



Owner/Realtor Financials

09/01/2025 to 09/30/2025

Prepared for

Golfview Of Capri Condominium Association Inc.

By

Casey Condominium Management, Inc.

	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
Petty Cash	\$324.00	\$0.00	\$324.00
American Momentum - Checking	\$128,330.96	\$0.00	\$128,330.96
Total: OPERATING FUNDS	\$128,654.96	\$0.00	\$128,654.96
RESERVE FUNDS			
American Momentum - Reserve MM	\$0.00	\$151,552.37	\$151,552.37
Total: RESERVE FUNDS	\$0.00	\$151,552.37	\$151,552.37
RECEIVABLES			
Accounts Receivable - Homeowners	\$4.00	\$0.00	\$4.00
Pre-Paid Insurance	\$42,053.02	\$0.00	\$42,053.02
Total: RECEIVABLES	\$42,057.02	\$0.00	\$42,057.02
Total: Assets	\$170,711.98	\$151,552.37	\$322,264.35
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	\$130.62	\$0.00	\$130.62
Prepaid Assessments	\$34,427.00	\$0.00	\$34,427.00
Deferred Revenue	\$34,361.09	\$0.00	\$34,361.09
Construction Deposit	\$500.00	\$0.00	\$500.00
Total: CURRENT LIABILITIES	\$69,418.71	\$0.00	\$69,418.71
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	\$159,192.37	\$159,192.37
Total: RESERVE EQUITY	\$0.00	\$151,552.37	\$151,552.37
Net Income Gain/Loss	\$53,500.80	\$0.00	\$53,500.80
Total: Liabilities & Equity	\$170,711.98	\$151,552.37	\$322,264.35

**GOLFVIEW AT CAPRI
RESERVE SCHEDULE
AS OF SEPTEMBER 30, 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	152.26	-	159,192.37
TOTALS	111,345.11	43,875.00	152.26	(3,820.00)	151,552.37

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

TOTAL	\$ -
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
REVENUE - OPERATING							
4000-00 Maintenance Fee	\$22,720.67	\$22,720.67	\$-	\$204,765.00	\$204,486.03	\$278.97	\$272,648.00
4011-00 Late Fees	(90.12)	-	(90.12)	-	-	-	-
4020-00 Reserve Funding	-	-	-	43,875.00	43,875.00	-	58,500.00
4023-00 Interest Income	2.42	-	2.42	37.41	-	37.41	-
4031-00 Application Fees	-	41.67	(41.67)	300.00	375.03	(75.03)	500.00
Total REVENUE - OPERATING	\$22,632.97	\$22,762.34	(\$129.37)	\$248,977.41	\$248,736.06	\$241.35	\$331,648.00
Total OPERATING INCOME	\$22,632.97	\$22,762.34	(\$129.37)	\$248,977.41	\$248,736.06	\$241.35	\$331,648.00
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	-	833.33	833.33	5,260.05	7,499.97	2,239.92	10,000.00
5222-00 Pest Control - Interior/Exterior	-	550.00	550.00	1,032.00	4,950.00	3,918.00	6,600.00
5314-00 Fire Alarm Inspection	-	60.00	60.00	1,276.08	540.00	(736.08)	720.00
Total BUILDING EXPENSES	\$-	\$1,443.33	\$1,443.33	\$7,568.13	\$12,989.97	\$5,421.84	\$17,320.00
GROUNDS EXPENSES							
6040-00 Contracted Lawn Service	1,437.88	1,416.67	(21.21)	12,940.92	12,750.03	(190.89)	17,000.00
6041-00 Landscape Maint. - Common Area	-	250.00	250.00	1,440.00	2,250.00	810.00	3,000.00
6240-00 Tree Trim & Removal	-	666.67	666.67	6,700.00	6,000.03	(699.97)	8,000.00
6340-00 Lake & Waterway Maintenance	70.00	100.00	30.00	560.00	900.00	340.00	1,200.00
Total GROUNDS EXPENSES	\$1,507.88	\$2,433.34	\$925.46	\$21,640.92	\$21,900.06	\$259.14	\$29,200.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	3,425.00	750.00	(2,675.00)	6,145.00	6,750.00	605.00	9,000.00
7043-00 Pool Permit	-	50.00	50.00	400.00	450.00	50.00	600.00
7080-00 Pool Repair - Ongoing Maintenance	-	125.00	125.00	235.00	1,125.00	890.00	1,500.00
Total POOL / COMMON AREA	\$3,425.00	\$925.00	(\$2,500.00)	\$6,780.00	\$8,325.00	\$1,545.00	\$11,100.00
UTILITIES							
7900-00 Electricity	483.75	725.00	241.25	5,871.45	6,525.00	653.55	8,700.00
7910-00 Water/Sewer/Trash	1,581.76	1,833.33	251.57	14,638.81	16,499.97	1,861.16	22,000.00
Total UTILITIES	\$2,065.51	\$2,558.33	\$492.82	\$20,510.26	\$23,024.97	\$2,514.71	\$30,700.00
ADMINISTRATION							
8020-00 Management Fees	1,212.75	1,212.75	-	10,914.75	10,914.75	-	14,553.00
8040-00 Postage/Supplies/Faxes/Copies	45.99	125.00	79.01	1,024.94	1,125.00	100.06	1,500.00
8080-00 Accounting/Auditing	-	31.25	31.25	300.00	281.25	(18.75)	375.00
8100-00 Legal Services	-	83.33	83.33	956.50	749.97	(206.53)	1,000.00
8120-00 Insurance - Property/Gen. Liability	6,013.56	13,500.00	7,486.44	81,588.86	121,500.00	39,911.14	162,000.00
8341-00 Miscellaneous Operating	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
8460-00 Bureau of Condo Fees	-	33.33	33.33	317.25	299.97	(17.28)	400.00
8500-00 Transfer to Reserves	-	-	-	43,875.00	43,875.00	-	58,500.00
Total ADMINISTRATION	\$7,272.30	\$15,402.33	\$8,130.03	\$138,977.30	\$182,495.97	\$43,518.67	\$243,328.00
Total OPERATING EXPENSE	\$14,270.69	\$22,762.33	\$8,491.64	\$195,476.61	\$248,735.97	\$53,259.36	\$331,648.00
Net Income:	\$8,362.28	\$0.01	\$8,362.27	\$53,500.80	\$0.09	\$53,500.71	\$0.00