

VANDERBILT TOWERS OF NAPLES, INC.
FUTURE MAJOR REPAIRS AND REPLACEMENTS - APPROVED FOR 2018
PROJECTED EXPENDITURES

Description	2017	2018	2019	2020	2021	2022	2023
Asphalt Sealcoat/Rejuvenation					6,000		
Balcony Testing							
Balcony Repairs	141,000						
Boat Docks Restoration							
Brick Pavers, Building Entrance						6,000	
Building Exterior Doors Replacement		15,000					
Elevator Mechanical Modernization							
Entrance Canopy Replacement			7,000				
Fire Alarm System Modernization				132,000			
Flooring Carpeting						32,000	
Flooring Tile							
Furniture Replacements							
HVAC Units Allowance							9,000
Insurance Deductible	11,000						
Kitchen Renovation/Remodel							
Painting & Waterproofing Building		25,000					
Pool Deck Furniture Replacement			10,000				
Pool Deck Restoration						5,000	
Pool Fencing & Gates				5,000			
Pool Heater Replacement							
Pool Interior Resurfacing						16,000	
Repairs to Building Façade		13,500					
Roof Replacement							
Seawall Restoration							
Water Heater Repair/Replacement			5,000				

Projected Cash Outflow	152,000	53,500	22,000	137,000	6,000	59,000	9,000
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Beginning Cash Balance	439,584	354,584	373,484	423,884	359,284	425,684	439,084
Annual Reserve Requirement	67,000	72,400	72,400	72,400	72,400	72,400	72,400
Ending Cash Balance	354,584	373,484	423,884	359,284	425,684	439,084	502,484

Assess: \$72,400 /93/4 = \$195

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
		6,250					6,300		
						16,000			
220,000									
				7,000					
			25,000						
									10,000
			350,000						
						40,000			
		28,000							
					10,000				
11,500									
									18,000
		150,000							
				5,000					

231,500	0	184,250	375,000	12,000	10,000	56,000	6,300	0	28,000
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502,484 343,384 415,784 303,934 1,334 61,734 124,134 140,534 206,634 279,034

72,400 72,400 72,400 72,400 72,400 72,400 72,400 72,400 72,400 72,400

343,384 415,784 303,934 1,334 61,734 124,134 140,534 206,634 279,034 323,434

2034	2035	2036
		6,400
35,000		
	34,000	
30,000		
		33,000

65,000	34,000	39,400
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323,434 330,834 369,234

72,400 72,400 72,400

330,834 369,234 402,234