Vertical Hawaii

Home Inspections & Reserve Studies LLC

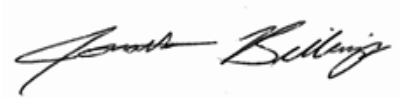
Makaha Surfside

2027 Reserve Study

January 1, 2027



Prepared By:





VERTICAL HAWAI'I
Home Inspections & Reserve Studies LLC
1050 Bishop St., Suite 333
Honolulu, HI 96813
Verticalhi.com
Phone: (808) 426-6412
Email Jonathan@verticalhi.com

TABLE OF CONTENTS
Makaha Surfside

Project Summary 3
Cash Flow Funding Model Summary 5
Cash Flow Funding Model Projection 6
Component Summary 7
Annual Expenditure Detail 11
Spread Sheet 22
Detail Report by Category 37
Category Detail Index 118

Makaha Surfside

Project Summary

Vertical Hawaii performed a Level I 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, 2027. The estimated reserve fund beginning balance, provided by management, as of December 31, 2026, is anticipated to total approximately $4,500,000.

An onsite visit was performed in 2026. Access was provided to reasonably accessible common elements. 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 by 5.5% annually 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 October 2026, the Seven Year Treasury Rate was 5.15%. This reserve study factors a 3.0% interest income rate. As of September 2026, the Honolulu consumer price index increased by 5.2% over the last twelve months. This reserve study factors an inflation rate of 5.2% for fiscal year 2027 and 3.0% 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. 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 514-148B 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

Project Summary

Pursuant to the Declaration Section 1, "The project will consist of three concrete and hallow tile apartment buildings and a concrete and hallow tile parking building and parking area, 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 2027 Makaha Surfside is 35% funded and currently 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

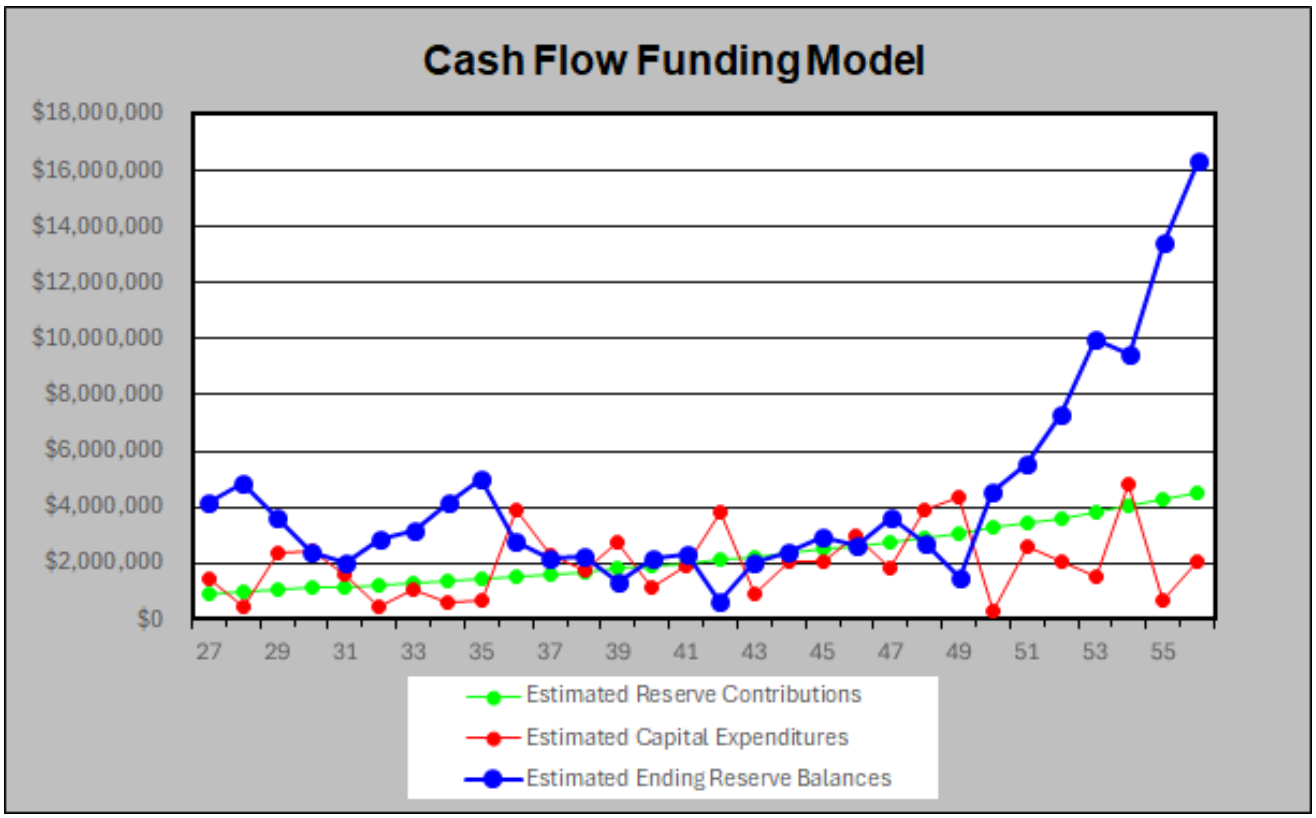
Vertical Hawaii or the Reserve Specialist certifies they have no affiliations with or involvement in any organization or entity with financial interest, membership, employment, or other equity interest that would cause a conflict of interest.

Makaha Surfside
Cash Flow Funding Model Summary

Report Date	January 1, 2027
Budget Year Beginning	January 1, 2027
Budget Year Ending	December 31, 2027
Total Units	454

Report Parameters

Interest Rate on Reserve Deposit	3.000%
2027 Beginning Balance	$4,500,000



Current Assessment Funding Model Summary of Calculations

Required Annual Contribution	$950,000.00
$2,092.51 per unit annually	
Average Net Annual Interest Earned	$120,881.50
Total Annual Allocation to Reserves	$1,070,881.50
$2,358.77 per unit annually	

Makaha Surfside

Cash Flow Funding Model Projection

Beginning Balance: $4,500,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2027	16,473,326	950,000	120,881	1,420,617	4,150,265	11,968,527	35%
2028	16,961,739	1,002,250	141,909	422,203	4,872,222	12,725,748	38%
2029	17,470,591	1,057,374	105,867	2,400,709	3,634,753	11,525,654	32%
2030	17,994,708	1,115,529	69,864	2,421,493	2,398,653	10,650,882	23%
2031	18,534,550	1,176,883	58,394	1,629,083	2,004,847	10,604,258	19%
2032	19,090,586	1,241,612	84,506	429,608	2,901,356	11,830,845	25%
2033	19,663,304	1,309,901	93,504	1,094,450	3,210,311	12,451,461	26%
2034	20,253,203	1,381,945	120,553	573,838	4,138,971	13,680,360	30%
2035	20,860,799	1,457,952	146,618	709,665	5,033,876	14,855,047	34%
2036	21,486,623	1,538,140	80,941	3,873,991	2,778,966	12,850,737	22%
2037	22,131,222	1,622,737	63,278	2,292,438	2,172,543	12,462,734	17%
2038	22,795,158	1,711,988	64,890	1,721,538	2,227,882	12,700,412	18%
2039	23,479,013	1,806,147	38,982	2,734,636	1,338,375	11,952,948	11%
2040	24,183,383	1,905,485	63,193	1,137,425	2,169,629	13,019,279	17%
2041	24,908,885	2,010,287	68,268	1,904,319	2,343,865	13,374,530	18%
2042	25,656,151	2,120,853	19,889	3,801,748	682,858	11,848,787	6%
2043	26,425,836	2,237,500	59,203	946,922	2,032,639	13,277,407	15%
2044	27,218,611	2,360,562	70,483	2,043,775	2,419,909	13,676,856	18%
2045	28,035,169	2,490,393	84,782	2,084,236	2,910,847	14,107,740	21%
2046	28,876,224	2,627,365	75,887	3,008,633	2,605,466	13,664,444	19%
2047	29,742,511	2,771,870	106,868	1,815,082	3,669,121	14,504,176	25%
2048	30,634,786	2,924,322	79,641	3,938,760	2,734,324	13,250,692	21%
2049	31,553,830	3,085,160	43,655	4,364,323	1,498,816	11,592,323	13%
2050	32,500,445	3,254,844	132,420	339,654	4,546,426	14,109,023	32%
2051	33,475,458	3,433,860	161,531	2,595,924	5,545,894	14,452,828	38%
2052	34,479,722	3,622,723	213,769	2,042,980	7,339,406	15,454,310	47%
2053	35,514,114	3,821,972	289,825	1,500,560	9,950,643	17,124,693	58%
2054	36,579,537	4,032,181	275,194	4,809,697	9,448,321	15,519,347	61%
2055	37,676,923	4,253,951	390,177	696,365	13,396,084	18,188,558	74%
2056	38,807,231	4,487,918	475,409	2,037,041	16,322,370	19,644,576	83%

Makaha Surfside

Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
AOAO Unit - Appliances/Water Heater (33%)	2020	2028	4	4	1	1 Project	7,000.00@ 33%	2,333
AOAO Unit - Partial Renovation	2010	2030	15	5	3	1 Project	40,000.00	40,000
Appliance - Laundry Machines (Unfunded - Third Party Owned)								
Unfunded								
Asphalt - Reconstruction; Covered	1974	2028	35	19	1	39,000 Sq Ft	6.50	253,500
Asphalt - Reconstruction; Uncovered	2000	2028	25	3	1	22,000 Sq Ft	5.00	110,000
Asphalt - Seal Coat/Repair Fund; Uncovered	1974	2030	5	51	3	22,000 Sq Ft	1.25	27,500
Asphalt - Seal Coat; Covered	1974	2035	10	51	8	39,000 Sq Ft	1.25	48,750
Common Restroom - Renovation; Lobby	1994	2029	20	15	2	2 Per	20,000.00	40,000
Common Restroom - Sauna Heaters	2005	2028	15	8	1	2 Per	6,000.00	12,000
Common Restroom/Sauna - Renovation; Recreation Building								
	1994	2029	20	15	2	2 Per	100,000.00	200,000
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund								
	2022	2027	5	0	0	1 Project	100,000.00	100,000
Conference Room - Renovation	2014	2029	15	0	2	1 Project	15,000.00	15,000
Door/Windows - Common Area Doors (10%)	2025	2027	5	-3	0	73 Per	8,000.00@ 10%	58,400
Door/Windows - Common Area Skylights	2001	2027	30	-4	0	9 Per	2,000.00	18,000
Door/Windows - Common Area Window Systems; Partial Replacement (25%)								
	2025	2035	10	0	8	1 Project	30,000.00@ 25%	7,500
Door/Windows - Rolldown Shutters	2000	2030	30	0	3	3 Per	3,500.00	10,500
Door/Windows - Unit Doors/Windows/Frames/Sealants (Unfunded - Owner Responsibility)								
Unfunded								
Door/Windows - Unit Doors/Windows/Frames/Sealants; AOAO Unit								
	1974	2036	50	12	9	1 Project	30,000.00	30,000
Electrical - EV Charging Stations	2026	2036	10	0	9	1 Project	20,000.00	20,000
Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)								
	1974	2040	6	60	13	1 Project	3,000,000.00@ 20%	600,000
Electrical - Meters (Unfunded - HECO/Owner Responsibility)								
Unfunded								
Electrical - Photovoltaic System (Unfunded - Leased Equipment)								
Unfunded								
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)								
	2017	2027	20	-10	0	1 Project	350,000.00	350,000
Electrical - Repair/Professional Services Fund	2021	2027	5	1	0	1 Project	30,000.00	30,000
Electrical - Telecom Equipment/Pay Phones (Unfunded - Third Party Equipment)								
Unfunded								
Electrical - Transformer (Unfunded - HECO Owned)								
Unfunded								
Elevator - Cab Refurbishment/Panel Replacement								
	2016	2031	15	0	4	5 Per	45,000.00	225,000
Elevator - Modernization (50%)	2016	2044	30	-2	17	5 Per	400,000.00@ 50%	1,000,000
Elevator - Modernization (50%)	2016	2045	30	-1	18	5 Per	400,000.00@ 50%	1,000,000
Elevator - Repair/Professional Services Fund	2025	2030	5	0	3	1 Project	30,000.00	30,000
Employee Break Room - Renovation (Material Only: In-House Project)								
	2024	2039	15	0	12	1 Project	8,000.00	8,000
Exercise Room - Fitness Equipment	2025	2033	8	0	6	1 Project	25,000.00	25,000
Exercise Room - Renovation Fund	2025	2040	15	0	13	1 Project	20,000.00	20,000
Exterior Finish - Coating System; Corridors	2009	2029	20	0	2	42,000 Sq Ft	30.00	1,260,000

Makaha Surfside

Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Exterior Finish - Coating System; Parking Garage Decks								
	2021	2031	10	0	4	39,400 Sq Ft	16.00	630,400
Exterior Finish - Coating System; Pool Deck	2018	2027	10	-1	0	5,400 Sq Ft	20.00	108,000
Exterior Finish - Mural Refresh	2025	2035	10	0	8	1 Project	5,000.00	5,000
Exterior Finish - Painting System/Concrete Repair Fund; Building A								
	2019	2029	10	0	2	1 Project	600,000.00	600,000
Exterior Finish - Painting System/Concrete Repair Fund; Building B								
	2023	2033	10	0	6	1 Project	500,000.00	500,000
Exterior Finish - Painting System/Concrete Repair Fund; Building C								
	2026	2036	10	0	9	1 Project	700,000.00	700,000
Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure								
	2021	2031	10	0	4	1 Project	300,000.00	300,000
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)								
	Unfunded							
Fencing - Chain Link; Ocean Side	2021	2041	20	0	14	1 Project	80,000.00	80,000
Fencing - Chain Link; Repair Fund	2021	2031	10	0	4	1 Project	15,000.00	15,000
Fencing - Pool Deck	2005	2035	30	0	8	520 LF	300.00	156,000
Fencing - Property Entrance	2005	2035	30	0	8	190 LF	300.00	57,000
Fire Safety Equipment - Fire Alarm System	1974	2034	25	35	7	1 Project	350,000.00	350,000
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)								
	Unfunded							
Fire Safety Equipment - Hoses and Cabinets (15%)								
	1974	2029	5	50	2	58 Per	3,500.00@ 15%	30,450
Fire Safety Equipment - Repair/Professional Services Fund								
	2025	2033	8	0	6	1 Project	10,000.00	10,000
Fire Safety Equipment - Standpipe Test & Repair Fund								
	2026	2031	5	0	4	7 Per	6,000.00	42,000
Flag Poles	2004	2044	40	0	17	2 Per	6,000.00	12,000
General Reserves/Professional Services Fund	2026	2031	5	0	4	1 Project	8,000.00	8,000
Golf Cart (Used) (33%)	2020	2027	5	2	0	3 Per	5,000.00@ 33%	5,000
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Vendor/Owner Responsibility)								
	Unfunded							
HVAC - Exhaust Duct; Laundry Buildings	2010	2040	30	0	13	2 Per	10,000.00	20,000
HVAC - Exhaust Fans; Rooftops (10%)	1974	2027	2	51	0	63 Per	7,500.00@ 10%	47,250
HVAC - Exhaust Shroud; Non-Mechanical	2003	2027	25	-1	0	3 Per	1,000.00	3,000
HVAC - Split Air Conditioning Unit; Breakroom								
	2024	2034	10	0	7	1 Project	6,000.00	6,000
HVAC - Split Air Conditioning Unit; Fitness Room								
	2021	2031	10	0	4	1 Project	6,000.00	6,000
HVAC - Split Air Conditioning Unit; Office	2025	2035	10	0	8	1 Project	6,000.00	6,000
High Risk Component Inspection	2022	2027	5	0	0	454 Per Unit	150.00	68,100
Landscaping/Irrigation - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)								
	Unfunded							
Lighting - Corridor/EXIT/Emergency/Parking/Stairwells, Etc. (Unfunded - Operational Expense)								
	Unfunded							
Lighting - Flood Lights; Rooftop (25%)	2017	2029	5	7	2	71 Per	500.00@ 25%	8,875
Lighting - Light Pole Fixtures	2015	2035	20	0	8	13 Per	1,500.00	19,500
Lighting - Light Poles	2005	2055	40	10	28	13 Per	6,000.00	78,000

Makaha Surfside

Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Lobby - Furniture Replacement	2012	2033	15	6	6	1 Project	6,000.00	6,000
Lobby - Mailboxes	1974	2033	40	19	6	1 Project	40,000.00	40,000
Lobby - Parcel Mailboxes (Unfunded - USPS Provided)								
		Unfunded						
Lobby/Office - Renovation/Furniture Fund	2025	2045	20	0	18	1 Project	10,000.00	10,000
Lobby/Office/Corridor - Floor Covering; Tile	2000	2033	30	3	6	5,500 Sq Ft	45.00	247,500
Office - Equipment; Managers Office, Guard Shack								
	2025	2028	3	0	1	1 Project	5,000.00	5,000
Office - Large Printer/Copier/Scanner (Unfunded - Lease Equipment)								
		Unfunded						
Parking - Carports	1974	2027	50	3	0	3 Per	25,000.00	75,000
Parking - Rolling Gate	2010	2040	30	0	13	1 Project	40,000.00	40,000
Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment								
	1974	2027	10	43	0	1 Project	40,000.00	40,000
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)								
	1974	2030	6	50	3	454 Per Unit	30,000.00@ 15%	2,043,000
Plumbing - Drywell Pump	2010	2027	15	2	0	1 Project	3,000.00	3,000
Plumbing - Gas Tank (Unfunded - Third Party Owned)								
		Unfunded						
Plumbing - Repair/Professional Services Fund	2026	2031	5	0	4	1 Project	50,000.00	50,000
Plumbing - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)								
		Unfunded						
Plumbing - Supply Line Replacement (Unfunded - Pending Assessment)								
		Unfunded						
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)								
	2022	2027	5	0	0	1 Project	60,000.00	60,000
Plumbing - Water Heater	2024	2034	10	0	7	1 Project	2,000.00	2,000
Pool - Filtration System; Sand Filters (33%)	2021	2029	6	2	2	3 Per	5,000.00@ 33%	5,000
Pool - Pumps (33%)	2021	2028	3	4	1	3 Per	3,500.00@ 33%	3,500
Pool - Repair/Professional Services Fund	2026	2033	7	0	6	1 Project	5,000.00	5,000
Pool - Salt System (33%)	2020	2028	4	4	1	3 Per	5,000.00@ 33%	5,000
Pool - Tile/Railing Replacement	2010	2035	25	0	8	1 Project	130,000.00	130,000
Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund								
	2011	2031	20	0	4	1 Project	80,000.00	80,000
Pool Deck - Pergola Replacement	2021	2051	30	0	24	1 Project	60,000.00	60,000
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)								
	2021	2027	3	3	0	1 Project	20,000.00@ 33%	6,667
Railing - Corridors/Lanais (33%)	1974	2037	60	3	10	9,400 LF	350.00@ 33%	1,096,667
Railing - Corridors/Lanais (33%)	1974	2038	60	4	11	9,400 LF	350.00@ 33%	1,096,667
Railing - Corridors/Lanais (33%)	1974	2039	60	5	12	9,400 LF	350.00@ 33%	1,096,667
Railing - Garage Cable Replacement Fund	1974	2027	5	48	0	1 Project	15,000.00	15,000
Railing - Repair/Professional Service Fund	2023	2028	5	0	1	1 Project	10,000.00	10,000
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)								
		Unfunded						
Recreation Area - BBQ Area Pergola	2009	2039	30	0	12	1 Project	80,000.00	80,000
Roofing - Coating System	2000	2027	20	7	0	64,000 Sq Ft	6.25	400,000
Roofing - Gutters; Buildings & Garage (33%)	2026	2027	10	-9	0	3,320 LF	30.00@ 33%	33,200
Roofing - Roof Hatch	1974	2034	60	0	7	3 Per	7,000.00	21,000

Makaha Surfside

Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing - Shingles/Flat Roof; Laundry Building								
	2021	2046	25	0	19	2,200 SF	12.00	26,400
Security - Access Control/Surveillance System Upgrade Fund								
	2022	2032	12	-2	5	1 Project	10,000.00	10,000
Security - Access Control; Fob System	2026	2038	12	0	11	1 Project	22,000.00	22,000
Security - Guard Shack Refurbishment/Furniture Fund;								
	2000	2030	30	0	3	1 Project	12,000.00	12,000
Security - Surveillance System	2026	2038	12	0	11	1 Project	80,000.00	80,000
Signage - Building/Grounds Signage Fund	2021	2031	10	0	4	1 Project	5,000.00	5,000
Storm Drain - Grates/Maintenance Funds	1974	2034	10	50	7	1 Project	10,000.00	10,000
Trash - Bins (21%)	2026	2029	3	0	2	14 Per	3,000.00@ 21%	9,001
Trash - Chute Repair/Professional Services Fund								
	2004	2034	30	0	7	1 Project	20,000.00	20,000
Trash - Chute Replacement	1974	2044	60	10	17	1 Project	100,000.00	100,000
Total Asset Summary								$16,473,326

Makaha Surfside
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2027	
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund	100,000
Door/Windows - Common Area Doors (10%)	58,400
Door/Windows - Common Area Skylights	18,000
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)	350,000
Electrical - Repair/Professional Services Fund	30,000
Exterior Finish - Coating System; Pool Deck	108,000
Golf Cart (Used) (33%)	5,000
HVAC - Exhaust Fans; Rooftops (10%)	47,250
HVAC - Exhaust Shroud; Non-Mechanical	3,000
High Risk Component Inspection	68,100
Parking - Carports	75,000
Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment	40,000
Plumbing - Drywell Pump	3,000
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	60,000
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	6,667
Railing - Garage Cable Replacement Fund	15,000
Roofing - Coating System	400,000
Roofing - Gutters; Buildings & Garage (33%)	33,200
Total for 2027	**$1,420,617**
Replacement Year 2028	
AOAO Unit - Appliances/Water Heater (33%)	2,455
Asphalt - Reconstruction; Covered	266,682
Asphalt - Reconstruction; Uncovered	115,720
Common Restroom - Sauna Heaters	12,624
Office - Equipment; Managers Office, Guard Shack	5,260
Pool - Pumps (33%)	3,682
Pool - Salt System (33%)	5,260
Railing - Repair/Professional Service Fund	10,520
Total for 2028	**$422,203**
Replacement Year 2029	
Common Restroom - Renovation; Lobby	43,342
Common Restroom/Sauna - Renovation; Recreation Building	216,712
Conference Room - Renovation	16,253
Exterior Finish - Coating System; Corridors	1,365,286
Exterior Finish - Painting System/Concrete Repair Fund; Building A	650,136

Description	Expenditures
Replacement Year 2029 continued...	
Fire Safety Equipment - Hoses and Cabinets (15%)	32,994
HVAC - Exhaust Fans; Rooftops (10%)	51,198
Lighting - Flood Lights; Rooftop (25%)	9,617
Pool - Filtration System; Sand Filters (33%)	5,418
Trash - Bins (21%)	9,753
Total for 2029	**$2,400,709**
Replacement Year 2030	
AOAO Unit - Partial Renovation	44,643
Asphalt - Seal Coat/Repair Fund; Uncovered	30,692
Door/Windows - Rolldown Shutters	11,719
Elevator - Repair/Professional Services Fund	33,482
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)	2,280,124
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	7,440
Security - Guard Shack Refurbishment/Furniture Fund;	13,393
Total for 2030	**$2,421,493**
Replacement Year 2031	
Elevator - Cab Refurbishment/Panel Replacement	258,648
Exterior Finish - Coating System; Parking Garage Decks	724,676
Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure	344,865
Fencing - Chain Link; Repair Fund	17,243
Fire Safety Equipment - Standpipe Test & Repair Fund	48,281
General Reserves/Professional Services Fund	9,196
HVAC - Exhaust Fans; Rooftops (10%)	54,316
HVAC - Split Air Conditioning Unit; Fitness Room	6,897
Office - Equipment; Managers Office, Guard Shack	5,748
Plumbing - Repair/Professional Services Fund	57,477
Pool - Pumps (33%)	4,023
Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund	91,964
Signage - Building/Grounds Signage Fund	5,748
Total for 2031	**$1,629,083**
Replacement Year 2032	
AOAO Unit - Appliances/Water Heater (33%)	2,763
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund	118,404

Description	Expenditures
Replacement Year 2032 continued...	
Door/Windows - Common Area Doors (10%)	69,148
Electrical - Repair/Professional Services Fund	35,521
Golf Cart (Used) (33%)	5,920
High Risk Component Inspection	80,633
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	71,042
Pool - Salt System (33%)	5,920
Railing - Garage Cable Replacement Fund	17,761
Security - Access Control/Surveillance System Upgrade Fund	11,840
Trash - Bins (21%)	10,657
Total for 2032	**$429,608**
Replacement Year 2033	
Exercise Room - Fitness Equipment	30,489
Exterior Finish - Painting System/Concrete Repair Fund; Building B	609,778
Fire Safety Equipment - Repair/Professional Services Fund	12,196
HVAC - Exhaust Fans; Rooftops (10%)	57,624
Lobby - Furniture Replacement	7,317
Lobby - Mailboxes	48,782
Lobby/Office/Corridor - Floor Covering; Tile	301,840
Pool - Repair/Professional Services Fund	6,098
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	8,130
Railing - Repair/Professional Service Fund	12,196
Total for 2033	**$1,094,450**
Replacement Year 2034	
Fire Safety Equipment - Fire Alarm System	439,650
Fire Safety Equipment - Hoses and Cabinets (15%)	38,250
HVAC - Split Air Conditioning Unit; Breakroom	7,537
Lighting - Flood Lights; Rooftop (25%)	11,148
Office - Equipment; Managers Office, Guard Shack	6,281
Plumbing - Water Heater	2,512
Pool - Pumps (33%)	4,397
Roofing - Roof Hatch	26,379
Storm Drain - Grates/Maintenance Funds	12,561
Trash - Chute Repair/Professional Services Fund	25,123
Total for 2034	**$573,838**
Replacement Year 2035	
Asphalt - Seal Coat/Repair Fund; Uncovered	35,580

Description	Expenditures
Replacement Year 2035 continued...	
Asphalt - Seal Coat; Covered	63,074
Door/Windows - Common Area Window Systems; Partial Replacement (25%)	9,704
Elevator - Repair/Professional Services Fund	38,815
Exterior Finish - Mural Refresh	6,469
Fencing - Pool Deck	201,837
Fencing - Property Entrance	73,748
HVAC - Exhaust Fans; Rooftops (10%)	61,133
HVAC - Split Air Conditioning Unit; Office	7,763
Lighting - Light Pole Fixtures	25,230
Pool - Filtration System; Sand Filters (33%)	6,469
Pool - Tile/Railing Replacement	168,198
Trash - Bins (21%)	11,645
Total for 2035	**$709,665**
Replacement Year 2036	
AOAO Unit - Appliances/Water Heater (33%)	3,109
Door/Windows - Unit Doors/Windows/Frames/Sealants; AOAO Unit	39,979
Electrical - EV Charging Stations	26,653
Exterior Finish - Painting System/Concrete Repair Fund; Building C	932,849
Fire Safety Equipment - Standpipe Test & Repair Fund	55,971
General Reserves/Professional Services Fund	10,661
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)	2,722,588
Plumbing - Repair/Professional Services Fund	66,632
Pool - Salt System (33%)	6,663
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	8,884
Total for 2036	**$3,873,991**
Replacement Year 2037	
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund	137,262
Door/Windows - Common Area Doors (10%)	80,161
Electrical - Repair/Professional Services Fund	41,179
Exterior Finish - Coating System; Pool Deck	148,243
Golf Cart (Used) (33%)	6,863
HVAC - Exhaust Fans; Rooftops (10%)	64,856
High Risk Component Inspection	93,476
Office - Equipment; Managers Office, Guard Shack	6,863

Description	Expenditures
Replacement Year 2037 continued...	
Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment	54,905
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	82,357
Pool - Pumps (33%)	4,804
Railing - Corridors/Lanais (33%)	1,505,308
Railing - Garage Cable Replacement Fund	20,589
Roofing - Gutters; Buildings & Garage (33%)	45,571
Total for 2037	**$2,292,438**
Replacement Year 2038	
Railing - Corridors/Lanais (33%)	1,550,467
Railing - Repair/Professional Service Fund	14,138
Security - Access Control; Fob System	31,104
Security - Surveillance System	113,104
Trash - Bins (21%)	12,725
Total for 2038	**$1,721,538**
Replacement Year 2039	
Employee Break Room - Renovation (Material Only: In-House Project)	11,650
Exterior Finish - Painting System/Concrete Repair Fund; Building A	873,728
Fire Safety Equipment - Hoses and Cabinets (15%)	44,342
HVAC - Exhaust Fans; Rooftops (10%)	68,806
Lighting - Flood Lights; Rooftop (25%)	12,924
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	9,708
Railing - Corridors/Lanais (33%)	1,596,981
Recreation Area - BBQ Area Pergola	116,497
Total for 2039	**$2,734,636**
Replacement Year 2040	
AOAO Unit - Appliances/Water Heater (33%)	3,500
Asphalt - Seal Coat/Repair Fund; Uncovered	41,247
Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)	899,940
Elevator - Repair/Professional Services Fund	44,997
Exercise Room - Renovation Fund	29,998
HVAC - Exhaust Duct; Laundry Buildings	29,998
Office - Equipment; Managers Office, Guard Shack	7,500
Parking - Rolling Gate	59,996
Pool - Pumps (33%)	5,250

Description	Expenditures
Replacement Year 2040 continued...	
Pool - Repair/Professional Services Fund	7,500
Pool - Salt System (33%)	7,500
Total for 2040	**$1,137,425**
Replacement Year 2041	
Exercise Room - Fitness Equipment	38,622
Exterior Finish - Coating System; Parking Garage Decks	973,903
Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure	463,469
Fencing - Chain Link; Ocean Side	123,592
Fencing - Chain Link; Repair Fund	23,173
Fire Safety Equipment - Repair/Professional Services Fund	15,449
Fire Safety Equipment - Standpipe Test & Repair Fund	64,886
General Reserves/Professional Services Fund	12,359
HVAC - Exhaust Fans; Rooftops (10%)	72,996
HVAC - Split Air Conditioning Unit; Fitness Room	9,269
Plumbing - Repair/Professional Services Fund	77,245
Pool - Filtration System; Sand Filters (33%)	7,724
Signage - Building/Grounds Signage Fund	7,724
Trash - Bins (21%)	13,905
Total for 2041	**$1,904,319**
Replacement Year 2042	
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund	159,124
Door/Windows - Common Area Doors (10%)	92,929
Electrical - Repair/Professional Services Fund	47,737
Golf Cart (Used) (33%)	7,956
High Risk Component Inspection	108,364
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)	3,250,912
Plumbing - Drywell Pump	4,774
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	95,475
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	10,608
Railing - Garage Cable Replacement Fund	23,869
Total for 2042	**$3,801,748**
Replacement Year 2043	
Common Restroom - Sauna Heaters	19,668

Description	Expenditures
Replacement Year 2043 continued...	
Exterior Finish - Painting System/Concrete Repair Fund; Building B	819,491
HVAC - Exhaust Fans; Rooftops (10%)	77,442
Office - Equipment; Managers Office, Guard Shack	8,195
Pool - Pumps (33%)	5,736
Railing - Repair/Professional Service Fund	16,390
Total for 2043	**$946,922**
Replacement Year 2044	
AOAO Unit - Appliances/Water Heater (33%)	3,939
Conference Room - Renovation	25,322
Elevator - Modernization (50%)	1,688,151
Fire Safety Equipment - Hoses and Cabinets (15%)	51,404
Flag Poles	20,258
HVAC - Split Air Conditioning Unit; Breakroom	10,129
Lighting - Flood Lights; Rooftop (25%)	14,982
Plumbing - Water Heater	3,376
Pool - Salt System (33%)	8,441
Security - Access Control/Surveillance System Upgrade Fund	16,882
Storm Drain - Grates/Maintenance Funds	16,882
Trash - Bins (21%)	15,194
Trash - Chute Replacement	168,815
Total for 2044	**$2,043,775**
Replacement Year 2045	
AOAO Unit - Partial Renovation	69,552
Asphalt - Seal Coat/Repair Fund; Uncovered	47,817
Asphalt - Seal Coat; Covered	84,766
Door/Windows - Common Area Window Systems; Partial Replacement (25%)	13,041
Elevator - Modernization (50%)	1,738,796
Exterior Finish - Mural Refresh	8,694
HVAC - Exhaust Fans; Rooftops (10%)	82,158
HVAC - Split Air Conditioning Unit; Office	10,433
Lobby/Office - Renovation/Furniture Fund	17,388
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	11,592
Total for 2045	**$2,084,236**
Replacement Year 2046	
Electrical - EV Charging Stations	35,819

Description	Expenditures
Replacement Year 2046 continued...	
Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)	1,074,576
Elevator - Cab Refurbishment/Panel Replacement	402,966
Exterior Finish - Painting System/Concrete Repair Fund; Building C	1,253,672
Fire Safety Equipment - Standpipe Test & Repair Fund	75,220
General Reserves/Professional Services Fund	14,328
Office - Equipment; Managers Office, Guard Shack	8,955
Plumbing - Repair/Professional Services Fund	89,548
Pool - Pumps (33%)	6,268
Roofing - Shingles/Flat Roof; Laundry Building	47,281
Total for 2046	**$3,008,633**
Replacement Year 2047	
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund	184,469
Door/Windows - Common Area Doors (10%)	107,730
Electrical - Repair/Professional Services Fund	55,341
Exterior Finish - Coating System; Pool Deck	199,226
Golf Cart (Used) (33%)	9,223
HVAC - Exhaust Fans; Rooftops (10%)	87,162
High Risk Component Inspection	125,623
Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment	73,788
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	110,681
Pool - Filtration System; Sand Filters (33%)	9,223
Pool - Repair/Professional Services Fund	9,223
Railing - Garage Cable Replacement Fund	27,670
Roofing - Coating System	737,875
Roofing - Gutters; Buildings & Garage (33%)	61,244
Trash - Bins (21%)	16,603
Total for 2047	**$1,815,082**
Replacement Year 2048	
AOAO Unit - Appliances/Water Heater (33%)	4,433
Lobby - Furniture Replacement	11,400
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)	3,881,759
Pool - Salt System (33%)	9,500
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	12,667
Railing - Repair/Professional Service Fund	19,000
Total for 2048	**$3,938,760**

Makaha Surfside
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2049	
Common Restroom - Renovation; Lobby	78,281
Common Restroom/Sauna - Renovation; Recreation Building	391,406
Exercise Room - Fitness Equipment	48,926
Exterior Finish - Coating System; Corridors	2,465,858
Exterior Finish - Painting System/Concrete Repair Fund; Building A	1,174,218
Fire Safety Equipment - Hoses and Cabinets (15%)	59,592
Fire Safety Equipment - Repair/Professional Services Fund	19,570
HVAC - Exhaust Fans; Rooftops (10%)	92,470
Lighting - Flood Lights; Rooftop (25%)	17,369
Office - Equipment; Managers Office, Guard Shack	9,785
Pool - Pumps (33%)	6,850
Total for 2049	**$4,364,323**
Replacement Year 2050	
Asphalt - Seal Coat/Repair Fund; Uncovered	55,433
Elevator - Repair/Professional Services Fund	60,472
Security - Access Control; Fob System	44,346
Security - Surveillance System	161,259
Trash - Bins (21%)	18,143
Total for 2050	**$339,654**
Replacement Year 2051	
Exterior Finish - Coating System; Parking Garage Decks	1,308,845
Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure	622,864
Fencing - Chain Link; Repair Fund	31,143
Fire Safety Equipment - Standpipe Test & Repair Fund	87,201
General Reserves/Professional Services Fund	16,610
HVAC - Exhaust Fans; Rooftops (10%)	98,101
HVAC - Split Air Conditioning Unit; Fitness Room	12,457
Plumbing - Repair/Professional Services Fund	103,811
Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund	166,097
Pool Deck - Pergola Replacement	124,573
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	13,841
Signage - Building/Grounds Signage Fund	10,381
Total for 2051	**$2,595,924**
Replacement Year 2052	
AOAO Unit - Appliances/Water Heater (33%)	4,990

Description	Expenditures
Replacement Year 2052 continued...	
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund	213,850
Door/Windows - Common Area Doors (10%)	124,888
Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)	1,283,100
Electrical - Repair/Professional Services Fund	64,155
Golf Cart (Used) (33%)	10,692
HVAC - Exhaust Shroud; Non-Mechanical	6,415
High Risk Component Inspection	145,632
Office - Equipment; Managers Office, Guard Shack	10,692
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	128,310
Pool - Pumps (33%)	7,485
Pool - Salt System (33%)	10,692
Railing - Garage Cable Replacement Fund	32,077
Total for 2052	**$2,042,980**
Replacement Year 2053	
Asphalt - Reconstruction; Uncovered	242,292
Exterior Finish - Painting System/Concrete Repair Fund; Building B	1,101,327
HVAC - Exhaust Fans; Rooftops (10%)	104,075
Pool - Filtration System; Sand Filters (33%)	11,013
Railing - Repair/Professional Service Fund	22,027
Trash - Bins (21%)	19,825
Total for 2053	**$1,500,560**
Replacement Year 2054	
Employee Break Room - Renovation (Material Only: In-House Project)	18,150
Fire Safety Equipment - Hoses and Cabinets (15%)	69,083
HVAC - Split Air Conditioning Unit; Breakroom	13,612
Lighting - Flood Lights; Rooftop (25%)	20,135
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)	4,635,024
Plumbing - Water Heater	4,537
Pool - Repair/Professional Services Fund	11,344
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	15,125
Storm Drain - Grates/Maintenance Funds	22,687
Total for 2054	**$4,809,697**
Replacement Year 2055	
Asphalt - Seal Coat/Repair Fund; Uncovered	64,262

Description	Expenditures
Replacement Year 2055 continued...	
Asphalt - Seal Coat; Covered	113,919
Door/Windows - Common Area Window Systems; Partial Replacement (25%)	17,526
Elevator - Repair/Professional Services Fund	70,104
Exercise Room - Renovation Fund	46,736
Exterior Finish - Mural Refresh	11,684
HVAC - Exhaust Fans; Rooftops (10%)	110,414
HVAC - Split Air Conditioning Unit; Office	14,021
Lighting - Light Pole Fixtures	45,568
Lighting - Light Poles	182,270
Office - Equipment; Managers Office, Guard Shack	11,684
Pool - Pumps (33%)	8,179
Total for 2055	**$696,365**
Replacement Year 2056	
AOAO Unit - Appliances/Water Heater (33%)	5,616
Electrical - EV Charging Stations	48,138
Exterior Finish - Painting System/Concrete Repair Fund; Building C	1,684,830
Fire Safety Equipment - Standpipe Test & Repair Fund	101,090
General Reserves/Professional Services Fund	19,255
Plumbing - Repair/Professional Services Fund	120,345
Pool - Salt System (33%)	12,034
Security - Access Control/Surveillance System Upgrade Fund	24,069
Trash - Bins (21%)	21,664
Total for 2056	**$2,037,041**

Makaha Surfside

Spread Sheet

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	4,500,000	4,150,265	4,872,222	3,634,753	2,398,653	2,004,847	2,901,356	3,210,311	4,138,971	5,033,876
Annual Assessment	950,000	1,002,250	1,057,374	1,115,529	1,176,883	1,241,612	1,309,901	1,381,945	1,457,952	1,538,140
Interest Earned	120,881	141,909	105,867	69,864	58,394	84,506	93,504	120,553	146,618	80,941
Expenditures	1,420,617	422,203	2,400,709	2,421,493	1,629,083	429,608	1,094,450	573,838	709,665	3,873,991
Fully Funded Reserves	11,968,527	12,725,748	11,525,654	10,650,882	10,604,258	11,830,845	12,451,461	13,680,360	14,855,047	12,850,737
Percent Fully Funded	35%	38%	32%	23%	19%	25%	26%	30%	34%	22%
Ending Balance	4,150,265	4,872,222	3,634,753	2,398,653	2,004,847	2,901,356	3,210,311	4,138,971	5,033,876	2,778,966
Description										
AOAO Unit - Appliances/Water Heater (33%)		2,455				2,763				3,109
AOAO Unit - Partial Renovation				44,643						
Appliance - Laundry Machines (Unfunded - Third Party Owned) *Unfunded*										
Asphalt - Reconstruction; Covered		266,682								
Asphalt - Reconstruction; Uncovered		115,720								
Asphalt - Seal Coat/Repair Fund; Uncovered				30,692					35,580	
Asphalt - Seal Coat; Covered									63,074	
Common Restroom - Renovation; Lobby			43,342							
Common Restroom - Sauna Heaters		12,624								
Common Restroom/Sauna - Renovation; Recreation Building			216,712							
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund	100,000					118,404				
Conference Room - Renovation			16,253							
Door/Windows - Common Area Doors (10%)	58,400					69,148				
Door/Windows - Common Area Skylights	18,000									
Door/Windows - Common Area Window Systems; Partial Replacement (25%)									9,704	
Door/Windows - Rolldown Shutters				11,719						
Door/Windows - Unit Doors/Windows/Frames/Sealants (Unfunded - Owner Responsibility) *Unfunded*										
Door/Windows - Unit Doors/Windows/Frames/Sealants; AOAO Unit										39,979
Electrical - EV Charging Stations										26,653
Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)										

Makaha Surfside

Spread Sheet

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Electrical - Meters (Unfunded - HECO/Owner Responsibility)	*Unfunded*									
Electrical - Photovoltaic System (Unfunded - Leased Equipment)	*Unfunded*									
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)	350,000									
Electrical - Repair/Professional Services Fund	30,000					35,521				
Electrical - Telecom Equipment/Pay Phones (Unfunded - Third Party Equipment)	*Unfunded*									
Electrical - Transformer (Unfunded - HECO Owned)	*Unfunded*									
Elevator - Cab Refurbishment/Panel Replacement					258,648					
Elevator - Modernization (50%)										
Elevator - Modernization (50%)										
Elevator - Repair/Professional Services Fund				33,482					38,815	
Employee Break Room - Renovation (Material Only: In-House Project)										
Exercise Room - Fitness Equipment							30,489			
Exercise Room - Renovation Fund										
Exterior Finish - Coating System; Corridors			1,365,286							
Exterior Finish - Coating System; Parking Garage Decks					724,676					
Exterior Finish - Coating System; Pool Deck	108,000									
Exterior Finish - Mural Refresh									6,469	
Exterior Finish - Painting System/Concrete Repair Fund; Building A			650,136							
Exterior Finish - Painting System/Concrete Repair Fund; Building B							609,778			
Exterior Finish - Painting System/Concrete Repair Fund; Building C										932,849
Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure					344,865					
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)	*Unfunded*									
Fencing - Chain Link; Ocean Side										
Fencing - Chain Link; Repair Fund					17,243					

Makaha Surfside

Spread Sheet

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fencing - Pool Deck									201,837	
Fencing - Property Entrance									73,748	
Fire Safety Equipment - Fire Alarm System								439,650		
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)										
	Unfunded									
Fire Safety Equipment - Hoses and Cabinets (15%)			32,994					38,250		
Fire Safety Equipment - Repair/Professional Services Fund										
							12,196			
Fire Safety Equipment - Standpipe Test & Repair Fund										
					48,281					55,971
Flag Poles										
General Reserves/Professional Services Fund					9,196					10,661
Golf Cart (Used) (33%)	5,000					5,920				
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Vendor/Owner Responsibility)										
	Unfunded									
HVAC - Exhaust Duct; Laundry Buildings										
HVAC - Exhaust Fans; Rooftops (10%)	47,250		51,198		54,316		57,624		61,133	
HVAC - Exhaust Shroud; Non-Mechanical	3,000									
HVAC - Split Air Conditioning Unit; Breakroom								7,537		
HVAC - Split Air Conditioning Unit; Fitness Room					6,897					
HVAC - Split Air Conditioning Unit; Office									7,763	
High Risk Component Inspection	68,100					80,633				
Landscaping/Irrigation - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)										
	Unfunded									
Lighting - Corridor/EXIT/Emergency/Parking/Stairwells, Etc. (Unfunded - Operational Expense)										
	Unfunded									
Lighting - Flood Lights; Rooftop (25%)			9,617					11,148		
Lighting - Light Pole Fixtures									25,230	
Lighting - Light Poles										
Lobby - Furniture Replacement							7,317			
Lobby - Mailboxes							48,782			
Lobby - Parcel Mailboxes (Unfunded - USPS Provided)										
	Unfunded									
Lobby/Office - Renovation/Furniture Fund										
Lobby/Office/Corridor - Floor Covering; Tile							301,840			

Makaha Surfside

Spread Sheet

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Office - Equipment; Managers Office, Guard Shack		5,260			5,748			6,281		
Office - Large Printer/Copier/Scanner (Unfunded - Lease Equipment)	*Unfunded*									
Parking - Carports	75,000									
Parking - Rolling Gate										
Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment	40,000									
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)				2,280,124						2,722,588
Plumbing - Drywell Pump	3,000									
Plumbing - Gas Tank (Unfunded - Third Party Owned)	*Unfunded*									
Plumbing - Repair/Professional Services Fund					57,477					66,632
Plumbing - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)	*Unfunded*									
Plumbing - Supply Line Replacement (Unfunded - Pending Assessment)	*Unfunded*									
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	60,000					71,042				
Plumbing - Water Heater								2,512		
Pool - Filtration System; Sand Filters (33%)			5,418						6,469	
Pool - Pumps (33%)		3,682			4,023			4,397		
Pool - Repair/Professional Services Fund							6,098			
Pool - Salt System (33%)		5,260				5,920				6,663
Pool - Tile/Railing Replacement									168,198	
Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund					91,964					
Pool Deck - Pergola Replacement										
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	6,667			7,440			8,130			8,884
Railing - Corridors/Lanais (33%)										
Railing - Corridors/Lanais (33%)										
Railing - Corridors/Lanais (33%)										
Railing - Garage Cable Replacement Fund	15,000					17,761				

Makaha Surfside

Spread Sheet

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Railing - Repair/Professional Service Fund										
		10,520					12,196			
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)										
	Unfunded									
Recreation Area - BBQ Area Pergola										
Roofing - Coating System	400,000									
Roofing - Gutters; Buildings & Garage (33%)	33,200									
Roofing - Roof Hatch								26,379		
Roofing - Shingles/Flat Roof; Laundry Building										
Security - Access Control/Surveillance System Upgrade Fund										
						11,840				
Security - Access Control; Fob System										
Security - Guard Shack Refurbishment/Furniture Fund;										
				13,393						
Security - Surveillance System										
Signage - Building/Grounds Signage Fund					5,748					
Storm Drain - Grates/Maintenance Funds								12,561		
Trash - Bins (21%)			9,753			10,657			11,645	
Trash - Chute Repair/Professional Services Fund								25,123		
Trash - Chute Replacement										
Year Total:	**1,420,617**	**422,203**	**2,400,709**	**2,421,493**	**1,629,083**	**429,608**	**1,094,450**	**573,838**	**709,665**	**3,873,991**

Makaha Surfside

Spread Sheet

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance	2,778,966	2,172,543	2,227,882	1,338,375	2,169,629	2,343,865	682,858	2,032,639	2,419,909	2,910,847
Annual Assessment	1,622,737	1,711,988	1,806,147	1,905,485	2,010,287	2,120,853	2,237,500	2,360,562	2,490,393	2,627,365
Interest Earned	63,278	64,890	38,982	63,193	68,268	19,889	59,203	70,483	84,782	75,887
Expenditures	2,292,438	1,721,538	2,734,636	1,137,425	1,904,319	3,801,748	946,922	2,043,775	2,084,236	3,008,633
Fully Funded Reserves	12,462,734	12,700,412	11,952,948	13,019,279	13,374,530	11,848,787	13,277,407	13,676,856	14,107,740	13,664,444
Percent Fully Funded	17%	18%	11%	17%	18%	6%	15%	18%	21%	19%
Ending Balance	2,172,543	2,227,882	1,338,375	2,169,629	2,343,865	682,858	2,032,639	2,419,909	2,910,847	2,605,466
Description										
AOAO Unit - Appliances/Water Heater (33%)				3,500				3,939		
AOAO Unit - Partial Renovation									69,552	
Appliance - Laundry Machines (Unfunded - Third Party Owned)										
	Unfunded									
Asphalt - Reconstruction; Covered										
Asphalt - Reconstruction; Uncovered										
Asphalt - Seal Coat/Repair Fund; Uncovered				41,247					47,817	
Asphalt - Seal Coat; Covered									84,766	
Common Restroom - Renovation; Lobby										
Common Restroom - Sauna Heaters							19,668			
Common Restroom/Sauna - Renovation; Recreation Building										
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund										
	137,262					159,124				
Conference Room - Renovation								25,322		
Door/Windows - Common Area Doors (10%)	80,161					92,929				
Door/Windows - Common Area Skylights										
Door/Windows - Common Area Window Systems; Partial Replacement (25%)										
									13,041	
Door/Windows - Rolldown Shutters										
Door/Windows - Unit Doors/Windows/Frames/Sealants (Unfunded - Owner Responsibility)										
	Unfunded									
Door/Windows - Unit Doors/Windows/Frames/Sealants; AOAO Unit										
Electrical - EV Charging Stations										35,819
Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)										
				899,940						1,074,576

Makaha Surfside

Spread Sheet

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Electrical - Meters (Unfunded - HECO/Owner Responsibility)	*Unfunded*									
Electrical - Photovoltaic System (Unfunded - Leased Equipment)	*Unfunded*									
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)										
Electrical - Repair/Professional Services Fund	41,179					47,737				
Electrical - Telecom Equipment/Pay Phones (Unfunded - Third Party Equipment)	*Unfunded*									
Electrical - Transformer (Unfunded - HECO Owned)	*Unfunded*									
Elevator - Cab Refurbishment/Panel Replacement										402,966
Elevator - Modernization (50%)								1,688,151		
Elevator - Modernization (50%)									1,738,796	
Elevator - Repair/Professional Services Fund				44,997						
Employee Break Room - Renovation (Material Only: In-House Project)			11,650							
Exercise Room - Fitness Equipment					38,622					
Exercise Room - Renovation Fund				29,998						
Exterior Finish - Coating System; Corridors										
Exterior Finish - Coating System; Parking Garage Decks					973,903					
Exterior Finish - Coating System; Pool Deck	148,243									
Exterior Finish - Mural Refresh									8,694	
Exterior Finish - Painting System/Concrete Repair Fund; Building A			873,728							
Exterior Finish - Painting System/Concrete Repair Fund; Building B							819,491			
Exterior Finish - Painting System/Concrete Repair Fund; Building C										1,253,672
Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure					463,469					
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)	*Unfunded*									
Fencing - Chain Link; Ocean Side					123,592					
Fencing - Chain Link; Repair Fund					23,173					

Makaha Surfside

Spread Sheet

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Fencing - Pool Deck										
Fencing - Property Entrance										
Fire Safety Equipment - Fire Alarm System										
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)										
Unfunded										
Fire Safety Equipment - Hoses and Cabinets (15%)			44,342					51,404		
Fire Safety Equipment - Repair/Professional Services Fund										
					15,449					
Fire Safety Equipment - Standpipe Test & Repair Fund										
					64,886					75,220
Flag Poles								20,258		
General Reserves/Professional Services Fund					12,359					14,328
Golf Cart (Used) (33%)	6,863					7,956				
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Vendor/Owner Responsibility)										
Unfunded										
HVAC - Exhaust Duct; Laundry Buildings				29,998						
HVAC - Exhaust Fans; Rooftops (10%)	64,856		68,806		72,996		77,442		82,158	
HVAC - Exhaust Shroud; Non-Mechanical										
HVAC - Split Air Conditioning Unit; Breakroom								10,129		
HVAC - Split Air Conditioning Unit; Fitness Room					9,269					
HVAC - Split Air Conditioning Unit; Office									10,433	
High Risk Component Inspection	93,476					108,364				
Landscaping/Irrigation - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)										
Unfunded										
Lighting - Corridor/EXIT/Emergency/Parking/Stairwells, Etc. (Unfunded - Operational Expense)										
Unfunded										
Lighting - Flood Lights; Rooftop (25%)			12,924					14,982		
Lighting - Light Pole Fixtures										
Lighting - Light Poles										
Lobby - Furniture Replacement										
Lobby - Mailboxes										
Lobby - Parcel Mailboxes (Unfunded - USPS Provided)										
Unfunded										
Lobby/Office - Renovation/Furniture Fund									17,388	
Lobby/Office/Corridor - Floor Covering; Tile										

Makaha Surfside

Spread Sheet

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Office - Equipment; Managers Office, Guard Shack	6,863			7,500			8,195			8,955
Office - Large Printer/Copier/Scanner (Unfunded - Lease Equipment)	*Unfunded*									
Parking - Carports										
Parking - Rolling Gate				59,996						
Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment	54,905									
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)						3,250,912				
Plumbing - Drywell Pump						4,774				
Plumbing - Gas Tank (Unfunded - Third Party Owned)	*Unfunded*									
Plumbing - Repair/Professional Services Fund					77,245					89,548
Plumbing - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)	*Unfunded*									
Plumbing - Supply Line Replacement (Unfunded - Pending Assessment)	*Unfunded*									
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	82,357					95,475				
Plumbing - Water Heater								3,376		
Pool - Filtration System; Sand Filters (33%)					7,724					
Pool - Pumps (33%)	4,804			5,250			5,736			6,268
Pool - Repair/Professional Services Fund				7,500						
Pool - Salt System (33%)				7,500				8,441		
Pool - Tile/Railing Replacement										
Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund										
Pool Deck - Pergola Replacement										
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)			9,708			10,608			11,592	
Railing - Corridors/Lanais (33%)	1,505,308									
Railing - Corridors/Lanais (33%)		1,550,467								
Railing - Corridors/Lanais (33%)			1,596,981							
Railing - Garage Cable Replacement Fund	20,589					23,869				

Makaha Surfside

Spread Sheet

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Railing - Repair/Professional Service Fund										
		14,138					16,390			
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)										
	Unfunded									
Recreation Area - BBQ Area Pergola			116,497							
Roofing - Coating System										
Roofing - Gutters; Buildings & Garage (33%)	45,571									
Roofing - Roof Hatch										
Roofing - Shingles/Flat Roof; Laundry Building										47,281
Security - Access Control/Surveillance System Upgrade Fund										
								16,882		
Security - Access Control; Fob System		31,104								
Security - Guard Shack Refurbishment/Furniture Fund;										
Security - Surveillance System		113,104								
Signage - Building/Grounds Signage Fund					7,724					
Storm Drain - Grates/Maintenance Funds								16,882		
Trash - Bins (21%)		12,725			13,905			15,194		
Trash - Chute Repair/Professional Services Fund										
Trash - Chute Replacement								168,815		
Year Total:	**2,292,438**	**1,721,538**	**2,734,636**	**1,137,425**	**1,904,319**	**3,801,748**	**946,922**	**2,043,775**	**2,084,236**	**3,008,633**

Makaha Surfside

Spread Sheet

	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Beginning Balance	2,605,466	3,669,121	2,734,324	1,498,816	4,546,426	5,545,894	7,339,406	9,950,643	9,448,321	13,396,084
Annual Assessment	2,771,870	2,924,322	3,085,160	3,254,844	3,433,860	3,622,723	3,821,972	4,032,181	4,253,951	4,487,918
Interest Earned	106,868	79,641	43,655	132,420	161,531	213,769	289,825	275,194	390,177	475,409
Expenditures	1,815,082	3,938,760	4,364,323	339,654	2,595,924	2,042,980	1,500,560	4,809,697	696,365	2,037,041
Fully Funded Reserves	14,504,176	13,250,692	11,592,323	14,109,023	14,452,828	15,454,310	17,124,693	15,519,347	18,188,558	19,644,576
Percent Fully Funded	25%	21%	13%	32%	38%	47%	58%	61%	74%	83%
Ending Balance	3,669,121	2,734,324	1,498,816	4,546,426	5,545,894	7,339,406	9,950,643	9,448,321	13,396,084	16,322,370
Description										
AOAO Unit - Appliances/Water Heater (33%)		4,433				4,990				5,616
AOAO Unit - Partial Renovation										
Appliance - Laundry Machines (Unfunded - Third Party Owned)										
	Unfunded									
Asphalt - Reconstruction; Covered										
Asphalt - Reconstruction; Uncovered							242,292			
Asphalt - Seal Coat/Repair Fund; Uncovered				55,433					64,262	
Asphalt - Seal Coat; Covered									113,919	
Common Restroom - Renovation; Lobby			78,281							
Common Restroom - Sauna Heaters										
Common Restroom/Sauna - Renovation; Recreation Building										
			391,406							
Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund										
	184,469					213,850				
Conference Room - Renovation										
Door/Windows - Common Area Doors (10%)	107,730					124,888				
Door/Windows - Common Area Skylights										
Door/Windows - Common Area Window Systems; Partial Replacement (25%)										
									17,526	
Door/Windows - Rolldown Shutters										
Door/Windows - Unit Doors/Windows/Frames/Sealants (Unfunded - Owner Responsibility)										
	Unfunded									
Door/Windows - Unit Doors/Windows/Frames/Sealants; AOAO Unit										
Electrical - EV Charging Stations										48,138
Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)										
						1,283,100				

Makaha Surfside

Spread Sheet

Description	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Electrical - Meters (Unfunded - HECO/Owner Responsibility)	*Unfunded*									
Electrical - Photovoltaic System (Unfunded - Leased Equipment)	*Unfunded*									
Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)										
Electrical - Repair/Professional Services Fund	55,341					64,155				
Electrical - Telecom Equipment/Pay Phones (Unfunded - Third Party Equipment)	*Unfunded*									
Electrical - Transformer (Unfunded - HECO Owned)	*Unfunded*									
Elevator - Cab Refurbishment/Panel Replacement										
Elevator - Modernization (50%)										
Elevator - Modernization (50%)										
Elevator - Repair/Professional Services Fund				60,472					70,104	
Employee Break Room - Renovation (Material Only: In-House Project)								18,150		
Exercise Room - Fitness Equipment			48,926							
Exercise Room - Renovation Fund									46,736	
Exterior Finish - Coating System; Corridors			2,465,858							
Exterior Finish - Coating System; Parking Garage Decks					1,308,845					
Exterior Finish - Coating System; Pool Deck	199,226									
Exterior Finish - Mural Refresh									11,684	
Exterior Finish - Painting System/Concrete Repair Fund; Building A			1,174,218							
Exterior Finish - Painting System/Concrete Repair Fund; Building B							1,101,327			
Exterior Finish - Painting System/Concrete Repair Fund; Building C										1,684,830
Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure					622,864					
Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)	*Unfunded*									
Fencing - Chain Link; Ocean Side										
Fencing - Chain Link; Repair Fund					31,143					

Makaha Surfside

Spread Sheet

Description	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Fencing - Pool Deck										
Fencing - Property Entrance										
Fire Safety Equipment - Fire Alarm System										
Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expense)										
	Unfunded									
Fire Safety Equipment - Hoses and Cabinets (15%)			59,592					69,083		
Fire Safety Equipment - Repair/Professional Services Fund										
			19,570							
Fire Safety Equipment - Standpipe Test & Repair Fund										
					87,201					101,090
Flag Poles										
General Reserves/Professional Services Fund					16,610					19,255
Golf Cart (Used) (33%)	9,223					10,692				
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Vendor/Owner Responsibility)										
	Unfunded									
HVAC - Exhaust Duct; Laundry Buildings										
HVAC - Exhaust Fans; Rooftops (10%)	87,162		92,470		98,101		104,075		110,414	
HVAC - Exhaust Shroud; Non-Mechanical						6,415				
HVAC - Split Air Conditioning Unit; Breakroom								13,612		
HVAC - Split Air Conditioning Unit; Fitness Room					12,457					
HVAC - Split Air Conditioning Unit; Office									14,021	
High Risk Component Inspection	125,623					145,632				
Landscaping/Irrigation - Upgrade/Refurbishment Fund (Unfunded - Operational Expense)										
	Unfunded									
Lighting - Corridor/EXIT/Emergency/Parking/Stairwells, Etc. (Unfunded - Operational Expense)										
	Unfunded									
Lighting - Flood Lights; Rooftop (25%)			17,369					20,135		
Lighting - Light Pole Fixtures									45,568	
Lighting - Light Poles									182,270	
Lobby - Furniture Replacement		11,400								
Lobby - Mailboxes										
Lobby - Parcel Mailboxes (Unfunded - USPS Provided)										
	Unfunded									
Lobby/Office - Renovation/Furniture Fund										
Lobby/Office/Corridor - Floor Covering; Tile										

Makaha Surfside

Spread Sheet

Description	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Office - Equipment; Managers Office, Guard Shack			9,785			10,692			11,684	
Office - Large Printer/Copier/Scanner (Unfunded - Lease Equipment)	*Unfunded*									
Parking - Carports										
Parking - Rolling Gate										
Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment	73,788									
Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)		3,881,759						4,635,024		
Plumbing - Drywell Pump										
Plumbing - Gas Tank (Unfunded - Third Party Owned)	*Unfunded*									
Plumbing - Repair/Professional Services Fund					103,811					120,345
Plumbing - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)	*Unfunded*									
Plumbing - Supply Line Replacement (Unfunded - Pending Assessment)	*Unfunded*									
Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	110,681					128,310				
Plumbing - Water Heater								4,537		
Pool - Filtration System; Sand Filters (33%)	9,223						11,013			
Pool - Pumps (33%)			6,850			7,485			8,179	
Pool - Repair/Professional Services Fund	9,223							11,344		
Pool - Salt System (33%)		9,500				10,692				12,034
Pool - Tile/Railing Replacement										
Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund					166,097					
Pool Deck - Pergola Replacement					124,573					
Pool/Recreation Deck - Outdoor Furniture Replacement (33%)		12,667			13,841			15,125		
Railing - Corridors/Lanais (33%)										
Railing - Corridors/Lanais (33%)										
Railing - Corridors/Lanais (33%)										
Railing - Garage Cable Replacement Fund	27,670					32,077				

Makaha Surfside
Spread Sheet

Description	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Railing - Repair/Professional Service Fund										
		19,000					22,027			
Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)										
	Unfunded									
Recreation Area - BBQ Area Pergola										
Roofing - Coating System	737,875									
Roofing - Gutters; Buildings & Garage (33%)	61,244									
Roofing - Roof Hatch										
Roofing - Shingles/Flat Roof; Laundry Building										
Security - Access Control/Surveillance System Upgrade Fund										
										24,069
Security - Access Control; Fob System				44,346						
Security - Guard Shack Refurbishment/Furniture Fund;										
Security - Surveillance System				161,259						
Signage - Building/Grounds Signage Fund					10,381					
Storm Drain - Grates/Maintenance Funds								22,687		
Trash - Bins (21%)	16,603			18,143			19,825			21,664
Trash - Chute Repair/Professional Services Fund										
Trash - Chute Replacement										
Year Total:	**1,815,082**	**3,938,760**	**4,364,323**	**339,654**	**2,595,924**	**2,042,980**	**1,500,560**	**4,809,697**	**696,365**	**2,037,041**

AOAO Unit - Appliances/Water Heater (33%) - 2028

		1 Project	@ $7,000.00
Asset ID	1222	Asset Actual Cost	$2,333.33
	Capital Reserves	Percent Replacement	33.33%
Category	Interior Furnishings	Future Cost	$2,454.67
Placed in Service	January 2020		
Useful Life	4		
Adjustment	4		
Replacement Year	2028		
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.

AOAO Unit - Partial Renovation - 2030

		1 Project	@ $40,000.00
Asset ID	1224	Asset Actual Cost	$40,000.00
	Capital Reserves	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	$44,642.67
Placed in Service	January 2010		
Useful Life	15		
Adjustment	5		
Replacement Year	2030		
Remaining Life	3		

This component allocates funds for AOAO Unit partial renovations.

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

Appliance - Laundry Machines (Unfunded - Third Party Owned)

		1 Project	
Asset ID	1296	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Appliance	Future Cost	
Placed in Service	January 2020		
Useful Life	7		
Replacement Year	2027		
Remaining Life	0		





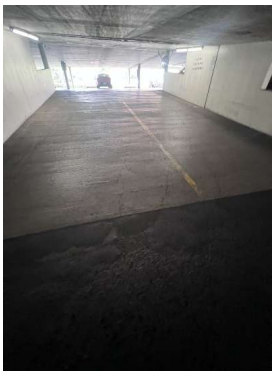
According to Makaha Surfside representatives, the community laundry machines are owned and maintained by a third party.

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

Asphalt - Reconstruction; Covered - 2028

		39,000 Sq Ft	@ $6.50
Asset ID	1292	Asset Actual Cost	$253,500.00
	Capital Reserves	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$266,682.00
Placed in Service	January 1974		
Useful Life	35		
Adjustment	19		
Replacement Year	2028		
Remaining Life	1		

Asphalt - Reconstruction; Covered continued...




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.

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
	Capital Reserves	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$115,720.00
Placed in Service	January 2000		
Useful Life	25		
Adjustment	3		
Replacement Year	2028		
Remaining Life	1		




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 - Reconstruction; Uncovered continued...

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.

Asphalt - Seal Coat/Repair Fund; Uncovered - 2030

		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	$30,691.84
Placed in Service	January 1974		
Useful Life	5		
Adjustment	51		
Replacement Year	2030		
Remaining Life	3		





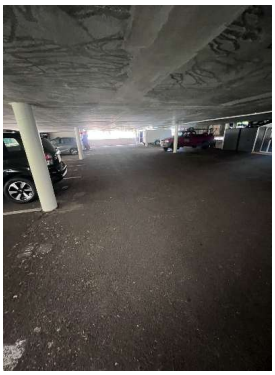
There is approximately 22,000 square feet of uncovered asphalt. The useful life of an asphalt seal coat is typically longer when protected from natural elements and when proper drainage is maintained.

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.

Asphalt - Seal Coat; Covered - 2035

		39,000 Sq Ft	@ $1.25
Asset ID	1294	Asset Actual Cost	$48,750.00
	Capital Reserves	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$63,074.08
Placed in Service	January 1974		
Useful Life	10		
Adjustment	51		
Replacement Year	2035		
Remaining Life	8		



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.

The last date of replacement is unknown. If more 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	$43,342.40
Placed in Service	January 1994		
Useful Life	20		
Adjustment	15		
Replacement Year	2029		
Remaining Life	2		

Common Restroom - Renovation; Lobby continued...

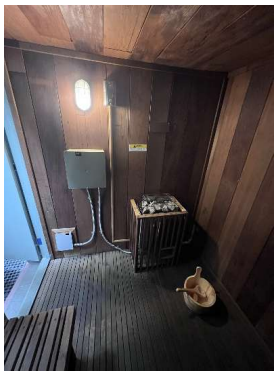



There are two restrooms serving the pool/exercise area, and two restroom in the lobby. This component allocates funds per restroom. The renovation cost will vary depending on the selection of material, design, and overall scope of work.

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

Common Restroom - Sauna Heaters - 2028

		2 Per	@ $6,000.00
Asset ID	1244	Asset Actual Cost	$12,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$12,624.00
Placed in Service	January 2005		
Useful Life	15		
Adjustment	8		
Replacement Year	2028		
Remaining Life	1		





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

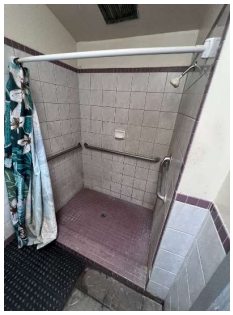
Common Restroom - Sauna Heaters continued...

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.

Common Restroom/Sauna - Renovation; Recreation Building - 2029

		2 Per	@ $100,000.00
Asset ID	1119	Asset Actual Cost	$200,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$216,712.00
Placed in Service	January 1994		
Useful Life	20		
Adjustment	15		
Replacement Year	2029		
Remaining Life	2		







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.

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

Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund -

		1 Project	@ $100,000.00
Asset ID	1360	Asset Actual Cost	$100,000.00
	Capital Reserves	Percent Replacement	100%
Category	Building Components	Future Cost	$100,000.00
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	0		






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 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.

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 Honolulu DPP website, in 2005 the Association contracted Structural

Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Services Fund continued...

Technolgies LLC for emergency structural repairs to unbonded post-tensioning tendons.

Conference Room - Renovation - 2029

Asset ID	1120
	Capital Reserves
Category	Building Components
Placed in Service	January 2014
Useful Life	15
Replacement Year	2029
Remaining Life	2

1 Project	@ $15,000.00
Asset Actual Cost	$15,000.00
Percent Replacement	100%
Future Cost	$16,253.40



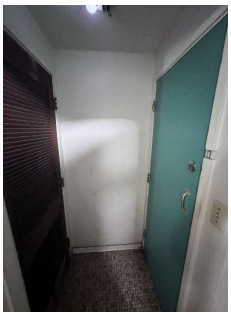


This component allocates funds for conference room renovations/upgrades. There are many contributing factors that can impact renovation costs such as selection of furniture, finished surfaces, custom work, etc.

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

Door/Windows - Common Area Doors (10%) - 2027

		73 Per	@ $8,000.00
Asset ID	1271	Asset Actual Cost	$58,400.00
	Capital Reserves	Percent Replacement	10%
Category	Doors/Windows	Future Cost	$58,400.00
Placed in Service	January 2025		
Useful Life	5		
Adjustment	-3		
Replacement Year	2027		
Remaining Life	0		




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.

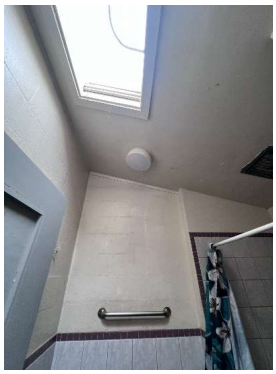
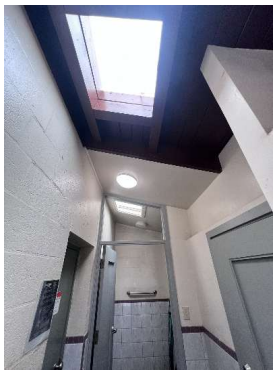
According to the Makaha Surfside general ledger, the Association purchased a pool pump room door from Home Depot in 2025 for approximately $346.

According to the Makaha Surfside general ledger, the Association reimbursed Renee Evangelista-Gouveia in 2025 for door hinge, drywall, and router for approximately $407.

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.

Door/Windows - Common Area Skylights - 2027

		9 Per	@ $2,000.00
Asset ID	1382	Asset Actual Cost	$18,000.00
	Capital Reserves	Percent Replacement	100%
Category	Doors/Windows	Future Cost	$18,000.00
Placed in Service	January 2001		
Useful Life	30		
Adjustment	-4		
Replacement Year	2027		
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; Partial Replacement (25%) - 2035

		1 Project	@ $30,000.00
Asset ID	1175	Asset Actual Cost	$7,500.00
	Capital Reserves	Percent Replacement	25%
Category	Doors/Windows	Future Cost	$9,703.70
Placed in Service	January 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	8		

Door/Windows - Common Area Window Systems; Partial Replacement (25%) continued...






There is approximately 500 square feet of common area window systems. This component allocates funds to replace common area windows as needed.

According to the Makaha Surfside general ledger, the Association contracted Home Depot in 2025 for vinyl windows for approximately $2,187.

According to the Makaha Surfside general ledger, the Association reimbursed Ralph Stanton in 2024 for Unit B110 bedroom window for approximately $884.

According to the Makaha Surfside general ledger, the Association reimbursed Gene Witte in 2024 for Unit C108 glass sliding door for approximately $942.

Door/Windows - Rolldown Shutters - 2030

		3 Per	@ $3,500.00
Asset ID	1173	Asset Actual Cost	$10,500.00
	Capital Reserves	Percent Replacement	100%
Category	Doors/Windows	Future Cost	$11,718.70
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	3		

Door/Windows - Rolldown Shutters continued...




Three shutters located in the corridors were observed during the site visit. This component 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 Doors/Windows/Frames/Sealants (Unfunded - Owner Responsibility)

		1 Project	
Asset ID	1174	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Doors/Windows	Future Cost	
Placed in Service	January 1974		
Useful Life	50		
Adjustment	3		
Replacement Year	2027		
Remaining Life	0		





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."

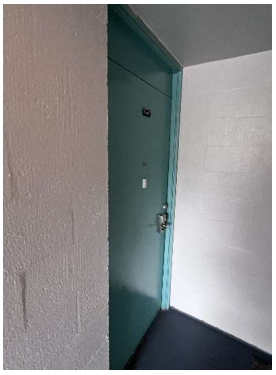
It is Vertical Hawaii's interpretation that the unit entry door, entry door frame, lanai door, lanai door frame, windows, window frames, and sealants are an owner responsibility. Vertical Hawaii is not a law firm, and our interpretation is not a legal opinion/interpretation. If there is question of ownership,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

Door/Windows - Unit Doors/Windows/Frames/Sealants; AOAO Unit - 2036

		1 Project	@ $30,000.00
Asset ID	1177	Asset Actual Cost	$30,000.00
	Capital Reserves	Percent Replacement	100%
Category	Doors/Windows	Future Cost	$39,979.26
Placed in Service	January 1974		
Useful Life	50		
Adjustment	12		
Replacement Year	2036		
Remaining Life	9		

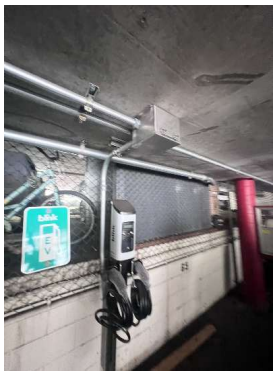


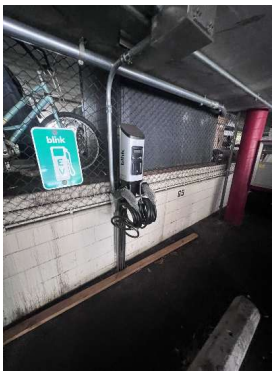



This component allocates funds to replace the resident manager unit entry door, lanai door, and windows. The scope of work is unkown and this is considered to be a placeholder.

Electrical - EV Charging Stations - 2036

		1 Project	@ $20,000.00
Asset ID	1391	Asset Actual Cost	$20,000.00
	Capital Reserves	Percent Replacement	100%
Category	Electrical	Future Cost	$26,652.84
Placed in Service	January 2026		
Useful Life	10		
Replacement Year	2036		
Remaining Life	9		





This component allocates funds to replace the EV charging stations.

According to the Makaha Surfside general ledger, the Association contracted Oceanhead Solar & Electric LLC in 2026 for final payment for Blink EV charging station and installation for approximately $8,953.

According to the Makaha Surfside general ledger, the Association contracted Oceanhead Solar & Electric LLC in 2024 for initial payment for EV charging station for approximately $8,953.

According to the Honolulu DPP website, the Makaha Surfside Association had a permit issued in 2025 for EV charging infrastructure.

Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment) - 2040

1 Project @ $3,000,000.00

Asset ID	1181	Asset Actual Cost	$600,000.00
	Capital Reserves	Percent Replacement	20%
Category	Electrical	Future Cost	$899,940.27
Placed in Service	January 1974		
Useful Life	6		
Adjustment	60		
Replacement Year	2040		
Remaining Life	13		



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. This component is considered to be a placeholder. The reserve study will need to be updated accordingly upon completion of the condition assessment.

This component will occur three times.

Electrical - Meters (Unfunded - HECO/Owner Responsibility)

		1 Project	
Asset ID	1337	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Electrical	Future Cost	
Placed in Service	January 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	3		

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 - Photovoltaic System (Unfunded - Leased Equipment)

		1 Project	
Asset ID	1350	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	10		






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 in not owned by the association.

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

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

projection, and is meant for disclosure.

Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense) - 2027

		1 Project	@ $350,000.00
Asset ID	1351	Asset Actual Cost	$350,000.00
	Capital Reserves	Percent Replacement	100%
Category	Electrical	Future Cost	$350,000.00
Placed in Service	January 2017		
Useful Life	20		
Adjustment	-10		
Replacement Year	2027		
Remaining Life	0		





According to Makaha Surfside representatives, the removal and replacement of the PV equipment during a roofing project is the responsibility of the Association.

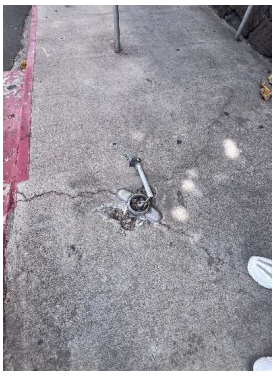
This component allocates funds to engage an electrical contractor to remove and store the PV equipment prior to roofing work, and to reinstall the equipment upon completion of roofing work. This is considered to be a placeholder as several variables will need to be determined.

Electrical - Repair/Professional Services Fund - 2027

		1 Project	@ $30,000.00
Asset ID	1298	Asset Actual Cost	$30,000.00
	Capital Reserves	Percent Replacement	100%
Category	Electrical	Future Cost	$30,000.00
Placed in Service	January 2021		
Useful Life	5		
Adjustment	1		
Replacement Year	2027		
Remaining Life	0		

Electrical - Repair/Professional Services Fund continued...





Electrical components have a long useful life with regular maintenance and when they are not exposed to natural elements. 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 utilzed to engage a third party professional.

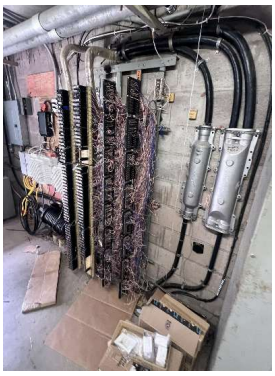
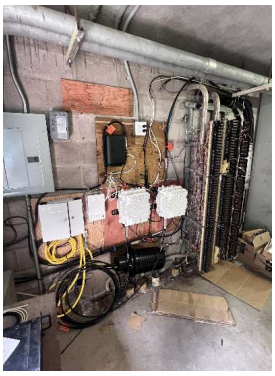
According to the Makaha Surfside general ledger, in 2021 the Association contracted Emax Electric LLC, providing a 30% deposit for engineering design and install, for $4,113.37. The scope of work is unknown. If more information is provided, this component may be updated.

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.

Electrical - Telecom Equipment/Pay Phones (Unfunded - Third Party Equipment)

		1 Project	
Asset ID	1299	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Electrical	Future Cost	
Placed in Service	January 1974		
Useful Life	60		
Replacement Year	2034		
Remaining Life	7		

Electrical - Telecom 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 Owned)

		1 Project	
Asset ID	1300	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Electrical	Future Cost	
Placed in Service	January 1974		
Useful Life	30		
Replacement Year	2027		
Remaining Life	0		




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

Electrical - Transformer (Unfunded - HECO Owned) 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 - 2031

		5 Per	@ $45,000.00
Asset ID	1010	Asset Actual Cost	$225,000.00
	Capital Reserves	Percent Replacement	100%
Category	Elevators	Future Cost	$258,648.48
Placed in Service	January 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	4		





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.

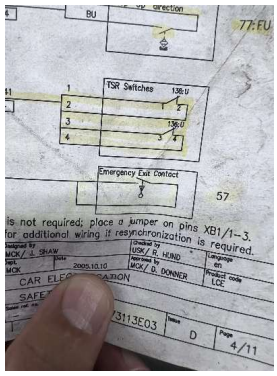
According to Makaha Surfside representatives, the elevators were modernized in 2016.

Elevator - Modernization (50%) - 2044

		5 Per	@ $400,000.00
Asset ID	1017	Asset Actual Cost	$1,000,000.00
	Capital Reserves	Percent Replacement	50%
Category	Elevators	Future Cost	$1,688,151.17
Placed in Service	January 2016		
Useful Life	30		
Adjustment	-2		
Replacement Year	2044		
Remaining Life	17		

Elevator - Modernization (50%) continued...



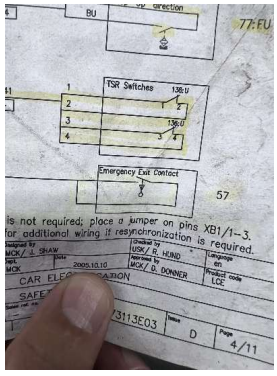
There are five hydraulic elevators. This component allocates funds to modernize the elevators.

According to Makaha Surfside representatives, the elevators were modernized in 2016 for approximately $3,000,000, including cylinders. The elevator plans are dated 2005. This reserve study assumes that newer technology will be utilized instead of a main cylinder.

Elevator - Modernization (50%) - 2045

Asset ID	1399	5 Per	@ $400,000.00
	Capital Reserves	Asset Actual Cost	$1,000,000.00
Category	Elevators	Percent Replacement	50%
Placed in Service	January 2016	Future Cost	$1,738,795.71
Useful Life	30		
Adjustment	-1		
Replacement Year	2045		
Remaining Life	18		



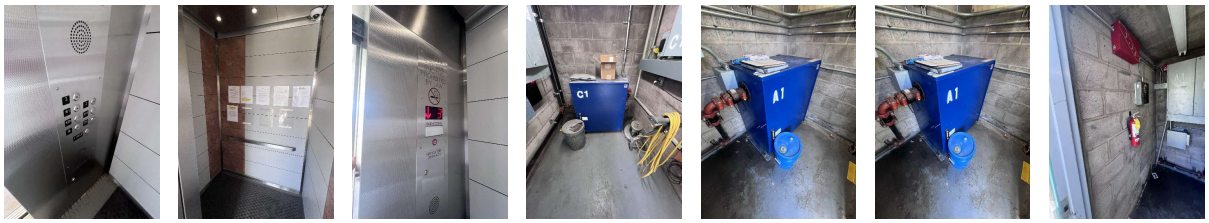



There are five hydraulic elevators. This component allocates funds to modernize the elevators.

According to Makaha Surfside representatives, the elevators were modernized in 2016 for approximately $3,000,000, including cylinders. The elevator plans are dated 2005. This reserve study assumes that newer technology will be utilized instead of a main cylinder.

Elevator - Repair/Professional Services Fund - 2030

		1 Project	@ $30,000.00
Asset ID	1151	Asset Actual Cost	$30,000.00
	Capital Reserves	Percent Replacement	100%
Category	Elevators	Future Cost	$33,482.00
Placed in Service	January 2025		
Useful Life	5		
Replacement Year	2030		
Remaining Life	3		



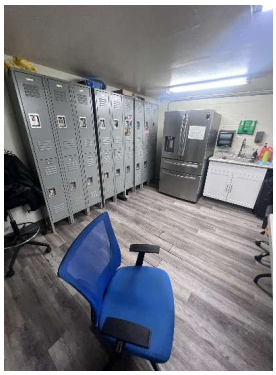
This component allocates funds to address potential elevator repairs. If funds are not used, this component can be pushed out to a future year.

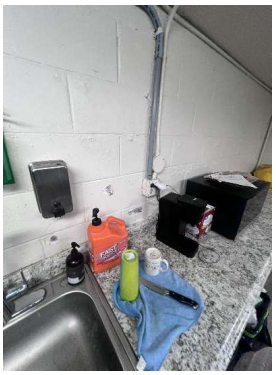
According to the Makaha Surfside general ledger, the Association contracted Centric Elevator Corp. in 2025 for troubleshooting hoist way access switches for approximately $7,225

Employee Break Room - Renovation (Material Only: In-House Project) - 2039

		1 Project	@ $8,000.00
Asset ID	1348	Asset Actual Cost	$8,000.00
	Capital Reserves	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	$11,649.71
Placed in Service	January 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	12		

Employee Break Room - Renovation (Material Only: In-House Project) continued...



This component allocates funds for a renovation.

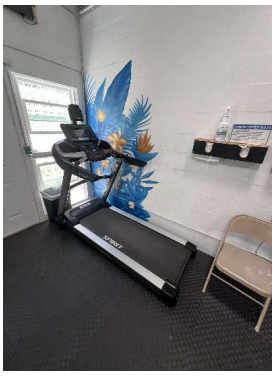
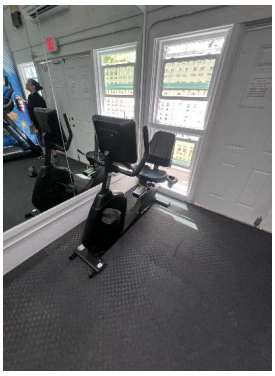
There are several factors that determine the actual cost of an interior renovation, such as selection of flooring material, appliance type, custom work, etc.

The last date of replacement is unknown. If additional information is provided, this component can be updated accordingly. The breakroom was refurbished since the 2023 reserve study. The specific details are unknown.

Exercise Room - Fitness Equipment - 2033

		1 Project	@ $25,000.00
Asset ID	1249	Asset Actual Cost	$25,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$30,488.91
Placed in Service	January 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	6		

Exercise Room - Fitness Equipment continued...

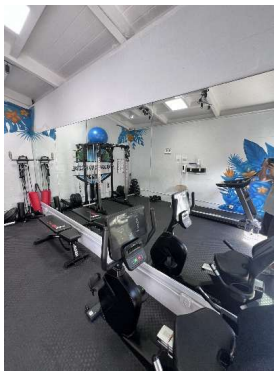
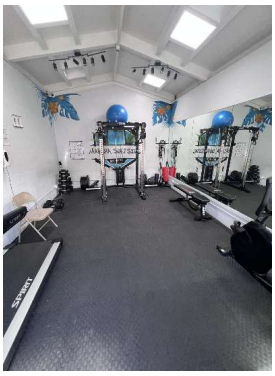
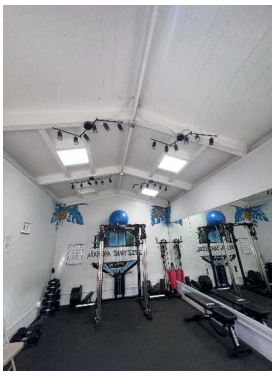




This component allocates funds to replace the fitness equipment. There is one bike, a treadmill, a universal machine (approximately 25 years old per Makaha Surfside representatives), and free weights.

According to information provided by association representatives, some fitness equipment was replaced in 2025. The specific details are unknown.

Exercise Room - Renovation Fund - 2040

		1 Project	@ $20,000.00
Asset ID	1250	Asset Actual Cost	$20,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$29,998.01
Placed in Service	January 2025		
Useful Life	15		
Replacement Year	2040		
Remaining Life	13		

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

Exercise Room - Renovation Fund continued...

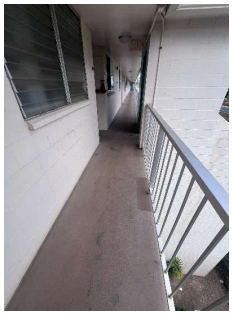
There are many contributing factors that can affect the exercise room renovation cost such as selection of light fixtures, finished surfaces, mirror selection, floor covering, custom work, etc.

According to information provided by association representatives, the fitness room was renovated in 2025. The specific details are unknown.

Exterior Finish - Coating System; Corridors - 2029

		42,000 Sq Ft	@ $30.00
Asset ID	1134	Asset Actual Cost	$1,260,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$1,365,285.60
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	2029		
Remaining Life	2		







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	@ $16.00
Asset ID	1032	Asset Actual Cost	$630,400.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$724,675.57
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	4		





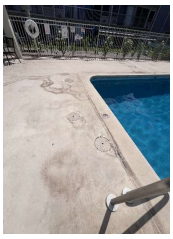
There is approximately 39,400 square feet of coating on the parking deck. This component allocates funds for a new coating system for the parking garage deck. Repairs will be required to reach the estimated useful life. This reserve study assumes that repairs will be covered as an operational expense.

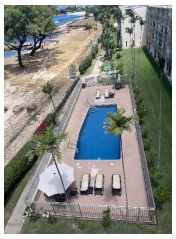
The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to natural elements.

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 - 2027

		5,400 Sq Ft	@ $20.00
Asset ID	1267	Asset Actual Cost	$108,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$108,000.00
Placed in Service	January 2018		
Useful Life	10		
Adjustment	-1		
Replacement Year	2027		
Remaining Life	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.

Exterior Finish - Mural Refresh - 2035

		1 Project	@ $5,000.00
Asset ID	1305	Asset Actual Cost	$5,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$6,469.14
Placed in Service	January 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	8		

Exterior Finish - Mural Refresh continued...




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.

According to the Makaha Surfside general ledger, the Association contracted NTN Oahu LLC in 2025 for painter's tape, gym paint base, and mural paint for approximately $312.

According to the Makaha Surfside general ledger, the Association contracted Angela Fenton in 2025 for design, supplies, and painting of murals in the gym and on the exterior gym walls for approximately $2,300.

According to the Makaha Surfside general ledger, the Association contracted NTN Oahu LLC in 2026 for paint for gym mural for approximately $21.

Exterior Finish - Painting System/Concrete Repair Fund; Building A - 2029

		1 Project	@ $600,000.00
Asset ID	1028	Asset Actual Cost	$600,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$650,136.00
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	2		

Exterior Finish - Painting System/Concrete Repair Fund; 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 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 Makaha Surfside representatives, a painting and spall repair project was completed for Building A in 2019.

Exterior Finish - Painting System/Concrete Repair Fund; Building B - 2033

		1 Project	@ $500,000.00
Asset ID	1361	Asset Actual Cost	$500,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$609,778.16
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	6		

Exterior Finish - Painting System/Concrete Repair Fund; Building B continued...





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 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 2023. According to information provided, Eko Painting was contracted in 2023 for approx.

Exterior Finish - Painting System/Concrete Repair Fund; Building C - 2036

		1 Project	@ $700,000.00
Asset ID	1362	Asset Actual Cost	$700,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$932,849.49
Placed in Service	January 2026		
Useful Life	10		
Replacement Year	2036		
Remaining Life	9		



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 the Makaha Surfside general ledger, the Association contracted Seal Masters of Hawaii in 2026 for Building C concrete spall repair and painting for approximately $832,883. This reserve study assumes that spall repairs will be performed as needed moving forward.

According to the Makaha Surfside general ledger, the Association contracted JPB Engineering Inc. in 2025/2026 for Building C project and lanai spall repairs for approximately $13,514.

According to the Honolulu DPP website, the Makaha Surfside Association had a permit issued in 2025 for spall repairs on Bldg. C. The contractor is listed as Seal Masters of Hawaii.

Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure -

		1 Project	@ $300,000.00
Asset ID	1363	Asset Actual Cost	$300,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$344,864.64
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	4		



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 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.

Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage Structure continued...

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

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

		1 Project	@ $0.00
Asset ID	1184	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Fencing/Security	Future Cost	
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	3		





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.

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

Fencing - Chain Link; Ocean Side - 2041

		1 Project	@ $80,000.00
Asset ID	1321	Asset Actual Cost	$80,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$123,591.80
Placed in Service	January 2021		
Useful Life	20		
Replacement Year	2041		
Remaining Life	14		





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 in 2021 timeframe. This component allocates funds for repairs and replacement as needed.

Fencing - Chain Link; Repair Fund - 2031

		1 Project	@ $15,000.00
Asset ID	1387	Asset Actual Cost	$15,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$17,243.23
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	4		

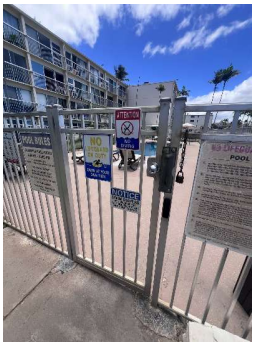
Fencing - Chain Link; Repair Fund continued...




This component allocates a fence repair fund to perform minor repairs/replacements as needed.

Fencing - Pool Deck - 2035

		520 LF	@ $300.00
Asset ID	1169	Asset Actual Cost	$156,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$201,837.06
Placed in Service	January 2005		
Useful Life	30		
Replacement Year	2035		
Remaining Life	8		

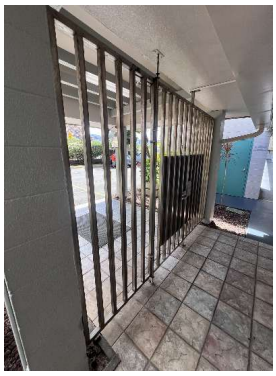

There is approximately 520 linear feet of fencing around the pool decks. This component allocates funds to replace the pool area fences.

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

Fencing - Property Entrance - 2035

		190 LF	@ $300.00
Asset ID	1376	Asset Actual Cost	$57,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$73,748.16
Placed in Service	January 2005		
Useful Life	30		
Replacement Year	2035		
Remaining Life	8		



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.

Fire Safety Equipment - Fire Alarm System - 2034

		1 Project	@ $350,000.00
Asset ID	1268	Asset Actual Cost	$350,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fire Safety Equipment	Future Cost	$439,650.06
Placed in Service	January 1974		
Useful Life	25		
Adjustment	35		
Replacement Year	2034		
Remaining Life	7		

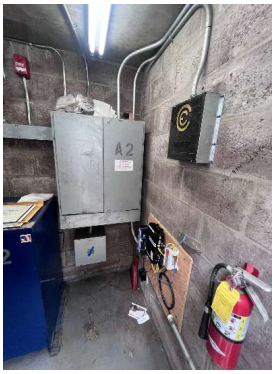
Fire Safety Equipment - Fire Alarm System continued...



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 competative bidding. This is considered to be a placeholder.

Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operational Expen

		1 Project	@ $0.00
Asset ID	1187	Asset Actual Cost	
	Capital Reserves	Percent Replacement	100%
Category	Fire Safety Equipment	Future Cost	
Placed in Service	January 2021		
Useful Life	6		
Replacement Year	2027		
Remaining Life	0		



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 projection, and is meant for disclosure.

Fire Safety Equipment - Hoses and Cabinets (15%) - 2029

		58 Per	@ $3,500.00
Asset ID	1108	Asset Actual Cost	$30,450.00
	Capital Reserves	Percent Replacement	15%
Category	Fire Safety Equipment	Future Cost	$32,994.40
Placed in Service	January 1974		
Useful Life	5		
Adjustment	50		
Replacement Year	2029		
Remaining Life	2		





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

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

Fire Safety Equipment - Repair/Professional Services Fund - 2033

		1 Project	@ $10,000.00
Asset ID	1185	Asset Actual Cost	$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fire Safety Equipment	Future Cost	$12,195.56
Placed in Service	January 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	6		

Fire Safety Equipment - Repair/Professional Services 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 and/or to cover professional services.

According to the Makaha Surfside general ledger, the Association contracted Island Signal & Sound Inc. in 2025 for rerouting conduit between buildings and repairing panel ground fault for approximately $10,863.

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 - 2031

		7 Per	@ $6,000.00
Asset ID	1255	Asset Actual Cost	$42,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fire Safety Equipment	Future Cost	$48,281.05
Placed in Service	January 2026		
Useful Life	5		
Replacement Year	2031		
Remaining Life	4		

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





According to the Makaha Surfside inspection tag, the most recent test was completed in 2026. The required frequency is unknown but is believed to be every five years. This component allocates a test/repair fund to perform testing and repairs to the standpipe.

According to the Makaha Surfside general ledger, the Association contracted SRG Fire Services Inc. in 2026 for annual fire extinguisher inspection and dry standpipe repairs for approximately $23,190.

Flag Poles - 2044

		2 Per	@ $6,000.00
Asset ID	1385	Asset Actual Cost	$12,000.00
	Captial Reserves	Percent Replacement	100%
Category	Grounds Components	Future Cost	$20,257.81
Placed in Service	January 2004		
Useful Life	40		
Replacement Year	2044		
Remaining Life	17		

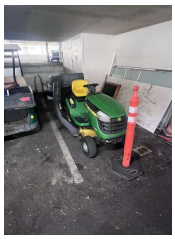


There are two flag poles. This component allocates funds to replace the flag poles.

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

General Reserves/Professional Services Fund - 2031

		1 Project	@ $8,000.00
Asset ID	1346	Asset Actual Cost	$8,000.00
	Capital Reserves	Percent Replacement	100%
Category	Equipment	Future Cost	$9,196.39
Placed in Service	January 2026		
Useful Life	5		
Replacement Year	2031		
Remaining Life	4		







This component allocates funds to cover general reserve expenses and/or to engage professional services.

According to the Makaha Surfside general ledger, the Association contracted Vertical Hawaii Home Inspections and Reserve Studies in 2026 for reserve study deposit for approximately $4,136.

According to the Makaha Surfside general ledger, the Association contracted Home Depot in 2026 for storage shed for approximately $1,652.

According to the Makaha Surfside general ledger, the Association contracted Ramcor Inc. in 2026 for unit restoration for water damage caused by the Association main line for approximately $2,839.

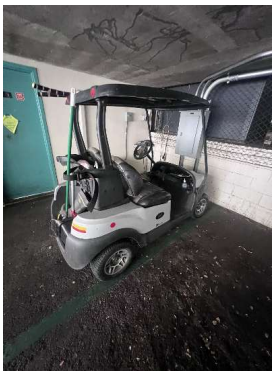
According to the Makaha Surfside general ledger, the Association contracted NTN Oahu LLC in 2025 for painter's tape, gym paint base, and mural paint for approximately $312.

According to the Makaha Surfside general ledger, the Association contracted Gymworks Hawaii LLC in 2025 for diagnostic service for approximately $94.

According to the Makaha Surfside general ledger, the Association contracted NTN Oahu LLC in 2026 for office wallpaper, ceiling fan, wood molding, paint, and supplies for approximately $550.

Golf Cart (Used) (33%) - 2027

		3 Per	@ $5,000.00
Asset ID	1345	Asset Actual Cost	$5,000.00
	Capital Reserves	Percent Replacement	33.33%
Category	Equipment	Future Cost	$5,000.00
Placed in Service	January 2020		
Useful Life	5		
Adjustment	2		
Replacement Year	2027		
Remaining Life	0		



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.

HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Vendor/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	48		
Replacement Year	2027		
Remaining Life	0		

This reserve study assumes that dryer duct cleaning is performed by the laundry operator or unit owner if owners installed laundry machines within the unit.

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

HVAC - Exhaust Duct; Laundry Buildings - 2040

		2 Per	@ $10,000.00
Asset ID	1386	Asset Actual Cost	$20,000.00
	Capital Reserves	Percent Replacement	100%
Category	Painting	Future Cost	$29,998.01
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	13		



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

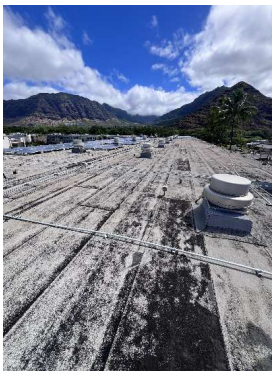
The last date the laundry room buildings were painted/repaired is unknown. If additional information is provided, this component can be updated.

HVAC - Exhaust Fans; Rooftops (10%) - 2027

		63 Per	@ $7,500.00
Asset ID	1104	Asset Actual Cost	$47,250.00
	Capital Reserves	Percent Replacement	10%
Category	HVAC	Future Cost	$47,250.00
Placed in Service	January 1974		
Useful Life	2		
Adjustment	51		
Replacement Year	2027		
Remaining Life	0		

HVAC - Exhaust Fans; Rooftops (10%) continued...





This component allocates funds to remove and replace exhaust fans as needed. Fan motor replacement is relatively inexpensive and is typically performed as an operating expense.

HVAC - Exhaust Shroud; Non-Mechanical - 2027

		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	25		
Adjustment	-1		
Replacement Year	2027		
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.

HVAC - Split Air Conditioning Unit; Breakroom - 2034

		1 Project	@ $6,000.00
Asset ID	1403	Asset Actual Cost	$6,000.00
	Capital Reserves	Percent Replacement	100%
Category	HVAC	Future Cost	$7,536.86
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	7		

HVAC - Split Air Conditioning Unit; Breakroom continued...



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

HVAC - Split Air Conditioning Unit; Fitness Room - 2031

		1 Project	@ $6,000.00
Asset ID	1400	Asset Actual Cost	$6,000.00
	Capital Reserves	Percent Replacement	100%
Category	HVAC	Future Cost	$6,897.29
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	4		





There is one split unit in the fitness room. This component allocates funds for replacement of the split air conditioning unit. The date of manufacture in 2021.

HVAC - Split Air Conditioning Unit; Office - 2035

		1 Project	@ $6,000.00
Asset ID	1192	Asset Actual Cost	$6,000.00
	Capital Reserves	Percent Replacement	100%
Category	HVAC	Future Cost	$7,762.96
Placed in Service	January 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	8		





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

According to the Makaha Surfside general ledger, the Association contracted KW Air Conditioning LLC in 2025 for Mitsubishi air conditioning unit for approximately $5,296.

High Risk Component Inspection - 2027

		454 Per Unit	@ $150.00
Asset ID	1166	Asset Actual Cost	$68,100.00
	Capital Reserves	Percent Replacement	100%
Category	Plumbing	Future Cost	$68,100.00
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
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 - 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	43		
Replacement Year	2027		
Remaining Life	0		





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

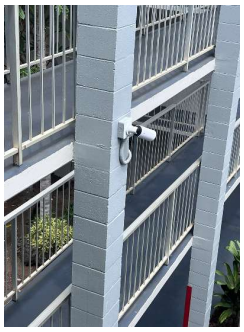
Unless otherwise advised, this component is marked unfunded, not included in the funding projection, and is meant for disclosure.

Lighting - Corridor/EXIT/Emergency/Parking/Stairwells, Etc. (Unfunded - Operational Expen

		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	2027		
Remaining Life	0		

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







Per conversation with Makaha Surside representatives, these fixtures are replaced as needed and covered as an operational expense.

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

Lighting - Flood Lights; Rooftop (25%) - 2029

		71 Per	@ $500.00
Asset ID	1379	Asset Actual Cost	$8,875.00
	Capital Reserves	Percent Replacement	25%
Category	Lighting	Future Cost	$9,616.59
Placed in Service	January 2017		
Useful Life	5		
Adjustment	7		
Replacement Year	2029		
Remaining Life	2		




There are approximately 71 flood lights on the rooftops. This component allocates funds to

Lighting - Flood Lights; Rooftop (25%) continued...

replace the rooftop flood lights as needed.

The last replacement date is unknown. This component allocates funds in conjuction with the painting project.

Lighting - Light Pole Fixtures - 2035

		13 Per	@ $1,500.00
Asset ID	1355	Asset Actual Cost	$19,500.00
	Capital Reserves	Percent Replacement	100%
Category	Lighting	Future Cost	$25,229.63
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	8		





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

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

Lighting - Light Poles - 2055

		13 Per	@ $6,000.00
Asset ID	1354	Asset Actual Cost	$78,000.00
	Capital Reserves	Percent Replacement	100%
Category	Lighting	Future Cost	$182,270.09
Placed in Service	January 2005		
Useful Life	40		
Adjustment	10		
Replacement Year	2055		
Remaining Life	28		



There are approximately 13 light poles on the parking deck. This component allocates funds for light pole replacement in conjunction with the fixture replacement project.

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

Lobby - Furniture Replacement - 2033

		1 Project	@ $6,000.00
Asset ID	1197	Asset Actual Cost	$6,000.00
	Capital Reserves	Percent Replacement	100%
Category	Lobby	Future Cost	$7,317.34
Placed in Service	January 2012		
Useful Life	15		
Adjustment	6		
Replacement Year	2033		
Remaining Life	6		

Lobby - Furniture Replacement continued...



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 - 2033

		1 Project	@ $40,000.00
Asset ID	1372	Asset Actual Cost	$40,000.00
	Capital Reserves	Percent Replacement	100%
Category	Lobby	Future Cost	$48,782.25
Placed in Service	January 1974		
Useful Life	40		
Adjustment	19		
Replacement Year	2033		
Remaining Life	6		



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

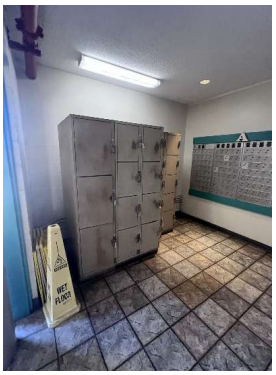
Lobby - Mailboxes continued...

renovation will depend on a variety of factors such as selection of finished surfaces, custom work, etc.

Lobby - Parcel Mailboxes (Unfunded - USPS Provided)

		1 Project	@ $0.00
Asset ID	1388	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Lobby	Future Cost	
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	3		





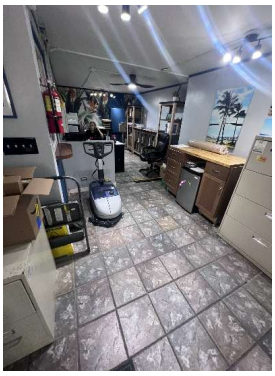
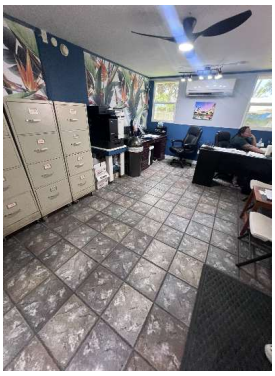
According to previous conversations with Makaha Surfside representatives, the USPS has been replacing/adding parcel mailboxes. This component assumes that maintenance and repair belongs to USPS.

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

Lobby/Office - Renovation/Furniture Fund - 2045

		1 Project	@ $10,000.00
Asset ID	1021	Asset Actual Cost	$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Lobby	Future Cost	$17,387.96
Placed in Service	January 2025		
Useful Life	20		
Replacement Year	2045		
Remaining Life	18		

Lobby/Office - Renovation/Furniture Fund continued...

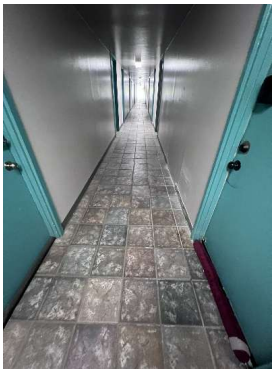
This component allocates funds for a lobby renovation. The project is scheduled to coincide with the lobby tile and furniture replacement projects. The actual cost of renovation will depend on a variety of factors such as selection of finished surfaces, custom work, etc.

According to information provided by association representatives, the office and lobby were renovated in 2025 for approx. $8,000.

Lobby/Office/Corridor - Floor Covering; Tile - 2033

		5,500 Sq Ft	@ $45.00
Asset ID	1303	Asset Actual Cost	$247,500.00
	Capital Reserves	Percent Replacement	100%
Category	Lobby	Future Cost	$301,840.19
Placed in Service	January 2000		
Useful Life	30		
Adjustment	3		
Replacement Year	2033		
Remaining Life	6		





There is approximately 5,500 square feet of tile flooring in the lobby, office, and interior

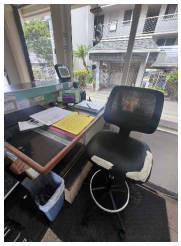
Lobby/Office/Corridor - Floor Covering; Tile continued...

corridors. 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 can be updated accordingly.

Office - Equipment; Managers Office, Guard Shack - 2028

		1 Project	@ $5,000.00
Asset ID	1026	Asset Actual Cost	$5,000.00
	Capital Reserves	Percent Replacement	100%
Category	Equipment	Future Cost	$5,260.00
Placed in Service	January 2025		
Useful Life	3		
Replacement Year	2028		
Remaining Life	1		






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

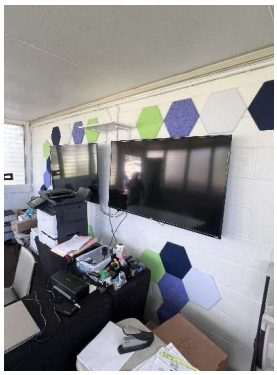
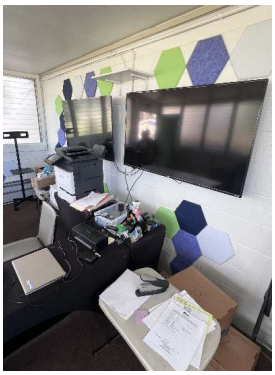
According to the Makaha Surfside general ledger, the Association contracted Integrated Business Solutions in 2025 for copier installation for approximately $3,481.

According to the Makaha Surfside general ledger, the Association contracted Toshiba Business in 2025 for copier billing for approximately $1,328.

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

Office - Large Printer/Copier/Scanner (Unfunded - Lease Equipment)

		1 Project	@ $0.00
Asset ID	1384	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Equipment	Future Cost	
Placed in Service	January 2021		
Useful Life	3		
Replacement Year	2027		
Remaining Life	0		


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 - 2027

		3 Per	@ $25,000.00
Asset ID	1349	Asset Actual Cost	$75,000.00
	Unfunded Component	Percent Replacement	100%
Category	Roofing	Future Cost	$75,000.00
Placed in Service	January 1974		
Useful Life	50		
Adjustment	3		
Replacement Year	2027		
Remaining Life	0		

Parking - Carports continued...



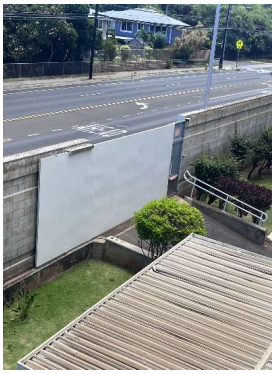



There are three carports in the back of the property.

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

Parking - Rolling Gate - 2040

		1 Project	@ $40,000.00
Asset ID	1130	Asset Actual Cost	$40,000.00
	Capital Reserves	Percent Replacement	100%
Category	Security	Future Cost	$59,996.02
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	13		

There is a rolling gate in the back of the property.

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

Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment - 2027

		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	43		
Replacement Year	2027		
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 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/Storm; Replacement (15%) - 2030

		454 Per Unit	@ $30,000.00
Asset ID	1164	Asset Actual Cost	$2,043,000.00
	Capital Reserves	Percent Replacement	15%
Category	Plumbing	Future Cost	$2,280,124.47
Placed in Service	January 1974		
Useful Life	6		
Adjustment	50		
Replacement Year	2030		
Remaining Life	3		

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

Plumbing - Drain/Waste/Vent/Storm; Replacement (15%) continued...

condition assessment.

Plumbing - Drywell Pump - 2027

		1 Project	@ $3,000.00
Asset ID	1054	Asset Actual Cost	$3,000.00
	Capital Reserves	Percent Replacement	100%
Category	Plumbing	Future Cost	$3,000.00
Placed in Service	January 2010		
Useful Life	15		
Adjustment	2		
Replacement Year	2027		
Remaining Life	0		

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.

Plumbing - Gas Tank (Unfunded - Third Party Owned)

		1 Project	
Asset ID	1344	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Plumbing	Future Cost	
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	8		



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

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

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

Plumbing - Repair/Professional Services Fund - 2031

		1 Project	@ $50,000.00
Asset ID	1009	Asset Actual Cost	$50,000.00
	Capital Reserves	Percent Replacement	100%
Category	Plumbing	Future Cost	$57,477.44
Placed in Service	January 2026		
Useful Life	5		
Replacement Year	2031		
Remaining Life	4		





The component allocates a repair fund to cover unanticipated expenses that are not considered an operational expense and/or to engage professional services as needed. Per conversations with Makaha Surfside representatives, there are 66 shut off valves.

According to the Makaha Surfside general ledger, the Association contracted Sage Plumbing LLC in 2025/2026 for replacement of cast iron main sanitary drains, mainline stacks, and shutoff valves, Building A irrigation, drain clearing, and leak repairs for approximately $42,865.

According to the Makaha Surfside general ledger, the Association contracted JBC Plumbing in 2026 for mainline clog clearing, wye removal, main drain line leak repair, and trap primer leak repair for approximately $3,490.

According to the Makaha Surfside general ledger, the Association contracted Kendalls Plumbing LLC in 2025 for replacement of a section of back-to-back waste line and vent for approximately $969.

According to the Makaha Surfside general ledger, the Association contracted Furuta Plumbing LLC in 2025 for investigation of clogged main line for approximately $521.

Plumbing - Repair/Professional Services Fund continued...

According to the Makaha Surfside general ledger, the Association contracted Home Depot in 2025 for drywall for approximately $531.

Plumbing - 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 2017		
Useful Life	10		
Replacement Year	2027		
Remaining Life	0		

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.

Plumbing - Supply Line Replacement (Unfunded - Pending Assessment)

		1 Project	@ $0.00
Asset ID	1393	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Plumbing	Future Cost	
Placed in Service	January 1974		
Useful Life	80		
Replacement Year	2054		
Remaining Life	27		

Considering the variables, this component is a placeholder until a third party professional(s) is engaged to perform a condition assessment and to create a scope of work. Once the condition assessment is performed and scope of work is completed, this component will need to be updated and funded accordingly.

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

Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed) - 2027

		1 Project	@ $60,000.00
Asset ID	1304	Asset Actual Cost	$60,000.00
	Capital Reserves	Percent Replacement	100%
Category	Plumbing	Future Cost	$60,000.00
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	0		

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

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

Plumbing - Water Heater - 2034

		1 Project	@ $2,000.00
Asset ID	1383	Asset Actual Cost	$2,000.00
	Unfunded Component	Percent Replacement	100%
Category	Plumbing	Future Cost	$2,512.29
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	7		



This component allocates funds to replace the water heater. The hot water was replaced since the 2023 reserve study. The specific details are unknown.

Pool - Filtration System; Sand Filters (33%) - 2029

		3 Per	@ $5,000.00
Asset ID	1114	Asset Actual Cost	$5,000.00
	Capital Reserves	Percent Replacement	33.33%
Category	Recreation/Pool	Future Cost	$5,417.80
Placed in Service	January 2021		
Useful Life	6		
Adjustment	2		
Replacement Year	2029		
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 as needed

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. Two filters have a 2021 date of manufacture.

Pool - Pumps (33%) - 2028

		3 Per	@ $3,500.00
Asset ID	1111	Asset Actual Cost	$3,500.00
	Capital Reserves	Percent Replacement	33.33%
Category	Recreation/Pool	Future Cost	$3,682.00
Placed in Service	January 2021		
Useful Life	3		
Adjustment	4		
Replacement Year	2028		
Remaining Life	1		

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. One pump has a 2021 date of manufacture.

Pool - Repair/Professional Services Fund - 2033

		1 Project	@ $5,000.00
Asset ID	1394	Asset Actual Cost	$5,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$6,097.78
Placed in Service	January 2026		
Useful Life	7		
Replacement Year	2033		
Remaining Life	6		



This component allocates funds to perform repairs that are not considered an operational expense and/or to engage professional services as needed.

Pool - Repair/Professional Services Fund continued...

According to the Makaha Surfside general ledger, the Association contracted Mokupuni Pool Service & Repair in 2026 for cracked ladder step repair for approximately $2,304.

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

Pool - Salt System (33%) - 2028

		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	$5,260.00
Placed in Service	January 2020		
Useful Life	4		
Adjustment	4		
Replacement Year	2028		
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 can be updated accordingly.

The salt cells are considered to be an operational expense.

Pool - Tile/Railing Replacement - 2035

		1 Project	@ $130,000.00
Asset ID	1097	Asset Actual Cost	$130,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$168,197.55
Placed in Service	January 2010		
Useful Life	25		
Replacement Year	2035		
Remaining Life	8		



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 Surside Association contracted Mark Sussex for a swimming pool tile repairs for $2,000.

According to the Makaha Surfside general ledger, the Association contracted Mokupuni Pool Service & Repair in 2026 for cracked ladder step repair for approximately $2,304.

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

		1 Project	@ $80,000.00
Asset ID	1374	Asset Actual Cost	$80,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$91,963.90
Placed in Service	January 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	4		

Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund continued...



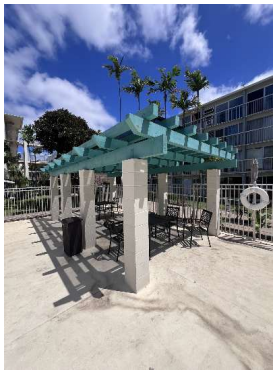
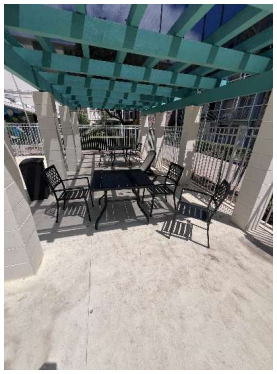




This component allocates funds to perform pool deck and coping edge repairs in conjunction with the pool deck coating system. The actual amount of spall repair cannot be determined based on a visual observation, and the extent of the spall and concrete repairs continually change based on exposure to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

Pool Deck - Pergola Replacement - 2051

		1 Project	@ $60,000.00
Asset ID	1115	Asset Actual Cost	$60,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$124,572.78
Placed in Service	January 2021		
Useful Life	30		
Replacement Year	2051		
Remaining Life	24		

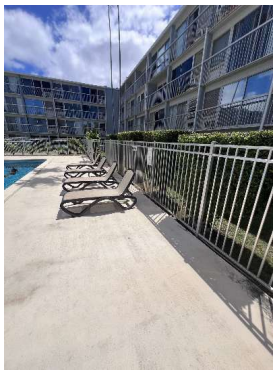
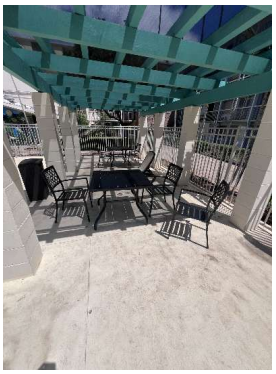




This component allocates funds to perform repairs to the pergolas.

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

Pool/Recreation Deck - Outdoor Furniture Replacement (33%) - 2027

		1 Project	@ $20,000.00
Asset ID	1117	Asset Actual Cost	$6,666.67
	Capital Reserves	Percent Replacement	33.33%
Category	Recreation/Pool	Future Cost	$6,666.67
Placed in Service	January 2021		
Useful Life	3		
Adjustment	3		
Replacement Year	2027		
Remaining Life	0		

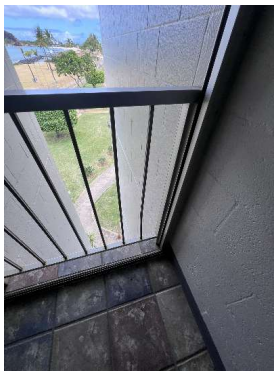
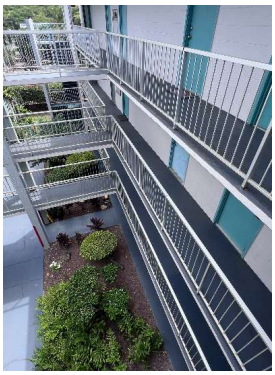

There are approximately six tables, twenty-one chairs, sixteen loungers, three umbrellas, and three picnic tables. This component allocates funds for replacement of the pool deck and cabana furniture.

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 (33%) - 2037

		9,400 LF	@ $350.00
Asset ID	1131	Asset Actual Cost	$1,096,666.67
	Capital Reserves	Percent Replacement	33.33%
Category	Railings	Future Cost	$1,505,308.12
Placed in Service	January 1974		
Useful Life	60		
Adjustment	3		
Replacement Year	2037		
Remaining Life	10		

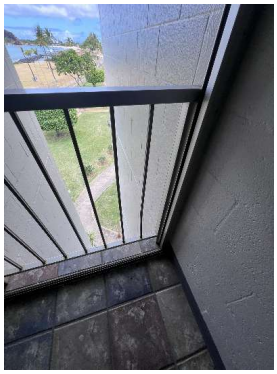
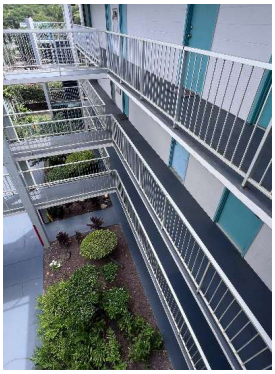
Railing - Corridors/Lanais (33%) continued...


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 project. The railings should be inspected and repaired as needed to ensure life safety.

Railing - Corridors/Lanais (33%) - 2038

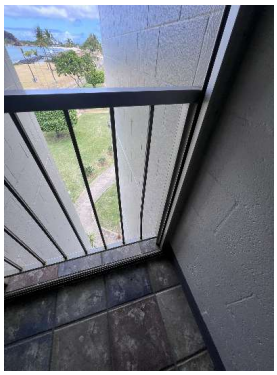
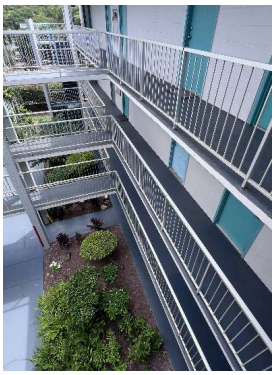
Asset ID	1398	9,400 LF	@ $350.00
	Capital Reserves	Asset Actual Cost	$1,096,666.67
Category	Railings	Percent Replacement	33.33%
Placed in Service	January 1974	Future Cost	$1,550,467.37
Useful Life	60		
Adjustment	4		
Replacement Year	2038		
Remaining Life	11		


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 project. The railings should be inspected and repaired as needed to ensure life safety.

Railing - Corridors/Lanais (33%) - 2039

		9,400 LF	@ $350.00
Asset ID	1401	Asset Actual Cost	$1,096,666.67
	Capital Reserves	Percent Replacement	33.33%
Category	Railings	Future Cost	$1,596,981.39
Placed in Service	January 1974		
Useful Life	60		
Adjustment	5		
Replacement Year	2039		
Remaining Life	12		

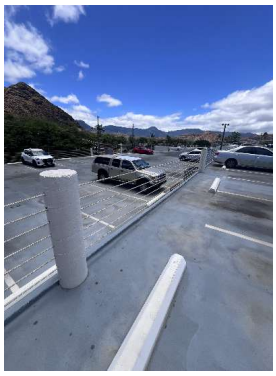
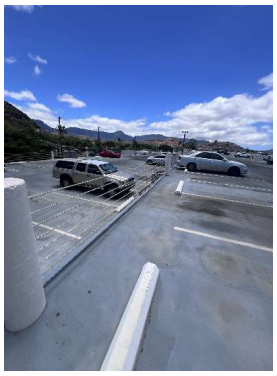




There is approximately 4,005 linear feet of railings in the corridor and 5,350 along the lanais. This component allocates funds for corridor and lanai railing replacement. This component allocates funds in conjunction with the building painting and spalling project. The railings should be inspected and repaired as needed to ensure life safety.

Railing - Garage Cable Replacement Fund - 2027

		1 Project	@ $15,000.00
Asset ID	1281	Asset Actual Cost	$15,000.00
	Capital Reserves	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$15,000.00
Placed in Service	January 1974		
Useful Life	5		
Adjustment	48		
Replacement Year	2027		
Remaining Life	0		

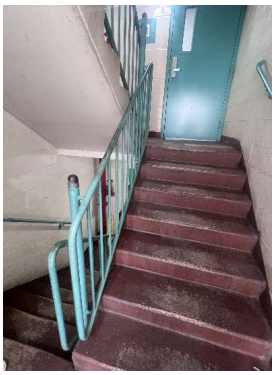
Railing - Garage Cable Replacement Fund continued...


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.

Railing - Repair/Professional Service Fund - 2028

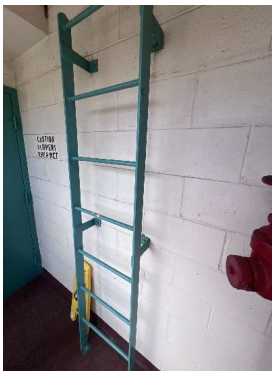
		1 Project	@ $10,000.00
Asset ID	1216	Asset Actual Cost	$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Railings	Future Cost	$10,520.00
Placed in Service	January 2023		
Useful Life	5		
Replacement Year	2028		
Remaining Life	1		

This component allocates funds to make repairs to the railings ande/or to engage professional services as needed.

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

		1 Project	@ $0.00
Asset ID	1167	Asset Actual Cost	
	Unfunded Component	Percent Replacement	100%
Category	Railings	Future Cost	
Placed in Service	January 1974		
Useful Life	100		
Replacement Year	2074		
Remaining Life	47		



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

Pursuant to Hawaii Administrative Rules (HAR) subchapter 16-107-71(b) "An asset which is deemed to be exempt association property because its estimated remaining life is more than [thirty] years shall become association property on the date its estimated remaining life becomes less than [thirty] years...". It is recommended to engage a third party professional(s) to perform a condition assessment on set intervals in order to determine when the component reaches the last thirty years of its useful life. This reserve study includes a separate component to engage professional services.

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

Recreation Area - BBQ Area Pergola - 2039

		1 Project	@ $80,000.00
Asset ID	1352	Asset Actual Cost	$80,000.00
	Capital Reserves	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$116,497.12
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	2039		
Remaining Life	12		





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

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

Roofing - Coating System - 2027

		64,000 Sq Ft	@ $6.25
Asset ID	1225	Asset Actual Cost	$400,000.00
	Capital Reserves	Percent Replacement	100%
Category	Roofing	Future Cost	$400,000.00
Placed in Service	January 2000		
Useful Life	20		
Adjustment	7		
Replacement Year	2027		
Remaining Life	0		

Roofing - Coating System continued...



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.

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.

Commercial Roofing provided a proposal in 2026 to apply a coating system to Buildings A, B, & C for approximately $388,273.

Roofing - Gutters; Buildings & Garage (33%) - 2027

		3,320 LF	@ $30.00
Asset ID	1320	Asset Actual Cost	$33,200.00
	Capital Reserves	Percent Replacement	33.33%
Category	Gutters and Downspouts	Future Cost	$33,200.00
Placed in Service	January 2026		
Useful Life	10		
Adjustment	-9		
Replacement Year	2027		
Remaining Life	0		

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



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

According to the Seal Masters Payment Application, rain gutters were replaced in 2025/26.

According to the Makaha Surfside general ledger, the Association contracted Alaka'i Raingutters & Supplies in 2024 for rain gutters for approximately $29,400.

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 - Roof Hatch - 2034

		3 Per	@ $7,000.00
Asset ID	1333	Asset Actual Cost	$21,000.00
	Capital Reserves	Percent Replacement	100%
Category	Roofing	Future Cost	$26,379.00
Placed in Service	January 1974		
Useful Life	60		
Replacement Year	2034		
Remaining Life	7		





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

Roofing - Shingles/Flat Roof; Laundry Building - 2046

		2,200 SF	@ $12.00
Asset ID	1226	Asset Actual Cost	$26,400.00
	Capital Reserves	Percent Replacement	100%
Category	Roofing	Future Cost	$47,281.33
Placed in Service	January 2021		
Useful Life	25		
Replacement Year	2046		
Remaining Life	19		



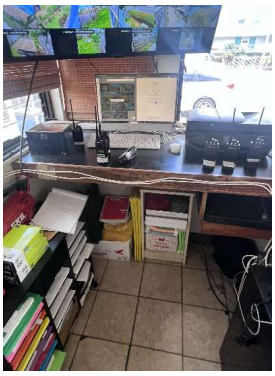
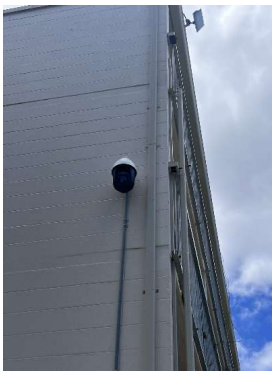
This component allocates funds to replace the roofing system.

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 approx, $21,525.

Security - Access Control/Surveillance System Upgrade Fund - 2032

		1 Project	@ $10,000.00
Asset ID	1049	Asset Actual Cost	$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Security	Future Cost	$11,840.35
Placed in Service	January 2022		
Useful Life	12		
Adjustment	-2		
Replacement Year	2032		
Remaining Life	5		

Security - Access Control/Surveillance System Upgrade Fund continued...

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.

Security - Access Control; Fob System - 2038

		1 Project	@ $22,000.00
Asset ID	1396	Asset Actual Cost	$22,000.00
	Capital Reserves	Percent Replacement	100%
Category	Security	Future Cost	$31,103.60
Placed in Service	January 2026		
Useful Life	12		
Replacement Year	2038		
Remaining Life	11		



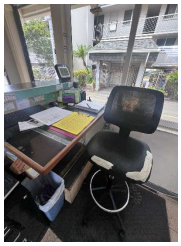
This component allocates funds to replace the fob system.

Security - Access Control; Fob System continued...

According to the Makaha Surfside general ledger, the Association contracted PEAC Solutions in 2026 for property fob system for approximately $20,713.

Security - Guard Shack Refurbishment/Furniture Fund; - 2030

		1 Project	@ $12,000.00
Asset ID	1207	Asset Actual Cost	$12,000.00
	Capital Reserves	Percent Replacement	100%
Category	Security	Future Cost	$13,392.80
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	3		





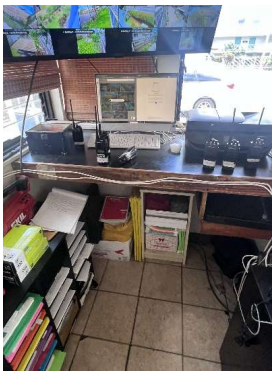
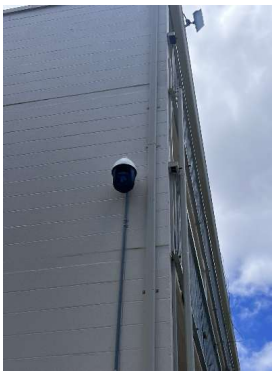

This component allocates funds to perform renovations to the manager's office and security guard shack. There are many contributing factors that can affect renovation costs, such as floor preparation, selection of base board, quality of carpet, custom work, etc.

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

Security - Surveillance System - 2038

		1 Project	@ $80,000.00
Asset ID	1395	Asset Actual Cost	$80,000.00
	Capital Reserves	Percent Replacement	100%
Category	Security	Future Cost	$113,104.00
Placed in Service	January 2026		
Useful Life	12		
Replacement Year	2038		
Remaining Life	11		

Security - Surveillance System continued...

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, the Association contracted Integrated Business Solutions in 2025/2026 for new camera system down payment, indoor mini dome cameras and licenses, Building B cameras, guard shack and lobby cameras, Verkada camera, and equipment maintenance for approximately $76,710.

Signage - Building/Grounds Signage Fund - 2031

		1 Project	@ $5,000.00
Asset ID	1144	Asset Actual Cost	$5,000.00
	Capital Reserves	Percent Replacement	100%
Category	Signs	Future Cost	$5,747.74
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	4		

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.

Storm Drain - Grates/Maintenance Funds - 2034

		1 Project	@ $10,000.00
Asset ID	1336	Asset Actual Cost	$10,000.00
	Capital Reserves	Percent Replacement	100%
Category	Grounds Components	Future Cost	$12,561.43
Placed in Service	January 1974		
Useful Life	10		
Adjustment	50		
Replacement Year	2034		
Remaining Life	7		





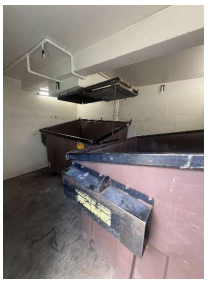
There are three storm drain grates throughout the property. This component allocates funds to replace the storm grates and perform maintenance as needed.

Trash - Bins (21%) - 2029

		14 Per	@ $3,000.00
Asset ID	1342	Asset Actual Cost	$9,000.60
	Capital Reserves	Percent Replacement	21.43%
Category	Trash Chute	Future Cost	$9,752.69
Placed in Service	January 2026		
Useful Life	3		
Replacement Year	2029		
Remaining Life	2		

Trash - Bins (21%) continued...



This component allocates funds to replace the trash bins as needed.

According to Makaha Surfside representatives, the Association owns fourteen bins. This component allocates funds to replace the trash bins as needed. Two trash bins were ordered in 2026.

According to the Makaha Surfside general ledger, the Association contracted GOC Technologies Inc. in 2024 for 3-yard front load refuse container for approximately $3,628.

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

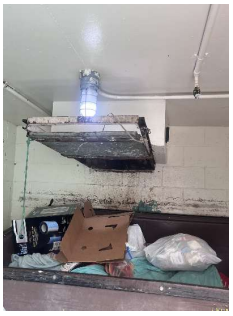
Trash - Chute Repair/Professional Services Fund - 2034

		1 Project	@ $20,000.00
Asset ID	1230	Asset Actual Cost	$20,000.00
	Capital Reserves	Percent Replacement	100%
Category	Building Components	Future Cost	$25,122.86
Placed in Service	January 2004		
Useful Life	30		
Replacement Year	2034		
Remaining Life	7		

Trash - Chute Repair/Professional Services Fund continued...





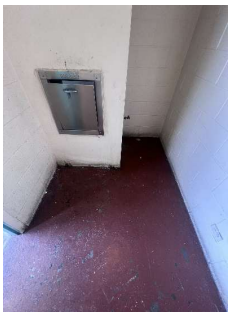



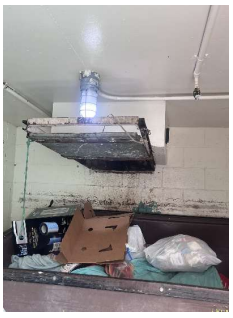
This component allocates funds to repairs and/or professional services for trash chute/doors. There are 12 trash chute doors.

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

Trash - Chute Replacement - 2044

		1 Project	@ $100,000.00
Asset ID	1055	Asset Actual Cost	$100,000.00
	Capital Reserves	Percent Replacement	100%
Category	Trash Chute	Future Cost	$168,815.12
Placed in Service	January 1974		
Useful Life	60		
Adjustment	10		
Replacement Year	2044		
Remaining Life	17		

This component allocates funds to replace the three trash chutes.

Makaha Surfside

Category Detail Index

Asset ID	Description	Replacement	Page
1222	AOAO Unit - Appliances/Water Heater (33%)	2028	37
1224	AOAO Unit - Partial Renovation	2030	37
1296	Appliance - Laundry Machines (Unfunded - Third Party Owned)	2027	38
1292	Asphalt - Reconstruction; Covered	2028	38
1293	Asphalt - Reconstruction; Uncovered	2028	39
1295	Asphalt - Seal Coat/Repair Fund; Uncovered	2030	40
1294	Asphalt - Seal Coat; Covered	2035	41
1369	Common Restroom - Renovation; Lobby	2029	41
1244	Common Restroom - Sauna Heaters	2028	42
1119	Common Restroom/Sauna - Renovation; Recreation Building	2029	43
1360	Concrete/Spall - Concrete/Post Tension/Sidewalks/Misc. Repair/Professional Servic	2027	44
1120	Conference Room - Renovation	2029	45
1271	Door/Windows - Common Area Doors (10%)	2027	46
1382	Door/Windows - Common Area Skylights	2027	47
1175	Door/Windows - Common Area Window Systems; Partial Replacement (25%)	2035	47
1173	Door/Windows - Rolldown Shutters	2030	48
1174	Door/Windows - Unit Doors/Windows/Frames/Sealants (Unfunded - Owner Respon	2027	49
1177	Door/Windows - Unit Doors/Windows/Frames/Sealants; AOAO Unit	2036	50
1391	Electrical - EV Charging Stations	2036	51
1181	Electrical - Electrical System Upgrade/Replacement (20%: Pending Assessment)	2040	52
1337	Electrical - Meters (Unfunded - HECO/Owner Responsibility)	2030	53
1350	Electrical - Photovoltaic System (Unfunded - Leased Equipment)	2037	53
1351	Electrical - Photovoltaic System; Removal/Replacement (One-Time Expense)	2027	54
1298	Electrical - Repair/Professional Services Fund	2027	54
1299	Electrical - Telecom Equipment/Pay Phones (Unfunded - Third Party Equipment)	2034	55

Makaha Surfside
Category Detail Index

Asset ID	Description	Replacement	Page
1300	Electrical - Transformer (Unfunded - HECO Owned)	2027	56
1010	Elevator - Cab Refurbishment/Panel Replacement	2031	57
1017	Elevator - Modernization (50%)	2044	57
1399	Elevator - Modernization (50%)	2045	58
1151	Elevator - Repair/Professional Services Fund	2030	59
1348	Employee Break Room - Renovation (Material Only: In-House Project)	2039	59
1249	Exercise Room - Fitness Equipment	2033	60
1250	Exercise Room - Renovation Fund	2040	61
1134	Exterior Finish - Coating System; Corridors	2029	62
1032	Exterior Finish - Coating System; Parking Garage Decks	2031	63
1267	Exterior Finish - Coating System; Pool Deck	2027	64
1305	Exterior Finish - Mural Refresh	2035	64
1028	Exterior Finish - Painting System/Concrete Repair Fund; Building A	2029	65
1361	Exterior Finish - Painting System/Concrete Repair Fund; Building B	2033	66
1362	Exterior Finish - Painting System/Concrete Repair Fund; Building C	2036	67
1363	Exterior Finish - Painting System/Concrete Repair Fund; Exterior Parking Garage St	2031	68
1184	Fencing - Chain Link; Farrington & School Side (Unfunded - C&C/School Owned)	2030	69
1321	Fencing - Chain Link; Ocean Side	2041	70
1387	Fencing - Chain Link; Repair Fund	2031	70
1169	Fencing - Pool Deck	2035	71
1376	Fencing - Property Entrance	2035	72
1268	Fire Safety Equipment - Fire Alarm System	2034	72
1187	Fire Safety Equipment - Fire Extinguishers Recharge/Replace (Unfunded - Operatio	2027	73
1108	Fire Safety Equipment - Hoses and Cabinets (15%)	2029	74
1185	Fire Safety Equipment - Repair/Professional Services Fund	2033	74

Makaha Surfside

Category Detail Index

Asset ID	Description	Replacement	Page
1255	Fire Safety Equipment - Standpipe Test & Repair Fund	2031	75
1385	Flag Poles	2044	76
1346	General Reserves/Professional Services Fund	2031	77
1345	Golf Cart (Used) (33%)	2027	78
1390	HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Vendor/Owner Responsibility)	2027	78
1386	HVAC - Exhaust Duct; Laundry Buildings	2040	79
1104	HVAC - Exhaust Fans; Rooftops (10%)	2027	79
1377	HVAC - Exhaust Shroud; Non-Mechanical	2027	80
1403	HVAC - Split Air Conditioning Unit; Breakroom	2034	80
1400	HVAC - Split Air Conditioning Unit; Fitness Room	2031	81
1192	HVAC - Split Air Conditioning Unit; Office	2035	82
1166	High Risk Component Inspection	2027	82
1162	Landscaping/Irrigation - Upgrade/Refurbishment Fund (Unfunded - Operational Exp	2027	83
1196	Lighting - Corridor/EXIT/Emergency/Parking/Stairwells, Etc. (Unfunded - Operatio	2027	83
1379	Lighting - Flood Lights; Rooftop (25%)	2029	84
1355	Lighting - Light Pole Fixtures	2035	85
1354	Lighting - Light Poles	2055	86
1197	Lobby - Furniture Replacement	2033	86
1372	Lobby - Mailboxes	2033	87
1388	Lobby - Parcel Mailboxes (Unfunded - USPS Provided)	2030	88
1021	Lobby/Office - Renovation/Furniture Fund	2045	88
1303	Lobby/Office/Corridor - Floor Covering; Tile	2033	89
1026	Office - Equipment; Managers Office, Guard Shack	2028	90
1384	Office - Large Printer/Copier/Scanner (Unfunded - Lease Equipment)	2027	91
1349	Parking - Carports	2027	91
1130	Parking - Rolling Gate	2040	92
1163	Plumbing - Drain/Waste/Vent/Storm/Supply; Condition Assessment	2027	93

Makaha Surfside
Category Detail Index

Asset ID	Description	Replacement	Page
1164	Plumbing - Drain/Waste/Vent/Storm; Replacement (15%)	2030	93
1054	Plumbing - Drywell Pump	2027	94
1344	Plumbing - Gas Tank (Unfunded - Third Party Owned)	2035	94
1009	Plumbing - Repair/Professional Services Fund	2031	95
1378	Plumbing - Sump Pump; Elevators Pumps (Unfunded - Existence Unknown)	2027	96
1393	Plumbing - Supply Line Replacement (Unfunded - Pending Assessment)	2054	96
1304	Plumbing - Waste Stack Cleaning (Assumes Cleanouts Installed)	2027	97
1383	Plumbing - Water Heater	2034	97
1114	Pool - Filtration System; Sand Filters (33%)	2029	98
1111	Pool - Pumps (33%)	2028	98
1394	Pool - Repair/Professional Services Fund	2033	99
1284	Pool - Salt System (33%)	2028	100
1097	Pool - Tile/Railing Replacement	2035	101
1374	Pool Deck - Deck/Coping Edge/Skimmer; Repair Fund	2031	101
1115	Pool Deck - Pergola Replacement	2051	102
1117	Pool/Recreation Deck - Outdoor Furniture Replacement (33%)	2027	103
1131	Railing - Corridors/Lanais (33%)	2037	103
1398	Railing - Corridors/Lanais (33%)	2038	104
1401	Railing - Corridors/Lanais (33%)	2039	105
1281	Railing - Garage Cable Replacement Fund	2027	105
1216	Railing - Repair/Professional Service Fund	2028	106
1167	Railing - Stairwells/Roof Ladders (Unfunded - HAR 16-107)	2074	107
1352	Recreation Area - BBQ Area Pergola	2039	108
1225	Roofing - Coating System	2027	108
1320	Roofing - Gutters; Buildings & Garage (33%)	2027	109
1333	Roofing - Roof Hatch	2034	110
1226	Roofing - Shingles/Flat Roof; Laundry Building	2046	111

Makaha Surfside
Category Detail Index

Asset ID	Description	Replacement	Page
1049	Security - Access Control/Surveillance System Upgrade Fund	2032	111
1396	Security - Access Control; Fob System	2038	112
1207	Security - Guard Shack Refurbishment/Furniture Fund;	2030	113
1395	Security - Surveillance System	2038	113
1144	Signage - Building/Grounds Signage Fund	2031	114
1336	Storm Drain - Grates/Maintenance Funds	2034	115
1342	Trash - Bins (21%)	2029	115
1230	Trash - Chute Repair/Professional Services Fund	2034	116
1055	Trash - Chute Replacement	2044	117

Total Funded Assets	96
Total Unfunded Assets	17
Total Assets	113