	Chamonix At Woodrun - Budget Year of 2005-2006					
	BUDGET 2004-05	10 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2005-06	% Variance	$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	**0.00**	**0.00**	**0.00**	**-17,523.79**		
INCOME						
Regular Assessments (Incl. Emp Unit)	634,419.58	634,419.55	634,419.55	812,046.66	28.00%	177,627.11
Special Assessment	0.00	0.00	0.00	0.00	0.00%	0.00
Rental Income	20,220.00	16,361.97	19,731.97	19,731.97	0.00%	0.00
Conference Room Lease + Interest	0.00		0.00	0.00	0.00%	0.00
Interest Earned	2,375.43	2,966.58	3,559.90	3,559.90	0.00%	0.00
Gain On Asset Sale	0.00		0.00	0.00	0.00%	0.00
Miscellaneous Revenue	0.00		0.00	0.00	0.00%	0.00
TOTAL INCOME	**657,015.01**	**653,748.10**	**657,711.42**	**835,338.53**	27.01%	177627.11
OPERATING FUND						
General & Administrative						
Management Fee	55,809.00	43,200.00	51,840.00	132,840.00	156.25%	81000.00
Front Office	66,325.87	55,271.90	66,325.87	66,325.87	0.00%	0.00
Insurance	26,111.00	25,912.00	25,912.00	27,207.60	5.00%	1295.60
Legal	500.00	686.34	686.34	750.00	9.28%	63.66
Acctg/Audit Expense	6,615.00	6,600.00	6,600.00	6,930.00	5.00%	330.00
Directors' Expense	1,000.00	575.77	1,000.00	1,000.00	0.00%	0.00
Interest	26,288.00	21,929.14	26,288.00	25,957.00	-1.26%	-331.00
Emp Unit Depreciation - Partially Unfunded	11,372.04	9,476.70	11,372.04	11,372.04	0.00%	0.00
Direct Office Expense	1,250.00	1,041.70	1,250.00	1,250.00	0.00%	0.00
Taxes and Assessments	0.00	0.00	0.00	0.00	0.00%	0.00
Depreciation	1,891.00	1,575.80	1,891.00	4,405.29	132.96%	2514.29
Telephone System	2,921.00	4,521.20	5,271.20	5,271.20	0.00%	0.00
Vehicle Rental	5,930.79	4,942.30	5,930.79	7,413.49	25.00%	1482.70
Miscellaneous G & A	250.00	132.52	250.00	250.00	0.00%	0.00
Total	206,263.70	175,865.37	204,617.24	290,972.49	42.20%	86355.25
Utilities						
Electric	19,279.00	22,635.69	26,335.69	33,709.68	28.00%	7373.99
Telephone Service	6,439.09	5,409.81	6,491.77	6,686.53	3.00%	194.75
Gas	82,714.76	89,466.23	95,966.23	134,352.72	40.00%	38386.49
Water & Sewer	15,894.00	13,388.96	15,107.63	15,863.00	5.00%	755.37
Cable TV	9,625.21	7,915.35	9,498.42	9,973.34	5.00%	474.92
Trash Collection	2,650.00	2,132.53	2,650.00	2,729.50	3.00%	79.50
Total	136,602.05	140,948.57	156,049.74	203,314.77	30.29%	47265.03
Repairs & Maintenance						
Repairs & Maint - SLC	75,855.00	62,371.50	75,855.00	75,855.00	0.00%	0.00
Repairs & Maint - Cont	21,629.00	15,416.81	17,416.81	26,416.81	51.67%	9000.00
Supplies	13,000.00	12,030.17	14,436.20	14,436.20	0.00%	0.00
Pool Maintenance	26,837.31	21,604.87	26,837.31	26,837.31	0.00%	0.00
Firewood	9,480.77	8,858.65	9,480.77	9,480.77	0.00%	0.00
Window Washing	6,592.00	3,200.00	6,400.00	6,592.00	3.00%	192.00
Chimney Sweeping	1,100.00	0.00	1,100.00	1,100.00	0.00%	0.00
Pest Control	1,505.16	1,494.84	1,494.84	1,539.69	3.00%	44.85
Painting & Staining	17,500.00	16,842.27	17,937.27	17,500.00	-2.44%	-437.27
Groundskeeping	37,121.62	26,436.96	33,936.96	36,936.96	8.84%	3000.00
Snow Removal	10,000.00	16,144.66	16,144.66	16,144.66	0.00%	0.00
Custodial Services	44,634.62	39,708.91	44,634.62	44,634.62	0.00%	0.00
Equip Service Contracts	17,198.36	14,451.55	17,198.36	17,714.31	3.00%	515.95
Roof Repair & Maint	600.00	112.50	600.00	600.00	0.00%	0.00
Special Projects	0.00	0.00	0.00	0.00	0.00%	0.00
Total	283,053.83	238,673.69	283,472.80	295,788.33	4.34%	12315.53
CAPITAL IMPROVEMENT FUND	38,515.46	**32,096.20**	**38,515.46**	34,828.19	-9.57%	-3687.27
CONTINGENCY	0.00	**0.00**	**0.00**	0.00	0.00%	
APPLICATION OF FUNDS	664,435.04	587,583.83	682,655.23	824,903.77	20.84%	142248.54
NET BALANCE	-7,420.03	**66,164.27**	**-24,943.82**	10,434.76		
TOTAL ASSESSMENTS	634,419.58	634,419.55	634,419.55	812,046.66		
TOTAL AVAILABLE FUNDS	657,015.01	653,748.10	657,711.42	835,338.53		
TOTAL APPLICATION OF FUNDS	664,435.04	587,583.83	682,655.23	824,903.77		
TOTAL NET BALANCE	-7,420.03	66,164.27	-24,943.82	10,434.76		
Adj Unfunded Emp Unit Depr - Principal	7,420.03		7,420.03	7,089.03		
Ending Balance	0.00		-17,523.79	17,523.79		
				0.00		
Trns Surplus to Reserve Fund per Board	0.00					

CHAMONIX CONDOMINIUM ASSESSMENTS				REGULAR	**2005-06**	Chamonix Assessments November	Billing Schedule March	July	Ext. Painting March31	**TOTAL**
	PLAN	SIZE	UNITS	ASSESSMENT	UNIT	1st Billing	2nd Billing	3rd Billing	Special	**ASSESS**
	Emp	704 Memo	5 units Memo	0.00	E1	0.00	0.00	0.00	0.00	
	Emp	890 Memo	6 Memo	0.00	E2	0.00	0.00	0.00	0.00	
	Emp	890 Memo	6 Memo	0.00	E3	0.00	0.00	0.00	0.00	
13	F	1,270	12.00	29,618.72	13	14809.36	7404.68	7404.68	4559.27	**34177.99**
15	D	1,160	11.00	27,150.50	15	13575.24	6787.63	6787.63	4179.33	**31329.83**
17	A	980	9.00	22,214.04	17	11107.02	5553.51	5553.51	3419.45	**25633.49**
20	B	1,050	10.00	24,682.27	20	12341.13	6170.57	6170.57	3799.39	**28481.66**
21	C+	1,412	13.00	32,086.95	21	16043.47	8021.74	8021.74	4939.21	**37026.16**
22	C	1,160	11.00	27,150.50	22	13575.24	6787.63	6787.63	4179.33	**31329.83**
Common 22 Lease		197	2.00	4,936.45	addn'l 22	2468.23	1234.11	1234.11	759.88	**5696.33**
23	F	1,270	12.00	29,618.72	23	14809.36	7404.68	7404.68	4559.27	**34177.99**
25	C+	2,260	21.00	51,832.77	25	25916.39	12958.19	12958.19	7978.72	**59811.49**
26	I	2,088	18.00	44,428.08	26	22214.04	11107.02	11107.02	6838.91	**51266.99**
27	A	980	9.00	22,214.04	27	11107.02	5553.51	5553.51	3419.45	**25633.49**
30	A	980	9.00	22,214.04	30	11107.02	5553.51	5553.51	3419.45	**25633.49**
31	C	1,160	11.00	27,150.50	31	13575.24	6787.63	6787.63	4179.33	**31329.83**
32	C	1,160	11.00	27,150.50	32	13575.24	6787.63	6787.63	4179.33	**31329.83**
33	F	1,270	12.00	29,618.72	33	14809.36	7404.68	7404.68	4559.27	**34177.99**
34	F	1,270	12.00	29,618.72	34	14809.36	7404.68	7404.68	4559.27	**34177.99**
35	C	1,160	11.00	27,150.50	35	13575.24	6787.63	6787.63	4179.33	**31329.83**
36	H	1,740	15.00	37,023.40	36	18511.70	9255.85	9255.85	5699.09	**42722.49**
37	A	980	9.00	22,214.04	37	11107.02	5553.51	5553.51	3419.45	**25633.49**
40	A	980	9.00	22,214.04	40	11107.02	5553.51	5553.51	3419.45	**25633.49**
41	E	1,240	12.00	29,618.72	41	14809.36	7404.68	7404.68	4559.27	**34177.99**
43	C,G	2,510	24.00	59,237.45	43	29618.73	14809.36	14809.36	9118.54	**68355.99**
44	F	1,270	12.00	29,618.72	44	14809.36	7404.68	7404.68	4559.27	**34177.99**
45	E	1,240	12.00	29,618.72	45	14809.36	7404.68	7404.68	4559.27	**34177.99**
46	C	1,160	11.00	27,150.50	46	13575.24	6787.63	6787.63	4179.33	**31329.83**
47	B	1,050	10.00	24,682.27	47	12341.13	6170.57	6170.57	3799.39	**28481.66**
50	A	980	9.00	22,214.04	50	11107.02	5553.51	5553.51	3419.45	**25633.49**
54	F	1,270	12.00	29,618.72	54	14809.36	7404.68	7404.68	4559.27	**34177.99**
EMPLOYEE		0	0.00	0.00						
TOTAL		35,247	329.00	812,046.64		406023.26	203011.69	203011.69	125000.00	937046.64

Chamonix Condominium Association

Reserve Fund Analysis 2005-2006

		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 2006	Comparison - Reserve less Expenditures Through 2006
Major Structures									
	Roofs	1985	1985	2020	35	221,600	22,663	118,521	106,635
	Elevators	1985	2000	2025	25	100,000	4,000	48,385	48,385
	Building Restoration	1985	1999	N/A	N/A	77,615	0	92,076	0
	Stucco Replacement	1985	1985	2065	80	100,000	1,250	16,936	1,250
	Stucco Repairs	1992	1995	2007	12	24,000	2,000	53,360	2,000
Boilers/Hot Water System									
	Boilers	1985	2004	2029	25	40,000	2,000	48,459	14,623
	Backflow/meter	1990	1990	2015	25	18,000	1,440	20,694	11,706
	Pumps - Main Heat Circ	1985	1993	2006	13	6,500	147	7,483	148
	Pumps - snowmelt	2005	2005	2017	12	TBD	0	10,000	10,000
	Pumps - Other	1985	1985	2008	23	5,000	333	10,057	753
	Sewer/Drainage/Irrigation Lines	1985	2002	2022	20	25,000	0	18,146	0
	Pool Heat Exchanger	1985	1985	2006	21	6,000	353	7,412	-766
Driveways									
	Replacement	1985	2004	2029	25	500,000	0	0	0
	Snowmelt system	2005	2005	2030	25	700,000	0	19,423	19,423
	Sealing	1992	2004	2012	8	9,000	0	16,467	0
Concrete Entry Surface									
	Rplcmnt/Reinforcement	1992	2004	2014	* 10	36,500	0	67,944	18,507
Lighting									
	Exterior	1985	1996	2006	10	12,000	1,000	10,625	121
	Interior	1985	1988	2008	20	8,000	782	15,698	7,999
Furnishings & Equipment									
	Carpet - Conference Lobby	1985	1993	2008	15	18,000	600	18,537	16,800
	Carpet - Halls	1985	1995	2008	13	40,000	622	57,946	40,001
	Conference Furniture	1985	1985	2007	22	5,000	-9,116	16,652	5,000
	Laundry Equipment	1985	1997	2006	9	25,000	1,000	20,097	9,785
	Fire Alarm System	1985	1985	2010	25	30,000	1,200	17,149	15,001
	Fire Sprinkler System	1985	1985	2010	25	30,000	1,200	11,150	3,098
	Kitchen Equipment	1985	1985	2010	25	12,000	0	12,000	12,000
	Outdoor Awnings	1993	1993	2007	14	12,000	1,500	30,532	10,052
Pools									
	Pool Deck Replacement	1985	1997	2009	12	15,000	0	26,982	242
	Deck Resurface	1992	1997	2007	10	8,000	0	12,650	8,000
	Pool Replacement	1985	1985	2020	35	35,000	1,000	21,000	21,000
	Hot Tub Tile Replacement	1985	1996	2007	11	6,000	854	11,564	6,001
	Pool Furniture	1992	1992	2006	14	2,502	0	6,709	2
Miscellaneous/Auditors									
	Misc/Auditors	1985	1993	Yearly	* 5	0	0	2,387	0
Totals						2,127,717	34,828	847,041	387,763
									OK

Prior Year Reserve Fund Assessment	38,515	0.00
Net Increase/(Decrease)	-3,687	
Percentage Variance	-9.57%	

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