2025 Tower Capital Reserve Fund
20 Year Forecast

Draft1
15% increase 2025 6% each year there after
2/3of 10 year average transfer in from Budget
Committee and Board Approved

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
Beginning Balance	**1,776,712**	**1,438,422**	**42,556**	**546,397**	**938,577**	**1,425,041**	**1,352,549**	**2,097,909**	**2,859,888**	**3,768,380**	**4,512,849**	**4,095,129**	**4,398,802**	**2,489,666**	**1,363,210**	**253,024**	**77,948**	**1,185,151**	**699,494**	**2,231,875**	**2,053,832**	**2,490,379**	
Inflows:																							
1) Interest (3% Of Beginning Balance)	21,506	46,000	1,277	16,392	28,157	42,751	40,576	62,937	85,797	113,051	135,385	122,854	131,964	74,690	40,896	7,591	2,338	35,555	20,985	66,956	61,615	74,711	
2) Capital Income	522,628	553,986	637,084	675,309	715,827	758,777	804,303	852,561	903,715	957,938	1,015,414	1,076,339	1,140,920	1,209,375	1,281,937	1,358,853	1,440,385	1,526,808	1,618,416	1,715,521	1,818,452	1,927,560	
Due to Budget																							
Due to Capital(Owners Equity)																							
Transfers in (2/3 of 10 Year Average)	35,326	89	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	
Funds from Flood Insurance	1,586,639																						
TOTAL INFLOW + BEG BAL	**3,942,811**	**2,038,496**	**735,477**	**1,292,657**	**1,737,121**	**2,281,129**	**2,251,989**	**3,067,968**	**3,903,960**	**4,893,929**	**5,718,209**	**5,348,882**	**5,726,246**	**3,828,290**	**2,740,604**	**1,674,028**	**1,575,231**	**2,802,074**	**2,393,455**	**4,068,912**	**3,988,459**	**4,547,210**	
3) Camera System		26,436								35,000										40,000			127,872
4) Switching Gear, Generator																							0
5) HVAC		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	275,000
6) Cooling Tower																	160,000						160,000
7) Chillers																				440,000			440,000
8) Boilers																							0
9) AHU																				296,000			296,000
10) Controls (HVAC)																				550,000			550,000
11) Cooling Tw. Pumps																		60,000					60,000
12) Pumbs (7) (HVAC)																				120,000			120,000
13) Roof, replace 2035													236,500										236,500
14) Blacktop/Concrete 2039		27,901			21,000			22,000			23,000			24,000			100,000	26,000			28,000		299,802
15) Fire Horn & Detector (Pump, 2062)				180,000	75,000	15,000																	270,000
16) Lot #2 Deck	342,685					110,000						880,000						120,000					1,452,685
17) Trash compactor est.			10,000																		40,000		50,000
18) Windows/Doors															1,650,000								1,650,000
19) Elev. Mod. ADA 2030								20,000															20,000
20) Garage-paint, seal, & repair concrete	81,202									275,000										290,000			646,202
21) Garage Sprinklers				70,000										80,000									150,000
22) Balcony Repair 10 yr. 88%		924,800									500,000										600,000		2,583,879
23) Spandrels 32%		435,200									600,000										700,000		2,103,110
24) Domestic Water Pumps																		35,000					35,000
25) Hot Water Heater(s) +Tank 2052											80,000												80,000
26) Pool Water Heater			8,000				8,000		8,500				9,000		9,500				10,500		11,000		64,500
27) Cabana Roof/Front				50,000	40,000	40,000																	130,000
28) Pool Pump/Filter (2030) /Cover - 6 Years						12,000		10,000				12,500						13,000					47,500
29) Pool Coating & Tile 2038																50,000							50,000
30) Pool Fence 2039																	19,000						19,000
31) Pool Bathroom Renovation 2039																	60,000						60,000
32) Fitness Center Renovation						20,000										25,000							45,000
33) Phone System				8,000																			8,000
34) Awnings		24,400									26,000									28,000			90,784
35) Corridor Redecoration 2017						440,000										550,000							990,000
36) All Hallway Door Closers			70,000																100,000				170,000
37) Replace street lights	3,149	43,000																		100,000			189,159
38) Cobblestone Wall Repair						240,000																	240,000
39) Lobby, Hall, Mailroom upgrade	317,545	14,903											550,000										897,351
40) Lobby Vestibule													50,000										50,000
41) Back Hall			5,000			5,500			6,000			6,500			7,000			7,500			8,000		45,500
42) Hermitage Room	2,185				130,000											150,000							282,185
43) 1st Floor Restrooms									75,000														75,000
44) Restaurant Exhaust 2029							100,000																100,000
45) Restaurant Floor 0																							0
46) Restaurant Windows $15,000	14,350																				20,000		34,350
47) Lot #1 Boardwalk	59,663																					70,000	129,663
48) Condo Purchase																							0
49) Irrigation 2033											90,000												90,000
50) Culvert under bridge to Madison Rd.																				100,000			100,000
51) Dana Wall								80,000															80,000
52)Trucks			30,000					30,000					30,000					30,000					120,000
53) Solar Panels $266,000 ? Not Priority																							0
54) engineering study										20,000													20,000
55) landscape inprovement plan	18,085		30,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	333,085
56) Lot #2 Parapet Walls & Dock																							0
57) Elevator Cabs											253,000												253,000
58) Elevator Mechincal																		1,760,000					1,760,000
59) FCU / Pipe Replacement 2035 / 2036													2,310,000	2,310,000									4,620,000
60) Sewer line Replacement 2037 / 2038															770,000	770,000							1,540,000
61) Garage sump pumps 20 years																					40,000		40,000
62) Insurance Deductible			10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	105,000
63) Flood Expenses	1,648,762	473,220																					2,121,982
Tax Expense (Refund)	16,763	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	16,080	367,113
TOTAL OUTFLOW:	2,504,389	1,995,940	189,080	354,080	312,080	928,580	154,080	208,080	135,580	381,080	1,623,080	950,080	3,236,580	2,465,080	2,487,580	1,596,080	390,080	2,102,580	161,580	2,015,080	1,498,080	121,080	26,874,222
Capital Balance 12/31	**1,438,422**	**42,556**	**546,397**	**938,577**	**1,425,041**	**1,352,549**	**2,097,909**	**2,859,888**	**3,768,380**	**4,512,849**	**4,095,129**	**4,398,802**	**2,489,666**	**1,363,210**	**253,024**	**77,948**	**1,185,151**	**699,494**	**2,231,875**	**2,053,832**	**2,490,379**	**4,426,130**	

12/17/2024
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