

Willamette Towers HOA
1313 Lincoln Street Eugene, Oregon 97401

January 1, 2021

PRELIMINARY

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

Table of Contents	
Pages	Subject
1	Preliminary Report Cover Sheet
2	Preliminary Table of Contents
3	Preliminary Cash Flow
4	Preliminary Expense Report

PRELIMINARY

WT plumbing 2021 2m 1.5 Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2021	\$ 80,407			\$ 183,633		\$ 23,774	1.5%
2022	\$ 123,027			\$ 124,893		\$ 21,908	1.5%
2023	\$ 253,795			\$ 254,828		\$ 20,876	1.5%
2024	\$ 126,876			\$ 129,986		\$ 17,766	1.5%
2025	\$ 131,316			\$ 132,609		\$ 16,473	1.5%
2026	\$ 269,180			\$ 270,572		\$ 15,080	1.5%
2027	\$ 272,427			\$ 276,034		\$ 11,474	1.5%
2028	\$ 277,764			\$ 281,605		\$ 7,632	1.5%
2029	\$ 232,329			\$ 236,415		\$ 3,546	1.5%
2030	-\$ 3,546					\$ 0	1.5%
2031	\$ 0					\$ 0	1.5%
Totals :	\$ 1,763,576	\$ 0	\$ 0	\$ 1,890,575	\$ 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 2021: 12 Inflation = 2.00 % Interest = 0.00 %
 Study Life = 10 years Initial Reserve Funds = \$ 127,000.00 Final Reserve Value = \$ 0.06
 Annual Payments Held Constant for 10 years

PRELIMINARY

WT plumbing 2021 2m 1.5 Funding Study - Expenses by Item and by Calendar Year

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Reserve Category : Plumbing											
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		
Expense Totals :	\$ 183,633	\$ 124,893	\$ 254,828	\$ 129,986	\$ 132,609	\$ 270,572	\$ 276,034	\$ 281,605	\$ 236,415		