Chamonix At Woodrun - Budget

Year of 2014-2015				1		
	BUDGET 2013-2014	11 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2014-15	% Variance	$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	22,224.58	41,059.00	41,059.00	24,331.55		
INCOME						
Regular Assessments (Incl. Emp Unit)	1,090,556.58	1,090,556.63	1,090,556.63	1,113,375.05	2.09%	22,818.42
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
Interest Earned	2,756.73	2,524.49	2,529.49	2,529.49	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	1,113,533.31	1,111,616.12	1,113,306.12	1,136,124.54	2.05%	22818.42
OPERATING FUND						
General & Administrative				66,408.95		
Management Fee	268,908.95	268,909.01	268,909.01	282,408.95	5.02%	13499.94
Front Office	94,408.77	86,541.40	94,408.77	94,408.77	0.00%	0.00
Insurance	50,833.65	50,667.00	50,667.00	51,907.00	2.45%	1240.00
Legal	230.00	0.00	0.00	230.00	100.00%	230.00
Acctg/Audit Expense	10,054.00	9,800.00	9,800.00	10,094.00	3.00%	294.00
Directors' Expense	161.00	28.71	161.00	161.00	0.00%	0.00
Interest	22,072.00	20,833.15	22,072.00	22,072.00	0.00%	0.00
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	823.48	634.28	691.94	691.94	0.00%	0.00
Vehicle Rental	20,650.53	18,929.53	20,650.53	20,650.53	0.00%	0.00
Miscellaneous G & A	150.00	144.39	150.00	150.00	0.00%	0.00
Total	505,171.32	490,293.22	504,389.19	519,653.13	3.03%	15263.94
4,565						
Utilities						
Electric	39,491.00	41,710.81	43,710.81	45,022.00	3.00%	1311.19
Telephone Service	11,423.00	9,419.83	10,336.56	10,647.00	3.00%	310.44
Gas	87,860.97	89,354.64	96,854.64	100,244.55	3.50%	3389.91
Water & Sewer	26,721.41	18,873.39	20,970.43	25,919.46	23.60%	4949.03
Cable TV	13,533.94	12,279.36	13,393.47	14,063.14	5.00%	669.67
Trash Collection	4,795.00	2,269.32	4,269.32	4,483.00	5.01%	213.68
Total	183,825.32	173,907.35	189,535.23	200,379.15	5.72%	10843.92
Repairs & Maintenance						
Repairs & Maint - SLC	88,740.94	91,552.59	96,552.59	91,552.59	-5.18%	-5000.00
Repairs & Maint - Cont	35,819.71	23,411.41	24,911.41	24,911.41	0.00%	0.00
Supplies	15,478.98	9,639.24	12,139.24	12,139.24	0.00%	0.00
Pool Maintenance	31,464.20	29,188.60	31,188.60	31,188.60	0.00%	0.00
Firewood	12,561.81	2,705.35	3,246.35	3,246.35	0.00%	0.00
Window Washing	8,740.00	4,370.00	8,740.00	8,740.00	0.00%	0.00
Chimney Sweeping	2,760.00	0.00	2,500.00	2,500.00	0.00%	0.00
Pest Control	1,868.54	2,004.04	2,004.04	1,868.54	-6.76%	-135.50
Painting & Staining	10,952.86	10,266.12	10,266.12	10,266.12	0.00%	0.00
Groundskeeping	43,151.40	46,844.35	51,844.35	51,844.35	0.00%	0.00
Snow Removal	11,679.49	11,330.90	11,330.90	11,330.90	0.00%	0.00
Custodial Services	69,112.75	60,954.97	66,954.97	66,954.97	0.00%	0.00
Equip Service Contracts	35,337.61	32,674.55	35,337.61	36,397.74	3.00%	1060.13
Roof Repair & Maint	600.00	0.00	600.00	600.00	0.00%	0.00
Special Projects	0.00	0.00	0.00	1,500.00	100.00%	1500.00
Total	368,268.29	324,942.12	357,616.18	355,040.81	-0.72%	-2575.37
		-2.89%	-10,652.11			
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	1,138,961.93	1,064,031.57	1,133,237.60	1,156,770.09	2.08%	23532.49
NET BALANCE	-25,428.62	47,584.55	-19,931.48	-20,645.55		
TOTAL ASSESSMENTS	1,090,556.58	1,090,556.63	1,090,556.63	1,113,375.05		
TOTAL AVAILABLE FUNDS	1,135,757.89	1,152,675.12	1,154,365.12	1,160,456.09		
TOTAL APPLICATION OF FUNDS	1,138,961.93	1,064,031.57	1,133,237.60	1,156,770.09		
TOTAL NET BALANCE	-3,204.03	88,643.55	21,127.52	3,686.00		
Adj Unfunded Emp Unit Depr - Principal	3,204.03		3,204.03	-3,686.00		
Ending Balance	0.00		24,331.55	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to _______________ per Board	0.00		24,331.55			

CHAMONIX CONDOMINIUM ASSESSMENTS				REGULAR	2014-15	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	40,486.37	13	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
15	D	1,160	11	37,112.50	15	18,556.25	9,278.13	9,278.12	0.00	**37112.50**
17	A	980	9	30,364.77	17	15,182.39	7,591.19	7,591.19	0.00	**30364.77**
closet 17 License		58	1	3,373.86	addn'l 17	1,686.93	843.47	843.46	0.00	**3373.86**
20	B	1,050	10	33,738.64	20	16,869.32	8,434.66	8,434.66	0.00	**33738.64**
21	C+	1,412	13	43,860.23	21	21,930.12	10,965.06	10,965.05	0.00	**43860.23**
22	C	1,160	11	37,112.50	22	18,556.25	9,278.13	9,278.12	0.00	**37112.50**
Common 22 Lease		197	2	6,747.73	addn'l 22	3,373.87	1,686.93	1,686.93	0.00	**6747.73**
23	F	1,270	12	40,486.37	23	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
25	C+	2,260	21	70,851.14	25	35,425.57	17,712.79	17,712.78	0.00	**70851.14**
26	I	2,088	18	60,729.55	26	30,364.78	15,182.39	15,182.38	0.00	**60729.55**
27	A	980	9	30,364.77	27	15,182.39	7,591.19	7,591.19	0.00	**30364.77**
30	A	980	9	30,364.77	30	15,182.39	7,591.19	7,591.19	0.00	**30364.77**
31	C	1,160	11	37,112.50	31	18,556.25	9,278.13	9,278.12	0.00	**37112.50**
32	C	1,160	11	37,112.50	32	18,556.25	9,278.13	9,278.12	0.00	**37112.50**
33	F	1,270	12	40,486.37	33	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
34	F	1,270	12	40,486.37	34	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
35	C	1,160	11	37,112.50	35	18,556.25	9,278.13	9,278.12	0.00	**37112.50**
36	H	1,740	15	50,607.96	36	25,303.98	12,651.99	12,651.99	0.00	**50607.96**
37	A	980	9	30,364.77	37	15,182.39	7,591.19	7,591.19	0.00	**30364.77**
40	A	980	9	30,364.77	40	15,182.39	7,591.19	7,591.19	0.00	**30364.77**
41	E	1,240	12	40,486.37	41	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
43	C,G	2,510	24	80,972.73	43	40,486.37	20,243.18	20,243.18	0.00	**80972.73**
44	F	1,270	12	40,486.37	44	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
45	E	1,240	12	40,486.37	45	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
46	C	1,160	11	37,112.50	46	18,556.25	9,278.13	9,278.12	0.00	**37112.50**
47	B	1,050	10	33,738.64	47	16,869.32	8,434.66	8,434.66	0.00	**33738.64**
50	A	980	9	30,364.77	50	15,182.39	7,591.19	7,591.19	0.00	**30364.77**
54	F	1,270	12	40,486.37	54	20,243.19	10,121.59	10,121.59	0.00	**40486.37**
EMPLOYEE		0	0	0.00						
TOTAL		35,305	330	1,113,375.06		556,687.62	278,343.77	278,343.67	0.00	1113375.06

Chamonix Condominium Association
Reserve Fund Analysis — 2014-2015

		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 2015	Comparison - Reserve less Expenditures Through 2015
Major Structures									
	Roofs	**1985**	**2011**	2037	26	* 716,160	3,000	**699,498**	**4,330.60**
	Elevators	**1985**	**2000**	2035	35	100,000	16,577	**34,630**	**-56,496.65**
	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	2,400	**96,960**	**41,200.00**
	Deck railings		**1985**	2020	35	174,000	0	**0**	**0.00**
	Windows		**1985**	2018	33	1,423,000	7,166	**37,497**	**37,496.59**
Boilers/Hot Water System									
	Boilers	**1985**	**1985**	2025	40	300,000	7,500	**158,460**	**118,533.85**
	Backflow/meter	**1990**	**1990**	2015	25	18,000	0	**28,433**	**19,444.91**
	Pumps - Main Heat Circ	**1985**	**2012**	2027	15	6,795	453	**5,105**	**1,359.00**
	Pumps - snowmelt	**2005**	**2005**	2025	20	50,000	2,500	**7,500**	**7,500.00**
	Pumps - Other	**1985**	**1985**	2017	32	5,000	172	**10,911**	**1,606.64**
	Sewer/Drainage/Irrigation Lines	**1985**	**2002**	2022	20	25,000	1,250	**25,896**	**7,750.00**
	Pool Heat Exchanger	**1985**	**1985**	2018	33	6,000	2,000	**8,178**	**6,000.00**
Driveways									
	Replacement	**1985**	**2004**	2029	25	500,000	5,000	**12,500**	**12,500.00**
	Snowmelt system	**2005**	**2005**	2030	25	200,000	5,000	**12,500**	**12,500.00**
	Sealing	**1992**	**2014**	2020	6	9,125	1,125	**27,860**	**3,885.03**
Concrete Entry Surface									
	Rplcmnt/Reinforcement	**1992**	**1996**	2016	* 20	36,500	1,825	**66,556**	**7,967.50**
Lighting									
	Exterior	**1985**	**1996**	2016	20	12,000	600	**7,279**	**1,800.00**
	Interior	**1985**	**1988**	2018	30	8,479	283	**8,547**	**847.90**
Furnishings & Equipment									
	Carpet - Conference Lobby	**1985**	**2007**	2022	15	18,000	1,200	**5,337**	**3,600.00**
	Carpeting	**1985**	**2007**	2022	15	40,000	11,167	**-19,194**	**25,000.00**
	Conference Furniture	**1985**	**1985**	2016	31	1,500	48	**13,297**	**1,645.16**
	Laundry Equipment	**1985**	**2006**	2017	11	31,082	2,826	**9,989**	**8,476.92**
	Fire Alarm System	**1985**	**2012**	2017	5	15,000	3,000	**36,948**	**8,351.00**
	Fire Sprinkler System	**1985**	**1985**	2019	34	50,000	1,471	**17,713**	**4,411.77**
	Kitchen Equipment	**1985**	**1985**	2020	35	5,000	167	**500**	**500.00**
	Outdoor Awnings	**1993**	**2005**	2020	15	15,000	3,000	**32,934**	**9,000.00**
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	**7,150**	**2,500.00**
	Pool Replacement	**1985**	**1985**	2020	35	35,000	0		**0.00**
	Hot Tub Tile Replacement	**1985**	**1996**	2016	20	6,601	347	**6,605**	**1,042.26**
	ADA Pool Lift Equipment	**2012**		2016	5	13,500	0	**13,500**	**13,500.00**
	Pool Furniture	**1992**	**1992**	2016	24	2,902	121	**4,569**	**362.75**
Miscellaneous/Auditors									
	Misc/Auditors	**1985**	**1993**	Yearly	* 5	0	0	**-48,959**	**0.00**
Totals						**3,995,644**	**81,697.00**	**1,501,311**	**306,615.22**
									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.