

**Willamette Towers HOA**  
Expense Summary by Year 2016 - 2025

**2016 Expense Summary**

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
<b>2016 Annual Expense Total</b>			<b>149,232</b>	<b>149,232</b>

**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
	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
		Pump Replacement- 3 Recirculation Pumps	2,090	
	Roof	East Entry Portico: Replace structural & Re-Roof	4,614	5,364
		East Entry Portico: re-Paint	750	
<b>2016 Annual Expense Total</b>			<b>94,464</b>	<b>94,464</b>

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

In future years recirculation pump replacement is paid from Operations

**2017 Expense Summary**

Year	Category	Item Name	Expense	Amount
2017	Architectural Interior: Lighting	All Residence Floors: Replace Lighting	23,576	23,576
	Miscellaneous: Major Items	Paving: Add Asphalt Seal Coat	5,327	31,089
		Ventilation: Clean	25,762	
<b>2017 Annual Expense Total</b>			<b>54,665</b>	<b>54,665</b>

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

**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
	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: Entry Carpet	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	
<b>2017 Annual Expense Total</b>			<b>69,498</b>	<b>69,498</b>

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)

**2018 Expense Summary update**

Year	Category	Item Name	Expense	Amount
2018	Doors	ADA (Americans with Disabilities Act) upgrade for lobby doors; East & North Doors.	8,000	8,000
	Plumbing: Remediation	Planned remediation involves replacing some plumbing parts and treating all lines with compressed air.	82,000	82,000
<b>2018 Annual Expense Total</b>			<b>90,000</b>	<b>90,000</b>

Goal is to clear lines as well as possible of interior metal build-up and buy time regarding plumbing pipe replacement. Investigation leads the MMRRRC (Major Maintenance, Repair and Replacement Committee) to believe that this will help clear plumbing lines and put off major plumbing work for up to 10 years.

**2018 Expense Summary actual expenses**

Year	Category	Item Name	Expense	Amount
2018	Doors	ADA (Americans with Disabilities Act) upgrade for lobby doors; East & North Doors.	7302	7302
	Plumbing: Remediation	Remediation involved replacing some plumbing parts and treating all lines with compressed air.	82000	82000
	Parking Lot Repairs	Items are listed in reserves under Miscellaneous: Major Items- Paving. South Area and North Areas and processes (seal vs. rebuild) are listed separately.	8848	8848
<b>2018 Annual Actual Expense Total</b>			<b>98150</b>	<b>98150</b>

Cost was as anticipated.

**2019 Expense Summary**

Year	Category	Item Name	Expense	Amount
2019	Garage	Replace Upper Deck Surface	275000	275000
	Miscellaneous: Repair and Renew: Security: Key / Fob / Entry Guard System	Describe work to be done	8,000	8,000
<b>2019 Annual Expense Total</b>			<b>283000</b>	<b>283000</b>

Bid may be lower. One estimate is that the cost will now be around \$253,000.

**2019 Expense Summary actual expenses**

Year	Category	Item Name	Expense	Amount
2019	Garage	Replace Upper Deck Surface	260,000	260,000
		Re-surface (aluminum oxide) upper deck ramps	7,000	7,000
	Miscellaneous: Repair and Renew: Security: Key / Fob / Entry Guard System	Describe work to be done	0	0
	Roof	Install new safety anchors for roof work and for window cleaning	40,000	40,000
		Install new safety treads at roof perimeter for safety and to accommodate window cleaners	26,500	26,500
<b>2019 Annual Actual Expense Total</b>			<b>333500</b>	<b>333500</b>

This did not need to be done.

**2020 Expense Summary**

Year	Category	Item Name	Expense	Amount
2020	Doors	East Entry ADA upgrade	2,550	2,550
	Garage	Re-surface (aluminum oxide) lower level ramps	7,141	7,141
	HVAC: Heating, Ventilation and Air Conditioning	Control air flow along 1st floor corridor	9,182	9,182
	Plumbing	Add plumbing to commercial spaces to provide for uninterrupted service during building-wide plumbing upgrade	51,009	51,009
		Additional plumbing prep for replacement of vertical plumbing (stacks) part I	20,404	20,404
	Roof	North porches: remediate floors 2,3 and 4	4,591	7,652
		Remediate 13th floor	3,061	
	Security	Replace hallway fire alarms and electrical hook-up	10,222	10,222
<b>2020 Annual Expense Total</b>			<b>108,160</b>	<b>108,160</b>

Objective is to mitigate odors from salon

**2021 Expense Summary**

Year	Category	Item Name	Expense	Amount
2021	Electrical	Replace hallway sub-panel	54,120	58,283
		Replace sub-panel in ECC (Electrical) room	4,163	
	Elevator	Replace flooring	3,122	3,122
	Plumbing	Additional plumbing prep for replacement of vertical plumbing (stacks) part II	72,854	
		Update and replace horizontal plumbing on 12th floor	15,612	104,078
		Additional plumbing: prep for stacks replacement part II	15,612	
	Roof	Roof anchor 2-year certification testing	5,309	5,309
<b>2021 Annual Expense Total</b>			<b>170,792</b>	<b>170,792</b>

**2022 Expense Summary**

Year	Category	Item Name	Expense	Amount
2022	Architectural Interior: Paint and Seal	Paint 1st floor hallway	3,238	3,238
	Doors: Door: South Main Entry- Remedial work	Regularly scheduled maintenance on main entry door	549	549
	Miscellaneous: Repair & Renew	Security Cameras	5,309	13,803
		Key/ Fob/ Entry Guard System	8,494	
	Plumbing	Replace Risers and repair interiors part I	138,032	138,032
	Security	Security: Lighting- exterior	8,000	39,854
		Garage: Replace or Repair the Roll-up Gates	31,854	
<b>2022 Annual Expense Total</b>			<b>195,476</b>	<b>195,476</b>

**2023 Expense Summary**

<b>Year</b>	<b>Category</b>	<b>item Name</b>	<b>Expense</b>	<b>Amount</b>
2023	Electrical: Maintain & Repair	Generic need for repairs	32,496	32,496
	Plumbing	Replace Risers and repair interiors part II	173,314	173,314
	Roof	Roof anchor 2-year certification testing	5,309	5,309
<b>2023 Annual Expense Total</b>			<b>205,810</b>	<b>205,810</b>

**2024 Expense Summary**

<b>Year</b>	<b>Category</b>	<b>item Name</b>	<b>Expense</b>	<b>Amount</b>
2024	Elevator: Replace Heat Pump	Regularly scheduled replacement	9,946	9,946
	Plumbing	Replace Risers and repair interiors part III	209,965	209,965
<b>2024 Annual Expense Total</b>			<b>219,911</b>	<b>219,911</b>

**2025 Expense Summary**

<b>Year</b>	<b>Category</b>	<b>item Name</b>	<b>Expense</b>	<b>Amount</b>
2025	Boiler (Hot Water)	Replace Key Parts	37,204	37,204
	Plumbing	Replace Risers and repair interiors part IV	248,025	248,025
	Roof	Roof anchor 2-year certification testing	5,525	5,525
<b>2025 Annual Expense Total</b>			<b>290,754</b>	<b>290,754</b>