



Vertical Hawaii

Home Inspections & Reserve Studies LLC

Hawaiki Tower

2025 Reserve Study

January 1, 2025



Prepared By:



VERTICAL HAWAII

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TABLE OF CONTENTS
Hawaiki Tower

Cover Page	1
Project Summary	3
Cash Flow Funding Model Summary	5
Cash Flow Funding Model Projection	6
Component Summary	7
Annual Expenditure Detail	14

Hawaiki Tower **Project Summary**

Vertical Hawaii performed a Level III Reserve Study using the Cash Flow funding method of analysis for Hawaiki Tower. This reserve study has been prepared for the fiscal year ending December 31, 2025. The estimated reserve fund ending balance, provided by management, as of December 31, 2024, is anticipated to total approximately \$4,000,000.

Onsite visits were performed with Hawaiki Tower General Manager in 2023. Access was provided to most of the common areas/elements except common elements located within units or common elements/areas that were not accessible or reasonably accessible. Only a visual observation was conducted. A reserve study is not an intrusive forensic inspection, code compliance inspection, engineering analysis, hazardous materials investigation, pest/termite inspection, etc. The reserve study is not an audit or quality inspection of the project.

The reserve study is assembled from information provided to us in part by representatives of the Association, the managing agent, directors, information provided by vendors and gathered from on-site visits, and review of the available governing documents, resolutions, and building drawings. This information and resources are considered to be reliable.

Provided that the Association implements the Cash Flow funding plan enclosed, it is our opinion that the Association's current reserve fund balance and funding plans meet projected future capital expenditures. According to the funding plan the Association will be required to increase the annual reserve fund contributions as presented in the funding projection. Interest earned on reserve contributions must remain in the reserve accounts to meet future funding requirements. This funding plan complies with HRS 514B-148 and HAR 16-107.

It is important to recognize that a reserve study is an estimated financial forecast of future funds required to maintain the capital components of the project. HRS 514B-148 and HAR 16-107 requires using reasonable efforts to project inflation, interest income, component inventory, component life & remaining life, and replacement costs of the project's components. As of November 2024, the Seven Year Treasury Rate was 4.39%. This reserve study factors an interest rate totaling 4.39%. As of September 2024, the Honolulu consumer price index increased by 4.2% over the past twelve months. This reserve study factors an inflation rate of 4.2% for fiscal year 2025, 3.0% for fiscal year 2026, and 2.5% for all subsequent fiscal years. The inflation rate and interest income rate will need to be reviewed next fiscal year and adjusted accordingly.

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 will approximate that of the norm per industry standards and/or manufacturer's specifications. It is also assumed that regular maintenance will be performed on the components. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the Association. The components useful life, quantity, and replacement cost are approximations.

A reserve study is a financial planning tool and an estimate to be used for annual budgeting purposes. This reserve study reflects that the Association is funded to complete the current and future scheduled capital expenditures and has complied with the reserve requirements.

Jonathan Billings RS-265
Vertical Hawaii, President

Hawaiki Tower

Project Summary

Project Description

Pursuant to Section C of the Declaration, “The Project is constructed principally of concrete, hollow tile, wood, aluminum, glass and steel. The Project shall contain a six-level platform (hereinafter referred to and the “Platform”), which will be located adjacent to a forty-seven-level building..., and shall contain four hundred seventeen (417) residential units, eight (8) commercial units and two (2) retail units.”

Unfunded Components

Several items within this study are marked “unfunded” and therefore are not included in the funding projection. The “unfunded” items are summarized in the Annual Expenditure Spreadsheet and Component Summary Report. Many items with a useful life longer than 30 years have been marked “unfunded” as allowed by HAR 16-107-71.

Unless otherwise advised by the Board of Directors, these components will remain unfunded and are not included in the funding projection. Including unfunded components is meant to identify association responsibility, owner responsibility, and to disclose which components are not funded in this reserve study.

Financial Strength

Hawaii Revised State Statute allows two funding methods 1) Percent Funded and 2) Cash Flow. Hawaiki Tower utilizes the Cash Flow method to fund reserves for estimated future capital expenditures. The Cash Flow method requires that the Association maintain positive cash balances for the next thirty years to meet capital expenses as they come due for replacement/repair. Although the Association utilizes the Cash Flow method, it is also beneficial to review the Association’s cash balances versus being fully funded according to the Percent Funded method to better understand the Association’s financial position. In general, associations that are 1) 0%-29% funded are in a weak financial position, 2) 30%-69% are in a fair financial position, and 3) 70%-100% are in a strong financial position. Assuming the estimated beginning balance is a reasonable estimation, and the Board implements the enclosed funding plan, for fiscal yearend 2025 Hawaiki Tower is 11% funded and considered to be in a weak financial position.

Reserve Specialist

The preparer of this reserve study holds a Reserve Specialist designation through Community Association Institute (CAI) and has performed reserve studies in Hawaii for approximately thirteen years. The Reserve Specialist utilizes historical information regarding the Association, local contractors/vendors/third party professionals, and local & national publications to determine the useful/remaining life & replacement costs. The Reserve Specialist is only obligated to perform a visual inspection of accessible components. No intrusive/destructive testing or inspections are performed.

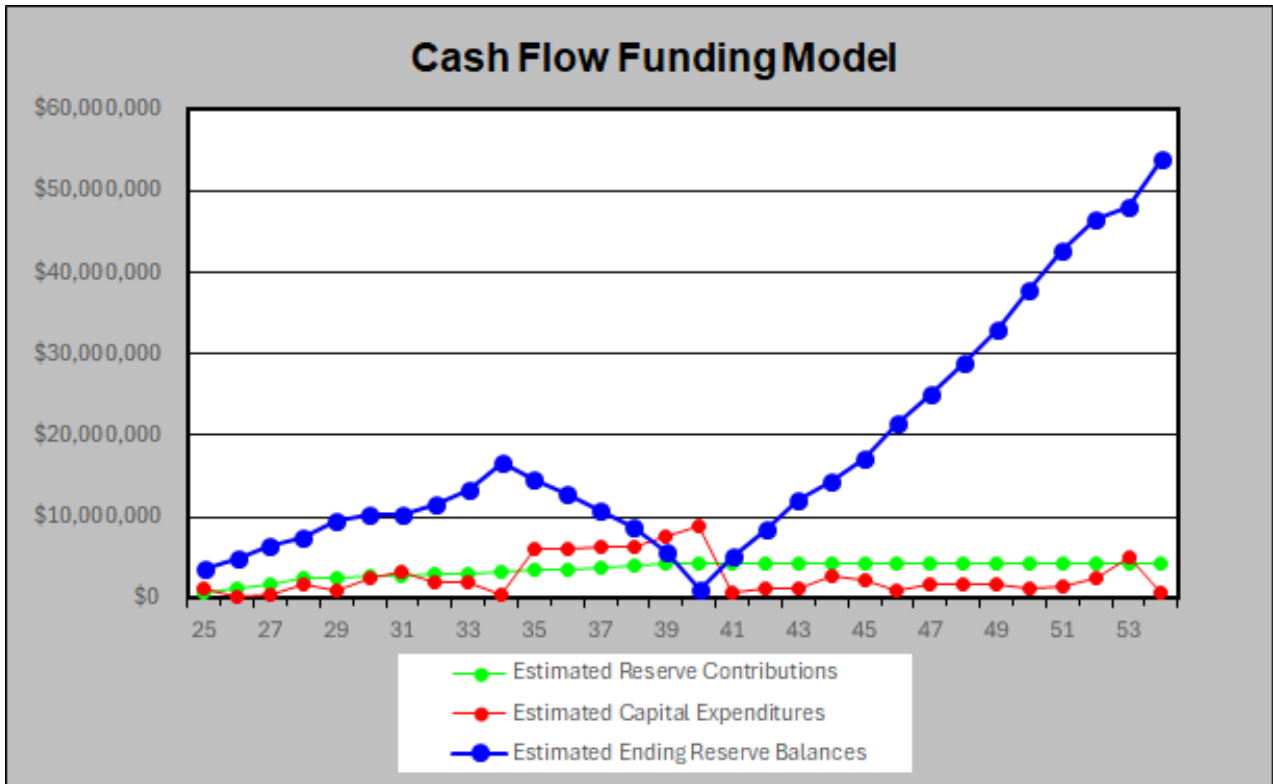
Conflict of Interest

Vertical Hawaii or the Reserve Specialist certifies they have no affiliations with or involvement in any organization or entity with financial interest, membership, employment, or other equity interest that would cause a conflict of interest.

Hawaiki Tower
Cash Flow Funding Model Summary

Report Date	January 1, 2025
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	426

<i>Report Parameters</i>	
Interest Rate on Reserve Deposit	4.39%
2025 Beginning Balance	\$4,000,000



<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$780,000.00
Average Net Annual Interest Earned	\$150,515.58
Total Annual Allocation to Reserves	\$930,515.58

Hawaiki Tower
Cash Flow Funding Model Projection

Beginning Balance: \$4,000,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	47,147,287	780,000	150,516	1,351,399	3,579,117	32,590,533	11%
2026	49,127,473	1,300,000	204,756	214,981	4,868,891	35,001,059	14%
2027	50,601,297	1,880,000	275,183	480,487	6,543,587	37,088,539	18%
2028	51,866,329	2,460,000	314,415	1,841,523	7,476,478	37,889,487	20%
2029	53,045,492	2,583,000	402,869	882,509	9,579,838	39,736,574	24%
2030	54,371,630	2,712,150	433,890	2,408,385	10,317,493	40,120,492	26%
2031	55,730,920	2,847,757	433,604	3,288,164	10,310,691	39,679,189	26%
2032	57,124,193	2,990,145	490,542	2,126,764	11,664,614	40,518,812	29%
2033	58,552,298	3,139,653	557,712	2,100,115	13,261,863	41,469,417	32%
2034	60,016,106	3,296,635	706,478	465,607	16,799,369	44,172,651	38%
2035	61,516,508	3,461,467	618,317	6,176,158	14,702,996	41,148,985	36%
2036	57,233,884	3,634,540	536,700	6,112,018	12,762,218	37,834,098	34%
2037	52,698,681	3,816,267	453,930	6,238,397	10,794,018	34,194,166	32%
2038	47,900,946	4,007,081	367,854	6,421,732	8,747,221	30,160,081	29%
2039	42,830,388	4,207,435	239,729	7,493,865	5,700,520	24,812,686	23%
2040	37,476,364	4,417,807	51,731	8,939,935	1,230,123	17,738,916	7%
2041	31,827,869	4,417,807	216,263	721,669	5,142,524	18,798,556	27%
2042	32,623,566	4,417,807	360,707	1,343,762	8,577,276	19,459,202	44%
2043	33,439,155	4,417,807	511,013	1,354,705	12,151,390	20,170,316	60%
2044	34,275,134	4,417,807	606,473	2,754,333	14,421,337	19,529,146	74%
2045	35,132,012	4,417,807	722,199	2,388,139	17,173,204	19,315,149	89%
2046	36,010,313	4,417,807	907,527	918,408	21,580,129	20,647,287	105%
2047	36,910,570	4,417,807	1,060,689	1,836,454	25,222,171	21,116,496	119%
2048	37,833,335	4,417,807	1,221,106	1,824,351	29,036,732	21,655,520	134%
2049	38,779,168	4,417,807	1,391,665	1,753,742	33,092,462	22,327,421	148%
2050	39,748,647	4,417,807	1,596,611	1,140,992	37,965,887	23,692,390	160%
2051	40,742,363	4,417,807	1,794,018	1,517,681	42,660,031	24,754,900	172%
2052	41,760,922	4,417,807	1,956,525	2,510,070	46,524,293	24,877,420	187%
2053	42,804,945	4,417,807	2,018,375	4,965,454	47,995,020	22,539,902	213%
2054	43,875,069	4,417,807	2,263,983	841,464	53,835,346	24,424,290	220%

Hawaiki Tower
Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Air Terminals: Fixture & Control; Repair/Replace Fund	1999	2029	20	10	4	2 Per	2,605.00	5,210
Appliances - Laundry Machine/Refrigerator (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Concrete - Parking Stops (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Concrete/Spall Repairs - Repair Fund	1999	2031	10	22	6	1 Project	52,100.00	52,100
Corridors - Artwork/Decor Fund	1999	2034	30	5	9	42 Per Floor	1,563.00	65,646
Corridors - Floor Covering; Carpet	2014	2025	15	-4	0	73,000 SqFt	12.50	912,792
Corridors - Floor Covering; Tile	1999	2034	40	-5	9	1,025 SqFt	52.10	53,402
Corridors - Painting; Ceilings/Walls/Doors (Unfunded - In-House Project)								
<i>Unfunded</i>								
Corridors - Wall Covering; Wallpaper: Floor 45								
	2013	2034	20	1	9	1 Project	22,924.00	22,924
Doors/Windows - Doors/Window System; Entry Doors/Revolving Door								
	1999	2025	30	-4	0	1 Project	312,600.00	312,600
Doors/Windows - Doors; Glass: Elevator Lobbies								
	1999	2039	40	0	14	6 Per	6,252.00	37,512
Doors/Windows - Doors; Metal (2.5%)	2023	2032	7	2	7	632 Per	5,210.00@ 3%	82,318
Doors/Windows - Lanai Sliding Doors (Unfunded - Owner Responsibility)								
<i>Unfunded</i>								
Doors/Windows - Repair/Professional Services Fund								
	2024	2030	6	0	5	1 Project	52,100.00	52,100
Doors/Windows - Store Front Doors; Floor 3, 4, & 5								
	1999	2041	40	2	16	3 Per	12,504.00	37,512
Doors/Windows - Unit Entry Doors & Window Systems (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Doors/Windows - Window Gasket/Sealant Fund (50%)								
	1999	2044	30	15	19	1 Project	2,605,000.00@ 50%	1,302,500
Doors/Windows - Window Gasket/Sealant Fund (50%)								
	1999	2045	30	16	20	1 Project	2,605,000.00@ 50%	1,302,500
Electrical - Emergency Generator & Transfer Switch Replacement (Unfunded - 16-107)								
<i>Unfunded</i>								
Electrical - Emergency Generator Load Test	2025	2025	5	0	0	1 Project	8,000.00	8,000
Electrical - Emergency Generator Repair/Professional Services								
	2024	2039	15	0	14	1 Project	31,260.00	31,260
Electrical - Main Switch Gear/Electrical System (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Electrical - Maintenance/Repair/Professional Service Fund								
	2009	2027	5	13	2	1 Project	15,630.00	15,630
Electrical - Submeters; HECO (Unfunded - HECO Owned)								
<i>Unfunded</i>								
Electrical - Transformers; AOA: Repair/Replacement Fund (33%)								
	1999	2032	6	27	7	15 Per	20,840.00@ 33%	104,200
Electrical - Transformers; HECO (Unfunded - HECO Owned)								
<i>Unfunded</i>								
Elevators - ADA Lift								
	2001	2033	30	2	8	1 Project	312,600.00	312,600
Elevators - Cab Refurbishment/Operating Panel								
	2009	2033	18	6	8	6 Per	52,100.00	312,600

Hawaiki Tower
Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Elevators - Elevator Repair/Professional Service Fund	2022	2027	5	0	2	1 Project	15,630.00	15,630
Elevators - Modernization; Traction System (50%)	2005	2030	25	0	5	6 Per	521,000.00@ 50%	1,563,000
Elevators - Modernization; Traction System (50%)	2005	2031	25	1	6	6 Per	521,000.00@ 50%	1,563,000
Employee Lockers (Unfunded - HAR 16-107)	<i>Unfunded</i>							
Employee Lounge - Renovation (Unfunded - In-House Project)	<i>Unfunded</i>							
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	2023	2026	3	0	1	1 Project	8,336.00	8,336
Expansion Joints - Seismic Joint Repair/Replacement Fund	1999	2041	10	32	16	1 Project	83,360.00	83,360
Exterior Finish - Coating System; Lanai Deck (Unfunded - Owner Responsibility)	<i>Unfunded</i>							
Exterior Finish - Coating System; Lanai Deck: General Manager's Unit (Unfunded - In-House Project)	<i>Unfunded</i>							
Exterior Finish - Coating System; Walkway (Unfunded - In-House Project)	<i>Unfunded</i>							
Exterior Finish - Metal Cladding; Replacement (Unfunded - HAR 16-107)	<i>Unfunded</i>							
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50%)	2019	2029	10	0	4	1 Project	859,650.00@ 50%	429,825
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50%)	2019	2030	10	1	5	1 Project	859,650.00@ 50%	429,825
Exterior Finish - Parapet & Landscape Planter Walls (Unfunded - In-House Project)	<i>Unfunded</i>							
Exterior Finish - Tile; Wave Wall: Restoration Fund	2008	2027	16	3	2	2,500 SqFt	52.10	130,250
Exterior Finish - Vent Walls (Unfunded - HAR 16-107)	<i>Unfunded</i>							
Fence - Gates; Repair/Replace Fund	1999	2033	30	4	8	1 Project	15,630.00	15,630
Fence - Metal Fence; Porte Cochere	1999	2049	50	0	24	60 LF	312.60	18,756
Fence - Pool Perimeter	1999	2039	50	-10	14	120 LF	364.70	43,764
Fence - Repair Fund	1999	2031	5	27	6	1 Project	10,420.00	10,420
Fire Safety Equipment - Extinguisher; Cabinets: Corridors (Unfunded - HAR 16-107)	<i>Unfunded</i>							
Fire Safety Equipment - Extinguisher; Cabinets: Exterior (Unfunded - Operational Expense)	<i>Unfunded</i>							
Fire Safety Equipment - Extinguisher; Recharge/Replacement (Unfunded - Operational Expense)	<i>Unfunded</i>							
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	2021	2025	4	0	0	1 Project	20,840.00	20,840
Fire Safety Equipment - Fire Alarm; System Modernization (50%)	1999	2031	25	7	6	1 Project	2,084,000.00@ 50%	1,042,000
Fire Safety Equipment - Fire Alarm; System Modernization (50%)	1999	2032	25	8	7	1 Project	2,084,000.00@ 50%	1,042,000
Fire Safety Equipment - Fire Suppression; Jockey Pump Controller/Pump	1999	2028	20	9	3	1 Per	16,672.00	16,672

Hawaiki Tower
Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Fire Safety Equipment - Fire Suppression; Pump & Controller	1999	2033	30	4	8	1 Project	286,550.00	286,550
Fire Safety Equipment - Fire Suppression; Repair/Replacement/Professional Service Fund	1999	2027	10	18	2	1 Project	15,630.00	15,630
Fire Safety Equipment - Smoke Dampers Repair/Replacement Fund	2010	2040	30	0	15	1 Project	10,420.00	10,420
Fire Safety Equipment - Stair Pressurization Fans (33%)	2010	2040	7	23	15	6 Per	20,840.00@ 33%	41,680
Fire Safety Equipment - Standpipe Test & Repair Fund	2024	2029	5	0	4	1 Project	10,420.00	10,420
General Manager Unit - Partial Renovation/Refurbishment (In-House Project)	2024	2036	12	0	11	1 Project	10,420.00	10,420
HVAC - AC/Water Source Heat Pump; Employee Lounge	1999	2026	25	2	1	1 Per	12,504.00	12,504
HVAC - AC/Water Source Heat Pump; Level 3 Lobby (#5 & #6)	1999	2028	30	-1	3	2 Per	31,260.00	62,520
HVAC - AC/Water Source Heat Pumps/Duct Work; Elevator Machine Room (#11 & #12)	1999	2028	23	6	3	2 Per	52,100.00	104,200
HVAC - Air Separator	1999	2034	30	5	9	1 Per	20,840.00	20,840
HVAC - Chemical Treatment System (Unfunded - Operational Expenditure)	<i>Unfunded</i>							
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	2023	2027	4	0	2	1 Project	15,630.00	15,630
HVAC - Cooling Tower (50%)	1999	2042	35	8	17	2 Per	625,200.00@ 50%	625,200
HVAC - Cooling Tower (50%)	1999	2043	35	9	18	2 Per	625,200.00@ 50%	625,200
HVAC - Cooling Tower/Condensed Water Pump Systems	1999	2028	25	4	3	5 Per	72,940.00	364,700
HVAC - Cooling Tower; Overhaul/Repair Funds	2020	2032	12	0	7	2 Per	31,260.00	62,520
HVAC - Dryer Exhaust Duct Cleaning (Unfunded - Owner Responsibility)	<i>Unfunded</i>							
HVAC - Dual Source Heat Pump; Manager Unit	1999	2026	25	2	1	2 Per	12,504.00	25,008
HVAC - Exhaust Fans; Parking Garage/Fire Pump Room/Electrical Rooms (18%)	1999	2027	5	23	2	17 Per	5,210.00@ 18%	15,624
HVAC - Exhaust Fans; Rooftop (21%)	2012	2029	5	12	4	14 Per	7,815.00@ 21%	23,447
HVAC - Exhaust Fans; Rooftop: Large (33%)	2008	2028	10	10	3	3 Per	26,050.00@ 33%	26,050
HVAC - Exhaust Fans; Rooftop: Small	2008	2038	30	0	13	1 Project	15,630.00	15,630
HVAC - Exhaust Shrouds; Non-Mechanical	1999	2040	40	1	15	19 Per	1,042.00	19,798
HVAC - Exhaust/Inline Fans; Large: Mechanical Room/HECO Vault (50%)	1999	2040	10	31	15	2 Per	31,260.00@ 50%	31,260
HVAC - Exhaust/Inline Fans; Mid-Sized: Fan Rooms/Mech Room/Restrooms/Landscape (25%)	1999	2033	8	26	8	12 Per	15,630.00@ 25%	46,890
HVAC - Exhaust/Inline Fans; Motor/Repair Fund (21%)	1999	2039	5	35	14	14 Per	6,252.00@ 21%	18,748
HVAC - Heat Exchangers; Gasket Replacement/Cleaning (Unfunded - Full Service Contract)	<i>Unfunded</i>							
HVAC - Heat Exchangers; Replacement	1999	2046	45	2	21	2 Per	104,200.00	208,400

Hawaiki Tower
Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
HVAC - Rooftop AC #9 & #10; Corridors (50%)	2022	2052	30	0	27	2 Per	781,500.00@ 50%	781,500
HVAC - Rooftop AC #9 & #10; Corridors (50%)	2022	2053	30	1	28	2 Per	781,500.00@ 50%	781,500
HVAC - Rooftop Duct Repair Fund	1999	2029	10	20	4	1 Project	5,210.00	5,210
HVAC - Split AC System; Security Office	2008	2028	20	0	3	1 Per	10,420.00	10,420
HVAC - Window Air Conditioning Units; Maintenance Shop/Ops Manager Office (Unfunded - Operational Expense)								
<i>Unfunded</i>								
HVAC/Mechanical Equipment - Mechanical Structures; Rooftop (Unfunded -HAR 16-107)								
<i>Unfunded</i>								
HVAC/Mechanical Equipment - VFD/VFD Controller Fund (Unfunded - Full Service Contract)								
<i>Unfunded</i>								
High Risk Component Inspection	2021	2026	5	0	1	427 Per Unit	104.20	44,493
Landscaping - Irrigation (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Landscaping - Refurbishment/Professional Service Fund								
	2009	2028	15	4	3	1 Project	20,840.00	20,840
Lighting - Bollards	1999	2028	30	-1	3	15 Per	3,126.00	46,890
Lighting - Building Accent Up Lights	1999	2029	20	10	4	23 Per	7,294.00	167,762
Lighting - Canopy Entry Light Fixtures	1999	2025	20	6	0	1 Project	25,000.00	25,000
Lighting - Corridor Wall Sconces & Ceiling Fixtures								
	2014	2033	20	-1	8	1,100 Per	208.40	229,240
Lighting - EXIT Signage	1999	2034	20	15	9	150 Per	208.40	31,260
Lighting - Landscape Fixtures Repair/Replacement Fund (In-House Project)								
	1999	2025	10	16	0	1 Project	13,025.00	13,025
Lighting - Light Pole Fixtures; Tennis Court	1999	2025	23	3	0	6 Per	1,000.00	6,000
Lighting - Light Poles; Tennis Court	1999	2051	50	2	26	6 Per	12,504.00	75,024
Lighting - Modernization Fund	2016	2026	10	0	1	1 Project	10,420.00	10,420
Lighting - Parking Garage; Repair/Replacement Fund								
	2012	2033	25	-4	8	520 Per	208.40	108,368
Lighting - Recessed Fixtures; Drive Ramp/Entry								
	1999	2029	30	0	4	37 Per	312.60	11,566
Lighting - Stairwells; Repair/Replacement Fund								
	2010	2035	25	0	10	210 Per	208.40	43,764
Lobby - Entry Cover/Porte Cochere (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Lobby - Floor Covering; Carpet	2018	2038	20	0	13	340 SqFt	140.67	47,828
Lobby - Floor/Wall Covering; Stone (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Lobby - Mailboxes (Unfunded - HAR 16-107) <i>Unfunded</i>								
Lobby - Paint System (Unfunded - In-House Project)								
<i>Unfunded</i>								
Lobby - Planter Waterproofing/Plant Replacement								
	1999	2034	35	0	9	1 Project	104,200.00	104,200
Lobby - Refurbishment/Artwork/Furniture	2012	2032	20	0	7	1 Project	156,300.00	156,300
Mechanical Equipment - Back Flow Device Rebuild (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Mechanical Equipment - Back Flow Device Replacement								
	2023	2048	25	0	23	1 Project	12,504.00	12,504

Hawaiki Tower
Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Mechanical Equipment - Circulation Pumps (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Mechanical Equipment - Domestic Water Booster Pump System								
	2003	2027	20	4	2	2 Per	83,360.00	166,720
Mechanical Equipment - Expansion Tank	1999	2029	30	0	4	1 Project	8,336.00	8,336
Mechanical Equipment - Hot Water System; Domestic Water Supply Line: Pipe Insulation (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Mechanical Equipment - Hot Water System; Electric Heat Pumps (Unfunded - Full Service Contract)								
<i>Unfunded</i>								
Mechanical Equipment - Hot Water System; Gas Heater (50%)								
	1999	2032	10	23	7	4 Per	41,680.00@ 50%	83,360
Mechanical Equipment - Hot Water System; Storage Tanks/Pipe Insulation: Rooftop (Unfunded - Full Service Contract)								
<i>Unfunded</i>								
Mechanical Equipment - Hot Water System; Storage Tanks: Mechanical Room (Unfunded - Full Service Contract)								
<i>Unfunded</i>								
Mechanical Equipment - Insulation; Wall/Ceiling (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Mechanical Equipment - Lift Station Pump System (Unfunded - Future Abandonment)								
<i>Unfunded</i>								
Mechanical Equipment - Lift Station System (Future Modification)								
	1999	2041	20	22	16	1 Project	104,200.00	104,200
Mechanical Equipment - Sump Pumps; Elevator Pits (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Mechanical Equipment/Plumbing - Repair/Professional Service Fund								
	2023	2025	2	0	0	1 Project	20,840.00	20,840
Office - AV/IT Equipment	2023	2029	6	0	4	1 Project	15,630.00	15,630
Office - Furniture/Artwork Fund	2020	2030	10	0	5	1 Project	20,840.00	20,840
Office - Renovation/Refurbishment Fund; Manager/Admin Office								
	2015	2045	30	0	20	1 Project	31,260.00	31,260
Office - Renovation/Refurbishment Fund; Operation Manager Office								
	1999	2034	35	0	9	1 Project	5,210.00	5,210
Office - Renovation/Refurbishment Fund; Security Office								
	2022	2052	30	0	27	1 Project	26,050.00	26,050
Plumbing - Drain/Waste/Vent/Supply/Insulation/Gas/Condensed Water/Fire Suppression/Storm Line; Condition Assessment								
	1999	2033	30	4	8	1 Project	83,360.00	83,360
Plumbing - Drain/Waste/Vent/Supply/Insulation/Gas/Condensed Water/Fire Suppression/Storm Line; Replacement (Unfunded - HAR 16-107)								
<i>Unfunded</i>								
Plumbing - Waste Stack Cleaning	2022	2032	4	6	7	1 Project	62,520.00	62,520
Pool/Spa - Chemical Automation Systems	2008	2028	20	0	3	4 Per	5,210.00	20,840
Pool/Spa - Deck Covering & Waterproofing	1999	2028	25	4	3	4,100 SqFt	203.19	833,079
Pool/Spa - Filtration System; Pool & Spa (25%)								
	2022	2025	3	0	0	4 Per	6,252.00@ 25%	6,252
Pool/Spa - Filtration System; Skimmer	1999	2049	50	0	24	1 Project	8,336.00	8,336
Pool/Spa - Heat Pump; Pool & Spa (25%)	2017	2025	3	5	0	4 Per	10,420.00@ 25%	10,420
Pool/Spa - Lights; Pool & Spa	2023	2030	7	0	5	8 Per	1,250.40	10,003
Pool/Spa - Pumps; Circulation & Air Blower (Unfunded - Operational Expense)								
<i>Unfunded</i>								
Pool/Spa - Pumps; Large (50%)	2008	2026	10	8	1	2 Per	6,252.00@ 50%	6,252

Hawaiki Tower
Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Pool/Spa - Shower	1999	2029	25	5	4	1 Project	8,336.00	8,336
Pool/Spa - Tile Replacement; Pool & Spa (50%)	2022	2047	25	0	22	1 Project	937,800.00@ 50%	468,900
Pool/Spa - Tile Replacement; Pool & Spa (50%)	2023	2048	25	0	23	1 Project	937,800.00@ 50%	468,900
Professional Services	2023	2028	5	0	3	1 Project	10,420.00	10,420
Racks - Surfboards/Bikes Repairs (Unfunded - Operational Expense)	<i>Unfunded</i>							
Railing - Lanais; Replacement (Unfunded - Owner Responsibility)	<i>Unfunded</i>							
Railing - Lanais; Replacement: Manager Unit	1999	2049	50	0	24	14 LF	364.70	5,106
Railing - Lobby Bridges (Unfunded - HAR 16-107)	<i>Unfunded</i>							
Railing - Parking Garage Glass Railing	2005	2055	50	0	30	166 LF	416.80	69,189
Railing - Platform Deck/Pool Deck	1999	2048	50	-1	23	750 LF	364.70	273,525
Railing - Repair/Professional Services Fund	1999	2029	10	20	4	1 Project	10,420.00	10,420
Recreation Deck - Astro Turf; Putting Green & Playground Area	2012	2032	15	5	7	1,700 SqFt	27.09	46,056
Recreation Deck - Floor Covering & Waterproofing; Tile: Winter Garden	1999	2033	35	-1	8	1,850 SqFt	104.20	192,770
Recreation Deck - Grills; Recessed	2024	2034	10	0	9	6 Per	1,823.50	10,941
Recreation Deck - Outdoor Fitness Equipment	2012	2042	30	0	17	4 Per	5,210.00	20,840
Recreation Deck - Outdoor Furniture Fund; Recreation/Pool Deck	2017	2026	9	0	1	1 Project	52,100.00	52,100
Recreation Deck - Outdoor Furniture; Winter Garden	1999	2029	20	10	4	1 Project	15,630.00	15,630
Recreation Deck - Playground Equipment	2012	2040	30	-2	15	1 Project	36,470.00	36,470
Recreation Deck - Tennis Court; Coating System	2022	2027	5	0	2	7,700 SqFt	4.69	36,105
Recreation Deck - Tennis Court; Posts	1999	2038	35	4	13	1 Project	5,210.00	5,210
Recreation Deck - Trellis System	2023	2048	25	0	23	1 Project	20,840.00	20,840
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	1999	2035	35	1	10	1 Project	26,050,000.00@ 17%	4,342,535
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	1999	2036	36	1	11	1 Project	26,050,000.00@ 17%	4,342,535
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	1999	2037	37	1	12	1 Project	26,050,000.00@ 17%	4,342,535
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	1999	2038	38	1	13	1 Project	26,050,000.00@ 17%	4,342,535
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	1999	2039	39	1	14	1 Project	26,050,000.00@ 17%	4,342,535
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	1999	2040	40	1	15	1 Project	26,050,000.00@ 17%	4,342,535
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing; Condition Assessment (One-Time Expense)	1999	2028	25	4	3	1 Project	104,200.00	104,200
Recreation/Amenities - Conference Room; AV/IT Equipment Fund	2015	2027	12	0	2	1 Project	5,210.00	5,210
Recreation/Amenities - Conference Room; Floor Covering	2014	2025	10	1	0	1 Project	5,210.00	5,210

Hawaiki Tower
Component Summary

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost	
Recreation/Amenities - Conference Room; Furniture/Artwork	1999	2029	30	0	4	1 Project	20,840.00	20,840	
Recreation/Amenities - Conference Room; Renovation/Refurbishment (Unfunded - In-House Project)	<i>Unfunded</i>								
Restrooms - Employee	1999	2046	40	7	21	2 Per	78,150.00	156,300	
Restrooms - Lobby	1999	2035	30	6	10	2 Per	20,840.00	41,680	
Restrooms - Recreation Deck	1999	2035	30	6	10	2 Per	20,840.00	41,680	
Roofing - Anchor Testing/Replacement Fund (Unfunded - Operational Expense)	<i>Unfunded</i>								
Roofing - Gutter/Flashing Repair/Replacement Fund	1999	2040	40	1	15	1 Project	41,680.00	41,680	
Roofing - System; Fluid Applied: Main Tower & Parking Structure (In-House Project/Material Only)	2019	2026	7	0	1	22,650 SqFt	2.08	47,203	
Security - Access Control System	2024	2039	15	0	14	1 Project	104,200.00	104,200	
Security - Access Control System/Infrastructure (One-Time Expense)	<i>Unfunded</i>								
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	2021	2028	4	3	3	1 Project	20,840.00	20,840	
Security - Gate; Motor Repair/Replacement Fund (25%)	2023	2027	4	0	2	4 Per	10,420.00@ 25%	10,420	
Security - Gate; Rolling: Loading Dock	1999	2049	50	0	24	1 Project	41,680.00	41,680	
Security - Gate; Rolling: Parking Garage Chain Link	1999	2059	60	0	34	1 Project	20,840.00	20,840	
Security - Gate; Swinging: Parking Garage Entry/Exit	1999	2049	50	0	24	2 Per	41,680.00	83,360	
Security - Radios & Repeaters	1999	2028	25	4	3	1 Project	15,630.00	15,630	
Security - Surveillance System	2023	2035	12	0	10	1 Project	104,200.00	104,200	
Signage - Exterior/Grounds/Corridors (Unfunded - Operational Expense)	<i>Unfunded</i>								
Signage - Main Property Signage/Monument	1999	2041	40	2	16	1 Project	20,840.00	20,840	
Storage Locker (Unfunded - Owner Responsibility)	<i>Unfunded</i>								
Telecommunication Equipment (Unfunded - Third Party Equipment)	<i>Unfunded</i>								
Trash - Chute Repair/Professional Service Fund	2008	2025	16	1	0	1 Project	10,420.00	10,420	
Trash - Chute; Replacement (Unfunded - HAR 16-107)	<i>Unfunded</i>								
Trash - Floor Coating/Renovation/Refurbishment; Trash Room (Unfunded - In-House Project)	<i>Unfunded</i>								
Vending Machine (Unfunded - Leased Equipment)	<i>Unfunded</i>								
Window Cleaning Rigging Repair/Replacement Fund	2022	2037	15	0	12	1 Project	31,260.00	31,260	
Total Asset Summary									\$47,147,287

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Corridors - Floor Covering; Carpet	912,792
Doors/Windows - Doors/Window System; Entry Doors/Revolving Door	312,600
Electrical - Emergency Generator Load Test	8,000
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	20,840
Lighting - Canopy Entry Light Fixtures	25,000
Lighting - Landscape Fixtures Repair/Replacement Fund (In-House Project)	13,025
Lighting - Light Pole Fixtures; Tennis Court	6,000
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	20,840
Pool/Spa - Filtration System; Pool & Spa (25%)	6,252
Pool/Spa - Heat Pump; Pool & Spa (25%)	10,420
Recreation/Amenities - Conference Room; Floor Covering	5,210
Trash - Chute Repair/Professional Service Fund	10,420
Total for 2025	\$1,351,399
Replacement Year 2026	
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	8,686
HVAC - AC/Water Source Heat Pump; Employee Lounge	13,029
HVAC - Dual Source Heat Pump; Manager Unit	26,058
High Risk Component Inspection	46,362
Lighting - Modernization Fund	10,858
Pool/Spa - Pumps; Large (50%)	6,515
Recreation Deck - Outdoor Furniture Fund; Recreation/Pool Deck	54,288
Roofing - System; Fluid Applied: Main Tower & Parking Structure (In-House Project/Mater..	49,185
Total for 2026	\$214,981
Replacement Year 2027	
Electrical - Maintenance/Repair/Professional Service Fund	16,775
Elevators - Elevator Repair/Professional Service Fund	16,775
Exterior Finish - Tile; Wave Wall: Restoration Fund	139,792
Fire Safety Equipment - Fire Suppression; Repair/Replacement/Professional Service Fund	16,775
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	16,775
HVAC - Exhaust Fans; Parking Garage/Fire Pump Room/Electrical Rooms (18%)	16,768
Mechanical Equipment - Domestic Water Booster Pump System	178,934
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	22,367

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Recreation Deck - Tennis Court; Coating System	38,750
Recreation/Amenities - Conference Room; AV/IT Equipment Fund	5,592
Security - Gate; Motor Repair/Replacement Fund (25%)	11,183
Total for 2027	<u>\$480,487</u>
Replacement Year 2028	
Fire Safety Equipment - Fire Suppression; Jockey Pump Controller/Pump	18,341
HVAC - AC/Water Source Heat Pump; Level 3 Lobby (#5 & #6)	68,778
HVAC - AC/Water Source Heat Pumps/Duct Work; Elevator Machine Room (#11 & #12)	114,630
HVAC - Cooling Tower/Condensed Water Pump Systems	401,203
HVAC - Exhaust Fans; Rooftop: Large (33%)	28,657
HVAC - Split AC System; Security Office	11,463
Landscaping - Refurbishment/Professional Service Fund	22,926
Lighting - Bollards	51,583
Pool/Spa - Chemical Automation Systems	22,926
Pool/Spa - Deck Covering & Waterproofing	916,463
Pool/Spa - Filtration System; Pool & Spa (25%)	6,878
Pool/Spa - Heat Pump; Pool & Spa (25%)	11,463
Professional Services	11,463
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing; Conditio..	114,630
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	22,926
Security - Radios & Repeaters	17,194
Total for 2028	<u>\$1,841,523</u>
Replacement Year 2029	
Air Terminals: Fixture & Control; Repair/Replace Fund	5,875
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	9,400
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50..	484,668
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	23,499
Fire Safety Equipment - Standpipe Test & Repair Fund	11,750
HVAC - Exhaust Fans; Rooftop (21%)	26,438
HVAC - Rooftop Duct Repair Fund	5,875
Lighting - Building Accent Up Lights	189,167
Lighting - Recessed Fixtures; Drive Ramp/Entry	13,042
Mechanical Equipment - Expansion Tank	9,400

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	23,499
Office - AV/IT Equipment	17,624
Pool/Spa - Shower	9,400
Railing - Repair/Professional Services Fund	11,750
Recreation Deck - Outdoor Furniture; Winter Garden	17,624
Recreation/Amenities - Conference Room; Furniture/Artwork	23,499
Total for 2029	<u>\$882,509</u>
Replacement Year 2030	
Doors/Windows - Repair/Professional Services Fund	60,216
Electrical - Emergency Generator Load Test	9,246
Elevators - Modernization; Traction System (50%)	1,806,490
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50..	496,785
Office - Furniture/Artwork Fund	24,087
Pool/Spa - Lights; Pool & Spa	11,562
Total for 2030	<u>\$2,408,385</u>
Replacement Year 2031	
Concrete/Spall Repairs - Repair Fund	61,722
Elevators - Modernization; Traction System (50%)	1,851,652
Fence - Repair Fund	12,344
Fire Safety Equipment - Fire Alarm; System Modernization (50%)	1,234,435
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	18,517
High Risk Component Inspection	52,710
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	24,689
Pool/Spa - Filtration System; Pool & Spa (25%)	7,407
Pool/Spa - Heat Pump; Pool & Spa (25%)	12,344
Security - Gate; Motor Repair/Replacement Fund (25%)	12,344
Total for 2031	<u>\$3,288,164</u>
Replacement Year 2032	
Doors/Windows - Doors; Metal (2.5%)	99,958
Electrical - Maintenance/Repair/Professional Service Fund	18,979
Electrical - Transformers; AOA: Repair/Replacement Fund (33%)	126,530
Elevators - Elevator Repair/Professional Service Fund	18,979
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	10,122

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Fire Safety Equipment - Fire Alarm; System Modernization (50%)	1,265,296
HVAC - Cooling Tower; Overhaul/Repair Funds	75,918
HVAC - Exhaust Fans; Parking Garage/Fire Pump Room/Electrical Rooms (18%)	18,972
Lobby - Refurbishment/Artwork/Furniture	189,794
Mechanical Equipment - Hot Water System; Gas Heater (50%)	101,224
Plumbing - Waste Stack Cleaning	75,918
Recreation Deck - Astro Turf; Putting Green & Playground Area	55,926
Recreation Deck - Tennis Court; Coating System	43,842
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	25,306
Total for 2032	<u>\$2,126,764</u>
Replacement Year 2033	
Elevators - ADA Lift	389,078
Elevators - Cab Refurbishment/Operating Panel	389,078
Fence - Gates; Repair/Replace Fund	19,454
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	25,939
Fire Safety Equipment - Fire Suppression; Pump & Controller	356,655
HVAC - Exhaust/Inline Fans; Mid-Sized: Fan Rooms/Mech Room/Restrooms/Landscape (2..	58,362
Lighting - Corridor Wall Sconces & Ceiling Fixtures	285,324
Lighting - Parking Garage; Repair/Replacement Fund	134,881
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	25,939
Plumbing - Drain/Waste/Vent/Supply/Insulation/Gas/Condensed Water/Fire Suppression/St..	103,754
Professional Services	12,969
Recreation Deck - Floor Covering & Waterproofing; Tile: Winter Garden	239,932
Roofing - System; Fluid Applied: Main Tower & Parking Structure (In-House Project/Mater..	58,751
Total for 2033	<u>\$2,100,115</u>
Replacement Year 2034	
Corridors - Artwork/Decor Fund	83,749
Corridors - Floor Covering; Tile	68,129
Corridors - Wall Covering; Wallpaper: Floor 45	29,246
Fire Safety Equipment - Standpipe Test & Repair Fund	13,294
HVAC - Air Separator	26,587
HVAC - Exhaust Fans; Rooftop (21%)	29,912

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Lighting - EXIT Signage	39,881
Lobby - Planter Waterproofing/Plant Replacement	132,935
Office - Renovation/Refurbishment Fund; Operation Manager Office	6,647
Pool/Spa - Filtration System; Pool & Spa (25%)	7,976
Pool/Spa - Heat Pump; Pool & Spa (25%)	13,294
Recreation Deck - Grills; Recessed	13,958
Total for 2034	<u>\$465,607</u>
Replacement Year 2035	
Electrical - Emergency Generator Load Test	10,461
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	10,901
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	20,439
Lighting - Landscape Fixtures Repair/Replacement Fund (In-House Project)	17,032
Lighting - Stairwells; Repair/Replacement Fund	57,229
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	27,252
Office - AV/IT Equipment	20,439
Recreation Deck - Outdoor Furniture Fund; Recreation/Pool Deck	68,129
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	5,678,573
Recreation/Amenities - Conference Room; Floor Covering	6,813
Restrooms - Lobby	54,503
Restrooms - Recreation Deck	54,503
Security - Gate; Motor Repair/Replacement Fund (25%)	13,626
Security - Surveillance System	136,258
Total for 2035	<u>\$6,176,158</u>
Replacement Year 2036	
Doors/Windows - Repair/Professional Services Fund	69,832
Fence - Repair Fund	13,966
General Manager Unit - Partial Renovation/Refurbishment (In-House Project)	13,966
High Risk Component Inspection	59,637
Lighting - Modernization Fund	13,966
Plumbing - Waste Stack Cleaning	83,799
Pool/Spa - Pumps; Large (50%)	8,380
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	5,820,537
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	27,933
Total for 2036	<u>\$6,112,018</u>

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2037	
Electrical - Maintenance/Repair/Professional Service Fund	21,473
Elevators - Elevator Repair/Professional Service Fund	21,473
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	28,631
Fire Safety Equipment - Fire Suppression; Repair/Replacement/Professional Service Fund	21,473
HVAC - Exhaust Fans; Parking Garage/Fire Pump Room/Electrical Rooms (18%)	21,465
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	28,631
Pool/Spa - Filtration System; Pool & Spa (25%)	8,589
Pool/Spa - Heat Pump; Pool & Spa (25%)	14,316
Pool/Spa - Lights; Pool & Spa	13,743
Recreation Deck - Tennis Court; Coating System	49,604
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	5,966,050
Window Cleaning Rigging Repair/Replacement Fund	42,947
Total for 2037	\$6,238,397
Replacement Year 2038	
Electrical - Transformers; AOA: Repair/Replacement Fund (33%)	146,735
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	11,739
HVAC - Exhaust Fans; Rooftop: Large (33%)	36,684
HVAC - Exhaust Fans; Rooftop: Small	22,010
Lobby - Floor Covering; Carpet	67,352
Professional Services	14,674
Recreation Deck - Tennis Court; Posts	7,337
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	6,115,202
Total for 2038	\$6,421,732
Replacement Year 2039	
Doors/Windows - Doors; Glass: Elevator Lobbies	54,145
Doors/Windows - Doors; Metal (2.5%)	118,819
Electrical - Emergency Generator Repair/Professional Services	45,121
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50..	620,416
Fence - Pool Perimeter	63,170
Fire Safety Equipment - Standpipe Test & Repair Fund	15,040
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	22,561

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
HVAC - Exhaust Fans; Rooftop (21%)	33,843
HVAC - Exhaust/Inline Fans; Motor/Repair Fund (21%)	27,062
HVAC - Rooftop Duct Repair Fund	7,520
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	30,081
Railing - Repair/Professional Services Fund	15,040
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	6,268,082
Recreation/Amenities - Conference Room; AV/IT Equipment Fund	7,520
Security - Access Control System	150,404
Security - Gate; Motor Repair/Replacement Fund (25%)	15,040
Total for 2039	<u>\$7,493,865</u>
Replacement Year 2040	
Corridors - Floor Covering; Carpet	1,350,476
Electrical - Emergency Generator Load Test	11,836
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50..	635,926
Fire Safety Equipment - Smoke Dampers Repair/Replacement Fund	15,416
Fire Safety Equipment - Stair Pressurization Fans (33%)	61,666
HVAC - Exhaust Shrouds; Non-Mechanical	29,291
HVAC - Exhaust/Inline Fans; Large: Mechanical Room/HECO Vault (50%)	46,249
Office - Furniture/Artwork Fund	30,833
Plumbing - Waste Stack Cleaning	92,498
Pool/Spa - Filtration System; Pool & Spa (25%)	9,250
Pool/Spa - Heat Pump; Pool & Spa (25%)	15,416
Recreation Deck - Playground Equipment	53,957
Recreation Deck/Platform/Landscape Planters - Surface Material & Waterproofing (16.67%)	6,424,784
Roofing - Gutter/Flashing Repair/Replacement Fund	61,666
Roofing - System; Fluid Applied: Main Tower & Parking Structure (In-House Project/Mater..	69,836
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	30,833
Total for 2040	<u>\$8,939,935</u>
Replacement Year 2041	
Concrete/Spall Repairs - Repair Fund	79,009
Doors/Windows - Store Front Doors; Floor 3, 4, & 5	56,887
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	12,641

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Expansion Joints - Seismic Joint Repair/Replacement Fund	126,414
Fence - Repair Fund	15,802
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	31,604
HVAC - Exhaust/Inline Fans; Mid-Sized: Fan Rooms/Mech Room/Restrooms/Landscape (2..	71,108
High Risk Component Inspection	67,474
Mechanical Equipment - Lift Station System (Future Modification)	158,018
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	31,604
Office - AV/IT Equipment	23,703
Signage - Main Property Signage/Monument	31,604
Trash - Chute Repair/Professional Service Fund	15,802
Total for 2041	\$721,669
Replacement Year 2042	
Doors/Windows - Repair/Professional Services Fund	80,984
Electrical - Maintenance/Repair/Professional Service Fund	24,295
Elevators - Elevator Repair/Professional Service Fund	24,295
HVAC - Cooling Tower (50%)	971,811
HVAC - Exhaust Fans; Parking Garage/Fire Pump Room/Electrical Rooms (18%)	24,286
Mechanical Equipment - Hot Water System; Gas Heater (50%)	129,575
Recreation Deck - Outdoor Fitness Equipment	32,394
Recreation Deck - Tennis Court; Coating System	56,122
Total for 2042	\$1,343,762
Replacement Year 2043	
Exterior Finish - Tile; Wave Wall: Restoration Fund	207,522
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	24,903
HVAC - Cooling Tower (50%)	996,106
Landscaping - Refurbishment/Professional Service Fund	33,204
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	33,204
Pool/Spa - Filtration System; Pool & Spa (25%)	9,961
Pool/Spa - Heat Pump; Pool & Spa (25%)	16,602
Professional Services	16,602
Security - Gate; Motor Repair/Replacement Fund (25%)	16,602
Total for 2043	\$1,354,705

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2044	
Doors/Windows - Window Gasket/Sealant Fund (50%)	2,127,102
Electrical - Transformers; AOA: Repair/Replacement Fund (33%)	170,168
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	13,613
Fire Safety Equipment - Standpipe Test & Repair Fund	17,017
HVAC - Cooling Tower; Overhaul/Repair Funds	102,101
HVAC - Exhaust Fans; Rooftop (21%)	38,290
HVAC - Exhaust/Inline Fans; Motor/Repair Fund (21%)	30,618
Plumbing - Waste Stack Cleaning	102,101
Pool/Spa - Lights; Pool & Spa	16,336
Recreation Deck - Grills; Recessed	17,868
Recreation Deck - Outdoor Furniture Fund; Recreation/Pool Deck	85,084
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	34,034
Total for 2044	\$2,754,333
Replacement Year 2045	
Doors/Windows - Window Gasket/Sealant Fund (50%)	2,180,280
Electrical - Emergency Generator Load Test	13,391
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	34,884
Lighting - Canopy Entry Light Fixtures	41,848
Lighting - Landscape Fixtures Repair/Replacement Fund (In-House Project)	21,803
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	34,884
Office - Renovation/Refurbishment Fund; Manager/Admin Office	52,327
Recreation/Amenities - Conference Room; Floor Covering	8,721
Total for 2045	\$2,388,139
Replacement Year 2046	
Doors/Windows - Doors; Metal (2.5%)	141,239
Fence - Repair Fund	17,878
HVAC - Heat Exchangers; Replacement	357,566
High Risk Component Inspection	76,340
Lighting - Modernization Fund	17,878
Pool/Spa - Filtration System; Pool & Spa (25%)	10,727
Pool/Spa - Heat Pump; Pool & Spa (25%)	17,878
Pool/Spa - Pumps; Large (50%)	10,727
Restrooms - Employee	268,174
Total for 2046	\$918,408
Replacement Year 2047	
Electrical - Maintenance/Repair/Professional Service Fund	27,488

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Elevators - Elevator Repair/Professional Service Fund	27,488
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	14,660
Fire Safety Equipment - Fire Suppression; Repair/Replacement/Professional Service Fund	27,488
Fire Safety Equipment - Stair Pressurization Fans (33%)	73,301
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	27,488
HVAC - Exhaust Fans; Parking Garage/Fire Pump Room/Electrical Rooms (18%)	27,477
Mechanical Equipment - Domestic Water Booster Pump System	293,204
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	36,651
Office - AV/IT Equipment	27,488
Pool/Spa - Tile Replacement; Pool & Spa (50%)	824,636
Recreation Deck - Astro Turf; Putting Green & Playground Area	80,998
Recreation Deck - Tennis Court; Coating System	63,497
Roofing - System; Fluid Applied: Main Tower & Parking Structure (In-House Project/Mater..	83,013
Security - Gate; Motor Repair/Replacement Fund (25%)	18,325
Security - Surveillance System	183,253
Total for 2047	\$1,836,454
Replacement Year 2048	
Doors/Windows - Repair/Professional Services Fund	93,917
Fire Safety Equipment - Fire Suppression; Jockey Pump Controller/Pump	30,053
General Manager Unit - Partial Renovation/Refurbishment (In-House Project)	18,783
HVAC - Exhaust Fans; Rooftop: Large (33%)	46,958
HVAC - Split AC System; Security Office	18,783
Lighting - Light Pole Fixtures; Tennis Court	10,816
Mechanical Equipment - Back Flow Device Replacement	22,540
Plumbing - Waste Stack Cleaning	112,700
Pool/Spa - Chemical Automation Systems	37,567
Pool/Spa - Tile Replacement; Pool & Spa (50%)	845,252
Professional Services	18,783
Railing - Platform Deck/Pool Deck	493,064
Recreation Deck - Trellis System	37,567
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	37,567
Total for 2048	\$1,824,351

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2049	
Air Terminals: Fixture & Control; Repair/Replace Fund	9,626
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50..	794,185
Fence - Metal Fence; Porte Cochere	34,655
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	38,506
Fire Safety Equipment - Standpipe Test & Repair Fund	19,253
HVAC - Exhaust Fans; Rooftop (21%)	43,322
HVAC - Exhaust/Inline Fans; Mid-Sized: Fan Rooms/Mech Room/Restrooms/Landscape (2..	86,638
HVAC - Exhaust/Inline Fans; Motor/Repair Fund (21%)	34,641
HVAC - Rooftop Duct Repair Fund	9,626
Lighting - Building Accent Up Lights	309,973
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	38,506
Pool/Spa - Filtration System; Pool & Spa (25%)	11,552
Pool/Spa - Filtration System; Skimmer	15,402
Pool/Spa - Heat Pump; Pool & Spa (25%)	19,253
Railing - Lanais; Replacement: Manager Unit	9,434
Railing - Repair/Professional Services Fund	19,253
Recreation Deck - Outdoor Furniture; Winter Garden	28,879
Security - Gate; Rolling: Loading Dock	77,012
Security - Gate; Swinging: Parking Garage Entry/Exit	154,024
Total for 2049	\$1,753,742
Replacement Year 2050	
Electrical - Emergency Generator Load Test	15,151
Electrical - Transformers; AOA: Repair/Replacement Fund (33%)	197,343
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	15,787
Exterior Finish - Painting System & Spall Repairs; Residential Tower/Parking Structure (50..	814,040
HVAC - Exhaust/Inline Fans; Large: Mechanical Room/HECO Vault (50%)	59,203
Office - Furniture/Artwork Fund	39,469
Total for 2050	\$1,140,992
Replacement Year 2051	
Concrete/Spall Repairs - Repair Fund	101,138
Elevators - Cab Refurbishment/Operating Panel	606,830
Expansion Joints - Seismic Joint Repair/Replacement Fund	161,821
Fence - Repair Fund	20,228

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
HVAC - AC/Water Source Heat Pump; Employee Lounge	24,273
HVAC - AC/Water Source Heat Pumps/Duct Work; Elevator Machine Room (#11 & #12)	202,276
HVAC - Condensed Water/Water Source Heat Pumps Repair/Professional Service Fund	30,341
HVAC - Dual Source Heat Pump; Manager Unit	48,546
High Risk Component Inspection	86,372
Lighting - Light Poles; Tennis Court	145,639
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	40,455
Pool/Spa - Lights; Pool & Spa	19,419
Recreation/Amenities - Conference Room; AV/IT Equipment Fund	10,114
Security - Gate; Motor Repair/Replacement Fund (25%)	20,228
Total for 2051	<u>\$1,517,681</u>
Replacement Year 2052	
Electrical - Maintenance/Repair/Professional Service Fund	31,100
Elevators - Elevator Repair/Professional Service Fund	31,100
HVAC - Exhaust Fans; Parking Garage/Fire Pump Room/Electrical Rooms (18%)	31,088
HVAC - Rooftop AC #9 & #10; Corridors (50%)	1,555,001
Lobby - Refurbishment/Artwork/Furniture	311,000
Mechanical Equipment - Hot Water System; Gas Heater (50%)	165,867
Office - Renovation/Refurbishment Fund; Security Office	51,833
Plumbing - Waste Stack Cleaning	124,400
Pool/Spa - Filtration System; Pool & Spa (25%)	12,440
Pool/Spa - Heat Pump; Pool & Spa (25%)	20,733
Recreation Deck - Tennis Court; Coating System	71,841
Security - Access Control/Surveillance Systems Upgrade/Repair Fund	41,467
Window Cleaning Rigging Repair/Replacement Fund	62,200
Total for 2052	<u>\$2,510,070</u>
Replacement Year 2053	
Doors/Windows - Doors; Metal (2.5%)	167,888
Equipment/General Repair Fund - Floor Scrubber, Vacuum, Etc.	17,001
Fire Safety Equipment - Fire Alarm; Repair/Professional Service Fund	42,503
HVAC - Cooling Tower/Condensed Water Pump Systems	743,809
HVAC - Rooftop AC #9 & #10; Corridors (50%)	1,593,876
Lighting - Corridor Wall Sconces & Ceiling Fixtures	467,537

Hawaiki Tower
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2053 continued...</i>	
Mechanical Equipment/Plumbing - Repair/Professional Service Fund	42,503
Office - AV/IT Equipment	31,878
Pool/Spa - Deck Covering & Waterproofing	1,699,071
Professional Services	21,252
Recreation Deck - Outdoor Furniture Fund; Recreation/Pool Deck	106,258
Security - Radios & Repeaters	31,878
Total for 2053	\$4,965,454
Replacement Year 2054	
Corridors - Wall Covering; Wallpaper: Floor 45	47,923
Doors/Windows - Repair/Professional Services Fund	108,915
Electrical - Emergency Generator Repair/Professional Services	65,349
Fire Safety Equipment - Stair Pressurization Fans (33%)	87,132
Fire Safety Equipment - Standpipe Test & Repair Fund	21,783
HVAC - Exhaust Fans; Rooftop (21%)	49,015
HVAC - Exhaust/Inline Fans; Motor/Repair Fund (21%)	39,194
Lighting - EXIT Signage	65,349
Pool/Spa - Shower	17,426
Recreation Deck - Grills; Recessed	22,872
Roofing - System; Fluid Applied: Main Tower & Parking Structure (In-House Project/Mater..	98,677
Security - Access Control System	217,830
Total for 2054	\$841,464