

**Casa Di Amici Condominium Association, Inc.**  
**Treasurer's Report**  
**Prepared for January 27, 2025**  
**Board of Directors Meeting**

All CDA financial numbers are reported as of December 31, 2024.

Total YTD Unaudited Revenues are \$786,611 which is \$82,321 higher than budget. Special Assessment Revenue for \$78,650 accounts for most of favorable budget variance.

Total YTD Administrative Expense is \$264,054 which is \$22,222 less than budget. Insurance has a \$25,415 favorable budget variance. Office supplies account has a \$2,970 unfavorable budget variance due to cost of 2nd Special Assessment notices and invoices mailed to owners in 2024.

Total YTD Grounds Expense is \$121,186 which is \$4,116 less than budget. Tree and Shrub Replacement was \$4,295 less than budget. Tree Trim and Removal was \$2,200 less than budget. Sod Replacement was \$3,200 less than budget. Unbudgeted Hurricane damage clean up to grounds cost \$7,392.

Total YTD Repairs and Maintenance Expense is \$49,386 which is \$3,361 higher than budget. Building/Maintenance and Repair is \$9,687 higher than budget due to recent repairs required as part of the annual backflow inspection. Fire Alarm Maintenance Expense is \$4,245 lower than budget. Electrical Maintenance and Repair is \$1,942 less than budget.

Total YTD Pool & Recreation Expense is \$12,568 which is \$162 less than budget.

Total YTD Utilities Expense is \$113,961 which is \$759 less than budget.

Total YTD Other Expense is \$196,817 which is \$77,580 more than budget due to Special Assessment Transfer to Reserves for \$78,650.

December 2024 YTD Unaudited Expense is \$757,971 which is \$53,681 higher than budget.

Total December 2024 YTD Unaudited Net Income is \$ 28,640.

Total Assets as of December 31, 2024 are \$1,100,050. Operating Cash is \$97,886 and Reserve Cash and CDs are \$939,087.

Other Current Assets as of December 31, 2024 are \$63,077. The largest Other Asset account is Prepaid Insurance for \$55,154.

Total Accounts Receivable as of December 31, 2024 is \$2,418. Within this amount there are 4 owners with unpaid 4th quarter dues, late fees and interest totaling \$1,086. Villa Paradiso also owes CDA \$1,332 for November and December 2024 shared cabana pool expense.

Current Liabilities as of December 31, 2024 are \$77,886. Prepaid Owner Assessments for \$47,787 represent the largest Other Liabilities account.

Total Reserves as of December 31, 2024 are \$939,087.

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Total Equity as of December 31, 2024 is \$83,076 which equates to \$519 for each of 160 CDA owners.

This completes my Treasurer's Report for the January 27, 2025 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse  
CDA Board/ Treasurer