

Chammonk Condominium Association  
Reserve Fund Analysis

Year of 2017-2018

Major Structures	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 2018	Comparison - Reserve less Expenditures Through 2018
Roofs	1985	2011	2037	26 *	716,160	5,560	711,058	39.60
Elevators	1985	2000	2035	35	100,000	13,040	91,131	3.56
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	2018	13	24,000	2,400	104,160	29,750.00
Deck railings		1985	2020	35	174,000	0	0	0.00
Windows		1985	2019	34 *	250,000	1,566	53,393	19,639.10
Boilers/Hot Water System								
Boilers	1985	1985	2025	40	300,000	7,500	180,960	118,054.28
Backflow/meter	1990	2014	2039	25	0	0	8,988	0.00
Pumps - Main Heat Circ	1985	2012	2027	15	6,795	453	6,464	2,718.00
Pumps - snowmelt	2005	2005	2025	20	50,000	2,500	15,000	9,423.24
Pumps - Other	1985	2016	2024	8	5,000	172	11,428	2,123.89
Sewer/Drainage/Irrigation Lines	1985	2016	2036	20	25,000	4,066	32,462	-6,287.96
Pool Heat Exchanger	1985	1985	2019	34	6,000	2,000	14,178	12,000.00
Driveways								
Replacement Snowmelt system	1985	2004	2029	25	500,000	2,000	21,500	21,500.00
Sealing	2005	2005	2030	25	200,000	5,000	27,500	19,310.00
Concrete Entry Surface	1992	2014	2020	6	9,125	1,125	31,235	7,260.03
Lighting								
Rplcmnt/Reinforcement	1992	1996	2019 *	23	36,500	1,825	72,031	13,442.50
Exterior	1985	1996	2019	23	12,000	600	9,079	3,600.00
Interior	1985	1988	2019	30	8,479	283	9,395	1,695.80
Furnishings & Equipment								
Carpet - Conference Lobby	1985	2007	2022	15	18,000	1,200	8,937	4,417.75
Carpeting	1985	2007	2022	15	40,000	5,000	1,973	46,166.54
Conference Furniture	1985	1985	2019	34	1,500	48	13,442	1,789.54
Laundry Equipment	1985	2006	2019	13	31,082	12,000	36,815	35,302.55
Fire Alarm System	1985	2012	2019	7	15,000	3,000	45,948	17,351.00
Fire Sprinkler System	1985	1985	2019	34	50,000	1,471	22,125	8,823.53
Kitchen Equipment	1985	1985	2020	35	5,000	167	1,000	415.57
Outdoor Awnings	1993	2005	2020	15	15,000	3,000	41,934	18,000.00
Pools								
Pool Deck Replacement	1985	1997	2019	22	40,000	0	62,249	0.00
Deck Resurface	1992	2012	2019	7	8,000	11,500	41,650	37,000.00
Pool Replacement	1985	1985	2020	35	35,000	0	0	0.00
Hot Tub Tile Replacement	1985	1996	2019	23	6,601	347	7,648	2,084.52
ADA Pool Lift Equipment	2012	2019	2019	0	13,500	0	13,500	13,500.00
Pool Furniture	1992	2016	2031	15	20,000	10,258	18,706	499.99
Miscellaneous/Auditors								
Misc/Auditors	1985	1993	Yearly *	5	0	0	-49,252	0.00
Totals					2,821,742	98,080.77	1,776,997	439,623.04

OK

Prior Year Reserve Fund Assessment 88,506.25  
 Net Increase/(Decrease) 9,574.52  
 Percentage Variance 10.82%

\* Noted items require multiple expenditures within the ten year model.