

Chamonix At Woodrun - Budget						
Year of 2017-2018				1		
	BUDGET 2016-2017	10 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2017-18	% Variance	\$ Variance
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	18,255.74	16,851.00	16,851.00	27,066.77		
INCOME						
Regular Assessments (Incl. Emp Unit)	1,121,409.81	1,121,409.82	1,121,409.81	1,121,409.81	0.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00%	0.00
Rental Income	20,220.00	16,850.00	20,220.00	20,220.00	0.00%	0.00
Interest Earned	742.00	1,287.73	1,337.73	1,337.73	0.00%	0.00
Gain On Asset Sale	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Revenue	0.00	4,266.60	4,266.60	0.00	0.00%	-4266.60
TOTAL INCOME	1,142,371.81	1,143,814.15	1,147,234.14	1,142,967.54	-0.37%	-4266.60
OPERATING FUND						
General & Administrative	66,408.95			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	78,674.00	94,408.77	94,408.77	0.00%	0.00
Insurance	54,762.75	49,779.00	49,779.00	52,267.95	5.00%	2488.95
Legal	230.00	30.00	30.00	230.00	666.67%	200.00
Acctg/Audit Expense	10,661.00	10,850.00	10,850.00	11,176.00	3.00%	326.00
Directors' Expense	300.00	23.53	300.00	300.00	0.00%	0.00
Interest	19,959.83	16,586.59	19,833.00	18,958.00	-4.41%	-875.00
Emp Unit Depreciation - Partially Unfunded	11,372.00	9,476.70	11,372.03	11,372.03	0.00%	0.00
Direct Office Expense	1,521.94	1,268.30	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	2,156.04	1,796.70	2,156.04	2,156.04	0.00%	0.00
Telephone & Internet Systems	1,000.00	1,510.28	1,710.28	1,000.00	-41.53%	-710.28
Vehicle Rental	20,650.53	17,208.80	20,650.53	20,650.53	0.00%	0.00
Miscellaneous G & A	175.00	238.09	238.09	250.00	5.00%	11.91
Total	499,606.81	469,850.94	495,258.63	496,700.21	0.29%	1441.58
Utilities						
Electric	46,262.00	36,999.92	42,099.92	44,205.00	5.00%	2105.08
Telephone Service	14,817.00	10,009.55	11,986.43	12,346.00	3.00%	359.57
Gas	88,781.31	82,332.45	86,432.45	90,754.07	5.00%	4321.62
Water & Sewer	32,775.59	25,628.69	30,796.97	33,876.67	10.00%	3079.70
Cable TV	14,585.15	11,992.35	13,419.38	14,090.35	5.00%	670.97
Trash Collection	5,506.00	3,270.22	5,506.00	6,056.60	10.00%	550.60
Total	202,727.05	170,233.18	190,241.15	201,328.69	5.83%	11087.54
Repairs & Maintenance						
Repairs & Maint - SLC	96,458.08	62,586.62	80,000.00	83,500.00	4.38%	3500.00
Repairs & Maint - Cont	20,058.36	15,530.01	20,058.36	21,158.36	5.48%	1100.00
Supplies	15,292.89	10,564.96	15,292.89	15,292.89	0.00%	0.00
Pool Maintenance	30,000.00	26,203.11	32,000.00	32,000.00	0.00%	0.00
Firewood	5,179.16	1,371.37	5,179.16	6,324.74	22.12%	1145.58
Window Washing	6,960.00	4,370.00	8,740.00	8,740.00	0.00%	0.00
Chimney Sweeping	1,500.00	0.00	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	2,887.36	11,923.63	11,923.63	11,923.63	0.00%	0.00
Groundskeeping	61,350.00	48,324.93	61,350.00	61,350.00	0.00%	0.00
Snow Removal	11,330.90	8,197.61	8,197.61	11,330.90	38.22%	3133.29
Custodial Services	78,652.82	65,843.33	78,652.82	78,652.82	0.00%	0.00
Equip Service Contracts	38,614.36	26,122.54	38,614.36	39,772.79	3.00%	1158.43
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	370,752.47	282,906.65	363,977.37	374,014.67	2.76%	10037.30
CAPITAL IMPROVEMENT FUND	88,506.25	73,750.00	88,506.25	98,080.77	10.82%	9574.52
CONTINGENCY	0.00	0.00	0.00	0.00	0.00%	
APPLICATION OF FUNDS	1,161,592.58	996,740.77	1,137,983.40	1,170,124.34	2.82%	32140.94
NET BALANCE	-19,220.77	147,073.38	9,250.74	-27,156.80		
TOTAL ASSESSMENTS	1,121,409.81	1,121,409.82	1,121,409.81	1,121,409.81		
TOTAL AVAILABLE FUNDS	1,160,627.55	1,160,665.15	1,164,085.14	1,170,034.31		
TOTAL APPLICATION OF FUNDS	1,161,592.58	996,740.77	1,137,983.40	1,170,124.34		
TOTAL NET BALANCE	-965.03	163,924.38	26,101.74	-90.03		
Adj Unfunded Emp Unit Depr - Principal	965.03		965.03	90.03		
Ending Balance	0.00		27,066.77	0.00		
Reduce Cumulative Op Fund Deficit						
Trns Surplus to _____ per Board	0.00		27,066.77			

CHAMONIX CONDOMINIUM ASSESSMENTS					2017-18	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	40,655.34	13	20,327.67	10,163.84	10,163.83	0.00	40655.34
15	D	1,160	11	37,267.40	15	18,633.70	9,316.85	9,316.85	0.00	37267.40
17	A	980	9	30,491.51	17	15,245.76	7,622.88	7,622.87	0.00	30491.51
closet 17 License		58	1	3,387.95	addn'l 17	1,693.98	846.99	846.98	0.00	3387.95
20	B	1,050	10	33,879.45	20	16,939.73	8,469.86	8,469.86	0.00	33879.45
Closet/alcove 20		52	1	3,387.95	addn'l 20	1,693.98	846.99	846.98	0.00	3387.95
21	C+	1,412	13	44,043.29	21	22,021.65	11,010.82	11,010.82	0.00	44043.29
22	C	1,160	11	37,267.40	22	18,633.70	9,316.85	9,316.85	0.00	37267.40
Common 22 Lease		197	2	6,775.89	addn'l 22	3,387.95	1,693.97	1,693.97	0.00	6775.89
23	F	1,270	12	40,655.34	23	20,327.67	10,163.84	10,163.83	0.00	40655.34
25	C+	2,260	21	71,146.85	25	35,573.43	17,786.71	17,786.71	0.00	71146.85
26	I	2,088	18	60,983.01	26	30,491.51	15,245.75	15,245.75	0.00	60983.01
27	A	980	9	30,491.51	27	15,245.76	7,622.88	7,622.87	0.00	30491.51
30	A	980	9	30,491.51	30	15,245.76	7,622.88	7,622.87	0.00	30491.51
31	C	1,160	11	37,267.40	31	18,633.70	9,316.85	9,316.85	0.00	37267.40
32	C	1,160	11	37,267.40	32	18,633.70	9,316.85	9,316.85	0.00	37267.40
33	F	1,270	12	40,655.34	33	20,327.67	10,163.84	10,163.83	0.00	40655.34
34	F	1,270	12	40,655.34	34	20,327.67	10,163.84	10,163.83	0.00	40655.34
35	C	1,160	11	37,267.40	35	18,633.70	9,316.85	9,316.85	0.00	37267.40
36	H	1,740	15	50,819.18	36	25,409.59	12,704.80	12,704.79	0.00	50819.18
37	A	980	9	30,491.51	37	15,245.76	7,622.88	7,622.87	0.00	30491.51
40	A	980	9	30,491.51	40	15,245.76	7,622.88	7,622.87	0.00	30491.51
41	E	1,240	12	40,655.34	41	20,327.67	10,163.84	10,163.83	0.00	40655.34
43	C,G	2,510	24	81,310.68	43	40,655.34	20,327.67	20,327.67	0.00	81310.68
44	F	1,270	12	40,655.34	44	20,327.67	10,163.84	10,163.83	0.00	40655.34
45	E	1,240	12	40,655.34	45	20,327.67	10,163.84	10,163.83	0.00	40655.34
46	C	1,160	11	37,267.40	46	18,633.70	9,316.85	9,316.85	0.00	37267.40
47	B	1,050	10	33,879.45	47	16,939.73	8,469.86	8,469.86	0.00	33879.45
50	A	980	9	30,491.51	50	15,245.76	7,622.88	7,622.87	0.00	30491.51
54	F	1,270	12	40,655.34	54	20,327.67	10,163.84	10,163.83	0.00	40655.34
Quorum is 50% of owners			0	0.00						
TOTAL			35,357	1,121,409.88		560,705.01	280,352.52	280,352.35	0.00	1121409.88

Chamonix Condominium Association Reserve Fund Analysis							Year of 2017-2018			
		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 2018	Comparison - Reserve less Expenditures Through 2018	
Major Structures										
	Roofs	1985	2011	2037	26	*	716,160	5,560	711,058	39.60
	Elevators	1985	2000	2035	35		100,000	13,040	91,131	3.56
	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	2018	13		24,000	2,400	104,160	29,750.00
	Deck railings		1985	2020	35		174,000	0	0	0.00
	Windows		1985	2019	34	*	250,000	1,566	53,393	19,639.10
Boilers/Hot Water System										
	Boilers	1985	1985	2025	40		300,000	7,500	180,960	118,054.28
	Backflow/meter	1990	2014	2039	25		0	0	8,988	0.00
	Pumps - Main Heat Circ	1985	2012	2027	15		6,795	453	6,464	2,718.00
	Pumps - snowmelt	2005	2005	2025	20		50,000	2,500	15,000	9,423.24
	Pumps - Other	1985	2016	2024	8		5,000	172	11,428	2,123.89
	Sewer/Drainage/Irrigation Lines	1985	2016	2036	20		25,000	4,066	32,462	-6,287.96
	Pool Heat Exchanger	1985	1985	2019	34		6,000	2,000	14,178	12,000.00
Driveways										
	Replacement	1985	2004	2029	25		500,000	2,000	21,500	21,500.00
	Snowmelt system	2005	2005	2030	25		200,000	5,000	27,500	19,310.00
	Sealing	1992	2014	2020	6		9,125	1,125	31,235	7,260.03
Concrete Entry Surface										
	Rplcmnt/Reinforcement	1992	1996	2019	*	23	36,500	1,825	72,031	13,442.50
Lighting										
	Exterior	1985	1996	2019	23		12,000	600	9,079	3,600.00
	Interior	1985	1988	2019	30		8,479	283	9,395	1,695.80
Furnishings & Equipment										
	Carpet - Conference Lobby	1985	2007	2022	15		18,000	1,200	8,937	4,417.75
	Carpeting	1985	2007	2022	15		40,000	5,000	1,973	46,166.54
	Conference Furniture	1985	1985	2019	34		1,500	48	13,442	1,789.54
	Laundry Equipment	1985	2006	2019	13		31,082	12,000	36,815	35,302.55
	Fire Alarm System	1985	2012	2019	7		15,000	3,000	45,948	17,351.00
	Fire Sprinkler System	1985	1985	2019	34		50,000	1,471	22,125	8,823.53
	Kitchen Equipment	1985	1985	2020	35		5,000	167	1,000	415.57
	Outdoor Awnings	1993	2005	2020	15		15,000	3,000	41,934	18,000.00
Pools										
	Pool Deck Replacement	1985	1997	2019	22		40,000	0	62,249	0.00
	Deck Resurface	1992	2012	2019	7		8,000	11,500	41,650	37,000.00
	Pool Replacement	1985	1985	2020	35		35,000	0	0	0.00
	Hot Tub Tile Replacement	1985	1996	2019	23		6,601	347	7,648	2,084.52
	ADA Pool Lift Equipment	2012		2019			13,500	0	13,500	13,500.00
	Pool Furniture	1992	2016	2031	15		20,000	10,258	18,706	499.99
Miscellaneous/Auditors										
	Misc/Auditors	1985	1993	Yearly	*	5	0	0	-49,252	0.00
Totals							2,821,742	98,080.77	1,776,997	439,623.04
OK										
							-0.01			
Prior Year Reserve Fund Assessment							88,506.25			-0.01
Net Increase/(Decrease)							9,574.52			
Percentage Variance							10.82%			
* Noted items require multiple expenditures within the ten year model.										