

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**Treasurer's Report**  
**Prepared for January 26, 2026**  
**Board of Directors Meeting**

All CDA Financial numbers are reported as of December 31, 2025.

December YTD Revenues are \$774,554 which is \$53,650 higher than budget. Unbudgeted Special Assessment Revenue accounts for \$48,320 of variance. Miscellaneous Income for \$4,661 consisting primarily of sales and revenue application fees created a \$2,661 favorable budget variance.

December YTD Administrative expense is \$270,839 which is \$1,847 higher than budget. Legal Fees for \$4,441 are \$3,441 higher than budget. Insurance expense for \$215,629 is \$932 less than budget.

December YTD Grounds expense is \$121,935 which is \$842 less than budget. Irrigation repairs for \$11,065 are \$2,515 overbudget. Mulch was \$8,228 which is \$1,272 underbudget. Fountain maintenance is \$1,786 which is \$1,186 overbudget and Palm Tree and General Tree Trimming are \$13,446 which is \$3,754 underbudget.

December YTD Repairs and Maintenance expense is \$60,177 which is \$10,377 higher than budget. Building Maintenance/Repair/Svc is \$15,434 which is \$10,434 more than budget.

December YTD Pool & Recreation expense is \$12,201 which is \$1,159 less than budget. Pool Deck Repairs were \$834 overbudget and Cabana Maint/Repairs are \$1,994 less than budget.

December YTD Utilities expense is \$118,393 which is \$5,115 underbudget. Water and Sewer for Buildings at cost of \$98,750 is \$5,350 less than budget.

December YTD Other expense is \$176,142 which is \$33,675 higher than budget. Additional Transfers to Reserves related to Milton Special Assessment account for \$34,167 of the budget variance.

Total December YTD expenses are \$759,686 which is \$38,782 higher than budget.

Total December YTD Net Income is \$14,868.

Total Assets as of Dec 31 are \$1,236,107. Operating Cash is \$94,212 and Reserve Cash/ CDs are \$1,081,242.

Other Current Assets as of Dec 31 are \$60,654. The largest account is Prepaid Insurance for \$53,492. Accounts Receivable as of the end of December is \$1,657. There is one owner with unpaid Oct 1 dues plus late fees and interest.

Current Liabilities as of Dec 31 are \$80,404. The largest account is Prepaid Owner Assessments for \$57,272.

Total Reserves as of Dec 31 are \$1,072,742. The largest Reserves are Roofing for \$695,362 and Building Restoration for \$299,611.

Total Equity as of Dec 31 is \$82,961 which equates to \$519 per each of 160 CDA owners.

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

The Annual Audit for 2025 CDA Financials is now underway with an expected completion of mid February. I will then review the annual audit report during the CDA February 23 Board meeting and copies will be made to all owners upon request.

This completes my Treasurer's report for the January 26, 2026 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse  
CDA Board/ Treasurer