

Chamonix Condominium Association			Reserve Fund Analysis					Year of 2019-2020	
	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 2020	Comparison - Reserve less Expenditures Through 2020	
Major Structures									
Roofs	1985	2011	2037	26 *	716,160	18,488	748,256	20,934.09	
Elevators	1985	2000	2035	35	100,000	13,036	117,204	26,076.44	
Building Restoration	1985	1999	N/A	N/A	0	141,797	233,874	132,975.99	
Stucco Replacement	1985	2005	2085	80	100,000	0	18,286	0.00	
Stucco Repairs-Exterior Walls	1992	2005	2020	15	24,000	2,400	108,960	13,071.10	
Deck railings		1985	2021	36	174,000	0	0	0.00	
Windows		1985	2022	37 *	250,000	1,566	56,524	22,770.16	
Boilers/Hot Water System									
Boilers	1985	1985	2025	40	300,000	-67,500	120,960	58,054.28	
Backflow/meter	1990	2014	2039	25	0	0	8,988	0.00	
Pumps - Main Heat Circ	1985	2012	2027	15	6,795	453	7,370	3,624.00	
Pumps - snowmelt	2005	2005	2025	20	50,000	2,500	20,000	14,423.24	
Pumps - Other	1985	2016	2024	8	5,000	672	12,518	67.45	
Sewer/Drainage/Irrigation Lines	1985	2016	2036	20	25,000	5,566	44,095	5,344.86	
Pool Heat Exchanger	1985	1985	2021	36	10,000	0	14,178	12,000.00	
Driveways									
Replacement	1985	2004	2029	25	500,000	2,000	25,500	25,500.00	
Snowmelt system	2005	2005	2030	25	200,000	5,000	37,500	29,310.00	
Sealing	1992	2014	2021	7	9,125	1,125	33,485	9,510.03	
Concrete Entry Surface									
Rplcmt/Reinforcement	1992	1996	2020	*	24	36,500	-15,268	58,589	0.00
Lighting									
Exterior	1985	1996	2021	25	12,000	600	10,279	4,800.00	
Interior	1985	1988	2021	33	8,479	283	9,960	2,261.06	
Furnishings & Equipment									
Carpet - Conference Lobby	1985	2007	2022	15	18,000	1,200	11,337	6,817.75	
Carpeting	1985	2007	2022	15	40,000	-5,000	1,973	46,166.54	
Conference Furniture	1985	1985	2020	35	1,500	48	13,538	1,885.54	
Laundry Equipment	1985	2006	2021	*	15	31,082	3,000	47,815	46,302.55
Fire Alarm System	1985	2012	2024	12	15,000	3,000	51,948	23,351.00	
Fire Sprinkler System	1985	1985	2025	40	50,000	1,471	25,066	11,764.71	
Kitchen Equipment	1985	1985	2021	36	5,000	167	1,333	748.91	
Outdoor Awnings	1993	2005	2021	*	16	24,000	3,000	47,934	24,000.00
Pools									
Pool Deck Replacement	1985	1997	2021	24	40,000	0	62,249	0.00	
Deck Resurface	1992	2012	2021	9	8,000	-18,500	34,650	30,000.00	
Pool Replacement	1985	1985	2021	36	35,000	0	0	0.00	
Hot Tub Tile Replacement	1985	1996	2021	25	6,601	347	8,342	2,779.36	
ADA Pool Lift Equipment	2012		2021		13,500	0	13,500	13,500.00	
Pool Furniture	1992	2016	2031	15	20,000	1,333	21,420	3,213.93	
Miscellaneous/Auditors									
Misc/Auditors	1985	1993	Yearly	*	5	0	-49,765	0.00	
Totals					2,834,742	102,785.25	1,977,863	591,253.01	
							0.00	OK	
Prior Year Reserve Fund Assessment						98,080.77	0.00		
Net Increase/(Decrease)						4,704.48			
Percentage Variance						4.80%			
* Noted items require multiple expenditures within the ten year model.									