

**PLEASE READ CAREFULLY FOR
INFORMATION CONCERNING YOUR CHATEAU MONT 2026 DUES:**

**EFFECTIVE JANUARY 1, 2026, MONTHLY DUES FOR OWNERS
WILL INCREASE BASED ON THE ENCLOSED INFORMATION:**

AS A REMINDER, DUES MUST BE PAID MONTHLY BY THE 1ST OF EACH MONTH.

Based on the approved 2026 budget, the Board voted unanimously to increase the monthly dues for 2026 in an effort to continue addressing maintenance needs, capital improvements, and continued funding of the reserve account. The increase will also address cost of living increases and the increased cost of materials and services. As a friendly reminder, important information, such as your approved budget, change request forms, meeting notices, meeting minutes, and governing documents, may be found on your association's website, which is www.chateaumontcondos.com.

If you are currently on automated payment of dues your dues will be automatically deducted at the normally scheduled time at the increased amount unless you tell us otherwise in writing before 12/31/25. Please notify Sue Ellen Welch via email only if you DO NOT want your increased dues to be automatically debited from your bank account. You do not have to take any action if you want the increase taken. swelch@hallassociatesinc.com

Thank you for your understanding and we wish everyone a safe and happy Holiday Season.

2026 Draft			2025 Current		Difference	
Unit	Annual	Dues/Month	Unit	Dues/Month	Unit	Dollars
5002	\$16,569.00	\$497	5002	\$469.00	5002	\$28
5004	\$16,569.00	\$812	5004	\$766.00	5004	\$46
5006	\$16,569.00	\$654	5006	\$617.00	5006	\$37
5008	\$16,569.00	\$654	5008	\$617.00	5008	\$37
5012	\$16,569.00	\$456	5012	\$430.00	5012	\$26
5014	\$16,569.00	\$654	5014	\$617.00	5014	\$37
5016	\$16,569.00	\$812	5016	\$766.00	5016	\$46
5018	\$16,569.00	\$654	5018	\$617.00	5018	\$37
5022	\$16,569.00	\$548	5022	\$517.00	5022	\$31
5024	\$16,569.00	\$812	5024	\$766.00	5024	\$46
5026	\$16,569.00	\$654	5026	\$617.00	5026	\$37
5028	\$16,569.00	\$654	5028	\$617.00	5028	\$37
5032	\$16,569.00	\$505	5032	\$477.00	5032	\$28
5034	\$16,569.00	\$654	5034	\$617.00	5034	\$37
5036	\$16,569.00	\$812	5036	\$766.00	5036	\$46
5038	\$16,569.00	\$654	5038	\$617.00	5038	\$37
5042	\$16,569.00	\$548	5042	\$517.00	5042	\$31
5044	\$16,569.00	\$978	5044	\$922.00	5044	\$56
5046	\$16,569.00	\$769	5046	\$725.00	5046	\$44
5048	\$16,569.00	\$769	5048	\$725.00	5048	\$44
5052	\$16,569.00	\$505	5052	\$477.00	5052	\$28
5054	\$16,569.00	\$769	5054	\$725.00	5054	\$44
5056	\$16,569.00	\$978	5056	\$922.00	5056	\$56
5058	\$16,569.00	\$769	5058	\$725.00	5058	\$44
		\$16,573.97				\$15,631.00

Figures rounded.

Chateau Mont Operating Budget Final 2026

Account Name	
REVENUE	
Association Dues	198,828
TOTAL REVENUE	198,828
EXPENDITURES	
REPAIRS & MAINT - GENERAL	
Repairs & Maintenance	8,836
Exterminating	936
Insurance Claims - Repairs	0
Building Supplies	0
TOTAL REPAIRS & MAINT - GENERAL	9,772
REPAIRS & MAINT.-CONTRACT	
Elevator Inspections	640
Elevator Preventive Maintenance	5,952
Elevator Repairs	948
Elevator Telephone	1,164
HVAC Maintenance	892
HVAC Repair	78
Fire System Telephone	1,236
Fire Panel Monitoring	468
Fire Code Inspections	3,267
Fire System Repair	1,404
TOTAL REPAIRS & MAINT-CONTRACT	16,049
HOUSEKEEPING	
Cleaning Services	6,000
TOTAL HOUSEKEEPING	6,000
GROUNDS COSTS	
Snow Removal	600
Grounds Maintenance	17,256
Landscaping - Misc	2,700
Irrigation	542
TOTAL GROUNDS COST	21,098
UTILITIES	
Electricity	9,840
Natural Gas	612

Water & Sewer	11,616
TOTAL UTILITIES	22,068

ADMINISTRATIVE COSTS

Management Fees	6,000
Professional Fees	0
Website	250
Insurance	59,119
Bank Charge	192
UOA Meetings	0
Legal Fees	600
Registration & Annual Report Fees	75
Tax Return Review	400
Copies Mailings Postage	324
Amenity Fee	6,780
TOTAL ADMINISTRATIVE COSTS	73,740

TRANSFER TO RESERVES

Transfer to Capital Reserve Fund	50,100
Transfer to Operating Reserve Fund	0
TOTAL TRANSFER TO RESERVES	50,100

TOTAL EXPENDITURES & TRANS	198,827
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NET INCOME/CASH FLOW	1
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