

EL Capri Courtyard Condominium Association, Inc.

P.O. BOX 700862 Miami, FL 33170

Meeting Date: THURSDAY DECEMBER 18, 2025
Time: 6:00 PM
Location: Zoom

David Betts is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us05web.zoom.us/j/85844276498?pwd=hhe0k6apnavsCHoLLaxqU28da9BbYL.1>

Meeting ID: 858 4427 6498

Passcode: 56d8ic

Join instructions

<https://us05web.zoom.us/join/85844276498/invitations?signature=92cPWIGZUICdoLDw3fi3VsvRTIO3qpCyrYxld6n3UyU>

AGENDA

1. **Call to Order:**
2. **Confirmation of Quorum**
3. **Approval of Meeting Minutes**
4. **2026 Budget Approval - No Increase In Annual Fee**
5. **Director Resigned / Adjust Director Positions**
6. **Discuss 2026 New Reserve Account & Special Assessment Reserve fund**
7. **Adjourn Meeting**

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El Capri Courtyard Condominium Association		
Annual Budget		
January 2026 - December 2026		
	2025	2026
Income	Approved Budget	Proposed Budget
Maintenance Fees	75,600.00	75,600.00
Late Fees	-	100.00
Total Income	75,600.00	75,700.00
Admin Expenses		
Annual Corporate Report	62.00	-
Attorney	-	-
Bank Fees	180.00	180.00
Dept of Bus. & Prof. Reg.	50.00	-
Certificate of Use	136.00	-
Licenses & Fees	-	700.00
Payments Fees	-	550.00
Tenant Screening	-	-
Management fee	4,200.00	5,400.00
Total	4,628.00	6,830.00
Insurance Expenses		
Insurance Renewal	-	2,538.38
Windstorm Insurance	22,800.00	23,872.00
General Liability Insurance	6,000.00	3,976.35
Officers and Dir Insurance	3,600.00	1,996.77
Crime	-	373.70
Total	32,400.00	32,757.20
Utilities		
Utility - Gas	3,300.00	2,152.00

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Utility - Electricity	550.00	453.00
Utility - Water	6,000.00	4,500.00
Utility - Waste	10,800.00	10,800.00
Total	20,650.00	17,905.00
Repairs, Maintenance, Contracts		
Maintenance/Repair	1,200.00	4,000.00
Grounds Keeper	3,000.00	3,000.00
Fire Alarm Services	2,400.00	2,400.00
Electrical Work	600.00	600.00
Landscaper	2,400.00	2,400.00
Pest Control	960.00	960.00
Supplies (paint, light bulbs, etc)	600.00	600.00
Termite Contract	540.00	960.00
Plumbers	1,200.00	900.00
Total	12,900.00	15,820.00
Allocation to Reserve	3,600.00	3,600.00
Total Expenses	53,528.00	59,007.20
NET INCOME	22,072.00	16,692.80
2026 Maintenance Monthly Fee	\$525.00	
2026 Maintenance Yearly Fee	\$6,300.00	