

Chamonix Condominium Association		Reserve Fund Analysis		Year of 2023-2024				
	Year Reserve Entries Began	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 2024	Comparison - Reserve less Expenditures Through 2024
Major Structures								
Roofs	1985	2011	2037	26 *	716,160	132,244.39	925,965	-90,095.53
Elevators	1985	2000	2035	35 *	595,000	196,601.80	690,580	0.00
Building Restoration & Closets	1985	1999	N/A	N/A	0	-8,756.06	111,845	0.00
Stucco Repairs-Exterior Walls	1985	2005	2025	20 *	0	19,408.88	37,695	19,408.88
Stucco Repairs - Wall Finishes	1992	2005	2028	23 *	600,000	1,274.17	164,069	11,260.75
Deck railings	1985	1985	2028	43	174,000	0.00	0	0.00
Windows & Doors	1985	1985	2025	40 *	250,000	1,565.53	62,786	200.53
Boilers/Hot Water System								
Boilers	1985	1985	2025	40 *	300,000	-38,976.30	81,984	0.00
Backflow/meter	1990	2014	2039	25	0	0.00	8,988	0.00
Pumps - Main Heat Circ	1985	2012	2024	12	6,795	5,443.50	30,673	0.00
Pumps - snowmelt	2005	2005	2024	19 *	50,000	-6,068.72	6,777	0.00
Pumps - Other	1985	2016	2024	8	5,000	-2,136.86	12,451	0.00
Sewer/Drainage/Irrigation Lines	1985	2016	2036	20	25,000	575.91	59,524	20,774.00
Pool Heat System	1985	1985	2024	39 *	12,000	-10,606.37	3,572	0.00
Driveways								
Replacement	1985	2004	2029	25	500,000	2,000.00	33,500	33,500.00
Snowmelt system	2005	2005	2024	19 *	200,000	-7,121.54	45,378	0.00
Sealing	1992	2014	2023	9	12,000	27,115.72	63,975	0.00
Concrete Entry Surface								
Rplcmnt/Reinforcement	1992	1996	2020	24 *	58,589	0.00	58,589	0.00
Lighting								
Exterior	1985	1996	2023	27	12,000	600.00	12,679	7,200.00
Interior	1985	1988	2023	35	8,479	282.63	13,940	3,136.64
Furnishings & Equipment								
Carpet - Conference Lobby - Discontir	1985	2007	2023	16	18,000	0.00	4,519	0.00
Carpeting - All	1985	2007	2024	17 *	100,000	1,200.00	13,590	33,974.56
Conference Furniture - Discontinued	1985	1985	2020	35	0	0.00	11,652	0.00
Laundry Equipment	1985	2006	2025	19 *	90,000	-30,851.33	25,963	24,451.22
Fire Alarm System	1985	2012	2027	15 *	150,000	3,000.00	63,948	32,650.14
Fire Sprinkler System	1985	1985	2030	45	500,000	1,470.59	30,949	17,647.07
Kitchen Equipment - Discontinued	1985	1985	2021	36 *	0	0.00	584	0.00
Outdoor Awnings	1993	2005	2024	19 *	24,000	0.00	47,934	0.00
Pools								
Pool Deck Replacement - Discontinue	1985	1997	2021	24	40,000	0.00	62,249	0.00
Deck Resurface	1992	2012	2024	12	30,000	0.00	34,650	30,000.00
Pool Replacement & Resurfacing	1985	1985	2035	50 *	35,000	9,552.00	9,552	0.00
Hot Tub Tile Replacement	1985	1996	2025	29 *	6,601	107.42	9,492	3,929.04
ADA Pool Lift Equipment	2012	2025	2025		13,500	0.00	13,500	13,500.00
Pool Furniture	1992	2016	2031	15	20,000	1,333.33	26,753	8,547.25
Miscellaneous/Auditors/Reserve Study Update								
Misc/Auditors	1985	1993	Yearly	5 *	0	0.00	48,121	0.00
Totals					4,552,124	299,258.69	2,828,425	170,084.55
								OK
						0.00		
Prior Year Reserve Fund Assessment						299,258.69		0.00
Net Increase/(Decrease)						0.00		
Percentage Variance						0.00%		

* Noted items require multiple expenditures within the model.