

Chamonix At Woodrun - Budget					
Year of 2023-2024					
	BUDGET 2022-2023	10 MONTH ACTUAL	12 MONTH ESTIMATED	12 MONTH Actual	BUDGET 2023-2024
PRIOR YEAR BALANCE - Net of Emp Unit Depreciation & Principal Debt reduction	-170,210.66	-169,572.00	-169,572.00	324,000.00 -169,572.00	-46,536.22
Regular Assessments (excluding inducements)	1,439,565.24	1,439,564.27	1,439,564.27	1,442,500.82	1,491,284.72
Regular Assessments (Incl. Emp Unit)	1,763,565.24	1,763,564.27	1,763,564.27	1,766,500.82	1,815,284.72
Special Assessment	0.00	0.00	0.00	0.00	3,649,999.87
Rental Income	20,220.00	15,165.00	20,220.00	20,220.00	20,220.00
Interest Earned	0.00	1,078.31	1,323.31	0.00	1,323.31
Late Fees	0.00	38.97	575.00	782.48	0.00
Miscellaneous Revenue	0.00	18,384.07	18,384.07	18,384.07	10,000.00
TOTAL INCOME	1,783,785.24	1,798,230.62	1,804,066.65	1,805,887.37	5,496,827.90
OPERATING FUND					
General & Administrative					
Net Management Fee After Inducements	7,392.14	17,812.05	38,062.05	40,998.60	81,000.00
Management Fee	331,392.14	341,812.05	362,062.05	364,998.60	405,000.00
Front Office	94,408.77	66,662.48	84,048.50	84,048.50	82,855.84
Insurance	97,497.75	97,715.10	97,715.10	97,715.10	107,000.00
Legal	10,000.00	4,335.00	10,000.00	7,100.00	10,000.00
Acctg/Audit Expense	12,870.00	0.00	13,250.00	13,250.00	14,575.00
Directors' Expense	200.00	165.50	200.00	165.50	200.00
Interest	0.00	0.00	0.00		0.00
Emp Unit Depreciation - Partially Unfunded	0.00	0.00	0.00		0.00
Direct Office Expense	1,521.94	1,141.47	1,521.94	1,521.96	1,521.94
Taxes and Assessments	0.00	0.00	0.00		0.00
Depreciation	483.00	362.25	483.00	483.00	483.00
Telephone & Internet Systems	500.00	339.55	500.00	745.80	500.00
Vehicle Rental	25,211.95	18,909.00	25,211.95	25,212.00	25,211.95
Miscellaneous G & A	2,350.00	289.00	2,500.00	797.71	2,600.00
Total	576,435.55	531,731.40	597,492.54	596,038.17	649,947.73
G&A Net of Inducements	252,435.55	\$207,731.40	273,492.54	272,038.17	325,947.73
Utilities					
Electric	50,350.00	41,751.79	50,863.70	48,575.06	50,864.00
Telephone Service	16,176.00	3,530.45	4,707.27	5,204.65	4,848.00
Gas	162,269.00	137,313.13	152,513.13	151,154.67	152,513.00
Water & Sewer	43,331.00	29,643.63	39,386.67	39,684.85	42,538.00
Cable TV	19,402.00	14,152.61	20,430.41	18,957.52	21,452.00
Trash Collection	4,260.00	3,925.43	8,401.02	8,437.02	9,241.00
Internet Support	0.00	5,793.48	9,141.33	9,141.33	9,598.40
Total	295,788.00	236,110.52	285,443.53	281,155.10	291,054.40
Repairs & Maintenance					
Repairs & Maint - Mgmt Co Staff	\$41,460.00	\$37,950.00	\$54,610.00	\$63,937.50	60,412.50
Repairs & Maint - Cont	\$40,000.00	\$51,390.95	\$58,000.00	\$59,258.25	58,000.00
Supplies	\$20,000.00	\$14,646.38	\$18,000.00	\$17,151.32	20,000.00
Pool - Roll Up	\$32,136.00	\$31,055.75	\$45,826.37	\$47,487.37	\$50,319.45
Pool - Vacasa Labor	\$29,170.00	\$29,293.00	\$40,993.00	\$42,603.00	46,542.50
Pool - Supplies	\$2,779.00	\$929.38	\$4,000.00	\$4,051.00	2,917.95
Pool - Vendor Repairs	\$187.00	\$833.37	\$833.37	\$833.37	859.00
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Firewood - Roll Up	\$17,779.00	\$6,573.84	\$6,573.84	\$6,573.84	0.00
Firewood - Frias Labor	\$16,928.00	\$5,217.25	\$5,217.25	\$5,217.25	0.00
Firewood - Supplies	\$851.00	\$1,356.59	\$1,356.59	\$1,356.59	0.00
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Roll Up	\$8,740.00	\$7,220.00	\$7,220.00	\$7,220.00	7,581.00
Window Washing - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Window Washing - Vendors	\$8,740.00	\$7,220.00	\$7,220.00	\$7,220.00	7,581.00
Chimney Sweeping	\$1,372.00	\$0.00	\$1,372.00	\$906.00	1,500.00
	\$1,992.00	\$1,807.23	\$1,807.23	\$1,829.29	1,860.00
Pest Control - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Pest Control - Supplies	\$68.00	\$9.92	\$9.92	\$31.98	10.00
Pest Control - Vendors	\$1,924.00	\$1,797.31	\$1,797.31	\$1,797.31	1,850.00
Painting & Staining - Roll Up	\$19,270.00	\$11,523.34	\$21,779.15	\$20,640.70	23,338.00
Painting & Staining - Vacasa Labor	\$5,670.00	\$11,027.50	\$21,150.00	\$19,910.00	22,690.00
Painting & Staining - Supplies	\$319.00	\$495.84	\$629.15	\$730.70	648.00
Painting & Staining - Vendors	\$13,281.00	\$0.00	\$0.00	\$0.00	0.00
Groundskeeping - Roll Up	\$93,731.00	\$71,432.61	\$97,992.95	\$101,608.75	108,894.50
Groundskeeping - Vacasa Labor	\$74,401.00	\$55,748.00	\$69,938.00	\$75,740.50	79,997.50
Groundskeeping - Supplies	\$401.00	\$852.97	\$852.97	\$852.97	879.00
Groundskeeping - Vendors	\$18,929.00	\$14,831.64	\$27,201.98	\$25,015.28	28,018.00
Snow Removal - Roll Up	\$13,389.00	\$22,849.87	\$22,849.87	\$23,702.37	27,126.63
Snow Removal - Vacasa Labor	\$12,078.00	\$16,328.50	\$16,328.50	\$17,181.00	20,410.63
Snow Removal - Supplies	\$122.00	\$193.87	\$193.87	\$193.87	200.00
Snow Removal - Vendors	\$1,189.00	\$6,327.50	\$6,327.50	\$6,327.50	6,516.00
Custodial Services - Roll Up	\$90,640.00	\$69,768.50	\$82,593.50	\$84,843.50	91,055.00
Custodial Services - Vacasa Labor	\$0.00	\$3,680.00	\$3,905.00	\$5,355.00	3,905.00
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Custodial Services - Vendors	\$90,640.00	\$66,088.50	\$78,688.50	\$79,488.50	87,150.00
Equip Service Contracts	\$40,274.00	\$33,088.91	\$50,719.41	\$51,408.48	45,292.00
Roof Repair & Maint - Roll Up	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Roof Repair & Maint - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Special Projects - Contingency - Roll Up	\$191,520.00	\$29,491.79	\$29,491.79	\$32,156.36	3,761,188.00
Special Projects - Contingency - Vacasa Labor	\$91,520.00	\$5,637.50	\$5,637.50	\$7,727.50	110,000.00
Special Projects - Contingency - Supplies	\$0.00	\$656.99	\$1,152.93	\$1,231.56	1,188.00
Special Projects - Contingency - Vendors	\$100,000.00	\$23,197.30	\$23,197.30	\$23,197.30	0.00
Special Projects - Contingency - Capital	\$0.00	\$0.00	\$0.00	\$0.00	3,650,000.00
Repairs & Maintenance - Total	\$612,303.00	\$388,799.17	\$498,836.11	\$518,723.73	4,256,567.08
CAPITAL IMPROVEMENT FUND	299,258.69	224,443.96	299,258.69	299,258.69	299,258.69
APPLICATION OF FUNDS	1,783,785.24	1,381,085.05	1,681,030.87	1,695,175.69	5,496,827.90
NET BALANCE	0.00	417,145.57	123,035.78	110,711.68	0.00
				110,712.03	
TOTAL ASSESSMENTS	1,763,565.24	1,763,564.27	1,763,564.27	-0.35	1,815,284.72
TOTAL AVAILABLE FUNDS	1,613,574.58	1,628,658.62	1,634,494.65		5,496,827.90
TOTAL APPLICATION OF FUNDS	1,783,785.24	1,381,085.05	1,681,030.87		5,496,827.90
TOTAL NET BALANCE	-170,210.66	247,573.57	-46,536.22		-46,536.22
Adj Unfunded Emp Unit Depr - Principal	170,210.66	0.00	0.00		0.00
Ending Balance	0.00	247,573.57	-46,536.22		-46,536.22
Trns Surplus to Reserve per Board	0.00		0.00		0.00

CHAMONIX CONDOMINIUM ASSESSMENTS						Billing Schedule				Special Assessment Calculation Total	Fiscal 2023-2024		
PLAN	SIZE	UNITS		REGULAR ASSESSMENT	November 1st Billing	March 2nd Billing	July 3rd Billing			\$ 3,650,000.00			
Emp	704 Memo	5 units Memo		-	-	-	-						
Emp	890 Memo	6 Memo		-	-	-	-						
Emp	890 Memo	6 Memo		-	-	-	-						
13	F	1,270	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	13	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
15	D	1,160	11	3.3233%	60,326.68	30,163.34	15,081.67	15,081.67	15	\$121,299.09	\$60,649.55	\$30,324.77	\$30,324.77
17	A	980	9	2.7190%	49,358.19	24,679.10	12,339.55	12,339.54	17	\$99,244.71	\$49,622.36	\$24,811.18	\$24,811.17
closet 17 License		58	1	0.3021%	5,484.24	2,742.12	1,371.06	1,371.06	closet 17	\$11,027.19	\$5,513.60	\$2,756.80	\$2,756.79
20	B	1,050	10	3.0211%	54,842.44	27,421.22	13,710.61	13,710.61	20	\$110,271.90	\$55,135.95	\$27,567.98	\$27,567.97
Closet/alcove 20		52	1	0.3021%	5,484.24	2,742.12	1,371.06	1,371.06	closet/alcove 20	\$11,027.19	\$5,513.60	\$2,756.80	\$2,756.79
21	C+	1,412	13	3.9275%	71,295.17	35,647.59	17,823.79	17,823.79	21	\$143,353.47	\$71,676.74	\$35,838.37	\$35,838.36
22	C	1,160	11	3.3233%	60,326.68	30,163.34	15,081.67	15,081.67	22	\$121,299.09	\$60,649.55	\$30,324.77	\$30,324.77
Common 22 Lease		197	2	0.6042%	10,968.49	5,484.25	2,742.12	2,742.12	Common 22	\$22,054.38	\$11,027.19	\$5,513.60	\$5,513.59
23	F	1,270	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	23	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
25	C+	2,260	21	6.3444%	115,169.12	57,584.56	28,792.28	28,792.28	25	\$231,571.00	\$115,785.50	\$57,892.75	\$57,892.75
26	I	2,088	18	5.4381%	98,716.39	49,358.20	24,679.10	24,679.09	26	\$198,489.43	\$99,244.72	\$49,622.36	\$49,622.35
27	A	980	9	2.7190%	49,358.19	24,679.10	12,339.55	12,339.54	27	\$99,244.71	\$49,622.36	\$24,811.18	\$24,811.17
30	A	980	9	2.7190%	49,358.19	24,679.10	12,339.55	12,339.54	30	\$99,244.71	\$49,622.36	\$24,811.18	\$24,811.17
31	C	1,160	11	3.3233%	60,326.68	30,163.34	15,081.67	15,081.67	31	\$121,299.09	\$60,649.55	\$30,324.77	\$30,324.77
32	C	1,160	11	3.3233%	60,326.68	30,163.34	15,081.67	15,081.67	32	\$121,299.09	\$60,649.55	\$30,324.77	\$30,324.77
33	F	1,270	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	33	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
34	F	1,270	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	34	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
35	C	1,160	11	3.3233%	60,326.68	30,163.34	15,081.67	15,081.67	35	\$121,299.09	\$60,649.55	\$30,324.77	\$30,324.77
36	H	1,740	15	4.5317%	82,263.66	41,131.83	20,565.92	20,565.91	36	\$165,407.85	\$82,703.93	\$41,351.96	\$41,351.96
37	A	980	9	2.7190%	49,358.19	24,679.10	12,339.55	12,339.54	37	\$99,244.71	\$49,622.36	\$24,811.18	\$24,811.17
40	A	980	9	2.7190%	49,358.19	24,679.10	12,339.55	12,339.54	40	\$99,244.71	\$49,622.36	\$24,811.18	\$24,811.17
41	E	1,240	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	41	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
43	C,G	2,510	24	7.2508%	131,621.85	65,810.93	32,905.46	32,905.46	43	\$264,652.52	\$132,326.26	\$66,163.13	\$66,163.13
44	F	1,270	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	44	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
45	E	1,240	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	45	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
46	C	1,160	11	3.3233%	60,326.68	30,163.34	15,081.67	15,081.67	46	\$121,299.09	\$60,649.55	\$30,324.77	\$30,324.77
47	B	1,050	10	3.0211%	54,842.44	27,421.22	13,710.61	13,710.61	47	\$110,271.90	\$55,135.95	\$27,567.98	\$27,567.97
50	A	980	9	2.7190%	49,358.19	24,679.10	12,339.55	12,339.54	50	\$99,244.71	\$49,622.36	\$24,811.18	\$24,811.17
54	F	1,270	12	3.6254%	65,810.93	32,905.47	16,452.73	16,452.73	54	\$132,326.28	\$66,163.14	\$33,081.57	\$33,081.57
EMPLOYEE	0	0		-									
TOTAL	35,357	331	100.00%	1,815,284.70	907,642.44	453,821.17	453,821.09	Total	\$3,649,999.87	\$1,825,000.02	\$912,499.99	\$912,499.86	

Chamonix Condominium Association						Year of 2023-2024				
Reserve Fund Analysis										
		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 2024	Comparison - Reserve less Expenditures Through 2024
Major Structures										
	Roofs	1985	2011	2037	26	*	716,160	132,244.39	925,965	-90,095.53
	Elevators	1985	2000	2035	35	*	595,000	196,601.80	690,580	0.00
	Building Restoration & Closets	1985	1999	N/A	N/A		0	-8,756.06	111,845	0.00
	Stucco Repairs-Exterior Walls	1985	2005	2025	20	*	0	19,408.88	37,695	19,408.88
	Stucco Repairs - Wall Finishes	1992	2005	2028	23	*	600,000	1,274.17	164,069	11,260.75
	Deck railings	1985	1985	2028	43		174,000	0.00	0	0.00
	Windows & Doors	1985	1985	2025	40	*	250,000	1,565.53	62,786	200.53
Boilers/Hot Water System										
	Boilers	1985	1985	2025	40	*	300,000	-38,976.30	81,984	0.00
	Backflow/meter	1990	2014	2039	25		0	0.00	8,988	0.00
	Pumps - Main Heat Circ	1985	2012	2024	12		6,795	5,443.50	30,673	0.00
	Pumps - snowmelt	2005	2005	2024	19	*	50,000	-6,068.72	6,777	0.00
	Pumps - Other	1985	2016	2024	8		5,000	-2,136.86	12,451	0.00
	Sewer/Drainage/Irrigation Lines	1985	2016	2036	20		25,000	575.91	59,524	20,774.00
	Pool Heat System	1985	1985	2024	39	*	12,000	-10,606.37	3,572	0.00
Driveways										
	Replacement	1985	2004	2029	25		500,000	2,000.00	33,500	33,500.00
	Snowmelt system	2005	2005	2024	19	*	200,000	-7,121.54	45,378	0.00
	Sealing	1992	2014	2023	9		12,000	27,115.72	63,975	0.00
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	12,679	7,200.00
	Interior	1985	1988	2023	35		8,479	282.63	13,940	3,136.64
Furnishings & Equipment										
	Carpet - Conference Lobby - Discontinued	1985	2007	2023	16		18,000	0.00	4,519	0.00
	Carpeting - All	1985	2007	2024	17	*	100,000	1,200.00	13,590	33,974.56
	Conference Furniture - Discontinued	1985	1985	2020	35		0	0.00	11,652	0.00
	Laundry Equipment	1985	2006	2025	19	*	90,000	-30,851.33	25,963	24,451.22
	Fire Alarm System	1985	2012	2027	15	*	150,000	3,000.00	63,948	32,650.14
	Fire Sprinkler System	1985	1985	2030	45		500,000	1,470.59	30,949	17,647.07
	Kitchen Equipment - Discontinued	1985	1985	2021	36	*	0	0.00	584	0.00
	Outdoor Awnings	1993	2005	2024	19	*	24,000	0.00	47,934	0.00
Pools										
	Pool Deck Replacement - Discontinued	1985	1997	2021	24		40,000	0.00	62,249	0.00
	Deck Resurface	1992	2012	2024	12		30,000	0.00	34,650	30,000.00
	Pool Replacement & Resurfacing	1985	1985	2035	50	*	35,000	9,552.00	9,552	0.00
	Hot Tub Tile Replacement	1985	1996	2025	29	*	6,601	107.42	9,492	3,929.04
	ADA Pool Lift Equipment	2012		2025			13,500	0.00	13,500	13,500.00
	Pool Furniture	1992	2016	2031	15		20,000	1,333.33	26,753	8,547.25
Miscellaneous/Auditors/Reserve Study Update										
	Misc/Auditors	1985	1993	Yearly	5	*	0	0.00	48,121	0.00
Totals							4,552,124	299,258.69	2,828,425	170,084.55
										OK
								0.00		
Prior Year Reserve Fund Assessment							299,258.69	0.00		
Net Increase/(Decrease)							0.00			
Percentage Variance							0.00%			