CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
November 30, 2023

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association
Statement of Assets, Liabilities, & Fund Balance
As of November 30, 2023

12/12/23

		Nov 30, 23
ASSETS		
Current Assets		
Checking/Savings		
Operating Accounts		
1010 · Cadence Bank OP 7894	83,632.28	
1020 · Cadence Bank OP MM 0427	3,597.45	
1030 · First Horizon OP MM 6623	13,671.78	
Due (to)/from reserves	(90,134.00)	
Total Operating Accounts		10,767.51
Reserve Accounts		
1205 · Truist Reserve MM 1695	19,770.83	
1210 · Cadence Bank MM 0930	84,808.24	
1210.01 · Cadence Bank ICS MM 0930	100,000.00	
1232 · Southstate CD7371 5/5/23 .05%	23,925.77	
1234 · Cadence CD2730 3/1/24 1.25%	46,274.21	
1236 · Centennial CD5712 12/3/24 2%	22,917.33	
1237 · Centennial CD6231 1/12/25 3%	23,000.16	
1241 · FirstHoriz CD9892 4/17/24 4.10%	63,171.27	
1242 · Centennial CD8496 2/24/24 3.15%	38,210.33	
1243 · Centennial MM 0949	102,620.90	
1244 · Cent. CD9407 12/28/23 3.15%	66,583.91	
1245 · FirstHoriz CD9876 8/17/24 4.10%	63,104.17	
Due (to)/from Operating	90,134.00	
Total Reserve Accounts		744,521.12
Total Checking/Savings		755,288.63
Accounts Receivable		
1310 · Accounts Receivable		
1310.01 · Assessments Receivable	1,698.08	
1310.02 · Special Assessment Receivable	62,481.00	
Total 1310 · Accounts Receivable		64,179.08
Total Accounts Receivable		64,179.08
Other Current Assets		
1315 · Allowance for Bad Debt		(42.92)
1610 · Prepaid Insurance		65,275.18
1611 · Prepaid Expenses		4,857.20
1800 · Deposits		1,338.00
Total Other Current Assets		71,427.46
Total Current Assets		890,895.17
TOTAL ASSETS		**890,895.17**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		16,436.19
Other Current Liabilities		
3050 · Deferred Revenue		35,501.25
3450 · Operating Income Carryover		2,500.00
3310 · Prepaid Owner Assessments		9,639.69
Total Other Current Liabilities		47,640.94
Total Current Liabilities		64,077.13
Long Term Liabilities		
Reserves		744,521.12
Total Long Term Liabilities		744,521.12
Total Liabilities		808,598.25
Equity		
5510 · Prior Years Fund Balance		95,253.68
5515 · Surplus Carryover		(30,000.00)
Net Income		17,043.24
Total Equity		82,296.92
TOTAL LIABILITIES & EQUITY		**890,895.17**

12/12/23

Casa Di Amici Condominium Association
Revenue & Expense Budget Performance
November 2023

	Nov 23	Budget	$ Over Budget	Jan - Nov 23	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Assessment Fees	35,501.25	35,501.25	0.00	390,513.75	390,513.75	0.00	426,015.00
6210 · Reserve Fees	0.00	0.00	0.00	114,785.00	114,785.00	0.00	114,785.00
6340 · Late Fees & Interest	105.21	41.67	63.54	413.38	458.33	(44.95)	500.00
6910 · Interest Income	44.71	83.33	(38.62)	241.14	916.67	(675.53)	1,000.00
6920 · Miscellaneous	1,150.00	83.33	1,066.67	2,650.00	916.67	1,733.33	1,000.00
6950 · Rollover of Surplus/Shortfall	2,500.00	2,500.00	0.00	27,500.00	27,500.00	0.00	30,000.00
6970 · Shared Expense Reimb.	424.68	350.17	74.51	3,960.50	3,851.83	108.67	4,202.00
6995 · 2023 Special Assessment	0.00	0.00	0.00	124,960.00	0.00	124,960.00	0.00
Total Income	39,725.85	38,559.75	1,166.10	665,023.77	538,942.25	126,081.52	577,502.00
Gross Profit	39,725.85	38,559.75	1,166.10	665,023.77	538,942.25	126,081.52	577,502.00
Expense							
Administrative							
7005 · Bad Debt Expense	0.00	8.33	(8.33)	0.00	91.67	(91.67)	100.00
7040 · Fees Payable to Division	0.00	62.50	(62.50)	701.25	687.50	13.75	750.00
7100 · Insurance	16,318.81	12,529.75	3,789.06	164,749.77	137,827.25	26,922.52	150,357.00
7110 · Insurance Appraisal	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
7140 · Prof. Fees - Audit	1,000.00	358.33	641.67	4,860.00	3,941.67	918.33	4,300.00
7150 · Prof. Fees - Legal	0.00	166.67	(166.67)	355.98	1,833.33	(1,477.35)	2,000.00
7170 · Prof. Fees - Tax Prep	0.00	20.83	(20.83)	250.00	229.17	20.83	250.00
7175 · Income Tax	0.00	20.83	(20.83)	0.00	229.17	(229.17)	250.00
7200 · Management Fees	2,730.00	2,730.00	0.00	29,900.00	30,030.00	(130.00)	32,760.00
7250 · Office - Svc/Supplies/Misc	816.45	291.67	524.78	2,281.97	3,208.33	(926.36)	3,500.00
7260 · Postage & Printing	27.72	125.00	(97.28)	1,295.27	1,375.00	(79.73)	1,500.00
Total Administrative	20,892.98	16,338.91	4,554.07	204,394.24	179,728.09	24,666.15	196,067.00
Grounds							
7600 · Landscape Contract	5,858.50	5,824.00	34.50	61,208.50	64,064.00	(2,855.50)	69,888.00
7650 · Landscape - Svc/Replace/Oth	0.00	595.21	(595.21)	6,309.12	6,547.25	(238.13)	7,142.46
7655 · Mulch	0.00	107.02	(107.02)	114.68	1,177.20	(1,062.52)	1,284.22
7660 · Tree & Shrub Replacement	0.00	333.33	(333.33)	0.00	3,666.67	(3,666.67)	4,000.00
7670 · Irrigation Repairs	0.00	458.33	(458.33)	2,487.25	5,041.67	(2,554.42)	5,500.00
7680 · Fountain Maintenance	0.00	41.67	(41.67)	125.00	458.33	(333.33)	500.00
7825 · Palm Tree Trimming	0.00	938.89	(938.89)	9,600.00	10,327.77	(727.77)	11,266.66
7830 · Tree Trim & Removal	450.00	416.67	33.33	1,130.00	4,583.33	(3,453.33)	5,000.00
7835 · Sod Replacement	0.00	400.56	(400.56)	2,140.00	4,406.10	(2,266.10)	4,806.66
7899 · Hurricane Damages (Grounds)	0.00	0.00	0.00	4,000.00	0.00	4,000.00	0.00
Total Grounds	6,308.50	9,115.68	(2,807.18)	87,114.55	100,272.32	(13,157.77)	109,388.00
Maintenance							
8010 · Building - Maint/Repair/Svc/S...	0.00	375.00	(375.00)	644.07	4,125.00	(3,480.93)	4,500.00
8040 · Electrical - Maint/Repair	154.50	375.00	(220.50)	154.50	4,125.00	(3,970.50)	4,500.00
8090 · Fire Alarm - Monitor	647.35	650.00	(2.65)	7,120.85	7,150.00	(29.15)	7,800.00
8091 · Fire Alarm Inspections	1,798.50	650.00	1,148.50	7,853.50	7,150.00	703.50	7,800.00
8092 · Fire Extinguisher Inspection	0.00	79.17	(79.17)	311.62	870.83	(559.21)	950.00
8093 · Fire Alarm Maintenance	0.00	833.33	(833.33)	2,809.45	9,166.67	(6,357.22)	10,000.00
8220 · Pest Control - Int/Ext	593.75	593.75	0.00	6,687.50	6,531.25	156.25	7,125.00
8245 · Pressure Cleaning	0.00	250.00	(250.00)	4,000.00	2,750.00	1,250.00	3,000.00
8299 · Hurricane Damages (Maint)	0.00	0.00	0.00	2,656.00	0.00	2,656.00	0.00
Total Maintenance	3,194.10	3,806.25	(612.15)	32,237.49	41,868.75	(9,631.26)	45,675.00
Pool & Recreation							
8310 · Cabana Maintenance Contract	180.00	216.67	(36.67)	2,160.00	2,383.33	(223.33)	2,600.00
8320 · Cabana Maint/Repairs	0.00	166.67	(166.67)	1,672.54	1,833.33	(160.79)	2,000.00
8400 · Pool Maintenance Contract	315.00	315.00	0.00	3,465.00	3,465.00	0.00	3,780.00
8410 · Pool Permit	0.00	34.17	(34.17)	400.35	375.83	24.52	410.00
8420 · Pool/Deck - Repairs/Svc	700.00	250.00	450.00	1,552.44	2,750.00	(1,197.56)	3,000.00
Total Pool & Recreation	1,195.00	982.51	212.49	9,250.33	10,807.49	(1,557.16)	11,790.00
Utilities							
8620 · Electricity	694.21	666.67	27.54	7,903.01	7,333.33	569.68	8,000.00
8621 · Electricity - Pool	652.28	475.00	177.28	7,797.93	5,225.00	2,572.93	5,700.00
8676 · Telephone - Pool	58.41	60.00	(1.59)	648.98	660.00	(11.02)	720.00
8700 · Water & Sewer	8,181.37	6,916.67	1,264.70	80,655.25	76,083.33	4,571.92	83,000.00
8701 · Water & Sewer - Pool	116.60	150.00	(33.40)	1,062.25	1,650.00	(587.75)	1,800.00
Total Utilities	9,702.87	8,268.34	1,434.53	98,067.42	90,951.66	7,115.76	99,220.00
Other							
9710 · Contingency Fund	0.00	48.08	(48.08)	437.50	528.92	(91.42)	577.00
9970 · Transfer to Reserves	0.00	0.00	0.00	216,479.00	114,785.00	101,694.00	114,785.00
Total Other	0.00	48.08	(48.08)	216,916.50	115,313.92	101,602.58	115,362.00
Total Expense	41,293.45	38,559.77	2,733.68	647,980.53	538,942.23	109,038.30	577,502.00
Net Ordinary Income	(1,567.60)	(0.02)	(1,567.58)	17,043.24	0.02	17,043.22	0.00
Net Income	**(1,567.60)**	**(0.02)**	**(1,567.58)**	**17,043.24**	**0.02**	**17,043.22**	**0.00**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
November 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5102 Cabana: Painting	$ 5,950.00	-				5,950.00
5103 Cabana Renovation	11,471.54	1,218.00				12,689.54
5300 Building Restoration	205,264.86	52,367.00	4,600.00	(39,041.00)		223,190.86
5340 Pool	8,000.96	7,028.00				15,028.96
5400 Roofing	364,150.58	54,172.00	97,094.00	(51,169.00)		464,247.58
5450 Capital Improvements	1,401.30	-				1,401.30
5490 Interest	1,254.64	-	(1,254.64)		6,545.27	6,545.27
5491 Interest - Prior years	14,212.97	-	1,254.64			15,467.61
Total Reserves	**$ 611,706.85**	**114,785.00**	**101,694.00**	**(90,210.00)**	**6,545.27**	**744,521.12**

Expense Details

5300 Building Restoration

4/17/23 - Gator Gutterz - Cleared debris from 40 gutters - $4,600.00
11/1/23 - Advanced Roofing - Fascia & Soffit repairs - $27,481.00
11/28/23 - Gator Gutterz - 3x4 Aluminum Outlets on (40) bldgs - $6,960.00

Total $ 39,041.00

5400 Roofing

11/6/23 - Advanced Roofing - Roof tile repairs - $51,169.00

Total $ 51,169.00

Allocation Details

2022 interest moved from 5490 to 5491

5300 Building Restoration

10/31/23 - Replenishment for Gator Gutterz exp by S/A - $4,600.00

Total $ 4,600.00

5400 Roofing

10/31/23 - Replenishment for Colonial Roofing 2022 exp by S/A - $97,094.00

Total $ 97,094.00