

Chamonix At Woodrun - Budget				
Year of 2021-2022				1.00
	BUDGET 2020-2021	9 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2021-22
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	20,649.11	18,616.00	18,616.00	(7,238.34)
Regular Assessments (excluding inducements) INCOME	963,082.51	963,082.46	963,082.46	1,007,230.79
Regular Assessments (Incl. Emp Unit)	1,287,082.51	1,287,082.46	1,287,082.46	1,331,230.79
Special Assessment	0.00	0.00	0.00	-
Rental Income	20,220.00	15,165.00	20,220.00	20,220.00
Interest Earned	1,050.00	2,019.51	2,500.00	2,500.00
Gain On Asset Sale	0.00	0.00	0.00	-
Miscellaneous Revenue	0.00	0.00	0.00	-
TOTAL INCOME	1,308,352.51	1,304,266.97	1,309,802.46	1,353,950.79
OPERATING FUND	324,000.00	360,960.72	324,000.00	324,000.00
General & Administrative	55,441.07	36,960.72	55,441.07	7,392.14
Management Fee	379,441.07	360,960.72	379,441.07	331,392.14
Front Office	94,408.77	58,459.93	82,062.10	94,408.77
Insurance	57,265.95	56,189.00	56,189.00	58,998.45
Legal	230.00	0.00	0.00	230.00
Acctg/Audit Expense	11,909.00	11,000.00	11,000.00	11,330.00
Directors' Expense	300.00	165.50	300.00	300.00
Interest	15,863.00	10,124.80	10,124.80	-
Emp Unit Depreciation - Partially Unfunded	11,372.00	8,529.03	11,372.00	2,118.96
Direct Office Expense	1,521.94	1,141.47	1,521.94	1,521.94
Taxes and Assessments	0.00	0.00	0.00	-
Depreciation	1,868.00	722.25	963.00	963.00
Telephone & Internet Systems	500.00	246.83	750.00	500.00
Vehicle Rental	25,211.95	18,909.00	25,211.95	25,211.95
Miscellaneous G & A	534.00	11.72	11.72	311.72
Total	600,425.68	526,460.25	578,947.58	527,286.93
	276,425.68	Excludes Induceme	254,947.58	203,286.93
Utilities				
Electric	50,577.00	38,092.07	53,611.62	55,220.00
Telephone Service	10,484.00	8,265.49	16,169.48	10,484.00
Gas	98,107.50	88,166.16	98,107.50	166,782.75
Water & Sewer	36,913.04	28,464.26	35,837.90	36,913.04
Cable TV	17,677.72	13,397.65	16,835.92	17,677.72
Trash Collection	8,068.01	6,159.04	6,159.04	6,466.99
Total	221,827.27	182,544.67	226,721.46	293,544.50
Repairs & Maintenance				
Repairs & Maint - Mgmt Co	71,110.11	41,732.00	53,732.00	39,732.00
Repairs & Maint - Cont	30,582.12	27,965.02	39,000.00	30,582.12
Supplies	14,939.19	4,411.72	3,000.00	9,789.00
Pool Maintenance	36,000.00	27,449.44	40,000.00	40,000.00
Firewood	7,034.25	15,642.00	22,000.00	7,034.25
Window Washing	8,740.00	4,423.00	4,423.00	8,740.00
Chimney Sweeping	1,552.50	200.00	200.00	900.00
Pest Control	1,933.92	1,868.54	1,868.54	1,933.92
Painting & Staining	7,500.00	7,500.00	7,500.00	10,000.00
Groundskeeping	77,883.70	93,610.26	125,000.00	100,000.00
Snow Removal	15,903.13	12,430.00	12,430.00	12,430.00
Custodial Services	87,929.53	69,822.95	83,000.00	83,000.00
Equip Service Contracts	38,850.00	31,672.99	32,000.00	33,600.00
Roof Repair & Maint	1,000.00	44.00	44.00	1,000.00
Special Projects	0.00	0.00	0.00	-
Total	400,958.45	338,771.92	424,197.54	378,741.29
CAPITAL IMPROVEMENT FUND	102,785.25	77,088.96	102,785.25	149,258.69
CONTINGENCY	0.00	0.00	0.00	-
APPLICATION OF FUNDS	1,325,996.65	1,124,865.80	1,332,651.83	1,348,831.41
NET BALANCE	-17,644.14	179,401.17	-22,849.37	5,119.38
TOTAL ASSESSMENTS	1,287,082.51	1,287,082.46	1,287,082.46	1,331,230.79
TOTAL AVAILABLE FUNDS	1,329,001.62	1,322,882.97	1,328,418.46	1,346,712.45
TOTAL APPLICATION OF FUNDS	1,325,996.65	1,124,865.80	1,332,651.83	1,348,831.41
TOTAL NET BALANCE	3,004.97	198,017.17	-4,233.37	(2,118.96)
Adj Unfunded Emp Unit Depr - Principal	-3,004.97	-3,004.97	-3,004.97	2,118.96
Ending Balance	0.00	195,012.20	-7,238.34	0.00
Reduce Cumulative Op Fund Deficit				
Trns Surplus to Reserve per Board	0.00		0.00	

CHAMONIX CONDOMINIUM ASSESSMENTS				REGULAR	2021-22	Billing Schedule				TOTAL
	PLAN	SIZE	UNITS	ASSESSMENT	UNIT	November 1st Billing	March 2nd Billing	July 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	48262.14	13	24,131.07	12,065.54	12,065.53	0.00	48262.14
15	D	1,160	11	44240.30	15	22,120.15	11,060.08	11,060.07	0.00	44240.30
17	A	980	9	36196.61	17	18,098.31	9,049.15	9,049.15	0.00	36196.61
closet 17 License		58	1	4021.85	addn'l 17	2,010.93	1,005.46	1,005.46	0.00	4021.85
20	B	1,050	10	40218.45	20	20,109.23	10,054.61	10,054.61	0.00	40218.45
Closet/alcove 20		52	1	4021.85	addn'l 20	2,010.93	1,005.46	1,005.46	0.00	4021.85
21	C+	1,412	13	52283.99	21	26,142.00	13,071.00	13,070.99	0.00	52283.99
22	C	1,160	11	44240.30	22	22,120.15	11,060.08	11,060.07	0.00	44240.30
Common 22 Lease		197	2	8043.69	addn'l 22	4,021.85	2,010.92	2,010.92	0.00	8043.69
23	F	1,270	12	48262.14	23	24,131.07	12,065.54	12,065.53	0.00	48262.14
25	C+	2,260	21	84458.75	25	42,229.38	21,114.69	21,114.68	0.00	84458.75
26	I	2,088	18	72393.22	26	36,196.61	18,098.31	18,098.30	0.00	72393.22
27	A	980	9	36196.61	27	18,098.31	9,049.15	9,049.15	0.00	36196.61
30	A	980	9	36196.61	30	18,098.31	9,049.15	9,049.15	0.00	36196.61
31	C	1,160	11	44240.30	31	22,120.15	11,060.08	11,060.07	0.00	44240.30
32	C	1,160	11	44240.30	32	22,120.15	11,060.08	11,060.07	0.00	44240.30
33	F	1,270	12	48262.14	33	24,131.07	12,065.54	12,065.53	0.00	48262.14
34	F	1,270	12	48262.14	34	24,131.07	12,065.54	12,065.53	0.00	48262.14
35	C	1,160	11	44240.30	35	22,120.15	11,060.08	11,060.07	0.00	44240.30
36	H	1,740	15	60327.68	36	30,163.84	15,081.92	15,081.92	0.00	60327.68
37	A	980	9	36196.61	37	18,098.31	9,049.15	9,049.15	0.00	36196.61
40	A	980	9	36196.61	40	18,098.31	9,049.15	9,049.15	0.00	36196.61
41	E	1,240	12	48262.14	41	24,131.07	12,065.54	12,065.53	0.00	48262.14
43	C,G	2,510	24	96524.29	43	48,262.15	24,131.07	24,131.07	0.00	96524.29
44	F	1,270	12	48262.14	44	24,131.07	12,065.54	12,065.53	0.00	48262.14
45	E	1,240	12	48262.14	45	24,131.07	12,065.54	12,065.53	0.00	48262.14
46	C	1,160	11	44240.30	46	22,120.15	11,060.08	11,060.07	0.00	44240.30
47	B	1,050	10	40218.45	47	20,109.23	10,054.61	10,054.61	0.00	40218.45
50	A	980	9	36196.61	50	18,098.31	9,049.15	9,049.15	0.00	36196.61
54	F	1,270	12	48262.14	54	24,131.07	12,065.54	12,065.53	0.00	48262.14
EMPLOYEE		0	0	0.00						
TOTAL		35,357	331	1331230.80		665,615.47	332,807.75	332,807.58	0.00	1331230.80

Chamonix Condominium Association							Year of 2021-2022		Amount Reserved Through 2022	Comparison - Reserve less Expenditures Through 2022
Reserve Fund Analysis							Estimated Current Replacement Cost	Funding Requirement= Repl. Cost / Useful Life Or Loan Period		
		Year Reserve Entries Begun	Year Began or Last Replaced	Estimated Replacement Year	Anticipated Useful Life/ Amortization Period					
Major Structures										
	Roofs	1985	2011	2037	26	*	716,160	18,488.33	785,232	57,910.75
	Elevators	1985	2000	2035	35		595,000	13,036.44	375,824	13,036.44
	Building Restoration	1985	1999	N/A	N/A		0	0.00	102,645	0.00
	Stucco Repairs-Exterior Walls	1985	2005	2025	20	*	0	0.00	18,286	0.00
	Stucco Repairs - Wall Finishes	1992	2005	2022	17	*	600,000	87,617.60	136,353	106,628.71
	Deck railings	1985	1985	2025	40		174,000	0.00	0	0.00
	Windows	1985	1985	2023	38	*	250,000	1,565.53	59,655	25,901.22
Boilers/Hot Water System										
	Boilers	1985	1985	2025	40		300,000	0.00	120,960	43,028.42
	Backflow/meter	1990	2014	2039	25		0	0.00	8,988	0.00
	Pumps - Main Heat Circ	1985	2012	2027	15		6,795	1,376.00	9,199	453.00
	Pumps - snowmelt	2005	2005	2025	20		50,000	2,500.00	25,000	19,423.24
	Pumps - Other	1985	2016	2024	8		5,000	672.41	13,915	1,464.45
	Sewer/Drainage/Irrigation Lines	1985	2016	2036	20		25,000	4,643.41	54,305	15,554.68
	Pool Heat System	1985	1985	2023	38		12,000	0.00	14,178	12,000.00
Driveways										
	Replacement	1985	2004	2029	25		500,000	2,000.00	29,500	29,500.00
	Snowmelt system	2005	2005	2030	25		200,000	5,000.00	47,500	34,318.67
	Sealing	1992	2014	2022	8		12,000	1,125.00	35,735	11,760.03
Concrete Entry Surface										
	Rplcmnt/Reinforcement	1992	1996	2020	24	*	58,589	0.00	58,589	0.00
Lighting										
	Exterior	1985	1996	2023	27		12,000	600.00	11,479	6,000.00
	Interior	1985	1988	2023	35		8,479	282.63	10,525	-277.76
Furnishings & Equipment										
	Carpet - Conference Lobby	1985	2007	2022	15		18,000	0.00	12,537	8,017.75
	Carpeting	1985	2007	2022	15		100,000	1,200.00	3,173	47,366.54
	Conference Furniture	1985	1985	2020	35	*	0	0.00	13,586	1,933.54
	Laundry Equipment	1985	2006	2022	16	*	90,000	3,000.00	53,815	52,302.55
	Fire Alarm System	1985	2012	2027	15	*	150,000	3,000.00	57,948	29,351.00
	Fire Sprinkler System	1985	1985	2025	40		500,000	1,470.59	28,008	14,705.89
	Kitchen Equipment	1985	1985	2021	36	*	0	0.00	1,500	915.58
	Outdoor Awnings	1993	2005	2023	18	*	24,000	0.00	47,934	24,000.00
Pools										
	Pool Deck Replacement	1985	1997	2021	24		40,000	0.00	62,249	0.00
	Deck Resurface	1992	2012	2022	10		30,000	0.00	34,650	30,000.00
	Pool Replacement	1985	1985	2035	50		35,000	0.00	0	0.00
	Hot Tub Tile Replacement	1985	1996	2023	27	*	6,601	347.42	9,037	3,474.20
	ADA Pool Lift Equipment	2012		2023			13,500	0.00	13,500	13,500.00
	Pool Furniture	1992	2016	2031	15		20,000	1,333.33	24,086	5,880.58
Miscellaneous/Auditors/Reserve Study Update										
	Misc/Auditors	1985	1993	Yearly	5	*	0	0.00	-49,982	0.00
Totals							4,552,124	149,258.69	2,229,907	608,149.48
										OK
								0.00		
Prior Year Reserve Fund Assessment								102,785.25	0.00	
Net Increase/(Decrease)								46,473.44		
Percentage Variance								45.21%		