



## Chateau De Ville Condominiums

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### NOTICE OF BUDGET MEETING WORKSHOP

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Condominium Act, which the Board of Administration of the Association will consider the adoption of the budget for the coming fiscal year of the Condominium and Condominium Association at the following date, time and place:

Date: October 6, 2021

*SARAH*

Time: 6:00 PM

Place: Meeting will be held via Zoom

**Meeting ID:** 492 478 8288

**Passcode:** Meeting

#### Join Zoom Meeting

<https://us02web.zoom.us/j/4924788288?pwd=RzFKMURKcUFaQXFmcCsvQWRORk40dz09>

#### Agenda:

- 1) Call to Order
- 2) Calling of the Roll
- 3) Review 2021 Current Annual Budget to discuss changes for the 2022 Annual Budget
- 4) Annual Budget Meeting: Selection of Date
- 5) Adjournment

*Jeremy ASK ABOUT*

**Handwritten Notes:**

- Help to the Waters** (with a drawing of a water drop)
- May Viny** (with a drawing of a leaf)
- LAWN CARES**
- POOL CARES**
- Security**
- Verge Tech.**

| Chateau de Ville HOA<br>2022 Operating Budget Draft | Budget<br>Jan-22 | Budget<br>Feb-22 | Budget<br>Mar-22 | Budget<br>Apr-22 | Budget<br>May-22 | Budget<br>Jun-22 | Budget<br>Jul-22 | Budget<br>Aug-22 | Budget<br>Sep-22 | Budget<br>Oct-22 | Budget<br>Nov-22 | Budget<br>Dec-22 | Total<br>2022<br>Budget | 2020<br>30-Sep | 2021<br>30-Sep |
|-----------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------|----------------|----------------|
| Income                                              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 5120 Periodic Assessments                           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 20,210           | 242,520                 | 181,890        | 165,252        |
| 5124 Storage Unit Income                            | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 600                     | 405            | 805            |
| 5125 Estoppel Fee Income                            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  | -                       | 3,300          |                |
| 5130 One Time Assessment                            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  | -                       |                | 17,672         |
| Allowance For Uncollectible Dues                    | (210)            | (210)            | (210)            | (210)            | (210)            | (210)            | (210)            | (210)            | (210)            | (210)            | (210)            | (210)            | (2,520)                 |                | (1,907)        |
| Total Income                                        | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 20,050           | 240,600                 | 185,595        | 181,822        |
| Other Income                                        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 5490 Interest Income                                | 10               | 10               | 10               | 10               | 10               | 10               | 10               | 10               | 10               | 10               | 10               | 10               | 120                     | 32             | 38             |
| 5910 Laundry & Vending Income                       | 25               | 25               | 25               | 25               | 25               | 25               | 25               | 25               | 25               | 25               | 25               | 25               | 300                     | 370            | 390            |
| 5920 NSF & Late Fees                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  | -                       |                | 155            |
| 5990 Miscellaneous Income                           | 35               | 35               | 250              | 35               | 35               | 250              | 35               | 35               | 250              | 35               | 35               | 285              | 1,315                   | 944            | 1,822          |
| Total Other Income                                  | 70               | 70               | 285              | 70               | 70               | 285              | 70               | 70               | 285              | 70               | 70               | 320              | 1,735                   | 1,346          | 2,405          |
| TOTAL INCOME                                        | 20,120           | 20,120           | 20,335           | 20,120           | 20,120           | 20,335           | 20,120           | 20,120           | 20,335           | 20,120           | 20,120           | 20,370           | 242,335                 | 186,941        | 184,227        |
| EXPENSES                                            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| Administrative Expense                              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 6310 Office Payroll                                 | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,500            | 1,000            | 1,000            | 1,000            | 1,000            | 1,500            | 1,000            | 13,000                  | 9,500          | 9,500          |
| 6311 Office & Admin Expenses                        | 200              | 200              | 200              | 200              | 200              | 200              | 200              | 200              | 200              | 200              | 200              | 200              | 2,400                   | 1,295          | 1,643          |
| 6320 Management Fee                                 | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 2,350            | 28,200                  | 21,150         | 21,150         |
| 6340 Legal Expenses                                 | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 159              | 50               | 709                     | 1,252          | 2,553          |
| 6351 Accounting Expenses                            | 85               | 85               |                  |                  |                  | 1,750            |                  |                  |                  |                  |                  |                  | 1,835                   | 2,085          | 1,935          |
| 6360 High Speed Internet                            | 160              | 160              | 160              | 160              | 160              | 160              | 160              | 160              | 160              | 160              | 160              | 160              | 1,920                   | 1,839          | 1,230          |
| Total Administrative Expense                        | 3,760            | 3,845            | 3,760            | 3,760            | 3,760            | 6,010            | 3,760            | 3,760            | 3,760            | 3,760            | 4,369            | 3,760            | 48,064                  | 37,121         | 38,010         |
| Utilities Expense                                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 6450 Electric                                       | 790              | 1,034            | 853              | 832              | 673              | 875              | 875              | 875              | 875              | 875              | 875              | 875              | 10,307                  | 8,038          | 7,690          |
| 6451 Water/Sewer                                    | 2,878            | 3,329            | 2,836            | 3,273            | 3,611            | 3,000            | 3,000            | 3,000            | 3,000            | 3,000            | 3,000            | 3,000            | 36,927                  | 32,469         | 31,020         |
| Total Utilities Expense                             | 3,668            | 4,362            | 3,688            | 4,106            | 4,284            | 3,875            | 3,875            | 3,875            | 3,875            | 3,875            | 3,875            | 3,875            | 47,234                  | 40,507         | 38,710         |
| Operations & Maintenance Exp                        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 6510 General Maintenance Contract                   | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            | 12,000                  | 31,485         | 23,612         |
| 6511 General Maintenance Supplies                   | 200              | 200              | 200              | 200              | 150              | 200              | 150              | 150              | 200              | 150              | 150              | 200              | 2,150                   | 2,038          | 1,419          |
| 6519 Pest Control                                   | 104              | 104              | 104              | 104              | 104              | 104              | 104              | 104              | 104              | 104              | 104              | 104              | 1,248                   | 1,224          | 936            |
| 6520 Termite Bond                                   | 3,000            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  | 3,000                   | 3,000          | 3,000          |
| 6525 Garbage Collection                             | 130              | 130              | 130              | 130              | 130              | 130              | 130              | 130              | 130              | 130              | 130              | 130              | 1,560                   | 835            | 1,115          |
| 6527 Plumbing Expense                               | 300              | 300              | 300              | 300              | 300              | 300              | 300              | 300              | 300              | 300              | 300              | 300              | 3,600                   | 3,573          | 3,375          |
| 6530 Water Extraction                               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 6537 Grounds Maintenance                            | 895              | 895              | 895              | 895              | 895              | 895              | 895              | 895              | 895              | 895              | 895              | 895              | 10,740                  | 7,785          | 8,950          |
| 6540 Maintenance Payroll                            | 1,400            | 1,400            | 1,400            | 1,400            | 1,400            | 1,400            | 2,100            | 1,400            | 1,400            | 1,400            | 1,400            | 2,100            | 18,200                  | 5,610          | 6,758          |
| 6545 Roof Repairs                                   | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 3,000                   | 15,363         | 14,164         |
| 6547 Pool and Spa Expenses                          | 550              | 550              | 550              | 550              | 550              | 550              | 550              | 550              | 550              | 550              | 550              | 550              | 6,600                   | 4,900          | 4,530          |
| 6549 Security Camera Maintenance                    | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 250              | 3,000                   | 2,117          | 2,417          |
| Total Operations & Maintenance Exp                  | 8,079            | 5,079            | 5,079            | 5,079            | 5,029            | 5,079            | 5,729            | 5,029            | 5,079            | 5,029            | 5,029            | 5,779            | 65,098                  | 77,931         | 70,275         |

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Pillars.

| Chateau de Ville HOA<br>2022 Operating Budget Draft | Budget<br>Jan-22 | Budget<br>Feb-22 | Budget<br>Mar-22 | Budget<br>Apr-22 | Budget<br>May-22 | Budget<br>Jun-22 | Budget<br>Jul-22 | Budget<br>Aug-22 | Budget<br>Sep-22 | Budget<br>Oct-22 | Budget<br>Nov-22 | Budget<br>Dec-22 | Total<br>2022<br>Budget | 2021<br>30-Sep | 2020<br>30-Sep |
|-----------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------|----------------|----------------|
| Taxes and Insurance                                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 6711 Payroll Taxes & Benefits                       | 335              | 335              | 335              | 335              | 335              | 405              | 432              | 335              | 335              | 335              | 405              | 432              | 4,352                   | 1,906          | 1,922          |
| 6719 Miscellaneous Taxes License                    | 376              |                  | 61               |                  | 250              |                  |                  |                  |                  |                  |                  |                  | 687                     | 693            | 749            |
| 6720 Insurance-Property/Flood                       | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 3,800            | 45,600                  | 35,700         | 29,700         |
| 6722 Insurance-Work Comp                            | 100              | 100              | 100              | 100              | 100              | 100              | 100              | 100              | 100              | 100              | 100              | 200              | 1,300                   | 440            | 604            |
| Total Taxes and Insurance                           | 4,611            | 4,235            | 4,296            | 4,235            | 4,485            | 4,305            | 4,332            | 4,235            | 4,235            | 4,235            | 4,305            | 4,432            | 51,940                  | 38,740         | 32,974         |
| Capital Improvements                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 7000 Landscaping Capital                            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         |                |                |
| 7001 Electrical Capital                             | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 30,000                  | 3,947          | 15,480         |
| 9010 Transfer to Reserves                           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         | 6,532          |                |
| 9015 Transfer From Reserves                         | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 30,000                  | 5,000          | 16,000         |
| Total Capital Improvements                          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                         | 1,532          | (520)          |
| TOTAL EXPENSES                                      | 22,618           | 20,021           | 19,323           | 19,679           | 20,058           | 21,769           | 20,196           | 19,399           | 19,449           | 19,399           | 20,078           | 20,346           | 242,336                 | 199,778        | 179,449        |
| NET INCOME (LOSS)                                   | (2,498)          | 99               | 1,012            | 441              | 62               | (1,434)          | (76)             | 721              | 886              | 721              | 42               | 24               | (0)                     | (12,837)       | 4,778          |

PER UNIT PER MONTH

Actual Expense Per Unit

\$217.07