

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Treasurer's Report
Prepared for November 24, 2025
Board of Directors Meeting

All CDA Financial numbers are reported as of October 31, 2025.

October YTD Revenues are \$678,034 which is \$53,709 higher than budget. Unbudgeted Special Assessment Revenue for \$48,320 caused a favorable budget variance. Miscellaneous Income consisting of rental and sales applications caused \$2,794 favorable budget variance.

October YTD Administrative expense is \$227,323 which is \$3,163 higher than budget. Legal Fees of \$4,441 are \$3,607 higher than budget. Audit Fees of \$5,479 are \$1,312 higher than budget. Office Supplies of \$5,016 are \$1,567 less than budget.

October YTD Grounds expense is \$98,319 which is \$3,996 less than budget. Mulch expense is temporarily \$7,917 underbudget as invoice is not yet recorded. Irrigation Repairs for \$10,281 are \$3,156 overbudget due to installation of new well in spring.

October YTD Repairs and Maintenance expense is \$52,367 which is \$10,867 higher than budget. Building Maintenance/Repair is \$14,024 which is \$9,857 higher than budget. Electric Maintenance/Repair is \$411 which is \$2,089 lower than budget. Fire Alarm Maintenance is \$14,527 which is \$4,527 higher than budget. Pressure Cleaning for \$2,475 is \$1,692 lower than budget.

October YTD Pool & Recreation expense is \$10,701 which is \$433 lower than budget. Cabana Maint/ Repairs is \$1,661 lower than budget. Pool/Deck Repairs/Svc is \$4,089 which is \$1,256 higher than budget.

October YTD Utilities expense is \$96,862 which is \$6,061 less than budget. Water and Sewer - Buildings expense accounts for \$5,700 of this variance.

October YTD Other expense is \$176,142 which is \$33,847 higher than budget. Addition transfers to Reserves related to unbudgeted Milton Storm Special Assessment account for \$34,167 unfavorable variance against budget.

Total October YTD Expenses are \$661,713 which is \$37,387 higher than YTD budget.

Total October YTD Net Income is \$16,322.

Total Assets as of Oct 31 are \$1,282,275. Operating Cash is \$99,506. Reserve Cash and CDs are \$1,083,457. Within Reserves category, a new 7-month 4.20% CD for \$240,000 with Bank of Ozark was opened in October. There is a \$44,965 remaining balance on loan from Reserves cash that will be paid off by end of 2025. This internal loan was approved by CDA owners in

early 2025 so that CDA could avoid incurring finance charges on annual insurance policy renewals that need to be paid in full each April.

Other Current Assets as of Oct 31 are \$99,311. The largest account is Prepaid Insurance for \$89,153. Accounts Receivable as of end of October is \$4,113. As of November 20, the updated AR balance is \$2,697. There are 3 owners with unpaid Oct 1 assessments and/ or late fees and interest. In addition, Villa Paradiso owes CDA for 1 month of shared cabana pool expense.

Current Liabilities as of Oct 31 are \$117,602. Deferred Revenue for \$93,548 is the largest account.

Total Reserves as of Oct 31 are \$1,080,257. The largest Reserves are Roofing for \$695,362 and Building Restoration for \$310,946.

Total Equity as of Oct 31 is \$84,415 which equates to \$528 per each of 160 CDA owners.

The CDA Board approved the 2026 Annual Budget during the October 27, 2025 meeting. A copy of the Approved 2026 CDA Budget totaling \$744,942 is posted on the Venetia website under CDA/Financials/2026.

The 2026 CDA Quarterly Dues assessment will be \$1,138 per quarter, which is a \$40 increase from the \$1,098 per quarter paid during 2025.

This completes my Treasurer's Report for the November 24, 2025 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse
CDA Board/ Treasurer