

# **Willamette Towers HOA- Reserves Study**

**1313 Lincoln Street Eugene Oregon 97401**

February 3, 2018

## ***Summary of Financial Assumptions***

A complete reserves report was prepared for the year 2016. Updates are made yearly. A report is prepared every 5 or 6 years with a new starting year.

## ***Summary of Financial Information***

The study is based on the calendar year.

Funding Study Length: 30 Years

Number of Dues Paying Members- 91. Unit 206- a 92nd unit- is owned by Willamette Towers.

Reserve Balance as of January 1, 2018: \$176,324.

An annual inflation rate and tax considerations are not used in this report.

HOA dues include contributions to the reserves account. The contributions are usually set as part of the Annual Budget process.

## ***Reserve Study Assumptions Include:***

Cost estimates and financial information provided by this report are accurate and current. Sufficient comprehensive property insurance exists to protect Willamette Towers and the reserves from insurable risks such as fire, property liability, or vandalism.

This study entails plans to continue to maintain the existing common areas and amenities.

## ***Study Method***

A "Component" method is used. In the Full Reserves Report are details of the yearly contribution to any given item, or component, as referred to in the By-laws item 5.4 (b):

### **5.4 Special Assessments**

(b) Reserve Trust Funds. In establishing reserves for the maintenance, repair or replacement of the common elements, the board of directors shall by resolution establish one or more trust funds for the maintenance, repair or replacement of specific items, in which case the board shall either designate part of the regular assessment or establish separate assessments for such purposes. The proceeds therefrom shall be held in such trust funds and used only for the designated maintenance, repairs or replacements.

The present cost of every reserve item has been estimated using past known costs, estimates and/or bids from contractors, amounts derived from study of reserves studies by other local HOA's, or cost estimating references available online.

In addition, every reserve item has been given an estimated remaining useful life and an estimated useful life when new.

Beginning around 2010, Software from AFI is used to prepare the report- information available at:

<http://www.afiprofessional.com>

The Full Reserves Report allows review of each reserve item in detail.

### ***Summary of Findings***

Estimated reserve item expenses 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. Otherwise, items are included when they come into the 30-year scope.

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 will realize this goal.

The professionals who designed the software for this study recommend that the ideal % funded is around 70%. This funds all items at a reasonable amount and allows for emergencies.

### ***Out of Scope:***

The elevators, considered to have a 35-year life and renovated in 2015, will come into scope (be included as a future reserves expense) in 2020 at a cost of \$350,000.

The exterior fencing, installed in 2005 and with a 50-year life, will come into scope in 2025 at a cost of \$50,000.

### ***Prepared by***

This report was prepared by John Rose, a resident of Willamette Towers. He was first involved with the Reserves Study done professionally by Robert Huntley in 2005 - 2006. The work is reviewed yearly by the office staff, the budget committee and other committees responsible for the types of expenses included in the reserves. Our office staff has a thorough understanding of the report and will answer your questions.

### ***Understanding the Reserves Report***

The financial state of the reserves is most easily seen on the 1-page Cash Flow Analysis.

Columns include the income (Annual Dues), the expenses total, and the reserves amount available at the end of each year.

The column "% Funded" is important. This shows what percent of funding is actually available to pay for each year's share of every item in the reserves. For example, if a \$10,000 item with a 10-year repeating life has just been completed, the first year will have a funding need of \$1,000. Thus, a \$10,000 item will be fully funded in year 1 if \$1,000 (not \$10,000) is available in the reserves. Year 2, the amount would be \$2,000, etc.

In 2005, reserves were very low; many high-priced items have been maintained, repaired or replaced since that time. The reserves have, for the most part, been adequate to make

payments. There has not been the build-up of reserves one would need to raise the “% Funded.”

The garage upper deck remediation planned for 2019 will largely deplete the reserves, as have other large-ticket expenditures when performed, such as the elevator re-build and the boiler replacement.

Reviewing the Cash Flow page, one can see that these large expenditures taper off after 2019 and the “% Funded” grows- a healthy situation.

### ***Items to be considered...***

A wild card is what will be the plumbing needs of the building. It is hoped that the building-wide “blow-down” of 2018 will allay plumbing problems for 5 years. In anticipation of future needs, contributions of approximately \$20,000 per year are made to the reserves to handle spot fixes. It is estimated that pipe replacement throughout the building and related work could cost from 1.5 to over 2 million dollars- this is not scheduled and does not appear as a reserves item.

Window washing has been postponed repeatedly because companies feel our roof poses an unsafe condition for workers. It is a problem in search of a solution.

An item not included in the report is the front awning- whether to maintain (costs not ascertained), remove, or replace when necessary. Complete removal is an option, as the awning is not an original feature of the building.

An internal cooling system once operated to cool at least some of the commercial spaces but it no longer functions. Repairing or replacing this has never been addressed. Cooling is now provided with typical window-mount air conditioners.

### ***Final Notes***

The Cash Flow page shows the contributions to the reserves being lessened in future years. This prevents the “% Funded” illogically growing beyond 100%. In fact, items coming into scope and other un-addressed items will most likely mean that this will not occur.

At the end of the report are items planned for the next few years explained in detail.

While the reserves report provides basic planning, practical experience has taught that the details and timing are fluid and changing, year-by-year.

**WT 2018 Reserve Study Expense Item Summary**

<b>Reserve Items</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>First Replacement Cost</b>	<b>Raw Annual Payment</b>	<b>Repeating Item?</b>
<b>Architectural Exterior: Paint and Maintain</b>						
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
<b>Architectural Interior: Flooring</b>						
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
<b>Architectural Interior: Lighting</b>						
Lighting: North Hallway- Renew	\$ 1,760	10 Years	10 Years	\$ 1,760	\$ 160	Yes
Lighting: Residence Floors- Renew	\$ 10,768	1 Years	10 Year	\$ 10,768	\$ 5,384	Yes
<b>Architectural Interior: Lobby &amp; Office Remodel</b>						
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
<b>Architectural Interior: Paint and Seal</b>						
Paint Residential Hallways	\$ 51,180	8 Years	12 Years	\$ 51,180	\$ 5,687	Yes
Paint 1st Floor Hallway	\$ 3,050	0 Years	4 Years	\$ 3,050	\$ 3,050	Yes
Paint Stairways	\$ 24,000	8 Years	12 Years	\$ 24,000	\$ 2,667	Yes
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	\$ 16,500	4 Years	6 Years	\$ 16,500	\$ 3,300	Yes
<b>Boiler (Hot Water)</b>						
Boiler: Replace Key Parts	\$ 30,562	11 Years	12 Years	\$ 30,562	\$ 2,547	Yes
<b>Doors</b>						

WT 2018 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?
Door: South Main Entry	\$ 9,483	0 Years	25 Years	\$ 9,483	\$ 9,483	No
Door: East Entry ADA upgrade	\$ 4,000	2 Years	25 Years	\$ 4,000	\$ 1,333	No
Door: North Entry ADA Upgrade	\$ 4,000	2 Years	25 Years	\$ 4,000	\$ 1,333	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
Door: South Main Entry- Remedial Work	\$ 517	1 Years	30 Year	\$ 517	\$ 259	No
<b>Electrical</b>						
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
<b>Elevator</b>						
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	\$ 9,000	5 Years	6 Years	\$ 9,000	\$ 1,500	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
<b>Garage</b>						
Garage: General Upkeep	\$ 0.00	5 Years	20 Years	\$ 0	\$ 0.00	No
Garage: Upper Deck Resurface	\$ 275,000	3 Years	50 Years	\$ 275,000	\$ 68,750	Yes
Upper Deck Remediation	\$ 10,550	1 Years	31 Year	\$ 10,550	\$ 5,275	No
<b>Miscellaneous: Major Items</b>						
Paving: Asphalt Seal Coat	\$ 1,970	6 Years	6 Years	\$ 1,970	\$ 281	Yes
Paving: North near building- Asphalt Repair and Seal	\$ 1,270	1 Years	12 Year	\$ 1,270	\$ 635	Yes

WT 2018 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	\$ 0.00	3 Years	30 Years	\$ 0	\$ 0.00	No
Paving: South- Asphalt Repair and Seal	\$ 700	1 Years	12 Year	\$ 700	\$ 350	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	\$ 5,000	5 Years	20 Years	\$ 5,000	\$ 833	No
<b>Miscellaneous: Repair and Renew</b>						
Architectural Exterior: Landscape- Prune Trees	\$ 2,000	8 Years	50 Years	\$ 2,000	\$ 222	Yes
Architectural Exterior: Landscape- Repair Sprinkler Lines	\$ 500	8 Years	50 Years	\$ 500	\$ 55.56	No
Architectural Exterior: Replace Glass: Commercial, etc.	\$ 1,000	8 Years	50 Years	\$ 1,000	\$ 111	No
Architectural Interior: Ceilings: Repair and Renew	\$ 3,000	8 Years	50 Years	\$ 3,000	\$ 333	No
Architectural Interior: Flooring: Commercial Spaces	\$ 4,500	8 Years	50 Years	\$ 4,500	\$ 500	No
Architectural Interior: Flooring: Mats	\$ 504	1 Years	7 Year	\$ 504	\$ 252	Yes
Architectural Interior: Metal Handrails	\$ 1,750	8 Years	50 Years	\$ 1,750	\$ 194	No
Doors: Commercial	\$ 3,000	8 Years	50 Years	\$ 3,000	\$ 333	No
Doors: Exterior- Replace	\$ 3,000	8 Years	50 Years	\$ 3,000	\$ 333	No
Doors: Interior	\$ 5,970	8 Years	50 Years	\$ 5,970	\$ 663	No
Miscellaneous: Paving: Repair Sidewalks	\$ 3,037	8 Years	50 Years	\$ 3,037	\$ 338	No
Miscellaneous: Office Equipment	\$ 1,500	8 Years	9 Years	\$ 1,500	\$ 167	Yes
Miscellaneous: Office- Replace Furniture	\$ 1,500	8 Years	50 Years	\$ 1,500	\$ 167	No
Miscellaneous: Parking- Bicycle Racks	\$ 1,050	8 Years	50 Years	\$ 1,050	\$ 117	No
Roof: Awning Replace	\$ 9,500	8 Years	50 Years	\$ 9,500	\$ 1,056	No
Roof: Awning- Repair Mounting	\$ 2,500	8 Years	8 Years	\$ 2,500	\$ 278	No

WT 2018 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?
Roof: Seal Patios (Roofs) and North Porches	\$ 0.00	8 Years	10 Years	\$ 0	\$ 0.00	No
Security: Cameras	\$ 5,000	6 Years	8 Years	\$ 5,000	\$ 714	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
<b>Plumbing</b>						
Plumbing Replace Stack Valves Phase 2	\$ 17,915	0 Years	30 Years	\$ 17,915	\$ 17,915	No
Plumbing Replace Stack Valves- Phase 3	\$ 36,542	1 Years	30 Year	\$ 36,542	\$ 18,271	No
Plumbing Phase 3: Asbestos abatement	\$ 3,946	1 Years	30 Year	\$ 3,946	\$ 1,973	No
Plumbing Remediation	\$ 82,000	2 Years	31 Years	\$ 82,000	\$ 27,333	No
Pipe Repair- Manifold Line	\$ 5,100	1 Years	31 Year	\$ 5,100	\$ 2,550	No
Plumbing: General Upgrade	\$ 150,000	7 Years	5 Years	\$ 150,000	\$ 18,750	Yes
<b>Roof</b>						
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
North Porches-Remediate	\$ 18,000	5 Years	31 Years	\$ 18,000	\$ 3,000	No
<b>Security</b>						
Security: Garage Roll-up Gates	\$ 30,000	6 Years	18 Years	\$ 30,000	\$ 4,286	Yes
Security: Fencing	\$ 58,897	40 Years	50 Years	\$ 58,897	\$ 1,963	No
<b>Windows</b>						
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%

*WT 2018 Funding Study Expense Item Summary - Continued*

*Interest earned on reserve funds: 0.00%*

*Initial Reserve: \$ 119,588*



**WT 2018 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
<b>Architectural Exterior: Paint and Maintain</b>								
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
<b>Architectural Interior: Flooring</b>								
Flooring: Hallway Carpets-Replace	\$ 5.24 / ft <sup>2</sup>	7560 ft <sup>2</sup>	\$ 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
						2056	\$ 39,614	\$ 3,961.44
Flooring: Linoleum-North Hallway	\$ 8.82 / ft <sup>2</sup>	552 ft <sup>2</sup>	\$ 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
						2056	\$ 4,869	\$ 486.86
Flooring: Lobby and East Entry	\$ 25.00 / ft <sup>2</sup>	470 ft <sup>2</sup>	\$ 11,750	15 Years	24 Years	2031	\$ 11,750	\$ 734.37
				24 Years		2055	\$ 11,750	\$ 489.58
<b>Architectural Interior: Lighting</b>								
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

WT 2018 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: North	\$ 220 ea	8	\$ 1,760	10 Years	10 Years	2056	\$ 1,760	\$ 176.00
Lighting: Residence Floors- Renew	\$ 99.70 ea	108	\$ 10,768	1 Year	10 Years	2017	\$ 10,768	\$ 5,383.80
				10 Year		2027	\$ 10,768	\$ 1,076.76
						2037	\$ 10,768	\$ 1,076.76
						2047	\$ 10,768	\$ 1,076.76
						2057	\$ 10,768	\$ 1,076.76
<b>Architectural Interior: Lobby &amp; Office Remodel</b>								
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
<b>Architectural Interior: Paint and Seal</b>								
Paint Residential Hallways	\$ 4,265 ea	12	\$ 51,180	8 Years	12 Years	2024	\$ 51,180	\$ 5,686.67
				12 Years		2036	\$ 51,180	\$ 4,265.00
						2048	\$ 51,180	\$ 4,265.00
Paint 1st Floor Hallway	\$ 3,050 ea	1	\$ 3,050	0 Years	4 Years	2016	\$ 3,050	\$ 3,050.00
				4 Years		2020	\$ 3,050	\$ 762.50
						2024	\$ 3,050	\$ 762.50
						2028	\$ 3,050	\$ 762.50
						2032	\$ 3,050	\$ 762.50
						2036	\$ 3,050	\$ 762.50
						2040	\$ 3,050	\$ 762.50
						2044	\$ 3,050	\$ 762.50
						2048	\$ 3,050	\$ 762.50
Paint Stairways	\$ 1,000 ea	24	\$ 24,000	8 Years	12 Years	2024	\$ 24,000	\$ 2,666.67
				12 Years		2036	\$ 24,000	\$ 2,000.00
						2048	\$ 24,000	\$ 2,000.00
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor &	\$ 1,375 ea	12	\$ 16,500	4 Years	6 Years	2020	\$ 16,500	\$ 3,300.00
				6 Years		2026	\$ 16,500	\$ 2,750.00
						2032	\$ 16,500	\$ 2,750.00
						2038	\$ 16,500	\$ 2,750.00
						2044	\$ 16,500	\$ 2,750.00

WT 2018 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
Paint	\$ 1,375 ea	12	\$ 16,500	6 Years	6 Years	2050	\$ 16,500	\$ 2,750.00
<b>Boiler (Hot Water)</b>								
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
<b>Doors</b>								
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	\$ 4,000 ea	1	\$ 4,000	2 Years	25 Years	2018	\$ 4,000	\$ 1,333.33
Door: North Entry ADA Upgrade	\$ 4,000 ea	1	\$ 4,000	2 Years	25 Years	2018	\$ 4,000	\$ 1,333.33
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
Door: South Main Entry-Remedial Work	\$ 517 ea	1	\$ 517	1 Year	30 Years	2017	\$ 517	\$ 258.50
<b>Electrical</b>								
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

WT 2018 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
<b>Elevator</b>								
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
Elevator: Refurbish- new interiors	\$ 4,500 ea	2	\$ 9,000	5 Years	6 Years	2021	\$ 9,000	\$ 1,500.00
				6 Years		2027	\$ 9,000	\$ 1,500.00
						2033	\$ 9,000	\$ 1,500.00
						2039	\$ 9,000	\$ 1,500.00
						2045	\$ 9,000	\$ 1,500.00
						2051	\$ 9,000	\$ 1,500.00
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
						2060	\$ 2,100	\$ 140.00
<b>Garage</b>								
Garage: General Upkeep	\$ 0.00 ea	1	\$ 0	5 Years	20 Years	2021	\$ 0	\$ 0.00
Garage: Upper Deck Re-surface	\$ 275,000 ea	1	\$ 275,000	3 Years	50 Years	2019	\$ 275,000	\$ 68,750.00
				50 Years		2069	\$ 275,000	\$ 5,500.00
Upper Deck Remediation	\$ 10,550 ea	1	\$ 10,550	1 Year	31 Years	2017	\$ 10,550	\$ 5,275.00
<b>Miscellaneous: Major Items</b>								
Paving: Asphalt Seal Coat	\$ 1.64 / ft <sup>2</sup>	1200 ft <sup>2</sup>	\$ 1,970	6 Years	6 Years	2022	\$ 1,970	\$ 281.49
						2028	\$ 1,970	\$ 328.40
						2034	\$ 1,970	\$ 328.40
						2040	\$ 1,970	\$ 328.40
						2046	\$ 1,970	\$ 328.40
						2052	\$ 1,970	\$ 328.40

WT 2018 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 near building- Asphalt Repair and Seal	\$ 1,270 ea	1	\$ 1,270	1 Year	12 Years	2017	\$ 1,270	\$ 635.00
				12 Year		2029	\$ 1,270	\$ 105.83
						2041	\$ 1,270	\$ 105.83
						2053	\$ 1,270	\$ 105.83
Paving: North side concrete paving	\$ 0.00 ea	1	\$ 0	3 Years	30 Years	2019	\$ 0	\$ 0.00
Paving: South- Asphalt Repair and Seal	\$ 700 ea	1	\$ 700	1 Year	12 Years	2017	\$ 700	\$ 350.00
				12 Year		2029	\$ 700	\$ 58.33
						2041	\$ 700	\$ 58.33
						2053	\$ 700	\$ 58.33
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	\$ 5,000 ea	1	\$ 5,000	5 Years	20 Years	2021	\$ 5,000	\$ 833.33
<b>Miscellaneous: Repair and Renew</b>								
Architectural Exterior: Landscape- Prune Trees	\$ 2,000 ea	1	\$ 2,000	8 Years	50 Years	2024	\$ 2,000	\$ 222.22
				50 Years		2074	\$ 2,000	\$ 40.00
Architectural Exterior: Landscape- Repair Sprinkler Lines	\$ 500 ea	1	\$ 500	8 Years	50 Years	2024	\$ 500	\$ 55.56
Architectural Exterior: Replace Glass: Commercial, etc.	\$ 1,000 ea	1	\$ 1,000	8 Years	50 Years	2024	\$ 1,000	\$ 111.11

WT 2018 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: Ceilings: Repair and Renew	\$ 3,000 ea	1	\$ 3,000	8 Years	50 Years	2024	\$ 3,000	\$ 333.33
Architectural Interior: Flooring: Commercial Spaces	\$ 1,500 ea	3	\$ 4,500	8 Years	50 Years	2024	\$ 4,500	\$ 500.00
Architectural Interior: Flooring: Mats	\$ 504 ea	1	\$ 504	1 Year	7 Years	2017	\$ 504	\$ 252.00
				7 Year		2024	\$ 504	\$ 72.00
						2031	\$ 504	\$ 72.00
						2038	\$ 504	\$ 72.00
						2045	\$ 504	\$ 72.00
2052	\$ 504	\$ 72.00						
Architectural Interior: Metal Handrails	\$ 1,750 ea	1	\$ 1,750	8 Years	50 Years	2024	\$ 1,750	\$ 194.44
Doors: Commercial	\$ 3,000 ea	1	\$ 3,000	8 Years	50 Years	2024	\$ 3,000	\$ 333.33
Doors: Exterior-Replace	\$ 3,000 ea	1	\$ 3,000	8 Years	50 Years	2024	\$ 3,000	\$ 333.33
Doors: Interior	\$ 1,990 ea	3	\$ 5,970	8 Years	50 Years	2024	\$ 5,970	\$ 663.33
Miscellaneous: Paving: Repair Sidewalks	\$ 7.50 / ft <sup>2</sup>	405 ft <sup>2</sup>	\$ 3,038	8 Years	50 Years	2024	\$ 3,038	\$ 337.50
Miscellaneous: Office Equipment	\$ 1,500 ea	1	\$ 1,500	8 Years	9 Years	2024	\$ 1,500	\$ 166.67
				9 Years		2033	\$ 1,500	\$ 166.67
						2042	\$ 1,500	\$ 166.67
						2051	\$ 1,500	\$ 166.67
Miscellaneous: Office- Replace Furniture	\$ 1,500 ea	1	\$ 1,500	8 Years	50 Years	2024	\$ 1,500	\$ 166.67
Miscellaneous: Parking- Bicycle Racks	\$ 210 ea	5	\$ 1,050	8 Years	50 Years	2024	\$ 1,050	\$ 116.67
Roof: Awning Replace	\$ 9,500 ea	1	\$ 9,500	8 Years	50 Years	2024	\$ 9,500	\$ 1,055.56

WT 2018 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
Roof: Awning-Repair Mounting	\$ 2,500 ea	1	\$ 2,500	8 Years	8 Years	2024	\$ 2,500	\$ 277.78
Roof: Seal Patios (Roofs) and North Porches	\$ 0.00 ea	12	\$ 0	8 Years	10 Years	2024	\$ 0	\$ 0.00
Security: Cameras	\$ 5,000 ea	1	\$ 5,000	6 Years	8 Years	2022	\$ 5,000	\$ 714.29
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
<b>Plumbing</b>								
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	\$ 36,542 ea	1	\$ 36,542	1 Year	30 Years	2017	\$ 36,542	\$ 18,271.00
Plumbing Phase 3: Asbestos abatement	\$ 3,946 ea	1	\$ 3,946	1 Year	30 Years	2017	\$ 3,946	\$ 1,973.00
Plumbing Remediation	\$ 82,000 ea	1	\$ 82,000	2 Years	31 Years	2018	\$ 82,000	\$ 27,333.33
Pipe Repair-Manifold Line	\$ 5,100 ea	1	\$ 5,100	1 Year	31 Years	2017	\$ 5,100	\$ 2,550.00
Plumbing: General Upgrade	\$ 150,000 ea	1	\$ 150,000	7 Years	5 Years	2023	\$ 150,000	\$ 18,750.00
						2028	\$ 150,000	\$ 30,000.00
						2033	\$ 150,000	\$ 30,000.00
						2038	\$ 150,000	\$ 30,000.00
						2043	\$ 150,000	\$ 30,000.00
						2048	\$ 150,000	\$ 30,000.00
<b>Roof</b>								
Roof: Consultant	\$ 0.00 ea	1	\$ 0	10 Years	21 Years	2026	\$ 0	\$ 0.00

WT 2018 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
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
						2068	\$ 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
						2025	\$ 5,364	\$ 596.00
				9 Years		2034	\$ 5,364	\$ 596.00
						2043	\$ 5,364	\$ 596.00
						2052	\$ 5,364	\$ 596.00
North Porches-Remediate	\$ 1,500 ea	12	\$ 18,000	5 Years	31 Years	2021	\$ 18,000	\$ 3,000.00
<b>Security</b>								
Security: Garage Roll-up Gates	\$ 15,000 ea	2	\$ 30,000	6 Years	18 Years	2022	\$ 30,000	\$ 4,285.71
				18 Years		2040	\$ 30,000	\$ 1,666.67
						2058	\$ 30,000	\$ 1,666.67
Security: Fencing	\$ 58,897 ea	1	\$ 58,897	40 Years	50 Years	2056	\$ 58,897	\$ 1,963.23
<b>Windows</b>								
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: \$ 119,588



## 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 <sup>2</sup>	\$ 5.24 / ft <sup>2</sup>	\$ 39,614.43	\$ 0.03
	Flooring: Linoleum- North Hallway	552 ft <sup>2</sup>	\$ 8.82 / ft <sup>2</sup>	\$ 4,868.65	\$ 0.01
	Flooring: Lobby and East Entry	470 ft <sup>2</sup>	\$ 25.00 / ft <sup>2</sup>	\$ 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	108	\$ 99.70 ea	\$ 10,767.60	\$ 1,076.76
Architectural Interior: Lighting Sub Total =				\$ 12,527.60	\$ 2,836.76
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	\$ 34,120.00
	Paint 1st Floor Hallway	1	\$ 3,050.00 ea	\$ 3,050.00	\$ 0.00
	Paint Stairways	24	\$ 1,000.00 ea	\$ 24,000.00	\$ 16,000.00
	Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	12	\$ 1,375.00 ea	\$ 16,500.00	\$ 11,000.00
Architectural Interior: Paint and Seal Sub Total =				\$ 94,730.00	\$ 61,120.00

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	\$ 4,000.00 ea	\$ 4,000.00	\$ 320.00
	Door: North Entry ADA Upgrade	1	\$ 4,000.00 ea	\$ 4,000.00	\$ 320.00
	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
	Door: South Main Entry- Remedial Work	1	\$ 517.00 ea	\$ 517.00	\$ 17.23
Doors Sub Total =				\$ 26,721.00	\$ 657.23
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	2	\$ 4,500.00 ea	\$ 9,000.00	\$ 7,500.00
	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 =				\$ 387,656.00	\$ 386,016.00
Garage	Garage: General Upkeep	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Garage: Upper Deck Re-surface	1	\$ 275,000.00 ea	\$ 275,000.00	\$ 16,500.00
	Upper Deck Remediation	1	\$ 10,550.00 ea	\$ 10,550.00	\$ 340.32
Garage Sub Total =				\$ 285,550.00	\$ 16,840.32
Miscellaneous: Major Items	Paving: Asphalt Seal Coat	1200 ft <sup>2</sup>	\$ 1.64 / ft <sup>2</sup>	\$ 1,970.43	\$ 1,970.43
	Paving: North near building- Asphalt Repair and Seal	1	\$ 1,270.00 ea	\$ 1,270.00	\$ 105.83

*Present Costs - Continued*

<b>Category</b>	<b>Item Name</b>	<b>No Units</b>	<b>Unit Cost</b>	<b>Present Cost</b>	<b>Net Present Value</b>
Miscellaneous: Major Items	Paving: North side concrete paving	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
	Paving: South- Asphalt Repair and Seal	1	\$ 700.00 ea	\$ 700.00	\$ 58.33
	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	\$ 5,000.00 ea	\$ 5,000.00	\$ 1,250.00
Miscellaneous: Major Items Sub Total =				\$ 48,940.43	\$ 19,384.59
Miscellaneous: Repair and Renew	Architectural Exterior: Landscape- Prune Trees	1	\$ 2,000.00 ea	\$ 2,000.00	\$ 320.00
	Architectural Exterior: Landscape- Repair Sprinkler Lines	1	\$ 500.00 ea	\$ 500.00	\$ 80.00
	Architectural Exterior: Replace Glass: Commercial, etc.	1	\$ 1,000.00 ea	\$ 1,000.00	\$ 160.00
	Architectural Interior: Ceilings: Repair and Renew	1	\$ 3,000.00 ea	\$ 3,000.00	\$ 480.00
	Architectural Interior: Flooring: Commercial Spaces	3	\$ 1,500.00 ea	\$ 4,500.00	\$ 720.00
	Architectural Interior: Flooring: Mats	1	\$ 504.00 ea	\$ 504.00	\$ 72.00
	Architectural Interior: Metal Handrails	1	\$ 1,750.00 ea	\$ 1,750.00	\$ 280.00
	Doors: Commercial	1	\$ 3,000.00 ea	\$ 3,000.00	\$ 480.00
	Doors: Exterior- Replace	1	\$ 3,000.00 ea	\$ 3,000.00	\$ 480.00
	Doors: Interior	3	\$ 1,990.00 ea	\$ 5,970.00	\$ 955.20
	Miscellaneous: Paving: Repair Sidewalks	405 ft <sup>2</sup>	\$ 7.50 / ft <sup>2</sup>	\$ 3,037.48	\$ 485.98
	Miscellaneous: Office Equipment	1	\$ 1,500.00 ea	\$ 1,500.00	\$ 1,333.33
	Miscellaneous: Office- Replace Furniture	1	\$ 1,500.00 ea	\$ 1,500.00	\$ 240.00
	Miscellaneous: Parking- Bicycle Racks	5	\$ 210.00 ea	\$ 1,050.00	\$ 168.00
	Roof: Awning Replace	1	\$ 9,500.00 ea	\$ 9,500.00	\$ 1,520.00
	Roof: Awning- Repair Mounting	1	\$ 2,500.00 ea	\$ 2,500.00	\$ 2,500.00
	Roof: Seal Patios (Roofs) and North Porches	12	\$ 0.00 ea	\$ 0.00	\$ 0.00

*Present Costs - Continued*

<b>Category</b>	<b>Item Name</b>	<b>No Units</b>	<b>Unit Cost</b>	<b>Present Cost</b>	<b>Net Present Value</b>
Miscellaneous: Repair and Renew	Security: Cameras	1	\$ 5,000.00 ea	\$ 5,000.00	\$ 3,750.00
	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 =				\$ 59,662.48	\$ 18,824.53
Plumbing	Plumbing Replace Stack Valves Phase 2	1	\$ 17,915.00 ea	\$ 17,915.00	\$ 0.00
	Plumbing Replace Stack Valves- Phase 3	1	\$ 36,542.00 ea	\$ 36,542.00	\$ 1,218.07
	Plumbing Phase 3: Asbestos abatement	1	\$ 3,946.00 ea	\$ 3,946.00	\$ 131.53
	Plumbing Remediation	1	\$ 82,000.00 ea	\$ 82,000.00	\$ 5,290.32
	Pipe Repair- Manifold Line	1	\$ 5,100.00 ea	\$ 5,100.00	\$ 164.52
	Plumbing: General Upgrade	1	\$ 150,000.00 ea	\$ 150,000.00	\$ 0.00
Plumbing Sub Total =				\$ 295,503.00	\$ 6,804.44
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
	North Porches- Remediate	12	\$ 1,500.00 ea	\$ 18,000.00	\$ 2,903.22
Roof Sub Total =				\$ 126,757.00	\$ 59,912.26
Security	Security: Garage Roll-up Gates	2	\$ 15,000.00 ea	\$ 30,000.00	\$ 10,000.00
	Security: Fencing	1	\$ 58,897.00 ea	\$ 58,897.00	\$ 58,897.00
Security Sub Total =				\$ 88,897.00	\$ 57,117.60
Windows	Windows: Replace Frames and Glass	1	\$ 0.00 ea	\$ 0.00	\$ 0.00
Totals =				\$ 1,687,122.60	\$ 784,915.93

**WT 2018 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			\$ 91,367		\$ 137,221	17.3%
2017	\$ 109,000			\$ 69,897		\$ 176,324	22.8%
2018	\$ 136,000			\$ 90,000		\$ 222,324	28.7%
2019	\$ 109,000			\$ 275,000		\$ 56,324	7.5%
2020	\$ 109,000			\$ 19,550		\$ 145,774	26.8%
2021	\$ 109,000			\$ 32,000		\$ 222,774	37.6%
2022	\$ 109,000			\$ 84,970		\$ 246,804	38.7%
2023	\$ 109,000			\$ 165,000		\$ 190,804	30.3%
2024	\$ 109,000			\$ 122,541		\$ 177,262	32.1%
2025	\$ 109,000			\$ 145,520		\$ 140,742	27.2%
2026	\$ 109,000			\$ 137,743		\$ 111,999	24.2%
2027	\$ 109,000			\$ 50,330		\$ 170,670	41.2%
2028	\$ 109,000			\$ 155,020		\$ 124,649	27.5%
2029	\$ 109,000			\$ 1,970		\$ 231,679	59.6%
2030	\$ 109,000			\$ 2,100		\$ 338,579	71.0%
2031	\$ 91,000			\$ 58,874		\$ 370,705	65.7%
2032	\$ 91,000			\$ 19,550		\$ 442,155	74.2%
2033	\$ 91,000			\$ 175,500		\$ 357,655	53.7%
2034	\$ 91,000			\$ 7,334		\$ 441,321	76.0%
2035	\$ 91,000					\$ 532,321	80.3%
2036	\$ 91,000			\$ 124,473		\$ 498,848	66.2%
2037	\$ 91,000			\$ 50,768		\$ 539,080	75.0%
2038	\$ 91,000			\$ 167,004		\$ 463,076	61.1%
2039	\$ 91,000			\$ 39,562		\$ 514,514	75.5%
2040	\$ 91,000			\$ 175,176		\$ 430,338	58.8%
2041	\$ 91,000			\$ 1,970		\$ 519,368	80.3%
2042	\$ 91,000			\$ 1,500		\$ 608,868	82.9%
2043	\$ 91,000			\$ 170,364		\$ 529,504	64.3%
2044	\$ 91,000			\$ 19,550		\$ 600,954	80.9%
2045	\$ 91,000			\$ 11,604		\$ 680,350	83.6%
2046	\$ 91,000			\$ 48,213		\$ 723,137	81.1%
2047	\$ 91,000			\$ 85,768		\$ 728,369	78.0%
2048	\$ 91,000			\$ 228,230		\$ 591,139	63.0%
2049	\$ 91,000					\$ 682,139	89.4%
<b>Totals :</b>	<b>\$ 3,391,000</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,828,449</b>	<b>\$ 0</b>		

<sup>1</sup> 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 = 33 years      Initial Reserve Funds = \$ 119,588.00      Final Reserve Value = \$ 682,138.94

**WT\_2018 Modified Reserve Dues Summary**  
**Projected Dues by Month and by Calendar Year**

<b>Calendar Year</b>	<b>Member Monthly Operations Payment</b>	<b>Member Monthly Reserve Payment</b>	<b>Member Total Monthly Payment</b>	<b>Member Total Annual Payment</b>	<b>Monthly Reserve Payment</b>	<b>Annual Reserve Payment</b>
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	\$ 124.54	\$ 124.54	\$ 1,494.51	\$ 11,333	\$ 136,000
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	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2029	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2030	NA	\$ 99.82	\$ 99.82	\$ 1,197.80	\$ 9,083	\$ 109,000
2031	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2032	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2033	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2034	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2035	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2036	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2037	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2038	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2039	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2040	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2041	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2042	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2043	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2044	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2045	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2046	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2047	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2048	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000
2049	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 7,583	\$ 91,000

**WT 2018 Funding Study Payment Summary by Calendar Year - Continued**

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

Number of Years of Constant Payments: 1

No of Dues Paying Members: 91

**WT 2018 Funding Unadjusted Revenue by Calendar Year**

<b>Item Name</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Reserve Category : Architectural Exterior: Paint and Maintain</b>													
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
<b>Reserve Category : Architectural Interior: Flooring</b>													
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
<b>Reserve Category : Architectural Interior: Lighting</b>													
Lighting: North Hallway- Renew	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 176	\$ 176
Lighting: Residence Floors- Renew	\$ 5,384	\$ 5,384	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077
Architectural Interior: Lighting Subtotal :	\$ 5,544	\$ 5,544	\$ 1,237	\$ 1,237	\$ 1,237	\$ 1,237	\$ 1,237	\$ 1,237	\$ 1,237	\$ 1,237	\$ 1,237	\$ 1,253	\$ 1,253
<b>Reserve Category : Architectural Interior: Lobby &amp; Office Remodel</b>													

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



**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Lobby & Office Remodel	\$ 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
Lobby Remodel: Work by Others	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Architectural Interior: Lobby & Office Remodel Subtotal :	\$ 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
<b>Reserve Category : Architectural Interior: Paint and Seal</b>													
Paint Residential Hallways	\$ 5,687	\$ 5,687	\$ 5,687	\$ 5,687	\$ 5,687	\$ 5,687	\$ 5,687	\$ 5,687	\$ 5,687	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265
Paint 1st Floor Hallway	\$ 3,050	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763
Paint Stairways	\$ 2,667	\$ 2,667	\$ 2,667	\$ 2,667	\$ 2,667	\$ 2,667	\$ 2,667	\$ 2,667	\$ 2,667	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750
Architectural Interior: Paint and Seal Subtotal :	\$ 14,704	\$ 12,417	\$ 12,417	\$ 12,417	\$ 12,417	\$ 11,867	\$ 11,867	\$ 11,867	\$ 11,867	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778
<b>Reserve Category : Boiler (Hot Water)</b>													
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
<b>Reserve Category : Doors</b>													
Door: South Main Entry	\$ 9,483												
Door: East Entry ADA upgrade	\$ 1,333	\$ 1,333	\$ 1,333										
Door: North Entry ADA Upgrade	\$ 1,333	\$ 1,333	\$ 1,333										
Door: North Stairway Entrance	\$ 3,429												

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<i>Doors: Stairway-Floors 2 and 3</i>	\$ 5,292												
<i>Door: South Main Entry- Remedial Work</i>	\$ 259	\$ 259											
<i>Doors Subtotal :</i>	\$ 21,129	\$ 2,925	\$ 2,666										
<b>Reserve Category : Electrical</b>													
<i>Electrical: Replace sub-panel in ECC Room</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
<i>Electrical: Replace hallway sub-panels</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
<i>Electrical: Maintain and Repair</i>	\$ 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
<i>Electrical Subtotal :</i>	\$ 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
<b>Reserve Category : Elevator</b>													
<i>Elevator Consultants</i>							\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259
<i>Elevator: Work by Others</i>							\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394
<i>Elevator: Refurbish-new interiors</i>	\$ 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
<i>Elevator A: Replace Mechanical</i>							\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
<i>Elevator B: Replace Mechanical</i>							\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
<i>Elevator: Replace Heat Pump</i>	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140
<i>Elevator Subtotal :</i>	\$ 1,640	\$ 1,640	\$ 1,640	\$ 1,640	\$ 1,640	\$ 1,640	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625
<b>Reserve Category : Garage</b>													
<i>Garage: General Upkeep</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
<i>Garage: Upper Deck Re-surface</i>	\$ 68,750	\$ 68,750	\$ 68,750	\$ 68,750	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<i>Upper Deck Remediation</i>	\$ 5,275	\$ 5,275											
<i>Garage Subtotal :</i>	\$ 74,025	\$ 74,025	\$ 68,750	\$ 68,750	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
<b>Reserve Category : Miscellaneous: Major Items</b>													
<i>Paving: Asphalt Seal Coat</i>	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
<i>Paving: North near building- Asphalt Repair and Seal</i>	\$ 635	\$ 635	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106
<i>Paving: North side concrete paving</i>	\$ 0	\$ 0	\$ 0	\$ 0									
<i>Paving: South-Asphalt Repair and Seal</i>	\$ 350	\$ 350	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58
<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>	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833							
<i>Miscellaneous: Major Items Subtotal :</i>	\$ 7,813	\$ 7,813	\$ 6,992	\$ 6,992	\$ 6,992	\$ 6,992	\$ 6,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159
<b>Reserve Category : Miscellaneous: Repair and Renew</b>													
<i>Architectural Exterior: Landscape-Prune Trees</i>	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 40	\$ 40	\$ 40	\$ 40
<i>Architectural Exterior: Landscape-Repair Sprinkler Lines</i>	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56				
<i>Architectural Exterior: Replace Glass: Commercial, etc.</i>	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111				

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<i>Architectural Interior: Ceilings: Repair and Renew</i>	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333				
<i>Architectural Interior: Flooring: Commercial Spaces</i>	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500				
<i>Architectural Interior: Flooring: Mats</i>	\$ 252	\$ 252	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72
<i>Architectural Interior: Metal Handrails</i>	\$ 194	\$ 194	\$ 194	\$ 194	\$ 194	\$ 194	\$ 194	\$ 194	\$ 194				
<i>Doors: Commercial</i>	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333				
<i>Doors: Exterior- Replace</i>	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333				
<i>Doors: Interior</i>	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663				
<i>Miscellaneous: Paving: Repair Sidewalks</i>	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338				
<i>Miscellaneous: Office Equipment</i>	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167
<i>Miscellaneous: Office- Replace Furniture</i>	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167				
<i>Miscellaneous: Parking- Bicycle Racks</i>	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117				
<i>Roof: Awning Replace</i>	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056				
<i>Roof: Awning- Repair Mounting</i>	\$ 278	\$ 278	\$ 278	\$ 278	\$ 278	\$ 278	\$ 278	\$ 278	\$ 278				
<i>Roof: Seal Patios (Roofs) and North Porches</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0				
<i>Security: Cameras</i>	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714						
<i>Security: Key / Fob / Entry Guard System</i>	\$ 2,351												

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<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>	\$ 9,328	\$ 6,977	\$ 6,797	\$ 6,797	\$ 6,797	\$ 6,797	\$ 6,797	\$ 4,940	\$ 4,940	\$ 279	\$ 279	\$ 279	\$ 279
<b>Reserve Category : Plumbing</b>													
<i>Plumbing Replace Stack Valves Phase 2</i>	\$ 17,915												
<i>Plumbing Replace Stack Valves- Phase 3</i>	\$ 18,271	\$ 18,271											
<i>Plumbing Phase 3: Asbestos abatement</i>	\$ 1,973	\$ 1,973											
<i>Plumbing Remediation</i>	\$ 27,333	\$ 27,333	\$ 27,333										
<i>Pipe Repair- Manifold Line</i>	\$ 2,550	\$ 2,550											
<i>Plumbing: General Upgrade</i>	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
<i>Plumbing Subtotal :</i>	\$ 86,792	\$ 68,877	\$ 46,083	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
<b>Reserve Category : Roof</b>													
<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 &amp; Re-Roof</i>	\$ 5,364	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596
<i>North Porches-Remediate</i>	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000							
<i>Roof Subtotal :</i>	\$ 16,957	\$ 12,189	\$ 12,189	\$ 12,189	\$ 12,189	\$ 12,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 9,189	\$ 5,942	\$ 5,942
<b>Reserve Category : Security</b>													

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<i>Security: Garage Roll-up Gates</i>	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667
<i>Security: Fencing</i>											\$ 1,963	\$ 1,963	\$ 1,963
<i>Security Subtotal :</i>	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 4,286	\$ 1,667	\$ 1,667	\$ 1,667	\$ 3,630	\$ 3,630	\$ 3,630
<b>Reserve Category : Windows</b>													
<i>Windows: Replace Frames and Glass</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0							
<b>Total Revenue :</b>	<b>\$ 307,012</b>	<b>\$ 221,452</b>	<b>\$ 187,816</b>	<b>\$ 157,816</b>	<b>\$ 94,566</b>	<b>\$ 94,016</b>	<b>\$ 103,168</b>	<b>\$ 95,691</b>	<b>\$ 106,566</b>	<b>\$ 99,817</b>	<b>\$ 97,108</b>	<b>\$ 93,877</b>	<b>\$ 93,877</b>

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
<b>Reserve Category : Architectural Exterior: Paint and Maintain</b>													
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
<b>Reserve Category : Architectural Interior: Flooring</b>													
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
<b>Reserve Category : Architectural Interior: Lighting</b>													
Lighting: North Hallway- Renew	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176
Lighting: Residence Floors- Renew	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077
Architectural Interior: Lighting Subtotal :	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253
<b>Reserve Category : Architectural Interior: Lobby &amp; Office Remodel</b>													

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
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
<b>Reserve Category : Architectural Interior: Paint and Seal</b>													
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	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763
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 :	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778
<b>Reserve Category : Boiler (Hot Water)</b>													
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
<b>Reserve Category : Doors</b>													
Door: South Main Entry													
Door: East Entry ADA upgrade													
Door: North Entry ADA Upgrade													
Door: North Stairway Entrance													

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



**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
<i>Doors: Stairway-Floors 2 and 3</i>													
<i>Door: South Main Entry- Remedial Work</i>													
<i>Doors Subtotal :</i>													
<b>Reserve Category : Electrical</b>													
<i>Electrical: Replace sub-panel in ECC Room</i>													
<i>Electrical: Replace hallway sub-panels</i>													
<i>Electrical: Maintain and Repair</i>	\$ 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
<i>Electrical Subtotal :</i>	\$ 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
<b>Reserve Category : Elevator</b>													
<i>Elevator Consultants</i>	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259
<i>Elevator: Work by Others</i>	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394
<i>Elevator: Refurbish-new interiors</i>	\$ 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
<i>Elevator A: Replace Mechanical</i>	\$ 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
<i>Elevator B: Replace Mechanical</i>	\$ 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
<i>Elevator: Replace Heat Pump</i>	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140
<i>Elevator Subtotal :</i>	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625
<b>Reserve Category : Garage</b>													
<i>Garage: General Upkeep</i>													
<i>Garage: Upper Deck Re-surface</i>	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
<i>Upper Deck Remediation</i>													
<i>Garage Subtotal :</i>	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
<b>Reserve Category : Miscellaneous: Major Items</b>													
<i>Paving: Asphalt Seal Coat</i>	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
<i>Paving: North near building- Asphalt Repair and Seal</i>	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106
<i>Paving: North side concrete paving</i>													
<i>Paving: South-Asphalt Repair and Seal</i>	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58
<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>	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159
<b>Reserve Category : Miscellaneous: Repair and Renew</b>													
<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 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
Architectural Interior: Ceilings: Repair and Renew													
Architectural Interior: Flooring: Commercial Spaces													
Architectural Interior: Flooring: Mats	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72
Architectural Interior: Metal Handrails													
Doors: Commercial													
Doors: Exterior- Replace													
Doors: Interior													
Miscellaneous: Paving: Repair Sidewalks													
Miscellaneous: Office Equipment	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167
Miscellaneous: Office- Replace Furniture													
Miscellaneous: Parking- Bicycle Racks													
Roof: Awning Replace													
Roof: Awning- Repair Mounting													
Roof: Seal Patios (Roofs) and North Porches													
Security: Cameras													
Security: Key / Fob / Entry Guard System													

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
<i>Security: Lighting- Exterior</i>													
<i>Miscellaneous: Repair and Renew Subtotal :</i>	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279
<b>Reserve Category : Plumbing</b>													
<i>Plumbing Replace Stack Valves Phase 2</i>													
<i>Plumbing Replace Stack Valves- Phase 3</i>													
<i>Plumbing Phase 3: Asbestos abatement</i>													
<i>Plumbing Remediation</i>													
<i>Pipe Repair- Manifold Line</i>													
<i>Plumbing: General Upgrade</i>	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
<i>Plumbing Subtotal :</i>	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
<b>Reserve Category : Roof</b>													
<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 &amp; Re-Roof</i>	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596
<i>North Porches-Remediate</i>													
<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
<b>Reserve Category : Security</b>													

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
<i>Security: Garage Roll-up Gates</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>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>	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630
<b>Reserve Category : Windows</b>													
<i>Windows: Replace Frames and Glass</i>													
<b>Total Revenue :</b>	<b>\$ 93,877</b>	<b>\$ 93,877</b>	<b>\$ 93,877</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<b>Reserve Category : Architectural Exterior: Paint and Maintain</b>								
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
Paint Garage	\$ 1,021	\$ 1,021	\$ 1,021	\$ 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	\$ 9,344	\$ 9,344	\$ 9,344
<b>Reserve Category : Architectural Interior: Flooring</b>								
Flooring: Hallway Carpets- Replace	\$ 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
Flooring: Lobby and East Entry	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490	\$ 490
Architectural Interior: Flooring Subtotal :	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938	\$ 4,938
<b>Reserve Category : Architectural Interior: Lighting</b>								
Lighting: North Hallway- Renew	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176	\$ 176
Lighting: Residence Floors- Renew	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077	\$ 1,077
Architectural Interior: Lighting Subtotal :	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253	\$ 1,253
<b>Reserve Category : Architectural Interior: Lobby &amp; Office Remodel</b>								

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
Lobby & Office Remodel	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Lobby Remodel: Work by Others								
Architectural Interior: Lobby & Office Remodel Subtotal :	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
<b>Reserve Category : Architectural Interior: Paint and Seal</b>								
Paint Residential Hallways	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	\$ 4,265	
Paint 1st Floor Hallway	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	\$ 763	
Paint Stairways	\$ 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
Architectural Interior: Paint and Seal Subtotal :	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 9,778	\$ 2,750
<b>Reserve Category : Boiler (Hot Water)</b>								
Boiler: Replace Key Parts	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547	\$ 2,547
<b>Reserve Category : Doors</b>								
Door: South Main Entry								
Door: East Entry ADA upgrade								
Door: North Entry ADA Upgrade								
Door: North Stairway Entrance								

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<i>Doors: Stairway-Floors 2 and 3</i>								
<i>Door: South Main Entry- Remedial Work</i>								
<i>Doors Subtotal :</i>								
<b>Reserve Category : Electrical</b>								
<i>Electrical: Replace sub-panel in ECC Room</i>								
<i>Electrical: Replace hallway sub-panels</i>								
<i>Electrical: Maintain and Repair</i>	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
<i>Electrical Subtotal :</i>	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
<b>Reserve Category : Elevator</b>								
<i>Elevator Consultants</i>	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259	\$ 259
<i>Elevator: Work by Others</i>	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394	\$ 394
<i>Elevator: Refurbish-new interiors</i>	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
<i>Elevator A: Replace Mechanical</i>	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
<i>Elevator B: Replace Mechanical</i>	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166	\$ 6,166
<i>Elevator: Replace Heat Pump</i>	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140
<i>Elevator Subtotal :</i>	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625	\$ 14,625
<b>Reserve Category : Garage</b>								
<i>Garage: General Upkeep</i>								
<i>Garage: Upper Deck Re-surface</i>	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500

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



**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<i>Upper Deck Remediation</i>								
<i>Garage Subtotal :</i>	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
<b>Reserve Category : Miscellaneous: Major Items</b>								
<i>Paving: Asphalt Seal Coat</i>	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
<i>Paving: North near building- Asphalt Repair and Seal</i>	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106
<i>Paving: North side concrete paving</i>								
<i>Paving: South-Asphalt Repair and Seal</i>	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58
<i>Ventilation: Clean North side vents</i>	\$ 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
<i>Ventilation/North Side: Clean One Floor</i>								
<i>Miscellaneous: Major Items Subtotal :</i>	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159	\$ 3,159
<b>Reserve Category : Miscellaneous: Repair and Renew</b>								
<i>Architectural Exterior: Landscape-Prune Trees</i>	\$ 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 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<i>Architectural Interior: Ceilings: Repair and Renew</i>								
<i>Architectural Interior: Flooring: Commercial Spaces</i>								
<i>Architectural Interior: Flooring: Mats</i>	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72
<i>Architectural Interior: Metal Handrails</i>								
<i>Doors: Commercial</i>								
<i>Doors: Exterior- Replace</i>								
<i>Doors: Interior</i>								
<i>Miscellaneous: Paving: Repair Sidewalks</i>								
<i>Miscellaneous: Office Equipment</i>	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167
<i>Miscellaneous: Office- Replace Furniture</i>								
<i>Miscellaneous: Parking- Bicycle Racks</i>								
<i>Roof: Awning Replace</i>								
<i>Roof: Awning- Repair Mounting</i>								
<i>Roof: Seal Patios (Roofs) and North Porches</i>								
<i>Security: Cameras</i>								
<i>Security: Key / Fob / Entry Guard System</i>								

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<i>Security: Lighting- Exterior</i>								
<i>Miscellaneous: Repair and Renew Subtotal :</i>	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279
<b>Reserve Category : Plumbing</b>								
<i>Plumbing Replace Stack Valves Phase 2</i>								
<i>Plumbing Replace Stack Valves- Phase 3</i>								
<i>Plumbing Phase 3: Asbestos abatement</i>								
<i>Plumbing Remediation</i>								
<i>Pipe Repair- Manifold Line</i>								
<i>Plumbing: General Upgrade</i>	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
<i>Plumbing Subtotal :</i>	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
<b>Reserve Category : Roof</b>								
<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
<i>Roof: Re-Roof 2nd Floor Patio</i>	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420
<i>Roof: East Portico- Rebuild &amp; Re-Roof</i>	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596
<i>North Porches- Remediate</i>								
<i>Roof Subtotal :</i>	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587	\$ 5,587
<b>Reserve Category : Security</b>								

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

**WT 2018 Funding Unadjusted Revenue by Calendar Year - Continued**

<b>Item Name</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<i>Security: Garage Roll-up Gates</i>	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667
<i>Security: Fencing</i>	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963	\$ 1,963
<i>Security Subtotal :</i>	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630
<b>Reserve Category : Windows</b>								
<i>Windows: Replace Frames and Glass</i>								
<b>Total Revenue :</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 93,050</b>	<b>\$ 56,022</b>

**WT 2018 Funding Study - Expenses by Item and by Calendar Year**

<b>Item Description</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
<b>Reserve Category : Architectural Exterior: Paint and Maintain</b>																				
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										
<b>Reserve Category : Architectural Interior: Flooring</b>																				
Flooring: Hallway Carpets- Replace	\$ 39,614										\$ 39,614									
Flooring: Linoleum- North Hallway	\$ 4,869										\$ 4,869									
Flooring: Lobby and East Entry																	\$ 11,750			
Category Subtotal :	\$ 44,483										\$ 44,483						\$ 11,750			
<b>Reserve Category : Architectural Interior: Lighting</b>																				
Lighting: North Hallway- Renew											\$ 1,760									
Lighting: Residence Floors- Renew		\$ 10,768											\$ 10,768							
Category Subtotal :		\$ 10,768									\$ 1,760		\$ 10,768							
<b>Reserve Category : Architectural Interior: Lobby &amp; Office Remodel</b>																				
Lobby & Office Remodel																	\$ 18,227			
Lobby Remodel: Work by Others																				
Category Subtotal :																	\$ 18,227			
<b>Reserve Category : Architectural Interior: Paint and Seal</b>																				
Paint Residential Hallways									\$ 51,180											
Paint 1st Floor Hallway	\$ 3,050				\$ 3,050				\$ 3,050				\$ 3,050				\$ 3,050			
Paint Stairways									\$ 24,000											
Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor & Garbage					\$ 16,500						\$ 16,500						\$ 16,500			
Category Subtotal :	\$ 3,050				\$ 19,550				\$ 78,230		\$ 16,500		\$ 3,050				\$ 19,550			

**WT 2018 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
<b>Reserve Category : Boiler (Hot Water)</b>																				
Boiler: Replace Key Parts												\$ 30,562								
<b>Reserve Category : Doors</b>																				
Door: South Main Entry	\$ 9,483																			
Door: East Entry ADA upgrade			\$ 4,000																	
Door: North Entry ADA Upgrade			\$ 4,000																	
Door: North Stairway Entrance	\$ 3,429																			
Doors: Stairway- Floors 2 and 3	\$ 5,292																			
Door: South Main Entry- Remedial Work		\$ 517																		
Category Subtotal :	\$ 18,204	\$ 517	\$ 8,000																	
<b>Reserve Category : Electrical</b>																				
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		
<b>Reserve Category : Elevator</b>																				
Elevator Consultants																				
Elevator: Work by Others																				
Elevator: Refurbish- new interiors						\$ 9,000						\$ 9,000						\$ 9,000		
Elevator A: Replace Mechanical																				
Elevator B: Replace Mechanical																				
Elevator: Replace Heat Pump															\$ 2,100					
Category Subtotal :						\$ 9,000						\$ 9,000			\$ 2,100			\$ 9,000		
<b>Reserve Category : Garage</b>																				
Garage: General Upkeep																				
Garage: Upper Deck Re-surface				\$ 275,000																
Upper Deck Remediation		\$ 10,550																		
Category Subtotal :		\$ 10,550		\$ 275,000																
<b>Reserve Category : Miscellaneous: Major Items</b>																				
Paving: Asphalt Seal Coat							\$ 1,970						\$ 1,970						\$ 1,970	

**WT 2018 Funding Study Expenses by Calendar Year - Continued**

<b>Item Description</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
<i>Paving: North near building- Asphalt Repair and Seal</i>		\$ 1,270												\$ 1,270						
<i>Paving: North side concrete paving</i>																				
<i>Paving: South- Asphalt Repair and Seal</i>		\$ 700												\$ 700						
<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>						\$ 5,000														
Category Subtotal :		\$ 1,970				\$ 5,000	\$ 41,970						\$ 1,970	\$ 1,970					\$ 1,970	
<b>Reserve Category : Miscellaneous: Repair and Renew</b>																				
<i>Architectural Exterior: Landscape- Prune Trees</i>									\$ 2,000											
<i>Architectural Exterior: Landscape- Repair Sprinkler Lines</i>									\$ 500											
<i>Architectural Exterior: Replace Glass: Commercial, etc.</i>									\$ 1,000											
<i>Architectural Interior: Ceilings: Repair and Renew</i>									\$ 3,000											
<i>Architectural Interior: Flooring: Commercial Spaces</i>									\$ 4,500											
<i>Architectural Interior: Flooring: Mats</i>		\$ 504							\$ 504							\$ 504				
<i>Architectural Interior: Metal Handrails</i>									\$ 1,750											
<i>Doors: Commercial</i>									\$ 3,000											
<i>Doors: Exterior- Replace</i>									\$ 3,000											
<i>Doors: Interior</i>									\$ 5,970											
<i>Miscellaneous: Paving: Repair Sidewalks</i>									\$ 3,038											
<i>Miscellaneous: Office Equipment</i>									\$ 1,500									\$ 1,500		
<i>Miscellaneous: Office- Replace Furniture</i>									\$ 1,500											
<i>Miscellaneous: Parking- Bicycle Racks</i>									\$ 1,050											
<i>Roof: Awning Replace</i>									\$ 9,500											
<i>Roof: Awning- Repair Mounting</i>									\$ 2,500											

**WT 2018 Funding Study Expenses by Calendar Year - Continued**

<b>Item Description</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
Roof: Seal Patios (Roofs) and North Porches																				
Security: Cameras							\$ 5,000													
Security: Key / Fob / Entry Guard System	\$ 2,351																			
Security: Lighting- Exterior							\$ 8,000													
Category Subtotal :	\$ 2,351	\$ 504					\$ 13,000		\$ 44,312							\$ 504		\$ 1,500		
<b>Reserve Category : Plumbing</b>																				
Plumbing Replace Stack Valves Phase 2	\$ 17,915																			
Plumbing Replace Stack Valves- Phase 3		\$ 36,542																		
Plumbing Phase 3: Asbestos abatement		\$ 3,946																		
Plumbing Remediation			\$ 82,000																	
Pipe Repair- Manifold Line		\$ 5,100																		
Plumbing: General Upgrade								\$ 150,000					\$ 150,000					\$ 150,000		
Category Subtotal :	\$ 17,915	\$ 45,588	\$ 82,000					\$ 150,000					\$ 150,000					\$ 150,000		
<b>Reserve Category : Roof</b>																				
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	
North Porches- Remediate						\$ 18,000														
Category Subtotal :	\$ 5,364					\$ 18,000				\$ 5,364	\$ 75,000					\$ 28,393			\$ 5,364	
<b>Reserve Category : Security</b>																				
Security: Garage Roll-up Gates							\$ 30,000													
Security: Fencing																				
Category Subtotal :							\$ 30,000													
<b>Reserve Category : Windows</b>																				
Windows: Replace Frames and Glass																				
<b>Expense Totals :</b>	<b>\$ 91,367</b>	<b>\$ 69,897</b>	<b>\$ 90,000</b>	<b>\$ 275,000</b>	<b>\$ 19,550</b>	<b>\$ 32,000</b>	<b>\$ 84,970</b>	<b>\$ 165,000</b>	<b>\$ 122,541</b>	<b>\$ 145,520</b>	<b>\$ 137,743</b>	<b>\$ 50,330</b>	<b>\$ 155,020</b>	<b>\$ 1,970</b>	<b>\$ 2,100</b>	<b>\$ 58,874</b>	<b>\$ 19,550</b>	<b>\$ 175,500</b>	<b>\$ 7,334</b>	



**WT 2018 Funding Study Expenses by Calendar Year - Continued**

<i>Item Description</i>	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Reserve Category : Architectural Exterior: Paint and Maintain</b>														
<i>Seal exterior seams and joints</i>														
<i>Seal Aggregate Panels</i>														
<i>Maintain brick: point up, clean and seal</i>														
<i>Paint Building Exterior</i>					\$ 124,840									
<i>Paint Garage</i>					\$ 15,316									
<i>Wash the Building</i>														
<i>Wash the Garage</i>														
Category Subtotal :					\$ 140,156									
<b>Reserve Category : Architectural Interior: Flooring</b>														
<i>Flooring: Hallway Carpets- Replace</i>	\$ 39,614										\$ 39,614			
<i>Flooring: Linoleum- North Hallway</i>	\$ 4,869										\$ 4,869			
<i>Flooring: Lobby and East Entry</i>														
Category Subtotal :	\$ 44,483										\$ 44,483			
<b>Reserve Category : Architectural Interior: Lighting</b>														
<i>Lighting: North Hallway- Renew</i>	\$ 1,760										\$ 1,760			
<i>Lighting: Residence Floors- Renew</i>		\$ 10,768										\$ 10,768		
Category Subtotal :	\$ 1,760	\$ 10,768									\$ 1,760	\$ 10,768		
<b>Reserve Category : Architectural Interior: Lobby &amp; Office Remodel</b>														
<i>Lobby &amp; Office Remodel</i>														
<i>Lobby Remodel: Work by Others</i>														
Category Subtotal :														
<b>Reserve Category : Architectural Interior: Paint and Seal</b>														
<i>Paint Residential Hallways</i>	\$ 51,180												\$ 51,180	
<i>Paint 1st Floor Hallway</i>	\$ 3,050				\$ 3,050				\$ 3,050				\$ 3,050	
<i>Paint Stairways</i>	\$ 24,000												\$ 24,000	
<i>Paint Residential Floor Maintenance Doors: Elevators, Stairs, Janitor &amp; Garbage</i>			\$ 16,500						\$ 16,500					
Category Subtotal :	\$ 78,230		\$ 16,500		\$ 3,050				\$ 19,550				\$ 78,230	

**WT 2018 Funding Study Expenses by Calendar Year - Continued**

Item Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Reserve Category : Boiler (Hot Water)</b>														
Boiler: Replace Key Parts				\$ 30,562										
<b>Reserve Category : Doors</b>														
Door: South Main Entry														
Door: East Entry ADA upgrade														
Door: North Entry ADA Upgrade														
Door: North Stairway Entrance														
Doors: Stairway- Floors 2 and 3														
Door: South Main Entry- Remedial Work														
Category Subtotal :														
<b>Reserve Category : Electrical</b>														
Electrical: Replace sub-panel in ECC Room														
Electrical: Replace hallway sub-panels														
Electrical: Maintain and Repair								\$ 15,000						
Category Subtotal :								\$ 15,000						
<b>Reserve Category : Elevator</b>														
Elevator Consultants														
Elevator: Work by Others														
Elevator: Refurbish- new interiors				\$ 9,000						\$ 9,000				
Elevator A: Replace Mechanical														
Elevator B: Replace Mechanical														
Elevator: Replace Heat Pump										\$ 2,100				
Category Subtotal :				\$ 9,000						\$ 11,100				
<b>Reserve Category : Garage</b>														
Garage: General Upkeep														
Garage: Upper Deck Re-surface														
Upper Deck Remediation														
Category Subtotal :														
<b>Reserve Category : Miscellaneous: Major Items</b>														
Paving: Asphalt Seal Coat					\$ 1,970						\$ 1,970			

**WT 2018 Funding Study Expenses by Calendar Year - Continued**

<b>Item Description</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<i>Paving: North near building- Asphalt Repair and Seal</i>						\$ 1,270								
<i>Paving: North side concrete paving</i>														
<i>Paving: South- Asphalt Repair and Seal</i>						\$ 700								
<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			\$ 1,970	\$ 1,970					\$ 1,970			
<b>Reserve Category : Miscellaneous: Repair and Renew</b>														
<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: Flooring: Mats</i>			\$ 504							\$ 504				
<i>Architectural Interior: Metal Handrails</i>														
<i>Doors: Commercial</i>														
<i>Doors: Exterior- Replace</i>														
<i>Doors: Interior</i>														
<i>Miscellaneous: Paving: Repair Sidewalks</i>														
<i>Miscellaneous: Office Equipment</i>							\$ 1,500							
<i>Miscellaneous: Office- Replace Furniture</i>														
<i>Miscellaneous: Parking- Bicycle Racks</i>														
<i>Roof: Awning Replace</i>														
<i>Roof: Awning- Repair Mounting</i>														

**WT 2018 Funding Study Expenses by Calendar Year - Continued**

Item Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Roof: Seal Patios (Roofs) and North Porches														
Security: Cameras														
Security: Key / Fob / Entry Guard System														
Security: Lighting- Exterior														
Category Subtotal :			\$ 504				\$ 1,500			\$ 504				
<b>Reserve Category : Plumbing</b>														
Plumbing Replace Stack Valves Phase 2														
Plumbing Replace Stack Valves-Phase 3														
Plumbing Phase 3: Asbestos abatement														
Plumbing Remediation														
Pipe Repair- Manifold Line														
Plumbing: General Upgrade			\$ 150,000					\$ 150,000					\$ 150,000	
Category Subtotal :			\$ 150,000					\$ 150,000					\$ 150,000	
<b>Reserve Category : Roof</b>														
Roof: Consultant														
Roof: Building Roof and Flat Roofs (4)												\$ 75,000		
Roof: Re-Roof 2nd Floor Patio														
Roof: East Portico-Rebuild & Re-Roof								\$ 5,364						
North Porches- Remediate														
Category Subtotal :								\$ 5,364				\$ 75,000		
<b>Reserve Category : Security</b>														
Security: Garage Roll-up Gates					\$ 30,000									
Security: Fencing														
Category Subtotal :					\$ 30,000									
<b>Reserve Category : Windows</b>														
Windows: Replace Frames and Glass														
<b>Expense Totals :</b>	<b>\$ 124,473</b>	<b>\$ 50,768</b>	<b>\$ 167,004</b>	<b>\$ 39,562</b>	<b>\$ 175,176</b>	<b>\$ 1,970</b>	<b>\$ 1,500</b>	<b>\$ 170,364</b>	<b>\$ 19,550</b>	<b>\$ 11,604</b>	<b>\$ 48,213</b>	<b>\$ 85,768</b>	<b>\$ 228,230</b>	

**Willamette Towers HOA**  
*Reserves Study 2018*  
*Expense Summary by Year 2016 - 2023*

**2017 Expense Summary- actual costs**

Year	Category	item Name	Expense	Amount
<b>2017</b>	Architectural Interior: Lighting	Replace lighting floors 2-5 & 7-13 (1st & 6th floor are done).	9,760	9,760
	Doors	Electrical work at main entry door	517	517
	Garage: Parking Area Repairs	Remedial work to protect upper deck concrete as-is and to buy time until 2019 complete re-working of the upper deck surface concrete	10,550	10,550
	Miscellaneous: Major Items: Paving: Asphalt Repair	Asphalt surfaces are treated for problems and treated with sealant.	1,970	1,970
	Miscellaneous: Repair and Renew-	Flooring:	504	504
	Miscellaneous: Repair and Renew - Security: Equipment for Gates	Gate Maintenance	609	609
	Plumbing	Riser valve replacement	36,542	45,588
		Riser Valve Remediation (Asbestos)	3,946	
		Pipe Repair- Replace Manifold line on 1st floor- one time event	5,100	
	<b>2017 Annual Expense Total</b>			<b>69,498</b>

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

Remedial work on the garage upper deck

**2018 Expense Summary update**

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

Placeholder amount: While this work was done in 2017, the billing is due in 2018  
 Goal is to clear lines as well as possible of interior metal build-up and buy time regarding plumbing pipe replacement.  
 Investigation leads the MMRR (Major Maintenance, Repair and Replacement Committee) to believe that this will help clear plumbing lines and put off major plumbing work for up to 10 years.

**2019 Expense Summary**

	Category	item Name	Expense	Amount
<b>2019</b>	Garage	Replace Upper Deck Surface	275,000	275000
	Miscellaneous: Major Items	North Side Paving: Alternatives are concrete (estimated \$50,000), complete asphalt re-paving	0 dollars provided in	
<b>2019 Annual Expense Total</b>			<b>275000</b>	<b>275000</b>

Bid may be as low as \$250,000.  
 Tom Weaverling highlights that concrete equipment will be available at the time of the

**2020 Expense Summary**

	Category	item Name	Expense	Amount
<b>2020</b>	Architectural Interior: Paint and Seal	Paint residential floor doors: elevator, stairs, janitor, garbage, porch access, and fire extinguisher cabinets	16,500	16,500
		Paint 1st Floor Hallways & Doors	3050	3050
<b>2020 Annual Expense Total</b>			<b>19,550</b>	<b>19,550</b>

Work on choosing colors began in 2017, and there is the expectation that this project should be done when funds materialize.

**2021 Expense Summary**

Category	item Name	Expense	Amount
Elevator	Refurbish Interiors	9000	9000
Miscellaneous: Major Items - Ventilation	Single-floor trial: 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.	5000	5000
Miscellaneous: Repair and Renew- Roof	Roof: Re-surface North porches	18,000	18,000
<b>2021 Annual Expense Total</b>		<b>32000</b>	<b>32000</b>

This is a regularly scheduled items, to be done if needed at the time.

Addressing the cost of the garage has meant that all vents being cleaned has been postponed to 2022. This would be a trial run for a method to have positive air flow from each unit. It may require a vote to fund as the cost is above \$2500, the capital improvements non-voted limit set in the documents.

Tom estimates a cost at \$1500 per porch. This will cause proper water drainage, which should extend the life of the porch doors and stairway doors.

**2022 Expense Summary**

Category	item Name	Expense	Amount
<b>2022</b> Miscellaneous: Major Items	Paving: Asphalt Seal Coat	1970	41970
	Ventilation: Clean North Side Vents	25000	
	Ventilation: Clean South Side Vents	15000	
Miscellaneous: Repair & Renew	Security Cameras	5000	13000
	Security: Lighting- exterior	8000	
Security	Garage: Replace or Repair the Roll-up Gates	30000	30000
<b>2022 Annual Expense Total</b>		<b>84970</b>	<b>84970</b>

Regularly scheduled maintenance

We have two major veintilation layouts: one vents out at the north porches and one vents

Regularly scheduled item

Regularly scheduled item

Regularly scheduled item: depending on need to do so

**2023 Expense Summary**

Category	item Name	Expense	Amount
<b>2023</b>	Electrical: Maintain & Repair	15000	15000
	Plumbing: Plumbing Remediation    General repairs	150000	150000
<b>2023 Annual Expense Total</b>			<b>165000</b>

Rather generic. We do not want generic items sprinkled through the reserves, but Tom recommends retaining this one.

The 2018 remediation- to clear the pipes- is reported to "buy us 5 years" regarding repairs to plumbing. There is no reserves item for plumbing replacement. Repairs to failed areas in 2017 cost around \$18,000. The \$150,000 amount is allowing \$30,000 in repairs per year, accumulated in the five years following the pipe-clearing effort. It repeats on a 7 year basis.

- 2024** Major items include Paint Residential Hallways (\$51,800), Paint Stairways (\$24,000), and Miscellaneous Minor items.
- 2025** The major item is Paint Building and Paint Garage for a combined total of \$140,000.
- 2026** Major items are the regularly scheduled Flooring: Hallway Carpets ( \$40,000) and a new roof, layered on top of our original,
- 30-year scope** The reserves show our "% funded" growing beyond 100% towards the end of the 30-year scope of the study, but this amount does not take into account that two major items, the elevator replacement and the grounds fencing, will come into