



Owner/Realtor Financials

08/01/2025 to 08/31/2025

Prepared for

Golfview Of Capri Condominium Association Inc.

By

Casey Condominium Management, Inc.



Balance Sheet

Golfview Of Capri Condominium Association Inc.

End Date: 08/31/2025

	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
Petty Cash	\$324.00	\$0.00	\$324.00
American Momentum - Checking	\$111,482.67	\$0.00	\$111,482.67
Total: OPERATING FUNDS	\$111,806.67	\$0.00	\$111,806.67
RESERVE FUNDS			
American Momentum - Reserve MM	\$0.00	\$151,533.70	\$151,533.70
Total: RESERVE FUNDS	\$0.00	\$151,533.70	\$151,533.70
RECEIVABLES			
Accounts Receivable - Homeowners	\$237.12	\$0.00	\$237.12
Pre-Paid Insurance	\$48,066.58	\$0.00	\$48,066.58
Total: RECEIVABLES	\$48,303.70	\$0.00	\$48,303.70
Total: Assets	\$160,110.37	\$151,533.70	\$311,644.07
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	\$130.62	\$0.00	\$130.62
Prepaid Assessments	\$9,467.00	\$0.00	\$9,467.00
Deferred Maintenance Fees	\$22,720.67	\$0.00	\$22,720.67
Deferred Revenue	\$34,361.09	\$0.00	\$34,361.09
Construction Deposit	\$500.00	\$0.00	\$500.00
Total: CURRENT LIABILITIES	\$67,179.38	\$0.00	\$67,179.38
OPERATING EQUITY			
Fund Balance - Operating Equity	\$47,792.47	\$0.00	\$47,792.47
Total: OPERATING EQUITY	\$47,792.47	\$0.00	\$47,792.47
RESERVE EQUITY			
RESERVES - HURRICANE EMERGENCY SPENDING	\$0.00	(\$7,640.00)	(\$7,640.00)
Reserves - Pooled Method	\$0.00	\$159,173.70	\$159,173.70
Total: RESERVE EQUITY	\$0.00	\$151,533.70	\$151,533.70
Net Income Gain/Loss	\$45,138.52	\$0.00	\$45,138.52
Total: Liabilities & Equity	\$160,110.37	\$151,533.70	\$311,644.07

**GOLFVIEW AT CAPRI
RESERVE SCHEDULE
AS OF AUGUST 31, 2025**

	BALANCE 1/1/2025	YTD CONTRIBUTION	YTD INTEREST	YTD EXPENSES	CURRENT BALANCE
30-0001-00 - HURRICANE EMERGENCY SPENDING	(3,820.00)	-		(3,820.00)	(7,640.00)
30-1078-00 - POOLED METHOD	115,165.11	43,875.00	133.59	-	159,173.70
TOTALS	111,345.11	43,875.00	133.59	(3,820.00)	151,533.70

2025 HURRICANE EMERGENCY SPENDING DOLPHIN FENCE CORP	BALANCE ON FENCE REPAIR	IVN#2155	3/21/2025	\$ 3,820.00
---	-------------------------	----------	-----------	-------------

TOTAL	<u>\$ 3,820.00</u>
-------	--------------------

2025 RESERVE EXPENSES

TOTAL	<u>\$ -</u>
-------	-------------

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
REVENUE - OPERATING							
4000-00 Maintenance Fee	\$22,720.67	\$22,720.67	\$-	\$182,044.33	\$181,765.36	\$278.97	\$272,648.00
4011-00 Late Fees	28.08	-	28.08	90.12	-	90.12	-
4020-00 Reserve Funding	-	-	-	43,875.00	43,875.00	-	58,500.00
4023-00 Interest Income	2.47	-	2.47	34.99	-	34.99	-
4031-00 Application Fees	-	41.67	(41.67)	300.00	333.36	(33.36)	500.00
Total REVENUE - OPERATING	\$22,751.22	\$22,762.34	(\$11.12)	\$226,344.44	\$225,973.72	\$370.72	\$331,648.00
Total OPERATING INCOME	\$22,751.22	\$22,762.34	(\$11.12)	\$226,344.44	\$225,973.72	\$370.72	\$331,648.00
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	-	833.33	833.33	5,260.05	6,666.64	1,406.59	10,000.00
5222-00 Pest Control - Interior/Exterior	-	550.00	550.00	1,032.00	4,400.00	3,368.00	6,600.00
5314-00 Fire Alarm Inspection	796.08	60.00	(736.08)	1,276.08	480.00	(796.08)	720.00
Total BUILDING EXPENSES	\$796.08	\$1,443.33	\$647.25	\$7,568.13	\$11,546.64	\$3,978.51	\$17,320.00
GROUNDS EXPENSES							
6040-00 Contracted Lawn Service	1,437.88	1,416.67	(21.21)	11,503.04	11,333.36	(169.68)	17,000.00
6041-00 Landscape Maint. - Common Area	-	250.00	250.00	1,440.00	2,000.00	560.00	3,000.00
6240-00 Tree Trim & Removal	-	666.67	666.67	6,700.00	5,333.36	(1,366.64)	8,000.00
6340-00 Lake & Waterway Maintenance	70.00	100.00	30.00	490.00	800.00	310.00	1,200.00
Total GROUNDS EXPENSES	\$1,507.88	\$2,433.34	\$925.46	\$20,133.04	\$19,466.72	(\$666.32)	\$29,200.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	-	750.00	750.00	2,720.00	6,000.00	3,280.00	9,000.00
7043-00 Pool Permit	-	50.00	50.00	400.00	400.00	-	600.00
7080-00 Pool Repair - Ongoing Maintenance	-	125.00	125.00	235.00	1,000.00	765.00	1,500.00
Total POOL / COMMON AREA	\$-	\$925.00	\$925.00	\$3,355.00	\$7,400.00	\$4,045.00	\$11,100.00
UTILITIES							
7900-00 Electricity	469.62	725.00	255.38	5,387.70	5,800.00	412.30	8,700.00
7910-00 Water/Sewer/Trash	1,637.73	1,833.33	195.60	13,057.05	14,666.64	1,609.59	22,000.00
Total UTILITIES	\$2,107.35	\$2,558.33	\$450.98	\$18,444.75	\$20,466.64	\$2,021.89	\$30,700.00
ADMINISTRATION							
8020-00 Management Fees	1,212.75	1,212.75	-	9,702.00	9,702.00	-	14,553.00
8040-00 Postage/Supplies/Faxes/Copies	30.77	125.00	94.23	978.95	1,000.00	21.05	1,500.00
8080-00 Accounting/Auditing	-	31.25	31.25	300.00	250.00	(50.00)	375.00
8100-00 Legal Services	-	83.33	83.33	956.50	666.64	(289.86)	1,000.00
8120-00 Insurance - Property/Gen. Liability	6,013.56	13,500.00	7,486.44	75,575.30	108,000.00	32,424.70	162,000.00
8341-00 Miscellaneous Operating	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
8460-00 Bureau of Condo Fees	-	33.33	33.33	317.25	266.64	(50.61)	400.00
8500-00 Transfer to Reserves	-	-	-	43,875.00	43,875.00	-	58,500.00
Total ADMINISTRATION	\$7,257.08	\$15,402.33	\$8,145.25	\$131,705.00	\$167,093.64	\$35,388.64	\$243,328.00
Total OPERATING EXPENSE	\$11,668.39	\$22,762.33	\$11,093.94	\$181,205.92	\$225,973.64	\$44,767.72	\$331,648.00
Net Income:	\$11,082.83	\$0.01	\$11,082.82	\$45,138.52	\$0.08	\$45,138.44	\$0.00