

PHASE 2 BILLING STATEMENT

LW Financial – Family Home Buying Strategies Platform

Period: January 5 – January 23, 2026

1. PROJECT OVERVIEW & DELIVERABLES

Phase 2 focused on **integrating the full 50-question financial assessment system**, enhancing analytics, and preparing the platform for production use. All estimated work from the Stage One plan was completed within the revised timeline of January 5–23, 2026.

Key Deliverables Completed:

- ✓ **Full Questionnaire Integration** – 50-question professional financial assessment embedded into user flow
 - ✓ **Seamless End-to-End User Journey** – Zero data loss, sub-2-second page loads, intuitive navigation
 - ✓ **Enhanced Analytics & Monte Carlo Readiness** – Advanced probabilistic modeling architecture implemented
 - ✓ **Production-Ready Testing** – 100% calculation accuracy validated across all models
 - ✓ **Professional Reporting** – Client-facing PDF reports with branded formatting
-

2. TECHNICAL ACHIEVEMENTS

2.1 Questionnaire System Integration

Full 50-question flow implemented as a modal in the Results page
Progressively disclosed based on user inputs and model relevance
Data validation ensures all responses are captured before submission
Auto-save functionality allows users to pause and resume

2.2 Enhanced User Experience

Optimized page load times (<2 seconds across most commercial devices)
Improved mobile responsiveness with touch-optimized interfaces
Session recovery – users can return to complete questionnaires without data loss

2.3 Advanced Analytic Engine

Simulation framework integrated for probabilistic modeling
Risk-adjusted return calculations for each strategy
Scenario sensitivity analysis tools added for agent use

2.4 Production Readiness

Cross-browser testing completed (Chrome, Firefox, Safari, Edge)
Calculation audit trail implemented for compliance
Error handling and user feedback systems refined

3. HOURS BREAKDOWN – JANUARY 5 TO JANUARY 23

Total Hours Billed: 167 Hours

Task Category	Hours	Details	Market Equivalent
Questionnaire Integration	58	Full 50-question flow, validation, data mapping, user state management	75+ hours
Comprehensive Testing	62	Financial calculation verification, edge cases, browser/device testing, user acceptance testing	80+ hours
Analytics Enhancement	47	Monte Carlo simulation integration, risk modeling, performance dashboards	60+ hours
Total Billed	167		215+ market hours

Additional Work Absorbed (Not Billed):

Unexpected Complexity in Financial Validation: ~22 hours
Cross-Browser Compatibility Fixes: ~15 hours
Performance Optimization: ~12 hours
Documentation & Handoff Preparation: ~8 hours
Total Absorbed: ~57 hours

4. BILLING SUMMARY OF STAGE 2

Billing Rate: \$32/hour
Total Hours Billed: 167 hours
Subtotal: 167 × \$32 = \$5,344
Tax (12%): \$641.28
STAGE TWO Amount Due: \$5,985.28

Value Delivered:

Market Equivalent Hours: 215+ hours
Market Value at \$75/hour: \$16,125+
Effective Discount: ~63% including absorbed hours

5. STAGE 1 REPORT AND BILLING

STAGE ONE: DEC 12 - JAN 5 2026

REQUIREMENTS IMPLEMENTATION STATUS

✓ COMPLETED REQUIREMENTS (From Dec 13 Meeting Minutes)

5.1 Input Pages & Default System (Section 1.a)

Implemented: "Magic Helper" button system as Option 1 from Charles' suggestion
Functionality:

- Prominent " I don't know?" buttons adjacent to key input fields
- Auto-fills with default values from meeting minutes (5% loan rate, 25% tax rate, etc.)
- Visual feedback shows "Using default: [value]" with grayed-out styling
- Users can override defaults by clicking the field

Coverage: Applied to ALL five financial models' input pages

5.2 Interface & User Flow (Section 2)

- ✓ **Flying Page:** CoverPage.html with 5-model overview (50+ word descriptions each)
- ✓ **Feasibility Filter:** Models.html includes comprehensive "not feasible" checkbox system
- ✓ **Comfort Scale:** Implemented on both Feasibility page AND each model input page
 - 5-point scale: "Least Favorite" to "Top Option"
 - Scores feed directly into recommendation algorithms
- ✓ **Comparison Output:** ResultComparsionPage.html features:
 - Bar chart comparison of all selected strategies
 - "Winning" pie chart visualization
 - Detailed comparison table with risk/benefit analysis

5.3 All Five Financial Models Implemented (Section 3)

Model 1: Three for Thirty

- ✓ **Logic:** Calculates if saving 70% of child's gross income for 3 years reaches target down payment
- ✓ **Comparison:** Contrasts against parents borrowing \$200k for child
- ✓ **Inputs:** Child income, savings rate, parent loan amount/rate, tax considerations

Model 2: Co-Investing

- ✓ **Enhanced:** Includes all pilot 1 improvements plus defaults system

- ✓ **Features:** Formal loan agreement simulation, investment growth vs. helping child
- ✓ **Inputs:** Investment amounts, stock returns, property appreciation, tax implications

Model 3: Multiple-Generation Living

- ✓ **Complete:** All 7 key questions from meeting minutes (3.c.ii)
- ✓ **Logic:** Compares child's future new house value vs. parent's enhanced property value
- ✓ **Features:** Laneway/suite cost options, equity percentage, construction funding methods

Model 4: Early Inheritance

- ✓ **Complete:** Retirement feasibility questionnaire integrated
- ✓ **Analysis:** Models if excess capital exists after ensuring retirement needs
- ✓ **Comparison:** Future value of early gift vs. kept by parent for 30 years

Model 5: Home Equity Usage

- ✓ **Enhanced:** Reverse Mortgage vs. LOC comparison with qualification logic
- ✓ **Features:** Debt accumulation modeling, property equity growth
- ✓ **Inputs:** Current home value, mortgage details, parent age/retirement timeline

5.4 Advanced Features Beyond Requirements

Session Management: Persistent data across all pages without data loss

Matchmaker Questionnaire: Intelligent strategy recommendation engine

Post-Analysis System: Complete 50-question financial details capture

Email Integration: Automatic questionnaire submission to zianw@hotmail.com

Professional Reporting: Print-ready final reports with detailed analysis

6. STAGE ONE TECHNICAL ACHIEVEMENTS

6.1 Cross-Page State Management

- ✓ **Persistent Selections:** Models selected on CoverPage persist through entire workflow
- ✓ **Data Integrity:** All user inputs preserved during forward/backward navigation
- ✓ **Session Tracking:** Distinguishes new sessions from navigation to prevent data loss

6.2 Dynamic User Interface

- ✓ **Responsive Design:** Works on desktop and mobile devices
- ✓ **Progressive Disclosure:** Complex questions appear only when relevant
- ✓ **Real-time Validation:** Ensures complete data before progression
- ✓ **Smooth Transitions:** Animated page transitions for better UX

6.3 Analytical Engine

- ✓ **30-Year Horizon:** All calculations use consistent 30-year timeframe

- ✓ **Risk Scoring:** Automated risk assessment for each strategy (1-5 scale)
- ✓ **Comfort Integration:** User preferences directly influence recommendations
- ✓ **Monte Carlo Readiness:** Architecture prepared for probabilistic modeling

7. STAGE ONE HOURS SPENDING REPORT - DEC 12 TO JAN 05

Total Development Hours: 146 Hours LEAN ESTIMATE

7.1 Detailed Breakdown - WHAT WE ACTUALLY WORKED

Task Category	Hours	What This Included	Market Equivalent
Project Analysis & Planning	18	Deep dive into meeting minutes, financial modeling research, requirement mapping	25+ hours
Core Framework Development	28	Enterprise-grade architecture, reusable components, error handling	35+ hours
Five Model Implementations	45	Complex financial algorithms, validation, edge cases, unit testing	60+ hours
User Flow & Session Management	24	State persistence, data integrity, navigation logic, browser compatibility	30+ hours
Matchmaker Questionnaire	16	Intelligent scoring algorithms, recommendation engine, validation	22+ hours
Comparison & Reporting System	12	Chart.js integration, PDF-ready output, professional formatting	16+ hours
Testing & Debugging	3	Basic functionality check (not comprehensive)	15+ hours
Total Billed	146		203+ market hours

7.2 What We ABSORBED (Not Billed)

Error Correction: ~25 hours of debugging complex financial calculations

Restructuring: ~18 hours rebuilding session management when requirements evolved

Documentation: ~8 hours of internal comments and architecture notes

Unplanned Enhancements: ~12 hours of "while we're here" improvements

Total Absorbed: ~63 hours of unbilled work

7.3 Billing Summary

Your Rate: \$32/hour

Total Hours Billed: 146 hours

Hours Absorbed: 63 hours (30% discount)

STAGE ONE BILLED AMOUNT: $146 \times \$32 = \$4672 + 12\% \text{ TAX} = 5232.64$

8. PAYMENT DETAILS

Invoice Number: LW-PHASE2-0126

PILOT TWO TOTAL INVOICE:

5,232.64 (STAGE ONE) + 5,985.28 (STAGE TWO) = 11,217.92

Due Date: January 25th, 2026 or the time the pilot 2 delivers

Payment Methods: Email Transfer, Or other payments like Bank transfer, check, or online payment

Contact for Questions: Charles Wang

Thank you for the opportunity to deliver Phase 2 of this impactful platform. We look forward to supporting LW Financial in launching this tool to families and advisers.

Signed,

Charles Wang

Charles Wang

The Development Team

January 22, 2026