| | | | | | | |
|---|---|---|---|---|---|---|
| | **Chamonix At Woodrun - Budget** | | | | | |
| | Year of 2012-2013 | | | 1 | | |
| | BUDGET 2011-2012 | 11 MONTH ACTUAL | 12 MONTH ESTIMATED | BUDGET 2012-13 | % Variance | $ Variance |
| **PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction** | 0.00 | 0.00 | 0.00 | -10.13 | | |
| **INCOME** | | | | | | |
| Regular Assessments (Incl. Emp Unit) | 1,100,556.57 | 1,100,556.60 | 1,100,556.60 | 1,090,556.60 | -0.91% | -10,000.00 |
| 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 | 2,287.29 | 2,006.72 | 2,189.15 | 2,189.15 | 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** | 1,123,063.86 | 1,121,098.32 | 1,122,965.75 | 1,112,965.75 | -0.89% | -10000.00 |
| **OPERATING FUND** | | | | | | |
| **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 | 46,089.05 | 45,063.43 | 45,063.43 | 48,217.87 | 7.00% | 3154.44 |
| Legal | 230.00 | 87.50 | 87.50 | 230.00 | 162.86% | 142.50 |
| Acctg/Audit Expense | 9,450.00 | 9,300.00 | 9,300.00 | 9,765.00 | 5.00% | 465.00 |
| Directors' Expense | 161.00 | 21.00 | 161.00 | 161.00 | 0.00% | 0.00 |
| Interest | 23,290.00 | 21,980.00 | 23,289.72 | 22,706.00 | -2.51% | -583.72 |
| Emp Unit Depreciation - Partially Unfunded | 11,372.00 | 10,424.33 | 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** | 25,917.04 | 21,986.25 | 23,985.00 | 23,985.00 | 0.00% | 0.00 |
| Telephone & Internet Systems | 600.00 | 1,220.83 | 1,331.81 | 1,331.81 | 0.00% | 0.00 |
| Vehicle Rental | 18,773.21 | 17,208.73 | 18,773.21 | 20,650.53 | 10.00% | 1877.32 |
| Miscellaneous G & A | 150.00 | 106.00 | 150.00 | 150.00 | 0.00% | 0.00 |
| Total | 496,187.94 | 479,788.65 | 493,669.31 | 498,724.85 | 1.02% | 5055.54 |
| **Utilities** | | | | | | |
| Electric | 35,614.00 | 35,346.63 | 36,929.96 | 38,776.00 | 5.00% | 1846.04 |
| Telephone Service | 11,781.00 | 12,443.11 | 13,580.11 | 14,667.00 | 8.00% | 1086.89 |
| Gas | 107,857.02 | 88,811.61 | 91,112.36 | 93,845.73 | 3.00% | 2733.37 |
| Water & Sewer | 21,862.76 | 22,083.81 | 22,083.81 | 24,292.19 | 10.00% | 2208.38 |
| Cable TV | 12,475.33 | 11,420.71 | 12,460.37 | 13,083.39 | 5.00% | 623.02 |
| Trash Collection | 4,499.00 | 4,152.40 | 4,652.40 | 5,118.00 | 10.01% | 465.60 |
| Total | 194,089.11 | 174,258.27 | 180,819.01 | 189,782.31 | 4.96% | 8963.30 |
| **Repairs & Maintenance** | | | | | | |
| Repairs & Maint - SLC | 82,516.07 | 71,671.90 | 77,671.90 | 77,671.90 | 0.00% | 0.00 |
| Repairs & Maint - Cont | 27,500.00 | 16,596.13 | 49,105.83 | 30,194.14 | -38.51% | -18911.69 |
| Supplies | 12,710.09 | 10,438.30 | 13,027.74 | 13,027.74 | 0.00% | 0.00 |
| Pool Maintenance | 29,954.95 | 32,181.38 | 36,181.38 | 34,181.38 | -5.53% | -2000.00 |
| Firewood | 12,195.93 | 6,464.03 | 12,195.93 | 12,195.93 | 0.00% | 0.00 |
| Window Washing | 11,330.00 | 4,370.00 | 8,740.00 | 8,740.00 | 0.00% | 0.00 |
| Chimney Sweeping | 1,795.00 | 2,515.00 | 2,515.00 | 2,515.00 | 0.00% | 0.00 |
| Pest Control | 1,767.48 | 1,762.79 | 1,762.79 | 1,868.54 | 6.00% | 105.75 |
| Painting & Staining | 10,952.86 | 5,325.75 | 10,952.86 | 10,952.86 | 0.00% | 0.00 |
| Groundskeeping | 44,965.65 | 36,394.56 | 41,894.56 | 41,894.56 | 0.00% | 0.00 |
| Snow Removal | 11,339.31 | 6,694.75 | 6,694.75 | 11,339.31 | 69.38% | 4644.56 |
| Custodial Services | 67,099.76 | 60,996.12 | 67,099.76 | 67,099.76 | 0.00% | 0.00 |
| Equip Service Contracts | 30,784.74 | 30,809.09 | 33,309.09 | 34,308.36 | 3.00% | 999.27 |
| Roof Repair & Maint | 600.00 | 0.00 | 600.00 | 600.00 | 0.00% | 0.00 |
| Special Projects | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Total | 345,511.84 | 286,219.80 | 361,751.59 | 346,589.48 | -4.19% | -15162.11 |
| **CAPITAL IMPROVEMENT FUND** | 91,697.00 | 84,055.62 | 91,697.00 | 81,697.00 | -10.91% | -10000.00 |
| **CONTINGENCY** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | |
| **APPLICATION OF FUNDS** | 1,127,485.89 | 1,024,322.34 | 1,127,936.91 | 1,116,793.65 | -0.99% | -11143.27 |
| **NET BALANCE** | -4,422.03 | 96,775.98 | -4,971.16 | -3,827.90 | | |
| TOTAL ASSESSMENTS | 1,100,556.57 | 1,100,556.60 | 1,100,556.60 | 1,090,556.60 | | |
| TOTAL AVAILABLE FUNDS | 1,123,063.86 | 1,121,098.32 | 1,122,965.75 | 1,112,965.75 | | |
| TOTAL APPLICATION OF FUNDS | 1,127,485.89 | 1,024,322.34 | 1,127,936.91 | 1,116,793.65 | | |
| TOTAL NET BALANCE | -4,422.03 | 96,775.98 | -4,971.16 | -3,827.90 | | |
| Adj Unfunded Emp Unit Depr - Principal | 4,422.03 | | 4,961.03 | 3,838.03 | | |
| Ending Balance | 4,422.03 | | -10.13 | 10.13 | | |
| Reduce Cumulative Op Fund Deficit | | | | | | |
| Trns Surplus to _______________ per Board | 0.00 | | -10.13 | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **CHAMONIX CONDOMINIUM ASSESSMENTS** | | | 13902.73 | REGULAR | **2012-13** | Chamonix Assessments<br>November | Billing Schedule<br>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 | 39,656.60 | 13 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| 15 | D | 1,160 | 11 | 36,351.89 | 15 | 18,175.95 | 9,087.97 | 9,087.97 | 0.00 | **36351.89** |
| 17 | A | 980 | 9 | 29,742.45 | 17 | 14,871.23 | 7,435.61 | 7,435.61 | 0.00 | **29742.45** |
| closet 17 License | | 58 | 1 | 3,304.72 | addn'l 17 | 1,652.36 | 826.18 | 826.18 | 0.00 | **3304.72** |
| 20 | B | 1,050 | 10 | 33,047.17 | 20 | 16,523.59 | 8,261.79 | 8,261.79 | 0.00 | **33047.17** |
| 21 | C+ | 1,412 | 13 | 42,961.32 | 21 | 21,480.66 | 10,740.33 | 10,740.33 | 0.00 | **42961.32** |
| 22 | C | 1,160 | 11 | 36,351.89 | 22 | 18,175.95 | 9,087.97 | 9,087.97 | 0.00 | **36351.89** |
| Common 22 Lease | | 197 | 2 | 6,609.43 | addn'l 22 | 3,304.72 | 1,652.36 | 1,652.35 | 0.00 | **6609.43** |
| 23 | F | 1,270 | 12 | 39,656.60 | 23 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| 25 | C+ | 2,260 | 21 | 69,399.06 | 25 | 34,699.53 | 17,349.77 | 17,349.76 | 0.00 | **69399.06** |
| 26 | I | 2,088 | 18 | 59,484.91 | 26 | 29,742.46 | 14,871.23 | 14,871.22 | 0.00 | **59484.91** |
| 27 | A | 980 | 9 | 29,742.45 | 27 | 14,871.23 | 7,435.61 | 7,435.61 | 0.00 | **29742.45** |
| 30 | A | 980 | 9 | 29,742.45 | 30 | 14,871.23 | 7,435.61 | 7,435.61 | 0.00 | **29742.45** |
| 31 | C | 1,160 | 11 | 36,351.89 | 31 | 18,175.95 | 9,087.97 | 9,087.97 | 0.00 | **36351.89** |
| 32 | C | 1,160 | 11 | 36,351.89 | 32 | 18,175.95 | 9,087.97 | 9,087.97 | 0.00 | **36351.89** |
| 33 | F | 1,270 | 12 | 39,656.60 | 33 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| 34 | F | 1,270 | 12 | 39,656.60 | 34 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| 35 | C | 1,160 | 11 | 36,351.89 | 35 | 18,175.95 | 9,087.97 | 9,087.97 | 0.00 | **36351.89** |
| 36 | H | 1,740 | 15 | 49,570.75 | 36 | 24,785.38 | 12,392.69 | 12,392.68 | 0.00 | **49570.75** |
| 37 | A | 980 | 9 | 29,742.45 | 37 | 14,871.23 | 7,435.61 | 7,435.61 | 0.00 | **29742.45** |
| 40 | A | 980 | 9 | 29,742.45 | 40 | 14,871.23 | 7,435.61 | 7,435.61 | 0.00 | **29742.45** |
| 41 | E | 1,240 | 12 | 39,656.60 | 41 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| 43 | C,G | 2,510 | 24 | 79,313.21 | 43 | 39,656.61 | 19,828.30 | 19,828.30 | 0.00 | **79313.21** |
| 44 | F | 1,270 | 12 | 39,656.60 | 44 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| 45 | E | 1,240 | 12 | 39,656.60 | 45 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| 46 | C | 1,160 | 11 | 36,351.89 | 46 | 18,175.95 | 9,087.97 | 9,087.97 | 0.00 | **36351.89** |
| 47 | B | 1,050 | 10 | 33,047.17 | 47 | 16,523.59 | 8,261.79 | 8,261.79 | 0.00 | **33047.17** |
| 50 | A | 980 | 9 | 29,742.45 | 50 | 14,871.23 | 7,435.61 | 7,435.61 | 0.00 | **29742.45** |
| 54 | F | 1,270 | 12 | 39,656.60 | 54 | 19,828.30 | 9,914.15 | 9,914.15 | 0.00 | **39656.60** |
| | | | | | | | | | | |
| EMPLOYEE | | 0 | 0 | 0.00 | | | | | | |
| TOTAL | | 35,305 | 330 | 1,090,556.58 | | 545,278.38 | 272,639.12 | 272,639.08 | 0.00 | 1090556.58 |

**Chamonix Condominium Association**

Reserve Fund Analysis 2012-2013

| | | 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 2013 | Comparison - Reserve less Expenditures Through 2013 |
|---|---|---|---|---|---|---|---|---|---|
| **Major Structures** | | | | | | | | | |
| | **Roofs** | **1985** | **2011** | 2037 | 26 | * 716,160 | 3,000 | **693,498** | **3,055.60** |
| | **Elevators** | **1985** | **2000** | 2035 | 35 | 100,000 | 2,857 | **5,172** | **2,857.15** |
| | **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** | 2015 | 10 | 24,000 | 2,400 | **82,160** | **26,400.00** |
| | **Deck railings** | | **1985** | 2020 | 35 | 174,000 | 0 | **0** | **0.00** |
| | **Windows** | | **1985** | 2015 | 30 | 1,423,000 | 20,166 | **20,166** | **20,165.53** |
| **Boilers/Hot Water System** | | | | | | | | | |
| | **Boilers** | **1985** | **1985** | 2025 | 40 | 300,000 | 7,500 | **143,460** | **103,533.85** |
| | **Backflow/meter** | **1990** | **1990** | 2015 | 25 | 18,000 | 720 | **27,713** | **18,724.91** |
| | **Pumps - Main Heat Circ** | **1985** | **2012** | 2027 | 15 | 6,795 | 453 | **4,199** | **453.00** |
| | **Pumps - snowmelt** | **2005** | **2005** | 2025 | 20 | 50,000 | 2,500 | **2,500** | **2,500.00** |
| | **Pumps - Other** | **1985** | **1985** | 2014 | 29 | 5,000 | 172 | **10,566** | **1,261.81** |
| | **Sewer/Drainage/Irrigation Lines** | **1985** | **2002** | 2022 | 20 | 25,000 | 1,250 | **23,396** | **5,250.00** |
| | **Pool Heat Exchanger** | **1985** | **1985** | 2015 | 30 | 6,000 | 2,000 | **4,178** | **2,000.00** |
| **Driveways** | | | | | | | | | |
| | **Replacement** | **1985** | **2004** | 2029 | 25 | 500,000 | 2,500 | **2,500** | **2,500.00** |
| | **Snowmelt system** | **2005** | **2005** | 2030 | 25 | 200,000 | 2,500 | **2,500** | **2,500.00** |
| | **Sealing** | **1992** | **2008** | 2013 | 5 | 9,125 | 1,125 | **25,592** | **0.00** |
| **Concrete Entry Surface** | | | | | | | | | |
| | **Rplcmnt/Reinforcement** | **1992** | **1996** | 2016 | * 20 | 36,500 | 1,825 | **62,906** | **11,825.00** |
| **Lighting** | | | | | | | | | |
| | **Exterior** | **1985** | **1996** | 2016 | 20 | 12,000 | 600 | **6,079** | **600.00** |
| | **Interior** | **1985** | **1988** | 2018 | 30 | 8,479 | 283 | **7,982** | **282.63** |
| **Furnishings & Equipment** | | | | | | | | | |
| | **Carpet - Conference Lobby** | **1985** | **2007** | 2022 | 15 | 18,000 | 1,200 | **2,937** | **1,200.00** |
| | **Carpet - Halls** | **1985** | **2007** | 2022 | 15 | 40,000 | 2,667 | **-41,527** | **2,666.67** |
| | **Conference Furniture** | **1985** | **1985** | 2016 | 31 | 1,500 | 48 | **13,200** | **1,548.39** |
| | **Laundry Equipment** | **1985** | **2006** | 2017 | 11 | 31,082 | 2,826 | **4,338** | **2,825.64** |
| | **Fire Alarm System** | **1985** | **2012** | 2017 | 5 | 15,000 | 3,000 | **30,948** | **5,469.64** |
| | **Fire Sprinkler System** | **1985** | **1985** | 2019 | 34 | 50,000 | 1,471 | **14,772** | **1,470.59** |
| | **Kitchen Equipment** | **1985** | **1985** | 2015 | 30 | 5,000 | 167 | **167** | **166.67** |
| | **Outdoor Awnings** | **1993** | **2005** | 2020 | 15 | 15,000 | 3,000 | **26,934** | **3,000.00** |
| **Pools** | | | | | | | | | |
| | **Pool Deck Replacement** | **1985** | **1997** | 2017 | 20 | 40,000 | 0 | **62,249** | **0.00** |
| | **Deck Resurface** | **1992** | **2012** | 2022 | 10 | 8,000 | 1,500 | **14,150** | **9,500.00** |
| | **Pool Replacement** | **1985** | **1985** | 2020 | 35 | 35,000 | 0 | **0** | **0.00** |
| | **Hot Tub Tile Replacement** | **1985** | **1996** | 2015 | 19 | 6,601 | 347 | **5,910** | **347.42** |
| | **ADA Pool Lift Equipment** | **2012** | | 2012 | 1 | 13,500 | 13,500 | **13,500** | **13,500.00** |
| | **Pool Furniture** | **1992** | **1992** | 2016 | 24 | 2,902 | 121 | **4,328** | **120.92** |
| **Miscellaneous/Auditors** | | | | | | | | | |
| | **Misc/Auditors** | **1985** | **1993** | Yearly | * 5 | 0 | 0 | **-48,918** | **0.00** |
| **Totals** | | | | | | **3,995,644** | **81,697.00** | **1,337,917** | **245,725.41** |
| | | | | | | | | | **OK** |
| | | | | | | | **0.00** | | |
| | | | | **Prior Year Reserve Fund Assessment** | | | **91,697.00** | | **0.00** |
| | | | | **Net Increase/(Decrease)** | | | **-10,000.00** | | |
| | | | | **Percentage Variance** | | | **-10.91%** | | |

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