

**Casa Di Amici Condominium Association, Inc.**  
**Treasurer's Report**  
**Prepared for November 25, 2024.**  
**Board of Directors Meeting**

All financial numbers are reported as of October 31, 2024.

Total YTD Revenues are \$688,232 which is \$81,629 higher than budget. Special Assessment Revenue for \$78,650 accounts for most of the revenue favorability against budget.

Total YTD Administrative Expense is \$218,502 which is \$20,062 less than budget. Insurance Expense accounts for \$22,212 of this favorability against budget.

Total YTD Grounds Expense is \$86,402 which is \$18,016 less than budget. Mulch account currently has a \$10,889 favorable YTD budget variance which will disappear in November when the vendor invoice is recorded as mulching of CDA property took place during first week in November. Sod replacement account has a favorable YTD budget variance for \$5,417 which will also disappear when new sod, approved by Board before Hurricane Milton, is installed before end of year.

Total YTD Repairs and Maintenance Expense is \$34,868 which is \$3,487 less than YTD budget. Pressure cleaning account is currently \$3,333 underbudget which will disappear when all CDA owned sidewalks and pavers are pressure cleaned before end of this year.

Total YTD Pool and Recreation expense is \$9,560 which is \$1,049 less than budget. Additional pressure cleaning of cabana and pool deck areas to be done by end of November will use up some of this favorable budget variance.

Total YTD Utilities expense is \$94,494 which is \$1,106 less than budget.

Total YTD Other Expense is \$196,817 which is \$77,758 higher than budget due to Special Assessment Transfer to Reserves for \$78,650.

October 2024 YTD Net Income is \$47,590.

Total Assets as of the end of October are \$1,158,671. Within this amount, Operating Cash is \$118,637 and Reserve Cash and CDs are \$936,336.

Other Current Assets as of the end of October are \$103,698. The largest Other Asset is Prepaid Insurance for \$91,923.

Total Accounts Receivable at end of October is \$5,730. Of this amount, there are 7 owners with unpaid 4th quarter dues, late fees and interest which totaled \$5,291 plus Villa Paradiso owes CDA \$439 for October shared cabana pool expense.

Current Liabilities at end of October are \$120,308.

Total Reserves as of the end of October are \$936,336. The largest reserve account is Roofing which has a balance of \$584,358. Building Restoration is next largest reserve with a balance of \$287,118.

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Total Equity as of the end of October is \$102,027 which equates to \$638 for each of 160 CDA owners.

This completes my Treasurer's Report for the November 25, 2024 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse  
CDA Board/ Treasurer