	Chamonix At Woodrun - Budget					
	Year of 2011-2012			1		
	BUDGET 2010-2011	11 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2011-12	% Variance	$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	93,414.63	0.00	93,414.63	0.00		
INCOME						
Regular Assessments (Incl. Emp Unit)	1,100,556.49	1,100,556.57	1,100,556.57	1,100,556.57	0.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00%	0.00
Rental Income	20,220.00	18,535.00	20,220.00	20,220.00	0.00%	0.00
Conference Room Lease + Interest	0.00	0.00	0.00	0.00	0.00%	0.00
Interest Earned	3,497.65	2,096.68	2,287.29	2,287.29	0.00%	0.00
Gain On Asset Sale	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00%	0.00
TOTAL INCOME	1,124,274.14	1,121,188.25	1,123,063.86	1,123,063.86	0.00%	0.00
OPERATING FUND				5,372.89		
General & Administrative			202,500.00	64,474.70		
Management Fee	266,974.70	266,974.70	266,974.70	266,974.70	0.00%	0.00
Front Office	91,659.00	84,020.75	91,659.00	91,659.00	0.00%	0.00
Insurance	44,500.00	43,894.33	43,894.33	46,089.05	5.00%	2194.72
Legal	230.00	0.00	0.00	230.00	100.00%	230.00
Acctg/Audit Expense	9,450.00	9,000.00	9,000.00	9,450.00	5.00%	450.00
Directors' Expense	161.00	30.78	161.00	161.00	0.00%	0.00
Interest	23,829.00	21,859.51	23,829.00	23,290.00	-2.26%	-539.00
Emp Unit Depreciation - Partially Unfunded	11,372.00	10,424.37	11,372.00	11,372.00	0.00%	0.00
Direct Office Expense	1,521.94	1,395.13	1,521.94	1,521.94	0.00%	0.00
Taxes and Assessments	0.00	0.00	0.00	0.00	0.00%	0.00
Depreciation	24,317.04	22,291.50	24,317.04	25,917.04	6.58%	1600.00
Telephone & Internet Systems	1,375.45	534.79	583.41	600.00	2.84%	16.59
Vehicle Rental	13,811.35	12,660.45	13,811.35	18,773.21	35.93%	4961.86
Miscellaneous G & A	150.00	187.38	187.38	150.00	-19.95%	-37.38
Total	489,351.48	473,273.69	487,311.15	496,187.94	1.82%	8876.79
Utilities						
Electric	33,258.00	31,330.86	34,080.86	35,614.00	4.50%	1533.14
Telephone Service	11,535.00	10,437.52	11,437.52	11,781.00	3.00%	343.48
Gas	119,911.00	100,220.97	102,720.97	107,857.02	5.00%	5136.05
Water & Sewer	23,249.00	20,821.68	20,821.68	21,862.76	5.00%	1041.08
Cable TV	11,508.00	10,881.27	11,881.27	12,475.33	5.00%	594.06
Trash Collection	4,177.00	3,439.96	4,089.96	4,499.00	10.00%	409.04
Total	203,638.00	177,132.26	185,032.26	194,089.11	4.89%	9056.85
Repairs & Maintenance						
Repairs & Maint - SLC	90,701.25	71,015.00	77,015.00	82,516.07	7.14%	5501.07
Repairs & Maint - Cont	32,000.00	29,436.36	30,436.36	27,500.00	-9.65%	-2936.36
Supplies	13,860.00	11,793.45	12,682.89	12,710.09	0.21%	27.20
Pool Maintenance	34,000.00	25,828.63	28,228.63	29,954.95	6.12%	1726.32
Firewood	13,440.00	8,437.84	11,696.35	12,195.93	4.27%	499.58
Window Washing	9,177.00	6,960.00	11,330.00	11,330.00	0.00%	0.00
Chimney Sweeping	2,047.50	1,795.00	1,795.00	1,795.00	0.00%	0.00
Pest Control	1,800.00	1,767.48	1,767.48	1,767.48	0.00%	0.00
Painting & Staining	7,470.00	9,323.98	10,823.98	10,952.86	1.19%	128.88
Groundskeeping	40,333.00	38,251.20	43,751.20	44,965.65	2.78%	1214.45
Snow Removal	10,478.39	10,599.93	10,599.93	11,339.31	6.98%	739.38
Custodial Services	54,057.58	61,294.51	63,294.51	67,099.76	6.01%	3805.25
Equip Service Contracts	30,870.00	28,888.10	29,888.10	30,784.74	3.00%	896.64
Roof Repair & Maint	600.00	11,263.38	19,263.38	600.00	-96.89%	-18663.38
Special Projects	6,279.00	5,054.01	5,054.01	0.00	-100.00%	-5054.01
Total	347,113.72	321,708.87	357,626.82	345,511.84	-3.39%	-12114.98
CAPITAL IMPROVEMENT FUND	182,546.60	167,334.42	182,546.60	91,697.00	-49.77%	-90849.60
CONTINGENCY	0.00	0.00	0.00	0.00	0.00%	
APPLICATION OF FUNDS	1,222,649.80	1,139,449.24	1,212,516.83	1,127,485.89	-7.01%	-85030.94
NET BALANCE	-4,961.03	-18,260.99	-89,452.97	-4,422.03		
TOTAL ASSESSMENTS	1,100,556.49	1,100,556.57	1,100,556.57	1,100,556.57		
TOTAL AVAILABLE FUNDS	1,217,688.77	1,121,188.25	1,216,478.49	1,123,063.86		
TOTAL APPLICATION OF FUNDS	1,222,649.80	1,139,449.24	1,212,516.83	1,127,485.89		
TOTAL NET BALANCE	-4,961.03	-18,260.99	3,961.66	-4,422.03		
Adj Unfunded Emp Unit Depr - Principal	4,961.03		4,961.03	4,422.03		
Ending Balance	98,375.66		8,922.69	0.00		
Reduce Cumulative Op Fund Deficit			8,922.69			
Trns Surplus to _______________ per Board	0.00		0.00			

CHAMONIX CONDOMINIUM ASSESSMENTS				REGULAR	**2011-12**	Chamonix Assessments November	Billing Schedule March	July		**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	
	Emp 890 Memo		6 Memo	0.00	E2	-	-	-	0.00	
	Emp 890 Memo		6 Memo	0.00	E3	-	-	-	0.00	
13	F	1,270	12	40,020.24	13	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
15	D	1,160	11	36,685.22	15	18,342.61	9,171.31	9,171.30	0.00	**36685.22**
17	A	980	9	30,015.18	17	15,007.59	7,503.80	7,503.79	0.00	**30015.18**
closet 17 License		58	1	3,335.02	addn'l 17	1,667.51	833.76	833.75	0.00	**3335.02**
20	B	1,050	10	33,350.20	20	16,675.10	8,337.55	8,337.55	0.00	**33350.20**
21	C+	1,412	13	43,355.26	21	21,677.63	10,838.82	10,838.81	0.00	**43355.26**
22	C	1,160	11	36,685.22	22	18,342.61	9,171.31	9,171.30	0.00	**36685.22**
Common 22 Lease		197	2	6,670.04	addn'l 22	3,335.02	1,667.51	1,667.51	0.00	**6670.04**
23	F	1,270	12	40,020.24	23	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
25	C+	2,260	21	70,035.42	25	35,017.71	17,508.86	17,508.85	0.00	**70035.42**
26	I	2,088	18	60,030.36	26	30,015.18	15,007.59	15,007.59	0.00	**60030.36**
27	A	980	9	30,015.18	27	15,007.59	7,503.80	7,503.79	0.00	**30015.18**
30	A	980	9	30,015.18	30	15,007.59	7,503.80	7,503.79	0.00	**30015.18**
31	C	1,160	11	36,685.22	31	18,342.61	9,171.31	9,171.30	0.00	**36685.22**
32	C	1,160	11	36,685.22	32	18,342.61	9,171.31	9,171.30	0.00	**36685.22**
33	F	1,270	12	40,020.24	33	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
34	F	1,270	12	40,020.24	34	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
35	C	1,160	11	36,685.22	35	18,342.61	9,171.31	9,171.30	0.00	**36685.22**
36	H	1,740	15	50,025.30	36	25,012.65	12,506.33	12,506.32	0.00	**50025.30**
37	A	980	9	30,015.18	37	15,007.59	7,503.80	7,503.79	0.00	**30015.18**
40	A	980	9	30,015.18	40	15,007.59	7,503.80	7,503.79	0.00	**30015.18**
41	E	1,240	12	40,020.24	41	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
43	C,G	2,510	24	80,040.48	43	40,020.24	20,010.12	20,010.12	0.00	**80040.48**
44	F	1,270	12	40,020.24	44	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
45	E	1,240	12	40,020.24	45	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
46	C	1,160	11	36,685.22	46	18,342.61	9,171.31	9,171.30	0.00	**36685.22**
47	B	1,050	10	33,350.20	47	16,675.10	8,337.55	8,337.55	0.00	**33350.20**
50	A	980	9	30,015.18	50	15,007.59	7,503.80	7,503.79	0.00	**30015.18**
54	F	1,270	12	40,020.24	54	20,010.12	10,005.06	10,005.06	0.00	**40020.24**
EMPLOYEE		0	0	0.00						
TOTAL		35,305	330	1,100,556.60		550,278.30	275,139.23	275,139.07	0.00	1100556.60

Chamonix Condominium Association
Reserve Fund Analysis 2011-2012

		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 2012	Comparison - Reserve less Expenditures Through 2012
Major Structures									
	Roofs	**1985**	**2011**	2037	26	* 716,160	91,697	**689,953**	**113,842.42**
	Elevators	**1985**	**2000**	2035	35	100,000	0	**2,315**	**0.00**
	Building Restoration	**1985**	**1999**	N/A	N/A	0	0	**92,077**	**0.00**
	Stucco Replacement	**1985**	**2005**	2085	80	100,000	0	**18,286**	**0.00**
	Stucco Repairs	**1992**	**2005**	2012	25	24,000		**79,760**	**24,000.00**
	Deck railings		**1985**	2020	35	174,000		**0**	**0.00**
	Windows		**1985**	2015	30	1,423,000		**0**	**0.00**
Boilers/Hot Water System									
	Boilers	**1985**	**1985**	2013	28	100,000	0	**135,650**	**89,633.94**
	Backflow/meter	**1990**	**1990**	2015	25	18,000	0	**26,993**	**18,004.91**
	Pumps - Main Heat Circ	**1985**	**2009**	2026	17	6,795	0	**836**	**0.00**
	Pumps - snowmelt	**2005**	**2005**	2025	20	50,000	0	**0**	**0.00**
	Pumps - Other	**1985**	**1985**	2014	29	5,000	0	**13,305**	**4,000.00**
	Sewer/Drainage/Irrigation Lines	**1985**	**2002**	2022	20	25,000	0	**22,146**	**4,000.00**
	Pool Heat Exchanger	**1985**	**1985**	2014	29	6,000	0	**2,178**	**0.00**
Driveways									
	Replacement	**1985**	**2004**	2029	25	500,000	0	**0**	**0.00**
	Snowmelt system	**2005**	**2005**	2030	25	200,000	0	**0**	**0.00**
	Sealing	**1992**	**2008**	2016	8	9,000	0	**24,467**	**8,000.00**
Concrete Entry Surface									
	Rplcmnt/Reinforcement	**1992**	**1996**	2016	* 20	36,500	0	**61,081**	**10,000.00**
Lighting									
	Exterior	**1985**	**1996**	2016	20	12,000	0	**5,479**	**0.00**
	Interior	**1985**	**1988**	2018	30	8,479	0	**7,699**	**0.00**
Furnishings & Equipment									
	Carpet - Conference Lobby	**1985**	**2007**	2022	15	18,000	0	**1,737**	**0.00**
	Carpet - Halls	**1985**	**2007**	2022	15	40,000	0	**-44,194**	**0.00**
	Conference Furniture	**1985**	**1985**	2015	30	1,500	0	**13,152**	**1,500.00**
	Laundry Equipment	**1985**	**2006**	2017	11	31,082	0	**1,512**	**0.00**
	Fire Alarm System	**1985**	**1985**	2015	30	15,000	0	**28,648**	**13,050.00**
	Fire Sprinkler System	**1985**	**1985**	2017	32	50,000	0	**8,052**	**0.00**
	Kitchen Equipment	**1985**	**1985**	2015	30	5,000	0	**5,000**	**5,000.00**
	Outdoor Awnings	**1993**	**2005**	2020	15	15,000	0	**23,934**	**0.00**
Pools									
	Pool Deck Replacement	**1985**	**1997**	2017	20	40,000	0	**62,249**	**0.00**
	Deck Resurface	**1992**	**1997**	2013	16	8,000	0	**12,650**	**8,000.00**
	Pool Replacement	**1985**	**1985**	2020	35	35,000	0	**0**	**0.00**
	Hot Tub Tile Replacement	**1985**	**1996**	2013	17	6,601	0	**5,563**	**0.00**
	Pool Furniture	**1992**	**1992**	2014	22	2,902	0	**4,207**	**0.00**
Miscellaneous/Auditors									
	Misc/Auditors	**1985**	**1993**	Yearly	* 5	0	0	**-48,512**	**0.00**
Totals						**3,782,019**	**91,697.00**	**1,256,220**	**299,031.28**
									OK
							0.00		
				Prior Year Reserve Fund Assessment			**182,547**		**0.00**
				Net Increase/(Decrease)			**-90,850**		
				Percentage Variance			**-49.77%**		

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