



MONTHLY BUDGET ANALYSIS FOR: The Collection - Tower

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	371,814	360,969	380,703	378,312	378,312
4200 USER FEE INCOME	1,825	3,342	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	3,977	4,961	4,102	4,102	4,102
4900 INVESTMENT INCOME	1	19	1	1	1
TOTAL REVENUES	377,617	369,291	386,631	384,240	384,240
EXPENSES:					
OPERATING EXPENSES:					
5000 ADMINISTRATIVE	5,786	8,091	12,295	9,904	9,904
5200 COMMUNICATIONS	0	0	0	0	0
5300 PAYROLL & BENEFITS	120,742	100,636	118,160	118,160	118,160
5400 INSURANCE	0	0	0	0	0
6000 UTILITIES	193,396	187,607	194,807	194,807	194,807
6100 LANDSCAPING	550	0	550	550	550
6200 IRRIGATION	0	0	0	0	0
6300 OPERATIONS	733	639	733	733	733
6400 CONTRACTED SERVICES	16,135	17,643	17,325	17,325	17,325
6500 REPAIR & MAINTENANCE	6,702	5,782	6,795	6,795	6,795
7000 PROFESSIONAL SERVICES	240	0	549	549	549
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	33,333	30,971	35,417	35,417	35,417
TOTAL OPERATING EXPENSES:	377,617	351,369	386,631	384,240	384,240
NET INCOME/LOSS	0	17,922	0	0	0
RESERVES:					
4905 RESERVES CONTRIBUTION	33,333	30,971	35,417	35,417	35,417
4910 RESERVES INTEREST INCOME	6,250	9,968	6,759	20,555	20,555
9800 RESERVE EXPENSES	17,244	961	17,152	17,152	17,152
RESERVE DEPT - NET INCOME/LOSS	22,339	39,978	25,024	38,820	38,820

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



The Collection - Tower 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 - 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, 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 \$5,346,459.

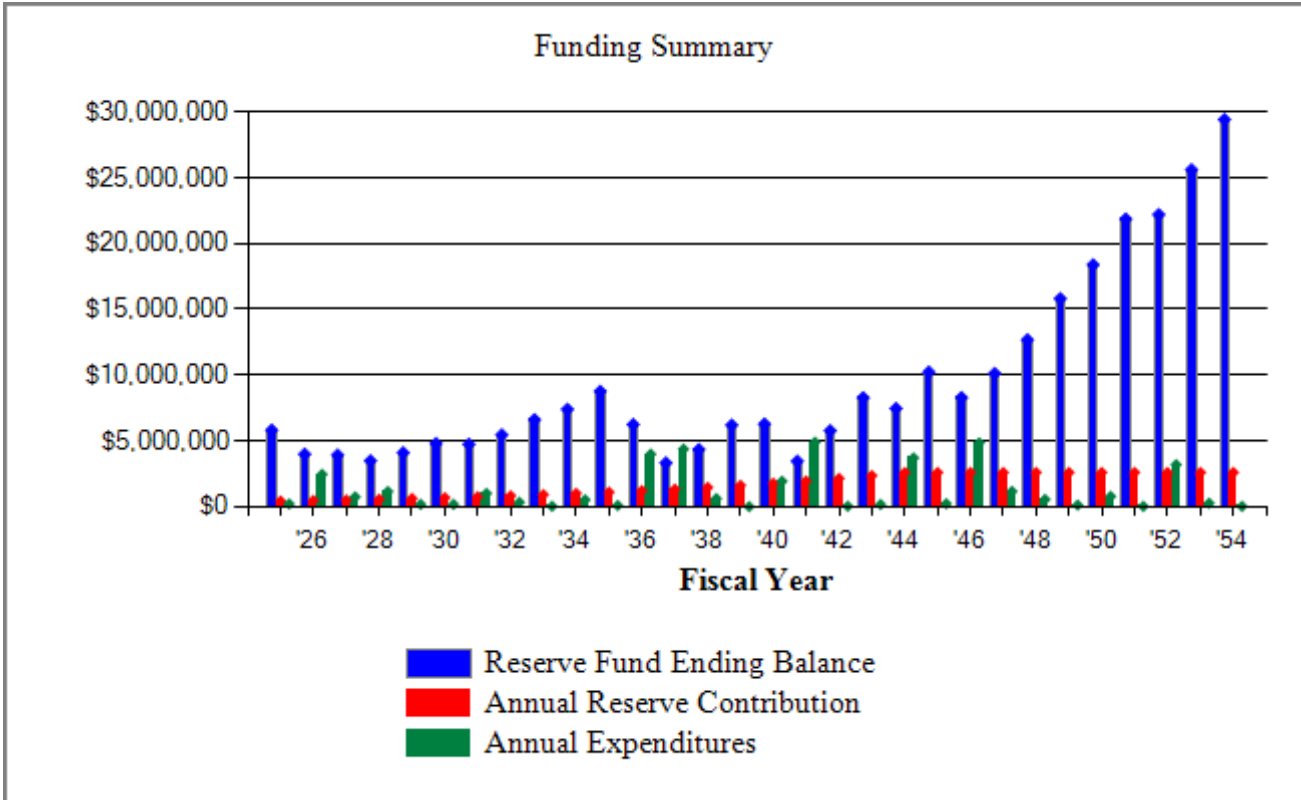
According to the cash flow funding plan the Association will collect \$425,000 in FY 2025. The cash flow funding plan may require future increased annual contributions as reflected in this Reserve Study. The Association's Funding Plan will meet projected future capital expenditure requirements and provides 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 - 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 2025

Reserve Fund Balance:	\$5,346,459
Annual Contribution:	\$425,000
Reserve Fund Expenditures:	\$205,822
Total Reserve Replacement Cost:	\$19,112,694
Funding Type:	Cash Flow

Reserve Funding Plan – Next 4 Years

Year	Annual Contribution
2025	\$425,000
2026	\$467,500
2027	\$514,250
2028	\$565,675

Year Built	January 1, 2016
Number of Units	397
Inflation	3.0%
Interest	4.5%
Monthly Contribution	\$35,417
Average contribution per unit per month:	\$89

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

Report Date	August 30, 2024
Account Number	757
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	397

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	4.50%
2025 Beginning Balance	\$5,346,459

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$35,416.67
<i>\$89.21 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$20,555.26</u>
Total Monthly Allocation to Reserves	\$55,971.93
<i>\$140.99 per unit monthly</i>	

The Collection - Tower
Current Assessment Funding Model Projection

Beginning Balance: \$5,346,459

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2025	19,112,694	425,000	246,663	205,822	5,812,300
2026	19,507,917	467,500	165,928	2,451,930	3,993,799
2027	19,914,557	514,250	162,081	742,322	3,927,808
2028	20,332,945	565,675	141,679	1,148,104	3,487,058
2029	20,763,424	622,243	167,429	177,257	4,099,473
2030	21,206,346	684,467	197,090	177,498	4,803,532
2031	21,662,073	752,914	192,988	1,007,676	4,741,758
2032	22,130,978	828,205	223,006	332,978	5,459,992
2033	22,613,446	911,026	271,801	33,631	6,609,187
2034	23,109,872	1,002,129	304,557	518,808	7,397,064
2035	23,620,661	1,102,342	362,816	92,439	8,769,783
2036	24,146,234	1,212,576	249,525	3,990,529	6,241,354
2037	24,687,021	1,333,834	118,910	4,370,508	3,323,589
2038	25,243,466	1,467,217	160,900	610,473	4,341,233
2039	25,816,025	1,613,939	239,321		6,194,493
2040	26,405,169	1,775,333	239,852	1,928,521	6,281,158
2041	27,011,381	1,952,867	112,065	4,892,306	3,453,785
2042	27,635,159	2,148,153	210,139	35,163	5,776,914
2043	28,277,017	2,362,969	315,946	170,693	8,285,135
2044	28,937,481	2,599,266	274,804	3,701,584	7,457,622
2045	29,617,096	2,599,267	396,473	225,630	10,227,731
2046	30,316,419	2,599,267	311,406	4,847,438	8,290,966
2047	31,036,028	2,599,267	391,934	1,157,776	10,124,392
2048	31,776,513	2,599,268	504,077	550,121	12,677,615
2049	32,538,486	2,599,268	641,314	116,031	15,802,165
2050	33,322,573	2,599,268	754,463	777,595	18,378,301
2051	34,129,421	2,599,269	907,437	23,856	21,861,150
2052	34,959,696	2,599,269	922,096	3,187,609	22,194,906
2053	35,814,081	2,599,269	1,071,873	261,077	25,604,971
2054	36,693,282	2,599,270	1,239,658	18,853	29,425,046

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Artificial Green Turf - Replace	38,717
Compressor - Replace	16,593
Condenser - Replace	14,768
Dog Park - Furniture	7,743
Electric Submeters - Additional Install	10,400
Planters - Plant Refurbishment	50,000
Pool Heater	7,500
Pool Pump Motor	3,319
Spa Pump Motor	6,637
Teak Wood Deck - Refinish	27,213
Window Seals - Inspection & Repairs	22,932
Total for 2025	<u>\$205,822</u>
Replacement Year 2026	
Cabanas & BBQs - Refurbish	39,878
Condenser Barrel	11,394
Condenser Split System	14,926
Exterior Painting PH1	685,842
Exterior Painting PH2	685,842
Glass Doors - Automatic Operators (7)	38,186
Hallway Painting	358,905
Interior Surface Painting	296,239
Parking Structure (P2-P7) - Seal & Stripe	39,367
Parking Structure - Top Floor Coating	202,457
Pool - Interior Resurface	36,460
Spa - Interior Resurface (2)	14,420
Tower Vehicle Entry - Gate Operators	9,785
Window Treatment	18,230
Total for 2026	<u>\$2,451,930</u>
Replacement Year 2027	
Carpeting Hallway	742,322
Total for 2027	<u>\$742,322</u>

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2028	
Crown Lighting	151,096
Dog Park - Turf	12,088
Elevator Lobby Lighting	52,884
Elevators - Realignment (4)	72,526
Emergency Lighting	105,326
Furniture (Metal) - Replace	151,096
Gym Equipment - Replace	271,973
Interior Flooring Wood Strip - Refinish	207,908
Interior Wood Baseboard/Paneling - Refinish	16,923
Security Camera System	91,777
Trash Compactor Bins (5) - Replace	14,505
Total for 2028	<u>\$1,148,104</u>
Replacement Year 2029	
Lobby & Club Room - Soft Goods	107,764
Pool Filter	7,470
Pool Furniture & Soft Goods	38,316
Spa Filter	7,470
Spa Heaters (2)	16,236
Total for 2029	<u>\$177,257</u>
Replacement Year 2030	
Ceiling Lights	52,898
Pool Ph & Cl Control	5,796
Pressure Fan	88,742
Spa Ph & Cl Control	3,478
Window Seals - Inspection & Repairs	26,584
Total for 2030	<u>\$177,498</u>
Replacement Year 2031	
Condenser Barrel	13,209
Condensing Heat Pump 3 Ton (7)	36,984
Condensing Heat Pump 6 Ton	16,906
Condensing Heat Pump 8 Ton (2)	45,437

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Elevator Cabs - Remodel (4)	132,086
Exit Lights (175)	50,852
Fan Coils 2-2.5 Ton (2)	7,925
Fire Extinguishers (160)	31,701
Fire Smoke Control System	66,043
Furniture (Wood) - Replace	39,626
Interior Metal Rails - Refinish	59,439
Interior Wallcovering	188,882
Kitchen Appliances	8,586
Pool Heater	8,446
Supply Fan	219,329
Trash Compactor	29,720
Utility Doors	21,464
VFDs 10 HP Motor	11,228
VFDs 7.5 HP Motor (2)	19,814
Total for 2031	<u>\$1,007,676</u>
Replacement Year 2032	
Fan Split System	41,835
Furniture - Lobby & Club Room	204,072
Lockers - Replace (2)	43,535
Restrooms - Renovate (2)	43,535
Total for 2032	<u>\$332,978</u>
Replacement Year 2033	
Compressor - Replace	21,019
Pool Pump Motor	4,204
Spa Pump Motor	8,408
Total for 2033	<u>\$33,631</u>
Replacement Year 2034	
Artificial Green Turf - Replace	50,517
Condenser - Replace	19,269
Pool Deck (Teak) - Replace	147,220

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Pool Furniture (Wood)	266,296
Teak Wood Deck - Refinish	35,506
Total for 2034	<u>\$518,808</u>
Replacement Year 2035	
Dog Park - Furniture	10,406
Pool Furniture & Soft Goods	43,150
Roof, Tower - TPO Membrane Evaluation	8,063
Window Seals - Inspection & Repairs	30,819
Total for 2035	<u>\$92,439</u>
Replacement Year 2036	
Cabanas & BBQs - Refurbish	53,593
Condenser Barrel	15,312
Condenser Split System	20,059
Exhaust Fans 2,001-5,000 (3)	4,594
Exhaust Fans 5,001-8,500 (5)	30,625
Exhaust Fans 50-500 (2)	3,675
Exhaust Fans 501-1000 (2)	4,287
Exterior Painting PH1	685,842
Exterior Painting PH2	685,842
Fire Alarm Control Panel	6,046
Fire Alarm System - Replace	382,808
Fire Alarm System Basic/Zoned	526,744
Glass Doors - Automatic Operators (7)	51,318
Interior Surface Painting	398,121
Kitchen Counter/Cabinets	68,021
Lighting System Exterior	37,790
Parking Structure (P2-P7) - Repairs	120,927
Parking Structure (P2-P7) - Seal & Stripe	52,905
Parking Structure - Top Floor Coating	272,085
Petra Package AC Unit - Replace	365,161
Pool - Interior Resurface	48,999
Pool Ph & Cl Control	6,921
Roof, Pavilion	27,209

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Signage	30,232
Spa - Interior Resurface (2)	19,379
Spa Ph & Cl Control	4,153
Tower Vehicle Entry - Gate Operators	13,151
Tower Vehicle Entry - Rolling Gate Refurb	30,232
Window Treatment	24,500
Total for 2036	<u>\$3,990,529</u>
Replacement Year 2037	
Carpeting Hallway	904,886
Lobby & Club Room - Soft Goods	126,263
Planters - Plant Refurbishment	50,000
Pool Heater	9,512
Roof, Tower - TPO Membrane	397,017
Spa Heaters (2)	19,024
Window Seals - Replace	2,863,806
Total for 2037	<u>\$4,370,508</u>
Replacement Year 2038	
Hallway Painting	511,713
Trash Chute (Contingency)	73,102
Trash Chute - Doors	25,658
Total for 2038	<u>\$610,473</u>
<i>No Replacement in 2039</i>	
Replacement Year 2040	
Crown Lighting	215,427
Dog Park - Turf	17,234
Electric Submeters - Additional Install	16,203
Elevator Lobby Lighting	75,400
Elevators - Realignment (4)	103,405
Emergency Lighting	150,170
Furniture (Metal) - Replace	215,427

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Gym Equipment - Replace	387,769
Interior Flooring Wood Strip - Refinish	296,428
Interior Wood Baseboard/Paneling - Refinish	24,128
Mailboxes	156,945
Pool Handrail	17,234
Power Shaver Conditioner	86,171
Security Camera System	130,852
Window Seals - Inspection & Repairs	35,727
Total for 2040	<u>\$1,928,521</u>
Replacement Year 2041	
Awnings (Metal)	21,904
Compressor - Replace	26,627
Condenser Barrel	17,751
Electrical Panels - Repairs	17,751
Elevator Fire Doors	1,482,479
Elevators - Modernize (4)	2,102,807
Exhaust Fans 2,001-8,500 (3)	19,970
Fire Sprinkler Heads - Replace	452,104
Glass Doors	124,258
Interior Wood Door Sliders	3,505
Planters - Waterproof Barrier Replace	221,890
Pool Furniture & Soft Goods	48,594
Pool Pump Motor	5,325
Roof, Metal	43,794
Spa Pump Motor	10,651
Tile Surfaces	292,895
Total for 2041	<u>\$4,892,306</u>
Replacement Year 2042	
Pool Filter	10,970
Pool Ph & Cl Control	8,264
Spa Filter	10,970
Spa Ph & Cl Control	4,959
Total for 2042	<u>\$35,163</u>

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2043	
Artificial Green Turf - Replace	65,913
Condenser - Replace	25,142
Pool Heater	10,712
Teak Wood Deck - Refinish	46,328
Trash Compactor Bins (5) - Replace	22,599
Total for 2043	<u>\$170,693</u>
Replacement Year 2044	
7th Floor Pavers	271,561
Air Handler (Outdoors) - Replace	374,089
Aluminum Glass Lanai Railings	2,327,666
Ceiling Lights	80,013
Ceiling Panels	164,876
Lighting System Interior	349,150
Pressure Fan	134,229
Total for 2044	<u>\$3,701,584</u>
Replacement Year 2045	
Dog Park - Furniture	13,985
Lobby & Club Room - Soft Goods	147,937
Spa Heaters (2)	22,289
Window Seals - Inspection & Repairs	41,418
Total for 2045	<u>\$225,630</u>
Replacement Year 2046	
Cabanas & BBQs - Refurbish	72,025
Condenser Barrel	20,579
Condenser Split System	26,957
Condensing Heat Pump 3 Ton (7)	57,620
Condensing Heat Pump 6 Ton	26,340
Condensing Heat Pump 8 Ton (2)	70,790
Elevator Cabs - Remodel (4)	205,785
Exit Lights (175)	79,226
Exterior Painting PH1	685,842

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2046 continued...</i>	
Exterior Painting PH2	685,842
Fan Coils 2-2.5 Ton (2)	12,347
Fire Extinguishers (160)	49,388
Fire Smoke Control System	102,893
Furniture (Wood) - Replace	61,736
Glass Doors - Automatic Operators (7)	68,967
Interior Metal Rails - Refinish	92,603
Interior Surface Painting	535,041
Interior Wallcovering	294,273
Kitchen Appliances	13,377
Metal Panel	636,743
Parking Structure (P2-P7) - Seal & Stripe	71,100
Parking Structure - Top Floor Coating	365,659
Pool - Interior Resurface	65,851
Spa - Interior Resurface (2)	26,044
Supply Fan	341,707
Tower Vehicle Entry - Gate Operators	17,674
Trash Compactor	46,303
Utility Doors	33,440
VFDs 10 HP Motor	17,493
VFDs 7.5 HP Motor (2)	30,870
Window Treatment	32,926
Total for 2046	<u>\$4,847,438</u>
Replacement Year 2047	
Carpeting Hallway	1,103,051
Pool Furniture & Soft Goods	54,725
Total for 2047	<u>\$1,157,776</u>
Replacement Year 2048	
Fan Split System	67,133
Furniture - Lobby & Club Room	327,476
Lockers - Replace (2)	69,862
Pool Ph & Cl Control	9,868
Restrooms - Renovate (2)	69,862

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Spa Ph & Cl Control	5,921
Total for 2048	<u>\$550,121</u>
Replacement Year 2049	
Compressor - Replace	33,730
Planters - Plant Refurbishment	50,000
Pool Heater	12,063
Pool Pump Motor	6,746
Spa Pump Motor	13,492
Total for 2049	<u>\$116,031</u>
Replacement Year 2050	
Hallway Painting	729,581
Window Seals - Inspection & Repairs	48,015
Total for 2050	<u>\$777,595</u>
Replacement Year 2051	
Condenser Barrel	23,856
Total for 2051	<u>\$23,856</u>
Replacement Year 2052	
Artificial Green Turf - Replace	86,001
Condenser - Replace	32,804
Crown Lighting	307,148
Dog Park - Turf	24,572
Elevator Lobby Lighting	107,502
Elevators - Realignment (4)	147,431
Emergency Lighting	214,107
Furniture (Metal) - Replace	307,148
Gym Equipment - Replace	552,866
Interior Flooring Wood Strip - Refinish	422,635
Interior Wood Baseboard/Paneling - Refinish	34,401
Pool Deck (Teak) - Replace	250,632
Pool Furniture (Wood)	453,351

The Collection - Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2052 continued...</i>	
Security Camera System	186,564
Teak Wood Deck - Refinish	60,447
Total for 2052	\$3,187,609
Replacement Year 2053	
Lobby & Club Room - Soft Goods	173,332
Pool Furniture & Soft Goods	61,629
Spa Heaters (2)	26,115
Total for 2053	\$261,077
Replacement Year 2054	
Pool Ph & Cl Control	11,783
Spa Ph & Cl Control	7,070
Total for 2054	\$18,853

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		19	\$154,867	\$271,561
Air Handler (Outdoors) - Replace	1/1/2016	2044	28		19	\$213,337	\$374,089
Aluminum Glass Lanai Railings	1/1/2016	2044	28		19	\$1,327,435	\$2,327,666
Artificial Green Turf - Replace	1/1/2016	2025	9		0	\$38,717	\$38,717
Awnings (Metal)	1/1/2016	2041	25		16	\$13,650	\$21,904
Cabanas & BBQs - Refurbish	1/1/2016	2026	10		1	\$38,717	\$39,878
Carpeting Hallway	1/1/2016	2027	10	1	2	\$713,496	\$742,322
Ceiling Lights	1/1/2016	2030	14		5	\$45,630	\$52,898
Ceiling Panels	1/1/2016	2044	28		19	\$94,027	\$164,876
Compressor - Replace	1/1/2016	2025	8	1	0	\$16,593	\$16,593
Condenser - Replace	1/1/2016	2025	9		0	\$14,768	\$14,768
Condenser Barrel	1/1/2016	2026	5	5	1	\$11,062	\$11,394
Condenser Split System	1/1/2016	2026	10		1	\$14,491	\$14,926
Condensing Heat Pump 3 Ton (7)	1/1/2016	2031	15		6	\$30,973	\$36,984
Condensing Heat Pump 6 Ton	1/1/2016	2031	15		6	\$14,159	\$16,906
Condensing Heat Pump 8 Ton (2)	1/1/2016	2031	15		6	\$38,053	\$45,437
Crown Lighting	1/1/2016	2028	12		3	\$138,275	\$151,096
Dog Park - Furniture	1/1/2016	2025	10	-1	0	\$7,743	\$7,743
Dog Park - Turf	1/1/2016	2028	12		3	\$11,062	\$12,088
Electric Submeters - Additional Install	1/1/2016	2025	15	-7	0	\$10,400	\$10,400
Electrical Panels - Repairs	1/1/2016	2041	25		16	\$11,062	\$17,751
Elevator Cabs - Remodel (4)	1/1/2016	2031	15		6	\$110,620	\$132,086
Elevator Fire Doors	1/1/2016	2041	25		16	\$923,832	\$1,482,479
Elevator Lobby Lighting	1/1/2016	2028	12		3	\$48,396	\$52,884
Elevators - Modernize (4)	1/1/2016	2041	25		16	\$1,310,400	\$2,102,807
Elevators - Realignment (4)	1/1/2016	2028	12		3	\$66,372	\$72,526
Emergency Lighting	1/1/2016	2028	12		3	\$96,389	\$105,326
Exhaust Fans 2,001-5,000 (3)	1/1/2016	2036	20		11	\$3,319	\$4,594
Exhaust Fans 2,001-8,500 (3)	1/1/2016	2041	25		16	\$12,444	\$19,970
Exhaust Fans 5,001-8,500 (5)	1/1/2016	2036	20		11	\$22,124	\$30,625
Exhaust Fans 50-500 (2)	1/1/2016	2036	20		11	\$2,655	\$3,675
Exhaust Fans 501-1000 (2)	1/1/2016	2036	20		11	\$3,097	\$4,287
Exit Lights (175)	1/1/2016	2031	15		6	\$42,588	\$50,852
Exterior Painting PH1	1/1/2016	2026	10		1	\$685,842	\$685,842
Exterior Painting PH2	1/1/2016	2026	10		1	\$685,842	\$685,842
Fan Coils 2-2.5 Ton (2)	1/1/2016	2031	15		6	\$6,637	\$7,925

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		7	\$34,016	\$41,835
Fire Alarm Control Panel	1/1/2016	2036	20		11	\$4,368	\$6,046
Fire Alarm System - Replace	1/1/2016	2036	20		11	\$276,549	\$382,808
Fire Alarm System Basic/Zoned	1/1/2016	2036	20		11	\$380,531	\$526,744
Fire Extinguishers (160)	1/1/2016	2031	15		6	\$26,549	\$31,701
Fire Smoke Control System	1/1/2016	2031	15		6	\$55,310	\$66,043
Fire Sprinkler Heads - Replace	1/1/2016	2041	25		16	\$281,736	\$452,104
Furniture (Metal) - Replace	1/1/2016	2028	12		3	\$138,275	\$151,096
Furniture (Wood) - Replace	1/1/2016	2031	15		6	\$33,186	\$39,626
Furniture - Lobby & Club Room	1/1/2016	2032	16		7	\$165,929	\$204,072
Glass Doors	1/1/2016	2041	25		16	\$77,434	\$124,258
Glass Doors - Automatic Operators (7)	1/1/2016	2026	10		1	\$37,073	\$38,186
Gym Equipment - Replace	1/1/2016	2028	12		3	\$248,894	\$271,973
Hallway Painting	1/1/2016	2026	12	-2	1	\$348,452	\$358,905
Interior Flooring Wood Strip - Refinish	1/1/2016	2028	12		3	\$190,266	\$207,908
Interior Metal Rails - Refinish	1/1/2016	2031	15		6	\$49,779	\$59,439
Interior Surface Painting	1/1/2016	2026	10		1	\$287,611	\$296,239
Interior Wallcovering	1/1/2016	2031	15		6	\$158,186	\$188,882
Interior Wood Baseboard/Paneling - Refinish	1/1/2016	2028	12		3	\$15,487	\$16,923
Interior Wood Door Sliders	1/1/2016	2041	25		16	\$2,184	\$3,505
Kitchen Appliances	1/1/2016	2031	15		6	\$7,191	\$8,586
Kitchen Counter/Cabinets	1/1/2016	2036	20		11	\$49,140	\$68,021
Lighting System Exterior	1/1/2016	2036	20		11	\$27,300	\$37,790
Lighting System Interior	1/1/2016	2044	28		19	\$199,115	\$349,150
Lobby & Club Room - Soft Goods	1/1/2016	2029	8	5	4	\$99,558	\$107,764
Lockers - Replace (2)	1/1/2016	2032	16		7	\$35,398	\$43,535
Mailboxes	1/1/2016	2040	24		15	\$100,737	\$156,945
Metal Panel	1/1/2016	2046	30		21	\$342,281	\$636,743
Parking Structure (P2-P7) - Repairs	1/1/2016	2036	20		11	\$87,360	\$120,927
Parking Structure (P2-P7) - Seal & Stripe	1/1/2016	2026	10		1	\$38,220	\$39,367
Parking Structure - Top Floor Coating	1/1/2016	2026	10		1	\$196,560	\$202,457
Petra Package AC Unit - Replace	1/1/2016	2036	20		11	\$263,800	\$365,161
Planters - Plant Refurbishment	1/1/2016	2025	12	-3	0	\$50,000	\$50,000
Planters - Waterproof Barrier Replace	1/1/2016	2041	25		16	\$138,275	\$221,890
Plumbing - Wastepipe Replacement	1/1/2016	2061	45		36	\$3,871,686	\$3,871,686

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		1	\$35,398	\$36,460
Pool Deck (Teak) - Replace	1/1/2016	2034	18		9	\$112,832	\$147,220
Pool Filter	1/1/2016	2029	13		4	\$6,637	\$7,470
Pool Furniture & Soft Goods	1/1/2016	2029	6	7	4	\$35,398	\$38,316
Pool Furniture (Wood)	1/1/2016	2034	18		9	\$204,094	\$266,296
Pool Handrail	1/1/2016	2040	24		15	\$11,062	\$17,234
Pool Heater	1/1/2021	2025	6	-3	0	\$7,500	\$7,500
Pool Ph & CI Control	1/1/2024	2030	6		5	\$5,000	\$5,796
Pool Pump Motor	1/1/2016	2025	8		0	\$3,319	\$3,319
Power Shaver Conditioner	1/1/2016	2040	24		15	\$55,310	\$86,171
Pressure Fan	1/1/2016	2030	14		5	\$76,549	\$88,742
Restrooms - Renovate (2)	1/1/2016	2032	16		7	\$35,398	\$43,535
Roof, Metal	1/1/2016	2041	25		16	\$27,291	\$43,794
Roof, Pavilion	1/1/2016	2036	20		11	\$19,656	\$27,209
Roof, Tower - TPO Membrane	1/1/2016	2037	20	1	12	\$278,460	\$397,017
Roof, Tower - TPO Membrane Evaluation	1/1/2016	2035	20	-1	10	\$6,000	\$8,064
Security Camera System	1/1/2016	2028	12		3	\$83,989	\$91,777
Signage	1/1/2016	2036	20		11	\$21,840	\$30,232
Spa - Interior Resurface (2)	1/1/2016	2026	10		1	\$14,000	\$14,420
Spa Filter	1/1/2016	2029	13		4	\$6,637	\$7,470
Spa Heaters (2)	1/1/2021	2029	8		4	\$15,000	\$16,236
Spa Ph & CI Control	1/1/2024	2030	6		5	\$3,000	\$3,478
Spa Pump Motor	1/1/2016	2025	8		0	\$6,637	\$6,637
Supply Fan	1/1/2016	2031	15		6	\$183,684	\$219,329
Teak Wood Deck - Refinish	1/1/2016	2025	9		0	\$27,213	\$27,213
Tile Surfaces	1/1/2016	2041	25		16	\$182,522	\$292,895
Tower Vehicle Entry - Gate Operators	1/1/2016	2026	10		1	\$9,500	\$9,785
Tower Vehicle Entry - Rolling Gate Refurb	1/1/2016	2036	20		11	\$21,840	\$30,232
Trash Chute (Contingency)	1/1/2016	2038	22		13	\$49,779	\$73,102
Trash Chute - Doors	1/1/2016	2038	22		13	\$17,472	\$25,658
Trash Compactor	1/1/2016	2031	15		6	\$24,890	\$29,720
Trash Compactor Bins (5) - Replace	1/1/2016	2028	15	-3	3	\$13,274	\$14,505
Utility Doors	1/1/2016	2031	15		6	\$17,975	\$21,464
VFDs 10 HP Motor	1/1/2016	2031	15		6	\$9,403	\$11,228
VFDs 7.5 HP Motor (2)	1/1/2016	2031	15		6	\$16,594	\$19,814
Window Seals - Inspection & Repairs	1/1/2022	2025	5	-2	0	\$22,932	\$22,932

The Collection - Tower
Component Summary

Description	Date In Service	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Future Cost
Window Seals - Replace	1/1/2016	2037	20	1	12	\$2,129,400	\$2,863,806
Window Treatment	1/1/2016	2026	10		1	\$17,699	\$18,230