Westmount Place 2018 Reserve Fund Report and 2019 Plan

Reserve fund balance as of 2017-Dec-31 = $1,111,926

Completed Projects in 2018

- Post tensioned cable review and additional access ports
- Pool re-opening
- Security system modernization and access door updates
- Residential hallway bulkheads
- Low rise domestic hot water recirculation flow reduction

Started Projects continuing into 2019

- Elevator modernization including cab interiors and security
- 5th floor painting
- High rise domestic hot water recirculation flow reduction
- Deck drainage project for 26th floor
- Ceiling bulkhead repairs for 15th floor
- Vestibule ceiling update

Projected reserve fund balance as of 2018-Dec-31 = $614,051*

New Projects to be started in 2019

- Post tensioned cable repairs
- Ceiling bulkhead repairs for 27th floor
- Gas supply repairs to emergency makeup air units
- Project to replace pneumatic thermostats and zone valve actuators over extended time

Projected reserve fund balance as of 2019-Dec-31 = $612,051*

* Projections based on plan update 2018-September spending plan
** Some aspects may extend into 2019