

Chamonix Condominium Association Reserve Fund Analysis				Year of 2024-2025				
	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 2025	Comparison - Reserve less Expenditures Through 2025
Major Structures								
Roofs	1985	2011	2037	26 *	716,160	0.00	925,965	-90,705.07
Elevators	1985	2024	2059	35 *	595,000	399,258.69	1,089,838	-68,893.84
Building Restoration & Closets	1985	1999	N/A	N/A	0	0.00	111,845	0.00
Stucco Repairs-Exterior Walls	1985	2005	2028	23 *	0	0.00	37,695	19,408.88
Stucco Repairs - Wall Finishes	1992	2005	2028	23 *	600,000	0.00	162,868	42,360.00
Deck railings	1985	1985	2028	43	174,000	0.00	0	0.00
Windows & Doors	1985	1985	2028	43 *	250,000	0.00	62,786	200.53
Boilers/Hot Water System								
Boilers	1985	2024	2064	40 *	300,000	0.00	81,984	0.00
Backflow/meter	1990	2014	2039	25	0	0.00	8,988	0.00
Pumps - Main Heat Circ	1985	2012	2026	14	6,795	0.00	30,673	0.00
Pumps - snowmelt	2005	2025	2045	20 *	50,000	0.00	6,777	0.00
Pumps - Other	1985	2016	2028	12	5,000	0.00	12,451	0.00
Sewer/Drainage/Irrigation Lines	1985	2016	2036	20	25,000	0.00	59,524	20,774.00
Pool Heat System	1985	1985	2026	41 *	12,000	0.00	3,572	0.00
Driveways								
Replacement	1985	2004	2029	25	500,000	0.00	33,500	33,500.00
Snowmelt system	2005	2024	2043	19 *	200,000	0.00	45,378	0.00
Sealing	1992	2014	2023	9	12,000	0.00	63,975	0.75
Concrete Entry Surface								
Rplcmnt- C Building - Discontinued	1992	1996	2020	24 *	58,589	0.00	58,589	0.00
Lighting								
Exterior	1985	1996	2023	27	12,000	0.00	12,679	7,200.00
Interior	1985	1988	2023	35	8,479	0.00	13,940	3,136.64
Furnishings & Equipment								
Carpet - Conference Lobby - Discontinued	1985	2007	2023	16	18,000	0.00	4,519	-4,369.35
Carpeting - All	1985	2007	2024	17 *	100,000	0.00	13,590	28,570.71
Conference Furniture - Discontinued	1985	1985	2020	35	0	0.00	11,652	0.00
Laundry Equipment	1985	2006	2025	19 *	90,000	0.00	25,963	24,451.22
Fire Alarm System	1985	2012	2027	15 *	150,000	0.00	63,948	32,650.14
Fire Sprinkler System	1985	1985	2030	45	500,000	0.00	30,949	17,647.07
Kitchen Equipment - Discontinued	1985	1985	2021	36 *	0	0.00	584	0.00
Outdoor Awnings	1993	2005	2026	21 *	24,000	0.00	47,934	24,000.00
Pools								
Pool Deck Replacement - Discontinued	1985	1997	2021	24	40,000	0.00	62,249	0.00
Deck Resurface	1992	2012	2026	14	30,000	0.00	34,650	30,000.00
Pool Replacement & Resurfacing	1985	1985	2035	50 *	35,000	0.00	9,552	0.00
Hot Tub Tile Replacement	1985	1996	2025	29 *	6,601	0.00	9,492	3,929.04
ADA Pool Lift Equipment	2012		2026		13,500	0.00	13,500	13,500.00
Pool Furniture	1992	2016	2031	15	20,000	0.00	18,306	100.75
Miscellaneous/Auditors/Reserve Study Update								
Misc/Auditors	1985	1993	Yearly	5 *	0	0.00	57,768	-20,970.50
Totals					4,552,124	399,258.69	3,227,683	116,490.97