	Chamonix At Woodrun - Budget					
	Year of 2015-2016			1		
	BUDGET 2014-2015	11 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2015-16	% Variance	$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	24,331.55	30,675.00	30,675.00	13,061.85		
INCOME						
Regular Assessments (Incl. Emp Unit)	1,107,172.02	1,107,171.95	1,107,172.02	1,107,172.02	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
Interest Earned	2,529.49	2,619.44	2,624.44	2,624.44	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	1,129,921.51	1,128,326.39	1,130,016.46	1,130,016.46	0.00%	0.00
OPERATING FUND						
General & Administrative				66,408.95		
Management Fee	282,408.95	282,408.95	282,408.95	282,408.95	0.00%	0.00
Front Office	94,408.77	86,541.44	94,408.77	94,408.77	0.00%	0.00
Insurance	51,907.00	52,033.82	52,033.82	54,635.51	5.00%	2601.69
Legal	230.00	545.00	545.00	230.00	-57.80%	-315.00
Acctg/Audit Expense	10,094.00	10,000.00	10,000.00	10,300.00	3.00%	300.00
Directors' Expense	161.00	237.30	300.00	300.00	0.00%	0.00
Interest	22,072.00	20,186.37	21,385.87	20,699.87	-3.21%	-686.00
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	4,183.63	4,563.96	4,563.96	0.00%	0.00
Telephone & Internet Systems	691.94	3,143.25	3,429.00	1,000.00	-70.84%	-2429.00
Vehicle Rental	20,650.53	18,929.59	20,650.53	20,650.53	0.00%	0.00
Miscellaneous G & A	150.00	169.14	169.14	175.00	3.46%	5.86
Total	519,653.13	490,197.99	502,788.98	502,266.53	-0.10%	-522.45
Utilities				12,704.88		
Electric	45,022.00	38,271.37	41,271.37	42,510.00	3.00%	1238.63
Telephone Service	10,647.00	10,144.33	11,069.33	11,180.00	1.00%	110.67
Internet Upgrade, PoInts in Unit	0.00	0.00	0.00	1,524.88	100.00%	1524.88
Gas	100,244.55	88,686.05	96,186.05	99,552.56	3.50%	3366.51
Water & Sewer	25,919.46	25,331.73	27,680.35	28,510.76	3.00%	830.41
Cable TV	14,063.14	12,617.60	13,777.11	14,585.15	5.87%	808.04
Trash Collection	4,483.00	3,724.14	5,244.14	5,506.00	4.99%	261.86
Total	200,379.15	178,775.22	195,228.35	203,369.35	4.17%	8141.00
Repairs & Maintenance						
Repairs & Maint - SLC	91,552.59	91,758.08	97,958.08	92,958.08	-5.10%	-5000.00
Repairs & Maint - Cont	24,911.41	17,458.36	18,958.36	18,958.36	0.00%	0.00
Supplies	12,139.24	12,808.29	15,292.89	15,292.89	0.00%	0.00
Pool Maintenance	31,188.60	36,679.66	38,679.66	33,000.00	-14.68%	-5679.66
Firewood	3,246.35	5,928.02	5,928.02	3,246.35	-45.24%	-2681.67
Window Washing	8,740.00	10,520.00	10,520.00	6,960.00	-33.84%	-3560.00
Chimney Sweeping	2,500.00	740.00	1,500.00	1,500.00	0.00%	0.00
Pest Control	1,868.54	1,868.54	1,868.54	1,868.54	0.00%	0.00
Painting & Staining	10,266.12	4,854.49	4,854.49	4,956.31	2.10%	101.82
Groundskeeping	51,844.35	56,347.66	61,347.66	55,000.00	-10.35%	-6347.66
Snow Removal	11,330.90	8,665.36	8,665.36	11,330.90	30.76%	2665.54
Custodial Services	66,954.97	62,445.92	66,954.97	66,954.97	0.00%	0.00
Equip Service Contracts	36,397.74	32,346.34	36,397.74	37,489.67	3.00%	1091.93
Roof Repair & Maint	600.00	693.54	693.54	600.00	-13.49%	-93.54
Special Projects	1,500.00	0.00	1,500.00	0.00	0.00%	-1500.00
Total	355,040.81	343,114.26	371,119.31	350,116.07	-5.66%	-21003.24
CAPITAL IMPROVEMENT FUND	81,697.00	74,888.88	81,697.00	89,099.39	9.06%	7402.39
CONTINGENCY	0.00	0.00	0.00	0.00	0.00%	
APPLICATION OF FUNDS	1,156,770.09	1,086,976.35	1,150,833.64	1,144,851.34	-0.52%	-5982.30
NET BALANCE	-26,848.58	41,350.04	-20,817.18	-14,834.88		
TOTAL ASSESSMENTS	1,107,172.02	1,107,171.95	1,107,172.02	1,107,172.02		
TOTAL AVAILABLE FUNDS	1,154,253.06	1,159,001.39	1,160,691.46	1,143,078.31		
TOTAL APPLICATION OF FUNDS	1,156,770.09	1,086,976.35	1,150,833.64	1,144,851.34		
TOTAL NET BALANCE	-2,517.03	72,025.04	9,857.82	-1,773.03		
Adj Unfunded Emp Unit Depr - Principal	2,517.03		3,204.03	1,773.03		
Ending Balance	0.00		13,061.85	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to _______________ per Board	0.00		13,061.85			

CHAMONIX CONDOMINIUM ASSESSMENTS				REGULAR	2015-16	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	40,260.80	13	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
15	D	1,160	11	36,905.73	15	18,452.87	9,226.43	9,226.43	0.00	**36905.73**
17	A	980	9	30,195.60	17	15,097.80	7,548.90	7,548.90	0.00	**30195.60**
closet 17 License		58	1	3,355.07	addn'l 17	1,677.54	838.77	838.76	0.00	**3355.07**
20	B	1,050	10	33,550.67	20	16,775.34	8,387.67	8,387.66	0.00	**33550.67**
21	C+	1,412	13	43,615.87	21	21,807.94	10,903.97	10,903.96	0.00	**43615.87**
22	C	1,160	11	36,905.73	22	18,452.87	9,226.43	9,226.43	0.00	**36905.73**
Common 22 Lease		197	2	6,710.13	addn'l 22	3,355.07	1,677.53	1,677.53	0.00	**6710.13**
23	F	1,270	12	40,260.80	23	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
25	C+	2,260	21	70,456.40	25	35,228.20	17,614.10	17,614.10	0.00	**70456.40**
26	I	2,088	18	60,391.20	26	30,195.60	15,097.80	15,097.80	0.00	**60391.20**
27	A	980	9	30,195.60	27	15,097.80	7,548.90	7,548.90	0.00	**30195.60**
30	A	980	9	30,195.60	30	15,097.80	7,548.90	7,548.90	0.00	**30195.60**
31	C	1,160	11	36,905.73	31	18,452.87	9,226.43	9,226.43	0.00	**36905.73**
32	C	1,160	11	36,905.73	32	18,452.87	9,226.43	9,226.43	0.00	**36905.73**
33	F	1,270	12	40,260.80	33	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
34	F	1,270	12	40,260.80	34	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
35	C	1,160	11	36,905.73	35	18,452.87	9,226.43	9,226.43	0.00	**36905.73**
36	H	1,740	15	50,326.00	36	25,163.00	12,581.50	12,581.50	0.00	**50326.00**
37	A	980	9	30,195.60	37	15,097.80	7,548.90	7,548.90	0.00	**30195.60**
40	A	980	9	30,195.60	40	15,097.80	7,548.90	7,548.90	0.00	**30195.60**
41	E	1,240	12	40,260.80	41	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
43	C,G	2,510	24	80,521.60	43	40,260.80	20,130.40	20,130.40	0.00	**80521.60**
44	F	1,270	12	40,260.80	44	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
45	E	1,240	12	40,260.80	45	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
46	C	1,160	11	36,905.73	46	18,452.87	9,226.43	9,226.43	0.00	**36905.73**
47	B	1,050	10	33,550.67	47	16,775.34	8,387.67	8,387.66	0.00	**33550.67**
50	A	980	9	30,195.60	50	15,097.80	7,548.90	7,548.90	0.00	**30195.60**
54	F	1,270	12	40,260.80	54	20,130.40	10,065.20	10,065.20	0.00	**40260.80**
Quorum is 50% of owners EMPLOYEE		0	0	0.00						
TOTAL		35,305	330	1,107,171.99		553,586.05	276,792.99	276,792.95	0.00	1107171.99

Chamonix Condominium Association

Reserve Fund Analysis 2015-2016

		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 2016	Comparison - Reserve less Expenditures Through 2016
Major Structures									
	Roofs	**1985**	**2011**	2037	26	* 716,160	3,000	**702,498**	**7,330.60**
	Elevators	**1985**	**2000**	2035	35	100,000	43,424	**68,076**	**-23,051.31**
	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**	2016	11	24,000	2,400	**99,360**	**43,600.00**
	Deck railings		**1985**	2020	35	174,000	0	**0**	**0.00**
	Windows		**1985**	2018	33	250,000	7,166	**44,662**	**18,874.15**
Boilers/Hot Water System									
	Boilers	**1985**	**1985**	2025	40	300,000	7,500	**165,960**	**118,431.80**
	Backflow/meter	**1990**	**2014**	2039	25	0	-19,445	**8,988**	**0.00**
	Pumps - Main Heat Circ	**1985**	**2012**	2027	15	6,795	453	**5,558**	**1,812.00**
	Pumps - snowmelt	**2005**	**2005**	2025	20	50,000	2,500	**10,000**	**10,000.00**
	Pumps - Other	**1985**	**1985**	2017	32	5,000	172	**11,084**	**1,779.06**
	Sewer/Drainage/Irrigation Lines	**1985**	**2002**	2022	20	25,000	1,250	**27,146**	**9,000.00**
	Pool Heat Exchanger	**1985**	**1985**	2018	33	6,000	2,000	**10,178**	**8,000.00**
Driveways									
	Replacement	**1985**	**2004**	2029	25	500,000	5,000	**17,500**	**17,500.00**
	Snowmelt system	**2005**	**2005**	2030	25	200,000	5,000	**17,500**	**17,500.00**
	Sealing	**1992**	**2014**	2020	6	9,125	1,125	**28,985**	**5,010.03**
Concrete Entry Surface									
	Rplcmnt/Reinforcement	**1992**	**1996**	2016	* 20	36,500	1,825	**68,381**	**9,792.50**
Lighting									
	Exterior	**1985**	**1996**	2016	20	12,000	600	**7,879**	**2,400.00**
	Interior	**1985**	**1988**	2018	30	8,479	283	**8,830**	**1,130.54**
Furnishings & Equipment									
	Carpet - Conference Lobby	**1985**	**2007**	2022	15	18,000	1,200	**6,537**	**4,800.00**
	Carpeting	**1985**	**2007**	2022	15	40,000	11,167	**-8,027**	**36,166.54**
	Conference Furniture	**1985**	**1985**	2016	31	1,500	48	**13,346**	**1,693.54**
	Laundry Equipment	**1985**	**2006**	2017	11	31,082	2,826	**12,815**	**11,302.55**
	Fire Alarm System	**1985**	**2012**	2017	5	15,000	3,000	**39,948**	**11,351.00**
	Fire Sprinkler System	**1985**	**1985**	2019	34	50,000	1,471	**19,184**	**5,882.36**
	Kitchen Equipment	**1985**	**1985**	2020	35	5,000	167	**667**	**666.66**
	Outdoor Awnings	**1993**	**2005**	2020	15	15,000	3,000	**35,934**	**12,000.00**
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	**18,650**	**14,000.00**
	Pool Replacement	**1985**	**1985**	2020	35	35,000	0	**0**	**0.00**
	Hot Tub Tile Replacement	**1985**	**1996**	2016	20	6,601	347	**6,953**	**1,389.68**
	ADA Pool Lift Equipment	**2012**		2016	5	13,500	0	**13,500**	**13,500.00**
	Pool Furniture	**1992**	**1992**	2016	24	2,902	121	**4,690**	**483.66**
Miscellaneous/Auditors									
	Misc/Auditors	**1985**	**1993**	Yearly	* 5	0	0	**-48,980**	**0.00**
Totals						**2,804,644**	**89,099.39**	**1,590,410**	**362,345.37**
									OK
							0.00		
				Prior Year Reserve Fund Assessment			**81,697.00**		**0.00**
				Net Increase/(Decrease)			**7,402.39**		
				Percentage Variance			**9.06%**		

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