



MONTHLY BUDGET ANALYSIS FOR: The Collection

Approved budget to be effective on: January 1, 2024

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Board Approved Date: October 11, 2023

	2023 Budget	Actual Monthly Average	CM Proposed 2024 Budget	BOD Proposed 2024 Budget	Approved 2024 Budget
CASH FLOW TO COVER LOAN PAYMENTS					
2800 TOTAL LOAN PAYMENTS	0	0	0	0	0
TOTAL LOAN PAYMENTS	0	0	0	0	0
REVENUE:					
4000 ASSESSMENT INCOME	34,021	33,243	38,254	38,254	38,254
4200 USER FEE INCOME	100	62	62	62	62
4400 RENTAL INCOME	0	0	0	0	0
4500 FOOD & BEVERAGE INCOME	0	0	0	0	0
4700 COLLECTIONS INCOME	0	0	0	0	0
4800 OTHER INCOME	0	0	0	0	0
4900 INVESTMENT INCOME	1	1	1	1	1
TOTAL REVENUES	34,122	33,306	38,317	38,317	38,317
EXPENSES:					
OPERATING EXPENSES:					
5000 ADMINISTRATIVE	527	567	684	684	684
5200 COMMUNICATIONS	0	0	0	0	0
5300 PAYROLL & BENEFITS	0	0	0	0	0
5400 INSURANCE	208	184	160	160	160
6000 UTILITIES	23,412	25,475	26,017	26,017	26,017
6100 LANDSCAPING	0	0	0	0	0
6200 IRRIGATION	0	0	0	0	0
6300 OPERATIONS	15	13	15	15	15
6400 CONTRACTED SERVICES	5,707	4,649	5,927	5,927	5,927
6500 REPAIR & MAINTENANCE	414	163	414	414	414
7000 PROFESSIONAL SERVICES	147	39	100	100	100
8100 SHARED EXPENSES	0	0	0	0	0
8900 ASSOCIATION OWNED UNIT EXPENSES	0	0	0	0	0
9000 TAXES	0	0	0	0	0
9100 OTHER EXPENSES	3,692	2,960	5,000	5,000	5,000
TOTAL OPERATING EXPENSES:	34122	34049	38317	38317	38317
NET INCOME/LOSS	0	(743)	0	0	0
RESERVES:					
4905 RESERVES CONTRIBUTION	3,692	0	5,000	5,000	5,000
4910 RESERVES INTEREST INCOME	147	0	147	97	187
9800 RESERVE EXPENSES	10,914	0	773	773	788
RESERVE DEPT - NET INCOME/LOSS	(7075)	0	4374	4324	4399

NOTE: The budgeted revenues and expenses are based on accrual-basis accounting.



The Collection - Midrise-Lofts Honolulu, HI



Reserve Study Annual Update
January 1, 2024

Associa Hawaii Reserve Study Division

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Disclosure Statement

A Reserve Study Annual Update was prepared using the cash flow method of analysis for The Collection - Midrise-Lofts utilizing data provided by the Board of Directors combined with data from prior Reserve Studies performed for the Association. This Reserve Study has been prepared for the fiscal year ending December 31, 2024. Before estimating the Reserve fund beginning balance for fiscal year 2024, the remaining monthly Reserve contributions and planned capital expenditures for the current fiscal year were accounted for. Interest earned on Reserve contributions is included as part of the funding plan and must remain in the Reserve accounts. Therefore, it is estimated that the FY 2024 beginning Reserve fund balance will be approximately \$200,431.

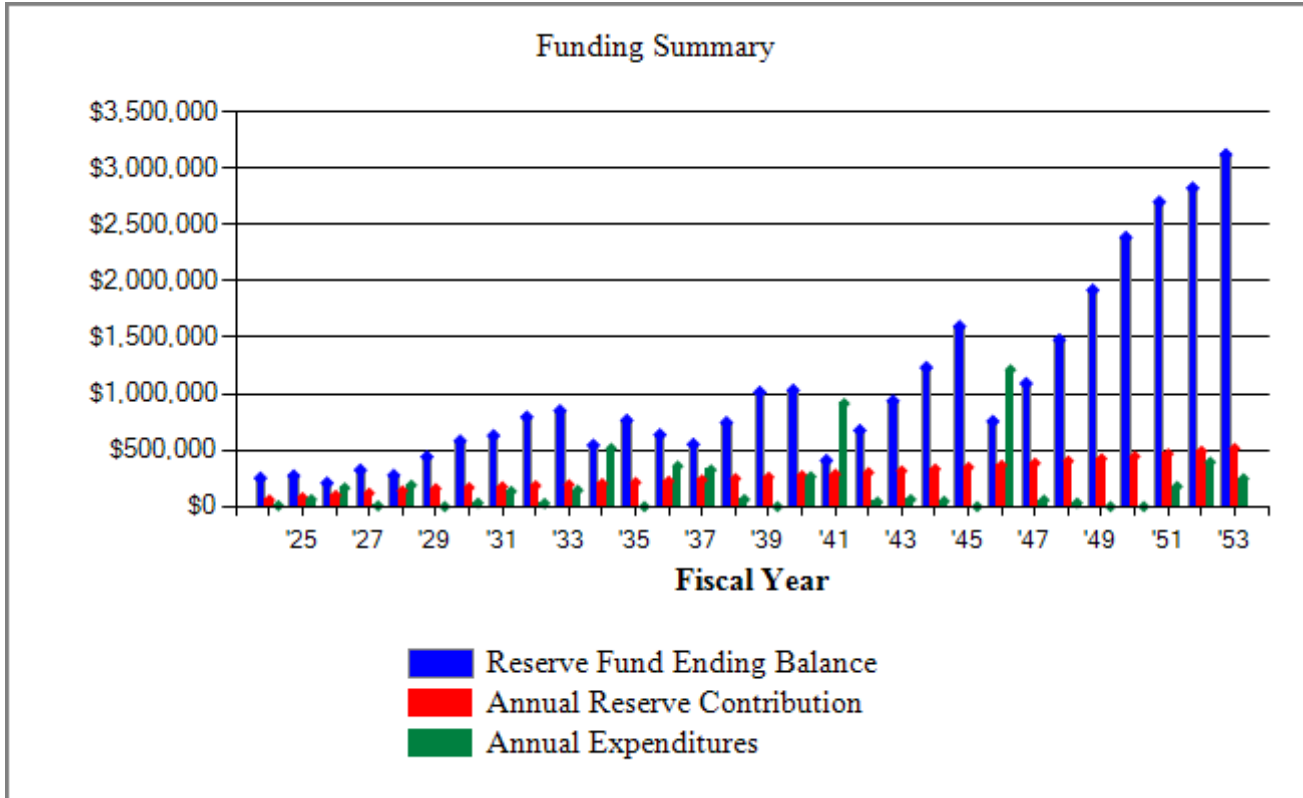
According to the cash flow funding plan the Association will collect \$60,000 in FY 2024. The cash flow funding plan may require future increased annual contributions as reflected in this Reserve Study. The Association's Funding Plan will meet projected future capital expenditure requirements and provides for Reserve fund balances that comply with HRS 514B-148. The Reserve Study was approved by the Board of Directors as part of the FY 2024 Budget.

The Reserve Study is a requirement of HRS 514B-148. It is important to recognize that a Reserve Study is a financial forecast of planned contributions and expenditures required to maintain the capital components of the project. Hawaii Law requires the Association to use reasonable efforts to project inflation, interest income, component inventory, component life & remaining life, and replacement costs of the project's components for a 30-year period.

By its nature, a Reserve Study is a budgeting tool, or an estimate, used for annual budgeting purposes. It is not an audit, quality inspection, or a guarantee of forecasted results. The Reserve Study is an independent report performed as an aid for planning and budgeting purposes and is not an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. 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 of a component will be in accordance with the industry standard or manufacturer's specifications. The predictability and replacement cost of some components may be difficult to estimate due to wide variances in the predicted useful life.

The FY 2024 Reserve Study reflects that AOA The Collection - Midrise-Lofts has complied with the Reserve requirements of HRS 514B-148, provided that the Association implements the funding plan as outlined in this Reserve Study. The Board of Directors provided the component data and funding plan for this study based on its experience with the project. This Reserve Study is valid only for the fiscal year it was prepared for and should be updated annually to comply with HRS 514B – 148.

The Collection - Midrise-Lofts
Reserve Study Overview



This graph provides a summary of the Association's funding plan. It reflects the planned annual Reserve expenditures, annual Reserve contributions and anticipated Reserve fund ending balances. The green bar generally should not be taller than the blue bar, except for years that have planned large expenditures. The blue bar should never be \$0 or negative and the red bar should be consistent, or increase, throughout the funding plan and ideally does not decrease.

Reserve Study Financial Summary FY 2024

Reserve Fund Balance:	\$200,431
Annual Contribution:	\$60,000
Reserve Fund Expenditures:	\$9,450
Total Reserve Replacement Cost:	\$2,517,885
Funding Type:	Cash Flow

Reserve Funding Plan – Next 4 Years

Year	Annual Contribution
2024	\$60,000
2025	\$80,000
2026	\$100,000
2027	\$120,000

Year Built	January 1, 2016
Number of Units	54
Inflation	3.0%
Interest	1.0%
Monthly Contribution	\$5,000
Average contribution per unit per month:	\$93

The Collection - Midrise-Lofts
 Honolulu, HI
 Current Assessment Funding Model Summary

Report Date	October 7, 2023
Account Number	757
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	54

Report Parameters	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
2024 Beginning Balance	\$200,431

Current Assessment Funding Model Summary of Calculations	
Required Monthly Contribution	\$5,000.00
\$92.59 per unit monthly	
Average Net Monthly Interest Earned	<u>\$187.05</u>
Total Monthly Allocation to Reserves	\$5,187.05
\$96.06 per unit monthly	

The Collection - Midrise-Lofts
Current Assessment Funding Model Projection

Beginning Balance: \$200,431

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2024	2,517,885	60,000	2,245	9,450	253,226
2025	2,581,321	80,000	2,346	63,000	272,571
2026	2,646,467	100,000	1,618	165,644	208,545
2027	2,713,368	120,000	2,680	6,655	324,571
2028	2,782,075	140,000	2,116	189,648	277,039
2029	2,852,638	160,000	3,652		440,692
2030	2,925,107	168,000	5,025	31,344	582,373
2031	2,999,537	176,400	5,453	134,948	629,278
2032	3,075,982	185,220	7,047	27,932	793,613
2033	3,154,498	194,481	7,574	144,879	850,789
2034	3,235,144	204,205	4,476	515,681	543,790
2035	3,317,977	214,415	6,628		764,833
2036	3,403,060	225,136	5,303	358,680	636,592
2037	3,490,456	236,393	4,413	325,196	552,202
2038	3,580,228	248,213	6,271	62,258	744,427
2039	3,672,445	260,623	8,895		1,013,945
2040	3,767,173	273,654	9,011	264,972	1,031,638
2041	3,864,484	287,337	2,749	913,391	408,334
2042	3,964,450	301,704	5,339	40,041	675,336
2043	4,067,145	316,789	7,873	63,000	936,998
2044	4,172,646	332,629	10,744	47,410	1,232,960
2045	4,281,032	349,260	14,284		1,596,504
2046	4,392,384	366,723	5,843	1,213,201	755,870
2047	4,506,785	385,059	9,107	57,609	1,092,427
2048	4,624,321	404,312	12,855	31,483	1,478,111
2049	4,745,080	424,528	17,156		1,919,795
2050	4,869,153	445,755	21,708		2,387,258
2051	4,996,634	468,042	24,733	178,425	2,701,608
2052	5,127,618	491,444	25,849	394,360	2,824,541
2053	5,262,204	516,017	28,693	247,439	3,121,811

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Soft Goods - Replace	9,450
Total for 2024	<u>\$9,450</u>
Replacement Year 2025	
Carpet Hallways	63,000
Total for 2025	<u>\$63,000</u>
Replacement Year 2026	
Midrise Vehicle Entry - Gate Operators	9,691
Painting Exterior	147,041
Parking Structure (P1-P2) - Seal & Stripe	8,912
Total for 2026	<u>\$165,644</u>
Replacement Year 2027	
Multi-Purpose Room - Carpet	6,655
Total for 2027	<u>\$6,655</u>
Replacement Year 2028	
Entry System	9,265
Fire Extinguishers (24)	4,254
Gym - AC System Replace	14,181
Gym - Equipment	17,727
Gym - Rubber Flooring	7,091
Mailroom - AC System Replace	7,091
Multi Purpose Rm/Lobby Elec Door (1st Fl)	12,781
Multi-Purpose Room - AC System Replace	14,181
Painting Interior	72,330
Security Camera System	30,746
Total for 2028	<u>\$189,648</u>
No Replacement in 2029	
Replacement Year 2030	
Multi-Purpose Room - Furniture	31,344
Total for 2030	<u>\$31,344</u>

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031	
Awning (Metal)	16,142
Elevator Cabs - Remodel (2)	64,568
Fan Coil	28,410
Multi-Purpose Room - Appliances	5,165
Window Tint	20,662
Total for 2031	\$134,948
Replacement Year 2032	
Soft Goods - Replace	11,971
Stairwells (2) - Paint	15,961
Total for 2032	\$27,932
Replacement Year 2033	
Package AC Unit - Replace	137,001
Restroom - Remodel	7,878
Total for 2033	\$144,879
Replacement Year 2034	
Carpet Hallways	63,000
Fire Alarm System	63,500
Window Seal - Replace	389,181
Total for 2034	\$515,681
No Replacement in 2035	
Replacement Year 2036	
Capacitor Bank 3 kVar - Replace	1,624
Fire Control Panel	5,988
Midrise Vehicle Entry - Gate Operators	13,024
Midrise Vehicle Entry - Rolling Gate Refurb	14,970
Multi-Purpose Room - Cabinets	23,663
Painting Exterior	197,610
Parking Structure (P1-P2) - Repairs	29,941
Parking Structure (P1-P2) - Seal & Stripe	11,976

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036 <i>continued...</i>	
Signage	26,947
Wall Covering	32,935
Total for 2036	<u>\$358,680</u>
Replacement Year 2037	
Emergency Lighting (24)	8,142
Exit Signs (24)	8,142
Exterior Flood Fixtures 100W (35)	11,333
Multi-Purpose Room - Carpet	8,943
Roofing Single Ply Membrane	288,636
Total for 2037	<u>\$325,196</u>
Replacement Year 2038	
Exhaust Fans 50-500 - Replace (10)	19,059
Exhaust Fans 501-1000 - Replace (8)	17,788
Trash Chute/Doors - Contingency	25,412
Total for 2038	<u>\$62,258</u>
No Replacement in 2039	
Replacement Year 2040	
Entry System	13,210
Fire Extinguishers (24)	6,066
Gym - AC System Replace	20,219
Gym - Equipment	25,274
Gym - Rubber Flooring	10,110
Mailroom - AC System Replace	10,110
Multi Purpose Rm/Lobby Elec Door (1st Fl)	18,223
Multi-Purpose Room - AC System Replace	20,219
Painting Interior	91,732
Security Camera System	34,645
Soft Goods - Replace	15,164
Total for 2040	<u>\$264,972</u>

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2041	
Electrical Panels - Repair Contingency	17,355
Elevators - Modernize (2)	882,152
Multi-Purpose Room - Pool Table	13,884
Total for 2041	<u>\$913,391</u>
Replacement Year 2042	
Mailboxes	40,041
Total for 2042	<u>\$40,041</u>
Replacement Year 2043	
Carpet Hallways	63,000
Total for 2043	<u>\$63,000</u>
Replacement Year 2044	
Multi-Purpose Room - Furniture	47,410
Total for 2044	<u>\$47,410</u>
No Replacement in 2045	
Replacement Year 2046	
Awning (Metal)	25,149
Ceiling Tiles	23,258
Elevator Cabs - Remodel (2)	100,595
Fan Coil	44,262
Fire Sprinkler System	67,902
Glass Doors & Windows	502,977
Interior Lighting	96,572
Midrise Vehicle Entry - Gate Operators	17,504
Multi-Purpose Room - Appliances	8,048
Painting Exterior	265,572
Parking Structure (P1-P2) - Seal & Stripe	16,095
Utility Doors	13,077
Window Tint	32,191
Total for 2046	<u>\$1,213,201</u>

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2047	
Mezzanine - Tiled Floor	20,723
Multi-Purpose Room - Carpet	12,019
Stairwells (2) - Paint	24,867
Total for 2047	<u>\$57,609</u>
Replacement Year 2048	
Restroom - Remodel	12,273
Soft Goods - Replace	19,210
Total for 2048	<u>\$31,483</u>
No Replacement in 2049	
No Replacement in 2050	
Replacement Year 2051	
Tile Flooring	108,454
Transfer Switch 800 Amp	69,971
Total for 2051	<u>\$178,425</u>
Replacement Year 2052	
Carpet Hallways	63,000
Entry System	18,834
Fire Extinguishers (24)	8,648
Gym - AC System Replace	28,828
Gym - Equipment	36,035
Gym - Rubber Flooring	14,414
Mailroom - AC System Replace	14,414
Multi Purpose Rm/Lobby Elec Door (1st Fl)	25,981
Multi-Purpose Room - AC System Replace	28,828
Painting Interior	116,339
Security Camera System	39,039
Total for 2052	<u>\$394,360</u>
Replacement Year 2053	
Package AC Unit - Replace	247,439
Total for 2053	<u>\$247,439</u>

The Collection - Midrise-Lofts
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
Awning (Metal)	1/1/2016	2031	15		7	\$13,125	\$16,142
Capacitor Bank 3 kVar - Replace	1/1/2016	2036	20		12	\$1,139	\$1,624
Carpet Hallways	1/1/2016	2025	9		1	\$63,000	\$63,000
Ceiling Tiles	1/1/2016	2046	30		22	\$12,138	\$23,258
Electrical Panels - Repair Contingency	1/1/2016	2041	25		17	\$10,500	\$17,355
Elevator Cabs - Remodel (2)	1/1/2016	2031	15		7	\$52,500	\$64,568
Elevators - Modernize (2)	1/1/2016	2041	25		17	\$630,000	\$882,152
Emergency Lighting (24)	1/1/2016	2037	20	1	13	\$5,544	\$8,142
Entry System	1/1/2016	2028	12		4	\$8,232	\$9,265
Exhaust Fans 50-500 - Replace (10)	1/1/2016	2038	22		14	\$12,600	\$19,059
Exhaust Fans 501-1000 - Replace (8)	1/1/2016	2038	22		14	\$11,760	\$17,788
Exit Signs (24)	1/1/2016	2037	20	1	13	\$5,544	\$8,142
Exterior Flood Fixtures 100W (35)	1/1/2016	2037	20	1	13	\$7,718	\$11,333
Fan Coil	1/1/2016	2031	15		7	\$23,100	\$28,410
Fire Alarm System	1/1/2016	2034	20	-2	10	\$47,250	\$63,500
Fire Control Panel	1/1/2016	2036	20		12	\$4,200	\$5,988
Fire Extinguishers (24)	1/1/2016	2028	12		4	\$3,780	\$4,254
Fire Sprinkler System	1/1/2016	2046	30		22	\$35,438	\$67,902
Glass Doors & Windows	1/1/2016	2046	30		22	\$262,500	\$502,977
Gym - AC System Replace	1/1/2016	2028	12		4	\$12,600	\$14,181
Gym - Equipment	1/1/2016	2028	12		4	\$15,750	\$17,727
Gym - Rubber Flooring	1/1/2016	2028	12		4	\$6,300	\$7,091
Interior Lighting	1/1/2016	2046	30		22	\$50,400	\$96,572
Mailboxes	1/1/2016	2042	26		18	\$23,520	\$40,041
Mailroom - AC System Replace	1/1/2016	2028	12		4	\$6,300	\$7,091
Mezzanine - Tiled Floor	1/1/2022	2047	25		23	\$10,500	\$20,723
Midrise Vehicle Entry - Gate Operators	1/1/2016	2026	10		2	\$9,135	\$9,691
Midrise Vehicle Entry - Rolling Gate Refurb	1/1/2016	2036	20		12	\$10,500	\$14,970
Multi Purpose Rm/Lobby Elec Door (1st Fl)	1/1/2016	2028	12		4	\$11,356	\$12,781
Multi-Purpose Room - AC System Replace	1/1/2016	2028	12		4	\$12,600	\$14,181
Multi-Purpose Room - Appliances	1/1/2016	2031	15		7	\$4,200	\$5,165
Multi-Purpose Room - Cabinets	1/1/2016	2036	20		12	\$21,000	\$23,663
Multi-Purpose Room - Carpet	1/1/2016	2027	10	1	3	\$6,090	\$6,655

The Collection - Midrise-Lofts
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
Multi-Purpose Room - Furniture	1/1/2016	2030	14		6	\$26,250	\$31,344
Multi-Purpose Room - Pool Table	1/1/2016	2041	25		17	\$8,400	\$13,884
Package AC Unit - Replace	1/1/2016	2033	20	-3	9	\$105,000	\$137,001
Painting Exterior	1/1/2016	2026	10		2	\$138,600	\$147,041
Painting Interior	1/1/2016	2028	12		4	\$66,822	\$72,330
Parking Structure (P1-P2) - Repairs	1/1/2016	2036	20		12	\$21,000	\$29,941
Parking Structure (P1-P2) - Seal & Stripe	1/1/2016	2026	10		2	\$8,400	\$8,912
Restroom - Remodel	1/1/2016	2033	15	2	9	\$6,038	\$7,878
Roofing Single Ply Membrane	1/1/2016	2037	20	1	13	\$223,125	\$288,636
Security Camera System	1/1/2016	2028	12		4	\$29,546	\$30,746
Signage	1/1/2016	2036	20		12	\$18,900	\$26,947
Soft Goods - Replace	1/1/2016	2024	8		0	\$9,450	\$9,450
Stairwells (2) - Paint	1/1/2017	2032	15		8	\$12,600	\$15,961
Tile Flooring	1/1/2016	2051	35		27	\$48,825	\$108,454
Transfer Switch 800 Amp	1/1/2016	2051	35		27	\$31,500	\$69,971
Trash Chute/Doors - Contingency	1/1/2016	2038	22		14	\$16,800	\$25,412
Utility Doors	1/1/2016	2046	30		22	\$6,825	\$13,077
Wall Covering	1/1/2016	2036	20		12	\$23,100	\$32,935
Window Seal - Replace	1/1/2016	2034	20	-2	10	\$289,587	\$389,181
Window Tint	1/1/2016	2031	15		7	\$16,800	\$20,662