

**Willamette Towers HOA**  
1313 Lincoln Street Eugene, Oregon 97401

January 1, 2021

PRELIMINARY

**Willamette Towers HOA  
Plumbing Reserve Study**  
January 1, 2021

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PRELIMINARY

**WT plumbing 2021 2m Funding Study Modified Cash Flow Analysis**

Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2021	\$ 98,800			\$ 183,633		\$ 42,167	2.7%
2022	\$ 113,620			\$ 124,893		\$ 30,894	2.1%
2023	\$ 130,663			\$ 254,828		-\$ 93,271	-6.7%
2024	\$ 150,262			\$ 129,986		-\$ 72,995	-6.2%
2025	\$ 172,802			\$ 132,609		-\$ 32,802	-3.0%
2026	\$ 198,722			\$ 270,572		-\$ 104,652	-10.4%
2027	\$ 228,530			\$ 276,034		-\$ 152,156	-19.9%
2028	\$ 262,810			\$ 281,605		-\$ 170,951	-33.6%
2029	\$ 302,231			\$ 236,415		-\$ 105,134	-44.5%
2030	\$ 105,134					\$ 0	-7.8%
2031						\$ 0	-7.3%
<b>Totals :</b>	<b>\$ 1,763,575</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,890,575</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 2021: 12      Inflation = 2.00 %      Interest = 0.00 %  
 Study Life = 10 years      Initial Reserve Funds = \$ 127,000.00      Final Reserve Value = -\$ 0.30  
 Annual Payments Held Constant for 10 years

PRELIMINARY

### WT plumbing 2021 2m Funding Study - Expenses by Item and by Calendar Year

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Reserve Category : Plumbing</b>											
Consultants- Plumbing Project	\$ 10,202										
Complete 1st Floor Manifold Line	\$ 51,009										
Replace 1st of 4 hallway risers	\$ 122,422										
Replace 2nd of 4 hallway risers		\$ 124,893									
Replace 3rd of 4 hallway risers			\$ 127,414								
Replace 4th of 4 hallway risers			\$ 127,414								
Replace 1st of 8 unit risers				\$ 129,986							
Unit interior reconstruction 1st of 8											
Replace 2nd of 8 unit risers					\$ 132,609						
Unit interior reconstruction 2nd of 8											
Replace 3rd of 8 unit risers						\$ 135,286					
Unit interior reconstruction 3rd of 8											
Replace 4th of 8 unit risers						\$ 135,286					
Unit interior reconstruction 4th of 8											
Replace 5th of 8 unit risers							\$ 138,017				
Unit interior reconstruction 5th of 8											
Replace 6th of 8 unit risers							\$ 138,017				
Unit interior reconstruction 6th of 8											
Replace 7th of 8 unit risers								\$ 140,803			
Unit interior reconstruction 7th of 8											
Replace 8th of 8 unit risers								\$ 140,803			
Unit interior reconstruction 8th of 8											
Replace plumbing to laundry room									\$ 26,933		
Replace plumbing to commercial spaces 1 Of 2									\$ 26,933		
Replace plumbing to commercial spaces 2 of 2									\$ 26,933		
Replace plumbing to janitor closets									\$ 143,645		
Replace and set 12th floor balancing valves									\$ 11,970		
<b>Expense Totals :</b>	<b>\$ 183,633</b>	<b>\$ 124,893</b>	<b>\$ 254,828</b>	<b>\$ 129,986</b>	<b>\$ 132,609</b>	<b>\$ 270,572</b>	<b>\$ 276,034</b>	<b>\$ 281,605</b>	<b>\$ 236,415</b>		