

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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**Prepared By: Sunstate Association Management Group, Inc.**

**Casa Di Amici Condominium Association**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of January 31, 2023

	Jan 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Bank OP 7894	135,089.67
1020 · Cadence Bank OP MM 0427	3,595.34
1030 · First Horizon OP MM 6623	13,444.96
<b>Total Operating Accounts</b>	152,129.97
<b>Reserve Accounts</b>	
1205 · Truist Reserve MM 1695	19,433.72
1210 · Cadence Bank MM 0930	76,037.82
1210.01 · Cadence Bank ICS MM 0930	100,000.00
1232 · Southstate CD7371 5/5/22 .15%	23,925.77
1234 · Cadence CD 2730 1/1/23 .10%	45,880.11
1236 · Centennial CD 5712 12/3/24 2%	22,539.05
1237 · Centennial CD 6231 1/12/23 .35%	22,433.30
1241 · First Horiz CD9892 4/17/23 .58%	63,171.27
1242 · Centennial CD8496 6/24/23 .85%	38,210.33
1243 · Centennial MM 0949	100,721.64
1244 · Centennial CD9407 6/28/23 2.75%	65,162.82
1245 · First Horiz CD 9876 2/17/23	63,104.17
<b>Total Reserve Accounts</b>	640,620.00
<b>Total Checking/Savings</b>	792,749.97
<b>Accounts Receivable</b>	7,312.73
<b>Other Current Assets</b>	
1315 · Allowance for Bad Debt	(42.92)
1610 · Prepaid Insurance	22,799.52
1800 · Deposits	1,338.00
<b>Total Other Current Assets</b>	24,094.60
<b>Total Current Assets</b>	824,157.30
<b>TOTAL ASSETS</b>	<b>824,157.30</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	11,600.08
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	71,002.50
3450 · Operating Income Carryover	27,500.00
3310 · Prepaid Owner Assessments	9,457.69
<b>Total Other Current Liabilities</b>	107,960.19
<b>Total Current Liabilities</b>	119,560.27
<b>Long Term Liabilities</b>	
<b>Reserves</b>	640,620.00
<b>Total Long Term Liabilities</b>	640,620.00
<b>Total Liabilities</b>	760,180.27
<b>Equity</b>	
5510 · Prior Years Fund Balance	95,253.68
5515 · Surplus Carryover	(30,000.00)
Net Income	(1,276.65)
<b>Total Equity</b>	63,977.03
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>824,157.30</b>

**Casa Di Amici Condominium Association**  
**Revenue & Expense Budget Performance**

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
6200 · Assessment Fees	35,501.25	35,501.25	0.00	35,501.25	35,501.25	0.00	426,015.00
6210 · Reserve Fees	28,696.25	28,696.25	0.00	28,696.25	28,696.25	0.00	114,785.00
6340 · Late Fees & Interest	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
6910 · Interest Income	12.21	83.37	(71.16)	12.21	83.37	(71.16)	1,000.00
6920 · Miscellaneous	400.00	83.37	316.63	400.00	83.37	316.63	1,000.00
6950 · Rollover of Surplus/Shortfall	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00
6970 · Reimbursement of Shared Expense	314.37	350.13	(35.76)	314.37	350.13	(35.76)	4,202.00
<b>Total Income</b>	<b>67,424.08</b>	<b>67,256.00</b>	<b>168.08</b>	<b>67,424.08</b>	<b>67,256.00</b>	<b>168.08</b>	<b>577,502.00</b>
<b>Gross Profit</b>	<b>67,424.08</b>	<b>67,256.00</b>	<b>168.08</b>	<b>67,424.08</b>	<b>67,256.00</b>	<b>168.08</b>	<b>577,502.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7005 · Bad Debt Expense	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7040 · Fees Payable to Division	640.00	62.50	577.50	640.00	62.50	577.50	750.00
7100 · Insurance	11,399.77	12,529.75	(1,129.98)	11,399.77	12,529.75	(1,129.98)	150,357.00
7110 · Insurance Appraisal	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
7140 · Prof. Fees - Audit	3,060.00	358.37	2,701.63	3,060.00	358.37	2,701.63	4,300.00
7150 · Prof. Fees - Legal	10.00	166.63	(156.63)	10.00	166.63	(156.63)	2,000.00
7170 · Prof. Fees - Tax Prep	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7175 · Income Tax	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7200 · Management Fees	2,600.00	2,730.00	(130.00)	2,600.00	2,730.00	(130.00)	32,760.00
7250 · Office - Svc/Supplies/Misc	289.00	291.63	(2.63)	289.00	291.63	(2.63)	3,500.00
7260 · Postage & Printing	147.70	125.00	22.70	147.70	125.00	22.70	1,500.00
<b>Total Administrative</b>	<b>18,146.47</b>	<b>16,338.99</b>	<b>1,807.48</b>	<b>18,146.47</b>	<b>16,338.99</b>	<b>1,807.48</b>	<b>196,067.00</b>
<b>Grounds</b>							
7600 · Landscape Contract	5,535.00	5,824.00	(289.00)	5,535.00	5,824.00	(289.00)	69,888.00
7650 · Landscape - Svc/Replacement/...	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7655 · Mulch	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
7660 · Tree & Shrub Replacement	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7670 · Irrigation Repairs	260.00	666.63	(406.63)	260.00	666.63	(406.63)	8,000.00
7680 · Fountain Maintenance	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7825 · Palm Tree Trimming	0.00	666.63	(666.63)	0.00	666.63	(666.63)	8,000.00
7830 · Tree Trim & Removal	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7835 · Sod Replacement	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7899 · Hurricane Damages (Grounds)	4,000.00	0.00	4,000.00	4,000.00	0.00	4,000.00	0.00
<b>Total Grounds</b>	<b>9,795.00</b>	<b>9,115.63</b>	<b>679.37</b>	<b>9,795.00</b>	<b>9,115.63</b>	<b>679.37</b>	<b>109,388.00</b>
<b>Maintenance</b>							
8010 · Building - Maint/Repair/Svc/Sup	0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00
8040 · Electrical - Maint/Repair	0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00
8090 · Fire Alarm - Monitor	647.35	650.00	(2.65)	647.35	650.00	(2.65)	7,800.00
8091 · Fire Alarm Inspections	0.00	650.00	(650.00)	0.00	650.00	(650.00)	7,800.00
8092 · Fire Extinguisher Inspection	177.87	79.13	98.74	177.87	79.13	98.74	950.00
8093 · Fire Alarm Maintenance	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
8220 · Pest Control - Int/Ext	625.00	593.75	31.25	625.00	593.75	31.25	7,125.00
8245 · Pressure Cleaning	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
<b>Total Maintenance</b>	<b>1,450.22</b>	<b>3,806.25</b>	<b>(2,356.03)</b>	<b>1,450.22</b>	<b>3,806.25</b>	<b>(2,356.03)</b>	<b>45,675.00</b>
<b>Pool &amp; Recreation</b>							
8310 · Cabana Maintenance Contract	225.00	216.63	8.37	225.00	216.63	8.37	2,600.00
8320 · Cabana Maint/Repairs	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
8400 · Pool Maintenance Contract	315.00	315.00	0.00	315.00	315.00	0.00	3,780.00
8410 · Pool Permit	0.00	34.13	(34.13)	0.00	34.13	(34.13)	410.00
8420 · Pool/Deck - Repairs/Svc	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
<b>Total Pool &amp; Recreation</b>	<b>540.00</b>	<b>982.39</b>	<b>(442.39)</b>	<b>540.00</b>	<b>982.39</b>	<b>(442.39)</b>	<b>11,790.00</b>
<b>Utilities</b>							
8620 · Electricity	718.97	666.63	52.34	718.97	666.63	52.34	8,000.00
8621 · Electricity - Pool	751.40	475.00	276.40	751.40	475.00	276.40	5,700.00
8676 · Telephone - Pool	71.91	60.00	11.91	71.91	60.00	11.91	720.00
8700 · Water & Sewer	8,421.81	6,916.63	1,505.18	8,421.81	6,916.63	1,505.18	83,000.00
8701 · Water & Sewer - Pool	108.70	150.00	(41.30)	108.70	150.00	(41.30)	1,800.00
<b>Total Utilities</b>	<b>10,072.79</b>	<b>8,268.26</b>	<b>1,804.53</b>	<b>10,072.79</b>	<b>8,268.26</b>	<b>1,804.53</b>	<b>99,220.00</b>
<b>Other</b>							
9710 · Contingency Fund	0.00	48.12	(48.12)	0.00	48.12	(48.12)	577.00
9970 · Transfer to Reserves	28,696.25	28,696.25	0.00	28,696.25	28,696.25	0.00	114,785.00
<b>Total Other</b>	<b>28,696.25</b>	<b>28,744.37</b>	<b>(48.12)</b>	<b>28,696.25</b>	<b>28,744.37</b>	<b>(48.12)</b>	<b>115,362.00</b>
<b>Total Expense</b>	<b>68,700.73</b>	<b>67,255.89</b>	<b>1,444.84</b>	<b>68,700.73</b>	<b>67,255.89</b>	<b>1,444.84</b>	<b>577,502.00</b>
<b>Net Ordinary Income</b>	<b>(1,276.65)</b>	<b>0.11</b>	<b>(1,276.76)</b>	<b>(1,276.65)</b>	<b>0.11</b>	<b>(1,276.76)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(1,276.65)</b>	<b>0.11</b>	<b>(1,276.76)</b>	<b>(1,276.65)</b>	<b>0.11</b>	<b>(1,276.76)</b>	<b>0.00</b>

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**Reserve Balances**  
**January 31, 2023**

	<b>Balance 1/1/23</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
<b>5102 Cabana: Painting</b>	\$ 5,950.00	-				5,950.00
<b>5103 Cabana Renovation</b>	11,471.54	304.50				11,776.04
<b>5300 Building Restoration</b>	205,264.86	13,091.75				218,356.61
<b>5340 Pool</b>	8,000.96	1,757.00				9,757.96
<b>5400 Roofing</b>	364,150.58	13,543.00				377,693.58
<b>5450 Capital Improvements</b>	1,401.30	-				1,401.30
<b>5490 Interest</b>	1,254.64	-	(1,254.64)		216.90	216.90
<b>5491 Interest - Prior years</b>	14,212.97	-	1,254.64			15,467.61
<b>Total Reserves</b>	<b><u>\$ 611,706.85</u></b>	<b><u>28,696.25</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>216.90</u></b>	<b><u>640,620.00</u></b>

**Expense Details**

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**Allocation Details**

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2022 interest moved from 5490 to 5491

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**Total**

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