Owner/Realtor Financials

11/01/2025 to 11/30/2025

Prepared for

Golfview Of Capri Condominium Association Inc.

By

Casey Condominium Management, Inc.

Balance Sheet

Golfview Of Capri Condominium Association Inc.

End Date: 11/30/2025

	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
Petty Cash	$324.00	$0.00	$324.00
American Momentum - Checking	$135,017.26	$0.00	$135,017.26
Total: OPERATING FUNDS	**$135,341.26**	**$0.00**	**$135,341.26**
RESERVE FUNDS			
American Momentum - Reserve MM	$0.00	$166,218.10	$166,218.10
Total: RESERVE FUNDS	**$0.00**	**$166,218.10**	**$166,218.10**
RECEIVABLES			
Accounts Receivable - Homeowners	$49.00	$0.00	$49.00
Pre-Paid Insurance	$30,025.90	$0.00	$30,025.90
Total: RECEIVABLES	**$30,074.90**	**$0.00**	**$30,074.90**
Total: Assets	**$165,416.16**	**$166,218.10**	**$331,634.26**
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	$130.62	$0.00	$130.62
Prepaid Assessments	$1,821.43	$0.00	$1,821.43
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	**$59,533.81**	**$0.00**	**$59,533.81**
OPERATING EQUITY			
Fund Balance - Operating Equity	$47,792.47	$0.00	$47,792.47
Prior Period Adjustment	($15,007.00)	$0.00	($15,007.00)
Total: OPERATING EQUITY	**$32,785.47**	**$0.00**	**$32,785.47**
RESERVE EQUITY			
RESERVES - HURRICANE EMERGENCY SPENDING	$0.00	($7,640.00)	($7,640.00)
Reserves - Pooled Method	$0.00	$173,858.10	$173,858.10
Total: RESERVE EQUITY	**$0.00**	**$166,218.10**	**$166,218.10**
Net Income Gain/Loss	$73,096.88	$0.00	$73,096.88
Total: Liabilities & Equity	**$165,416.16**	**$166,218.10**	**$331,634.26**

GOLFVIEW AT CAPRI
RESERVE SCHEDULE
AS OF NOVEMBER 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	58,500.00	192.99	-	173,858.10
TOTALS	111,345.11	58,500.00	192.99	(3,820.00)	166,218.10

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	$ -

Income Statement - Operating

Golfview Of Capri Condominium Association Inc.

From 11/01/2025 to 11/30/2025

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
OPERATING INCOME							
REVENUE - OPERATING							
4000-00 Maintenance Fee	$ 22,720.67	$22,720.67	$ -	$250,299.33	$249,927.37	$ 371.96	$ 272,648.00
4020-00 Reserve Funding	-	-	-	58,500.00	58,500.00	-	58,500.00
4023-00 Interest Income	3.47	-	3.47	44.50	-	44.50	-
4031-00 Application Fees	100.00	41.67	58.33	900.00	458.37	441.63	500.00
Total REVENUE - OPERATING	$ 22,824.14	$22,762.34	$ 61.80	$309,743.83	$308,885.74	$858.09	$ 331,648.00
Total OPERATING INCOME	**$ 22,824.14**	**$22,762.34**	**$ 61.80**	**$309,743.83**	**$308,885.74**	**$ 858.09**	**$ 331,648.00**
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	547.00	833.33	286.33	6,232.83	9,166.63	2,933.80	10,000.00
5222-00 Pest Control - Interior/Exterior	-	550.00	550.00	2,671.00	6,050.00	3,379.00	6,600.00
5314-00 Fire Alarm Inspection	-	60.00	60.00	1,276.08	660.00	(616.08)	720.00
Total BUILDING EXPENSES	$ 547.00	$ 1,443.33	$ 896.33	$ 10,179.91	$ 15,876.63	$5,696.72	$ 17,320.00
GROUNDS EXPENSES							
6040-00 Contracted Lawn Service	1,437.88	1,416.67	(21.21)	15,816.68	15,583.37	(233.31)	17,000.00
6041-00 Landscape Maint. - Common Area	-	250.00	250.00	1,440.00	2,750.00	1,310.00	3,000.00
6240-00 Tree Trim & Removal	-	666.67	666.67	6,700.00	7,333.37	633.37	8,000.00
6340-00 Lake & Waterway Maintenance	70.00	100.00	30.00	700.00	1,100.00	400.00	1,200.00
Total GROUNDS EXPENSES	$ 1,507.88	$ 2,433.34	$ 925.46	$ 24,656.68	$ 26,766.74	$2,110.06	$ 29,200.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	685.00	750.00	65.00	7,515.00	8,250.00	735.00	9,000.00
7043-00 Pool Permit	-	50.00	50.00	400.00	550.00	150.00	600.00
7080-00 Pool Repair - Ongoing Maintenance	-	125.00	125.00	344.00	1,375.00	1,031.00	1,500.00
Total POOL / COMMON AREA	$ 685.00	$ 925.00	$ 240.00	$ 8,259.00	$ 10,175.00	$1,916.00	$ 11,100.00
UTILITIES							
7900-00 Electricity	662.77	725.00	62.23	7,065.32	7,975.00	909.68	8,700.00
7910-00 Water/Sewer/Trash	1,694.59	1,833.33	138.74	17,918.92	20,166.63	2,247.71	22,000.00
Total UTILITIES	$ 2,357.36	$ 2,558.33	$ 200.97	$ 24,984.24	$ 28,141.63	$3,157.39	$ 30,700.00
ADMINISTRATION							
8020-00 Management Fees	1,212.75	1,212.75	-	13,340.25	13,340.25	-	14,553.00
8040-00 Postage/Supplies/Faxes/Copies	187.03	125.00	(62.03)	1,497.14	1,375.00	(122.14)	1,500.00
8080-00 Accounting/Auditing	-	31.25	31.25	300.00	343.75	43.75	375.00
8100-00 Legal Services	-	83.33	83.33	966.50	916.63	(49.87)	1,000.00
8120-00 Insurance - Property/Gen. Liability	6,013.56	13,500.00	7,486.44	93,615.98	148,500.00	54,884.02	162,000.00
8341-00 Miscellaneous Operating	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
8460-00 Bureau of Condo Fees	-	33.33	33.33	347.25	366.63	19.38	400.00
8500-00 Transfer to Reserves	-	-	-	58,500.00	58,500.00	-	58,500.00
Total ADMINISTRATION	$ 7,413.34	$15,402.33	$ 7,988.99	$168,567.12	$227,925.63	$59,358.51	$ 243,328.00
Total OPERATING EXPENSE	**$ 12,510.58**	**$22,762.33**	**$ 10,251.75**	**$236,646.95**	**$308,885.63**	**$ 72,238.68**	**$ 331,648.00**
Net Income:	**$ 10,313.56**	**$ 0.01**	**$ 10,313.55**	**$ 73,096.88**	**$ 0.11**	**$ 73,096.77**	**$ 0.00**