

2026 Tower Capital Replacement Fund 20 Year Forecast

1st Draft1
12.5% increase 2026 6% each year there after
2/3of 10 year average transfer in from Budget
Committee Approved 10/15/2025
Board Approved 10/20/2025

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	1,438,422	257,375	688,516	1,200,070	1,802,975	1,746,549	2,530,250	3,099,178	4,074,485	4,839,559	4,488,606	4,783,285	2,837,345	1,665,880	654,377	552,868	1,741,344	1,362,197	3,111,402	2,939,142	3,623,458	5,584,101
Inflows:																						
1) Interest (3% Of Beginning Balance)	49,455	3,400	20,655	36,002	48,089	52,396	75,907	92,975	122,234	145,187	134,658	143,499	85,120	49,970	19,631	16,586	52,240	40,866	93,342	88,174	105,704	167,523
2) Capital Income	553,986	637,084	716,719	759,722	805,305	853,624	904,841	959,132	1,016,680	1,077,680	1,142,341	1,210,882	1,283,535	1,360,547	1,442,179	1,528,710	1,620,433	1,717,659	1,820,718	1,929,961	2,045,759	2,168,505
Due to Budget																						
Due to Capital(Owners Equity)																						
Transfers in (2/3 of 10 Year Average)	89	0	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260	54,260
Funds from Flood Insurance																						
TOTAL INFLOW + BEG BAL.	2,041,951	887,859	1,480,150	2,050,055	2,510,629	2,706,830	3,565,258	4,205,545	5,267,639	6,116,688	5,819,885	6,191,825	4,280,280	3,130,457	2,170,448	2,152,424	3,488,277	3,174,982	5,079,722	5,011,538	5,729,181	7,874,388
3) Camera System	26,436								35,000										40,000			
4) Switching Gear, Generator																						
5) HVAC		10,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
6) Cooling Tower																176,000						
7) Chillers		50,000	13,000																		440,000	
8) Boilers		39,136																				
9) AHU																						296,000
10) Controls (HVAC)																						550,000
11) Cooling Tw. Pumps																						65,000
12) Pumps (7) (HVAC)																						120,000
13) Roof, replace 2035												236,500										
14) Blacktop/Concrete 2039	27,901			21,000			22,000			23,000			24,000			100,000	26,000					28,000
15) Fire Horn & Detector (Pump, 2062)				200,000	75,000	15,000																
16) Lot #2 Deck											968,000											
17) Trash compactor est.		8,028																				
18) Windows/Doors														1,650,000								40,000
19) Elev. Mod. ADA 2030	5,000						20,000															
20) Garage-paint, seal, & repair concrete									302,500													290,000
21) Garage Sprinklers			70,000										80,000									
22) Balcony Repair 10 yr. 88%	1,032,775									500,000												600,000
23) Spandrels 32%	367,910									600,000												700,000
24) Domestic Water Pumps																	35,000					
25) Hot Water Heater(s) +Tank 2052							8,000		8,500	80,000												
26) Pool Water Heater		36,000	8,000	40,000	40,000								9,000		9,500						10,500	11,000
27) Cabana Roof/Front																						
28) Pool Pump/Filter (2030) /Cover - 6 Years					12,000		10,000				12,500											
29) Pool Coating & Tile 2038																50,000						
30) Pool Fence 2039																	19,000					
31) Pool Bathroom Renovation 2039																60,000						
32) Fitness Center Renovation					20,000											25,000						
33) Phone System			8,000																			
34) Awnings	24,784									26,000												28,000
35) Corridor Redecoration 2017			10,000		440,000											550,000						
36) All Hallway Door Closers			70,000																			100,000
37) Replace street lights	43,010																					110,000
38) Cobblestone Wall Repair							240,000															
39) Lobby, Hall, Mailroom upgrade	15,253												550,000									
40) Lobby Vestibule													50,000									
41) Back Hall			5,000			5,500				6,000			6,500			7,000						8,000
42) Hermitage Room				130,000											150,000							
43) 1st Floor Restrooms								75,000														
44) Restaurant Exhaust 2029						100,000																
45) Restaurant Floor 0																						
46) Restaurant Windows \$15,000																						
47) Lot #1 Boardwalk																					20,000	70,000
48) Condo Purchase																						
49) Irrigation 2033										90,000												
50) Culvert under bridge to Madison Rd.																						100,000
51) Dana Wall							80,000															
52) Trucks		30,000					30,000															30,000
53) Solar Panels \$266,000 ? Not Priority													30,000									
54) engineering study									20,000													
55) landscape improvement plan			45,000	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
56) Lot #2 Parapet Walls & Dock																						
57) Elevator Cabs										253,000												
58) Elevator Mechanical																	1,760,000					
59) FCU / Pipe Replacement 2035 / 2036												2,425,500	2,425,500									
60) Sewer line Replacement 2037 / 2038														770,000	770,000							
61) Garage sump pumps 20 years																						44,000
62) Insurance Deductible			15,000	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
63) Flood Expenses																						
balance sheet adj auditor	213,395																					
Tax Expense (Refund)	28,112	36,179	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
TOTAL OUTFLOW	1,784																					