

**CAPRI ISLE GARDEN APTS. II ASSOCIATION  
JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET**

35 Units

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 APPROVED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$398,990	\$439,570	\$36,631
4300	Laundry Income	\$7,000	\$7,000	\$583
	<b>TOTAL REVENUE</b>	<b>\$405,990</b>	<b>\$446,570</b>	<b>\$37,214</b>
	<b>OPERATING EXPENSES</b>			
5010	Postage & Office	\$4,250	\$4,250	\$354
5015	Storage of Boxes	\$400	\$0	\$0
5330	Commercial Insurance	\$114,000	\$114,000	\$9,500
5350	Flood Insurance	\$40,000	\$40,000	\$3,333
5400	Grounds Maintenance	\$8,200	\$8,200	\$683
5600	License & Permits	\$100	\$100	\$8
5620	Bureau of Condo Fees	\$140	\$140	\$12
5800	Mgmt Fee Exp. 12/24 - 60 day no	\$11,500	\$11,808	\$984
5900	Professional & Legal	\$8,000	\$8,000	\$667
5910	Accounting & Tax Prep	\$400	\$400	\$33
6100	Building Maintenance	\$15,000	\$15,000	\$1,250
6120	Ground Lease Inc 2028	\$110,000	\$110,000	\$9,167
6130	Elevator Contract	\$5,000	\$5,000	\$417
6160	Pest Control	\$1,200	\$1,200	\$100
6170	Janitorial /Supplies	\$7,000	\$7,000	\$583
7001	Electric	\$4,000	\$3,000	\$250
7002	Water Sewer / Trash	\$44,000	\$42,000	\$3,500
7005	Telephone	\$200	\$0	\$0
7006	Cable TV 4% Inc	\$23,600	\$23,904	\$1,992
8200	Engineer Inspection RS	\$0	\$0	\$0
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$396,990</b>	<b>\$394,002</b>	<b>\$32,834</b>

**SIRS COMPONENTS**

	Electric, Wiring	\$0	\$5,331	\$444
	Fire Alarm, Emerg Devices	\$0	\$7,791	\$649
	Fire Extinguishers, Cabs	\$0	\$444	\$37
	Plumbing, Sewer, Water	\$0	\$2,263	\$189
	Conc Rails	\$0	\$9,158	\$763
	Doors, Double Utility	\$0	\$0	\$0
	Doors, Metal Utility	\$0	\$0	\$0
	Doors, Metal Entry	\$0	\$0	\$0
	Doors, Single, Wood, Utility	\$0	\$5,400	\$450
9010	Painting, Stucco Rep	\$1,000	\$13,611	\$1,134
9030	Roofs, Shingle	\$1,000	\$7,813	\$651
	Walkway Entry, Epoxy	\$0	\$503	\$42
	Walkways, Concrete Seal	\$0	\$0	\$0
	Windows, Impact, Fixed	\$0	\$0	\$0
	Railings, Ornamental Iron	\$0	\$254	\$21
	<b>TOTALS</b>	<b>\$2,000</b>	<b>\$52,567</b>	<b>\$4,381</b>

**NON SIRS COMPONENTS**

9040	Elevator Modernization	\$1,000	\$0	\$0
	Elevator Replacement	\$0	\$0	\$0
	Water Heater	\$0	\$0	\$0
	Floor Cover, Tile	\$0	\$0	\$0
	Gates, Ornamental Iron	\$0	\$0	\$0

	Light Fixtures Ceiling	\$0	\$0	\$0
	Light Fixtures Wall	\$0	\$0	\$0
	Elevator Cab	\$0	\$0	\$0
9060	Laundry Dryer	\$1,000	\$0	\$0
	Laundry Washer	\$0	\$0	\$0
9020	Asphalt Pavement	\$1,000	\$0	\$0
	Asphalt Seal	\$0	\$0	\$0
	Docks, Wood Joists & Pilings	\$0	\$0	\$0
	Fence & Gates- Dumpster	\$0	\$0	\$0
	Mailbox Clusters	\$0	\$0	\$0
9050	Seawall, Replace	\$1,000	\$0	\$0
9100	Reserves General	\$3,000	\$0	\$0
<b>TOTALS</b>		<b>\$7,000</b>	<b>\$0</b>	<b>\$0</b>

Approved 12/3/24

**TOTAL RESERVES**

<b>\$9,000</b>	<b>\$52,567</b>	<b>\$4,381</b>
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**TOTAL EXPENSES**

<b>\$405,990</b>	<b>\$446,570</b>	<b>\$37,214</b>
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**RESERVE ANALYSIS  
CAPRI ISLE GARDEN APTS. II ASSOCIATION  
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Future Rep Cost	Current Reserves thru 1/01/2025	Exp Life Yrs.	Rem Life Yrs	Unr Amt	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
<b>SIRS Components</b>							
Electric, Wiring	\$42,644	\$0	65	8	\$42,644	\$5,331	\$5,331
Fire Alarm, Emerg Devices	\$38,954	\$0	25	5	\$38,954	\$7,791	\$7,791
Fire Extinguishers, Cabs	\$3,996	\$0	15	9	\$3,996	\$444	\$444
Plumbing, Sewer, Water	\$11,314	\$0	10	5	\$11,314	\$2,263	\$2,263
Concrete Restoration, Walkways, Conc Rails	\$173,997	\$0	20	19	\$173,997	\$9,158	\$9,158
Doors, Double Utility	\$1,800		57	1	\$1,800	\$1,800	
Doors, Metal Utility	\$5,318		35	5	\$5,318	\$1,064	
Doors, Metal Entry	\$2,600		25	1	\$2,600	\$2,600	
Doors, Single, Wood, Utility	\$5,400		57	1	\$5,400	\$5,400	\$5,400
Painting, Stucco Rep	\$82,833	\$1,167	7	6	\$81,666	\$13,611	\$13,611
Roofs, Shingle	\$112,388	\$3,000	18	14	\$109,388	\$7,813	\$7,813
Walkway Entry, Epoxy	\$4,021	\$0	65	8	\$4,021	\$503	\$503
Walkways, Concrete Seal	\$12,014	\$0	5	4	\$12,014	\$3,004	
Windows, Impact, Fixed	\$15,255	\$0	59	2	\$15,255	\$7,628	
Railings, Ornamental Iron	\$3,308	\$0	70	13	\$3,308	\$254	\$254

<b>Non-SIRS Components</b>							
Elevator Modernization	\$70,000	\$18,513	30	9	\$51,487	\$5,721	\$0
Elevator Replacement	\$59,000		70	13	\$59,000	\$4,538	\$0
Water Heater	\$1,600		15	6	\$1,600	\$267	\$0
Floor Cover, Tile	\$3,675		30	10	\$3,675	\$368	\$0
Gates, Ornamental Iron	\$5,320		60	3	\$5,320	\$1,773	\$0
Gutters & Downspouts	\$2,849		30	10	\$2,849	\$285	\$0
Light Fixtures Ceiling	\$5,000		20	16	\$5,000	\$313	\$0
Light Fixtures Wall	\$4,375		20	16	\$4,375	\$273	\$0
Elevator Cab	\$15,125		20	1	\$15,125	\$15,125	\$0
Laundry Dryer	\$3,960		10	7	\$3,960	\$566	\$0
Laundry Washer	\$4,395	\$3,406	10	6	\$989	\$165	\$0
Asphalt Pavement	\$37,674	\$13,826	20	4	\$23,848	\$5,962	\$0
Asphalt Seal	\$4,333		5	1	\$4,333	\$4,333	\$0
Docks, Wood Joists & Pilings	\$49,125		20	10	\$49,125	\$4,913	\$0
Fence & Gates- Dumpster	\$2,000		25	1	\$2,000	\$2,000	\$0
Mailbox Clusters	\$8,480		30	2	\$8,480	\$4,240	\$0
Seawall, Replace	\$330,000		60	60	\$330,000	\$5,500	\$0

**TOTALS                    \$211,256       \$4,166                                    \$225,653       \$125,003       \$52,567**

UNIT NO'S	%	CABLE	LAND LEASE	2024 Actual	2025 SIRS FUNDED	2025 FULLY FUNDED	2025 SIRS Funded Increase	% Inc
107, 108, 207, 208, 307, 308	2.46%	\$59.72	\$225.50	\$825.74	\$911.83	\$1,060.33	\$86.09	10%
102, 105, 106, 109, 110, 202, 205, 206, 209, 210, 302, 305, 306, 309, 310	2.67%	\$59.72	\$244.75	\$891.43	\$984.58	\$1,145.74	\$93.15	10%
101, 111, 201, 211, 301, 311	2.85%	\$59.72	\$261.25	\$947.74	\$1,046.93	\$1,218.96	\$99.19	10%
103, 104, 203, 204, 303, 304	3.28%	\$59.72	\$300.67	\$1,082.26	\$1,195.87	\$1,393.86	\$113.61	10%
PH EAST - 401	4.17%	\$59.72	\$382.25	\$1,360.67	\$1,504.16	\$1,755.87	\$143.49	11%
PH WEST - 402	4.24%	\$59.72	\$388.67	\$1,382.57	\$1,528.40	\$1,784.34	\$145.83	11%

YOUR 2025 FEES WILL BE                    **↑**