



MONTHLY BUDGET ANALYSIS FOR: The Collection - Midrise

Approved budget to be effective on: January 1, 2025

Prepared By: Michele Alueta/Budget Committee Board Approved Date: September 11, 2024

	2024 Budget	Actual Monthly Average	CM Proposed 2025 Budget	BOD Proposed 2025 Budget	Approved 2025 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	38,254	35,794	40,131	39,802	39,802
4200 USER FEE INCOME	62	73	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	2	2	2	2
TOTAL REVENUES	38,317	35,869	40,195	39,866	39,866
EXPENSES:					
OPERATING EXPENSES:					
5000 ADMINISTRATIVE	684	921	1,586	1,257	1,257
5200 COMMUNICATIONS	0	0	0	0	0
5300 PAYROLL & BENEFITS	0	0	0	0	0
5400 INSURANCE	160	0	0	0	0
6000 UTILITIES	26,017	24,290	26,080	26,080	26,080
6100 LANDSCAPING	0	0	0	0	0
6200 IRRIGATION	0	0	0	0	0
6300 OPERATIONS	15	0	15	15	15
6400 CONTRACTED SERVICES	5,927	4,883	6,144	6,144	6,144
6500 REPAIR & MAINTENANCE	414	169	374	374	374
7000 PROFESSIONAL SERVICES	100	0	163	163	163
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	5,000	4,346	5,833	5,833	5,833
TOTAL OPERATING EXPENSES:	38317	34609	40195	39866	39866
NET INCOME/LOSS	0	1260	0	0	0
RESERVES:					
4905 RESERVES CONTRIBUTION	5,000	4,346	5,833	5,833	5,833
4910 RESERVES INTEREST INCOME	187	261	368	1,118	1,118
9800 RESERVE EXPENSES	788	0	0	0	0
RESERVE DEPT - NET INCOME/LOSS	4399	4607	6201	6951	6951

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



The Collection - Midrise-Lofts Honolulu, HI



Reserve Study Annual Update January 1, 2025

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, 2025. Before estimating the Reserve fund beginning balance for fiscal year 2025, 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 2025 beginning Reserve fund balance will be approximately \$254,379.

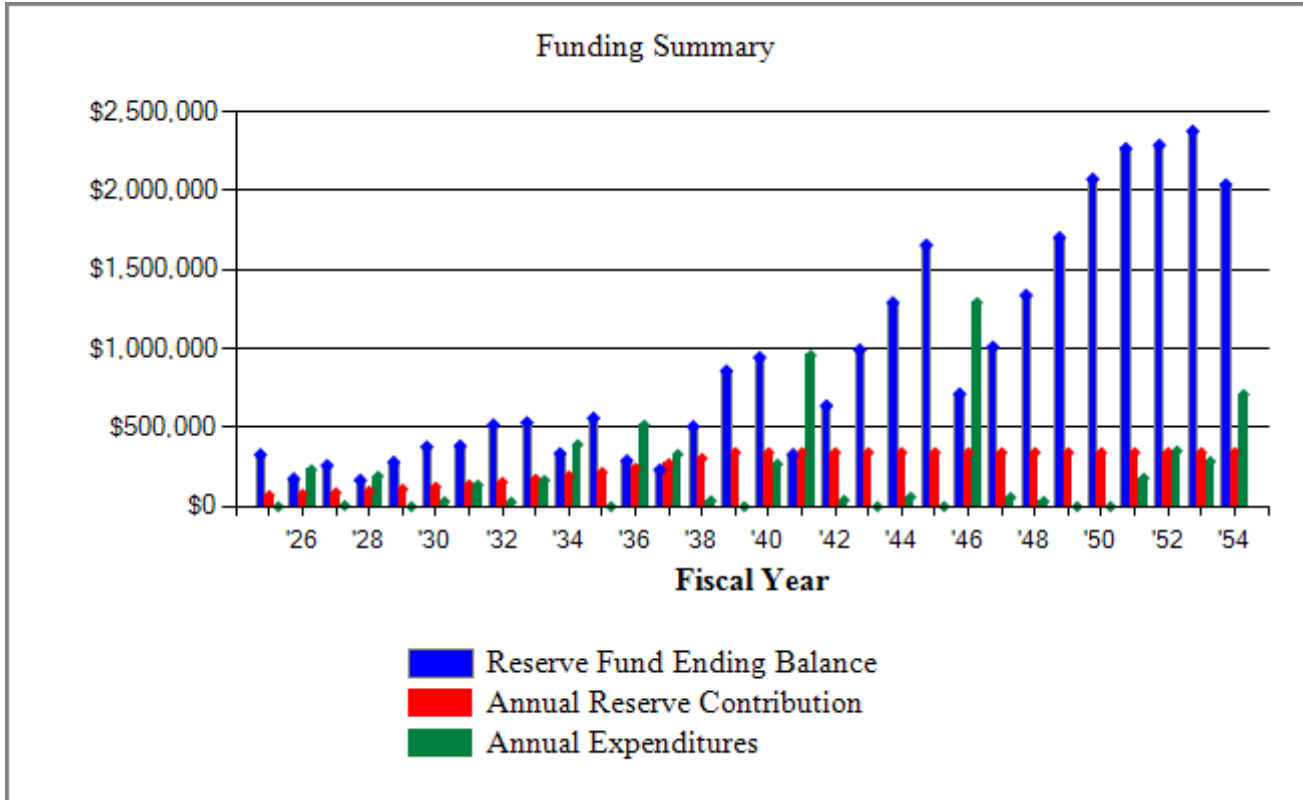
According to the cash flow funding plan the Association will collect \$70,000 in FY 2025. The cash flow funding plan may require future increased annual contributions as reflected in this Reserve Study. The Association's Funding Plan will meet projected future capital expenditure requirements and provides 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 2025 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 2025 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 2025

Reserve Fund Balance:	\$254,379
Annual Contribution:	\$70,000
Reserve Fund Expenditures:	\$0
Total Reserve Replacement Cost:	\$2,634,401
Funding Type:	Cash Flow

Reserve Funding Plan – Next 4 Years

Year	Annual Contribution
2025	\$70,000
2026	\$78,400
2027	\$87,808
2028	\$98,345

Year Built	January 1, 2016
Number of Units	54
Inflation	3.0%
Interest	1.5%
Monthly Contribution	\$5,833
Average contribution per unit per month:	\$108

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

Report Date	September 15, 2024
Account Number	757
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	54

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.50%
2025 Beginning Balance	\$254,379

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$5,833.33
<i>\$108.02 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$367.78</u>
Total Monthly Allocation to Reserves	\$6,201.12
<i>\$114.84 per unit monthly</i>	

The Collection - Midrise-Lofts
Current Assessment Funding Model Projection

Beginning Balance: \$254,379

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2025	2,634,401	70,000	4,413		328,792
2026	2,701,722	78,400	2,080	233,427	175,846
2027	2,770,848	87,808	3,271	6,719	260,205
2028	2,841,828	98,345	1,820	192,819	167,551
2029	2,914,715	110,146	3,430		281,127
2030	2,989,561	123,364	4,775	31,648	377,618
2031	3,066,420	138,168	4,773	136,258	384,301
2032	3,145,349	154,748	6,641	28,203	517,487
2033	3,226,405	173,317	6,719	166,300	531,223
2034	3,309,647	194,116	3,673	392,959	336,052
2035	3,395,136	217,409	6,850		560,311
2036	3,482,935	243,499	2,651	516,370	290,091
2037	3,573,108	272,718	1,605	331,210	233,204
2038	3,665,721	305,445	5,453	37,204	506,898
2039	3,760,843	342,098	10,448		859,444
2040	3,858,543	342,098	11,708	269,145	944,104
2041	3,958,894	342,098	2,567	959,029	329,740
2042	4,061,970	342,098	7,162	40,430	638,570
2043	4,167,847	342,098	12,437		993,105
2044	4,276,603	342,098	16,881	60,317	1,291,767
2045	4,388,320	342,098	22,303		1,656,167
2046	4,503,079	342,098	8,285	1,292,522	714,028
2047	4,620,967	342,098	12,698	58,168	1,010,656
2048	4,742,071	342,098	17,577	31,789	1,338,542
2049	4,866,482	342,098	23,009		1,703,649
2050	4,994,293	342,098	28,523		2,074,271
2051	5,125,598	342,098	31,400	180,157	2,267,612
2052	5,260,497	342,098	31,721	352,276	2,289,155
2053	5,399,090	342,098	33,047	285,991	2,378,309
2054	5,541,482	342,098	27,994	709,728	2,038,673

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
<i>No Replacement in 2025</i>	
Replacement Year 2026	
Carpet Hallways	66,175
Midrise Vehicle Entry - Gate Operators	9,785
Painting Exterior	148,468
Parking Structure (P1-P2) - Seal & Stripe	8,998
Total for 2026	<u>\$233,427</u>
Replacement Year 2027	
Multi-Purpose Room - Carpet	6,719
Total for 2027	<u>\$6,719</u>
Replacement Year 2028	
Entry System	9,355
Fire Extinguishers (24)	4,296
Gym - AC System Replace	14,319
Gym - Equipment	17,899
Gym - Rubber Flooring	7,160
Mailroom - AC System Replace	7,160
Multi Purpose Rm/Lobby Elec Door (1st Fl)	12,905
Multi-Purpose Room - AC System Replace	14,319
Painting Interior	73,749
Security Camera System	31,659
Total for 2028	<u>\$192,819</u>
<i>No Replacement in 2029</i>	
Replacement Year 2030	
Multi-Purpose Room - Furniture	31,648
Total for 2030	<u>\$31,648</u>
Replacement Year 2031	
Awning (Metal)	16,299
Elevator Cabs - Remodel (2)	65,195

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Fan Coil	28,686
Multi-Purpose Room - Appliances	5,216
Window Tint	20,862
Total for 2031	<u>\$136,258</u>
Replacement Year 2032	
Soft Goods - Replace	12,087
Stairwells (2) - Paint	16,116
Total for 2032	<u>\$28,203</u>
Replacement Year 2033	
Package AC Unit - Replace	158,346
Restroom - Remodel	7,954
Total for 2033	<u>\$166,300</u>
Replacement Year 2034	
Window Seal - Replace	392,959
Total for 2034	<u>\$392,959</u>
<i>No Replacement in 2035</i>	
Replacement Year 2036	
Capacitor Bank 3 kVar - Replace	1,640
Carpet Hallways	73,099
Fire Alarm System	68,021
Fire Control Panel	6,046
Midrise Vehicle Entry - Gate Operators	13,151
Midrise Vehicle Entry - Rolling Gate Refurb	15,116
Multi-Purpose Room - Cabinets	27,155
Painting Exterior	199,529
Parking Structure (P1-P2) - Repairs	30,232
Parking Structure (P1-P2) - Seal & Stripe	12,093
Signage	27,209
Utility Doors - Replacement Contingency	9,825

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Wall Covering	33,255
Total for 2036	<u>\$516,370</u>
Replacement Year 2037	
Emergency Lighting (24)	8,221
Exit Signs (24)	8,221
Exterior Flood Fixtures 100W (35)	11,443
Multi-Purpose Room - Carpet	9,030
Roofing Single Ply Membrane	294,296
Total for 2037	<u>\$331,210</u>
Replacement Year 2038	
Exhaust Fans 50-500 - Replace (10)	19,244
Exhaust Fans 501-1000 - Replace (8)	17,961
Total for 2038	<u>\$37,204</u>
<i>No Replacement in 2039</i>	
Replacement Year 2040	
Entry System	13,338
Fire Extinguishers (24)	6,125
Gym - AC System Replace	20,416
Gym - Equipment	25,520
Gym - Rubber Flooring	10,208
Mailroom - AC System Replace	10,208
Multi Purpose Rm/Lobby Elec Door (1st Fl)	18,400
Multi-Purpose Room - AC System Replace	20,416
Painting Interior	93,531
Security Camera System	35,674
Soft Goods - Replace	15,312
Total for 2040	<u>\$269,145</u>
Replacement Year 2041	
Electrical Panels - Repair Contingency	17,523

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Elevators - Modernize (2)	899,449
Multi-Purpose Room - Pool Table	14,019
Trash Chute/Doors - Contingency	28,037
Total for 2041	<u>\$959,029</u>
Replacement Year 2042	
Mailboxes	40,430
Total for 2042	<u>\$40,430</u>
<i>No Replacement in 2043</i>	
Replacement Year 2044	
Multi-Purpose Room - Furniture	47,871
Utility Doors - Replacement Contingency	12,446
Total for 2044	<u>\$60,317</u>
<i>No Replacement in 2045</i>	
Replacement Year 2046	
Awning (Metal)	25,393
Carpet Hallways	80,746
Ceiling Tiles	23,483
Elevator Cabs - Remodel (2)	101,572
Fan Coil	44,692
Fire Sprinkler System	68,561
Glass Doors & Windows	507,860
Interior Lighting	97,509
Midrise Vehicle Entry - Gate Operators	17,674
Multi-Purpose Room - Appliances	8,126
Painting Exterior	268,150
Parking Structure (P1-P2) - Seal & Stripe	16,252
Window Tint	32,503
Total for 2046	<u>\$1,292,522</u>

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2047	
Mezzanine - Tiled Floor	20,924
Multi-Purpose Room - Carpet	12,136
Stairwells (2) - Paint	25,109
Total for 2047	<u>\$58,168</u>
Replacement Year 2048	
Restroom - Remodel	12,392
Soft Goods - Replace	19,396
Total for 2048	<u>\$31,789</u>
<i>No Replacement in 2049</i>	
<i>No Replacement in 2050</i>	
Replacement Year 2051	
Tile Flooring	109,507
Transfer Switch 800 Amp	70,650
Total for 2051	<u>\$180,157</u>
Replacement Year 2052	
Entry System	19,017
Fire Extinguishers (24)	8,732
Gym - AC System Replace	29,108
Gym - Equipment	36,385
Gym - Rubber Flooring	14,554
Mailroom - AC System Replace	14,554
Multi Purpose Rm/Lobby Elec Door (1st Fl)	26,233
Multi-Purpose Room - AC System Replace	29,108
Painting Interior	118,620
Security Camera System	40,198
Utility Doors - Replacement Contingency	15,767
Total for 2052	<u>\$352,276</u>
Replacement Year 2053	
Package AC Unit - Replace	285,991
Total for 2053	<u>\$285,991</u>

The Collection - Midrise-Lofts
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2054 Window Seal - Replace	<u>709,728</u>
Total for 2054	\$709,728

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		6	\$13,650	\$16,299
Capacitor Bank 3 kVar - Replace	1/1/2016	2036	20		11	\$1,185	\$1,640
Carpet Hallways	1/1/2016	2026	10		1	\$65,520	\$66,175
Ceiling Tiles	1/1/2016	2046	30		21	\$12,624	\$23,483
Electrical Panels - Repair Contingency	1/1/2016	2041	25		16	\$10,920	\$17,523
Elevator Cabs - Remodel (2)	1/1/2016	2031	15		6	\$54,600	\$65,195
Elevators - Modernize (2)	1/1/2016	2041	25		16	\$655,200	\$899,449
Emergency Lighting (24)	1/1/2016	2037	20	1	12	\$5,766	\$8,221
Entry System	1/1/2016	2028	12		3	\$8,561	\$9,355
Exhaust Fans 50-500 - Replace (10)	1/1/2016	2038	22		13	\$13,104	\$19,244
Exhaust Fans 501-1000 - Replace (8)	1/1/2016	2038	22		13	\$12,230	\$17,961
Exit Signs (24)	1/1/2016	2037	20	1	12	\$5,766	\$8,221
Exterior Flood Fixtures 100W (35)	1/1/2016	2037	20	1	12	\$8,026	\$11,443
Fan Coil	1/1/2016	2031	15		6	\$24,024	\$28,686
Fire Alarm System	1/1/2016	2036	20		11	\$49,140	\$68,021
Fire Control Panel	1/1/2016	2036	20		11	\$4,368	\$6,046
Fire Extinguishers (24)	1/1/2016	2028	12		3	\$3,931	\$4,296
Fire Sprinkler System	1/1/2016	2046	30		21	\$36,855	\$68,561
Glass Doors & Windows	1/1/2016	2046	30		21	\$273,000	\$507,860
Gym - AC System Replace	1/1/2016	2028	12		3	\$13,104	\$14,319
Gym - Equipment	1/1/2016	2028	12		3	\$16,380	\$17,899
Gym - Rubber Flooring	1/1/2016	2028	12		3	\$6,552	\$7,160
Interior Lighting	1/1/2016	2046	30		21	\$52,416	\$97,509
Mailboxes	1/1/2016	2042	26		17	\$24,461	\$40,430
Mailroom - AC System Replace	1/1/2016	2028	12		3	\$6,552	\$7,160
Mezzanine - Tiled Floor	1/1/2022	2047	25		22	\$10,920	\$20,924
Midrise Vehicle Entry - Gate Operators	1/1/2016	2026	10		1	\$9,500	\$9,785
Midrise Vehicle Entry - Rolling Gate Refurb	1/1/2016	2036	20		11	\$10,920	\$15,116
Multi Purpose Rm/Lobby Elec Door (1st Fl)	1/1/2016	2028	12		3	\$11,810	\$12,905
Multi-Purpose Room - AC System Replace	1/1/2016	2028	12		3	\$13,104	\$14,319
Multi-Purpose Room - Appliances	1/1/2016	2031	15		6	\$4,368	\$5,216
Multi-Purpose Room - Cabinets	1/1/2016	2036	20		11	\$21,840	\$27,155
Multi-Purpose Room - Carpet	1/1/2016	2027	10	1	2	\$6,334	\$6,719

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		5	\$27,300	\$31,648
Multi-Purpose Room - Pool Table	1/1/2016	2041	25		16	\$8,736	\$14,019
Package AC Unit - Replace	1/1/2016	2033	20	-3	8	\$125,000	\$158,346
Painting Exterior	1/1/2016	2026	10		1	\$144,144	\$148,468
Painting Interior	1/1/2016	2028	12		3	\$69,495	\$73,749
Parking Structure (P1-P2) - Repairs	1/1/2016	2036	20		11	\$21,840	\$30,232
Parking Structure (P1-P2) - Seal & Stripe	1/1/2016	2026	10		1	\$8,736	\$8,998
Restroom - Remodel	1/1/2016	2033	15	2	8	\$6,279	\$7,954
Roofing Single Ply Membrane	1/1/2016	2037	20	1	12	\$232,050	\$294,296
Security Camera System	1/1/2016	2028	12		3	\$30,728	\$31,659
Signage	1/1/2016	2036	20		11	\$19,656	\$27,209
Soft Goods - Replace	1/1/2024	2032	8		7	\$9,828	\$12,087
Stairwells (2) - Paint	1/1/2017	2032	15		7	\$13,104	\$16,116
Tile Flooring	1/1/2016	2051	35		26	\$50,778	\$109,507
Transfer Switch 800 Amp	1/1/2016	2051	35		26	\$32,760	\$70,650
Trash Chute/Doors - Contingency	1/1/2016	2041	25		16	\$17,472	\$28,037
Utility Doors - Replacement Contingency	1/1/2016	2036	8	12	11	\$7,098	\$9,825
Wall Covering	1/1/2016	2036	20		11	\$24,024	\$33,255
Window Seal - Replace	1/1/2016	2034	20	-2	9	\$301,170	\$392,959
Window Tint	1/1/2016	2031	15		6	\$17,472	\$20,862