

Chamonic Condominium Association
Reserve Fund Analysis

Year of 2021-2022

Major Structures	Year Begun	Year 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 2022	Comparison - Reserve less Expenditures Through 2022
Roots	1985	2011	2037	26 *	716,160	18,488.33	785,232	57,910.75
Elevators	1985	2000	2035	35	595,000	13,036.44	375,824	13,036.44
Building Restoration	1985	1999	N/A	N/A	0	0.00	102,645	0.00
Stucco Repairs-Exterior Walls	1985	2005	2025	20 *	0	0.00	18,286	0.00
Stucco Repairs - Wall Finishes	1992	2005	2022	17 *	600,000	87,617.60	136,353	106,628.71
Deck railings	1985	1985	2025	40	174,000	0.00	0	0.00
Windows	1985	1985	2023	38 *	250,000	1,565.53	59,655	25,901.22
Boilers/Hot Water System								
Boilers	1985	1985	2025	40	300,000	0.00	120,960	43,028.42
Backflow/meter	1990	2014	2039	25	0	0.00	8,988	0.00
Pumps - Main Heat Circ	1985	2012	2027	15	6,795	1,376.00	9,199	453.00
Pumps - snowmelt	2005	2005	2025	20	50,000	2,500.00	25,000	19,423.24
Pumps - Other	1985	2016	2024	8	5,000	672.41	13,915	1,464.45
Sewer/Drainage/Irrigation Lines	1985	2016	2036	20	25,000	4,843.41	54,305	15,554.68
Pool Heat System	1985	1985	2023	38	12,000	0.00	14,178	12,000.00
Driveways								
Replacement	1985	2004	2029	25	500,000	2,000.00	29,500	29,500.00
Snowmelt system	2005	2005	2030	25	200,000	5,000.00	47,500	34,318.67
Sealing	1992	2014	2022	8	12,000	1,125.00	35,735	11,760.03
Concrete Entry Surface								
Replcmnt/Reinforcement	1992	1996	2020	24 *	58,589	0.00	58,589	0.00
Lighting								
Exterior	1985	1996	2023	27	12,000	600.00	11,479	6,000.00
Interior	1985	1988	2023	35	8,479	282.63	10,525	-277.76
Furnishings & Equipment								
Carpet - Conference Lobby	1985	2007	2022	15	18,000	0.00	12,537	8,017.75
Carpeting	1985	2007	2022	15	100,000	1,200.00	3,173	47,366.54
Conference Furniture	1985	1985	2020	35 *	0	0.00	13,586	1,933.54
Laundry Equipment	1985	2006	2022	16 *	90,000	3,000.00	53,815	52,302.55
Fire Alarm System	1985	2012	2027	15 *	150,000	3,000.00	57,948	29,351.00
Fire Sprinkler System	1985	40	2025	40	500,000	1,470.59	28,008	14,705.89
Kitchen Equipment	1985	1985	2021	36 *	0	0.00	1,500	915.58
Outdoor Awnings	1993	2005	2023	18 *	24,000	0.00	47,934	24,000.00
Pools								
Pool Deck Replacement	1985	1997	2021	24	40,000	0.00	62,249	0.00
Deck Resurface	1992	2012	2022	10	30,000	0.00	34,650	30,000.00
Pool Replacement	1985	1985	2035	50	35,000	0.00	0	0.00
Hot Tub Tile Replacement	1985	1996	2023	27 *	6,601	347.42	9,037	3,474.20
ADA Pool Lift Equipment	2012	2023	2023		13,500	0.00	13,500	13,500.00
Pool Furniture	1992	2016	2031	15	20,000	1,333.33	24,086	5,880.58
Miscellaneous/Auditors								
Misc/Auditors	1985	1993	Yearly	5 *	0	0.00	-49,982	0.00
Totals					4,552,124	149,258.69	2,229,907	608,149.48

OK

Prior Year Reserve Fund Assessment
Net Increase/(Decrease)
Percentage Variance

102,785.25
46,473.44
0.45

0.00

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

