

Chamonix Condominium Association
Reserve Fund Analysis

2015-2016

| 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 2016 | Comparison - Reserve less Expenditures Through 2016 |
|------------------------------------|-----------------------------|----------------------------|---------------------------------------------|------------------------------------|-------------------------------------------------------------|------------------------------|-----------------------------------------------------|
| Major Structures | | | | | | | |
| Roofs | 1985 | 2011 | 2037 | 716,160 | 3,000 | 702,498 | 7,330.60 |
| Elevators | 1985 | 2000 | 2035 | 100,000 | 43,424 | 68,076 | -23,051.31 |
| Building Restoration | 1985 | 1999 | N/A | 0 | 0 | 92,077 | 0.00 |
| Stucco Replacement | 1985 | 2005 | 2085 | 100,000 | 0 | 18,286 | 0.00 |
| Stucco Repairs-Exterior Walls | 1992 | 2005 | 2016 | 24,000 | 2,400 | 99,360 | 43,600.00 |
| Deck Railings | | 1985 | 2020 | 174,000 | 0 | 0 | 0.00 |
| Windows | | 1985 | 2018 | 250,000 | 7,166 | 44,662 | 18,874.15 |
| Boilers/Hot Water System | | | | | | | |
| Boilers | 1985 | 1985 | 2025 | 300,000 | 7,500 | 165,960 | 118,431.80 |
| Backflow/meter | 1990 | 2014 | 2039 | 0 | -19,445 | 8,988 | 0.00 |
| Pumps - Main Heat Circ | 1985 | 2012 | 2027 | 6,795 | 453 | 5,558 | 1,812.00 |
| Pumps - snowmelt | 2005 | 2005 | 2025 | 50,000 | 2,500 | 10,000 | 10,000.00 |
| Pumps - Other | 1985 | 1985 | 2017 | 5,000 | 172 | 11,084 | 1,779.06 |
| Sewer/Drainage/Irrigation Lines | 1985 | 2002 | 2022 | 25,000 | 1,250 | 27,146 | 9,000.00 |
| Pool Heat Exchanger | 1985 | 1985 | 2018 | 6,000 | 2,000 | 10,178 | 8,000.00 |
| Driveways | | | | | | | |
| Replacement | 1985 | 2004 | 2029 | 500,000 | 5,000 | 17,500 | 17,500.00 |
| Snowmelt system | 2005 | 2005 | 2030 | 200,000 | 5,000 | 17,500 | 17,500.00 |
| Sealing | 1992 | 2014 | 2020 | 9,125 | 1,125 | 28,985 | 5,010.03 |
| Concrete Entry Surface | | | | | | | |
| Replcmnt/Reinforcement | 1992 | 1996 | 2016 * | 36,500 | 1,825 | 68,381 | 9,792.50 |
| Lighting | | | | | | | |
| Exterior | 1985 | 1996 | 2016 | 12,000 | 600 | 7,879 | 2,400.00 |
| Interior | 1985 | 1988 | 2018 | 8,479 | 283 | 8,830 | 1,130.54 |
| Furnishings & Equipment | | | | | | | |
| Carpet - Conference Lobby | 1985 | 2007 | 2022 | 18,000 | 1,200 | 6,537 | 4,800.00 |
| Carpeting | 1985 | 2007 | 2022 | 40,000 | 11,167 | -8,027 | 36,166.54 |
| Conference Furniture | 1985 | 1985 | 2016 | 1,500 | 48 | 13,346 | 1,693.54 |
| Laundry Equipment | 1985 | 2006 | 2017 | 31,082 | 2,826 | 12,815 | 11,302.55 |
| Fire Alarm System | 1985 | 2012 | 2017 | 15,000 | 3,000 | 39,948 | 11,351.00 |
| Fire Sprinkler System | 1985 | 1985 | 2019 | 50,000 | 1,471 | 19,184 | 5,882.36 |
| Kitchen Equipment | 1985 | 1985 | 2020 | 5,000 | 167 | 667 | 666.66 |
| Outdoor Awnings | 1993 | 2005 | 2020 | 15,000 | 3,000 | 35,934 | 12,000.00 |
| Pools | | | | | | | |
| Pool Deck Replacement | 1985 | 1997 | 2017 | 40,000 | 0 | 62,249 | 0.00 |
| Deck Resurface | 1992 | 2012 | 2022 | 8,000 | 1,500 | 18,650 | 14,000.00 |
| Pool Replacement | 1985 | 1985 | 2020 | 35,000 | 0 | 0 | 0.00 |
| Hot Tub Tile Replacement | 1985 | 1996 | 2016 | 6,501 | 347 | 6,953 | 1,389.68 |
| ADA Pool Lift Equipment | 2012 | 2016 | 2016 | 13,500 | 0 | 13,500 | 13,500.00 |
| Pool Furniture | 1992 | 1992 | 2016 | 2,902 | 121 | 4,690 | 483.66 |
| Miscellaneous/Auditors | | | | | | | |
| Misc/Auditors | 1985 | 1993 | Yearly * | 0 | 5 | -48,980 | 0.00 |
| Totals | | | | 2,804,644 | | 89,099.39 | 362,345.37 |
| | | | | | | | OK |

0.00

Prior Year Reserve Fund Assessment

81,697.00

0.00

Net Increase/(Decrease)

7,402.39

Percentage Variance

9.06%

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