

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Treasurer's Report
Prepared for February 23, 2026
Board of Directors Meeting

All CDA Financial numbers are reported as of January 31, 2026 .

January Revenues are \$87,415 which is \$266 less than budget.

January Administrative expense is \$21,655 which is \$1,402 less than budget. Insurance expense has a favorable \$622 variance and Audit Fees has temporary \$483 timing variance.

January Grounds expense is \$6,690 which is \$3,912 less than budget. First meeting of new 2026 Landscape Committee was held last week, and various landscape project spending requests should soon be submitted to Board for approval.

January Repairs and Maintenance expense is \$5,013 which is \$1,289 higher than budget. Building maintenance done by Daniel's Plumbing to repair backflow cost \$3,772 which resulted in \$3,355 unfavorable variance that was partially offset by favorable timing variances in fire alarm inspection and maintenance.

January Pool and Recreation expense is \$862 which is \$467 less than budget. Pool Deck Repairs is \$212 underbudget due to timing.

January Utilities expense is \$10,899 which is \$416 higher than budget. Higher use of Electricity for Pool accounts for \$320 of this variance. Colder weather makes both heat pumps work harder to maintain Cabana Pool temp in 80s.

January 2026 Other expense is \$38,404 which is \$83 lower than budget due to no activity in contingency fund.

Total January 2026 YTD Expenses are \$83,522 which is \$4,158 lower than budget.

Total January 2026 Net Income is \$3,892.

Total Assets as of January 31 are \$1,321,038. Operating Cash is \$162,931 and Reserve Money Markets and CDs are \$1,112,939. A First Horizon CD expired as of Feb 17 and a 7 month 3.20% CD renewal is now in process.

Other Current Assets at January 31 are \$45,168. The largest account is Prepaid Insurance for \$35,661. Accounts Receivable is \$5,243.33 and there are 4 owners that didn't pay 1st quarter dues and 3 owners that paid 1st qtr dues at last year's rate, so \$40 is balance due on those

accounts. Updated AR report as of Feb 19 now shows only 1 owner with unpaid 1st quarter dues, 3 partial unpaid 1st qtr assessments and unpaid late fees on 5 owner accounts.

Current Liabilities as of January 31 are \$126,245. Deferred Revenue for \$95,784 is the largest account.

Total Reserves as of Jan 31 are \$1,112,939. The largest Reserves are Roofing for \$736,868 and Building Restoration for \$315,882.

Total Equity as of Jan 31 is \$81,854 which equates to \$512 per each of 160 owners.

The Annual Audit of 2025 CDA Financials is in process with draft audit report expected by February 28. After Draft Audit Report is reviewed and approved by CDA Board, final 2025 CDA Audit Report will be issued by Tyack audit firm and copies of Final 2025 audit report are made available to any owner upon request to Sunstate.

This completes my Treasurer's report for the February 23, 2026 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse
CDA Board/ Treasurer