



MONTHLY BUDGET ANALYSIS FOR: The Collection

Approved budget to be effective on: January 1, 2024

Prepared By: Michele Alueta

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	356,254	370,319	372,329	370,314	371,814
4200	USER FEE INCOME	1,825	2,086	1,825	1,825	1,825
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	3,961	2,780	3,977	3,977	3,977
4900	INVESTMENT INCOME	1	9	1	1	1
TOTAL REVENUES		362,041	375,194	378,132	376,117	377,617
EXPENSES:						
OPERATING EXPENSES:						
5000	ADMINISTRATIVE	4,597	4,769	5,786	5,786	5,786
5200	COMMUNICATIONS	0	0	0	0	0
5300	PAYROLL & BENEFITS	120,342	108,194	120,742	120,742	120,742
5400	INSURANCE	0	0	0	0	0
6000	UTILITIES	182,803	209,260	192,811	191,896	193,396
6100	LANDSCAPING	459	354	550	550	550
6200	IRRIGATION	0	0	0	0	0
6300	OPERATIONS	733	293	733	733	733
6400	CONTRACTED SERVICES	17,901	9,952	17,185	16,135	16,135
6500	REPAIR & MAINTENANCE	5,912	5,888	6,752	6,702	6,702
7000	PROFESSIONAL SERVICES	487	156	240	240	240
8100	SHARED EXPENSES	0	0	0	0	0
8900	ASSOCIATION OWNED UNIT EXPENSES	199	1,290	0	0	0
9000	TAXES	0	0	0	0	0
9100	OTHER EXPENSES	28,608	47,941	33,333	33,333	33,333
TOTAL OPERATING EXPENSES:		362041	388096	378132	376117	377617
NET INCOME/LOSS		0	(12902)	0	0	0
RESERVES:						
4905	RESERVES CONTRIBUTION	28,608	0	33,333	33,333	33,333
4910	RESERVES INTEREST INCOME	3,713	0	3,713	4,584	6,250
9800	RESERVE EXPENSES	6,154	0	10,813	10,813	17,244
RESERVE DEPT - NET INCOME/LOSS		26167	0	26233	27104	22339

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



The Collection - Tower Honolulu, HI



Reserve Study Annual Update
January 1, 2024

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, 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 \$4,807,542.

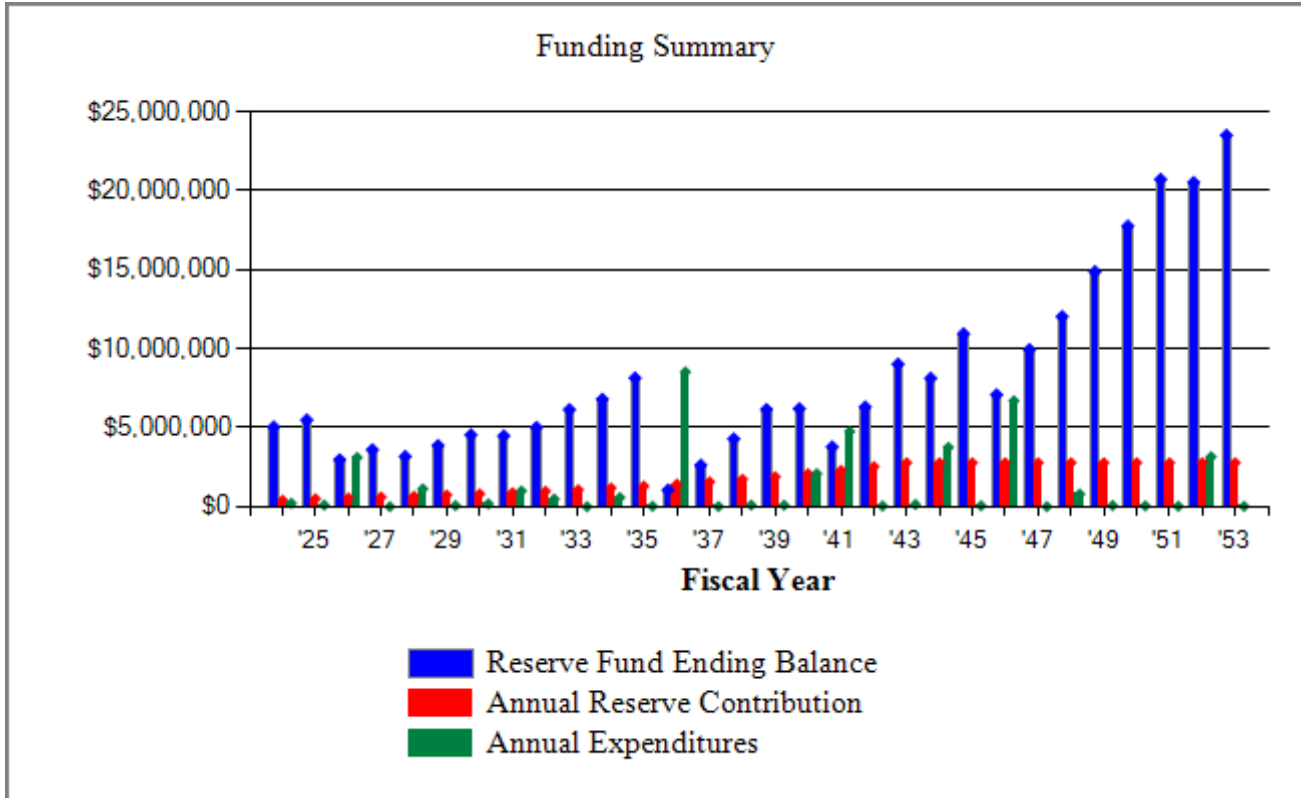
According to the cash flow funding plan the Association will collect \$400,000 in FY 2024. The cash flow funding plan may require future increased annual contributions as reflected in this Reserve Study. The Association's Funding Plan will meet projected future capital expenditure requirements and provides 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 - 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 2024

Reserve Fund Balance:	\$4,807,542
Annual Contribution:	\$400,000
Reserve Fund Expenditures:	\$206,938
Total Reserve Replacement Cost:	\$18,223,133
Funding Type:	Cash Flow

Reserve Funding Plan – Next 4 Years

Year	Annual Contribution
2024	\$400,000
2025	\$500,000
2026	\$550,000
2027	\$605,000

Year Built	January 1, 2016
Number of Units	397
Inflation	3.0%
Interest	1.0%
Monthly Contribution	\$33,333
Average contribution per unit per month:	\$84

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

Report Date	October 7, 2027
Account Number	757
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	397

Report Parameters	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
2024 Beginning Balance	\$4,807,542

Current Assessment Funding Model Summary of Calculations	
Required Monthly Contribution	\$33,333.33
\$83.96 per unit monthly	
Average Net Monthly Interest Earned	<u>\$4,032.57</u>
Total Monthly Allocation to Reserves	\$37,365.90
\$94.12 per unit monthly	

The Collection - Tower
Current Assessment Funding Model Projection

Beginning Balance: \$4,807,542

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2024	18,223,133	400,000	48,391	206,938	5,048,995
2025	18,613,331	500,000	52,408	102,633	5,498,769
2026	19,020,480	550,000	26,983	3,110,239	2,965,514
2027	19,439,843	605,000	33,079		3,603,592
2028	19,871,787	665,500	28,539	1,122,699	3,174,933
2029	20,316,690	732,050	35,218	65,210	3,876,991
2030	20,774,939	805,255	41,517	179,771	4,543,992
2031	21,246,937	885,781	40,520	989,621	4,480,671
2032	21,733,094	974,359	45,451	483,380	5,017,100
2033	22,233,835	1,071,795	56,225		6,145,120
2034	22,749,599	1,178,974	62,346	576,716	6,809,724
2035	23,280,836	1,296,872	75,150	30,522	8,151,224
2036	23,828,010	1,426,559	3,961	8,528,516	1,053,227
2037	24,391,600	1,569,215	18,967	13,878	2,627,532
2038	24,972,097	1,726,137	34,792	97,810	4,290,650
2039	25,570,009	1,898,750	52,531	88,493	6,153,438
2040	26,185,858	2,088,625	52,184	2,088,511	6,205,737
2041	26,820,183	2,297,488	27,057	4,754,944	3,775,338
2042	27,473,537	2,527,237	51,251	40,499	6,313,328
2043	28,146,492	2,779,961	77,161	136,061	9,034,388
2044	28,839,636	2,779,961	68,186	3,750,519	8,132,016
2045	29,553,574	2,779,961	96,209	58,599	10,949,587
2046	30,288,930	2,779,961	57,732	6,706,274	7,081,007
2047	31,046,347	2,779,961	86,240		9,947,208
2048	31,826,486	2,779,962	107,016	798,095	12,036,091
2049	32,630,030	2,779,962	135,302	71,265	14,880,089
2050	33,457,680	2,779,962	164,111	47,553	17,776,610
2051	34,310,159	2,779,962	193,450	23,627	20,726,395
2052	35,188,213	2,779,962	191,606	3,156,959	20,541,004
2053	36,092,608	2,779,962	221,235	22,270	23,519,932

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Compressor - Replace	15,955
Electric Submeters - Additional Install	10,000
Keawe St. Automatic Door Mechanism	5,092
Lobby & Club Room - Soft Goods	95,728
Pool Furniture & Soft Goods	34,037
Pool Heater	4,725
Pool Ph & Cl Control	5,250
Pool Pump Motor	3,191
Spa - Interior Resurface (2)	12,764
Spa Ph & Cl Control	1,050
Spa Pump Motor	6,382
Trash Compactor - Bins	12,764
Total for 2024	<u>\$206,938</u>
Replacement Year 2025	
Artificial Green Turf - Replace	38,345
Condenser - Replace	14,626
Teak Wood Deck	26,951
Window Seals - Inspection & Repairs	22,711
Total for 2025	<u>\$102,633</u>
Replacement Year 2026	
Cabanas & BBQs - Refurbish	39,495
Carpeting Hallway	727,835
Condenser Barrel	11,284
Condenser Split System	14,782
Dog Park - Furniture	7,899
Exterior Painting PH1	659,463
Exterior Painting PH2	659,463
Glass Doors - Automatic Operators (7)	37,818
Hallway Painting	355,454
Interior Surface Painting	293,391
Parking Structure (P2-P7) - Seal & Stripe	38,988
Parking Structure - Top Floor Coating	200,510
Pool - Interior Resurface	36,110

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026 <i>continued...</i>	
Tower Vehicle Entry - Gate Operators	9,691
Window Treatment	18,055
Total for 2026	<u>\$3,110,239</u>
 No Replacement in 2027	
Replacement Year 2028	
Crown Lighting	149,643
Dog Park - Turf	11,971
Elevator Lobby Lighting	52,375
Elevators - Realignment (4)	71,829
Emergency Lighting	104,314
Furniture (Metal) - Replace	149,643
Gym Equipment - Replace	269,358
Interior Flooring Wood Strip - Refinish	205,909
Interior Wood Baseboard/Paneling - Refinish	16,760
Security Camera System	90,895
Total for 2028	<u>\$1,122,699</u>
 Replacement Year 2029	
Pool Filter	7,398
Pool Furniture & Soft Goods	39,458
Spa Filter	7,398
Spa Heaters (2)	10,955
Total for 2029	<u>\$65,210</u>
 Replacement Year 2030	
Ceiling Lights	52,389
Pool Heater	5,642
Pool Ph & Cl Control	6,269
Pressure Fan	87,888
Spa Ph & Cl Control	1,254
Window Seals - Inspection & Repairs	26,329
Total for 2030	<u>\$179,771</u>

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031	
Condenser Barrel	13,082
Condensing Heat Pump 3 Ton (7)	36,628
Condensing Heat Pump 6 Ton	16,744
Condensing Heat Pump 8 Ton (2)	45,000
Elevator Cabs - Remodel (4)	130,816
Exit Lights (175)	50,363
Fan Coils 2-2.5 Ton (2)	7,849
Fire Extinguishers (160)	31,396
Fire Smoke Control System	65,408
Furniture (Wood) - Replace	39,245
Interior Metal Rails - Refinish	58,867
Interior Wallcovering	187,066
Kitchen Appliances	8,504
Supply Fan	217,220
Trash Compactor	29,434
Utility Doors	21,257
VFDs 10 HP Motor	11,120
VFDs 7.5 HP Motor (2)	19,624
Total for 2031	<u>\$989,621</u>
Replacement Year 2032	
Compressor - Replace	20,211
Fan Split System	41,433
Furniture - Lobby & Club Room	202,110
Lobby & Club Room - Soft Goods	121,266
Lockers - Replace (2)	43,117
Pool Pump Motor	4,042
Restrooms - Renovate (2)	43,117
Spa Pump Motor	8,084
Total for 2032	<u>\$483,380</u>
No Replacement in 2033	
Replacement Year 2034	
Artificial Green Turf - Replace	50,031

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2034 <i>continued...</i>	
Condenser - Replace	19,084
Pool Deck (Teak) - Replace	145,805
Pool Furniture & Soft Goods	45,743
Pool Furniture (Wood)	263,735
Spa - Interior Resurface (2)	17,153
Teak Wood Deck	35,165
Total for 2034	<u>\$576,716</u>
Replacement Year 2035	
Window Seals - Inspection & Repairs	30,522
Total for 2035	<u>\$30,522</u>
Replacement Year 2036	
Cabanas & BBQs - Refurbish	53,078
Carpeting Hallway	978,149
Condenser Barrel	15,165
Condenser Split System	19,866
Dog Park - Furniture	10,616
Exhaust Fans 2,001-5,000 (3)	4,550
Exhaust Fans 5,001-8,500 (5)	30,330
Exhaust Fans 50-500 (2)	3,639
Exhaust Fans 501-1000 (2)	4,246
Exterior Painting PH1	659,463
Exterior Painting PH2	659,463
Fire Alarm Control Panel	5,988
Fire Alarm System - Replace	379,128
Fire Alarm System Basic/Zoned	521,680
Glass Doors - Automatic Operators (7)	50,825
Hallway Painting	477,701
Interior Surface Painting	394,293
Kitchen Counter/Cabinets	67,367
Lighting System Exterior	37,426
Package AC Unit - Replace	224,557
Parking Structure (P2-P7) - Repairs	119,764
Parking Structure (P2-P7) - Seal & Stripe	52,397

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036 <i>continued...</i>	
Parking Structure - Top Floor Coating	269,469
Pool - Interior Resurface	48,528
Pool Heater	6,737
Pool Ph & CI Control	7,485
Roof, Pavilion	26,947
Roof, Tower - TPO Membrane	381,747
Signage	29,941
Spa Ph & CI Control	1,497
Tower Vehicle Entry - Gate Operators	13,024
Tower Vehicle Entry - Rolling Gate Refurb	29,941
Window Seals - Replace	2,919,245
Window Treatment	24,264
Total for 2036	<u>\$8,528,516</u>
Replacement Year 2037	
Spa Heaters (2)	13,878
Total for 2037	<u>\$13,878</u>
Replacement Year 2038	
Trash Chute (Contingency)	72,399
Trash Chute - Doors	25,412
Total for 2038	<u>\$97,810</u>
Replacement Year 2039	
Electric Submeters - Additional Install	15,580
Pool Furniture & Soft Goods	53,028
Trash Compactor - Bins	19,886
Total for 2039	<u>\$88,493</u>
Replacement Year 2040	
Compressor - Replace	25,603
Crown Lighting	213,356
Dog Park - Turf	17,068
Elevator Lobby Lighting	74,675

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2040 <i>continued...</i>	
Elevators - Realignment (4)	102,411
Emergency Lighting	148,726
Furniture (Metal) - Replace	213,356
Gym Equipment - Replace	384,040
Interior Flooring Wood Strip - Refinish	293,578
Interior Wood Baseboard/Paneling - Refinish	23,896
Lobby & Club Room - Soft Goods	153,616
Mailboxes	155,436
Pool Handrail	17,068
Pool Pump Motor	5,121
Power Shaver Conditioner	85,342
Security Camera System	129,594
Spa Pump Motor	10,241
Window Seals - Inspection & Repairs	35,384
Total for 2040	<u>\$2,088,511</u>
Replacement Year 2041	
Awnings (Metal)	21,694
Condenser Barrel	17,581
Electrical Panels - Repairs	17,581
Elevator Fire Doors	1,468,225
Elevators - Modernize (4)	2,082,588
Exhaust Fans 2,001-8,500 (3)	19,778
Fire Sprinkler Heads - Replace	447,756
Glass Doors	123,064
Interior Wood Door Sliders	3,471
Planters - Replace	219,756
Roof, Metal	43,373
Tile Surfaces	290,078
Total for 2041	<u>\$4,754,944</u>
Replacement Year 2042	
Pool Filter	10,865
Pool Heater	8,044
Pool Ph & Cl Control	8,938

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2042 <i>continued...</i>	
Spa Filter	10,865
Spa Ph & Cl Control	1,788
Total for 2042	<u>\$40,499</u>
Replacement Year 2043	
Artificial Green Turf - Replace	65,279
Condenser - Replace	24,900
Teak Wood Deck	45,882
Total for 2043	<u>\$136,061</u>
Replacement Year 2044	
7th Floor Pavers	268,950
Air Handler (Outdoors) - Replace	370,492
Aluminum Glass Lanai Railings	2,305,284
Ceiling Lights	79,244
Ceiling Panels	163,291
Lighting System Interior	345,793
Pool Furniture & Soft Goods	61,474
Pressure Fan	132,939
Spa - Interior Resurface (2)	23,053
Total for 2044	<u>\$3,750,519</u>
Replacement Year 2045	
Spa Heaters (2)	17,580
Window Seals - Inspection & Repairs	41,019
Total for 2045	<u>\$58,599</u>
Replacement Year 2046	
Cabanas & BBQs - Refurbish	71,332
Carpeting Hallway	1,314,551
Condenser Barrel	20,381
Condenser Split System	26,698
Condensing Heat Pump 3 Ton (7)	57,066
Condensing Heat Pump 6 Ton	26,086

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2046 continued...	
Condensing Heat Pump 8 Ton (2)	70,109
Dog Park - Furniture	14,266
Elevator Cabs - Remodel (4)	203,806
Exit Lights (175)	78,464
Exterior Painting PH1	659,463
Exterior Painting PH2	659,463
Fan Coils 2-2.5 Ton (2)	12,228
Fire Extinguishers (160)	48,914
Fire Smoke Control System	101,903
Furniture (Wood) - Replace	61,142
Glass Doors - Automatic Operators (7)	68,304
Hallway Painting	641,990
Interior Metal Rails - Refinish	91,713
Interior Surface Painting	529,896
Interior Wallcovering	291,443
Kitchen Appliances	13,248
Metal Panel	630,621
Parking Structure (P2-P7) - Seal & Stripe	70,417
Parking Structure - Top Floor Coating	362,144
Pool - Interior Resurface	65,218
Supply Fan	338,421
Tower Vehicle Entry - Gate Operators	17,504
Trash Compactor	45,857
Utility Doors	33,118
VFDs 10 HP Motor	17,325
VFDs 7.5 HP Motor (2)	30,573
Window Treatment	32,609
Total for 2046	<u>\$6,706,274</u>
No Replacement in 2047	
Replacement Year 2048	
Compressor - Replace	32,433
Fan Split System	66,488
Furniture - Lobby & Club Room	324,327

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2048 <i>continued...</i>	
Lobby & Club Room - Soft Goods	194,596
Lockers - Replace (2)	69,190
Pool Heater	9,605
Pool Ph & Cl Control	10,672
Pool Pump Motor	6,487
Restrooms - Renovate (2)	69,190
Spa Ph & Cl Control	2,134
Spa Pump Motor	12,973
Total for 2048	<u>\$798,095</u>
Replacement Year 2049	
Pool Furniture & Soft Goods	71,265
Total for 2049	<u>\$71,265</u>
Replacement Year 2050	
Window Seals - Inspection & Repairs	47,553
Total for 2050	<u>\$47,553</u>
Replacement Year 2051	
Condenser Barrel	23,627
Total for 2051	<u>\$23,627</u>
Replacement Year 2052	
Artificial Green Turf - Replace	85,174
Condenser - Replace	32,489
Crown Lighting	304,194
Dog Park - Turf	24,336
Elevator Lobby Lighting	106,469
Elevators - Realignment (4)	146,013
Emergency Lighting	212,048
Furniture (Metal) - Replace	304,194
Gym Equipment - Replace	547,550
Interior Flooring Wood Strip - Refinish	418,571
Interior Wood Baseboard/Paneling - Refinish	34,070

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2052 <i>continued...</i>	
Pool Deck (Teak) - Replace	248,223
Pool Furniture (Wood)	448,992
Security Camera System	184,770
Teak Wood Deck	59,866
Total for 2052	<u>\$3,156,959</u>
Replacement Year 2053	
Spa Heaters (2)	22,270
Total for 2053	<u>\$22,270</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		20	\$148,911	\$268,950
Air Handler (Outdoors) - Replace	1/1/2016	2044	28		20	\$205,132	\$370,492
Aluminum Glass Lanai Railings	1/1/2016	2044	28		20	\$1,276,380	\$2,305,284
Artificial Green Turf - Replace	1/1/2016	2025	9		1	\$37,228	\$38,345
Awnings (Metal)	1/1/2016	2041	25		17	\$13,125	\$21,694
Cabanas & BBQs - Refurbish	1/1/2016	2026	10		2	\$37,228	\$39,495
Carpeting Hallway	1/1/2016	2026	10		2	\$686,054	\$727,835
Ceiling Lights	1/1/2016	2030	14		6	\$43,875	\$52,389
Ceiling Panels	1/1/2016	2044	28		20	\$90,410	\$163,291
Compressor - Replace	1/1/2016	2024	8		0	\$15,955	\$15,955
Condenser - Replace	1/1/2016	2025	9		1	\$14,200	\$14,626
Condenser Barrel	1/1/2016	2026	5	5	2	\$10,637	\$11,284
Condenser Split System	1/1/2016	2026	10		2	\$13,934	\$14,782
Condensing Heat Pump 3 Ton (7)	1/1/2016	2031	15		7	\$29,782	\$36,628
Condensing Heat Pump 6 Ton	1/1/2016	2031	15		7	\$13,614	\$16,744
Condensing Heat Pump 8 Ton (2)	1/1/2016	2031	15		7	\$36,589	\$45,000
Crown Lighting	1/1/2016	2028	12		4	\$132,956	\$149,643
Dog Park - Furniture	1/1/2016	2026	10		2	\$7,446	\$7,899
Dog Park - Turf	1/1/2016	2028	12		4	\$10,637	\$11,971
Electric Submeters - Additional Install	1/1/2016	2024	15	-7	0	\$10,000	\$10,000
Electrical Panels - Repairs	1/1/2016	2041	25		17	\$10,637	\$17,581
Elevator Cabs - Remodel (4)	1/1/2016	2031	15		7	\$106,365	\$130,816
Elevator Fire Doors	1/1/2016	2041	25		17	\$888,300	\$1,468,225
Elevator Lobby Lighting	1/1/2016	2028	12		4	\$46,535	\$52,376
Elevators - Modernize (4)	1/1/2016	2041	25		17	\$1,260,000	\$2,082,588
Elevators - Realignment (4)	1/1/2016	2028	12		4	\$63,819	\$71,829
Emergency Lighting	1/1/2016	2028	12		4	\$92,681	\$104,314
Exhaust Fans 2,001-5,000 (3)	1/1/2016	2036	20		12	\$3,191	\$4,550
Exhaust Fans 2,001-8,500 (3)	1/1/2016	2041	25		17	\$11,966	\$19,778
Exhaust Fans 5,001-8,500 (5)	1/1/2016	2036	20		12	\$21,273	\$30,330
Exhaust Fans 50-500 (2)	1/1/2016	2036	20		12	\$2,553	\$3,639
Exhaust Fans 501-1000 (2)	1/1/2016	2036	20		12	\$2,978	\$4,246
Exit Lights (175)	1/1/2016	2031	15		7	\$40,950	\$50,363
Exterior Painting PH1	1/1/2016	2026	10		2	\$659,463	\$659,463
Exterior Painting PH2	1/1/2016	2026	10		2	\$659,463	\$659,463
Fan Coils 2-2.5 Ton (2)	1/1/2016	2031	15		7	\$6,382	\$7,849

The Collection - Tower
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
Fan Split System	1/1/2016	2032	16	8	\$32,708	\$41,433	
Fire Alarm Control Panel	1/1/2016	2036	20	12	\$4,200	\$5,988	
Fire Alarm System - Replace	1/1/2016	2036	20	12	\$265,913	\$379,128	
Fire Alarm System Basic/Zoned	1/1/2016	2036	20	12	\$365,896	\$521,680	
Fire Extinguishers (160)	1/1/2016	2031	15	7	\$25,528	\$31,396	
Fire Smoke Control System	1/1/2016	2031	15	7	\$53,183	\$65,408	
Fire Sprinkler Heads - Replace	1/1/2016	2041	25	17	\$270,900	\$447,756	
Furniture (Metal) - Replace	1/1/2016	2028	12	4	\$132,956	\$149,643	
Furniture (Wood) - Replace	1/1/2016	2031	15	7	\$31,910	\$39,245	
Furniture - Lobby & Club Room	1/1/2016	2032	16	8	\$159,548	\$202,110	
Glass Doors	1/1/2016	2041	25	17	\$74,456	\$123,064	
Glass Doors - Automatic Operators (7)	1/1/2016	2026	10	2	\$35,648	\$37,818	
Gym Equipment - Replace	1/1/2016	2028	12	4	\$239,321	\$269,358	
Hallway Painting	1/1/2016	2026	10	2	\$335,050	\$355,454	
Interior Flooring Wood Strip - Refinish	1/1/2016	2028	12	4	\$182,948	\$205,909	
Interior Metal Rails - Refinish	1/1/2016	2031	15	7	\$47,864	\$58,867	
Interior Surface Painting	1/1/2016	2026	10	2	\$276,549	\$293,391	
Interior Wallcovering	1/1/2016	2031	15	7	\$152,102	\$187,066	
Interior Wood Baseboard/Paneling - Refinish	1/1/2016	2028	12	4	\$14,891	\$16,760	
Interior Wood Door Sliders	1/1/2016	2041	25	17	\$2,100	\$3,471	
Keawe St. Automatic Door Mechanism	1/1/2023	2024	1	0	\$5,093	\$5,093	
Kitchen Appliances	1/1/2016	2031	15	7	\$6,914	\$8,504	
Kitchen Counter/Cabinets	1/1/2016	2036	20	12	\$47,250	\$67,367	
Lighting System Exterior	1/1/2016	2036	20	12	\$26,250	\$37,426	
Lighting System Interior	1/1/2016	2044	28	20	\$191,457	\$345,793	
Lobby & Club Room - Soft Goods	1/1/2016	2024	8	0	\$95,729	\$95,729	
Lockers - Replace (2)	1/1/2016	2032	16	8	\$34,037	\$43,117	
Mailboxes	1/1/2016	2040	24	16	\$96,863	\$155,436	
Metal Panel	1/1/2016	2046	30	22	\$329,116	\$630,621	
Package AC Unit - Replace	1/1/2016	2036	20	12	\$157,500	\$224,557	
Parking Structure (P2-P7) - Repairs	1/1/2016	2036	20	12	\$84,000	\$119,764	
Parking Structure (P2-P7) - Seal & Stripe	1/1/2016	2026	10	2	\$36,750	\$38,988	
Parking Structure - Top Floor Coating	1/1/2016	2026	10	2	\$189,000	\$200,510	
Planters - Replace	1/1/2016	2041	25	17	\$132,956	\$219,756	
Plumbing Systems	1/1/2016	2061	45	37	\$3,722,775	\$3,722,775	

The Collection - Tower
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
Pool - Interior Resurface	1/1/2016	2026	10		2	\$34,037	\$36,110
Pool Deck (Teak) - Replace	1/1/2016	2034	18		10	\$108,492	\$145,805
Pool Filter	1/1/2016	2029	13		5	\$6,382	\$7,398
Pool Furniture & Soft Goods	1/1/2016	2024	5	2	0	\$34,037	\$34,037
Pool Furniture (Wood)	1/1/2016	2034	18		10	\$196,244	\$263,735
Pool Handrail	1/1/2016	2040	24		16	\$10,637	\$17,068
Pool Heater	1/1/2021	2024	6	-3	0	\$4,725	\$4,725
Pool Ph & CI Control	1/1/2018	2024	6		0	\$5,250	\$5,250
Pool Pump Motor	1/1/2016	2024	8		0	\$3,191	\$3,191
Power Shaver Conditioner	1/1/2016	2040	24		16	\$53,183	\$85,342
Pressure Fan	1/1/2016	2030	14		6	\$73,605	\$87,888
Restrooms - Renovate (2)	1/1/2016	2032	16		8	\$34,037	\$43,117
Roof, Metal	1/1/2016	2041	25		17	\$26,242	\$43,373
Roof, Pavilion	1/1/2016	2036	20		12	\$18,900	\$26,947
Roof, Tower - TPO Membrane	1/1/2016	2036	20		12	\$267,750	\$381,747
Security Camera System	1/1/2016	2028	12		4	\$80,759	\$90,895
Signage	1/1/2016	2036	20		12	\$21,000	\$29,941
Spa - Interior Resurface (2)	1/1/2016	2024	10	-3	0	\$12,764	\$12,764
Spa Filter	1/1/2016	2029	13		5	\$6,382	\$7,398
Spa Heaters (2)	1/1/2021	2029	8		5	\$9,450	\$10,955
Spa Ph & CI Control	1/1/2018	2024	6		0	\$1,050	\$1,050
Spa Pump Motor	1/1/2016	2024	8		0	\$6,382	\$6,382
Supply Fan	1/1/2016	2031	15		7	\$176,619	\$217,220
Teak Wood Deck	1/1/2016	2025	9		1	\$26,166	\$26,951
Tile Surfaces	1/1/2016	2041	25		17	\$175,502	\$290,078
Tower Vehicle Entry - Gate Operators	1/1/2016	2026	10		2	\$9,135	\$9,691
Tower Vehicle Entry - Rolling Gate Refurb	1/1/2016	2036	20		12	\$21,000	\$29,941
Trash Chute (Contingency)	1/1/2016	2038	22		14	\$47,864	\$72,399
Trash Chute - Doors	1/1/2016	2038	22		14	\$16,800	\$25,412
Trash Compactor	1/1/2016	2031	15		7	\$23,933	\$29,434
Trash Compactor - Bins	1/1/2016	2024	15	-8	0	\$12,764	\$12,764
Utility Doors	1/1/2016	2031	15		7	\$17,284	\$21,257
VFDs 10 HP Motor	1/1/2016	2031	15		7	\$9,042	\$11,120
VFDs 7.5 HP Motor (2)	1/1/2016	2031	15		7	\$15,956	\$19,624
Window Seals - Inspection & Repairs	1/1/2022	2025	5	-2	1	\$22,050	\$22,712
Window Seals - Replace	1/1/2016	2036	20		12	\$2,047,500	\$2,919,245

The Collection - Tower
Component Summary

Description	<i>Date In Service</i>	<i>Replacement Year</i>	<i>Useful Life</i>	<i>Adjustment</i>	<i>Remaining Life</i>	<i>Current Cost</i>	<i>Future Cost</i>
Window Treatment	1/1/2016	2026	10	2	\$17,018	\$18,055	