CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

FINANCIAL REPORTS

June 30, 2024

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 6/30/2024

Assets	Operating	Reserve	Total
Operating Accounts			
1010 - Cadence OP 7894	$96,390.43		$96,390.43
1020 - Cadence OP MM 0427	$3,597.66		$3,597.66
1099 - Due (to)/from reserves	($146,736.67)		($146,736.67)
Total Operating Accounts	**($46,748.58)**		**($46,748.58)**
Reserve Accounts			
1205 - Truist Reserve MM 1695		$20,089.91	$20,089.91
1210 - Cadence MM 0930		$91,281.17	$91,281.17
1211 - Cadence ICS MM 0930		$216,279.27	$216,279.27
1232 - Southstate CD7371 5/5/24 2%		$24,173.47	$24,173.47
1234 - Cadence CD2730 4/1/25 1.49%		$46,572.32	$46,572.32
1236 - Centennial CD5712 12/3/24 2%		$23,185.61	$23,185.61
1237 - Centennial CD6231 1/12/25 3%		$23,405.01	$23,405.01
1242 - Centennial CD8496 10/24/24 3.75%		$39,606.50	$39,606.50
1245 - FirstHoriz CD9876 8/17/24 4.10%		$63,765.17	$63,765.17
1246 - First Horizon MM 6623		$173,411.10	$173,411.10
1299 - Due (to)/from Operating		$146,736.67	$146,736.67
Total Reserve Accounts		**$868,506.20**	**$868,506.20**
Other Assets			
1310 - Accounts Receivable	$5,330.79		$5,330.79
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$165,460.50		$165,460.50
1611 - Prepaid Expenses	$647.35		$647.35
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$172,733.72**		**$172,733.72**
Total Assets	**$125,985.14**	**$868,506.20**	**$994,491.34**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 6/30/2024

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$8,956.14		$8,956.14
3020 - Accrued Expenses	$251.61		$251.61
3310 - Prepaid Owner Assessments	$36,658.19		$36,658.19
3450 - Operating Income Carryover	$4,999.98		$4,999.98
Total Current Liabilities	**$50,865.92**		**$50,865.92**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$13,298.54	$13,298.54
5300 - Building Restoration		$261,988.47	$261,988.47
5340 - Pool		$13,528.04	$13,528.04
5400 - Roofing		$554,527.68	$554,527.68
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$8,158.51	$8,158.51
5491 - Reserves Interest - Prior Years		$9,653.66	$9,653.66
Total Reserves		**$868,506.20**	**$868,506.20**
Equity			
5510 - Prior Years Fund Balance	$64,436.22		$64,436.22
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$20,683.00		$20,683.00
Total Equity	**$75,119.22**		**$75,119.22**
Total Liabilities / Equity	**$125,985.14**	**$868,506.20**	**$994,491.34**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6200 - Assessment Fees	47,379.42	47,379.25	.17	284,276.50	284,275.50	1.00	568,551.00
6210 - Reserve Fees	-	-	-	59,083.50	59,083.50	-	118,167.00
6340 - Late Fees & Interest	-	41.67	(41.67)	649.50	249.98	399.52	500.00
6910 - Interest Income	.03	83.33	(83.30)	.18	500.02	(499.84)	1,000.00
6920 - Miscellaneous	-	83.33	(83.33)	2,200.00	500.02	1,699.98	1,000.00
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	5,000.02	5,000.02	-	10,000.00
6970 - Shared Expense Reimb.	789.22	422.67	366.55	2,756.43	2,535.98	220.45	5,072.00
6996 - 2024 Special Assessment	-	-	-	78,649.60	-	78,649.60	-
Total Income	**49,002.00**	**48,843.58**	**158.42**	**432,615.73**	**352,145.02**	**80,470.71**	**704,290.00**
Total Income	**49,002.00**	**48,843.58**	**158.42**	**432,615.73**	**352,145.02**	**80,470.71**	**704,290.00**
Operating Expense							
Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	50.02	50.02	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	375.00	(326.25)	750.00
7100 - Insurance	18,384.50	19,986.00	1,601.50	104,109.87	119,916.00	15,806.13	239,832.00
7110 - Insurance Appraisal	-	27.08	27.08	-	162.52	162.52	325.00
7140 - Prof. Fees - Audit	-	412.50	412.50	4,092.00	2,475.00	(1,617.00)	4,950.00
7150 - Prof. Fees - Legal	(10.00)	83.33	93.33	310.00	500.02	190.02	1,000.00
7170 - Prof. Fees - Tax Prep	-	22.92	22.92	275.00	137.48	(137.52)	275.00
7175 - Income Tax	-	16.67	16.67	-	99.98	99.98	200.00
7200 - Management Fees	2,812.00	2,812.00	-	16,790.00	16,872.00	82.00	33,744.00
7250 - Office - Svc/Supplies/Misc	215.25	216.67	1.42	3,335.41	1,299.98	(2,035.43)	2,600.00
7260 - Postage & Printing	36.36	208.33	171.97	1,062.98	1,250.02	187.04	2,500.00
Total Administrative	**21,438.11**	**23,856.33**	**2,418.22**	**130,676.51**	**143,138.02**	**12,461.51**	**286,276.00**
Grounds							
7600 - Landscape Contract	5,858.50	5,858.50	-	35,151.00	35,151.00	-	70,302.00
7650 - Landscape - Svc/Replace/Oth	-	750.00	750.00	2,430.44	4,500.00	2,069.56	9,000.00
7655 - Mulch	-	833.33	833.33	312.50	5,000.02	4,687.52	10,000.00
7660 - Tree & Shrub Replacement	-	416.67	416.67	465.00	2,499.98	2,034.98	5,000.00
7670 - Irrigation Repairs	-	666.67	666.67	6,312.90	3,999.98	(2,312.92)	8,000.00
7680 - Fountain Maintenance	125.00	41.67	(83.33)	538.10	249.98	(288.12)	500.00
7825 - Palm Tree Trimming	2,050.00	833.33	(1,216.67)	2,150.00	5,000.02	2,850.02	10,000.00
7830 - Tree Trim & Removal	-	500.00	500.00	3,800.00	3,000.00	(800.00)	6,000.00
7835 - Sod Replacement	-	541.67	541.67	-	3,249.98	3,249.98	6,500.00
Total Grounds	**8,033.50**	**10,441.84**	**2,408.34**	**51,159.94**	**62,650.96**	**11,491.02**	**125,302.00**
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	(651.00)	375.00	1,026.00	6,650.42	2,250.00	(4,400.42)	4,500.00
8040 - Electrical - Maint/Repair	-	291.67	291.67	-	1,749.98	1,749.98	3,500.00

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	3,884.10	3,900.00	15.90	7,800.00
8091 - Fire Alarm Inspections	1,070.00	658.33	(411.67)	6,310.00	3,950.02	(2,359.98)	7,900.00
8092 - Fire Extinguisher Inspection	-	79.17	79.17	-	474.98	474.98	950.00
8093 - Fire Alarm Maintenance	-	833.33	833.33	4,056.63	5,000.02	943.39	10,000.00
8220 - Pest Control - Int/Ext	625.00	614.58	(10.42)	3,893.75	3,687.52	(206.23)	7,375.00
8245 - Pressure Cleaning	-	333.33	333.33	-	2,000.02	2,000.02	4,000.00
Total Repairs & Maintenance	**1,691.35**	**3,835.41**	**2,144.06**	**24,794.90**	**23,012.54**	**(1,782.36)**	**46,025.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	195.00	15.00	1,170.00	1,170.00	-	2,340.00
8320 - Cabana Maint/Repairs	289.00	241.67	(47.33)	382.51	1,449.98	1,067.47	2,900.00
8400 - Pool Maintenance Contract	340.00	340.00	-	2,040.00	2,040.00	-	4,080.00
8410 - Pool Permit	400.35	34.17	(366.18)	400.35	204.98	(195.37)	410.00
8420 - Pool/Deck - Repairs/Svc	1,385.00	250.00	(1,135.00)	1,571.55	1,500.00	(71.55)	3,000.00
Total Pool & Recreation	**2,594.35**	**1,060.84**	**(1,533.51)**	**5,564.41**	**6,364.96**	**800.55**	**12,730.00**
Utilities							
8620 - Electricity	675.65	750.00	74.35	4,253.34	4,500.00	246.66	9,000.00
8621 - Electricity - Pool	500.89	783.33	282.44	3,851.88	4,700.02	848.14	9,400.00
8676 - Telephone - Pool	59.68	60.00	.32	354.33	360.00	5.67	720.00
8700 - Water & Sewer	6,458.57	7,858.33	1,399.76	52,805.97	47,150.02	(5,655.95)	94,300.00
8701 - Water & Sewer - Pool	175.44	108.33	(67.11)	738.35	650.02	(88.33)	1,300.00
Total Utilities	**7,870.23**	**9,559.99**	**1,689.76**	**62,003.87**	**57,360.06**	**(4,643.81)**	**114,720.00**
Other							
9710 - Contingency Fund	-	89.17	89.17	-	534.98	534.98	1,070.00
9970 - Transfer to Reserves	-	-	-	137,733.10	59,083.50	(78,649.60)	118,167.00
Total Other	**-**	**89.17**	**89.17**	**137,733.10**	**59,618.48**	**(78,114.62)**	**119,237.00**
Total Expense	**41,627.54**	**48,843.58**	**7,216.04**	**411,932.73**	**352,145.02**	**(59,787.71)**	**704,290.00**
Operating Net Total	**7,374.46**	**-**	**7,374.46**	**20,683.00**	**-**	**20,683.00**	**-**
Net Total	**7,374.46**	**-**	**7,374.46**	**20,683.00**	**-**	**20,683.00**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
June 30, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5102 Cabana: Painting	$ 5,950.00	-	-	-	-	5,950.00
5103 Cabana Renovation	12,689.54	609.00	-	-	-	13,298.54
5300 Building Restoration	223,190.86	25,130.00	33,667.61	(20,000.00)	-	261,988.47
5340 Pool	15,028.96	3,514.00	1,333.08	(6,348.00)	-	13,528.04
5400 Roofing	464,247.58	29,830.50	60,449.60	-	-	554,527.68
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	9,663.66	-	(9,663.66)	-	8,158.51	8,158.51
5491 Interest - Prior years	15,467.61	-	(5,803.95)	(10.00)	-	9,653.66
Total Reserves	**$ 747,639.51**	**59,083.50**	**79,982.68**	**(26,358.00)**	**8,158.51**	**868,506.20**

Expense Details

5300 Building Restoration

5/14/24 - RB Quality Painting - Power wash roofs, gutters, and downspouts - $20,000

Total $ 20,000.00

5340 Pool

2/22/24 - Symbiont Service - Pool heat ing unit - $6,348

Total $ 6,348.00

5491 Interest - Prior Years

4/30/24 - Cadence Bank Service Fee - $10

Total $ 10.00

Allocation Details

2023 interest moved from 5490 to 5491 - $9,663.66

Beg. PY interest balance moved per 2024 approved budget $15,467.61

5340 Pool

2/29/24 - Villa Paradiso billed for 21% share of Pool Heat Unit - $1,333.08

Total $ 1,333.08

5300 Building Restoration

1/22/24 - Replenishment for Advanced Roofing 2023 exp by S/A - $27,481.00

Total $ 27,481.00

5400 Roofing

1/22/24 - Replenishment for Advanced Roofing 2023 exp by S/A - $51,168.60

Total $ 51,168.60