

Chamonix At Woodrun - Budget						
Year of 2013-2014				1		
	BUDGET 2012-2013	11 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2013-14	% Variance	\$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	-10.13	30,603.00	30,603.00	22,224.58		
INCOME						
Regular Assessments (Incl. Emp Unit)	1,090,556.60	1,090,556.58	1,090,556.58	1,090,556.58	0.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00%	0.00
Rental Income	20,220.00	17,594.20	19,279.20	20,220.00	4.88%	940.80
Interest Earned	2,189.15	2,527.00	2,756.73	2,756.73	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	1,112,965.75	1,110,677.78	1,112,592.51	1,113,533.31	0.08%	940.80
OPERATING FUND						
General & Administrative	64,474.70		202,500.00	66,408.95		
Management Fee	266,974.70	266,974.71	266,974.70	268,908.95	0.72%	1934.24
Front Office	91,659.00	84,020.75	91,659.00	94,408.77	3.00%	2749.77
Insurance	48,217.87	48,413.00	48,413.00	50,833.65	5.00%	2420.65
Legal	230.00	195.00	195.00	230.00	17.95%	35.00
Acctg/Audit Expense	9,765.00	9,575.00	9,575.00	10,054.00	5.00%	479.00
Directors' Expense	161.00	35.89	161.00	161.00	0.00%	0.00
Interest	22,706.00	21,429.44	22,706.00	22,072.00	-2.79%	-634.00
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	23,985.00	21,986.25	23,985.00	23,985.00	0.00%	0.00
Telephone & Internet Systems	1,331.81	754.86	823.48	823.48	0.00%	0.00
Vehicle Rental	20,650.53	18,929.68	20,650.53	20,650.53	0.00%	0.00
Miscellaneous G & A	150.00	127.13	150.00	150.00	0.00%	0.00
Total	498,724.85	484,261.21	498,186.65	505,171.32	1.40%	6984.66
Utilities						
Electric	38,776.00	34,860.69	37,610.69	39,491.00	5.00%	1880.31
Telephone Service	14,667.00	10,150.66	11,090.66	11,423.00	3.00%	332.34
Gas	93,845.73	78,177.11	83,677.11	87,860.97	5.00%	4183.86
Water & Sewer	24,292.19	23,274.07	24,292.19	26,721.41	10.00%	2429.22
Cable TV	13,083.39	11,809.17	12,889.47	13,533.94	5.00%	644.47
Trash Collection	5,118.00	3,559.43	4,359.43	4,795.00	9.99%	435.57
Total	189,782.31	161,831.13	173,919.55	183,825.32	5.70%	9905.77
Repairs & Maintenance						
Repairs & Maint - SLC	77,671.90	79,356.25	86,156.25	88,740.94	3.00%	2584.69
Repairs & Maint - Cont	30,194.14	46,873.87	50,000.00	35,819.71	-28.36%	-14180.29
Supplies	13,027.74	13,478.98	15,478.98	15,478.98	0.00%	0.00
Pool Maintenance	34,181.38	27,547.77	30,547.77	31,464.20	3.00%	916.43
Firewood	12,195.93	5,123.95	12,195.93	12,561.81	3.00%	365.88
Window Washing	8,740.00	4,370.00	8,740.00	8,740.00	0.00%	0.00
Chimney Sweeping	2,515.00	2,760.00	2,760.00	2,760.00	0.00%	0.00
Pest Control	1,868.54	1,905.33	1,905.33	1,868.54	-1.93%	-36.79
Painting & Staining	10,952.86	6,460.84	10,952.86	10,952.86	0.00%	0.00
Groundskeeping	41,894.56	35,111.08	41,894.56	43,151.40	3.00%	1256.84
Snow Removal	11,339.31	7,865.95	8,365.95	11,679.49	39.61%	3313.54
Custodial Services	67,099.76	63,534.02	67,099.76	69,112.75	3.00%	2012.99
Equip Service Contracts	34,308.36	31,665.12	34,308.36	35,337.61	3.00%	1029.25
Roof Repair & Maint	600.00	600.00	600.00	600.00	0.00%	0.00
Special Projects		0.00	0.00	0.00	0.00%	0.00
Total	346,589.48	326,653.16	371,005.75	368,268.29	-0.74%	-2737.46
CAPITAL IMPROVEMENT FUND	81,697.00	74,888.88	81,697.00	81,697.00	0.00%	0.00
CONTINGENCY	0.00	0.00	0.00	0.00	0.00%	
APPLICATION OF FUNDS	1,116,793.65	1,047,634.38	1,124,808.96	1,138,961.93	1.26%	14152.97
NET BALANCE	-3,838.03	63,043.40	-12,216.45	-25,428.61		
TOTAL ASSESSMENTS	1,090,556.60	1,090,556.58	1,090,556.58	1,090,556.58		
TOTAL AVAILABLE FUNDS	1,112,955.61	1,141,280.78	1,143,195.51	1,135,757.89		
TOTAL APPLICATION OF FUNDS	1,116,793.65	1,047,634.38	1,124,808.96	1,138,961.93		
TOTAL NET BALANCE	-3,838.03	63,043.40	18,386.55	-3,204.03		
Adj Unfunded Emp Unit Depr - Principal	3,838.03		3,838.03	3,204.03		
Ending Balance	3,827.90		22,224.58	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to _____ per Board	0.00		22,224.58			

CHAMONIX CONDOMINIUM ASSESSMENTS					2013-14	Chamonix Billing Schedule Assessments				
	PLAN	SIZE	UNITS	REGULAR ASSESSMENT	UNIT	November 1st Billing	March 2nd Billing	July 3rd Billing	Special	TOTAL 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	59,484.90	26	29,742.45	14,871.23	14,871.22	0.00	59484.90
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	0.00						
TOTAL			35,305	1,090,556.57		545,278.37	272,639.12	272,639.08	0.00	1090556.57

Chamonix Condominium Association Reserve Fund Analysis						2013-2014				
		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 2014	Comparison - Reserve less Expenditures Through 2014	
Major Structures										
	Roofs	1985	2011	2037	26	*	716,160	3,000	696,498	6,055.60
	Elevators	1985	2000	2035	35		100,000	2,857	8,030	5,714.29
	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-Exterior Walls	1992	2005	2015	10		24,000	12,400	94,560	38,800.00
	Deck railings		1985	2020	35		174,000	0		0.00
	Windows		1985	2015	30		1,423,000	10,166	30,331	30,331.06
Boilers/Hot Water System										
	Boilers	1985	1985	2025	40		300,000	7,500	150,960	111,033.85
	Backflow/meter	1990	1990	2015	25		18,000	720	28,433	19,444.91
	Pumps - Main Heat Circ	1985	2012	2027	15		6,795	453	4,652	906.00
	Pumps - snowmelt	2005	2005	2025	20		50,000	2,500	5,000	5,000.00
	Pumps - Other	1985	1985	2014	29		5,000	172	10,739	1,434.23
	Sewer/Drainage/Irrigation Lines	1985	2002	2022	20		25,000	1,250	24,646	6,500.00
	Pool Heat Exchanger	1985	1985	2015	30		6,000	2,000	6,178	4,000.00
Driveways										
	Replacement	1985	2004	2029	25		500,000	5,000	7,500	7,500.00
	Snowmelt system	2005	2005	2030	25		200,000	5,000	7,500	7,500.00
	Sealing	1992	2008	2014	6		9,125	1,125	26,735	1,142.53
Concrete Entry Surface										
	Rplcmnt/Reinforcement	1992	1996	2016	*	20	36,500	1,825	64,731	13,650.00
Lighting										
	Exterior	1985	1996	2016	20		12,000	600	6,679	1,200.00
	Interior	1985	1988	2018	30		8,479	283	8,264	565.27
Furnishings & Equipment										
	Carpet - Conference Lobby	1985	2007	2022	15		18,000	1,200	4,137	2,400.00
	Carpeting	1985	2007	2022	15		40,000	11,167	-30,360	13,833.33
	Conference Furniture	1985	1985	2016	31		1,500	48	13,249	1,596.77
	Laundry Equipment	1985	2006	2017	11		31,082	2,826	7,163	5,651.28
	Fire Alarm System	1985	2012	2017	5		15,000	3,000	33,948	9,950.00
	Fire Sprinkler System	1985	1985	2019	34		50,000	1,471	16,243	2,941.18
	Kitchen Equipment	1985	1985	2015	30		5,000	167	333	333.33
	Outdoor Awnings	1993	2005	2020	15		15,000	3,000	29,934	6,000.00
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	15,650	11,000.00
	Pool Replacement	1985	1985	2020	35		35,000	0	0	0.00
	Hot Tub Tile Replacement	1985	1996	2015	19		6,601	347	6,258	694.84
	ADA Pool Lift Equipment	2012		2012	2		13,500	0	13,500	13,500.00
	Pool Furniture	1992	1992	2016	24		2,902	121	4,449	241.83
Miscellaneous/Auditors										
	Misc/Auditors	1985	1993	Yearly	*	5	0	0	-48,935	0.00
Totals						3,995,644	81,697.00	1,419,614	328,920.31	
										OK
							0.00			
Prior Year Reserve Fund Assessment								81,697.00		0.00
Net Increase/(Decrease)								0.00		
Percentage Variance								0.00%		
* Noted items require multiple expenditures within the ten year model.										