

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Treasurer's Report
Prepared for December 15, 2025
Board of Directors Meeting

All CDA Financial numbers are reported as of November 30, 2025.

November YTD Revenues are \$726,229 which is \$53,614 higher than budget. Unbudgeted Special Assessment Revenue accounted for \$48,320 of variance. Miscellaneous Income of \$4,461 consisting of sales and rental application fees created a \$2,628 favorable budget variance.

November YTD Administrative expense is \$248,734 which is \$2,158 higher than budget. Legal Fees for \$4,441 are \$3,524 higher than budget. Insurance Expense for \$197,798 is \$716 lower than budget.

November YTD Grounds expense is \$104,673 which is \$7,872 less than budget. Mulch is temporarily under budget by \$8,708 as the adjusted Distribution Direct invoice is being recorded in month of December.

November YTD Repairs and Maintenance expense is \$53,769 which is \$8,119 higher than budget. Building Maint./Repair/Svc is \$14,024 which is \$9,441 over budget. Fire Alarm Maintenance for \$14,687 is \$3,687 higher than budget due to building sprinkler and alarm related repairs by Piper and Fire Brigade.

November YTD Pool & Recreation expense is \$11,501 which is \$746 less than budget.

November YTD Utilities expense is \$108,155 which is \$5,061 less than budget. Water and Sewer account is \$4,867 less than budget largely due to reduced seasonal usage.

November YTD Other expense is \$176,142 which is \$33,761 higher than budget. Additional Transfers to Reserves related to Milton Special Assessment account for \$34,167 of the budget variance.

Total November YTD Expenses are \$702,973 which is \$30,359 higher than budget.

Total November YTD Net Income is \$23,256.

Total Assets as of Nov 30 are \$1,241,684. Operating Cash is \$78,485. Reserve Cash and CDs are \$1,081,972.

Other Current Assets as of Nov 30 are \$81,227. The largest account is Prepaid Insurance for \$71,322. Accounts Receivable as of end of November is \$3,158. There are 2 owners with unpaid Oct 1 dues and 3 owners with unpaid late fees and interest.

Current Liabilities as of Nov 30 are \$68,363. The largest account is Deferred Revenue for \$46,774.

Total Reserves as of Nov 30 are \$1,081,972. The largest Reserves are Roofing for \$695,362 and Building Restoration for \$310,946.

Total Equity as of November 30 is \$91,349 which equates to \$571 per each of 160 CDA owners.

The new CDA quarterly dues amount for 2026 is \$1,138 which is payable as of January 1, 2026. Truist 2026 coupon books were mailed out to all owners in November for your use when paying the quarterly dues.

This completes my Treasurer's Report for the December 15, 2025 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse
CDA Board/ Treasurer