



Budget Summary - Operating

Villa Capriani Homeowners Association, Inc.

2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Income													
4010 Association Assessments	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$79,331.47	\$951,977.64
4045 Assessments To Reserves	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(12,500.00)	(150,000.00)
4046 Assessment To Insurance	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(8,750.00)	(105,000.00)
Reserves													
4046 Assessment To Insurance	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	105,000.00
Reserves													
4100 Late Fee Income	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	999.96
4163 Interest Income -	541.66	541.66	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.66	541.66	6,500.00
Investment(s)													
4190 Parking Pass/Gate Income	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4503 Restaurant Lease	5,709.19	5,709.19	5,709.19	5,709.19	5,709.19	5,709.19	5,709.19	5,709.19	5,709.17	5,709.17	5,709.19	5,709.19	68,510.24
4504 TICAM Income	4,591.77	4,591.77	4,591.76	4,591.76	4,591.76	4,591.76	4,591.76	4,591.76	4,591.77	4,591.77	4,591.76	4,591.76	55,101.16
Total Income	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.41	\$77,882.41	\$77,882.41	\$77,882.41	\$934,589.00
Total OPERATING INCOME	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.42	\$77,882.41	\$77,882.41	\$77,882.41	\$77,882.41	\$934,589.00
EXPENSES													
Administrative													
5010 Management Fees	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	2,335.00	28,020.00
5110 Office Supplies	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5112 Mgt Co Admin Fees	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
5115 Website Fees	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
5120 Bulk Mailings Expense	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.66	66.66	66.66	66.66	800.00
5124 Legal/Litigation Fees	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
5125 Legal/Collection Fees	166.66	166.66	166.66	166.66	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00
5127 Audit/Tax Preparation	803.50	803.50	803.50	803.50	803.50	803.50	803.50	803.50	803.50	803.50	803.50	803.50	9,642.00
5129 Professional Fees	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5130 Postage/Delivery	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5131 Depreciation Expense	208.34	208.34	208.34	208.34	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
5145 Meeting Expense	8.33	8.33	8.33	8.33	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	100.00
5170 Permits /License/Fees	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5180 Property Taxes	441.67	441.67	441.67	441.67	441.66	441.66	441.66	441.66	441.67	441.67	441.67	441.67	5,300.00
5220 Billing Statements	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	1,400.00
5350 Onsite Staff	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	270,000.00
5400 1/2 Late/Fines Fees To Mgmt	166.66	166.66	166.66	166.66	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00
Total Administrative	\$28,313.50	\$28,313.50	\$28,313.50	\$28,313.50	\$28,313.51	\$28,313.51	\$28,313.51	\$28,313.51	\$28,313.49	\$28,313.49	\$28,313.49	\$28,313.49	\$339,762.00
Building & Grounds													



Budget Summary - Operating

Villa Capriani Homeowners Association, Inc.

2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
6068 Inspections	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$3,300.00
6121 Elevator - Contract	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
6124 Elevator - Repair & Maint.	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	416.67	416.67	416.67	416.67	5,000.00
6125 Pest Extermination	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
6127 Termite Inspection/Contract	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
6151 Gate - Repair & Maint.	333.34	333.34	333.34	333.34	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
6157 Cleaning - Interior/Exterior	666.66	666.66	666.66	666.66	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00
6175 Fire/Security System - Monitor Contract	29.17	29.17	29.17	29.17	29.16	29.16	29.16	29.16	29.17	29.17	29.17	29.17	350.00
6176 Fire System Repair & Maint.	833.33	833.33	833.33	833.33	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	10,000.00
6177 Onsite Security	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.34	1,083.34	1,083.34	1,083.34	13,000.00
6181 Security System Repair & Maint.	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
6225 HVAC	416.66	416.66	416.66	416.66	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00
6550 Maintenance - General	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
6551 Building - Interior Repairs	666.67	666.67	666.67	666.67	666.66	666.66	666.66	666.66	666.67	666.67	666.67	666.67	8,000.00
6552 Building - Exterior/Siding Repairs	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
6554 Building - Electrical & Lighting	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
7010 Landscape - Contract	3,143.83	3,143.83	3,143.83	3,143.83	3,143.83	3,143.83	3,143.83	3,143.83	3,143.84	3,143.84	3,143.84	3,143.84	37,726.00
7030 Landscape - Irrigation Repair	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	166.67	166.67	166.67	166.67	2,000.00
7032 Landscaping - Plants/Tree Maint.	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
Total Building & Grounds	\$11,514.68	\$11,514.68	\$11,514.68	\$11,514.68	\$11,514.66	\$11,514.66	\$11,514.66	\$11,514.66	\$11,514.66	\$11,514.66	\$11,514.66	\$11,514.66	\$138,176.00
Community Amenities													
8220 Pool - Repair & Maint.	3,333.33	3,333.33	3,333.33	3,333.33	3,333.34	3,333.34	3,333.34	3,333.34	3,333.33	3,333.33	3,333.33	3,333.33	40,000.00
8240 Pool - Passes / Supplies / Furniture	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
8502 Restaurant Expenses	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.34	833.34	833.34	833.34	10,000.00
Total Community Amenities	\$4,333.33	\$4,333.33	\$4,333.33	\$4,333.33	\$4,333.34	\$4,333.34	\$4,333.34	\$4,333.34	\$4,333.33	\$4,333.33	\$4,333.33	\$4,333.33	\$52,000.00
Utilities													
9010 Electricity - General Usage	4,333.34	4,333.34	4,333.34	4,333.34	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	52,000.00
9020 Water/Sewer - General Usage	12,083.33	12,083.33	12,083.33	12,083.33	12,083.34	12,083.34	12,083.34	12,083.34	12,083.33	12,083.33	12,083.33	12,083.33	145,000.00
9040 Telephone	508.33	508.33	508.33	508.33	508.33	508.33	508.33	508.33	508.34	508.34	508.34	508.34	6,100.00
9050 Trash - Collection	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.34	2,083.34	2,083.34	2,083.34	25,000.00
9060 Cable/Internet	5,962.58	5,962.58	5,962.58	5,962.58	5,962.58	5,962.58	5,962.58	5,962.58	5,962.59	5,962.59	5,962.59	5,962.59	71,551.00
Total Utilities	\$24,970.91	\$24,970.91	\$24,970.91	\$24,970.91	\$24,970.91	\$24,970.91	\$24,970.91	\$24,970.91	\$24,970.93	\$24,970.93	\$24,970.93	\$24,970.93	\$299,651.00



Budget Summary - Operating
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2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total OPERATING EXPENSE	\$69,132.42	\$69,132.42	\$69,132.42	\$69,132.42	\$69,132.42	\$69,132.42	\$69,132.42	\$69,132.42	\$69,132.41	\$69,132.41	\$69,132.41	\$69,132.41	\$829,589.00

Net - Operating Totals	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$105,000.00
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Budget Summary - Reserve

Villa Capriani Homeowners Association, Inc.

2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Income													
4045 Assessments To Reserves	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$150,000.00
Total Income	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$150,000.00
Total RESERVE INCOME	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$150,000.00
EXPENSES													
Total RESERVE EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net - Reserve Totals	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$150,000.00