

Willamette Towers HOA
Reserves Study Comparison- 2016 - 2017

2016 Expense Summary as Estimated

Year	Category	item Name	Expense	Amount
2016	Architectural Interior: Flooring	Hallway Carpets- Labor	15,348	51,416
		Hallway Carpets- Replace	36,068	
	Architectural Interior: Lighting	Lighting: North Hallway- Renew	1,787	1,787
	Doors	Main Entry (South)	7,106	18,374
		North Stairway Entrance	3,756	
		Stairway (north): Replace on Floors 2 & 3	7,512	
	Garage	Engineer: Assess Structure	3,553	3,553
	Plumbing	Replace Stack Valves- Phase 1 of 2	38,573	38,573
		Restore Drainage on Building's East Side	30,453	30,453
		Engineer: Prescribe Plumbing Updates	5,076	5,076
2016 Annual Expense Total			149,232	149,232

2016 Actual

39,614 Savings- \$11,802, a 23% saving. In addition, the first floor hallway flooring with baseboard was done: \$4869

1,007 Actually paid from reserves in 2017. Ultimately, there were considerable savings because Tom could do the installation rather than a contractor.

18,204

0 This was not required

17,915 Includes recirculation pump in addition.

0 No cost to us- note considerable savings

0 Not needed

94,464 Additional items accomplished in 2016 not in this original list: 1st floor hallway flooring cited above (\$4,869), Re-paint 1st floor hallway and doors (\$3,050) EntraGuard System update (\$2,351); East Entry Portico Roof (\$5,364).

2016 Expense Summary Revised- Actual Costs

Year	Category	item Name	Expense	Amount
2016	Architectural Interior: Flooring	Hallway Carpets- Labor	39,614	39,614
		Hallway Carpets- Replace		
	Architectural Interior: Flooring	1st floor Hallway Flooring	4,127	4,869
		Primed MDF Baseboard	242	
		Wall Repairs/Re-Painting	500	
	Architectural Interior: Lighting	New Lighting- 6th Floor	1,007	1,007
	Architectural Interior: Paint & Seal- Lobby Upgrade	Repaint 1st Floor hallway and interior & exterior doors	3,050	3,050

See above for comparison

See above for comparison

This item was combined with 2017 Lighting upgrade costs to appear as a single item in 2017 reserves

Note: not included in the original 2016 projected costs

Doors	Main Entry (South)	9,483	18,204
	North Stairway Entrance	3,429	
	Stairway (north): Replace on Floors 2 & 3	5,292	
Miscellaneous Repair & Renew: Security- Call Box	EntraGuard System Installation	1,895	2,351
	EntraGuard System: New Modem	456	
Plumbing	Replace Stack Valves: Phase 1 of 2- Piping Job	17,915	17,915
		2,090	
	Pump Replacement- 3 Recirculation Pumps		
Roof	East Entry Portico: Replace structural & Re-Roof	4,614	5,364
	East Entry Portico: re-Paint	750	
2016 Annual Expense Total		94,464	94,464

See above for comparison

Not in original plan for 2016

In future years recirculation pump replacement is paid from Operations; thus, it is removed as an item and does not appear in future reserves

Not originally planned for 2016

2017 Expense Summary

Year	Category	item Name	Expense	Amount
2017	Architectural Interior: Lighting		23,576	23,576
		All Residence Floors: Replace Lighting		
2017	Miscellaneous: Major Items	Paving: Add Asphalt Seal Coat	5,327	5,327
		Ventilation: Clean	25,762	
2017 Annual Expense Total			54,665	54,665

10,768

1,970

0

69,498

Revised in revision/actual cost area below. Considerable savings because Tom did the work rather than an electrician. This is for all residential floors.

Original estimate based on square foot cost from The Tate reserves study

This was not done, re-schedule to ...?

Items added: Electrical work at entry doors- \$517; Garage upper deck repairs- 10,550; Flooring- \$504; Gate Maintenance- \$609; Plumbing- 45,588 (See details below)

2017 Expense Summary- actual costs

Year	Category	item Name	Expense	Amount
2017	Architectural Interior: Lighting	Replace lighting floors 2-5 & 7-13 (1st & 6th floor are done).	9,760	9,760
	Doors	Electrical work at main entry door	517	517

6th floor lighting done in 2016: \$1,007. Combined with this 2017 total, item appears in the Reserves item expenses as \$10,768 for all residential floors (108 fixtures)

Garage: Parking Area Repairs	Remedial work to protect upper deck concrete as-is and to buy time until 2019 complete re-working of the upper deck surface concrete	10,550	10,550
Miscellaneous: Major Items: Paving: Asphalt Repair	Asphalt surfaces are treated for problems and treated with sealant.	1,970	1,970
Miscellaneous: Repair and Renew-	Flooring:	504	504
Miscellaneous: Repair and Renew - Security: Equipment for Gates	Gate Maintenance	609	609
Plumbing	Riser valve replacement	36,542	45,588
	Riser Valve Remediation (Asbestos)	3,946	
	Pipe Repair- Replace Manifold line on 1st floor- one time event	5,100	
2017 Annual Expense Total		69,498	69,498

Remedial work on the garage upper deck