

Chamonix At Woodrun - Budget				
Year of 2022-2023				
	BUDGET 2021-2022	10 MONTH ACTUAL	12 MONTH ESTIMATED	BUDGET 2022-23
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	-7,238.34	-169,572.00	-169,572.00	-170,210.66
Regular Assessments (excluding inducements)	1,007,230.79	1,007,230.80	1,007,230.80	1,439,565.24
Regular Assessments (Incl. Emp Unit)	1,331,230.79	1,331,230.80	1,331,230.80	1,763,565.24
Special Assessment	0.00	0.00	0.00	0.00
Rental Income	20,220.00	16,850.00	20,220.00	20,220.00
Interest Earned	2,500.00	0.00	0.00	0.00
Late Fees	0.00	3,850.67	4,835.00	0.00
Miscellaneous Revenue	0.00	0.00	0.00	0.00
TOTAL INCOME	1,353,950.79	1,351,931.47	1,356,285.80	1,783,785.24
OPERATING FUND				
General & Administrative				
Net Management Fee After Inducements	7,392.14	6,160.08	7,392.14	7,392.14
Management Fee	331,392.14	330,160.08	331,392.14	331,392.14
Front Office	94,408.77	78,674.00	94,408.77	94,408.77
Insurance	58,998.45	58,252.27	58,252.27	97,497.75
Legal	230.00	2,245.00	2,403.00	10,000.00
Acctg/Audit Expense	11,330.00	11,700.00	11,700.00	12,870.00
Directors' Expense	300.00	189.96	200.00	200.00
Interest	0.00	0.00	0.00	0.00
Emp Unit Depreciation - Partially Unfunded	2,118.96	2,119.00	2,119.00	0.00
Direct Office Expense	1,521.94	1,268.30	1,521.94	1,521.94
Taxes and Assessments	0.00	0.00	0.00	0.00
Depreciation	963.00	402.50	483.00	483.00
Telephone & Internet Systems	500.00	2,302.80	2,452.80	500.00
Vehicle Rental	25,211.95	21,010.00	25,211.95	25,211.95
Miscellaneous G & A	311.72	3,555.23	3,555.23	2,350.00
Total	527,286.93	511,879.14	533,700.10	576,435.55
G&A Net of Inducements	203,286.93	\$187,879.14	209,700.10	252,435.55
Utilities				
Electric	55,220.00	41,187.73	47,500.00	50,350.00
Telephone Service	10,484.00	13,087.08	15,704.50	16,176.00
Gas	166,782.75	142,083.51	153,083.51	162,269.00
Water & Sewer	36,913.04	32,694.18	39,392.18	43,331.00
Cable TV	17,677.72	15,398.27	18,477.92	19,402.00
Trash Collection	6,466.99	3,872.57	3,872.57	4,260.00
Total	293,544.50	248,323.34	278,030.68	295,788.00
Repairs & Maintenance				
Repairs & Maint - Mgmt Co Staff	\$39,732.00	\$34,310.00	\$41,460.00	41,460.00
Repairs & Maint - Cont	\$30,582.12	\$30,206.41	\$40,000.00	40,000.00
Supplies	\$9,789.00	\$15,464.30	\$17,200.00	20,000.00
Pool - Roll Up	\$40,000.00	\$26,953.00	\$31,200.00	32,136.00
Pool - Vacasa Labor	\$36,273.51	\$24,442.00	\$28,320.37	29,170.00
Pool - Supplies	\$3,459.36	\$2,331.00	\$2,698.30	2,779.00
Pool - Vendor Repairs	\$267.13	\$180.00	\$180.00	187.00
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	0.00
Firewood - Roll Up	\$7,034.25	\$15,434.40	\$17,261.00	17,779.00
Firewood - Vacasa Labor	\$6,657.62	\$14,608.00	\$16,434.60	16,928.00
Firewood - Supplies	\$376.63	\$826.40	\$826.40	851.00
Firewood - Vendors	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Roll Up	\$8,740.00	\$4,370.00	\$6,555.00	8,740.00
Window Washing - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Vendors	\$8,740.00	\$4,370.00	\$6,555.00	8,740.00
Chimney Sweeping	\$900.00	\$254.00	\$1,332.00	1,372.00
Pest Control - Roll Up	\$1,933.92	\$1,874.89	\$1,933.92	1,992.00
Pest Control - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00
Pest Control - Supplies	\$65.38	\$6.35	\$6.35	68.00
Pest Control - Vendors	\$1,868.54	\$1,868.54	\$1,868.54	1,924.00
Painting & Staining - Roll Up	\$10,000.00	\$7,675.01	\$9,000.00	19,270.00
Painting & Staining - Vacasa Labor	\$5,446.25	\$4,180.00	\$5,504.99	5,670.00
Painting & Staining - Supplies	\$403.92	\$310.01	\$310.01	319.00
Painting & Staining - Vendors	\$4,149.83	\$3,185.00	\$3,185.00	13,281.00
Groundskeeping - Roll Up	\$100,000.00	\$79,475.25	\$91,000.00	93,731.00
Groundskeeping - Vacasa Labor	\$79,376.91	\$63,085.00	\$72,232.92	74,401.00
Groundskeeping - Supplies	\$490.45	\$389.79	\$389.79	401.00
Groundskeeping - Vendors	\$20,132.63	\$16,000.46	\$18,377.29	18,929.00
Snow Removal - Roll Up	\$12,430.00	\$12,999.07	\$12,999.07	13,389.00
Snow Removal - Vacasa Labor	\$11,212.66	\$11,726.00	\$11,726.00	12,078.00
Snow Removal - Supplies	\$112.90	\$118.07	\$118.07	122.00
Snow Removal - Vendors	\$1,104.44	\$1,155.00	\$1,155.00	1,189.00
Custodial Services - Roll Up	\$83,000.00	\$72,842.00	\$88,000.00	90,640.00
Custodial Services - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	0.00
Custodial Services - Vendors	\$83,000.00	\$72,842.00	\$88,000.00	90,640.00
Equip Service Contracts	\$33,600.00	\$31,198.45	\$37,994.00	40,274.00
Roof Repair & Maint - Roll Up	\$1,000.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Vacasa Labor	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Vendors	\$1,000.00	\$0.00	\$0.00	0.00
Special Projects - Contingency - Roll Up	\$0.00	\$0.00	\$0.00	191,520.00
Special Projects - Contingency - Vacasa Labor	\$0.00	\$0.00	\$0.00	91,520.00
Special Projects - Contingency - Supplies	\$0.00	\$0.00	\$0.00	0.00
Special Projects - Contingency - Vendors	\$0.00	\$0.00	\$0.00	100,000.00
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	0.00
Repairs & Maintenance - Total	\$378,741.29	\$333,056.78	\$395,934.99	612,303.00
CAPITAL IMPROVEMENT FUND	149,258.69	124,382.26	149,258.69	299,258.69
APPLICATION OF FUNDS	1,348,831.41	1,217,641.52	1,356,924.46	1,783,785.24
NET BALANCE	5,119.38	134,289.95	-638.66	0.00
TOTAL ASSESSMENTS	1,331,230.79	1,331,230.80	1,331,230.80	1,763,565.24
TOTAL AVAILABLE FUNDS	1,346,712.45	1,182,359.47	1,186,713.80	1,783,785.24
TOTAL APPLICATION OF FUNDS	1,348,831.41	1,217,641.52	1,356,924.46	1,783,785.24
TOTAL NET BALANCE	-2,118.97	-35,282.05	-170,210.66	-170,210.66
Adj Unfunded Emp Unit Depr - Principal	2,118.97	0.00	0.00	0.00
Ending Balance	0.00	-35,282.05	-170,210.66	-170,210.66
Reduce Cumulative Op Fund Deficit				
Trns Surplus to Reserve per Board	0.00		0.00	0.00

CHAMONIX CONDOMINIUM ASSESSMENTS					Billing Schedule			
				REGULAR	November	March	July	TOTAL
	PLAN	SIZE	UNITS	ASSESSMENT	1st Billing	2nd Billing	3rd Billing	ASSESS
	Emp 704 Memo		5 units Memo	-	-	-	0.00	
	Emp 890 Memo		6 Memo	-	-	-	0.00	
	Emp 890 Memo		6 Memo	-	-	-	0.00	
13	F	1,270	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
15	D	1,160	11	58,607.91	29,303.96	14,651.98	14651.97	58,607.91
17	A	980	9	47,951.92	23,975.96	11,987.98	11987.98	47,951.92
closet 17 License		58	1	5,327.99	2,664.00	1,332.00	1331.99	5,327.99
20	B	1,050	10	53,279.92	26,639.96	13,319.98	13319.98	53,279.92
Closet/alcove 20		52	1	5,327.99	2,664.00	1,332.00	1331.99	5,327.99
21	C+	1,412	13	69,263.89	34,631.95	17,315.97	17315.97	69,263.89
22	C	1,160	11	58,607.91	29,303.96	14,651.98	14651.97	58,607.91
Common 22 Lease		197	2	10,655.98	5,327.99	2,664.00	2663.99	10,655.98
23	F	1,270	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
25	C+	2,260	21	111,887.82	55,943.91	27,971.96	27971.95	111,887.82
26	I	2,088	18	95,903.85	47,951.93	23,975.96	23975.96	95,903.85
27	A	980	9	47,951.92	23,975.96	11,987.98	11987.98	47,951.92
30	A	980	9	47,951.92	23,975.96	11,987.98	11987.98	47,951.92
31	C	1,160	11	58,607.91	29,303.96	14,651.98	14651.97	58,607.91
32	C	1,160	11	58,607.91	29,303.96	14,651.98	14651.97	58,607.91
33	F	1,270	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
34	F	1,270	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
35	C	1,160	11	58,607.91	29,303.96	14,651.98	14651.97	58,607.91
36	H	1,740	15	79,919.87	39,959.94	19,979.97	19979.96	79,919.87
37	A	980	9	47,951.92	23,975.96	11,987.98	11987.98	47,951.92
40	A	980	9	47,951.92	23,975.96	11,987.98	11987.98	47,951.92
41	E	1,240	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
43	C,G	2,510	24	127,871.80	63,935.90	31,967.95	31967.95	127,871.80
44	F	1,270	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
45	E	1,240	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
46	C	1,160	11	58,607.91	29,303.96	14,651.98	14651.97	58,607.91
47	B	1,050	10	53,279.92	26,639.96	13,319.98	13319.98	53,279.92
50	A	980	9	47,951.92	23,975.96	11,987.98	11987.98	47,951.92
54	F	1,270	12	63,935.90	31,967.95	15,983.98	15983.97	63,935.90
EMPLOYEE		0	0	-				
TOTAL		35,357	331	1,763,565.21	881,782.66	440,891.37	440891.18	1,763,565.21

Chamonix Condominium Association Reserve Fund Analysis									Amount Reserved Through 2023	Comparison - Reserve less Expenditures Through 2023
Year of 2022-2023								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		Estimated Current Replacement Cost			
Major Structures										
	Roofs	1985	2011	2037	26	*	716,160	8,488.33	793,720	21,499
	Elevators	1985	2000	2035	35	*	595,000	118,154.04	516,978	-147,236
	Building Restoration & Closets	1985	1999	N/A	N/A		0	10,000.00	120,601	2,141
	Stucco Repairs-Exterior Walls	1985	2005	2025	20	*	0	0.00	18,286	0
	Stucco Repairs - Wall Finishes	1992	2005	2022	17	*	600,000	60,000.00	188,397	9,965
	Deck railings	1985	1985	2025	40		174,000	0.00	0	0
	Windows & Doors	1985	1985	2023	38	*	250,000	1,565.53	61,221	10,018
Boilers/Hot Water System										
	Boilers	1985	1985	2025	40	*	300,000	0.00	120,960	41,789
	Backflow/meter	1990	2014	2039	25		0	0.00	8,988	0
	Pumps - Main Heat Circ	1985	2012	2027	15		6,795	1,376.00	25,230	1,376
	Pumps - snowmelt	2005	2005	2025	20	*	50,000	2,500.00	12,845	7,268
	Pumps - Other	1985	2016	2024	8		5,000	672.41	14,587	2,137
	Sewer/Drainage/Irrigation Lines	1985	2016	2036	20		25,000	4,643.41	58,948	-1,695
	Pool Heat System	1985	1985	2023	38	*	12,000	0.00	14,178	12,000
Driveways										
	Replacement	1985	2004	2029	25		500,000	2,000.00	31,500	31,500
	Snowmelt system	2005	2005	2030	25	*	200,000	5,000.00	52,500	8,856
	Sealing	1992	2014	2022	8		12,000	1,125.00	36,860	1,886
Concrete Entry Surface										
	Rplcmnt/Reinforcement	1992	1996	2020	24	*	58,589	0.00	58,589	0
Lighting										
	Exterior	1985	1996	2023	27		12,000	600.00	12,079	6,600
	Interior	1985	1988	2023	35		8,479	282.63	13,657	2,854
Furnishings & Equipment										
	Carpet - Conference Lobby - Discontinued	1985	2007	2023	16		18,000	0.00	4,519	0
	Carpeting - All	1985	2007	2024	17		100,000	1,200.00	12,390	56,584
	Conference Furniture - Discontinued	1985	1985	2020	35	*	0	0.00	11,652	0
	Laundry Equipment	1985	2006	2022	16	*	90,000	3,000.00	33,815	32,303
	Fire Alarm System	1985	2012	2027	15	*	150,000	3,000.00	60,948	25,352
	Fire Sprinkler System	1985	1985	2025	40		500,000	1,470.59	29,479	16,177
	Kitchen Equipment - Discontinued	1985	1985	2021	36	*	0	0.00	584	0
	Outdoor Awnings	1993	2005	2024	19	*	24,000	0.00	47,934	24,000
Pools										
	Pool Deck Replacement - Discontinued	1985	1997	2021	24		40,000	0.00	62,249	0
	Deck Resurface	1992	2012	2024	12		30,000	0.00	34,650	30,000
	Pool Replacement	1985	1985	2035	50		35,000	0.00	0	0
	Hot Tub Tile Replacement	1985	1996	2023	27	*	6,601	347.42	9,384	3,821
	ADA Pool Lift Equipment	2012		2023			13,500	0.00	13,500	13,500
	Pool Furniture	1992	2016	2031	15		20,000	1,333.33	25,419	7,214
Miscellaneous/Auditors/Reserve Study Update										
	Misc/Auditors	1985	1993	Yearly	5	*	0	72,500.00	22,518	0
Totals							4,552,124	299,258.69	2,529,166	219,906
OK										
0.00										
Prior Year Reserve Fund Assessment								149,258.69	0	
Net Increase/(Decrease)								150,000.00		
Percentage Variance								100.50%		