

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Treasurer's Report
Prepared for May 18, 2026
Board of Directors Meeting

All CDA Financial numbers are reported as of April 30, 2026.

April YTD Revenues are \$274,070 which is \$153 more than budget.

April YTD Administrative expense is \$87,530 which is \$4,695 less than budget. Insurance expense YTD is \$67,938 which is \$5,872 lower than budget due to favorable 2026-27 property insurance renewal rates. Audit Fees YTD are \$4,341 which is \$2,408 higher than budget, but this is just timing between actual audit bills and budget and will even out by end of year.

April YTD Grounds expense is \$28,506 which is \$13,902 lower than budget. Landscape/ Pool Shared budget overage of \$875 is due to mulch purchased and applied by Twin Palm on shared pool property. Remainder of variance is related to Palm, irrigation, shrub replacement and tree trimming projects not yet started plus mulch and sod likewise not yet applied.

April YTD Repairs and Maintenance expense is \$23,223 which is \$8,326 higher than budget. Fire Alarm Inspections for \$9,316 are \$6,316 over budget due to timing but by end year only \$316 variance remains. Building Maintenance Repairs expense is \$5,717 over budget largely due to backflow and water pressure related repairs by Daniel's Plumbing. Pressure Cleaning is \$1,539 under budget due to typical scheduling of sidewalk paver cleaning at end of year to clean up after tropical storms have passed through.

April YTD Pool and Recreation expense is \$3,132 which is \$2,181 lower than budget due to no large repairs made to pool/deck or cabana area.

April YTD Other expense is \$76,807 which is \$333 lower than budget due to no use of contingency fund.

April YTD Utilities expense is \$48,247 which is \$6,314 higher than budget. Building related water and sewer and both building and pool electricity accounts are all over budget due to seasonal usage, with most of this budget variance disappearing during summer months which occupancy is reduced.

April YTD Expenses are \$267,444 which is \$6,472 lower than budget.

Total April YTD Net Income is \$6,625.

Total Assets as of April 30 are \$1,381,708. Operating Cash is \$62,312 and Reserve Cash and CDs are \$1,153,326.

Other Assets as of April 30 are \$166,070. The largest account is Prepaid Insurance for \$158,907. Accounts Receivable is \$4,669 and there are 6 owners with unpaid assessments plus Villa Paradiso owes \$1,161 for their 21% share of cabana pool related expenses. Past Due Balance notices are sent out to all owners during the first 10 days of May with late fees/ interest included for 3 owners that owe full \$1138 on April 1 quarterly dues assessment.

Current Liabilities as of April 30 are \$153,497. Deferred Revenue for \$95,784 is the largest account, which represents 2/3 of 2nd quarter dues assessments collected but not yet recognized.

Total Reserves as of April 30 are \$1,148,526. The largest Reserves are Roofing for \$763,134 and Building Restoration for \$316,553.

Total Equity as of April 30 is \$79,686 which equates to \$498 per each of 160 owners.

This completes my Treasurer's Report for the May 18,2026 CDA Board meeting.

Respectfully Submitted,

Jennifer Smouse
CDA Board/ Treasurer