

Chamionix Condominium Association
Reserve Fund Analysis

2013-2014

	Year Reserve Entries Begun	Year Began or Last Replaced	Estimated Replacement Year	Anticipated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Requirement= Repl. Cost/ Useful Life Or Loan Period	Amount Reserved Through 2014	Comparison - Reserve less Expenditures Through 2014
Major Structures								
Roofs	1985	2011	2037	26 *	716,160	3,000	696,498	6,055.60
Elevators	1985	2000	2035	35	100,000	2,857	8,030	5,714.29
Building Restoration	1985	1999	N/A	N/A	0	0	92,077	0.00
Stucco Replacement	1985	2005	2085	80	100,000	0	18,286	0.00
Stucco Repairs-Exterior Walls	1992	2005	2015	10	24,000	12,400	94,560	38,800.00
Deck railings	1985	1985	2020	35	174,000	0	0	0.00
Windows		1985	2015	30	1,423,000	10,166	30,331	30,331.06
Boilers/Hot Water System								
Boilers	1985	1985	2025	40	300,000	7,500	150,960	111,033.85
Backflow/meter	1990	1990	2015	25	18,000	720	28,433	19,444.91
Pumps - Main Heat Circ	1985	2012	2027	15	6,795	453	4,652	906.00
Pumps - snowmelt	2005	2005	2025	20	50,000	2,500	5,000	5,000.00
Pumps - Other	1985	1985	2014	29	5,000	172	10,739	1,434.23
Sewer/Drainage/Irrigation Lines	1985	2002	2022	20	25,000	1,250	24,646	6,500.00
Pool Heat Exchanger	1985	1985	2015	30	6,000	2,000	6,178	4,000.00
Driveways								
Replacement	1985	2004	2029	25	500,000	5,000	7,500	7,500.00
Snowmelt system	2005	2005	2030	25	200,000	5,000	7,500	7,500.00
Sealing	1992	2008	2014	6	9,125	1,125	26,735	1,142.53
Concrete Entry Surface								
Replcmnt/Reinforcement	1992	1996	2016 *	20	36,500	1,825	64,731	13,650.00
Lighting								
Exterior	1985	1996	2016	20	12,000	600	6,679	1,200.00
Interior	1985	1988	2018	30	8,479	283	8,264	565.27
Furnishings & Equipment								
Carpet - Conference Lobby	1985	2007	2022	15	18,000	1,200	4,137	2,400.00
Carpeting	1985	2007	2022	15	40,000	11,167	-30,360	13,833.33
Conference Furniture	1985	1985	2016	31	1,500	48	13,249	1,596.77
Laundry Equipment	1985	2006	2017	11	31,082	2,826	7,163	5,651.28
Fire Alarm System	1985	2012	2017	5	15,000	3,000	33,948	9,950.00
Fire Sprinkler System	1985	1985	2019	34	50,000	1,471	16,243	2,941.18
Kitchen Equipment	1985	1985	2015	30	5,000	167	333	333.33
Outdoor Awnings	1993	2005	2020	15	15,000	3,000	29,934	6,000.00
Pools								
Pool Deck Replacement	1985	1997	2017	20	40,000	0	62,249	0.00
Deck Resurface	1992	2012	2022	10	8,000	1,500	15,650	11,000.00
Pool Replacement	1985	1985	2020	35	35,000	0	0	0.00
Hot Tub Tile Replacement	1985	1996	2015	19	6,601	347	6,258	694.84
ADA Pool Lift Equipment	2012	2012	2012	2	13,500	0	13,500	13,500.00
Pool Furniture	1992	1992	2016	24	2,902	121	4,449	241.83
Miscellaneous/Auditors								
Misc/Auditors	1985	1993	Yearly *	5	0	0	-48,935	0.00
Totals					3,995,644	81,697.00	1,419,614	328,920.31

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