

WT plumbing 2020 2m Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Plumbing						
Add piping for to commercial space for continuous service	\$ 50,000	0 Years	50 Years	\$ 51,009	\$ 51,009	No
Additional plumbing: prep for stacks part 1	\$ 20,000	0 Years	50 Years	\$ 20,404	\$ 20,404	No
Additional plumbing: prep for stacks part 2	\$ 15,000	1 Years	50 Year	\$ 15,612	\$ 7,806	No
Horizontal valves and plumbing: update along 12th floor	\$ 15,000	1 Years	50 Year	\$ 15,612	\$ 7,806	No
Manifold Line (1st floor lateral supply): Update/Replace	\$ 70,000	1 Years	50 Year	\$ 72,854	\$ 36,427	No
Replace risers and repair interiors: Part 1 of 8	\$ 130,000	2 Years	50 Years	\$ 138,032	\$ 46,011	No
Replace risers and repair interiors: Part 2 of 8	\$ 160,000	3 Years	50 Years	\$ 173,314	\$ 43,329	No
Replace risers and repair interiors: Part 3 of 8	\$ 190,000	4 Years	50 Years	\$ 209,965	\$ 41,993	No
Replace risers and repair interiors: Part 4 of 8	\$ 220,000	5 Years	50 Years	\$ 248,025	\$ 41,337	No
Replace risers and repair interiors: Part 5 of 8	\$ 250,000	6 Years	50 Years	\$ 287,535	\$ 41,076	No
Replace risers and repair interiors: Part 6 of 8	\$ 280,000	7 Years	50 Years	\$ 328,539	\$ 41,067	No
Replace risers and repair interiors: Part 7 of 8	\$ 295,000	8 Years	50 Years	\$ 353,126	\$ 39,236	No
Replace risers and repair interiors: Part 8 of 8	\$ 305,000	9 Years	50 Years	\$ 372,466	\$ 37,247	No

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

Months Remaining in Calendar Year 2020: 12

Expected annual inflation: 2.00%

Interest earned on reserve funds: 0.00%

Initial Reserve: \$ 3,000

WT plumbing 2020 2m Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2020	\$ 95,638			\$ 71,413		\$ 27,225	1.5%
2021	\$ 104,125			\$ 104,078		\$ 27,273	1.5%
2022	\$ 137,561			\$ 138,032		\$ 26,802	1.5%
2023	\$ 172,285			\$ 173,314		\$ 25,773	1.5%
2024	\$ 208,334			\$ 209,965		\$ 24,141	1.5%
2025	\$ 245,746			\$ 248,025		\$ 21,863	1.5%
2026	\$ 284,563			\$ 287,535		\$ 18,891	1.5%
2027	\$ 324,824			\$ 328,539		\$ 15,176	1.5%
2028	\$ 348,616			\$ 353,126		\$ 10,666	1.5%
2029	\$ 367,387			\$ 372,466		\$ 5,587	1.5%
Totals :	\$ 2,289,080	\$ 0	\$ 0	\$ 2,286,493	\$ 0		

¹ Cash Reserves minus Fully Funded Value

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

Basis of Funding Study - Modified Cash Flow

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

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Calendar Year 2020: 12 Inflation = 2.00 % Interest = 0.00 %
 Study Life = 30 years Initial Reserve Funds = \$ 3,000.00 Final Reserve Value = \$ 3,000.00

PRELIMINARY

WT plumbing 2020 2m Funding Study - Expenses by Item and by Calendar Year

Item Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Reserve Category : Plumbing										
Add piping for to commercial space for continuous service	\$ 51,009									
Additional plumbing: prep for stacks part 1	\$ 20,404									
Additional plumbing: prep for stacks part 2		\$ 15,612								
Horizontal valves and plumbing: update along 12th floor		\$ 15,612								
Manifold Line (1st floor lateral supply): Update/Replace		\$ 72,854								
Replace risers and repair interiors: Part 1 of 8			\$ 138,032							
Replace risers and repair interiors: Part 2 of 8				\$ 173,314						
Replace risers and repair interiors: Part 3 of 8					\$ 209,965					
Replace risers and repair interiors: Part 4 of 8						\$ 248,025				
Replace risers and repair interiors: Part 5 of 8							\$ 287,535			
Replace risers and repair interiors: Part 6 of 8								\$ 328,539		
Replace risers and repair interiors: Part 7 of 8									\$ 353,126	
Replace risers and repair interiors: Part 8 of 8										\$ 372,466
Expense Totals :	\$ 71,413	\$ 104,078	\$ 138,032	\$ 173,314	\$ 209,965	\$ 248,025	\$ 287,535	\$ 328,539	\$ 353,126	\$ 372,466

Willamette Towers HOA

1313 Lincoln Street Eugene, Oregon 97401

October 15, 2019

2020 Expense Summary

Year	Category	Item Name	Expense
2020	Plumbing	Add piping for to commercial space for continuous service	\$ 51,009
		Additional plumbing: prep for stacks part 1	\$ 20,404
2020 Annual Expense Total = \$ 71,413			