CASEY

CONDOMINIUM MANAGEMENT

Owner/Realtor Financials

12/01/2025 to 12/31/2025

Prepared for

Golfview Of Capri Condominium Association Inc.

By

Casey Condominium Management, Inc.

CASEY
CONDOMINIUM MANAGEMENT

Balance Sheet

Golfview Of Capri Condominium Association Inc.

End Date: 12/31/2025

	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
Petty Cash	$324.00	$0.00	$324.00
American Momentum - Checking	$163,942.04	$0.00	$163,942.04
Total: OPERATING FUNDS	**$164,266.04**	**$0.00**	**$164,266.04**
RESERVE FUNDS			
American Momentum - Reserve MM	$0.00	$166,239.27	$166,239.27
Total: RESERVE FUNDS	**$0.00**	**$166,239.27**	**$166,239.27**
RECEIVABLES			
Accounts Receivable - Homeowners	$45.00	$0.00	$45.00
Pre-Paid Insurance	$24,012.33	$0.00	$24,012.33
Total: RECEIVABLES	**$24,057.33**	**$0.00**	**$24,057.33**
Total: Assets	**$188,323.37**	**$166,239.27**	**$354,562.64**
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	$5,176.80	$0.00	$5,176.80
Prepaid Assessments	$30,707.43	$0.00	$30,707.43
Deferred Revenue	$34,361.09	$0.00	$34,361.09
Construction Deposit	$500.00	$0.00	$500.00
Total: CURRENT LIABILITIES	**$70,745.32**	**$0.00**	**$70,745.32**
OPERATING EQUITY			
Fund Balance - Operating Equity	$36,670.47	$0.00	$36,670.47
Total: OPERATING EQUITY	**$36,670.47**	**$0.00**	**$36,670.47**
RESERVE EQUITY			
RESERVES - HURRICANE EMERGENCY SPENDING	$0.00	($7,640.00)	($7,640.00)
Reserves - Pooled Method	$0.00	$173,879.27	$173,879.27
Total: RESERVE EQUITY	**$0.00**	**$166,239.27**	**$166,239.27**
Net Income Gain/Loss	$80,907.58	$0.00	$80,907.58
Total: Liabilities & Equity	**$188,323.37**	**$166,239.27**	**$354,562.64**

GOLFVIEW AT CAPRI
RESERVE SCHEDULE
AS OF DECEMBER 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	58,500.00	214.16	-	173,879.27
TOTALS	111,345.11	58,500.00	214.16	(3,820.00)	166,239.27

2025 HURRICANE EMERGENCY SPENDING

DOLPHIN FENCE CORP	BALANCE ON FENCE REPAIR	IVN#2155	3/21/2025	$ 3,820.00
TOTAL				$ 3,820.00

2025 RESERVE EXPENSES

TOTAL	$ -

CASEY
CONDOMINIUM MANAGEMENT

Income Statement - Operating

Golfview Of Capri Condominium Association Inc.

From 12/01/2025 to 12/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
REVENUE - OPERATING							
4000-00 Maintenance Fee	$ 22,720.67	$22,720.63	$ 0.04	$273,020.00	$272,648.00	$ 372.00	$ 272,648.00
4020-00 Reserve Funding	-	-	-	58,500.00	58,500.00	-	58,500.00
4023-00 Interest Income	3.58	-	3.58	48.08	-	48.08	-
4031-00 Application Fees	300.00	41.63	258.37	1,200.00	500.00	700.00	500.00
Total REVENUE - OPERATING	$ 23,024.25	$22,762.26	$ 261.99	$332,768.08	$331,648.00	$1,120.08	$ 331,648.00
Total OPERATING INCOME	**$ 23,024.25**	**$22,762.26**	**$ 261.99**	**$332,768.08**	**$331,648.00**	**$ 1,120.08**	**$ 331,648.00**
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	-	833.37	833.37	6,232.83	10,000.00	3,767.17	10,000.00
5222-00 Pest Control - Interior/Exterior	2,470.00	550.00	(1,920.00)	5,141.00	6,600.00	1,459.00	6,600.00
5314-00 Fire Alarm Inspection	-	60.00	60.00	1,276.08	720.00	(556.08)	720.00
Total BUILDING EXPENSES	$ 2,470.00	$ 1,443.37	($ 1,026.63)	$ 12,649.91	$ 17,320.00	$4,670.09	$ 17,320.00
GROUNDS EXPENSES							
6040-00 Contracted Lawn Service	1,437.88	1,416.63	(21.25)	17,254.56	17,000.00	(254.56)	17,000.00
6041-00 Landscape Maint. - Common Area	-	250.00	250.00	1,440.00	3,000.00	1,560.00	3,000.00
6240-00 Tree Trim & Removal	-	666.63	666.63	6,700.00	8,000.00	1,300.00	8,000.00
6340-00 Lake & Waterway Maintenance	70.00	100.00	30.00	770.00	1,200.00	430.00	1,200.00
Total GROUNDS EXPENSES	$ 1,507.88	$ 2,433.26	$ 925.38	$ 26,164.56	$ 29,200.00	$3,035.44	$ 29,200.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	685.00	750.00	65.00	8,200.00	9,000.00	800.00	9,000.00
7043-00 Pool Permit	-	50.00	50.00	400.00	600.00	200.00	600.00
7080-00 Pool Repair - Ongoing Maintenance	-	125.00	125.00	344.00	1,500.00	1,156.00	1,500.00
Total POOL / COMMON AREA	$ 685.00	$ 925.00	$ 240.00	$ 8,944.00	$ 11,100.00	$2,156.00	$ 11,100.00
UTILITIES							
7900-00 Electricity	819.38	725.00	(94.38)	7,884.70	8,700.00	815.30	8,700.00
7910-00 Water/Sewer/Trash	1,750.90	1,833.37	82.47	19,669.82	22,000.00	2,330.18	22,000.00
Total UTILITIES	$ 2,570.28	$ 2,558.37	($ 11.91)	$ 27,554.52	$ 30,700.00	$3,145.48	$ 30,700.00
ADMINISTRATION							
8020-00 Management Fees	1,212.75	1,212.75	-	14,553.00	14,553.00	-	14,553.00
8040-00 Postage/Supplies/Faxes/Copies	754.07	125.00	(629.07)	2,251.21	1,500.00	(751.21)	1,500.00
8080-00 Accounting/Auditing	-	31.25	31.25	300.00	375.00	75.00	375.00
8100-00 Legal Services	-	83.37	83.37	966.50	1,000.00	33.50	1,000.00
8120-00 Insurance - Property/Gen. Liability	6,013.57	13,500.00	7,486.43	99,629.55	162,000.00	62,370.45	162,000.00
8341-00 Miscellaneous Operating	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
8460-00 Bureau of Condo Fees	-	33.37	33.37	347.25	400.00	52.75	400.00
8500-00 Transfer to Reserves	-	-	-	58,500.00	58,500.00	-	58,500.00
Total ADMINISTRATION	$ 7,980.39	$15,402.37	$ 7,421.98	$176,547.51	$243,328.00	$66,780.49	$ 243,328.00
Total OPERATING EXPENSE	**$ 15,213.55**	**$22,762.37**	**$ 7,548.82**	**$251,860.50**	**$331,648.00**	**$ 79,787.50**	**$ 331,648.00**
Net Income:	**$ 7,810.70**	**($ 0.11)**	**$ 7,810.81**	**$ 80,907.58**	**$ 0.00**	**$ 80,907.58**	**$ 0.00**