

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Treasurer's Report
Prepared for April 27, 2026
Board of Directors Meeting

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

March YTD Revenues are \$186,450 which is \$214 more than budget. YTD Miscellaneous revenue for \$1200 is \$200 higher than budget, largely due to more rental and sales applications received.

March YTD Administrative expense is \$69,399 which is \$230 higher than budget. Annual Florida Condo filing fee for \$801 has caused a \$614 budget variance which is just timing and all but \$51 of variance will be gone by year end.

March YTD Grounds expense is \$22,252 which is \$9,553 lower than budget. Landscape Pool Shared is \$875 over budget due to additional mulch purchased and applied by Twin Palm on shared pool related property. Fountain maintenance is \$228 over budget due to extra WET vendor visits to fix the nonoperating lights on the fountain, which I am pleased to report are now properly working thanks to President Glen working with WET to fix. Rest of grounds expense categories including Palm and other tree trimming are currently under budget as the newly formed Landscape Committee with Deb Sauders as Chair are preparing lists of various trees that require trimming to contract with vendors prior to summer storm season.

March YTD Repairs and Maintenance expense is \$13,157 which is \$1,984 higher than budget. Building/ Maintenance Repairs is \$5,934 higher than budget due to payments made to Daniel's plumbing for backflow/ water pressure related repairs. Cost of annual inspections of sprinklers and hydrants and backflows are pending recording/payment until applicable sales tax questions are resolved.

March YTD Pool and Recreation expense is \$2,417 which is \$1,568 lower than budget due to no significant repairs made to Pool/Deck or Cabana areas yet.

March YTD Other expense is \$38,404 which is \$250 less than budget due to no use yet of \$1000 contingency fund.

March YTD Utilities expense is \$35,876 which is \$4,426 more than budget due to higher seasonal usage of water and sewer for 40 buildings and higher use of electricity to heat pool to 86 degrees. Most of this variance will be reduced over summer when fewer residents are living full time in CDA.

Total March YTD Expenses are \$181,503 which is \$4,732 lower than budget.

Total March YTD Net Income is \$4,946.

Total Assets as of March 31 are \$1,277,518. Operating Cash is \$156,528 and Reserve Cash and CDs are \$1,115,360.

Other Current Assets as of March 31 are \$5,630. The largest account is Prepaid Expense for \$2,429. Accounts Receivable is \$1,403 and there are 2 owners with unpaid partial assessments and 3 owners with late fees and interest. Villa Paradiso currently owes for 2 months of shared pool expense totaling \$1,186.

Current Liabilities as of March 31 are \$86,101. Prepaid Owner Assessments for \$55,168 is the largest account.

Total Reserves as of March 31 are \$1,113,410. The largest Reserves are Roofing for \$732,428 and Building Restoration for \$315,882.

Total Equity as of March 31 is \$78,007 which equates to \$487 per each of 160 owners.

This completes my Treasurer's Report for the April 27, 2026 CDA Board meeting

Respectfully Submitted,

Jennifer Smouse
CDA Board/ Treasurer