Village Center Condominiums Capital Plan*	Est Life	2021 APPROVED	2022 APPROVED	2023 PROPOSED	2024 PROPOSED	2025 PROPOSED	2026 PROPOSED	2027 PROPOSED	2028 PROPOSED	2029 PROPOSED	2030 PROPOSED
ANNUAL TOTAL		$ 120,000.00	$ 398,385.90	$ 869,605.00	$ 134,805.00	$ 1,264,615.00	$ 56,705.00	$ 343,805.00	$ 46,805.00	$ 1,705.00	$ 40,865.00
Signage											
Property ID/Address	20	$ 12,000.00									
Wayfinder/Parking/Other	20		$ 3,000.00								
Grounds											
EM drainage/retaining walls	25	$ 45,000.00	$ 125,000.00								
Landscaping	5	$ 30,000.00	$ 5,000.00								
Reserve Study	5		$ 5,000.00								
Residential Unit Owners											
Entry Doors				$ 650,000.00							
Windows and Sliding Doors				$ 138,000.00							
Business Unit Owners											
Entry Doors											
Windows and Sliding Doors											
Amenities											
Hot Tub Replacement	10				$ 40,000.00						
Spa Filters - Replace			$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00
Spa Heaters - Replace						$ 600.00					$ 600.00
Spa Control Panel/Box Replacement					$ 2,000.00		$ 1,000.00		$ 2,000.00		$ 1,000.00
Spa Cover - Replace				$ 2,000.00		$ 1,000.00		$ 2,000.00		$ 1,000.00	
Spa Pumps - Replace			$ 350.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00
Screening Over Tub	10		$ 8,000.00								
Lockers - Emmons & Axtell	30	$ 17,000.00									
Washer/Dryer Replacement					$ 5,000.00			$ 5,000.00			$ 5,000.00
Laundry Room Refurbish								$ 5,000.00			
Roof											
Major Repairs or Replacement	1	$ 8,000.00	$ 8,000.00			$ 800,000.00					
Gutters and Heat Tape	10										$ 30,000.00
Gutter Electrical Conduit Concealing	10										
Downspout Relocation	10										
Axtell Shed Roof	30				$ 20,000.00						
Snow Fencing -Replace						$ 60,000.00					
Exterior Envelope											
Wood Siding & Stucco Replace/Repair/Paint	5					$287,500					
Stucco Patch/Replace	5				$ 5,000.00						
Safety											
Sprinkler Head Replacement	20		$ 120,000.00								
FireProtectionSystem-ReplacePanels							$ 50,000.00				
Parking Lot/Walkways/Stairwells											
AX Parking Lot Striping/Crack and Patch			$ 20,763.00								
EM Parking Lot Striping/Crack and Patch			$ 16,856.00								
Asphalt Replacement								$ 300,000.00			
Axtell Concrete Replacement			$50,000								
Stairwell Gripstrut Replacement					$ 50,000.00						
Emmons Walkway Replacement											
Plumbing											
Replacement/Repair or Upgrades									$ 40,000.00		
Contingency		$ 8,000.00	$ 36,216.90	$ 79,055.00	$ 12,255.00	$ 114,965.00	$ 5,155.00	$ 31,255.00	$ 4,255.00	$ 155.00	$ 3,715.00
Annual Totals		**$ 120,000.00**	**$ 398,385.90**	**$ 869,605.00**	**$ 134,805.00**	**$ 1,264,615.00**	**$ 56,705.00**	**$ 343,805.00**	**$ 46,805.00**	**$ 1,705.00**	**$ 40,865.00**
Cash Flow											
Beginning Cash Balance		***$ 233,901.24***	***$ 113,901.24***	***$ 56,523.34***	***$ 140,175.94***	***$ 87,505.66***	***$ 42,168.64***	***$ 59,590.23***	***$ 36,205.48***	***$ 56,299.73***	***$ 118,149.01***
Annual Funding (Dues Reallocation)			*$ 91,008.00*	*$ 86,457.60*	*$ 82,134.72*	*$ 78,027.98*	*$ 74,126.58*	*$ 70,420.26*	*$ 66,899.24*	*$ 63,554.28*	*$ 60,376.57*
Special Assessment Total			***$ 250,000.00***	***$ 866,800.00***		***$ 1,141,250.00***		***$ 250,000.00***		***$ -***	
Assessment per Residential Unit			*$ 3,656.83*	*$ 19,700.00*		*$ 16,693.41*		*$ 3,656.83*		*$ -*	
Clinic Assessment			*$ 22,275.00*	*$ -*		*$ 101,685.38*		*$ 22,275.00*		*$ -*	
CBMR Assessment			*$ 66,825.00*	*$ -*		*$ 305,056.13*		*$ 66,825.00*		*$ -*	
Annual Expenditures		*$ 120,000.00*	*$ 398,385.90*	*$ 869,605.00*	*$ 134,805.00*	*$ 1,264,615.00*	*$ 56,705.00*	*$ 343,805.00*	*$ 46,805.00*	*$ 1,705.00*	*$ 40,865.00*
Endng Cash Balance		**$ 113,901.24**	**$ 56,523.34**	**$ 140,175.94**	**$ 87,505.66**	**$ 42,168.64**	**$ 59,590.23**	**$ 36,205.48**	**$ 56,299.73**	**$ 118,149.01**	**$ 137,660.57**

Disclaimer: This is not a Professional Reserve Study

-The above numbers and time frames are not guaranteed.