CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2022

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Bank OP 7894	135,728.46
1020 · Cadence Bank OP MM 0427	3,593.36
1030 · Iberia OP MM 6623	13,403.90
1032 · Iberia OP CD 9876 2/17/22 .15%	63,066.17
Total Operating Accounts	215,791.89
Reserve Accounts	
1205 · Truist Reserve MM 1695	19,431.81
1210 · Cadence Bank MM 0930	240,587.03
1232 · Southstate CD7371 5/5/22 .15%	23,901.77
1234 · Cadence CD 2730 1/1/23 .10%	45,846.11
1236 · Centennial CD 5712 12/3/22 .35%	22,428.90
1237 · Centennial CD 6231 1/12/23 .35%	22,354.92
1241 · Iberia CD 9892 4/17/22 .30%	63,072.27
1242 · Centennial CD 8496 2/24/22 .25%	38,154.58
1243 · Centennial MM 0949	100,009.31
1244 · Centennial CD 9407 6/28/22 .15%	65,000.00
Total Reserve Accounts	640,786.70
Total Checking/Savings	856,578.59
Accounts Receivable	5,191.37
Other Current Assets	
1350 · Undeposited Funds	7,975.71
1315 · Allowance for Bad Debt	(42.92)
1610 · Prepaid Insurance	16,898.71
1611 · Prepaid Expenses	6,531.25
1800 · Deposits	1,338.00
Total Other Current Assets	32,700.75
Total Current Assets	894,470.71
TOTAL ASSETS	**894,470.71**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	21,178.41
Other Current Liabilities	
3050 · Deferred Revenue	64,283.50
3450 · Operating Income Carryover	36,666.63
3310 · Prepaid Owner Assessments	7,164.33
Total Other Current Liabilities	108,114.46
Total Current Liabilities	129,292.87
Long Term Liabilities	
Reserves	640,786.70
Total Long Term Liabilities	640,786.70
Total Liabilities	770,079.57
Equity	
5510 · Prior Years Fund Balance	161,473.45
5515 · Surplus Carryover	(40,000.00)
Net Income	2,917.69
Total Equity	124,391.14
TOTAL LIABILITIES & EQUITY	**894,470.71**

02/19/22

Casa Di Amici Condominium Association
Revenue & Expense Budget Performance
January 2022

	Jan 22	Budget	$ Over Budget	Jan 22	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Assessment Fees	32,141.75	32,141.91	(0.16)	32,141.75	32,141.91	(0.16)	385,703.00
6210 · Reserve Fees	28,374.75	28,374.75	0.00	28,374.75	28,374.75	0.00	113,499.00
6340 · Late Fees & Interest	646.47	41.63	604.84	646.47	41.63	604.84	500.00
6910 · Interest Income	0.32	41.63	(41.31)	0.32	41.63	(41.31)	500.00
6920 · Miscellaneous	105.00	166.63	(61.63)	105.00	166.63	(61.63)	2,000.00
6950 · Rollover of Surplus/Shortfall	3,333.37	3,333.37	0.00	3,333.37	3,333.37	0.00	40,000.00
6970 · Reimbursement of Shared Expense	310.52	308.13	2.39	310.52	308.13	2.39	3,698.00
Total Income	64,912.18	64,408.05	504.13	64,912.18	64,408.05	504.13	545,900.00
Gross Profit	64,912.18	64,408.05	504.13	64,912.18	64,408.05	504.13	545,900.00
Expense							
Administrative							
7005 · Bad Debt Expense	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7040 · Fees Payable to Division	640.00	62.50	577.50	640.00	62.50	577.50	750.00
7100 · Insurance	8,449.37	9,302.62	(853.25)	8,449.37	9,302.62	(853.25)	111,631.00
7110 · Insurance Appraisal	0.00	22.88	(22.88)	0.00	22.88	(22.88)	275.00
7140 · Prof. Fees - Audit	0.00	341.63	(341.63)	0.00	341.63	(341.63)	4,100.00
7150 · Prof. Fees - Legal	(1,648.21)	166.63	(1,814.84)	(1,648.21)	166.63	(1,814.84)	2,000.00
7170 · Prof. Fees - Tax Prep	0.00	18.75	(18.75)	0.00	18.75	(18.75)	225.00
7175 · Income Tax	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7200 · Management Fees	2,600.00	2,600.00	0.00	2,600.00	2,600.00	0.00	31,200.00
7250 · Office - Svc/Supplies/Misc	227.60	250.00	(22.40)	227.60	250.00	(22.40)	3,000.00
7260 · Postage & Printing	241.55	104.13	137.42	241.55	104.13	137.42	1,250.00
Total Administrative	10,510.31	12,898.38	(2,388.07)	10,510.31	12,898.38	(2,388.07)	154,781.00
Grounds							
7600 · Landscape Contract	7,750.00	7,905.00	(155.00)	7,750.00	7,905.00	(155.00)	94,860.00
7650 · Landscape - Svc/Replacement/Oth	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7660 · Tree & Shrub Replacement	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7670 · Irrigation Repairs	311.00	333.37	(22.37)	311.00	333.37	(22.37)	4,000.00
7680 · Fountain Maintenance	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7825 · Palm Tree Trimming	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7830 · Tree Trim & Removal	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7835 · Sod Replacement	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
Total Grounds	8,061.00	10,030.00	(1,969.00)	8,061.00	10,030.00	(1,969.00)	120,360.00
Maintenance							
8010 · Building - Maint/Repair/Svc/Sup	0.00	583.37	(583.37)	0.00	583.37	(583.37)	7,000.00
8040 · Electrical - Maint/Repair	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
8090 · Fire Alarm - Monitor	647.35	650.00	(2.65)	647.35	650.00	(2.65)	7,800.00
8091 · Fire Alarm Inspections	0.00	650.00	(650.00)	0.00	650.00	(650.00)	7,800.00
8092 · Fire Extinguisher Inspection	0.00	79.13	(79.13)	0.00	79.13	(79.13)	950.00
8093 · Fire Alarm Maintenance	4,087.40	833.37	3,254.03	4,087.40	833.37	3,254.03	10,000.00
8220 · Pest Control - Int/Ext	593.75	593.75	0.00	593.75	593.75	0.00	7,125.00
8245 · Pressure Cleaning	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
Total Maintenance	5,328.50	4,306.25	1,022.25	5,328.50	4,306.25	1,022.25	51,675.00
Pool & Recreation							
8310 · Cabana Maintenance Contract	180.00	195.00	(15.00)	180.00	195.00	(15.00)	2,340.00
8320 · Cabana Maint/Repairs	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
8400 · Pool Maintenance Contract	290.00	290.00	0.00	290.00	290.00	0.00	3,480.00
8410 · Pool Permit	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
8420 · Pool/Deck - Repairs/Svc	88.00	291.63	(203.63)	88.00	291.63	(203.63)	3,500.00
Total Pool & Recreation	558.00	976.63	(418.63)	558.00	976.63	(418.63)	11,720.00
Utilities							
8620 · Electricity	580.32	466.63	113.69	580.32	466.63	113.69	5,600.00
8621 · Electricity - Pool	679.03	433.37	245.66	679.03	433.37	245.66	5,200.00
8676 · Telephone - Pool	56.32	57.50	(1.18)	56.32	57.50	(1.18)	690.00
8700 · Water & Sewer	7,685.94	6,666.63	1,019.31	7,685.94	6,666.63	1,019.31	80,000.00
8701 · Water & Sewer - Pool	160.32	116.63	43.69	160.32	116.63	43.69	1,400.00
Total Utilities	9,161.93	7,740.76	1,421.17	9,161.93	7,740.76	1,421.17	92,890.00
Other							
9710 · Contingency Fund	0.00	81.25	(81.25)	0.00	81.25	(81.25)	975.00
9970 · Transfer to Reserves	28,374.75	28,374.75	0.00	28,374.75	28,374.75	0.00	113,499.00
Total Other	28,374.75	28,456.00	(81.25)	28,374.75	28,456.00	(81.25)	114,474.00
Total Expense	61,994.49	64,408.02	(2,413.53)	61,994.49	64,408.02	(2,413.53)	545,900.00
Net Ordinary Income	2,917.69	0.03	2,917.66	2,917.69	0.03	2,917.66	0.00
Net Income	**2,917.69**	**0.03**	**2,917.66**	**2,917.69**	**0.03**	**2,917.66**	**0.00**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

Reserve Balances

January 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5102 Cabana: Painting	$ 5,950.00	-				5,950.00
5103 Cabana Renovation	10,253.54	304.50				10,558.04
5300 Building Restoration	152,897.86	13,091.75				165,989.61
5340 Pool	18,554.26	1,463.75	-	-		20,018.01
5400 Roofing	409,110.58	13,514.75				422,625.33
5450 Capital Improvements	1,401.30	-		-		1,401.30
5490 Interest	935.65	-	(935.65)		31.44	31.44
5491 Interest - Prior years	13,277.32	-	935.65			14,212.97
Total Reserves	**$ 612,380.51**	**28,374.75**	**-**	**-**	**31.44**	**640,786.70**

Expense Details

Total	**$ -**

Allocation Details

2021 interest moved from 5490 to 5491