



The Collection - Tower Honolulu, HI



Reserve Study Annual Update
January 1, 2023

Associa Hawaii Reserve Study Division

Pacific Guardian Center - Mauka Tower
737 Bishop Street #3100, Honolulu, HI 96813
reserves@associahawaii.com Phone: 808-836-0911

Disclosure Statement

A Reserve Study Annual Update was prepared using the cash flow method of analysis for The Collection - Tower 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, 2023. Before estimating the Reserve fund beginning balance for fiscal year 2023, 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 2023 beginning Reserve fund balance will be approximately \$4,311,108.

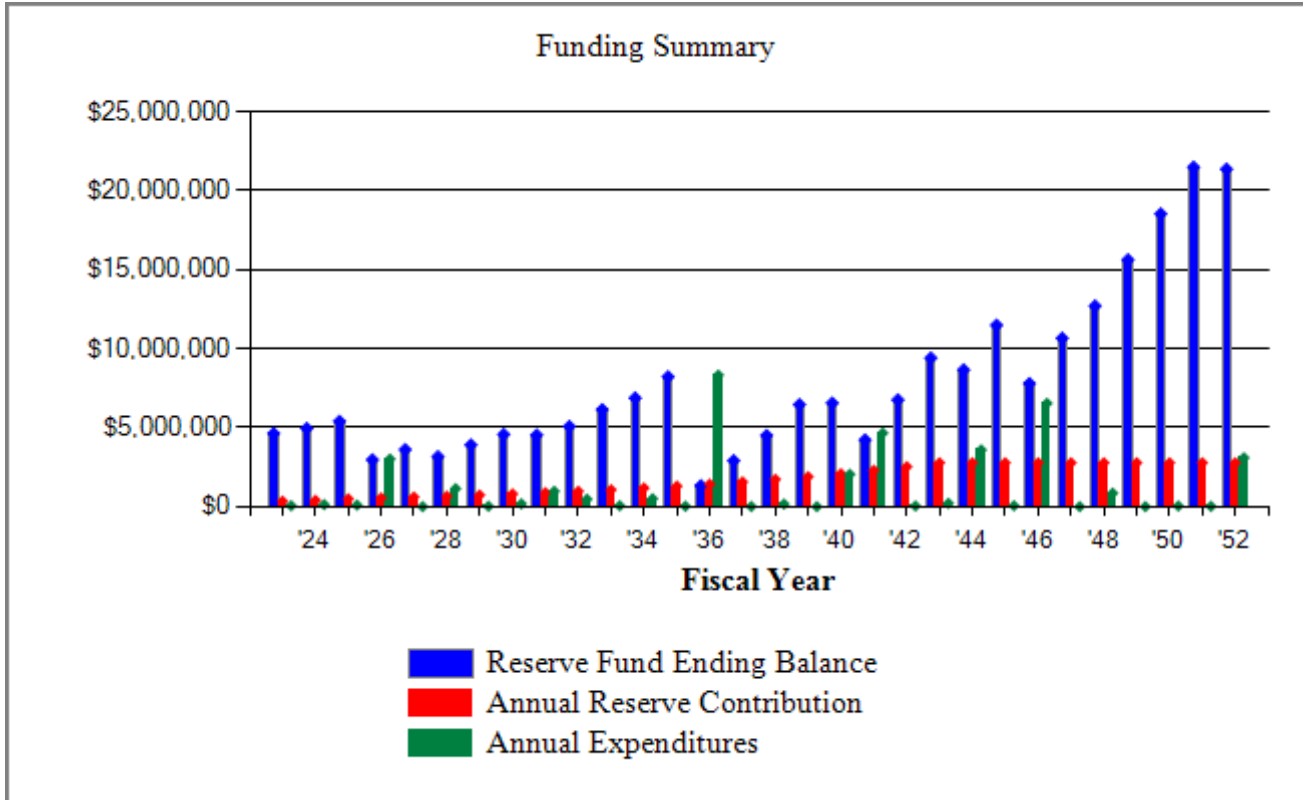
According to the cash flow funding plan the Association will collect \$343,296 in FY 2023. The cash flow funding plan may require future increased annual contributions as reflected in this Reserve Study. The Association's Funding Plan will meet projected future capital expenditure requirements and provides 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 2023 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 2023 Reserve Study reflects that AOA The Collection - Tower 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 - Tower
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 2023

Reserve Fund Balance:	\$4,311,108
Annual Contribution:	\$343,296
Reserve Fund Expenditures:	\$61,578
Total Reserve Replacement Cost:	\$17,345,841
Funding Type:	Cash Flow

Reserve Funding Plan – Next 4 Years

Year	Annual Contribution
2023	\$343,296
2024	\$400,000
2025	\$500,000
2026	\$550,000

Year Built	January 1, 2016
Number of Units	397
Inflation	3.0%
Interest	1.0%
Monthly Contribution	\$28,608
Average contribution per unit per month:	\$72

The Collection - Tower
 Honolulu, HI
 Current Assessment Funding Model Summary

Report Date	August 16, 2022
Account Number	757
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	397

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
2023 Beginning Balance	\$4,311,108

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$28,608.00
<i>\$72.06 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$3,712.99</u>
Total Monthly Allocation to Reserves	\$32,320.99
<i>\$81.41 per unit monthly</i>	

The Collection - Tower
Current Assessment Funding Model Projection

Beginning Balance: \$4,311,108

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2023	17,345,841	343,296	44,556	61,578	4,637,382
2024	17,717,172	400,000	47,457	129,761	4,955,077
2025	18,104,639	500,000	51,484	100,678	5,405,882
2026	18,503,729	550,000	27,024	3,013,312	2,969,594
2027	18,914,793	605,000	33,120		3,607,714
2028	19,338,188	665,500	28,418	1,138,893	3,162,738
2029	19,774,285	732,050	35,496	25,261	3,905,023
2030	20,223,465	805,255	41,833	176,347	4,575,765
2031	20,686,120	885,781	41,028	970,772	4,531,802
2032	21,162,655	974,359	46,057	474,173	5,078,045
2033	21,653,486	1,071,794	56,235	59,901	6,146,174
2034	22,159,042	1,178,974	63,086	504,033	6,884,201
2035	22,679,765	1,296,871	75,904	29,941	8,227,035
2036	23,216,109	1,426,559	6,733	8,328,384	1,331,942
2037	23,768,544	1,569,214	21,770	13,613	2,909,313
2038	24,337,551	1,726,136	36,944	165,389	4,507,004
2039	24,923,629	1,898,749	55,594		6,461,347
2040	25,527,290	2,088,624	55,677	2,048,729	6,556,919
2041	26,149,060	2,297,487	31,495	4,664,374	4,221,527
2042	26,789,483	2,527,236	55,741	39,727	6,764,776
2043	27,449,119	2,779,959	80,913	213,972	9,411,677
2044	28,128,544	2,779,959	73,527	3,596,163	8,669,000
2045	28,828,351	2,779,959	101,615	57,483	11,493,091
2046	29,549,153	2,779,959	64,854	6,540,852	7,797,052
2047	30,291,579	2,779,959	93,433		10,670,445
2048	31,056,278	2,779,959	113,752	850,765	12,713,392
2049	31,843,918	2,779,959	142,822		15,636,173
2050	32,655,187	2,779,959	171,716	46,647	18,541,201
2051	33,490,794	2,779,959	201,136	23,177	21,499,119
2052	34,351,469	2,779,959	199,973	3,096,826	21,382,225

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2023	
Keawe St. Automatic Door Mechanism	4,850
Pool Furniture & Soft Goods	32,416
Spa - Interior Resurface (2)	12,156
Trash Compactor - Bins	12,156
Total for 2023	<u>\$61,578</u>
Replacement Year 2024	
Compressor - Replace	15,651
Lobby & Club Room - Soft Goods	93,905
Pool Heater	4,635
Pool Ph & Cl Control	5,150
Pool Pump Motor	3,130
Spa Ph & Cl Control	1,030
Spa Pump Motor	6,260
Total for 2024	<u>\$129,761</u>
Replacement Year 2025	
Artificial Green Turf - Replace	37,614
Condenser - Replace	14,348
Teak Wood Deck	26,438
Window Seals - Inspection & Repairs	22,279
Total for 2025	<u>\$100,678</u>
Replacement Year 2026	
Cabanas & BBQs - Refurbish	38,743
Carpeting Hallway	713,971
Condenser Barrel	11,069
Condenser Split System	14,500
Dog Park - Furniture	7,749
Exterior Painting PH1	628,060
Exterior Painting PH2	628,060
Glass Doors - Automatic Operators (7)	37,098
Hallway Painting	348,684
Interior Surface Painting	287,802

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Parking Structure (P2-P7) - Seal & Stripe	38,245
Parking Structure - Top Floor Coating	196,691
Pool - Interior Resurface	35,422
Tower Vehicle Entry - Gate Operators	9,507
Window Treatment	17,711
Total for 2026	<u>\$3,013,312</u>
 <i>No Replacement in 2027</i>	
 Replacement Year 2028	
Crown Lighting	146,793
Dog Park - Turf	11,743
Elevator Lobby Lighting	51,378
Elevators - Realignment (4)	70,461
Emergency Lighting	102,327
Furniture (Metal) - Replace	146,793
Gym Equipment - Replace	264,228
Interior Flooring Wood Strip - Refinish	201,987
Interior Wood Baseboard/Paneling - Refinish	16,441
Pool Furniture & Soft Goods	37,579
Security Camera System	89,163
Total for 2028	<u>\$1,138,893</u>
 Replacement Year 2029	
Pool Filter	7,257
Spa Filter	7,257
Spa Heaters (2)	10,746
Total for 2029	<u>\$25,261</u>
 Replacement Year 2030	
Ceiling Lights	51,392
Pool Heater	5,534
Pool Ph & Cl Control	6,149
Pressure Fan	86,214

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Spa Ph & Cl Control	1,230
Window Seals - Inspection & Repairs	25,827
Total for 2030	<u>\$176,347</u>
Replacement Year 2031	
Condenser Barrel	12,832
Condensing Heat Pump 3 Ton (7)	35,931
Condensing Heat Pump 6 Ton	16,425
Condensing Heat Pump 8 Ton (2)	44,143
Elevator Cabs - Remodel (4)	128,324
Exit Lights (175)	49,404
Fan Coils 2-2.5 Ton (2)	7,699
Fire Extinguishers (160)	30,798
Fire Smoke Control System	64,162
Furniture (Wood) - Replace	38,497
Interior Metal Rails - Refinish	57,746
Interior Wallcovering	183,503
Kitchen Appliances	8,342
Supply Fan	213,082
Trash Compactor	28,873
Utility Doors	20,852
VFDs 10 HP Motor	10,908
VFDs 7.5 HP Motor (2)	19,250
Total for 2031	<u>\$970,772</u>
Replacement Year 2032	
Compressor - Replace	19,826
Fan Split System	40,644
Furniture - Lobby & Club Room	198,260
Lobby & Club Room - Soft Goods	118,956
Lockers - Replace (2)	42,296
Pool Pump Motor	3,965
Restrooms - Renovate (2)	42,296
Spa Pump Motor	7,930
Total for 2032	<u>\$474,173</u>

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2033	
Pool Furniture & Soft Goods	43,564
Spa - Interior Resurface (2)	16,337
Total for 2033	<u>\$59,901</u>
Replacement Year 2034	
Artificial Green Turf - Replace	49,078
Condenser - Replace	18,720
Pool Deck (Teak) - Replace	143,027
Pool Furniture (Wood)	258,712
Teak Wood Deck	34,495
Total for 2034	<u>\$504,033</u>
Replacement Year 2035	
Window Seals - Inspection & Repairs	29,941
Total for 2035	<u>\$29,941</u>
Replacement Year 2036	
Cabanas & BBQs - Refurbish	52,067
Carpeting Hallway	959,518
Condenser Barrel	14,876
Condenser Split System	19,487
Dog Park - Furniture	10,413
Exhaust Fans 2,001-5,000 (3)	4,463
Exhaust Fans 5,001-8,500 (5)	29,752
Exhaust Fans 50-500 (2)	3,570
Exhaust Fans 501-1000 (2)	4,165
Exterior Painting PH1	628,060
Exterior Painting PH2	628,060
Fire Alarm Control Panel	5,874
Fire Alarm System - Replace	371,906
Fire Alarm System Basic/Zoned	511,743
Glass Doors - Automatic Operators (7)	49,857
Hallway Painting	468,602
Interior Surface Painting	386,782

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Kitchen Counter/Cabinets	66,084
Lighting System Exterior	36,713
Package AC Unit - Replace	220,280
Parking Structure (P2-P7) - Repairs	117,483
Parking Structure (P2-P7) - Seal & Stripe	51,399
Parking Structure - Top Floor Coating	264,336
Pool - Interior Resurface	47,604
Pool Heater	6,608
Pool Ph & Cl Control	7,343
Roof, Pavilion	26,434
Roof, Tower - TPO Membrane	374,476
Signage	29,371
Spa Ph & Cl Control	1,469
Tower Vehicle Entry - Gate Operators	12,776
Tower Vehicle Entry - Rolling Gate Refurb	29,371
Window Seals - Replace	2,863,641
Window Treatment	23,802
Total for 2036	<u>\$8,328,384</u>
Replacement Year 2037	
Spa Heaters (2)	13,613
Total for 2037	<u>\$13,613</u>
Replacement Year 2038	
Pool Furniture & Soft Goods	50,503
Trash Chute (Contingency)	71,020
Trash Chute - Doors	24,927
Trash Compactor - Bins	18,939
Total for 2038	<u>\$165,389</u>
<i>No Replacement in 2039</i>	
Replacement Year 2040	
Compressor - Replace	25,115

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Crown Lighting	209,292
Dog Park - Turf	16,743
Elevator Lobby Lighting	73,253
Elevators - Realignment (4)	100,460
Emergency Lighting	145,894
Furniture (Metal) - Replace	209,292
Gym Equipment - Replace	376,725
Interior Flooring Wood Strip - Refinish	287,986
Interior Wood Baseboard/Paneling - Refinish	23,441
Lobby & Club Room - Soft Goods	150,690
Mailboxes	152,475
Pool Handrail	16,743
Pool Pump Motor	5,023
Power Shaver Conditioner	83,717
Security Camera System	127,125
Spa Pump Motor	10,046
Window Seals - Inspection & Repairs	34,710
Total for 2040	<u>\$2,048,729</u>
Replacement Year 2041	
Awnings (Metal)	21,280
Condenser Barrel	17,246
Electrical Panels - Repairs	17,246
Elevator Fire Doors	1,440,258
Elevators - Modernize (4)	2,042,920
Exhaust Fans 2,001-8,500 (3)	19,401
Fire Sprinkler Heads - Replace	439,228
Glass Doors	120,720
Interior Wood Door Sliders	3,405
Planters - Replace	215,571
Roof, Metal	42,547
Tile Surfaces	284,553
Total for 2041	<u>\$4,664,374</u>
Replacement Year 2042	
Pool Filter	10,658

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Pool Heater	7,891
Pool Ph & Cl Control	8,768
Spa Filter	10,658
Spa Ph & Cl Control	1,754
Total for 2042	<u>\$39,727</u>
Replacement Year 2043	
Artificial Green Turf - Replace	64,036
Condenser - Replace	24,426
Pool Furniture & Soft Goods	58,547
Spa - Interior Resurface (2)	21,955
Teak Wood Deck	45,008
Total for 2043	<u>\$213,972</u>
Replacement Year 2044	
7th Floor Pavers	263,827
Air Handler (Outdoors) - Replace	363,435
Aluminum Glass Lanai Railings	2,261,374
Ceiling Lights	77,734
Ceiling Panels	160,181
Lighting System Interior	339,206
Pressure Fan	130,407
Total for 2044	<u>\$3,596,163</u>
Replacement Year 2045	
Spa Heaters (2)	17,245
Window Seals - Inspection & Repairs	40,238
Total for 2045	<u>\$57,483</u>
Replacement Year 2046	
Cabanas & BBQs - Refurbish	69,974
Carpeting Hallway	1,289,512
Condenser Barrel	19,992
Condenser Split System	26,189

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2046 continued...</i>	
Condensing Heat Pump 3 Ton (7)	55,979
Condensing Heat Pump 6 Ton	25,590
Condensing Heat Pump 8 Ton (2)	68,774
Dog Park - Furniture	13,995
Elevator Cabs - Remodel (4)	199,924
Exit Lights (175)	76,970
Exterior Painting PH1	628,060
Exterior Painting PH2	628,060
Fan Coils 2-2.5 Ton (2)	11,995
Fire Extinguishers (160)	47,982
Fire Smoke Control System	99,962
Furniture (Wood) - Replace	59,977
Glass Doors - Automatic Operators (7)	67,003
Hallway Painting	629,762
Interior Metal Rails - Refinish	89,966
Interior Surface Painting	519,803
Interior Wallcovering	285,892
Kitchen Appliances	12,996
Metal Panel	618,609
Parking Structure (P2-P7) - Seal & Stripe	69,076
Parking Structure - Top Floor Coating	355,246
Pool - Interior Resurface	63,976
Supply Fan	331,975
Tower Vehicle Entry - Gate Operators	17,170
Trash Compactor	44,984
Utility Doors	32,487
VFDs 10 HP Motor	16,995
VFDs 7.5 HP Motor (2)	29,991
Window Treatment	31,988
Total for 2046	\$6,540,852
 <i>No Replacement in 2047</i>	
 Replacement Year 2048	
Compressor - Replace	31,815

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Fan Split System	65,221
Furniture - Lobby & Club Room	318,150
Lobby & Club Room - Soft Goods	190,890
Lockers - Replace (2)	67,872
Pool Furniture & Soft Goods	67,872
Pool Heater	9,422
Pool Ph & Cl Control	10,469
Pool Pump Motor	6,363
Restrooms - Renovate (2)	67,872
Spa Ph & Cl Control	2,094
Spa Pump Motor	12,726
Total for 2048	<u>\$850,765</u>
 <i>No Replacement in 2049</i>	
Replacement Year 2050	
Window Seals - Inspection & Repairs	46,647
Total for 2050	<u>\$46,647</u>
 Replacement Year 2051	
Condenser Barrel	23,177
Total for 2051	<u>\$23,177</u>
 Replacement Year 2052	
Artificial Green Turf - Replace	83,552
Condenser - Replace	31,870
Crown Lighting	298,400
Dog Park - Turf	23,872
Elevator Lobby Lighting	104,441
Elevators - Realignment (4)	143,232
Emergency Lighting	208,009
Furniture (Metal) - Replace	298,400
Gym Equipment - Replace	537,120
Interior Flooring Wood Strip - Refinish	410,599

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2052 continued...</i>	
Interior Wood Baseboard/Paneling - Refinish	33,421
Pool Deck (Teak) - Replace	243,494
Pool Furniture (Wood)	440,440
Security Camera System	181,251
Teak Wood Deck	58,726
Total for 2052	<u>\$3,096,826</u>

The Collection - Tower
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
7th Floor Pavers	1/1/2016	2044	28		21	\$141,820	\$263,827
Air Handler (Outdoors) - Replace	1/1/2016	2044	28		21	\$195,364	\$363,435
Aluminum Glass Lanai Railings	1/1/2016	2044	28		21	\$1,215,600	\$2,261,374
Artificial Green Turf - Replace	1/1/2016	2025	9		2	\$35,455	\$37,614
Awnings (Metal)	1/1/2016	2041	25		18	\$12,500	\$21,280
Cabanas & BBQs - Refurbish	1/1/2016	2026	10		3	\$35,455	\$38,743
Carpeting Hallway	1/1/2016	2026	10		3	\$653,385	\$713,971
Ceiling Lights	1/1/2016	2030	14		7	\$41,786	\$51,392
Ceiling Panels	1/1/2016	2044	28		21	\$86,105	\$160,181
Compressor - Replace	1/1/2016	2024	8		1	\$15,195	\$15,651
Condenser - Replace	1/1/2016	2025	9		2	\$13,524	\$14,348
Condenser Barrel	1/1/2016	2026	5	5	3	\$10,130	\$11,069
Condenser Split System	1/1/2016	2026	10		3	\$13,270	\$14,500
Condensing Heat Pump 3 Ton (7)	1/1/2016	2031	15		8	\$28,364	\$35,931
Condensing Heat Pump 6 Ton	1/1/2016	2031	15		8	\$12,966	\$16,425
Condensing Heat Pump 8 Ton (2)	1/1/2016	2031	15		8	\$34,847	\$44,143
Crown Lighting	1/1/2016	2028	12		5	\$126,625	\$146,793
Dog Park - Furniture	1/1/2016	2026	10		3	\$7,091	\$7,749
Dog Park - Turf	1/1/2016	2028	12		5	\$10,130	\$11,743
Electrical Panels - Repairs	1/1/2016	2041	25		18	\$10,130	\$17,246
Elevator Cabs - Remodel (4)	1/1/2016	2031	15		8	\$101,300	\$128,324
Elevator Fire Doors	1/1/2016	2041	25		18	\$846,000	\$1,440,258
Elevator Lobby Lighting	1/1/2016	2028	12		5	\$44,319	\$51,378
Elevators - Modernize (4)	1/1/2016	2041	25		18	\$1,200,000	\$2,042,920
Elevators - Realignment (4)	1/1/2016	2028	12		5	\$60,780	\$70,461
Emergency Lighting	1/1/2016	2028	12		5	\$88,268	\$102,327
Exhaust Fans 2,001-5,000 (3)	1/1/2016	2036	20		13	\$3,039	\$4,463
Exhaust Fans 2,001-8,500 (3)	1/1/2016	2041	25		18	\$11,396	\$19,401
Exhaust Fans 5,001-8,500 (5)	1/1/2016	2036	20		13	\$20,260	\$29,752
Exhaust Fans 50-500 (2)	1/1/2016	2036	20		13	\$2,431	\$3,570
Exhaust Fans 501-1000 (2)	1/1/2016	2036	20		13	\$2,836	\$4,165
Exit Lights (175)	1/1/2016	2031	15		8	\$39,000	\$49,404
Exterior Painting PH1	1/1/2016	2026	10		3	\$628,060	\$628,060
Exterior Painting PH2	1/1/2016	2026	10		3	\$628,060	\$628,060
Fan Coils 2-2.5 Ton (2)	1/1/2016	2031	15		8	\$6,078	\$7,699
Fan Split System	1/1/2016	2032	16		9	\$31,150	\$40,644

The Collection - Tower
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
Fire Alarm Control Panel	1/1/2016	2036	20		13	\$4,000	\$5,874
Fire Alarm System - Replace	1/1/2016	2036	20		13	\$253,250	\$371,906
Fire Alarm System Basic/Zoned	1/1/2016	2036	20		13	\$348,472	\$511,743
Fire Extinguishers (160)	1/1/2016	2031	15		8	\$24,312	\$30,798
Fire Smoke Control System	1/1/2016	2031	15		8	\$50,650	\$64,162
Fire Sprinkler Heads - Replace	1/1/2016	2041	25		18	\$258,000	\$439,228
Furniture (Metal) - Replace	1/1/2016	2028	12		5	\$126,625	\$146,793
Furniture (Wood) - Replace	1/1/2016	2031	15		8	\$30,390	\$38,497
Furniture - Lobby & Club Room	1/1/2016	2032	16		9	\$151,950	\$198,260
Glass Doors	1/1/2016	2041	25		18	\$70,910	\$120,720
Glass Doors - Automatic Operators (7)	1/1/2016	2026	10		3	\$33,950	\$37,098
Gym Equipment - Replace	1/1/2016	2028	12		5	\$227,925	\$264,228
Hallway Painting	1/1/2016	2026	10		3	\$319,095	\$348,684
Interior Flooring Wood Strip - Refinish	1/1/2016	2028	12		5	\$174,236	\$201,987
Interior Metal Rails - Refinish	1/1/2016	2031	15		8	\$45,585	\$57,746
Interior Surface Painting	1/1/2016	2026	10		3	\$263,380	\$287,802
Interior Wallcovering	1/1/2016	2031	15		8	\$144,859	\$183,503
Interior Wood Baseboard/Paneling - Refinish	1/1/2016	2028	12		5	\$14,182	\$16,441
Interior Wood Door Sliders	1/1/2016	2041	25		18	\$2,000	\$3,405
Keawe St. Automatic Door Mechanism	1/1/2023	2023	1		0	\$4,850	\$4,850
Kitchen Appliances	1/1/2016	2031	15		8	\$6,585	\$8,342
Kitchen Counter/Cabinets	1/1/2016	2036	20		13	\$45,000	\$66,084
Lighting System Exterior	1/1/2016	2036	20		13	\$25,000	\$36,713
Lighting System Interior	1/1/2016	2044	28		21	\$182,340	\$339,206
Lobby & Club Room - Soft Goods	1/1/2016	2024	8		1	\$91,170	\$93,905
Lockers - Replace (2)	1/1/2016	2032	16		9	\$32,416	\$42,296
Mailboxes	1/1/2016	2040	24		17	\$92,250	\$152,475
Metal Panel	1/1/2016	2046	30		23	\$313,444	\$618,609
Package AC Unit - Replace	1/1/2016	2036	20		13	\$150,000	\$220,280
Parking Structure (P2-P7) - Repairs	1/1/2016	2036	20		13	\$80,000	\$117,483
Parking Structure (P2-P7) - Seal & Stripe	1/1/2016	2026	10		3	\$35,000	\$38,245
Parking Structure - Top Floor Coating	1/1/2016	2026	10		3	\$180,000	\$196,691
Planters - Replace	1/1/2016	2041	25		18	\$126,625	\$215,571
Plumbing Systems	1/1/2016	2061	45		38	\$3,545,500	\$3,545,500
Pool - Interior Resurface	1/1/2016	2026	10		3	\$32,416	\$35,422

The Collection - Tower
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
Pool Deck (Teak) - Replace	1/1/2016	2034	18		11	\$103,326	\$143,027
Pool Filter	1/1/2016	2029	13		6	\$6,078	\$7,257
Pool Furniture & Soft Goods	1/1/2016	2023	5	2	0	\$32,416	\$32,416
Pool Furniture (Wood)	1/1/2016	2034	18		11	\$186,899	\$258,712
Pool Handrail	1/1/2016	2040	24		17	\$10,130	\$16,743
Pool Heater	1/1/2021	2024	6	-3	1	\$4,500	\$4,635
Pool Ph & Cl Control	1/1/2018	2024	6		1	\$5,000	\$5,150
Pool Pump Motor	1/1/2016	2024	8		1	\$3,039	\$3,130
Power Shaver Conditioner	1/1/2016	2040	24		17	\$50,650	\$83,717
Pressure Fan	1/1/2016	2030	14		7	\$70,100	\$86,214
Restrooms - Renovate (2)	1/1/2016	2032	16		9	\$32,416	\$42,296
Roof, Metal	1/1/2016	2041	25		18	\$24,992	\$42,547
Roof, Pavilion	1/1/2016	2036	20		13	\$18,000	\$26,434
Roof, Tower - TPO Membrane	1/1/2016	2036	20		13	\$255,000	\$374,476
Security Camera System	1/1/2016	2028	12		5	\$76,913	\$89,163
Signage	1/1/2016	2036	20		13	\$20,000	\$29,371
Spa - Interior Resurface (2)	1/1/2016	2023	10	-3	0	\$12,156	\$12,156
Spa Filter	1/1/2016	2029	13		6	\$6,078	\$7,257
Spa Heaters (2)	1/1/2021	2029	8		6	\$9,000	\$10,746
Spa Ph & Cl Control	1/1/2018	2024	6		1	\$1,000	\$1,030
Spa Pump Motor	1/1/2016	2024	8		1	\$6,078	\$6,260
Supply Fan	1/1/2016	2031	15		8	\$168,209	\$213,082
Teak Wood Deck	1/1/2016	2025	9		2	\$24,920	\$26,438
Tile Surfaces	1/1/2016	2041	25		18	\$167,145	\$284,553
Tower Vehicle Entry - Gate Operators	1/1/2016	2026	10		3	\$8,700	\$9,507
Tower Vehicle Entry - Rolling Gate Refurb	1/1/2016	2036	20		13	\$20,000	\$29,371
Trash Chute (Contingency)	1/1/2016	2038	22		15	\$45,585	\$71,020
Trash Chute - Doors	1/1/2016	2038	22		15	\$16,000	\$24,927
Trash Compactor	1/1/2016	2031	15		8	\$22,793	\$28,873
Trash Compactor - Bins	1/1/2016	2023	15	-8	0	\$12,156	\$12,156
Utility Doors	1/1/2016	2031	15		8	\$16,461	\$20,852
VFDs 10 HP Motor	1/1/2016	2031	15		8	\$8,611	\$10,908
VFDs 7.5 HP Motor (2)	1/1/2016	2031	15		8	\$15,196	\$19,250
Window Seals - Inspection & Repairs	1/1/2022	2025	5	-2	2	\$21,000	\$22,279
Window Seals - Replace	1/1/2016	2036	20		13	\$1,950,000	\$2,863,641
Window Treatment	1/1/2016	2026	10		3	\$16,208	\$17,711