

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**February 28, 2025**

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

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

# Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 2/28/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Accounts</b>			
1010 - Cadence OP 7894	\$7,148.66		\$7,148.66
1020 - Cadence OP MM 0427	\$3,572.18		\$3,572.18
1025 - Truist OP 8056	\$124,764.77		\$124,764.77
<b>Total Operating Accounts</b>	<b>\$135,485.61</b>		<b>\$135,485.61</b>
<b>Reserve Accounts</b>			
1205 - Truist Reserve MM 1695		\$56,082.46	\$56,082.46
1210 - Cadence MM 0930		\$300,050.77	\$300,050.77
1211 - Cadence ICS MM 0930		\$218,962.11	\$218,962.11
1232 - Southstate CD7371 5/5/25 2%		\$24,661.92	\$24,661.92
1234 - Cadence CD2730 4/1/25 1.49%		\$47,097.11	\$47,097.11
1236 - Centennial CD5712 12/3/26 2.5%		\$23,517.87	\$23,517.87
1237 - Centennial CD6231 1/12/27 2.5%		\$23,869.29	\$23,869.29
1242 - Centennial CD8496 6/24/25 2.75%		\$40,507.99	\$40,507.99
1245 - First Horizon CD9876 8/17/25 3.70%		\$67,317.16	\$67,317.16
1246 - First Horizon MM 6623		\$177,423.73	\$177,423.73
<b>Total Reserve Accounts</b>		<b>\$979,490.41</b>	<b>\$979,490.41</b>
<b>Other Assets</b>			
1310 - Accounts Receivable	\$3,299.85		\$3,299.85
1315 - Allowance for Bad Debt	(\$42.92)		(\$42.92)
1510 - Credit Memo	\$1.33		\$1.33
1610 - Prepaid Insurance	\$18,887.50		\$18,887.50
1611 - Prepaid Expenses	\$3,669.70		\$3,669.70
1800 - Deposits	\$1,338.00		\$1,338.00
<b>Total Other Assets</b>	<b>\$27,153.46</b>		<b>\$27,153.46</b>
<b>Total Assets</b>	<b>\$162,639.07</b>	<b>\$979,490.41</b>	<b>\$1,142,129.48</b>

# Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 2/28/2025

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Liabilities</b>			
3010 - Accounts Payable	\$22,967.54	\$34,166.53	\$57,134.07
3020 - Accrued Expenses	\$5,502.50		\$5,502.50
3050 - Deferred Revenue	\$46,773.75		\$46,773.75
3310 - Prepaid Owner Assessments	\$14,371.64		\$14,371.64
3450 - Operating Income Carryover	\$8,333.30		\$8,333.30
<b>Total Current Liabilities</b>	<b>\$97,948.73</b>	<b>\$34,166.53</b>	<b>\$132,115.26</b>
<b>Reserves</b>			
5102 - Cabana Painting Int/Ext		\$5,950.00	\$5,950.00
5103 - Cabana Renovation		\$14,227.29	\$14,227.29
5300 - Building Restoration		\$291,648.26	\$291,648.26
5340 - Pool		\$19,040.79	\$19,040.79
5400 - Roofing		\$598,378.11	\$598,378.11
5450 - Capital Improvements		\$1,401.30	\$1,401.30
5490 - Reserves Interest - Current		\$4,089.10	\$4,089.10
5491 - Reserves Interest - Prior Years		\$10,589.03	\$10,589.03
<b>Total Reserves</b>		<b>\$945,323.88</b>	<b>\$945,323.88</b>
<b>Equity</b>			
5510 - Prior Years Fund Balance	\$78,093.36		\$78,093.36
5515 - Surplus Carryover	(\$10,000.00)		(\$10,000.00)
5999 - Net Income	(\$3,403.02)		(\$3,403.02)
<b>Total Equity</b>	<b>\$64,690.34</b>		<b>\$64,690.34</b>
<b>Total Liabilities / Equity</b>	<b>\$162,639.07</b>	<b>\$979,490.41</b>	<b>\$1,142,129.48</b>

# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
6200 - Assessment Fees	46,773.75	46,773.83	(.08)	93,547.50	93,547.66	(.16)	561,286.00
6210 - Reserve Fees	-	-	-	35,358.75	35,358.75	-	141,435.00
6340 - Late Fees & Interest	209.88	41.67	168.21	224.64	83.30	141.34	500.00
6910 - Interest Income	2.48	41.67	(39.19)	5.14	83.34	(78.20)	500.00
6920 - Miscellaneous	450.00	166.67	283.33	900.00	333.34	566.66	2,000.00
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	1,666.70	1,666.70	-	10,000.00
6970 - Shared Expense Reimb.	456.79	431.92	24.87	998.81	863.84	134.97	5,183.00
<b>Total Income</b>	<b>48,726.23</b>	<b>48,289.09</b>	<b>437.14</b>	<b>132,701.54</b>	<b>131,936.93</b>	<b>764.61</b>	<b>720,904.00</b>
<b>Total Income</b>	<b>48,726.23</b>	<b>48,289.09</b>	<b>437.14</b>	<b>132,701.54</b>	<b>131,936.93</b>	<b>764.61</b>	<b>720,904.00</b>

## Operating Expense

### Administrative

7005 - Bad Debt Expense	-	8.33	8.33	-	16.70	16.70	100.00
7040 - Fees Payable to Division	61.25	62.50	1.25	701.25	125.00	(576.25)	750.00
7100 - Insurance	18,384.50	18,046.75	(337.75)	36,769.00	36,093.50	(675.50)	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	75.00	75.00	450.00
7140 - Prof. Fees - Audit	1,000.00	416.67	(583.33)	4,478.80	833.34	(3,645.46)	5,000.00
7150 - Prof. Fees - Legal	385.00	83.33	(301.67)	385.00	166.70	(218.30)	1,000.00
7170 - Prof. Fees - Tax Prep	300.00	25.00	(275.00)	300.00	50.00	(250.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	33.30	33.30	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	5,792.00	5,792.66	.66	34,756.00
7250 - Office - Svc/Supplies/Misc	512.86	658.33	145.47	1,098.39	1,316.66	218.27	7,900.00
7260 - Postage & Printing	107.29	164.58	57.29	577.51	329.16	(248.35)	1,975.00
<b>Total Administrative</b>	<b>23,646.90</b>	<b>22,415.99</b>	<b>(1,230.91)</b>	<b>50,101.95</b>	<b>44,832.02</b>	<b>(5,269.93)</b>	<b>268,992.00</b>

### Grounds

7600 - Landscape Contract	5,593.60	5,858.50	264.90	11,187.20	11,717.00	529.80	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	887.50	-	(887.50)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	-	950.00	950.00	5,700.00
7655 - Mulch	-	791.67	791.67	-	1,583.34	1,583.34	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	-	791.66	791.66	4,750.00
7670 - Irrigation Repairs	19.85	712.50	692.65	1,104.36	1,425.00	320.64	8,550.00
7680 - Fountain Maintenance	375.00	50.00	(325.00)	375.00	100.00	(275.00)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	-	1,583.34	1,583.34	9,500.00
7830 - Tree Trim & Removal	1,365.00	582.33	(782.67)	1,365.00	1,164.66	(200.34)	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	300.00	118.66	(181.34)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	1,029.16	1,029.16	6,175.00
<b>Total Grounds</b>	<b>7,797.20</b>	<b>10,231.41</b>	<b>2,434.21</b>	<b>15,219.06</b>	<b>20,462.82</b>	<b>5,243.76</b>	<b>122,777.00</b>

### Repairs & Maintenance

8010 - Building - Maint/Repair/Svc/Sup	165.00	416.67	251.67	165.00	833.34	668.34	5,000.00
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# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
8040 - Electrical - Maint/Repair	-	250.00	250.00	-	500.00	500.00	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	1,294.70	1,300.00	5.30	7,800.00
8091 - Fire Alarm Inspections	5,400.00	691.67	(4,708.33)	5,400.00	1,383.34	(4,016.66)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	166.66	166.66	1,000.00
8093 - Fire Alarm Maintenance	160.00	1,000.00	840.00	374.00	2,000.00	1,626.00	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	1,187.50	1,283.34	95.84	7,700.00
8245 - Pressure Cleaning	2,200.00	416.67	(1,783.33)	2,475.00	833.34	(1,641.66)	5,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>9,166.10</b>	<b>4,150.01</b>	<b>(5,016.09)</b>	<b>10,896.20</b>	<b>8,300.02</b>	<b>(2,596.18)</b>	<b>49,800.00</b>
<b>Pool &amp; Recreation</b>							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	360.00	476.66	116.66	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	-	333.34	333.34	2,000.00
8400 - Pool Maintenance Contract	395.00	390.00	(5.00)	790.00	780.00	(10.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	-	70.00	70.00	420.00
8420 - Pool/Deck - Repairs/Svc	-	283.33	283.33	230.00	566.66	336.66	3,400.00
<b>Total Pool &amp; Recreation</b>	<b>575.00</b>	<b>1,113.33</b>	<b>538.33</b>	<b>1,380.00</b>	<b>2,226.66</b>	<b>846.66</b>	<b>13,360.00</b>
<b>Utilities</b>							
8620 - Electricity	728.43	733.33	4.90	1,435.02	1,466.66	31.64	8,800.00
8621 - Electricity - Pool	965.60	700.00	(265.60)	1,767.18	1,400.00	(367.18)	8,400.00
8676 - Telephone - Pool	67.00	62.50	(4.50)	134.00	125.00	(9.00)	750.00
8700 - Water & Sewer	10,406.75	8,675.00	(1,731.75)	19,549.81	17,350.00	(2,199.81)	104,100.00
8701 - Water & Sewer - Pool	123.86	121.50	(2.36)	262.59	243.00	(19.59)	1,458.00
<b>Total Utilities</b>	<b>12,291.64</b>	<b>10,292.33</b>	<b>(1,999.31)</b>	<b>23,148.60</b>	<b>20,584.66</b>	<b>(2,563.94)</b>	<b>123,508.00</b>
<b>Other</b>							
9710 - Contingency Fund	-	86.00	86.00	-	172.00	172.00	1,032.00
9970 - Transfer to Reserves	-	-	-	35,358.75	35,358.75	-	141,435.00
<b>Total Other</b>	<b>-</b>	<b>86.00</b>	<b>86.00</b>	<b>35,358.75</b>	<b>35,530.75</b>	<b>172.00</b>	<b>142,467.00</b>
<b>Total Expense</b>	<b>53,476.84</b>	<b>48,289.07</b>	<b>(5,187.77)</b>	<b>136,104.56</b>	<b>131,936.93</b>	<b>(4,167.63)</b>	<b>720,904.00</b>
<b>Operating Net Total</b>	<b>(4,750.61)</b>	<b>.02</b>	<b>(4,750.63)</b>	<b>(3,403.02)</b>	<b>-</b>	<b>(3,403.02)</b>	<b>-</b>
<b>Net Total</b>	<b>(4,750.61)</b>	<b>.02</b>	<b>(4,750.63)</b>	<b>(3,403.02)</b>	<b>-</b>	<b>(3,403.02)</b>	<b>-</b>

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**

**Reserve Balances**

**February 28, 2025**

	<b>Balance 1/1/25</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>	13,907.54	319.75	-	-	-	14,227.29
<b>5300 Building Restoration</b>	287,118.47	7,434.50	6,395.00	(9,299.71)	-	291,648.26
<b>5340 Pool</b>	17,042.04	1,998.75	-	-	-	19,040.79
<b>5400 Roofing</b>	584,358.18	25,605.75	13,281.00	(24,866.82)	-	598,378.11
<b>5450 Capital Improvements</b>	1,401.30	-	-	-	-	1,401.30
<b>5490 Interest</b>	20,611.37	-	(20,611.37)	-	4,089.10	4,089.10
<b>5491 Interest - Prior years</b>	9,653.66	-	935.37	-	-	10,589.03
<b>Total Reserves</b>	<b>\$ 940,042.56</b>	<b>35,358.75</b>	<b>-</b>	<b>(34,166.53)</b>	<b>4,089.10</b>	<b>945,323.88</b>

**Expense Details**

**5300 Building Restoration**

2/1/25 - Advanced Roofing - Soffit & gutter replacements - \$9,299.71

**Total \$ 9,299.71**

**5400 Roofing**

2/1/25 - Advanced Roofing - Roof tile repairs/replacements - \$24,866.82

**Total \$ 24,866.82**

**Allocation Details**

PY interest balance moved per 2025 approved budget - \$19,676

2024 remaining unallocated interest moved from 5490 to 5491 - \$10,589.03