Surfside**  
Detail Report by Category

**Pool Deck - Reconstruction (Unfunded - HAR 16-107)**

Asset ID	1368	1 Project	@ \$0.00
Unfunded Component		Asset Actual Cost	
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	
Useful Life	60		
Replacement Year	2034		
Remaining Life	11		



The pool deck is coated and spall repairs are likely performed as needed. Assuming the pool deck is repaired and maintained as needed, the useful life of the pool deck should last a long time.

Per Hawaii Administrative Rules (HAR) sub chapter 16-107 components with an estimated useful life of more than twenty years can be exempt, or not included in the funding plan, until the component reaches the last twenty years of its useful life.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Pool/Recreation Deck - Outdoor Furniture Replacement (33%) - 2024**

Asset ID	1117	1 Project	@ \$12,000.00
Capital Reserves		Asset Actual Cost	\$4,000.00
Category	Recreation/Pool	Percent Replacement	33.33%
Placed in Service	January 2021	Future Cost	\$4,272.00
Useful Life	3		
Replacement Year	2024		
Remaining Life	1		

**Makaha Surfside**  
Detail Report by Category

*Pool/Recreation Deck - Outdoor Furniture Replacement (33%) continued...*



There are approximately six tables, twenty-one chairs, sixteen loungers, three umbrellas, and three picnic tables. This component allocates funds for replacement of the pool deck and cabana furniture.

According to the Makaha Surfside general ledger, in 2021 the Association purchased eight fabric loungers for the recreation deck, for \$3,473.49.

**Railing - Corridors & Lanais (50%) - 2031**

Asset ID	1131	9,400 LF	@ \$250.00
Capital Reserves		Asset Actual Cost	\$1,175,000.00
Category	Railings	Percent Replacement	50%
Placed in Service	January 1974	Future Cost	\$1,513,511.24
Useful Life	50		
Adjustment	7		
Replacement Year	2031		
Remaining Life	8		



There is approximately 4,005 linear feet of railings in the corridor and 5,350 along the lanais. This component allocates funds for corridor and lanai railing replacement. This component allocates funds in conjunction with the building painting and spalling projects.



**Makaha Surfside**  
Detail Report by Category

**Railing - Corridors & Lanais (50%) - 2032**

Asset ID	1389	9,400 LF	@ \$250.00
Category	Railings	Asset Actual Cost	\$1,175,000.00
Placed in Service	January 1974	Percent Replacement	50%
Useful Life	50	Future Cost	\$1,551,349.02
Adjustment	8		
Replacement Year	2032		
Remaining Life	9		



There is approximately 4,005 linear feet of railings in the corridor and 5,350 along the lanais. This component allocates funds for corridor and lanai railing replacement. This component allocates funds in conjunction with the building painting and spalling projects.

**Railing - Garage Cable Replacement Fund - 2027**

Asset ID	1281	1 Project	@ \$15,000.00
Category	Fencing/Security	Asset Actual Cost	\$15,000.00
Placed in Service	January 1974	Percent Replacement	100%
Useful Life	5	Future Cost	\$17,504.25
Adjustment	48		
Replacement Year	2027		
Remaining Life	4		

**Makaha Surfside**  
Detail Report by Category

*Railing - Garage Cable Replacement Fund continued...*



There is approximately 3,500 linear feet of steel garage cabling. This component allocates a repair fund to repair and replace the the garage cables as needed. It is unknown if these are post tension cables.

JM

**Railing - Repair Fund - 2023**

		1 Project	@ \$10,000.00
Asset ID	1216	Asset Actual Cost	\$10,000.00
Category	Capital Reserves	Percent Replacement	100%
Placed in Service	Railings	Future Cost	\$10,000.00
Useful Life	January 2023		
Replacement Year	5		
Remaining Life	2023		
	0		



This component allocates funds to make repairs to the railings as needed.



**Makaha Surfside**  
Detail Report by Category

**Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)**

Asset ID	1167	1 Project	@ \$0.00
Unfunded Component		Asset Actual Cost	
Category	Railings	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	
Useful Life	80		
Replacement Year	2054		
Remaining Life	31		



The stairwell railings and ladders are relatively protected from natural elements.

Per Hawaii Administrative Rules (HAR) sub chapter 16-107, components with an estimated useful life of more than twenty years can be exempt, or not included in the funding plan, until the component reaches the last twenty years of its useful life.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Recreation Deck - Barbeque Grills (Unfunded - Operational Expense)**

Asset ID	1218	2 Per	@ \$0.00
Capital Reserves		Asset Actual Cost	
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	
Useful Life	3		
Replacement Year	2023		
Remaining Life	0		

**Makaha Surfside**  
Detail Report by Category

*Recreation Deck - Barbeque Grills (Unfunded - Operational Expense) continued...*



There are two BBQ grills in the covered patio area. BBQ grill replacement is relatively inexpensive and is typically performed as an operating expense. Unless otherwise advised this component is considered an operational expenditure.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Recreation Deck - Pergola; BBQ Area - 2028**

		1 Project	@ \$60,000.00
Asset ID	1352	Asset Actual Cost	\$60,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$71,767.44
Placed in Service	January 1974		
Useful Life	30		
Adjustment	24		
Replacement Year	2028		
Remaining Life	5		



There is one gazebo serving the recreation area. This component allocates funds for replacement/rebuild.

**Makaha Surfside**  
Detail Report by Category

*Recreation Deck - Pergola; BBQ Area continued...*

**Resident Manager Unit - Appliances/Water Heater (33%) - 2024**

		1 Project	@ \$6,000.00
Asset ID	1222	Asset Actual Cost	\$2,000.00
	Capital Reserves	Percent Replacement	33.33%
Category	Interior Furnishings	Future Cost	\$2,136.00
Placed in Service	January 2020		
Useful Life	4		
Replacement Year	2024		
Remaining Life	1		

This component allocates funds to replace the appliances in the Resident Manager Unit as needed.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Resident Manager Unit - Partial Renovation - 2025**

		1 Project	@ \$40,000.00
Asset ID	1224	Asset Actual Cost	\$40,000.00
	Capital Reserves	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$44,428.80
Placed in Service	January 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	2		

This component allocates funds for the Resident Manager Unit renovation which includes the bathrooms, kitchen, entry, paint, flooring, etc. Appliances are funded under a separate component.

The last renovation date is unknown. If additional information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Detail Report by Category

**Roofing - Coating System - 2023**

		64,000 Sq Ft	@ \$7.50
Asset ID	1225	Asset Actual Cost	\$480,000.00
	Capital Reserves	Percent Replacement	100%
Category	Roofing	Future Cost	\$480,000.00
Placed in Service	January 2000		
Useful Life	20		
Adjustment	3		
Replacement Year	2023		
Remaining Life	0		



There is approximately 64,000 square feet of roofing over the buildings, conference room, fitness room/restrooms, entry, guard shack, BBQ area, etc. This component allocates funds for a fluid-applied roof coating system for the main tower, elevators, and staircases.

According to Makaha Surfside representatives, the Association is responsible for the cost of removing and replacing the existing PV panels in connection with roofing work. This is funded in a separate component.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Roofing - Gutters; Buildings & Garage (33%) - 2029**

		3,320 LF	@ \$25.00
Asset ID	1320	Asset Actual Cost	\$27,666.67
	Capital Reserves	Percent Replacement	33.33%
Category	Gutters and Downspouts	Future Cost	\$33,920.08
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	6		



**Makaha Surfside**  
Detail Report by Category

*Roofing - Gutters; Buildings & Garage (33%) continued...*



There is approximately 3,320 linear feet of gutters. This component allocates funds for gutter replacement.

According to Makaha Surfside representatives, Alakai Raingutters was the contractor for the last replacement, and the gutters at Building A were replaced in 2019.

**Roofing - Laundry Building - 2046**

Asset ID	1226	1 Project	@ \$23,000.00
Capital Reserves		Asset Actual Cost	\$23,000.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$42,907.54
Useful Life	25		
Replacement Year	2046		
Remaining Life	23		



According to Makaha Surfside representatives, the laundry room is privately owned and operated, and the roof was replaced in 2021.

**Makaha Surfside**  
Detail Report by Category

*Roofing - Laundry Building continued...*

According to the Makaha Surfside general ledger, in 2021 the Association contracted Leeward Roofing and General Contracting for a tear off and shingle re-roof, for \$21,525.

Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

**Roofing - Roof Hatch - 2034**

Asset ID	1333	3 Per	@ \$5,000.00
Capital Reserves		Asset Actual Cost	\$15,000.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$20,807.06
Useful Life	60		
Replacement Year	2034		
Remaining Life	11		



This component allocates funds for repairs and replacement of the three roof hatches.

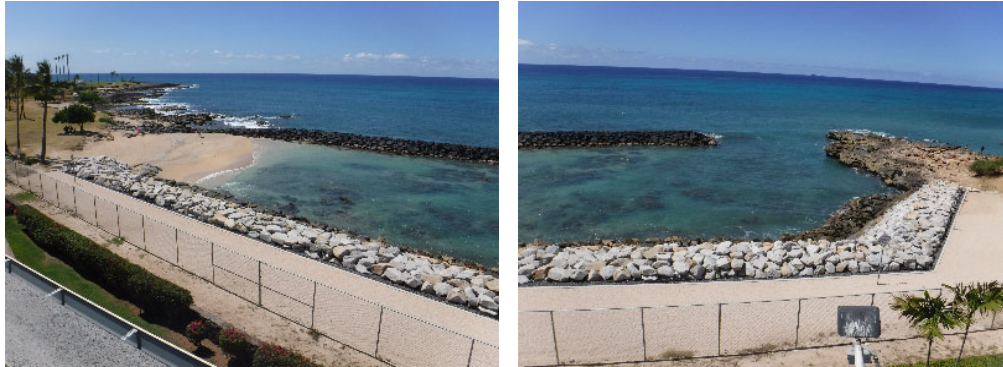
**Seawall (Unfunded - State of Hawaii)**

Asset ID	1358	1 Project	
Unfunded Component		Asset Actual Cost	
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
Useful Life	30		
Replacement Year	2050		
Remaining Life	27		



**Makaha Surfside**  
Detail Report by Category

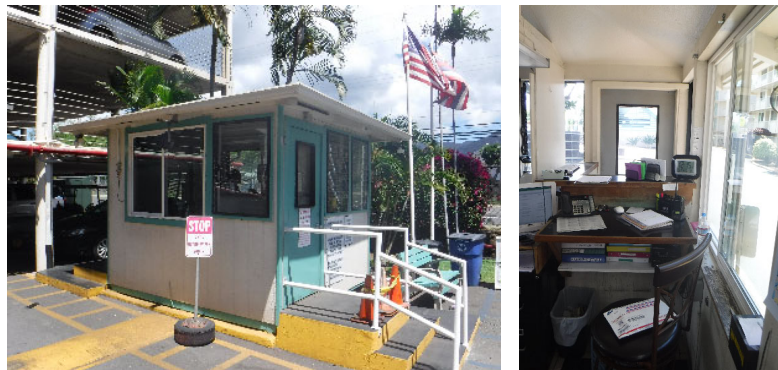
*Seawall (Unfunded - State of Hawaii) continued...*



Per conversations with Makaha Surfside representatives, the sea wall is owned and maintained by the State of Hawaii. Unless otherwise advised, this component is marked unfunded and is not included in the funding projection and is meant for disclosure.

**Security - Renovation & Furniture Replacement; Guard Shack - 2030**

		1 Project	@ \$10,000.00
Asset ID	1207	Asset Actual Cost	\$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Security	Future Cost	\$12,566.78
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	7		



This component allocates funds to perform renovations to the manager's office and security guard shack. There are many contributing factors that can affect renovation costs, such as floor preparation, selection of base board, quality of carpet, custom work, etc.

According to the Honolulu DPP website, in 2000 the Makaha Surfside Association contracted Cascana Construction to remodel and repair the security building, for \$2,000.

**Makaha Surfside**  
Detail Report by Category

**Security - Surveillance System Upgrade/Replacement Fund - 2027**

Asset ID	1049	1 Project	@ \$7,500.00
	Capital Reserves	Asset Actual Cost	\$7,500.00
Category	Security	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,752.13
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		



There are approximately 36 cameras located throughout the property. This component allocates funds to repair/upgraded the surveillance system as needed.

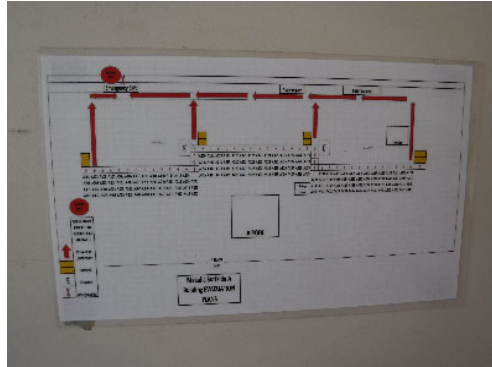
According to the Makaha Surfside general ledger, in 2022 the Association contracted Cam Security Inc for four new camera lines for \$6,722.51.

**Signage - Building Signage - 2041**

Asset ID	1144	1 Project	@ \$5,000.00
	Capital Reserves	Asset Actual Cost	\$5,000.00
Category	Signs	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$8,244.35
Useful Life	20		
Replacement Year	2041		
Remaining Life	18		

**Makaha Surfside**  
Detail Report by Category

*Signage - Building Signage continued...*

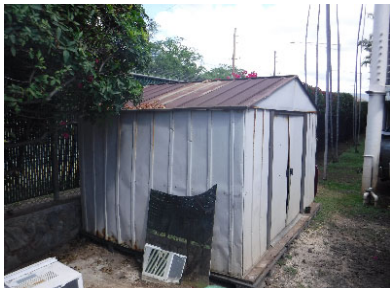


This component allocates funds to replace the building signage, and is scheduled to coincide with the exterior painting and spalling project. Actual cost of signage will vary depending on material and design.

According to the Makaha Surfside general ledger, in 2021 the Association purchased a surfboard shaped sign from Jeffery Zimmerman for \$3,664.50.

**Storage Shed/Pool Equipment Room - Replacement/Repair Fund - 2027**

		1 Project	@ \$5,000.00
Asset ID	1334	Asset Actual Cost	\$5,000.00
	Capital Reserves	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$5,834.75
Placed in Service	January 2000		
Useful Life	20		
Adjustment	7		
Replacement Year	2027		
Remaining Life	4		



There are three storage sheds throughout the property. This component allocates funds for

**Makaha Surfside**  
Detail Report by Category

*Storage Shed/Pool Equipment Room - Replacement/Repair Fund continued...*

storage shed replacement.

**Storm Drain - Grates/Maintenance Funds - 2029**

Asset ID	1336	1 Project	@ \$5,000.00
	Capital Reserves	Asset Actual Cost	\$5,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$6,130.14
Useful Life	10		
Adjustment	45		
Replacement Year	2029		
Remaining Life	6		



There are three storm drain grates throughout the property. This component allocates funds to replace the storm grates and perform maintenance as needed.

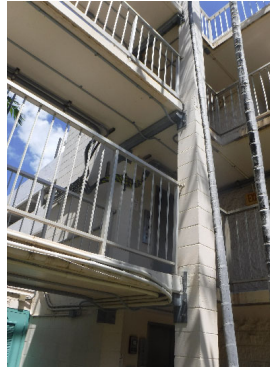
**Structural - Condition Assessment/Consulting - 2025**

Asset ID	1373	1 Project	@ \$15,000.00
	Capital Reserves	Asset Actual Cost	\$15,000.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$16,660.80
Useful Life	10		
Adjustment	41		
Replacement Year	2025		
Remaining Life	2		



**Makaha Surfside**  
Detail Report by Category

*Structural - Condition Assessment/Consulting continued...*



This component allocates funds to conduct a structural condition assessment in order to identify possible structural deficiencies.

Trash - Bins (17%) - 2024		14 Per	@ \$3,000.00
Asset ID	1342	Asset Actual Cost	\$6,930.00
Category	Trash Chute	Percent Replacement	16.5%
Placed in Service	January 2021	Future Cost	\$7,401.24
Useful Life	3		
Replacement Year	2024		
Remaining Life	1		



According to Makaha Surfside representatives, the Association owns fourteen bins, three were replaced in 2022. This component allocates funds to replace the trash bins as needed.

According to the Makaha Surfside general ledger, in 2021 the Association contracted GOC Technologies Inc for three new trash bins for approximately \$6,911.

**Makaha Surfside**  
Detail Report by Category

**Trash Chute Doors - 2034**

			12 Per	@ \$1,600.00
Asset ID	1230	Asset Actual Cost		\$19,200.00
	Capital Reserves	Percent Replacement		100%
Category	Building Components	Future Cost		\$26,633.03
Placed in Service	January 2004			
Useful Life	30			
Replacement Year	2034			
Remaining Life	11			

There are 12 trash chute doors. This component allocates funds to repair and replace the trash chute doors.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

Photos

**Trash Chute Replacement - 2034**

			12 Per Floor	@ \$6,000.00
Asset ID	1055	Asset Actual Cost		\$72,000.00
	Capital Reserves	Percent Replacement		100%
Category	Trash Chute	Future Cost		\$99,873.87
Placed in Service	January 1974			
Useful Life	60			
Replacement Year	2034			
Remaining Life	11			



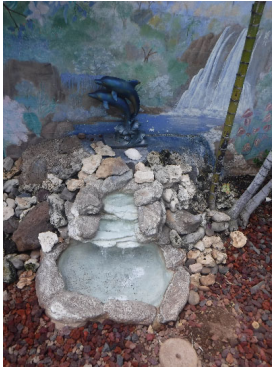
This component allocates funds to replace the three trash chutes.



**Makaha Surfside**  
Detail Report by Category

**Water Feature - Restoration Fund - 2025**

Asset ID	1356	1 Per	@ \$3,000.00
Capital Reserves		Asset Actual Cost	\$3,000.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$3,332.16
Useful Life	25		
Replacement Year	2025		
Remaining Life	2		



There is one water feature in the recreation area. This component allocates funds for replacement/restoration. This reserve study assumes the water feature pump will be replaced as an operational expense.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly.

**Makaha Surfside**  
Category Detail Index

Asset ID	Description	Replacement	Page
1296	Appliance - Laundry Machines (Unfunded - Third Party Owned)	2024	40
1292	Asphalt - Reconstruction; Covered	2028	40
1293	Asphalt - Reconstruction; Uncovered	2028	41
1294	Asphalt - Seal Coat; Covered	2024	42
1295	Asphalt - Seal Coat; Uncovered	2024	43
1369	Common Restroom - Renovation; Lobby	2029	43
1119	Common Restroom - Renovation; Recreation Building	2027	44
1244	Common Restroom - Sauna Heaters	2027	45
1243	Common Restroom - Sauna Renovation	2027	46
1360	Concrete/Spall - Post Tension, Sidewalks, Misc. Repair Fund	2023	46
1120	Conference Room - Renovation	2034	47
1153	Corridor - Floor Covering; Tile	2030	48
1271	Door/Windows - Common Area Doors (15%)	2029	49
1382	Door/Windows - Common Area Skylights	2023	50
1175	Door/Windows - Common Area Window Systems	2034	50
1173	Door/Windows - Rolldown Shutters	2028	51
1174	Door/Windows - Unit Entry Door, Lanai Door & Windows (Unfunded - Owner Res)	2024	52
1177	Door/Windows - Unit Entry Door, Lanai Door, & Windows; Resident Manager Unit	2036	53
1298	Electrical - Electrical System Repair Fund/Condition Assessment/Consulting	2023	53
1181	Electrical - Main Switch Gear/Electrical System; Upgrade/Replacement (33%)	2038	54
1350	Electrical - Photovoltaic System (Unfunded - Leased Equipment)	2037	55
1351	Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)	2023	56
1337	Electrical - Submeters (Unfunded - HECO/Owner Responsibility)	2023	57
1299	Electrical - Telecommunication Equipment/Pay Phones (Unfunded - Third Party Eq)	2034	57
1300	Electrical - Transformer (Unfunded - HECO Transformer)	2023	58

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Asset ID	Description	Replacement	Page
1010	Elevator - Cab Refurbishment/Panel Replacement (Two-Time Expense)	2037	59
1017	Elevator - Modernization	2056	59
1151	Elevator - Repair Fund	2026	60
1348	Employee Break Room - Renovation (In-House Project)	2025	61
1346	Equipment - Riding Mower, Yard Equipment, Misc.	2024	61
1249	Exercise Room - Fitness Equipment	2025	62
1250	Exercise Room - Renovation	2025	63
1134	Exterior Finish - Coating System; Corridors (33%)	2023	63
1032	Exterior Finish - Coating System; Parking Garage Decks	2031	64
1267	Exterior Finish - Coating System; Pool Deck	2023	65
1380	Exterior Finish - Coating System; Shuffleboard	2023	66
1289	Exterior Finish - Concrete & Spall Repairs; Building A	2029	66
1364	Exterior Finish - Concrete & Spall Repairs; Building B	2032	67
1365	Exterior Finish - Concrete & Spall Repairs; Building C	2024	68
1366	Exterior Finish - Concrete & Spall Repairs; Parking Garage	2031	69
1305	Exterior Finish - Murals	2030	70
1028	Exterior Finish - Painting System; Building A	2029	70
1361	Exterior Finish - Painting System; Building B	2032	71
1362	Exterior Finish - Painting System; Building C	2024	72
1363	Exterior Finish - Painting System; Exterior Parking Garage Structure	2031	73
1323	Exterior Finish - Wood Repair Fund	2027	73
1387	Fencing - Chain Link; Buildings: Repair Fund	2023	74
1184	Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)	2030	75

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1376	Fencing - Property Entrance	2030	76
1321	Fencing - Property Line; Repair Fund: Ocean Side	2030	77
1268	Fire Safety Equipment - Fire Alarm System	2026	77
1187	Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operatio	2023	78
1108	Fire Safety Equipment - Hoses and Cabinets	2026	79
1185	Fire Safety Equipment - Repair Fund	2027	79
1255	Fire Safety Equipment - Standpipe Test & Repair Fund	2026	80
1385	Flag Poles	2034	81
1344	Gas Tank (Unfunded - Third Party Owned)	2023	81
1345	Golf Cart (Used) (33%)	2025	82
1370	HVAC - Air Conditioning Unit; Guard Shack & Maintenance Office (Unfunded - Oj	2026	83
1192	HVAC - Air Conditioning Unit; Office	2025	83
1390	HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Owner Responsibility)	2023	84
1188	HVAC - Exhaust Fan Motors (Unfunded - Operational Expenditure)	2023	85
1104	HVAC - Exhaust Fans; Replacement (10%)	2027	85
1377	HVAC - Exhaust Shroud; Non-Mechanical	2023	86
1166	High Risk Component Inspection	2023	87
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1162	Landscaping - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)	2024	88
1386	Laundry Room Buildings - Exterior/Exhaust Equipment Fund	2025	88
1196	Lighting - Corridor, EXIT, Emergency, Parking, Stairwells, Etc. (Unfunded - Operat	2023	89
1379	Lighting - Flood Lights; Rooftop (25%)	2023	90
1355	Lighting - Light Poles; Fixture Replacement	2030	91
1354	Lighting - Light Poles; Pole Replacement	2030	91
1303	Lobby - Floor Covering; Tile	2025	92
1197	Lobby - Furniture Replacement	2027	93
1372	Lobby - Mailboxes	2025	93
1388	Lobby - Parcel Mailboxes (Unfunded - USPS)	2030	94

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1054	Mechanical Equipment - Drywell Pump	2025	95
1378	Mechanical Equipment - Sump Pump; Elevators Pumps (Unfunded - Existence Unk	2025	96
1383	Mechanical Equipment - Water Heater (Unfunded - Abandoned)	2025	96
1026	Office - Equipment; Managers Office, Guard Shack	2024	97
1384	Office - Equipment; Printer, Copier, Scanner (Unfunded - Lease Equipment)	2024	98
1349	Parking - Carports (Unfunded - Owner Responsibility)	2023	98
1130	Parking - Rolling Gate (Unfunded - Owner Responsibility)	2030	99
1211	Plumbing - Domestic Water Supply; Valves, Pressure Reducing Valves, & Fittings	2023	100
1163	Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Condition Assess	2023	101
1164	Plumbing - Drain, Waste, Vent, & Supply Line Plumbing System; Replacement (33%	2033	102
1009	Plumbing - Repair Fund	2023	103
1304	Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	2025	103
1114	Pool - Filtration System; Sand Filters	2025	104
1367	Pool - Filtration System; Skimmers	2031	105
1111	Pool - Pumps (33%)	2023	105
1284	Pool - Salt Chlorine Generator System (33%)	2024	106
1097	Pool - Tile/Railing Replacement	2037	107
1374	Pool Deck - Deck/Coping Edge; Repair Fund	2031	108
1353	Pool Deck - Outdoor Shower/Water Fountain	2030	108
1115	Pool Deck - Pergola Replacement	2051	109
1368	Pool Deck - Reconstruction (Unfunded - HAR 16-107)	2034	110
1117	Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	2024	110
1131	Railing - Corridors & Lanais (50%)	2031	111

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1216	Railing - Repair Fund	2023	113
1167	Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)	2054	114
1218	Recreation Deck - Barbeque Grills (Unfunded - Operational Expense)	2023	114
1352	Recreation Deck - Pergola; BBQ Area	2028	115
1222	Resident Manager Unit - Appliances/Water Heater (33%)	2024	116
1224	Resident Manager Unit - Partial Renovation	2025	116
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1333	Roofing - Roof Hatch	2034	119
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1049	Security - Surveillance System Upgrade/Replacement Fund	2027	121
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1334	Storage Shed/Pool Equipment Room - Replacement/Repair Fund	2027	122
1336	Storm Drain - Grates/Maintenance Funds	2029	123
1373	Structural - Condition Assessment/Consulting	2025	123
1342	Trash - Bins (17%)	2024	124
1230	Trash Chute Doors	2034	125
1055	Trash Chute Replacement	2034	125
1356	Water Feature - Restoration Fund	2025	126
	Total Funded Assets	99	
	Total Unfunded Assets	<u>25</u>	
	Total Assets	124	