



Chateau De Ville Condominiums

NOTICE OF BUDGET MEETING

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: February 16, 2023

Time: 6:00 PM

Place: Meeting will be held via Zoom

Meeting ID: 492 478 8288

Password: Meeting

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

Agenda:

- 1) Call to Order
- 2) Calling of the Roll
- 3) Review and Approval of 2023 Annual Budget
- 4) Adjournment

Budget Detail

Properties: Chateau De Ville of Tallahassee Condominium Association, Inc. - PO BOX 3965 Tallahassee, FL 32315

Period Range: Jan 2023 to Dec 2023

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent
Chateau De Ville of Tallahassee Condominium Association, Inc. - PO BOX 3965 Tallahassee, FL 32315														

Income
HOA Assessments
Special Assessments
Storage Rent Monthly
Estoppel Fee Income
Laundry Income
Miscellaneous Income
Interest Income
Total Budgeted Income

March Increase \$275.00 X 94 Units New Monthly Assessmets = \$25,850.00 2023 Budget \$1,200 X 94 Units Special Assessment

20,210.00	20,210.00	25,850.00	25,850.00	25,850.00	25,850.00	25,850.00	25,850.00	25,850.00	25,850.00	25,850.00	25,850.00	25,850.00	258,920.00	72.09
0.00	112,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,800.00	27.21
100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	0.29
0.00	0.00	250.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00	0.24
25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	0.07
15.00	15.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	280.00	0.07
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	0.03
20,360.00	133,160.00	26,260.00	26,010.00	26,010.00	26,010.00	26,260.00	26,010.00	26,010.00	26,260.00	26,010.00	26,010.00	26,260.00	414,620.00	100.00

Office and Admin Expenses	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.72
Office and Admin Expenses	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.72
Total Office and Admin Expenses	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.72
Accounting	0.00	0.00	0.00	1,835.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,835.00	0.74
Legal	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.24
Management fees	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	28,200.00	11.33
REPAIRS & MAINTENANCE	1,400.00	1,400.00	1,400.00	1,400.00	2,100.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	2,100.00	18,200.00	7.31
Maintenance Payroll	1,400.00	1,400.00	1,400.00	1,400.00	2,100.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	2,100.00	18,200.00	7.31

Budget Detail

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent
Pool Maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	4.82
Security Camera Maintenance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	1.21
Pest Control Contract	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	1,248.00	0.50
Termite Bond	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	1.21
General Maintenance Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	1.21
Grounds Maintenance	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	895.00	10,740.00	4.31
General Contract Repairs and Maintenance	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,020.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	787.00	16,807.00	6.75
Plumbing Repairs	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	2.41
Roof Repair	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	2.41
Total REPAIRS & MAINTENANCE	9,399.00	6,399.00	6,399.00	6,399.00	7,199.00	5,919.00	6,399.00	6,399.00	6,399.00	6,399.00	6,399.00	6,386.00	79,995.00	32.14
UTILITIES														
Electricity	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00	4.22
Water / Sewer	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00	19.28
Garbage and Recycling	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00	0.63
Total UTILITIES	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	5,005.00	60,060.00	24.13
TAXES														
Licenses & Taxes	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.20
Payroll Taxes	311.00	311.00	311.00	311.00	400.00	311.00	311.00	311.00	311.00	311.00	311.00	400.00	3,910.00	1.57
Total TAXES	811.00	311.00	311.00	311.00	400.00	311.00	311.00	311.00	311.00	311.00	311.00	400.00	4,410.00	1.77
INSURANCE														
Property Insurances	9,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	0.00	69,000.00	27.72
Workmens	100.00	100.00	100.00	100.00	200.00	100.00	100.00	100.00	100.00	100.00	100.00	200.00	1,400.00	0.56

Budget Detail

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent
Comp														
Total	9,100.00	6,100.00	6,100.00	6,100.00	6,200.00	6,100.00	6,100.00	6,100.00	6,100.00	6,100.00	6,100.00	200.00	70,400.00	28.28
INSURANCE														
Landscaping & Lawn Capital	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	0.64
Total Budgeted Expense	28,465.00	20,365.00	20,365.00	22,200.00	21,254.00	19,885.00	20,365.00	20,365.00	20,365.00	20,365.00	20,365.00	14,541.00	248,900.00	100.00
Total Budgeted Income	20,360.00	133,160.00	26,260.00	26,010.00	26,010.00	26,260.00	26,010.00	26,010.00	26,260.00	26,010.00	26,010.00	26,260.00	414,620.00	100.00
Total Budgeted Expense	28,465.00	20,365.00	20,365.00	22,200.00	21,254.00	19,885.00	20,365.00	20,365.00	20,365.00	20,365.00	20,365.00	14,541.00	248,900.00	100.00
Net Operating Income	-8,105.00	112,795.00	5,895.00	3,810.00	4,756.00	6,375.00	5,645.00	5,645.00	5,895.00	5,645.00	5,645.00	11,719.00	165,720.00	100.00
Other Expense														
Transfer to Reserves	2,920.00	112,800.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	165,720.00	100.00
Total Budgeted Other Expense	2,920.00	112,800.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	165,720.00	100.00



2020 Continental Avenue Tallahassee, FL 32304

NOTICE OF SPECIAL ASSESSMENT AND INCREASE IN MONTHLY DUES

January 30, 2023

NOTICE IS HEREBY GIVEN that the Board of Administration has approved an increase in the monthly HOA Dues and a one-time special assessment at yesterday's Special Board of Directors Meeting held on January 29, 2023. This decision will be ratified and voted on at the 2023 Annual Budget Meeting to be held on February 16, 2023 at 6:00 PM. Notices for this meeting will be sent via regular USPS mail as required per Florida Statute and a reminder will be sent via AppFolio.

A one-time special assessment of \$1,200.00 per unit was voted on unanimously at the January 29, 2023 Special Board of Directors meeting to fund the necessary roof repairs for units 143, 215/115, 146, 219 and 232. This charge has been added to your owners account and must be paid within 30 days to fund these repairs. In addition, Management will pursue scope of work with cost of repairs from the contractor for damaged building by tree and will provide to Board of Directors for further action.

The monthly HOA dues have been proposed to be increased from \$215 per month per unit to \$275 per month per unit and will be voted on at the 2023 Annual Budget Meeting. This increase is essential to reimburse the Reserve Account that has been depleted due to increase in costs related to insurance, operational expenses and unforeseen issues (roof leaks & plumbing issues). The Board of Directors has given the direction that \$25 on a monthly basis per unit be placed in the Reserves account. The increase in dues will be in effect March 1, 2023 and will reflect in your ledgers.

The Board of Directors has also elected to remove office hours entirely from the property to help reduce expenses. However, Management will be available on as needed basis for emergencies only.

There was much consideration on the proposed increase and one-time special assessment. Please make sure you attend the 2023 Annual Budget Meeting to be held on February 16, 2023 at 6:00 PM which will be offered via Zoom. A second notice of the approval of the dues increase will be sent after the 2023 Annual Budget Meeting.

This notice has been sent via email through AppFolio as well as a copy of this letter will be included in the 2023 Annual Budget Meeting notice to be mailed and emailed 14 days in advance per Florida Statute.

If you have any questions, please do not hesitate to call Patty Swain at pswain.cps@gmail.com.

DONE AND ORDERED by the Board of Directors on January 29, 2023.

Capital Association Management

Patty Swain, CAM