

**Casa Di Amici Condominium Association, Inc.**  
**Treasurer's Report**  
**Prepared for December 16, 2024.**  
**Board of Directors Meeting**

All financial numbers are reported as of November 30, 2024.

Total YTD Revenues are \$737,629 which is \$82,183 higher than budget. Special Assessment Revenue for \$78,650 accounts for most of favorable variance.

Total YTD Administrative expense is \$241,906 which is \$20,514 less than budget. Insurance expense has a \$23,814 favorable variance against budget. Office supplies account has \$3,102 negative budget variance partially due to cost of 2nd Special Assessment mailings and billings to owners sent out earlier this year.

Total YTD Grounds expense is \$105,810 which is \$9,050 less than budget. Recently completed palm tree trimming and sod replacement within CDA and pool grounds area totaling \$8,850 will use up most of favorable grounds budget variance. \$7,392 of grounds clean-up costs from hurricane Milton were paid to Twin Palm in November.

Total YTD Repairs and Maintenance expense is \$38,573 which is \$3,617 less than budget. Pressure cleaning account is \$3,667 under budget, but that variance is just timing, as the scheduled sidewalks/ paver pressure cleaning by Reliance is now in process.

Total YTD Pool and Recreation expense is \$10,471 which is \$1,199 under budget. Pending purchase of a \$895 filter pump will use up some of this variance. \$150 of hurricane cleanup expense at pool was recorded in November.

Total YTD Utilities expense is \$103,891 which is \$1,269 less than budget.

Total Other expense is \$196,817 which is \$77,669 more than budget due to Special Assessment Transfer to Reserves for \$78,650.

November 2024 YTD Net Income is \$40,162.

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Total Assets as of the end of November are \$1,105,115. Operating Cash is \$82,814 and Reserve Cash and CDs are \$937,699.

Other Current Assets as of the end of November are \$84,602. The largest Other Asset is Prepaid Insurance for \$73,538.

Total Accounts Receivable at end of November is \$4,318. Within this amount, there are 4 owners with unpaid 4th quarter dues, interest and late fees totaling \$3,267. Villa Paradiso also owes CDA \$1,051 for November shared cabana pool expense.

Current Liabilities at end of November are \$72,818.

Total Reserves at end of November are \$937,699.

Total Equity as of the end of November is \$94,599 which equates to \$591 for each of 160 CDA owners.

This completes my Treasurer's Report for the December 16, 2024 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse

CDA Board/ Treasurer