

**CHRISTOPHER HOUSE CONDOMINIUM APARTMENTS, INC.**  
**NOTICE OF SPECIAL BOARD MEETING:**  
**JANUARY 1, 2024-DECEMBER 31, 2024 ANNUAL BUDGET**

On **Tuesday, November 14, 2023** at **6:00 PM**, in the **Clubhouse located at 400 Briny Avenue, Pompano Beach, FL 33062** and **broadcasted via ZOOM**, the Board of Directors shall hold a Special Meeting for the purpose of conducting a discussion and vote of the Board to approve the proposed 2024 Operating Budget for the Association and such other business as may be lawfully conducted.

Register in advance for this webinar:

[https://us06web.zoom.us/webinar/register/WN\\_AWDsKju-SKa-czF3U60vVA](https://us06web.zoom.us/webinar/register/WN_AWDsKju-SKa-czF3U60vVA)

After registering, you will receive a confirmation email containing information about joining the webinar.

An identification of agenda items is as follows:

1. Call to Order - Certifying Quorum;
2. Proof of Notice of Meeting;
3. Discussion and Vote of the Board with regard to adopting the Proposed 2024 Operating Budget for the Association;
4. Adjournment

All Owners are invited to attend this Special Meeting. Also enclosed is a copy of the 2024 Proposed Budget.

This notice has also been posted on the condominium property.

**Dated: October 31, 2023**

**BY ORDER OF THE BOARD OF DIRECTORS**

*Lorri M. Hill, LCAM*

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**LCAM, Agent for the Association**

**Christopher House Condominium Apartments, Inc.**  
**Proposed Budget**  
**January 1, 2024 through December 31, 2024**

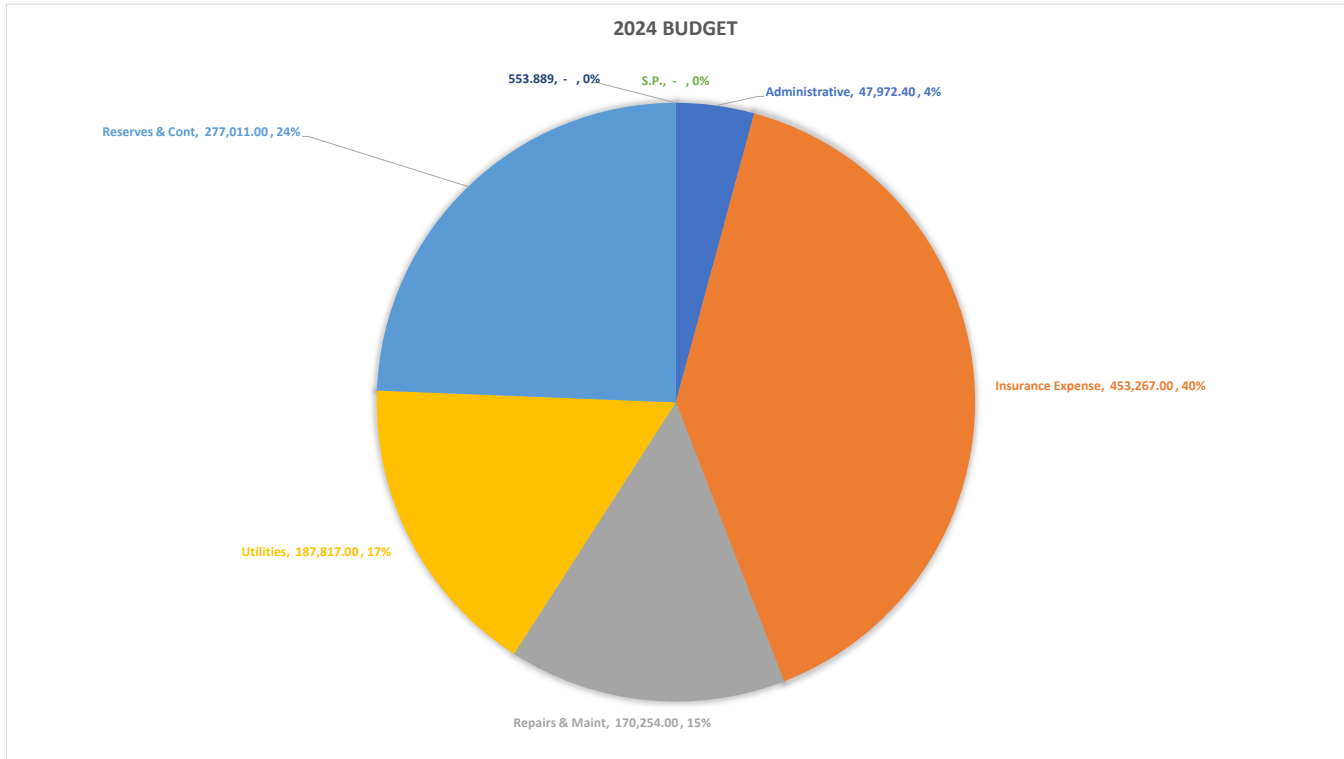
Number of Months

9                      12

	Actual Jan -Sept 2023	Average Monthly	2023 Est Year End	2023 Budget	2024 Budget	Notes	% Change
4000 · Maintenance Income	779,418.55	86,602.00	1,039,224.00	1,035,587.00	863,910.40		-17%
4050 · Reserves Income	116,481.45	12,942.00	155,304.00	154,771.00	272,411.00		76%
4200 · Late Fee Income	175.00	19.00	228.00				-5%
4350 · Key/Fob Income	500.00	56.00	672.00	400.00			
4450 · Interest Income	30.80	3.00	36.00	75.00			
	<b>896,605.80</b>	<b>99,622.00</b>	<b>1,195,464.00</b>	<b>1,190,833.00</b>	<b>1,136,321.40</b>		
<b>Administrative</b>							
5005 · Accounting & Audit	-	-	3,400.00	3,300.00	3,600.00	Per Engagement Letter	
5010 · Bad Debt Expense	3,225.00	358.00	4,296.00				
5015 · Bank Fees	-	-	-	-	-		
5025 · Legal Fees	1,696.25	188.00	2,256.00	6,000.00	6,000.00		
5030 · Licenses, Fees & Taxes	681.25	76.00	912.00	2,000.00	2,000.00		
5035 · Management Fees	24,057.00	2,673.00	32,076.00	32,067.00	32,372.40	6% Increase	
5040 · Office Expense	2,238.56	249.00	2,988.00	1,500.00	2,500.00		
5050 · Postage Expense	569.51	63.00	756.00	1,500.00	1,500.00		
5205 · Worker Comp	429.36	48.00	576.00	599.00	565.00	No Increase	
5210 · Flood 1	4,798.58	533.00	6,396.00	4,697.00	4,697.00	15% Increase Rnwl 2/18 4084	
5215 · Property	293,707.02	32,634.00	391,608.00	534,403.00	355,549.00	28% Increase Rnwl 5/31 301778	
5220 · Liability	16,490.86	1,832.00	21,984.00	29,592.00	41,642.00	20% Increase Rnwl 3/1 35693 Incl Legal Def	
5225 · Crime	-	-	-	Incl in GL Package	Incl in GL Package	Incl in GL Package Rnwl 3/1	
5230 · Directors & Officers	311.08	35.00	420.00	1,794.00		Incl in GL Package	
5235 · Boiler & Machinery	1,368.88	152.00	1,824.00	1,426.00	2,011.00	10% Increase Rnwl 3/1 1855.33	
5240 · Umbrella	6,661.35	740.00	8,880.00	8,755.00	8,855.00	10% Increase Rnwl 3/1 8173	
5245 · Flood 2	20,597.93	2,289.00	27,468.00	34,312.00	34,964.00	15% Increase Rnwl 7/18 32524	
5250 · Excess Flood	5,039.51	560.00	6,720.00	-	4,984.00	15% Increase Rnwl 7/18 4635.75	
5405 · Air Conditioning	1,818.00	202.00	2,424.00	3,500.00	3,500.00		
5415 · Elevator Maintenance & Repairs	6,972.33	775.00	9,300.00	10,000.00	10,000.00	5% Inc Current 1431/Qtr +Phone 99/mth+Rprs	
5420 · Exterminator	7,506.00	834.00	10,008.00	10,008.00	10,509.00	5% Increase	
5425 · Fire Equipment	6,216.11	691.00	8,292.00	2,500.00	2,500.00	2023 Inc Radio Install 1200	
5427 · General Maintenance & Repairs	31,577.90	3,509.00	42,108.00	50,000.00	50,000.00		
5432 · Gym Maintenance	-	-	-	500.00	500.00		
5435 · Janitorial Expense	37,665.12	4,185.00	50,220.00	47,582.00	52,815.00	Incr \$4401.29	
5440 · Landscaping	9,975.00	1,108.00	13,296.00	21,694.00	15,961.00	5% Increase	
5445 · Pool Maintenance & Repairs	8,479.00	942.00	11,304.00	11,252.00	11,869.00	5% Increase	
5447 · Pool Furniture	-	-	-	2,000.00	2,000.00		
5450 · Securities Maintenance	2,682.66	298.00	3,576.00	5,600.00	5,600.00	Camera Install & Guards	
5455 · Supplies	6,332.30	704.00	8,448.00	5,000.00	5,000.00	2023 Inc Double order of trash bags 1800	
5605 · Electric Expense	13,227.80	1,470.00	17,640.00	17,237.00	18,522.00	5% Increase	
5610 · Gas	412.82	46.00	552.00	504.00	580.00	5% Increase	
5615 · Refuse Removal	4,024.89	447.00	5,364.00	8,253.00	5,632.00	5% Increase	
5620 · Telephone Expense	726.21	81.00	972.00	1,273.00	1,021.00	5% Increase	
5625 · TV/Internet Service	80,336.13	8,926.00	107,112.00	110,729.00	112,468.00	5% Increase	
5630 · Water & Sewer	35,421.88	3,936.00	47,232.00	45,725.00	49,594.00	5% Increase	
7400 · Contingency	-	-	-	5,760.00	4,600.00		
7500 · Structural Reserves Transfer	116,078.48	12,898.00	154,776.00	154,771.00	211,111.00		
7505 · Nonstructural Reserves Transfer	-	-	-	-	61,300.00		
7210 · Reserve Interest Received	(26,837.49)	(2,982.00)	(35,784.00)				
7220 · Transfers from Reserves	(96,717.26)	(10,746.00)	(128,952.00)				
7230 · Reserve Expenditures	96,717.26	10,746.00	128,952.00				
7240 · Interest Transferred to Reserves	26,837.49	2,982.00	35,784.00				
7301 · 50 Year Inspection	-	-	11,160.00				
553.89							
6510 · Milestone Inspection (F.S. 553.889)	-	-	-	5,000.00			
6520 · Structural Integrity Reserve Study	5,840.00	-	5,840.00	4,000.00			
Projects ("AED") and ("SBK") FL 7	-	-	6,000.00	6,000.00		Back order	
	<b>757,164.77</b>	<b>83,482.00</b>	<b>1,028,184.00</b>	<b>1,190,833.00</b>	<b>1,136,321.40</b>		
<b>Surplus / Deficit</b>	<b>139,441.03</b>	<b>16,140.00</b>	<b>167,280.00</b>	<b>-</b>	<b>-</b>		

Christopher House Condominium Apartments, Inc.  
Proposed Budget  
January 1, 2024 through December 31, 2024

	Actual Jan -Sept 2023	Average Monthly	2023 Estimated	2023 Budgeted	2024 Budget
Administrative	32,467.57	3,607.00	46,684.00	46,367.00	47,972.40
Insurance Expense	349,404.57	38,823.00	465,876.00	615,578.00	453,267.00
Repairs & Maint	119,224.42	13,248.00	158,976.00	169,636.00	170,254.00
Utilities	134,149.73	14,906.00	178,872.00	183,721.00	187,817.00
Reserves & Cont	116,078.48	12,898.00	154,776.00	160,531.00	277,011.00
S.P.	-	-	-	-	-
553.889	5,840.00	-	11,840.00	15,000.00	-
Total	757,164.77	83,482.00	1,017,024.00	1,190,833.00	1,136,321.40



Christopher House Condominium Apartments, Inc.  
Proposed Budget  
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**Nonstructural Reserves**

	Current Cost Estimate	Effective Age	Useful Life	Remaining Useful Life (yrs)	Fully Funded Balance 2024
<b>Elevators</b>					
Elevators - Modernize	280,000.00	25	25	-	280,000.00
Elevator Cabs	25,000.00	25	25	-	25,000.00
<b>Clubhouse</b>					
Awnings/Canopies	8,350.00	5	10	5	4,175.00
Fitness Equipment - Replace	24,750.00	7	15	8	11,550.00
Clubhouse Remodel Allowance	150,000.00	5	20	15	37,500.00
Bathrooms - Remodel	30,000.00	5	20	15	7,500.00
Lobby Remodel	15,000.00	10	20	10	7,500.00
<b>Paving Pavers</b>					
Asphalt - Seal/Repair	5,000.00	4	4	-	5,000.00
Asphalt - Resurface	47,150.00	9	20	11	21,217.50
Tile Decking-Replace	2,600.00	15	30	15	1,300.00
<b>Pool and Pump Room</b>					
Pool Deck Furniture - Replace	32,600.00	6	8	2	24,450.00
Pool Deck Pavers - Resurface	37,800.00	25	35	10	27,000.00
Pool Fence- Replace	4,250.00	10	20	10	2,125.00
Swimming Pool Resurface	27,900.00	8	12	4	18,600.00
Pool Heater	7,000.00	7	8	1	6,125.00
<b>Pump Room</b>					
Domestic Water System	40,000.00	6	20	14	12,000.00
<b>Security System</b>					
Access Control System - Replace	15,000.00	10	15	5	10,000.00
Surveillance System - Replace	27,300.00	6	10	4	16,380.00
<b>Atrium</b>					
Atrium Refurbish	10,000.00	6	10	4	6,000.00
<b>General</b>					
Exterior Lights- Replace	21,100.00	11	20	9	11,605.00
Garage Lights - Replace	11,000.00	16	20	4	8,800.00
HVAC (Club) - Replace	10,550.00	8	10	2	8,440.00
HVAC (Lobby) - Replace	5,550.00	10	10	-	5,550.00
Trash Chute - Replace	49,000.00	40	50	10	39,200.00

**\$ 597,018.00**

\*2024 Funding to Achieve 100% Funded by Year 30

**\$ 61,300.00**

Per the Nonstructural Reserve Study completed October 17, 2021:

\*Annual Inflation Rate 3% Per Year

**Structural Integrity Reserves**

	Current Cost Estimate	Effective Age	Useful Life	Remaining Useful Life (yrs)	Fully Funded Balance 2024
<b>Roof</b>					
Tower Roofing	959,000.00	20	20	-	959,000.00
Clubhouse Roof	34,800.00	22	25	3	30,624.00
<b>Structure</b>					
Building Exterior Restoration	96,000.00	1	5	4	19,200.00
<b>Fireproofing and Fire Protection Systems</b>					
Fire Alarm Modernization	82,500.00	1	20	19	4,125.00
Fire Sprinkler Pump Control	40,000.00	40	40	-	40,000.00
<b>Plumbing</b>					
Plumbing System Repair/Replace	144,000.00	4	10	6	57,600.00
<b>Electrical Systems</b>					
Generator	65,000.00	40	40	-	65,000.00
Electrical System Repair/Replace	30,000.00	10	10	-	30,000.00
<b>Water Proofing &amp; Ext Painting</b>					
Walkways/Balconies - Repair/Recoat	58,550.00	1	5	4	11,710.00
Walkway Balconies-Resurface	353,500.00	6	25	19	84,840.00
Atrium - Waterproof/Replant	149,000.00	6	20	14	44,700.00
Building Exter - Seal/Paint	122,450.00	1	5	4	24,490.00
<b>Windows and Exterior Doors</b>					
Common Windows & Doors-Replace	40,200.00	5	35	30	5,742.86
Utility Doors - 10% Partial Replace	21,000.00	1	5	4	4,200.00
Automatic Doors - Replace	80,000.00	6	20	14	24,000.00
<b>Other SIRS Related Components</b>					
Balcony Railings - Replace	575,000.00	6	30	24	115,000.00

**1,520,232.00**

\*2024 Funding to Achieve 100% Funded by Year 30

**\$ 211,111.00**

Per the SIRS completed October 17, 2023

\*Annual Inflation Rate 3% Per Year

\*Anticipated Special Assessment of \$350,000 to complete 2024 full funding of SIRS

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**Maintenance Assessments with Reserves Fully Funded**

Maintenance - Common Elements		863,910.40		
Structural Reserves funded at	<b>100%</b>	<u>272,411.00</u>		
		<u>1,136,321.40</u>		

		<u>2024 per unit per quarter*</u>	<u>2023 per unit per quarter*</u>	% Increase/Decrease
Units		2,960.00	3,100.00	-5%

\* Rounded up