

Willamette Towers HOA

1313 Lincoln St. Eugene, Oregon 97401

February 19, 2017

PRELIMINARY

Willamette Towers HOA
Reserve Study
February 19, 2017

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Willamette Towers HOA

1313 Lincoln St. Eugene, Oregon 97401

February 19, 2017

Willamette Towers HOA - Funding Study

Name Line
Address Line
City, State Zip Code Line
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Project Description

Summary of Financial Assumptions

In order to prepare the attached report, an inspection of the Willamette Towers HOA physical improvements was made on Monday, June 1, 2015. The below table contains a partial summary of information provided by WT_2017 for the attached funding study.

Summary of Financial Information

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2016</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Dues Paying Members</i>	<i>91</i>
<i>Reserve Balance as of January 1, 2016¹</i>	<i>\$ 109,488</i>
<i>Annual Inflation Rate</i>	<i>0.00%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Dues Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of Association" in this report.

² Taxed as an IRS exempt association

Reserve Study Assumptions Include

- Cost estimates and financial information provided by WT_2017 are accurate and current.
- No unforeseen circumstances such as acts of nature, lawsuits, etc. will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect WT_2017 from insurable risks such as fire, property liability, or vandalism.
- WT_2017 plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur at the end of the expense year.

Study Method

In this study, the "Component" method has been used because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using nationally

recognized cost estimating references, or where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum.

This report allows review of each reserve item in detail.

Summary of Findings

Estimated reserve item expenses for Willamette Towers HOA are based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Willamette Towers HOA Reserve Study Expense Items". Expense items which have an expected life of more than 30 years are included in this reserve study, if payment for these items occurs within the 30 year study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, the Member monthly fees as shown in the attached "Willamette Towers HOA Dues Summary" will realize this goal.

Some reserve items in the "Willamette Towers HOA Revenue Summary Table" may not contain payments. In this analysis the initial \$ 109,488 in reserves were used to pay for expense items in their order of occurrence until the initial reserve was consumed. As a result, reserve items without payments may be expected, particularly in the first few years of the funding study.

A summary of recommended Capital Reserve payments for the next five years is shown below.

**Proposed Willamette Towers HOA Member Payment Schedule
Proposed Modified Dues**

Calendar Year	Member Monthly Operations Dues	Member Monthly Reserve Dues	Member Total Monthly Dues	Member Total Annual Dues	Association Monthly Reserve Dues	Association Annual Reserve Dues	Proposed Reserve Balance
2016	NA	\$ 99.82	\$ 99.82	\$ 1,198	\$ 9,083	\$ 109,000	\$ 124,013
2017	NA	\$ 99.82	\$ 99.82	\$ 1,198	\$ 9,083	\$ 109,000	\$ 156,234
2018	NA	\$ 99.82	\$ 99.82	\$ 1,198	\$ 9,083	\$ 109,000	\$ 265,234
2019	NA	\$ 99.82	\$ 99.82	\$ 1,198	\$ 9,083	\$ 109,000	\$ 74,234
2020	NA	\$ 99.82	\$ 99.82	\$ 1,198	\$ 9,083	\$ 109,000	\$ 177,845
2021	NA	\$ 99.82	\$ 99.82	\$ 1,198	\$ 9,083	\$ 109,000	\$ 164,515

* Annual Reserve Payments have been manually modified.

Ideal % funded is around 70%. This funds all items at a reasonable amount and allows for emergencies.

* Operations Payments Include an annual inflation factor of 0.00%

Keeping the Willamette Towers HOA Reserve Study Current

Funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years certainly not more than five years.

This funding study should be reviewed or updated

- At intervals of not more than one year.
- At changes in interest rates.
- At changes in inflation rates.
- At changes in the number of Dues paying members.
- Before starting new improvements.
- Before making changes to the property.
- After a flood or fire.
- After a change in ownership or management.
- After Annexation or Incorporation.

Statement of Qualifications

PRELIMINARY

Sample closing paragraph.

Sincerely,

Prepared by:

Your Name
Your Job Title

WT 2017 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Architectural Exterior: Paint and Maintain						
Seal exterior seams and joints	\$ 0.00	9 Years	15 Years	\$ 0	\$ 0.00	No
Seal Aggregate Panels	\$ 0.00	9 Years	15 Years	\$ 0	\$ 0.00	No
Maintain brick: point up, clean and seal	\$ 0.00	9 Years	15 Years	\$ 0	\$ 0.00	No
Paint Building Exterior	\$ 124,840	9 Years	15 Years	\$ 124,840	\$ 12,484	Yes
Paint Garage	\$ 15,316	9 Years	15 Years	\$ 15,316	\$ 1,532	Yes
Wash the Building	\$ 0.00	15 Years	15 Years	\$ 0	\$ 0.00	No
Wash the Garage	\$ 0.00	15 Years	15 Years	\$ 0	\$ 0.00	No
Architectural Interior: Flooring						
Flooring: Hallway Carpets- Replace	\$ 39,614	0 Years	10 Years	\$ 39,614	\$ 39,614	Yes
Flooring: Linoleum- North Hallway	\$ 4,869	0 Years	10 Years	\$ 4,869	\$ 4,869	Yes
Flooring: Lobby and East Entry	\$ 11,750	15 Years	24 Years	\$ 11,750	\$ 734	Yes
Architectural Interior: Lighting						
Lighting: North Hallway- Renew	\$ 1,760	10 Years	10 Years	\$ 1,760	\$ 160	Yes
Lighting: Residence Floors- Renew	\$ 11,979	1 Years	10 Year	\$ 11,979	\$ 5,990	Yes
Lighting: New- Floor 6	\$ 1,008	0 Years	11 Years	\$ 1,008	\$ 1,008	Yes
Architectural Interior: Lobby & Office Remodel						
Lobby & Office Remodel	\$ 18,227	15 Years	20 Years	\$ 18,227	\$ 1,139	Yes
Lobby Remodel: Work by Others	\$ 0.00	15 Years	20 Years	\$ 0	\$ 0.00	No
Architectural Interior: Paint and Seal						
Paint Residential Hallways	\$ 51,180	5 Years	12 Years	\$ 51,180	\$ 8,530	Yes
Paint 1st Floor Hallway	\$ 3,050	0 Years	5 Years	\$ 3,050	\$ 3,050	Yes
Paint Stairways	\$ 24,000	7 Years	12 Years	\$ 24,000	\$ 3,000	Yes
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	\$ 16,500	1 Years	6 Year	\$ 16,500	\$ 8,250	Yes
Boiler (Hot Water)						
Boiler: Replace Key Parts	\$ 30,562	11 Years	12 Years	\$ 30,562	\$ 2,547	Yes

WT 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Doors						
Door: South Main Entry	\$ 9,483	0 Years	25 Years	\$ 9,483	\$ 9,483	No
Door: East Entry ADA upgrade	\$ 3,150	1 Years	25 Year	\$ 3,150	\$ 1,575	No
Door: North Entry ADA Upgrade	\$ 3,150	1 Years	25 Year	\$ 3,150	\$ 1,575	No
Door: North Stairway Entrance	\$ 3,429	0 Years	25 Years	\$ 3,429	\$ 3,429	No
Doors: Stairway- Floors 2 and 3	\$ 5,292	0 Years	30 Years	\$ 5,292	\$ 5,292	No
Electrical						
Electrical: Replace sub-panel in ECC Room	\$ 0.00	5 Years	35 Years	\$ 0	\$ 0.00	No
Electrical: Replace hallway sub-panels	\$ 0.00	5 Years	35 Years	\$ 0	\$ 0.00	No
Electrical: Maintain and Repair	\$ 15,000	7 Years	10 Years	\$ 15,000	\$ 1,875	Yes
Elevator						
Elevator Consultants	\$ 7,500	35 Years	35 Years	\$ 7,500	\$ 259	No
Elevator: Work by Others	\$ 11,416	35 Years	35 Years	\$ 11,416	\$ 394	No
Elevator: Refurbish-new interiors	\$ 5,389	4 Years	6 Years	\$ 5,389	\$ 1,078	Yes
Elevator A: Replace Mechanical	\$ 178,820	35 Years	35 Years	\$ 178,820	\$ 6,166	No
Elevator B: Replace Mechanical	\$ 178,820	35 Years	35 Years	\$ 178,820	\$ 6,166	No
Elevator: Replace Heat Pump	\$ 2,100	14 Years	15 Years	\$ 2,100	\$ 140	Yes
Garage						
Garage: General Upkeep	\$ 0.00	5 Years	20 Years	\$ 0	\$ 0.00	No
Garage: Upper Deck Resurface	\$ 300,000	3 Years	50 Years	\$ 300,000	\$ 75,000	Yes
Garage: Engineer Assess Structure	\$ 1,000	1 Years	10 Year	\$ 1,000	\$ 500	Yes
Miscellaneous: Major Items						
Paving: Asphalt Seal Coat	\$ 2,400	6 Years	6 Years	\$ 2,400	\$ 343	Yes
Paving: North near building- Asphalt Repair and Seal	\$ 1,000	1 Years	12 Year	\$ 1,000	\$ 500	Yes

WT 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Paving: North side concrete paving	\$ 50,000	7 Years	35 Years	\$ 50,000	\$ 6,250	No
Paving: South- Asphalt Repair and Seal	\$ 3,000	1 Years	12 Year	\$ 3,000	\$ 1,500	Yes
Ventilation: Clean North side vents	\$ 25,000	6 Years	15 Years	\$ 25,000	\$ 3,571	Yes
Ventilation: Clean South Side	\$ 15,000	6 Years	15 Years	\$ 15,000	\$ 2,143	Yes
Ventilation/North Side: Clean One Floor	\$ 4,000	1 Years	20 Year	\$ 4,000	\$ 2,000	No
Miscellaneous: Repair and Renew						
Architectural Exterior: Landscape- Prune Trees	\$ 2,000	6 Years	50 Years	\$ 2,000	\$ 286	Yes
Architectural Exterior: Landscape- Repair Sprinkler Lines	\$ 500	6 Years	50 Years	\$ 500	\$ 71.43	No
Architectural Exterior: Replace Glass: Commercial, etc.	\$ 1,000	6 Years	50 Years	\$ 1,000	\$ 143	No
Architectural Interior: Ceilings: Repair and Renew	\$ 3,000	6 Years	50 Years	\$ 3,000	\$ 429	No
Architectural Interior: Flooring: Commercial Spaces	\$ 4,500	6 Years	50 Years	\$ 4,500	\$ 643	No
Architectural Interior: Lighting: Replace Ground Floor	\$ 1,000	14 Years	50 Years	\$ 1,000	\$ 66.67	No
Architectural Interior: Metal Handrails	\$ 1,750	6 Years	50 Years	\$ 1,750	\$ 250	No
Doors: Commercial	\$ 3,000	6 Years	50 Years	\$ 3,000	\$ 429	No
Doors: Exterior- Replace	\$ 3,000	6 Years	50 Years	\$ 3,000	\$ 429	No
Doors: Interior	\$ 5,970	7 Years	50 Years	\$ 5,970	\$ 746	No
Elevator: Refurbish Interior	\$ 5,000	7 Years	7 Years	\$ 5,000	\$ 625	Yes
Miscellaneous: Paving: Repair Sidewalks	\$ 3,037	7 Years	50 Years	\$ 3,037	\$ 380	No
Miscellaneous: Office Equipment	\$ 1,500	6 Years	6 Years	\$ 1,500	\$ 214	Yes
Miscellaneous: Office- Replace Furniture	\$ 1,500	6 Years	50 Years	\$ 1,500	\$ 214	No
Miscellaneous: Parking- Bicycle Racks	\$ 1,050	6 Years	50 Years	\$ 1,050	\$ 150	No

WT 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Plumbing: Recirculation Pumps	\$ 2,100	0 Years	5 Years	\$ 2,100	\$ 2,100	Yes
Plumbing: Renew Sump Pumps	\$ 1,500	6 Years	12 Years	\$ 1,500	\$ 214	No
Plumbing: Restroom Equipment	\$ 1,500	6 Years	50 Years	\$ 1,500	\$ 214	No
Roof: Awning Replace	\$ 9,500	6 Years	50 Years	\$ 9,500	\$ 1,357	No
Roof: Awning- Repair Mounting	\$ 2,500	6 Years	7 Years	\$ 2,500	\$ 357	No
Roof: Seal Patios (Roofs) and North Porches	\$ 6,000	5 Years	10 Years	\$ 6,000	\$ 1,000	No
Security: Cameras	\$ 5,000	6 Years	8 Years	\$ 5,000	\$ 714	No
Security: Equipment for Gates	\$ 1,500	6 Years	7 Years	\$ 1,500	\$ 214	No
Security: Key / Fob / Entry Guard System	\$ 2,351	0 Years	7 Years	\$ 2,351	\$ 2,351	No
Security: Lighting-Exterior	\$ 8,000	6 Years	10 Years	\$ 8,000	\$ 1,143	No
Plumbing						
Plumbing: Miscellaneous	\$ 50,000	5 Years	10 Years	\$ 50,000	\$ 8,333	Yes
Plumbing: Replace 12th Floor Laterals	\$ 70,000	6 Years	30 Years	\$ 70,000	\$ 10,000	No
Plumbing Replace Stack Valves Phase 2	\$ 17,915	0 Years	30 Years	\$ 17,915	\$ 17,915	No
Plumbing Replace Stack Valves- Phase 3	\$ 15,000	1 Years	30 Year	\$ 15,000	\$ 7,500	No
Plumbing: Engineer Assess Updates	\$ 5,000	7 Years	30 Years	\$ 5,000	\$ 625	No
Plumbing Phase 3: Asbestos abatement	\$ 6,000	1 Years	30 Year	\$ 6,000	\$ 3,000	No
1st Floor Commercial Restore water & Isolate Piping	\$ 12,000	1 Years	30 Year	\$ 12,000	\$ 6,000	Yes
Roof						
Roof: Consultant	\$ 0.00	10 Years	21 Years	\$ 0	\$ 0.00	No
Roof: Building Roof and Flat Roofs (4)	\$ 75,000	10 Years	21 Years	\$ 75,000	\$ 6,818	Yes
Roof: Re-Roof 2nd Floor Patio	\$ 28,393	15 Years	20 Years	\$ 28,393	\$ 1,775	Yes
Roof: East Portico-Rebuild & Re-Roof	\$ 5,364	0 Years	9 Years	\$ 5,364	\$ 5,364	Yes

WT 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Security						
Security: Garage Roll-up Gates	\$ 10,000	5 Years	18 Years	\$ 10,000	\$ 1,667	Yes
Security: Fencing	\$ 58,897	40 Years	50 Years	\$ 58,897	\$ 1,963	No
Windows						
Windows: Replace Frames and Glass	\$ 0.00	5 Years	30 Years	\$ 0	\$ 0.00	No

Raw Annual Payments do not include earned interest, tax adjustments or salvage.

Months Remaining in Calendar Year 2016: 12

Expected annual inflation: 0.00%

Interest earned on reserve funds: 0.00%

Initial Reserve: \$ 109,488

PRELIMINARY

WT 2017 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Architectural Exterior: Paint and Maintain								
Seal exterior seams and joints	\$ 0.00 ea	1	\$ 0	9 Years	15 Years	2025	\$ 0	\$ 0.00
Seal Aggregate Panels	\$ 0.00 ea	1	\$ 0	9 Years	15 Years	2025	\$ 0	\$ 0.00
Maintain brick: point up, clean and seal	\$ 0.00 ea	1	\$ 0	9 Years	15 Years	2025	\$ 0	\$ 0.00
Paint Building Exterior	\$ 124,840 ea	1	\$ 124,840	9 Years	15 Years	2025	\$ 124,840	\$ 12,484.00
				15 Years		2040	\$ 124,840	\$ 8,322.67
						2055	\$ 124,840	\$ 8,322.67
Paint Garage	\$ 15,316 ea	1	\$ 15,316	9 Years	15 Years	2025	\$ 15,316	\$ 1,531.60
				15 Years		2040	\$ 15,316	\$ 1,021.07
						2055	\$ 15,316	\$ 1,021.07
Wash the Building	\$ 0.00 ea	1	\$ 0	15 Years	15 Years	2031	\$ 0	\$ 0.00
Wash the Garage	\$ 0.00 ea	1	\$ 0	15 Years	15 Years	2031	\$ 0	\$ 0.00
Architectural Interior: Flooring								
Flooring: Hallway Carpets-Replace	\$ 5.24 / ft ²	7560 ft ²	\$ 39,614	0 Years	10 Years	2016	\$ 39,614	\$ 39,614.40
				10 Years		2026	\$ 39,614	\$ 3,961.44
						2036	\$ 39,614	\$ 3,961.44
						2046	\$ 39,614	\$ 3,961.44
Flooring: Linoleum-North Hallway	\$ 8.82 / ft ²	552 ft ²	\$ 4,869	0 Years	10 Years	2016	\$ 4,869	\$ 4,868.64
				10 Years		2026	\$ 4,869	\$ 486.86
						2036	\$ 4,869	\$ 486.86
						2046	\$ 4,869	\$ 486.86
Flooring: Lobby and East Entry	\$ 25.00 / ft ²	470 ft ²	\$ 11,750	15 Years	24 Years	2031	\$ 11,750	\$ 734.37
				24 Years		2055	\$ 11,750	\$ 489.58
Architectural Interior: Lighting								
Lighting: North Hallway- Renew	\$ 220 ea	8	\$ 1,760	10 Years	10 Years	2026	\$ 1,760	\$ 160.00
						2036	\$ 1,760	\$ 176.00
						2046	\$ 1,760	\$ 176.00
Lighting: Residence	\$ 121 ea	99	\$ 11,979	1 Year	10 Years	2017	\$ 11,979	\$ 5,989.50
				10 Year		2027	\$ 11,979	\$ 1,197.90

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Lighting: Residence	\$ 121 ea	99	\$ 11,979	10 Year	10 Years	2037	\$ 11,979	\$ 1,197.90
						2047	\$ 11,979	\$ 1,197.90
Lighting: New-Floor 6	\$ 112 ea	9	\$ 1,008	0 Years	11 Years	2016	\$ 1,008	\$ 1,008.00
				11 Years		2027	\$ 1,008	\$ 91.64
						2038	\$ 1,008	\$ 91.64
						2049	\$ 1,008	\$ 91.64
Architectural Interior: Lobby & Office Remodel								
Lobby & Office Remodel	\$ 18,227 ea	1	\$ 18,227	15 Years	20 Years	2031	\$ 18,227	\$ 1,139.19
				20 Years		2051	\$ 18,227	\$ 911.35
Lobby Remodel: Work by Others	\$ 0.00 ea	1	\$ 0	15 Years	20 Years	2031	\$ 0	\$ 0.00
Architectural Interior: Paint and Seal								
Paint Residential Hallways	\$ 4,265 ea	12	\$ 51,180	5 Years	12 Years	2021	\$ 51,180	\$ 8,530.00
				12 Years		2033	\$ 51,180	\$ 4,265.00
						2045	\$ 51,180	\$ 4,265.00
Paint 1st Floor Hallway	\$ 3,050 ea	1	\$ 3,050	0 Years	5 Years	2016	\$ 3,050	\$ 3,050.00
				5 Years		2021	\$ 3,050	\$ 610.00
						2026	\$ 3,050	\$ 610.00
						2031	\$ 3,050	\$ 610.00
						2036	\$ 3,050	\$ 610.00
						2041	\$ 3,050	\$ 610.00
						2046	\$ 3,050	\$ 610.00
Paint Stairways	\$ 1,000 ea	24	\$ 24,000	7 Years	12 Years	2023	\$ 24,000	\$ 3,000.00
				12 Years		2035	\$ 24,000	\$ 2,000.00
						2047	\$ 24,000	\$ 2,000.00
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	\$ 1,375 ea	12	\$ 16,500	1 Year	6 Years	2017	\$ 16,500	\$ 8,250.00
				6 Year		2023	\$ 16,500	\$ 2,750.00
						2029	\$ 16,500	\$ 2,750.00
						2035	\$ 16,500	\$ 2,750.00
						2041	\$ 16,500	\$ 2,750.00
						2047	\$ 16,500	\$ 2,750.00

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Boiler (Hot Water)								
Boiler: Replace Key Parts	\$ 15,281 ea	2	\$ 30,562	11 Years	12 Years	2027	\$ 30,562	\$ 2,546.83
				12 Years		2039	\$ 30,562	\$ 2,546.83
					2051	\$ 30,562	\$ 2,546.83	
Doors								
Door: South Main Entry	\$ 9,483 ea	1	\$ 9,483	0 Years	25 Years	2016	\$ 9,483	\$ 9,483.00
Door: East Entry ADA upgrade	\$ 3,150 ea	1	\$ 3,150	1 Year	25 Years	2017	\$ 3,150	\$ 1,575.00
Door: North Entry ADA Upgrade	\$ 3,150 ea	1	\$ 3,150	1 Year	25 Years	2017	\$ 3,150	\$ 1,575.00
Door: North Stairway Entrance	\$ 3,429 ea	1	\$ 3,429	0 Years	25 Years	2016	\$ 3,429	\$ 3,429.00
Doors: Stairway-Floors 2 and 3	\$ 2,646 ea	2	\$ 5,292	0 Years	30 Years	2016	\$ 5,292	\$ 5,292.00
Electrical								
Electrical: Replace sub-panel in ECC Room	\$ 0.00 ea	1	\$ 0	5 Years	35 Years	2021	\$ 0	\$ 0.00
Electrical: Replace hallway sub-panels	\$ 0.00 ea	13	\$ 0	5 Years	35 Years	2021	\$ 0	\$ 0.00
Electrical: Maintain and Repair	\$ 15,000 ea	1	\$ 15,000	7 Years	10 Years	2023	\$ 15,000	\$ 1,875.00
				10 Years		2033	\$ 15,000	\$ 1,500.00
					2043	\$ 15,000	\$ 1,500.00	
					2053	\$ 15,000	\$ 1,500.00	
Elevator								
Elevator Consultants	\$ 7,500 ea	1	\$ 7,500	35 Years	35 Years	2051	\$ 7,500	\$ 258.62
Elevator: Work by Others	\$ 11,416 ea	1	\$ 11,416	35 Years	35 Years	2051	\$ 11,416	\$ 393.66

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Elevator: Refurbish- new interiors	\$ 5,389 ea	1	\$ 5,389	4 Years	6 Years	2020	\$ 5,389	\$ 1,077.80
				6 Years		2026	\$ 5,389	\$ 898.17
						2032	\$ 5,389	\$ 898.17
						2038	\$ 5,389	\$ 898.17
						2044	\$ 5,389	\$ 898.17
						2050	\$ 5,389	\$ 898.17
Elevator A: Replace Mechanical	\$ 178,820 ea	1	\$ 178,820	35 Years	35 Years	2051	\$ 178,820	\$ 6,166.21
Elevator B: Replace Mechanical	\$ 178,820 ea	1	\$ 178,820	35 Years	35 Years	2051	\$ 178,820	\$ 6,166.21
Elevator: Replace Heat Pump	\$ 2,100 ea	1	\$ 2,100	14 Years	15 Years	2030	\$ 2,100	\$ 140.00
				15 Years		2045	\$ 2,100	\$ 140.00
Garage								
Garage: General Upkeep	\$ 0.00 ea	1	\$ 0	5 Years	20 Years	2021	\$ 0	\$ 0.00
Garage: Upper Deck Re-surface	\$ 300,000 ea	1	\$ 300,000	3 Years	50 Years	2019	\$ 300,000	\$ 75,000.00
				50 Years		2069	\$ 300,000	\$ 6,000.00
Garage: Engineer Assess Structure	\$ 1,000 ea	1	\$ 1,000	1 Year	10 Years	2017	\$ 1,000	\$ 500.00
				10 Year		2027	\$ 1,000	\$ 100.00
						2037	\$ 1,000	\$ 100.00
						2047	\$ 1,000	\$ 100.00
Miscellaneous: Major Items								
Paving: Asphalt Seal Coat	\$ 2.00 / ft²	1200 ft²	\$ 2,400	6 Years	6 Years	2022	\$ 2,400	\$ 342.86
						2028	\$ 2,400	\$ 400.00
						2034	\$ 2,400	\$ 400.00
						2040	\$ 2,400	\$ 400.00
						2046	\$ 2,400	\$ 400.00
Paving: North near building- Asphalt Repair and Seal	\$ 1,000 ea	1	\$ 1,000	1 Year	12 Years	2017	\$ 1,000	\$ 500.00
				12 Year		2029	\$ 1,000	\$ 83.33
						2041	\$ 1,000	\$ 83.33
						2053	\$ 1,000	\$ 83.33

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Paving: North side concrete paving	\$ 50,000 ea	1	\$ 50,000	7 Years	35 Years	2023	\$ 50,000	\$ 6,250.00
Paving: South-Asphalt Repair and Seal	\$ 3,000 ea	1	\$ 3,000	1 Year	12 Years	2017	\$ 3,000	\$ 1,500.00
				12 Year		2029	\$ 3,000	\$ 250.00
						2041	\$ 3,000	\$ 250.00
						2053	\$ 3,000	\$ 250.00
Ventilation: Clean North side vents	\$ 25,000 ea	1	\$ 25,000	6 Years	15 Years	2022	\$ 25,000	\$ 3,571.43
				15 Years		2037	\$ 25,000	\$ 1,666.67
						2052	\$ 25,000	\$ 1,666.67
Ventilation: Clean South Side	\$ 15,000 ea	1	\$ 15,000	6 Years	15 Years	2022	\$ 15,000	\$ 2,142.86
				15 Years		2037	\$ 15,000	\$ 1,000.00
						2052	\$ 15,000	\$ 1,000.00
Ventilation/North Side: Clean One Floor	\$ 4,000 ea	1	\$ 4,000	1 Year	20 Years	2017	\$ 4,000	\$ 2,000.00
Miscellaneous: Repair and Renew								
Architectural Exterior: Landscape-Prune Trees	\$ 2,000 ea	1	\$ 2,000	6 Years	50 Years	2022	\$ 2,000	\$ 285.71
				50 Years		2072	\$ 2,000	\$ 40.00
Architectural Exterior: Landscape-Repair Sprinkler Lines	\$ 500 ea	1	\$ 500	6 Years	50 Years	2022	\$ 500	\$ 71.43
Architectural Exterior: Replace Glass: Commercial, etc.	\$ 1,000 ea	1	\$ 1,000	6 Years	50 Years	2022	\$ 1,000	\$ 142.86
Architectural Interior: Ceilings: Repair and Renew	\$ 3,000 ea	1	\$ 3,000	6 Years	50 Years	2022	\$ 3,000	\$ 428.57

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Architectural Interior: Flooring: Commercial Spaces	\$ 1,500 ea	3	\$ 4,500	6 Years	50 Years	2022	\$ 4,500	\$ 642.86
Architectural Interior: Lighting: Replace Ground Floor	\$ 1,000 ea	1	\$ 1,000	14 Years	50 Years	2030	\$ 1,000	\$ 66.67
Architectural Interior: Metal Handrails	\$ 1,750 ea	1	\$ 1,750	6 Years	50 Years	2022	\$ 1,750	\$ 250.00
Doors: Commercial	\$ 3,000 ea	1	\$ 3,000	6 Years	50 Years	2022	\$ 3,000	\$ 428.57
Doors: Exterior-Replace	\$ 3,000 ea	1	\$ 3,000	6 Years	50 Years	2022	\$ 3,000	\$ 428.57
Doors: Interior	\$ 1,990 ea	3	\$ 5,970	7 Years	50 Years	2023	\$ 5,970	\$ 746.25
Elevator: Refurbish Interior	\$ 5,000 ea	1	\$ 5,000	7 Years	7 Years	2023	\$ 5,000	\$ 625.00
						2030	\$ 5,000	\$ 714.29
						2037	\$ 5,000	\$ 714.29
						2044	\$ 5,000	\$ 714.29
						2051	\$ 5,000	\$ 714.29
Miscellaneous: Paving: Repair Sidewalks	\$ 7.50 / ft ²	405 ft ²	\$ 3,038	7 Years	50 Years	2023	\$ 3,038	\$ 379.69
Miscellaneous: Office Equipment	\$ 1,500 ea	1	\$ 1,500	6 Years	6 Years	2022	\$ 1,500	\$ 214.29
						2028	\$ 1,500	\$ 250.00
						2034	\$ 1,500	\$ 250.00
						2040	\$ 1,500	\$ 250.00
						2046	\$ 1,500	\$ 250.00
Miscellaneous: Office- Replace Furniture	\$ 1,500 ea	1	\$ 1,500	6 Years	50 Years	2022	\$ 1,500	\$ 214.29
Miscellaneous: Parking- Bicycle Racks	\$ 210 ea	5	\$ 1,050	6 Years	50 Years	2022	\$ 1,050	\$ 150.00
Plumbing: Recirculation	\$ 700 ea	3	\$ 2,100	0 Years 5 Years	5 Years	2016	\$ 2,100	\$ 2,100.00
						2021	\$ 2,100	\$ 420.00

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Plumbing: Recirculation Pumps	\$ 700 ea	3	\$ 2,100	5 Years	5 Years	2026	\$ 2,100	\$ 420.00
						2031	\$ 2,100	\$ 420.00
						2036	\$ 2,100	\$ 420.00
						2041	\$ 2,100	\$ 420.00
						2046	\$ 2,100	\$ 420.00
Plumbing: Renew Sump Pumps	\$ 1,500 ea	1	\$ 1,500	6 Years	12 Years	2022	\$ 1,500	\$ 214.29
Plumbing: Restroom Equipment	\$ 750 ea	2	\$ 1,500	6 Years	50 Years	2022	\$ 1,500	\$ 214.29
Roof: Awning Replace	\$ 9,500 ea	1	\$ 9,500	6 Years	50 Years	2022	\$ 9,500	\$ 1,357.14
Roof: Awning- Repair Mounting	\$ 2,500 ea	1	\$ 2,500	6 Years	7 Years	2022	\$ 2,500	\$ 357.14
Roof: Seal Patios (Roofs) and North Porches	\$ 500 ea	12	\$ 6,000	5 Years	10 Years	2021	\$ 6,000	\$ 1,000.00
Security: Cameras	\$ 5,000 ea	1	\$ 5,000	6 Years	8 Years	2022	\$ 5,000	\$ 714.29
Security: Equipment for Gates	\$ 1,500 ea	1	\$ 1,500	6 Years	7 Years	2022	\$ 1,500	\$ 214.29
Security: Key / Fob / Entry Guard System	\$ 2,351 ea	1	\$ 2,351	0 Years	7 Years	2016	\$ 2,351	\$ 2,351.00
Security: Lighting- Exterior	\$ 8,000 ea	1	\$ 8,000	6 Years	10 Years	2022	\$ 8,000	\$ 1,142.86
Plumbing								
Plumbing: Miscellaneous	\$ 50,000 ea	1	\$ 50,000	5 Years	10 Years	2021	\$ 50,000	\$ 8,333.33
				10 Years		2031	\$ 50,000	\$ 5,000.00
						2041	\$ 50,000	\$ 5,000.00
						2051	\$ 50,000	\$ 5,000.00
Plumbing: Replace 12th Floor Laterals	\$ 70,000 ea	1	\$ 70,000	6 Years	30 Years	2022	\$ 70,000	\$ 10,000.00

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Plumbing Replace Stack Valves Phase 2	\$ 17,915 ea	1	\$ 17,915	0 Years	30 Years	2016	\$ 17,915	\$ 17,915.00
Plumbing Replace Stack Valves- Phase 3	\$ 15,000 ea	1	\$ 15,000	1 Year	30 Years	2017	\$ 15,000	\$ 7,500.00
Plumbing: Engineer Assess Updates	\$ 5,000 ea	1	\$ 5,000	7 Years	30 Years	2023	\$ 5,000	\$ 625.00
Plumbing Phase 3: Asbestos abatement	\$ 6,000 ea	1	\$ 6,000	1 Year	30 Years	2017	\$ 6,000	\$ 3,000.00
1st Floor Commercial Restore water & Isolate Piping	\$ 12,000 ea	1	\$ 12,000	1 Year	30 Years	2017	\$ 12,000	\$ 6,000.00
				30 Year		2047	\$ 12,000	\$ 400.00
Roof								
Roof: Consultant	\$ 0.00 ea	1	\$ 0	10 Years	21 Years	2026	\$ 0	\$ 0.00
Roof: Building Roof and Flat Roofs (4)	\$ 75,000 ea	1	\$ 75,000	10 Years	21 Years	2026	\$ 75,000	\$ 6,818.18
				21 Years		2047	\$ 75,000	\$ 3,571.43
Roof: Re-Roof 2nd Floor Patio	\$ 28,393 ea	1	\$ 28,393	15 Years	20 Years	2031	\$ 28,393	\$ 1,774.56
				20 Years		2051	\$ 28,393	\$ 1,419.65
Roof: East Portico-Rebuild & Re-Roof	\$ 5,364 ea	1	\$ 5,364	0 Years	9 Years	2016	\$ 5,364	\$ 5,364.00
				9 Years		2025	\$ 5,364	\$ 596.00
						2034	\$ 5,364	\$ 596.00
						2043	\$ 5,364	\$ 596.00
						2052	\$ 5,364	\$ 596.00
Security								
Security: Garage Roll-up Gates	\$ 5,000 ea	2	\$ 10,000	5 Years	18 Years	2021	\$ 10,000	\$ 1,666.67
				18 Years		2039	\$ 10,000	\$ 555.56
						2057	\$ 10,000	\$ 555.56
Security: Fencing	\$ 58,897 ea	1	\$ 58,897	40 Years	50 Years	2056	\$ 58,897	\$ 1,963.23

WT 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Windows								
Windows: Replace Frames and Glass	\$ 0.00 ea	1	\$ 0	5 Years	30 Years	2021	\$ 0	\$ 0.00

Raw Annual Payments do not include earned interest, tax adjustments or payments made with initial reserves.

Months Remaining in Calendar Year 2016: 12

Expected annual inflation: 0.00% Interest earned on reserve funds: 0.00% Initial Reserve: \$ 109,488

PRELIMINARY

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Architectural Exterior: Paint and Maintain	Seal exterior seams and joints	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Seal Aggregate Panels	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Maintain brick: point up, clean and seal	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Paint Building Exterior	1	\$ 124,840.00 ea	\$ 124,840.00	\$ 74,904.00
	Paint Garage	1	\$ 15,316.00 ea	\$ 15,316.00	\$ 9,189.60
	Wash the Building	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Wash the Garage	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
Architectural Exterior: Paint and Maintain Sub Total =				\$ 140,156.00	\$ 84,093.60
Architectural Interior: Flooring	Flooring: Hallway Carpets-Replace	7560 ft ²	\$ 5.24 / ft ²	\$ 39,614.43	\$ 0.03
	Flooring: Linoleum- North Hallway	552 ft ²	\$ 8.82 / ft ²	\$ 4,868.65	\$ 0.01
	Flooring: Lobby and East Entry	470 ft ²	\$ 25.00 / ft ²	\$ 11,750.01	\$ 7,343.76
Architectural Interior: Flooring Sub Total =				\$ 56,233.09	\$ 7,343.75
Architectural Interior: Lighting	Lighting: North Hallway-Renew	8	\$ 220.00 ea	\$ 1,760.00	\$ 1,760.00
	Lighting: Residence Floors-Renew	99	\$ 121.00 ea	\$ 11,979.00	\$ 1,197.90
	Lighting: New- Floor 6	9	\$ 112.00 ea	\$ 1,008.00	\$ 0.00
Architectural Interior: Lighting Sub Total =				\$ 14,747.00	\$ 2,957.90
Architectural Interior: Lobby & Office Remodel	Lobby & Office Remodel	1	\$ 18,227.00 ea	\$ 18,227.00	\$ 13,670.25
	Lobby Remodel: Work by Others	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
Architectural Interior: Lobby & Office Remodel Sub Total =				\$ 18,227.00	\$ 13,670.25
Architectural Interior: Paint and Seal	Paint Residential Hallways	12	\$ 4,265.00 ea	\$ 51,180.00	\$ 21,325.00
	Paint 1st Floor Hallway	1	\$ 3,050.00 ea	\$ 3,050.00	\$ 0.00
	Paint Stairways	24	\$ 1,000.00 ea	\$ 24,000.00	\$ 14,000.00
	Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	12	\$ 1,375.00 ea	\$ 16,500.00	\$ 2,750.00
Architectural Interior: Paint and Seal Sub Total =				\$ 94,730.00	\$ 38,075.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Boiler (Hot Water)	Boiler: Replace Key Parts	2	\$ 15,281.00 ea	\$ 30,562.00	\$ 28,015.17
Doors	Door: South Main Entry	1	\$ 9,483.00 ea	\$ 9,483.00	\$ 0.00
	Door: East Entry ADA upgrade	1	\$ 3,150.00 ea	\$ 3,150.00	\$ 126.00
	Door: North Entry ADA Upgrade	1	\$ 3,150.00 ea	\$ 3,150.00	\$ 126.00
	Door: North Stairway Entrance	1	\$ 3,429.00 ea	\$ 3,429.00	\$ 0.00
	Doors: Stairway- Floors 2 and 3	2	\$ 2,646.00 ea	\$ 5,292.00	\$ 0.00
Doors Sub Total =				\$ 24,504.00	\$ 252.00
Electrical	Electrical: Replace sub-panel in ECC Room	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Electrical: Replace hallway sub-panels	13	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Electrical: Maintain and Repair	1	\$ 15,000.00 ea	\$ 15,000.00	\$ 10,500.00
Electrical Sub Total =				\$ 15,000.00	\$ 10,500.00
Elevator	Elevator Consultants	1	\$ 7,500.00 ea	\$ 7,500.00	\$ 7,500.00
	Elevator: Work by Others	1	\$ 11,416.00 ea	\$ 11,416.00	\$ 11,416.00
	Elevator: Refurbish- new interiors	1	\$ 5,389.00 ea	\$ 5,389.00	\$ 3,592.67
	Elevator A: Replace Mechanical	1	\$ 178,820.00 ea	\$ 178,820.00	\$ 178,820.00
	Elevator B: Replace Mechanical	1	\$ 178,820.00 ea	\$ 178,820.00	\$ 178,820.00
	Elevator: Replace Heat Pump	1	\$ 2,100.00 ea	\$ 2,100.00	\$ 1,960.00
Elevator Sub Total =				\$ 384,045.00	\$ 382,108.67
Garage	Garage: General Upkeep	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Garage: Upper Deck Re-surface	1	\$ 300,000.00 ea	\$ 300,000.00	\$ 18,000.00
	Garage: Engineer Assess Structure	1	\$ 1,000.00 ea	\$ 1,000.00	\$ 100.00
Garage Sub Total =				\$ 301,000.00	\$ 18,100.00
Miscellaneous: Major Items	Paving: Asphalt Seal Coat	1200 ft ²	\$ 2.00 / ft ²	\$ 2,400.05	\$ 2,400.05
	Paving: North near building- Asphalt Repair and Seal	1	\$ 1,000.00 ea	\$ 1,000.00	\$ 83.33

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Miscellaneous: Major Items	Paving: North side concrete paving	1	\$ 50,000.00 ea	\$ 50,000.00	\$ 10,000.00
	Paving: South- Asphalt Repair and Seal	1	\$ 3,000.00 ea	\$ 3,000.00	\$ 250.00
	Ventilation: Clean North side vents	1	\$ 25,000.00 ea	\$ 25,000.00	\$ 10,000.00
	Ventilation: Clean South Side	1	\$ 15,000.00 ea	\$ 15,000.00	\$ 6,000.00
	Ventilation/North Side: Clean One Floor	1	\$ 4,000.00 ea	\$ 4,000.00	\$ 200.00
Miscellaneous: Major Items Sub Total =				\$ 100,400.05	\$ 28,933.39
Miscellaneous: Repair and Renew	Architectural Exterior: Landscape- Prune Trees	1	\$ 2,000.00 ea	\$ 2,000.00	\$ 240.00
	Architectural Exterior: Landscape- Repair Sprinkler Lines	1	\$ 500.00 ea	\$ 500.00	\$ 60.00
	Architectural Exterior: Replace Glass: Commercial, etc.	1	\$ 1,000.00 ea	\$ 1,000.00	\$ 120.00
	Architectural Interior: Ceilings: Repair and Renew	1	\$ 3,000.00 ea	\$ 3,000.00	\$ 360.00
	Architectural Interior: Flooring: Commercial Spaces	3	\$ 1,500.00 ea	\$ 4,500.00	\$ 540.00
	Architectural Interior: Lighting: Replace Ground Floor	1	\$ 1,000.00 ea	\$ 1,000.00	\$ 280.00
	Architectural Interior: Metal Handrails	1	\$ 1,750.00 ea	\$ 1,750.00	\$ 210.00
	Doors: Commercial	1	\$ 3,000.00 ea	\$ 3,000.00	\$ 360.00
	Doors: Exterior- Replace	1	\$ 3,000.00 ea	\$ 3,000.00	\$ 360.00
	Doors: Interior	3	\$ 1,990.00 ea	\$ 5,970.00	\$ 835.80
	Elevator: Refurbish Interior	1	\$ 5,000.00 ea	\$ 5,000.00	\$ 5,000.00
	Miscellaneous: Paving: Repair Sidewalks	405 ft ²	\$ 7.50 / ft ²	\$ 3,037.48	\$ 425.23
	Miscellaneous: Office Equipment	1	\$ 1,500.00 ea	\$ 1,500.00	\$ 1,500.00
	Miscellaneous: Office- Replace Furniture	1	\$ 1,500.00 ea	\$ 1,500.00	\$ 180.00
	Miscellaneous: Parking- Bicycle Racks	5	\$ 210.00 ea	\$ 1,050.00	\$ 126.00
	Plumbing: Recirculation Pumps	3	\$ 700.00 ea	\$ 2,100.00	\$ 0.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Miscellaneous: Repair and Renew	Plumbing: Renew Sump Pumps	1	\$ 1,500.00 ea	\$ 1,500.00	\$ 750.00
	Plumbing: Restroom Equipment	2	\$ 750.00 ea	\$ 1,500.00	\$ 180.00
	Roof: Awning Replace	1	\$ 9,500.00 ea	\$ 9,500.00	\$ 1,140.00
	Roof: Awning- Repair Mounting	1	\$ 2,500.00 ea	\$ 2,500.00	\$ 2,142.86
	Roof: Seal Patios (Roofs) and North Porches	12	\$ 500.00 ea	\$ 6,000.00	\$ 3,000.00
	Security: Cameras	1	\$ 5,000.00 ea	\$ 5,000.00	\$ 3,750.00
	Security: Equipment for Gates	1	\$ 1,500.00 ea	\$ 1,500.00	\$ 1,285.71
	Security: Key / Fob / Entry Guard System	1	\$ 2,351.00 ea	\$ 2,351.00	\$ 0.00
	Security: Lighting- Exterior	1	\$ 8,000.00 ea	\$ 8,000.00	\$ 4,800.00
Miscellaneous: Repair and Renew Sub Total =				\$ 77,758.48	\$ 27,645.62
Plumbing	Plumbing: Miscellaneous	1	\$ 50,000.00 ea	\$ 50,000.00	\$ 25,000.00
	Plumbing: Replace 12th Floor Laterals	1	\$ 70,000.00 ea	\$ 70,000.00	\$ 14,000.00
	Plumbing Replace Stack Valves Phase 2	1	\$ 17,915.00 ea	\$ 17,915.00	\$ 0.00
	Plumbing Replace Stack Valves- Phase 3	1	\$ 15,000.00 ea	\$ 15,000.00	\$ 500.00
	Plumbing: Engineer Assess Updates	1	\$ 5,000.00 ea	\$ 5,000.00	\$ 1,166.67
	Plumbing Phase 3: Asbestos abatement	1	\$ 6,000.00 ea	\$ 6,000.00	\$ 200.00
	1st Floor Commercial Restore water & Isolate Piping	1	\$ 12,000.00 ea	\$ 12,000.00	\$ 400.00
Plumbing Sub Total =				\$ 175,915.00	\$ 41,266.67
Roof	Roof: Consultant	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Roof: Building Roof and Flat Roofs (4)	1	\$ 75,000.00 ea	\$ 75,000.00	\$ 35,714.29
	Roof: Re-Roof 2nd Floor Patio	1	\$ 28,393.00 ea	\$ 28,393.00	\$ 21,294.75
	Roof: East Portico-Rebuild & Re-Roof	1	\$ 5,364.00 ea	\$ 5,364.00	\$ 0.00
Roof Sub Total =				\$ 108,757.00	\$ 57,009.04
Security	Security: Garage Roll-up Gates	2	\$ 5,000.00 ea	\$ 10,000.00	\$ 2,777.78

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Security	Security: Fencing	1	\$ 58,897.00 ea	\$ 58,897.00	\$ 58,897.00
Security Sub Total =				\$ 68,897.00	\$ 49,895.38
Windows	Windows: Replace Frames and Glass	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
Totals =				\$ 1,610,931.62	\$ 801,645.86

PRELIMINARY

WT 2017 Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2016	\$ 109,000			\$ 94,475		\$ 124,013	14.9%
2017	\$ 109,000			\$ 76,779		\$ 156,234	19.6%
2018	\$ 109,000					\$ 265,234	34.1%
2019	\$ 109,000			\$ 300,000		\$ 74,234	8.9%
2020	\$ 109,000			\$ 5,389		\$ 177,845	29.9%
2021	\$ 109,000			\$ 122,330		\$ 164,515	25.4%
2022	\$ 109,000			\$ 164,700		\$ 108,815	18.3%
2023	\$ 109,000			\$ 124,508		\$ 93,307	18.9%
2024	\$ 109,000					\$ 202,307	46.7%
2025	\$ 109,000			\$ 145,520		\$ 165,787	33.3%
2026	\$ 109,000			\$ 131,782		\$ 143,005	34.3%
2027	\$ 109,000			\$ 44,549		\$ 207,456	59.2%
2028	\$ 64,000			\$ 3,900		\$ 267,556	72.0%
2029	\$ 64,000			\$ 20,500		\$ 311,056	71.8%
2030	\$ 64,000			\$ 8,100		\$ 366,956	76.7%
2031	\$ 64,000			\$ 113,520		\$ 317,436	59.2%
2032	\$ 64,000			\$ 5,389		\$ 376,047	77.0%
2033	\$ 64,000			\$ 66,180		\$ 373,867	68.1%
2034	\$ 64,000			\$ 9,264		\$ 428,603	78.2%
2035	\$ 64,000			\$ 40,500		\$ 452,103	74.7%
2036	\$ 64,000			\$ 51,393		\$ 464,710	73.7%
2037	\$ 64,000			\$ 57,979		\$ 470,731	73.0%
2038	\$ 64,000			\$ 6,397		\$ 528,334	81.0%
2039	\$ 64,000			\$ 40,562		\$ 551,772	77.5%
2040	\$ 64,000			\$ 144,056		\$ 471,716	64.0%
2041	\$ 64,000			\$ 75,650		\$ 460,066	69.9%
2042	\$ 64,000					\$ 524,066	80.8%
2043	\$ 64,000			\$ 20,364		\$ 567,702	79.5%
2044	\$ 64,000			\$ 10,389		\$ 621,313	81.8%
2045	\$ 64,000			\$ 53,280		\$ 632,033	77.5%
2046	\$ 64,000			\$ 55,293		\$ 640,740	77.8%
Totals :	\$ 2,524,000	\$ 0	\$ 0	\$ 1,992,748	\$ 0		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Calendar Year 2016: 12 Inflation = 0.00 % Interest = 0.00 %

Study Life = 30 years Initial Reserve Funds = \$ 109,488.00 Final Reserve Value = \$ 640,740.34

WT_2017 Modified Reserve Dues Summary
Projected Dues by Month and by Calendar Year

Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Payment	Annual Reserve Payment
2016	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2017	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2018	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2019	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2020	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2021	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2022	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2023	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2024	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2025	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2026	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2027	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2028	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2029	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2030	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2031	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2032	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2033	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2034	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2035	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2036	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2037	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2038	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2039	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2040	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2041	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2042	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2043	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2044	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2045	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000
2046	NA	\$ 58.61	\$ 58.61	\$ 703.30	\$ 5,333	\$ 64,000

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 0.00%

Number of Payment Months in Calendar Year 2016: 12

WT 2017 Funding Study Payment Summary by Calendar Year - Continued

Number of Years of Constant Payments: 1

No of Dues Paying Members: 91

PRELIMINARY

WT 2017 Funding Unadjusted Revenue by Calendar Year

Item Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Reserve Category : Architectural Exterior: Paint and Maintain													
Seal exterior seams and joints	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0			
Seal Aggregate Panels	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0			
Maintain brick: point up, clean and seal	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0			
Paint Building Exterior	\$ 12,484	\$ 12,484	\$ 12,484	\$ 12,484	\$ 12,484	\$ 12,484	\$ 12,484	\$ 12,484	\$ 12,484	\$ 12,484	\$ 8,323	\$ 8,323	\$ 8,323
Paint Garage	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,021	\$ 1,021	\$ 1,021
Wash the Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Wash the Garage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Architectural Exterior: Paint and Maintain Subtotal :	\$ 14,016	\$ 14,016	\$ 14,016	\$ 14,016	\$ 14,016	\$ 14,016	\$ 14,016	\$ 14,016	\$ 14,016	\$ 14,016	\$ 9,344	\$ 9,344	\$ 9,344
Reserve Category : Architectural Interior: Flooring													
Flooring: Hallway Carpets- Replace	\$ 39,614	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961
Flooring: Linoleum-North Hallway	\$ 4,869	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487
Flooring: Lobby and East Entry	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734	\$ 734
Architectural Interior: Flooring Subtotal :	\$ 45,217	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182	\$ 5,182
Reserve Category : Architectural Interior: Lighting													
Lighting: North Hallway- Renew	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 176	\$ 176
Lighting: Residence Floors- Renew	\$ 5,990	\$ 5,990	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198
Lighting: New- Floor 6	\$ 1,008	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92
Architectural Interior: Lighting Subtotal :	\$ 7,158	\$ 6,242	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,466	\$ 1,466

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Reserve Category : Architectural Interior: Lobby & Office Remodel													
<i>Lobby & Office Remodel</i>	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139
<i>Lobby Remodel: Work by Others</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<i>Architectural Interior: Lobby & Office Remodel Subtotal :</i>	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,139
Reserve Category : Architectural Interior: Paint and Seal													
<i>Paint Residential Hallways</i>	\$ 8,530	\$ 8,530	\$ 8,530	\$ 8,530	\$ 8,530	\$ 8,530	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265
<i>Paint 1st Floor Hallway</i>	\$ 3,050	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610
<i>Paint Stairways</i>	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
<i>Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage</i>	\$ 8,250	\$ 8,250	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750
<i>Architectural Interior: Paint and Seal Subtotal :</i>	\$ 22,830	\$ 20,390	\$ 14,890	\$ 14,890	\$ 14,890	\$ 14,890	\$ 10,625	\$ 10,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625
Reserve Category : Boiler (Hot Water)													
<i>Boiler: Replace Key Parts</i>	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547
Reserve Category : Doors													
<i>Door: South Main Entry</i>	\$ 9,483												
<i>Door: East Entry ADA upgrade</i>	\$ 1,575	\$ 1,575											
<i>Door: North Entry ADA Upgrade</i>	\$ 1,575	\$ 1,575											

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Door: North Stairway Entrance	\$ 3,429												
Doors: Stairway-Floors 2 and 3	\$ 5,292												
Doors Subtotal :	\$ 21,354	\$ 3,150											
Reserve Category : Electrical													
Electrical: Replace sub-panel in ECC Room	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
Electrical: Replace hallway sub-panels	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
Electrical: Maintain and Repair	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Electrical Subtotal :	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Reserve Category : Elevator													
Elevator Consultants							\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259
Elevator: Work by Others							\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394
Elevator: Refurbish-new interiors	\$ 1,078	\$ 1,078	\$ 1,078	\$ 1,078	\$ 1,078	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898
Elevator A: Replace Mechanical							\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
Elevator B: Replace Mechanical							\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
Elevator: Replace Heat Pump	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140
Elevator Subtotal :	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,038	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023
Reserve Category : Garage													
Garage: General Upkeep	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
Garage: Upper Deck Re-surface	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<i>Garage: Engineer Assess Structure</i>	\$ 500	\$ 500	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
<i>Garage Subtotal :</i>	\$ 75,500	\$ 75,500	\$ 75,100	\$ 75,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100
Reserve Category : Miscellaneous: Major Items													
<i>Paving: Asphalt Seal Coat</i>	\$ 343	\$ 343	\$ 343	\$ 343	\$ 343	\$ 343	\$ 343	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
<i>Paving: North near building- Asphalt Repair and Seal</i>	\$ 500	\$ 500	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83
<i>Paving: North side concrete paving</i>	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250					
<i>Paving: South-Asphalt Repair and Seal</i>	\$ 1,500	\$ 1,500	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
<i>Ventilation: Clean North side vents</i>	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667
<i>Ventilation: Clean South Side</i>	\$ 2,143	\$ 2,143	\$ 2,143	\$ 2,143	\$ 2,143	\$ 2,143	\$ 2,143	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
<i>Ventilation/North Side: Clean One Floor</i>	\$ 2,000	\$ 2,000											
<i>Miscellaneous: Major Items Subtotal :</i>	\$ 16,307	\$ 16,307	\$ 12,640	\$ 12,640	\$ 12,640	\$ 12,640	\$ 12,640	\$ 9,650	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400
Reserve Category : Miscellaneous: Repair and Renew													
<i>Architectural Exterior: Landscape-Prune Trees</i>	\$ 286	\$ 286	\$ 286	\$ 286	\$ 286	\$ 286	\$ 286	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40
<i>Architectural Exterior: Landscape-Repair Sprinkler Lines</i>	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71						
<i>Architectural Exterior: Replace Glass: Commercial, etc.</i>	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143						

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<i>Architectural Interior: Ceilings: Repair and Renew</i>	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429						
<i>Architectural Interior: Flooring: Commercial Spaces</i>	\$ 643	\$ 643	\$ 643	\$ 643	\$ 643	\$ 643	\$ 643						
<i>Architectural Interior: Lighting: Replace Ground Floor</i>	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67
<i>Architectural Interior: Metal Handrails</i>	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250						
<i>Doors: Commercial</i>	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429						
<i>Doors: Exterior- Replace</i>	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429						
<i>Doors: Interior</i>	\$ 746	\$ 746	\$ 746	\$ 746	\$ 746	\$ 746	\$ 746	\$ 746					
<i>Elevator: Refurbish Interior</i>	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714
<i>Miscellaneous: Paving: Repair Sidewalks</i>	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380					
<i>Miscellaneous: Office Equipment</i>	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
<i>Miscellaneous: Office- Replace Furniture</i>	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214						
<i>Miscellaneous: Parking- Bicycle Racks</i>	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150						
<i>Plumbing: Recirculation Pumps</i>	\$ 2,100	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420
<i>Plumbing: Renew Sump Pumps</i>	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214						
<i>Plumbing: Restroom Equipment</i>	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214						
<i>Roof: Awning Replace</i>	\$ 1,357	\$ 1,357	\$ 1,357	\$ 1,357	\$ 1,357	\$ 1,357	\$ 1,357						

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<i>Roof: Awning- Repair Mounting</i>	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357						
<i>Roof: Seal Patios (Roofs) and North Porches</i>	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000							
<i>Security: Cameras</i>	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714						
<i>Security: Equipment for Gates</i>	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214						
<i>Security: Key / Fob / Entry Guard System</i>	\$ 2,351												
<i>Security: Lighting- Exterior</i>	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143						
<i>Miscellaneous: Repair and Renew Subtotal :</i>	\$ 14,740	\$ 10,709	\$ 10,709	\$ 10,709	\$ 10,709	\$ 10,709	\$ 9,709	\$ 2,528	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491
Reserve Category : Plumbing													
<i>Plumbing: Miscellaneous</i>	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<i>Plumbing: Replace 12th Floor Laterals</i>	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000						
<i>Plumbing Replace Stack Valves Phase 2</i>	\$ 17,915												
<i>Plumbing Replace Stack Valves- Phase 3</i>	\$ 7,500	\$ 7,500											
<i>Plumbing: Engineer Assess Updates</i>	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625					
<i>Plumbing Phase 3: Asbestos abatement</i>	\$ 3,000	\$ 3,000											
<i>1st Floor Commercial Restore water & Isolate Piping</i>	\$ 6,000	\$ 6,000	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
<i>Plumbing Subtotal :</i>	\$ 53,373	\$ 35,458	\$ 19,358	\$ 19,358	\$ 19,358	\$ 19,358	\$ 16,025	\$ 6,025	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Reserve Category : Roof													
<i>Roof: Consultant</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		
<i>Roof: Building Roof and Flat Roofs (4)</i>	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 6,818	\$ 3,571	\$ 3,571
<i>Roof: Re-Roof 2nd Floor Patio</i>	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775
<i>Roof: East Portico-Rebuild & Re-Roof</i>	\$ 5,364	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596
<i>Roof Subtotal :</i>	\$ 13,957	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 5,942	\$ 5,942
Reserve Category : Security													
<i>Security: Garage Roll-up Gates</i>	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556
<i>Security: Fencing</i>											\$ 1,963	\$ 1,963	\$ 1,963
<i>Security Subtotal :</i>	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 556	\$ 556	\$ 556	\$ 556	\$ 2,519	\$ 2,519	\$ 2,519
Reserve Category : Windows													
<i>Windows: Replace Frames and Glass</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
Total Revenue :	\$ 292,897	\$ 204,588	\$ 170,980	\$ 170,980	\$ 101,980	\$ 101,800	\$ 105,075	\$ 84,904	\$ 75,617	\$ 75,617	\$ 72,908	\$ 69,678	\$ 69,678

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserve Category : Architectural Exterior: Paint and Maintain													
Seal exterior seams and joints													
Seal Aggregate Panels													
Maintain brick: point up, clean and seal													
Paint Building Exterior	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323
Paint Garage	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021
Wash the Building	\$ 0	\$ 0	\$ 0										
Wash the Garage	\$ 0	\$ 0	\$ 0										
Architectural Exterior: Paint and Maintain Subtotal :	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344
Reserve Category : Architectural Interior: Flooring													
Flooring: Hallway Carpets- Replace	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961
Flooring: Linoleum-North Hallway	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487
Flooring: Lobby and East Entry	\$ 734	\$ 734	\$ 734	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490
Architectural Interior: Flooring Subtotal :	\$ 5,182	\$ 5,182	\$ 5,182	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938
Reserve Category : Architectural Interior: Lighting													
Lighting: North Hallway- Renew	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176
Lighting: Residence Floors- Renew	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198
Lighting: New- Floor 6	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92
Architectural Interior: Lighting Subtotal :	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserve Category : Architectural Interior: Lobby & Office Remodel													
Lobby & Office Remodel	\$ 1,139	\$ 1,139	\$ 1,139	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Lobby Remodel: Work by Others	\$ 0	\$ 0	\$ 0										
Architectural Interior: Lobby & Office Remodel Subtotal :	\$ 1,139	\$ 1,139	\$ 1,139	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Reserve Category : Architectural Interior: Paint and Seal													
Paint Residential Hallways	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265
Paint 1st Floor Hallway	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610
Paint Stairways	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750
Architectural Interior: Paint and Seal Subtotal :	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625
Reserve Category : Boiler (Hot Water)													
Boiler: Replace Key Parts	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547
Reserve Category : Doors													
Door: South Main Entry													
Door: East Entry ADA upgrade													
Door: North Entry ADA Upgrade													

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Door: North Stairway Entrance													
Doors: Stairway-Floors 2 and 3													
Doors Subtotal :													
Reserve Category : Electrical													
Electrical: Replace sub-panel in ECC Room													
Electrical: Replace hallway sub-panels													
Electrical: Maintain and Repair	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Electrical Subtotal :	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Reserve Category : Elevator													
Elevator Consultants	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259
Elevator: Work by Others	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394
Elevator: Refurbish-new interiors	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898
Elevator A: Replace Mechanical	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
Elevator B: Replace Mechanical	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
Elevator: Replace Heat Pump	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140
Elevator Subtotal :	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023
Reserve Category : Garage													
Garage: General Upkeep													
Garage: Upper Deck Re-surface	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<i>Garage: Engineer Assess Structure</i>	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
<i>Garage Subtotal :</i>	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100
Reserve Category : Miscellaneous: Major Items													
<i>Paving: Asphalt Seal Coat</i>	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
<i>Paving: North near building- Asphalt Repair and Seal</i>	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83
<i>Paving: North side concrete paving</i>													
<i>Paving: South-Asphalt Repair and Seal</i>	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
<i>Ventilation: Clean North side vents</i>	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667
<i>Ventilation: Clean South Side</i>	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
<i>Ventilation/North Side: Clean One Floor</i>													
<i>Miscellaneous: Major Items Subtotal :</i>	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400
Reserve Category : Miscellaneous: Repair and Renew													
<i>Architectural Exterior: Landscape-Prune Trees</i>	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40
<i>Architectural Exterior: Landscape-Repair Sprinkler Lines</i>													
<i>Architectural Exterior: Replace Glass: Commercial, etc.</i>													

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Architectural Interior: Ceilings: Repair and Renew													
Architectural Interior: Flooring: Commercial Spaces													
Architectural Interior: Lighting: Replace Ground Floor	\$ 67	\$ 67											
Architectural Interior: Metal Handrails													
Doors: Commercial													
Doors: Exterior- Replace													
Doors: Interior													
Elevator: Refurbish Interior	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714
Miscellaneous: Paving: Repair Sidewalks													
Miscellaneous: Office Equipment	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Miscellaneous: Office- Replace Furniture													
Miscellaneous: Parking- Bicycle Racks													
Plumbing: Recirculation Pumps	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420
Plumbing: Renew Sump Pumps													
Plumbing: Restroom Equipment													
Roof: Awning Replace													

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Roof: Awning- Repair Mounting													
Roof: Seal Patios (Roofs) and North Porches													
Security: Cameras													
Security: Equipment for Gates													
Security: Key / Fob / Entry Guard System													
Security: Lighting- Exterior													
Miscellaneous: Repair and Renew Subtotal :	\$ 1,491	\$ 1,491	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424
Reserve Category : Plumbing													
Plumbing: Miscellaneous	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Plumbing: Replace 12th Floor Laterals													
Plumbing Replace Stack Valves Phase 2													
Plumbing Replace Stack Valves- Phase 3													
Plumbing: Engineer Assess Updates													
Plumbing Phase 3: Asbestos abatement													
1st Floor Commercial Restore water & Isolate Piping	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
Plumbing Subtotal :	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserve Category : Roof													
<i>Roof: Consultant</i>													
<i>Roof: Building Roof and Flat Roofs (4)</i>	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571
<i>Roof: Re-Roof 2nd Floor Patio</i>	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420
<i>Roof: East Portico-Rebuild & Re-Roof</i>	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596
<i>Roof Subtotal :</i>	\$ 5,942	\$ 5,942	\$ 5,942	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587
Reserve Category : Security													
<i>Security: Garage Roll-up Gates</i>	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556
<i>Security: Fencing</i>	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963
<i>Security Subtotal :</i>	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519
Reserve Category : Windows													
<i>Windows: Replace Frames and Glass</i>													
Total Revenue :	\$ 69,678	\$ 69,678	\$ 69,611	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045	2046
Reserve Category : Architectural Exterior: Paint and Maintain					
Seal exterior seams and joints					
Seal Aggregate Panels					
Maintain brick: point up, clean and seal					
Paint Building Exterior	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323	\$ 8,323
Paint Garage	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021
Wash the Building					
Wash the Garage					
Architectural Exterior: Paint and Maintain Subtotal :	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344	\$ 9,344
Reserve Category : Architectural Interior: Flooring					
Flooring: Hallway Carpets- Replace	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961	\$ 3,961
Flooring: Linoleum- North Hallway	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487
Flooring: Lobby and East Entry	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490
Architectural Interior: Flooring Subtotal :	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938
Reserve Category : Architectural Interior: Lighting					
Lighting: North Hallway- Renew	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176
Lighting: Residence Floors- Renew	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198
Lighting: New- Floor 6	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92
Architectural Interior: Lighting Subtotal :	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045	2046
Reserve Category : Architectural Interior: Lobby & Office Remodel					
Lobby & Office Remodel	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Lobby Remodel: Work by Others					
Architectural Interior: Lobby & Office Remodel Subtotal :	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Reserve Category : Architectural Interior: Paint and Seal					
Paint Residential Hallways	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	
Paint 1st Floor Hallway	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610
Paint Stairways	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750
Architectural Interior: Paint and Seal Subtotal :	\$ 9,625	\$ 9,625	\$ 9,625	\$ 9,625	\$ 5,360
Reserve Category : Boiler (Hot Water)					
Boiler: Replace Key Parts	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547
Reserve Category : Doors					
Door: South Main Entry					
Door: East Entry ADA upgrade					
Door: North Entry ADA Upgrade					

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045	2046
Door: North Stairway Entrance					
Doors: Stairway-Floors 2 and 3					
Doors Subtotal :					
Reserve Category : Electrical					
Electrical: Replace sub-panel in ECC Room					
Electrical: Replace hallway sub-panels					
Electrical: Maintain and Repair	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Electrical Subtotal :	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Reserve Category : Elevator					
Elevator Consultants	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259
Elevator: Work by Others	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394
Elevator: Refurbish-new interiors	\$ 898	\$ 898	\$ 898	\$ 898	\$ 898
Elevator A: Replace Mechanical	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
Elevator B: Replace Mechanical	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
Elevator: Replace Heat Pump	\$ 140	\$ 140	\$ 140	\$ 140	
Elevator Subtotal :	\$ 14,023	\$ 14,023	\$ 14,023	\$ 14,023	\$ 13,883
Reserve Category : Garage					
Garage: General Upkeep					
Garage: Upper Deck Re-surface	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045	2046
Garage: Engineer Assess Structure	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Garage Subtotal :	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100
Reserve Category : Miscellaneous: Major Items					
Paving: Asphalt Seal Coat	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
Paving: North near building- Asphalt Repair and Seal	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83
Paving: North side concrete paving					
Paving: South-Asphalt Repair and Seal	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Ventilation: Clean North side vents	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667
Ventilation: Clean South Side	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Ventilation/North Side: Clean One Floor					
Miscellaneous: Major Items Subtotal :	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400
Reserve Category : Miscellaneous: Repair and Renew					
Architectural Exterior: Landscape-Prune Trees	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40
Architectural Exterior: Landscape-Repair Sprinkler Lines					
Architectural Exterior: Replace Glass: Commercial, etc.					

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045	2046
<i>Architectural Interior: Ceilings: Repair and Renew</i>					
<i>Architectural Interior: Flooring: Commercial Spaces</i>					
<i>Architectural Interior: Lighting: Replace Ground Floor</i>					
<i>Architectural Interior: Metal Handrails</i>					
<i>Doors: Commercial</i>					
<i>Doors: Exterior- Replace</i>					
<i>Doors: Interior</i>					
<i>Elevator: Refurbish Interior</i>	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714
<i>Miscellaneous: Paving: Repair Sidewalks</i>					
<i>Miscellaneous: Office Equipment</i>	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
<i>Miscellaneous: Office- Replace Furniture</i>					
<i>Miscellaneous: Parking- Bicycle Racks</i>					
<i>Plumbing: Recirculation Pumps</i>	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420
<i>Plumbing: Renew Sump Pumps</i>					
<i>Plumbing: Restroom Equipment</i>					
<i>Roof: Awning Replace</i>					

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045	2046
<i>Roof: Awning- Repair Mounting</i>					
<i>Roof: Seal Patios (Roofs) and North Porches</i>					
<i>Security: Cameras</i>					
<i>Security: Equipment for Gates</i>					
<i>Security: Key / Fob / Entry Guard System</i>					
<i>Security: Lighting- Exterior</i>					
<i>Miscellaneous: Repair and Renew Subtotal :</i>	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424	\$ 1,424
Reserve Category : Plumbing					
<i>Plumbing: Miscellaneous</i>	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<i>Plumbing: Replace 12th Floor Laterals</i>					
<i>Plumbing Replace Stack Valves Phase 2</i>					
<i>Plumbing Replace Stack Valves- Phase 3</i>					
<i>Plumbing: Engineer Assess Updates</i>					
<i>Plumbing Phase 3: Asbestos abatement</i>					
<i>1st Floor Commercial Restore water & Isolate Piping</i>	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
<i>Plumbing Subtotal :</i>	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400

WT 2017 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045	2046
Reserve Category : Roof					
<i>Roof: Consultant</i>					
<i>Roof: Building Roof and Flat Roofs (4)</i>	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571
<i>Roof: Re-Roof 2nd Floor Patio</i>	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420
<i>Roof: East Portico-Rebuild & Re-Roof</i>	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596
<i>Roof Subtotal :</i>	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587
Reserve Category : Security					
<i>Security: Garage Roll-up Gates</i>	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556
<i>Security: Fencing</i>	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963
<i>Security Subtotal :</i>	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519	\$ 2,519
Reserve Category : Windows					
<i>Windows: Replace Frames and Glass</i>					
Total Revenue :	\$ 68,783	\$ 68,783	\$ 68,783	\$ 68,783	\$ 64,378

WT 2017 Funding Study - Expenses by Item and by Calendar Year

Item Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Reserve Category : Architectural Exterior: Paint and Maintain																					
Seal exterior seams and joints																					
Seal Aggregate Panels																					
Maintain brick: point up, clean and seal																					
Paint Building Exterior										\$ 124,840											
Paint Garage										\$ 15,316											
Wash the Building																					
Wash the Garage																					
Category Subtotal :										\$ 140,156											
Reserve Category : Architectural Interior: Flooring																					
Flooring: Hallway Carpets- Replace	\$ 39,614										\$ 39,614										\$ 39,614
Flooring: Linoleum- North Hallway	\$ 4,869										\$ 4,869										\$ 4,869
Flooring: Lobby and East Entry																\$ 11,750					
Category Subtotal :	\$ 44,483										\$ 44,483					\$ 11,750					\$ 44,483
Reserve Category : Architectural Interior: Lighting																					
Lighting: North Hallway- Renew											\$ 1,760										\$ 1,760
Lighting: Residence Floors- Renew		\$ 11,979											\$ 11,979								
Lighting: New- Floor 6	\$ 1,008												\$ 1,008								
Category Subtotal :	\$ 1,008	\$ 11,979									\$ 1,760	\$ 12,987									\$ 1,760
Reserve Category : Architectural Interior: Lobby & Office Remodel																					
Lobby & Office Remodel																\$ 18,227					
Lobby Remodel: Work by Others																					
Category Subtotal :																\$ 18,227					
Reserve Category : Architectural Interior: Paint and Seal																					
Paint Residential Hallways						\$ 51,180												\$ 51,180			
Paint 1st Floor Hallway	\$ 3,050					\$ 3,050					\$ 3,050					\$ 3,050					\$ 3,050
Paint Stairways								\$ 24,000												\$ 24,000	
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage		\$ 16,500						\$ 16,500						\$ 16,500						\$ 16,500	
Category Subtotal :	\$ 3,050	\$ 16,500				\$ 54,230		\$ 40,500			\$ 3,050			\$ 16,500		\$ 3,050		\$ 51,180		\$ 40,500	\$ 3,050

WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Reserve Category : Boiler (Hot Water)																					
Boiler: Replace Key Parts												\$ 30,562									
Reserve Category : Doors																					
Door: South Main Entry	\$ 9,483																				
Door: East Entry ADA upgrade		\$ 3,150																			
Door: North Entry ADA Upgrade		\$ 3,150																			
Door: North Stairway Entrance	\$ 3,429																				
Doors: Stairway- Floors 2 and 3	\$ 5,292																				
Category Subtotal :	\$ 18,204	\$ 6,300																			
Reserve Category : Electrical																					
Electrical: Replace sub-panel in ECC Room																					
Electrical: Replace hallway sub-panels																					
Electrical: Maintain and Repair								\$ 15,000										\$ 15,000			
Category Subtotal :								\$ 15,000										\$ 15,000			
Reserve Category : Elevator																					
Elevator Consultants																					
Elevator: Work by Others																					
Elevator: Refurbish- new interiors					\$ 5,389						\$ 5,389						\$ 5,389				
Elevator A: Replace Mechanical																					
Elevator B: Replace Mechanical																					
Elevator: Replace Heat Pump															\$ 2,100						
Category Subtotal :					\$ 5,389						\$ 5,389				\$ 2,100		\$ 5,389				
Reserve Category : Garage																					
Garage: General Upkeep																					
Garage: Upper Deck Re-surface				\$ 300,000																	
Garage: Engineer Assess Structure		\$ 1,000										\$ 1,000									
Category Subtotal :		\$ 1,000		\$ 300,000								\$ 1,000									
Reserve Category : Miscellaneous: Major Items																					
Paving: Asphalt Seal Coat							\$ 2,400						\$ 2,400						\$ 2,400		

WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Paving: North near building- Asphalt Repair and Seal		\$ 1,000												\$ 1,000							
Paving: North side concrete paving								\$ 50,000													
Paving: South- Asphalt Repair and Seal		\$ 3,000												\$ 3,000							
Ventilation: Clean North side vents							\$ 25,000														
Ventilation: Clean South Side							\$ 15,000														
Ventilation/North Side: Clean One Floor		\$ 4,000																			
Category Subtotal :		\$ 8,000					\$ 42,400	\$ 50,000					\$ 2,400	\$ 4,000						\$ 2,400	
Reserve Category : Miscellaneous: Repair and Renew																					
Architectural Exterior: Landscape- Prune Trees							\$ 2,000														
Architectural Exterior: Landscape- Repair Sprinkler Lines							\$ 500														
Architectural Exterior: Replace Glass: Commercial, etc.							\$ 1,000														
Architectural Interior: Ceilings: Repair and Renew							\$ 3,000														
Architectural Interior: Flooring: Commercial Spaces							\$ 4,500														
Architectural Interior: Lighting: Replace Ground Floor															\$ 1,000						
Architectural Interior: Metal Handrails							\$ 1,750														
Doors: Commercial							\$ 3,000														
Doors: Exterior- Replace							\$ 3,000														
Doors: Interior								\$ 5,970													
Elevator: Refurbish Interior								\$ 5,000							\$ 5,000						
Miscellaneous: Paving: Repair Sidewalks								\$ 3,038													
Miscellaneous: Office Equipment							\$ 1,500						\$ 1,500							\$ 1,500	
Miscellaneous: Office- Replace Furniture							\$ 1,500														
Miscellaneous: Parking- Bicycle Racks							\$ 1,050														
Plumbing: Recirculation Pumps	\$ 2,100					\$ 2,100					\$ 2,100					\$ 2,100					\$ 2,100

WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Plumbing: Renew Sump Pumps							\$ 1,500														
Plumbing: Restroom Equipment							\$ 1,500														
Roof: Awning Replace							\$ 9,500														
Roof: Awning- Repair Mounting							\$ 2,500														
Roof: Seal Patios (Roofs) and North Porches						\$ 6,000															
Security: Cameras							\$ 5,000														
Security: Equipment for Gates							\$ 1,500														
Security: Key / Fob / Entry Guard System	\$ 2,351																				
Security: Lighting- Exterior							\$ 8,000														
Category Subtotal :	\$ 4,451					\$ 8,100	\$ 52,300	\$ 14,008			\$ 2,100		\$ 1,500		\$ 6,000	\$ 2,100			\$ 1,500		\$ 2,100

Reserve Category : Plumbing

Plumbing: Miscellaneous						\$ 50,000										\$ 50,000					
Plumbing: Replace 12th Floor Laterals							\$ 70,000														
Plumbing Replace Stack Valves Phase 2	\$ 17,915																				
Plumbing Replace Stack Valves- Phase 3		\$ 15,000																			
Plumbing: Engineer Assess Updates								\$ 5,000													
Plumbing Phase 3: Asbestos abatement		\$ 6,000																			
1st Floor Commercial Restore water & Isolate Piping		\$ 12,000																			
Category Subtotal :	\$ 17,915	\$ 33,000				\$ 50,000	\$ 70,000	\$ 5,000								\$ 50,000					

Reserve Category : Roof

Roof: Consultant																					
Roof: Building Roof and Flat Roofs (4)											\$ 75,000										
Roof: Re-Roof 2nd Floor Patio																\$ 28,393					
Roof: East Portico-Rebuild & Re-Roof	\$ 5,364									\$ 5,364									\$ 5,364		
Category Subtotal :	\$ 5,364									\$ 5,364	\$ 75,000					\$ 28,393			\$ 5,364		

Reserve Category : Security

Security: Garage Roll-up Gates						\$ 10,000															
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WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Security: Fencing																					
Category Subtotal :						\$ 10,000															
Reserve Category : Windows																					
Windows: Replace Frames and Glass																					
Expense Totals :	\$ 94,475	\$ 76,779		\$ 300,000	\$ 5,389	\$ 122,330	\$ 164,700	\$ 124,508		\$ 145,520	\$ 131,782	\$ 44,549	\$ 3,900	\$ 20,500	\$ 8,100	\$ 113,520	\$ 5,389	\$ 66,180	\$ 9,264	\$ 40,500	\$ 51,393

PRELIMINARY

WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Reserve Category : Architectural Exterior: Paint and Maintain										
Seal exterior seams and joints										
Seal Aggregate Panels										
Maintain brick: point up, clean and seal										
Paint Building Exterior				\$ 124,840						
Paint Garage				\$ 15,316						
Wash the Building										
Wash the Garage										
Category Subtotal :				\$ 140,156						
Reserve Category : Architectural Interior: Flooring										
Flooring: Hallway Carpets- Replace										\$ 39,614
Flooring: Linoleum- North Hallway										\$ 4,869
Flooring: Lobby and East Entry										
Category Subtotal :										\$ 44,483
Reserve Category : Architectural Interior: Lighting										
Lighting: North Hallway- Renew										\$ 1,760
Lighting: Residence Floors- Renew	\$ 11,979									
Lighting: New- Floor 6		\$ 1,008								
Category Subtotal :	\$ 11,979	\$ 1,008								\$ 1,760
Reserve Category : Architectural Interior: Lobby & Office Remodel										
Lobby & Office Remodel										
Lobby Remodel: Work by Others										
Category Subtotal :										
Reserve Category : Architectural Interior: Paint and Seal										
Paint Residential Hallways									\$ 51,180	
Paint 1st Floor Hallway					\$ 3,050					\$ 3,050
Paint Stairways										
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage					\$ 16,500					
Category Subtotal :					\$ 19,550				\$ 51,180	\$ 3,050

WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Reserve Category : Boiler (Hot Water)										
Boiler: Replace Key Parts			\$ 30,562							
Reserve Category : Doors										
Door: South Main Entry										
Door: East Entry ADA upgrade										
Door: North Entry ADA Upgrade										
Door: North Stairway Entrance										
Doors: Stairway- Floors 2 and 3										
Category Subtotal :										
Reserve Category : Electrical										
Electrical: Replace sub-panel in ECC Room										
Electrical: Replace hallway sub-panels										
Electrical: Maintain and Repair							\$ 15,000			
Category Subtotal :							\$ 15,000			
Reserve Category : Elevator										
Elevator Consultants										
Elevator: Work by Others										
Elevator: Refurbish- new interiors		\$ 5,389						\$ 5,389		
Elevator A: Replace Mechanical										
Elevator B: Replace Mechanical										
Elevator: Replace Heat Pump									\$ 2,100	
Category Subtotal :		\$ 5,389						\$ 5,389	\$ 2,100	
Reserve Category : Garage										
Garage: General Upkeep										
Garage: Upper Deck Re-surface										
Garage: Engineer Assess Structure	\$ 1,000									
Category Subtotal :	\$ 1,000									
Reserve Category : Miscellaneous: Major Items										
Paving: Asphalt Seal Coat				\$ 2,400						\$ 2,400

WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
<i>Paving: North near building- Asphalt Repair and Seal</i>					\$ 1,000					
<i>Paving: North side concrete paving</i>										
<i>Paving: South- Asphalt Repair and Seal</i>					\$ 3,000					
<i>Ventilation: Clean North side vents</i>	\$ 25,000									
<i>Ventilation: Clean South Side</i>	\$ 15,000									
<i>Ventilation/North Side: Clean One Floor</i>										
Category Subtotal :	\$ 40,000			\$ 2,400	\$ 4,000					\$ 2,400
Reserve Category : Miscellaneous: Repair and Renew										
<i>Architectural Exterior: Landscape- Prune Trees</i>										
<i>Architectural Exterior: Landscape- Repair Sprinkler Lines</i>										
<i>Architectural Exterior: Replace Glass: Commercial, etc.</i>										
<i>Architectural Interior: Ceilings: Repair and Renew</i>										
<i>Architectural Interior: Flooring: Commercial Spaces</i>										
<i>Architectural Interior: Lighting: Replace Ground Floor</i>										
<i>Architectural Interior: Metal Handrails</i>										
<i>Doors: Commercial</i>										
<i>Doors: Exterior- Replace</i>										
<i>Doors: Interior</i>										
<i>Elevator: Refurbish Interior</i>	\$ 5,000							\$ 5,000		
<i>Miscellaneous: Paving: Repair Sidewalks</i>										
<i>Miscellaneous: Office Equipment</i>				\$ 1,500						\$ 1,500
<i>Miscellaneous: Office- Replace Furniture</i>										
<i>Miscellaneous: Parking- Bicycle Racks</i>										
<i>Plumbing: Recirculation Pumps</i>					\$ 2,100					\$ 2,100

WT 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Plumbing: Renew Sump Pumps										
Plumbing: Restroom Equipment										
Roof: Awning Replace										
Roof: Awning- Repair Mounting										
Roof: Seal Patios (Roofs) and North Porches										
Security: Cameras										
Security: Equipment for Gates										
Security: Key / Fob / Entry Guard System										
Security: Lighting- Exterior										
Category Subtotal :	\$ 5,000			\$ 1,500	\$ 2,100			\$ 5,000		\$ 3,600
Reserve Category : Plumbing										
Plumbing: Miscellaneous					\$ 50,000					
Plumbing: Replace 12th Floor Laterals										
Plumbing Replace Stack Valves Phase 2										
Plumbing Replace Stack Valves- Phase 3										
Plumbing: Engineer Assess Updates										
Plumbing Phase 3: Asbestos abatement										
1st Floor Commercial Restore water & Isolate Piping										
Category Subtotal :					\$ 50,000					
Reserve Category : Roof										
Roof: Consultant										
Roof: Building Roof and Flat Roofs (4)										
Roof: Re-Roof 2nd Floor Patio										
Roof: East Portico-Rebuild & Re-Roof							\$ 5,364			
Category Subtotal :							\$ 5,364			
Reserve Category : Security										
Security: Garage Roll-up Gates			\$ 10,000							

WT 2017 Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2037</i>	<i>2038</i>	<i>2039</i>	<i>2040</i>	<i>2041</i>	<i>2042</i>	<i>2043</i>	<i>2044</i>	<i>2045</i>	<i>2046</i>
<i>Security: Fencing</i>										
Category Subtotal :			\$ 10,000							
Reserve Category : Windows										
<i>Windows: Replace Frames and Glass</i>										
Expense Totals :	\$ 57,979	\$ 6,397	\$ 40,562	\$ 144,056	\$ 75,650		\$ 20,364	\$ 10,389	\$ 53,280	\$ 55,293

PRELIMINARY

Willamette Towers HOA

1313 Lincoln St. Eugene, Oregon 97401

February 19, 2017

2016 Expense Summary

Year	Category	Item Name	Expense
2016	Architectural Interior: Flooring	Flooring: Hallway Carpets- Replace	\$ 39,614
		Flooring: Linoleum- North Hallway	\$ 4,869
	Architectural Interior: Lighting	Lighting: New- Floor 6	\$ 1,008
	Architectural Interior: Paint and Seal	Paint 1st Floor Hallway	\$ 3,050
	Doors	Door: South Main Entry	\$ 9,483
		Door: North Stairway Entrance	\$ 3,429
		Doors: Stairway- Floors 2 and 3	\$ 5,292
	Miscellaneous: Repair and Renew	Plumbing: Recirculation Pumps	\$ 2,100
		Security: Key / Fob / Entry Guard System	\$ 2,351
	Plumbing	Plumbing Replace Stack Valves Phase 2	\$ 17,915
	Roof	Roof: East Portico-Rebuild & Re-Roof	\$ 5,364
			2016 Annual Expense Total = \$ 94,475

Willamette Towers HOA
Reserves Study 2017
Expense Summary by Year 2016 - 2022

2016 Expense Summary- Actual Costs

Year	Category	item Name	Expense	Amount
2016	Architectural Interior: Flooring	Hallway Carpets- Labor	39,621	39,621
		Hallway Carpets- Replace		
	Architectural Interior: Flooring	1st floor Hallway Flooring	4,127	4,858
		Primed MDF Baseboard	231	
		Wall Repairs/Re-Painting	500	
	Architectural Interior: Lighting	New Lighting- 6th Floor	1,007	1,007
	Architectural Interior: Paint & Seal- Lobby Upgrade	Repaint 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	
2016 Annual Expense Total			94,460	94,460

2017 Expense Summary

Year	Category	item Name	Expense	Amount
2017	Architectural Interior: Lighting	Replace lighting floors 2-5 & 7-13 (1st & 6th floor are done).	12,000	12,000
	Architectural Interior: Paint & Seal	On residential doors, paint common area doors: Stairways, Elevators, Janitor & Garbage, and Fire Extinguisher Cabinets.	16,500	16,500
	Doors	ADA upgrade for lobby doors; East & North Doors. Explanation: The East Door (to garage) needs repairs. It makes sense to upgrade the door to ADA standards at the same time. Doing the North door as well completes the ADA upgrade, a job that was discussed with Culver Glass as the scope of the whole project, and that may have produced a favorable price for the main lobby entry door. Tom would have to provide more information regarding contact with Culver Glass. We are not required to provide the ADA provisions. Our new main lobby door provides an ADA entry.	6,300	6,300
	Garage	Engineer: Assess Structure	1,000	1,000
	Miscellaneous: Major Items: Paving: Asphalt Repair	Asphalt surfaces are treated for problems and generally upgraded without a full new layer.	4,000	4,000

Miscellaneous: Major Items: Ventilation	Clean one floor. Explanation: Tom's plan for the vents has two components- clean the vents (utilizes a powerful suction hose) and add a small fan at the exiting area of the vent to provide a positive flow of air. Doing one floor is both a trial of the methods and a vestige of a previous plan to have all the vents done sooner rather than later. Addressing the cost of the garage has meant that all vents being cleaned has been postponed to 2022. Cleaning this one floor's vents is not a high priority, though it was specifically requested by an owner citing, for example, the viruses that spread through tourist ships, where ventilation systems are suspected in the spread.	4,000	4,000
Plumbing	Riser valve replacement: Materials Riser valve replacement: Labor Riser Valve Remediation (Asbestos) Mia Bella & Satori Restore water delivery; Isolate piping Plumbing Explanation: The previous 2018 plan included new valves and new lateral piping (\$73,200). Here the valves are being replaced, but not the piping. Tom considers the current 3" pipes to still flow freely enough to provide the needs of WT. The \$50,000 then becomes available to the garage costs.	11,400 3,600 6,000 12,000	33,000
2017 Annual Expense Total		76,800	48,300

2018 Expense Summary

Year	Category	item Name	Expense	Amount
2018	No items scheduled for 2018			
2018 Annual Expense Total			0	

2019 Expense Summary

Year	Category	item Name	Expense	Amount
2019	Garage	Replace Upper Deck Surface	300000	300000
2019 Annual Expense Total			300000	

2020 Expense Summary

Year	Category	item Name	Expense	Amount
2020	Miscellaneous: Repair and Renew	Elevator: Refurbish Interior	5389	5389
2020 Annual Expense Total			5389	

2021 Expense Summary

Year	Category	item Name	Expense	Amount
2021	Architectural Interior: Paint & Seal	Paint and Seal Interior Residential Hallways (Note: This item will be affected should all residential floor doors be painted in 2017.) Paint 1st Floor Hallways & Doors	51180 3050	54230
	Miscellaneous: Repair and Renew- Roof	Roof: Re-surface North porches	6,000	6,000
	Plumbing	Plumbing: Miscellaneous Replace Re-Circulation Pumps	50000 2100	52100
	Security	Garage: Replace or Repair the Roll-up Gates	10000	10000
2021 Annual Expense Total			122330	122330

2022 Expense Summary

Year	Category	item Name	Expense	Amount
2022	Miscellaneous: Major Items	Paving: Asphalt Seal Coat	2400	
		Ventilation: Clean North Side Vents	25000	42400
		Ventilation: Clean South Side Vents	15000	
	Miscellaneous: Repair & Renew	Most Repair & Renew Items Are Scheduled (fully funded) this year. This money will be retained until needed.	52300	52300
	Plumbing	Replace 12th Floor Lateral Piping	70000	70000
2022 Annual Expense Total			164700	164700