CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2024

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 7/31/2024

Assets	Operating	Reserve	Total
Operating Accounts			
1010 - Cadence OP 7894	$157,140.80		$157,140.80
1020 - Cadence OP MM 0427	$3,597.69		$3,597.69
1099 - Due (to)/from reserves	($122,280.56)		($122,280.56)
Total Operating Accounts	**$38,457.93**		**$38,457.93**
Reserve Accounts			
1205 - Truist Reserve MM 1695		$20,136.76	$20,136.76
1210 - Cadence MM 0930		$145,407.88	$145,407.88
1211 - Cadence ICS MM 0930		$216,646.95	$216,646.95
1232 - Southstate CD7371 5/5/25 2%		$24,538.22	$24,538.22
1234 - Cadence CD2730 4/1/25 1.49%		$46,745.33	$46,745.33
1236 - Centennial CD5712 12/3/24 2%		$23,223.62	$23,223.62
1237 - Centennial CD6231 1/12/25 3%		$23,462.56	$23,462.56
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		$174,098.11	$174,098.11
1299 - Due (to)/from Operating		$122,280.56	$122,280.56
Total Reserve Accounts		**$899,911.66**	**$899,911.66**
Other Assets			
1310 - Accounts Receivable	$10,716.67		$10,716.67
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$147,076.00		$147,076.00
1611 - Prepaid Expenses	$6,531.25		$6,531.25
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$165,619.00**		**$165,619.00**
Total Assets	**$204,076.93**	**$899,911.66**	**$1,103,988.59**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 7/31/2024

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$10,706.36		$10,706.36
3020 - Accrued Expenses	$525.54		$525.54
3050 - Deferred Revenue	$94,758.84		$94,758.84
3100 - Suspense	($27.21)		($27.21)
3310 - Prepaid Owner Assessments	$10,906.19		$10,906.19
3450 - Operating Income Carryover	$4,166.65		$4,166.65
Total Current Liabilities	**$121,036.37**		**$121,036.37**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$13,603.04	$13,603.04
5300 - Building Restoration		$274,553.47	$274,553.47
5340 - Pool		$15,285.04	$15,285.04
5400 - Roofing		$569,442.93	$569,442.93
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$10,022.22	$10,022.22
5491 - Reserves Interest - Prior Years		$9,653.66	$9,653.66
Total Reserves		**$899,911.66**	**$899,911.66**
Equity			
5510 - Prior Years Fund Balance	$64,436.22		$64,436.22
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$28,604.34		$28,604.34
Total Equity	**$83,040.56**		**$83,040.56**
Total Liabilities / Equity	**$204,076.93**	**$899,911.66**	**$1,103,988.59**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6200 - Assessment Fees	47,379.41	47,379.25	.16	331,655.91	331,654.75	1.16	568,551.00
6210 - Reserve Fees	29,541.75	29,541.75	-	88,625.25	88,625.25	-	118,167.00
6340 - Late Fees & Interest	-	41.67	(41.67)	649.50	291.65	357.85	500.00
6910 - Interest Income	.03	83.33	(83.30)	.21	583.35	(583.14)	1,000.00
6920 - Miscellaneous	600.00	83.33	516.67	2,800.00	583.35	2,216.65	1,000.00
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	5,833.35	5,833.35	-	10,000.00
6970 - Shared Expense Reimb.	672.03	422.67	249.36	3,428.46	2,958.65	469.81	5,072.00
6996 - 2024 Special Assessment	-	-	-	78,649.60	-	78,649.60	-
Total Income	**79,026.55**	**78,385.33**	**641.22**	**511,642.28**	**430,530.35**	**81,111.93**	**704,290.00**
Total Income	**79,026.55**	**78,385.33**	**641.22**	**511,642.28**	**430,530.35**	**81,111.93**	**704,290.00**
Operating Expense							
Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	58.35	58.35	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	437.50	(263.75)	750.00
7100 - Insurance	18,384.50	19,986.00	1,601.50	122,494.37	139,902.00	17,407.63	239,832.00
7110 - Insurance Appraisal	-	27.08	27.08	-	189.60	189.60	325.00
7140 - Prof. Fees - Audit	-	412.50	412.50	4,092.00	2,887.50	(1,204.50)	4,950.00
7150 - Prof. Fees - Legal	-	83.33	83.33	310.00	583.35	273.35	1,000.00
7170 - Prof. Fees - Tax Prep	-	22.92	22.92	275.00	160.40	(114.60)	275.00
7175 - Income Tax	-	16.67	16.67	-	116.65	116.65	200.00
7200 - Management Fees	2,812.00	2,812.00	-	19,602.00	19,684.00	82.00	33,744.00
7250 - Office - Svc/Supplies/Misc	515.16	216.67	(298.49)	3,850.57	1,516.65	(2,333.92)	2,600.00
7260 - Postage & Printing	18.26	208.33	190.07	1,081.24	1,458.35	377.11	2,500.00
Total Administrative	**21,729.92**	**23,856.33**	**2,126.41**	**152,406.43**	**166,994.35**	**14,587.92**	**286,276.00**
Grounds							
7600 - Landscape Contract	5,858.50	5,858.50	-	41,009.50	41,009.50	-	70,302.00
7650 - Landscape - Svc/Replace/Oth	-	750.00	750.00	2,430.44	5,250.00	2,819.56	9,000.00
7655 - Mulch	-	833.33	833.33	312.50	5,833.35	5,520.85	10,000.00
7660 - Tree & Shrub Replacement	-	416.67	416.67	465.00	2,916.65	2,451.65	5,000.00
7670 - Irrigation Repairs	236.93	666.67	429.74	6,549.83	4,666.65	(1,883.18)	8,000.00
7680 - Fountain Maintenance	-	41.67	41.67	538.10	291.65	(246.45)	500.00
7825 - Palm Tree Trimming	490.00	833.33	343.33	2,640.00	5,833.35	3,193.35	10,000.00
7830 - Tree Trim & Removal	-	500.00	500.00	3,800.00	3,500.00	(300.00)	6,000.00
7835 - Sod Replacement	-	541.67	541.67	-	3,791.65	3,791.65	6,500.00
Total Grounds	**6,585.43**	**10,441.84**	**3,856.41**	**57,745.37**	**73,092.80**	**15,347.43**	**125,302.00**
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	1,500.00	375.00	(1,125.00)	8,150.42	2,625.00	(5,525.42)	4,500.00
8040 - Electrical - Maint/Repair	-	291.67	291.67	-	2,041.65	2,041.65	3,500.00

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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	4,531.45	4,550.00	18.55	7,800.00
8091 - Fire Alarm Inspections	-	658.33	658.33	6,310.00	4,608.35	(1,701.65)	7,900.00
8092 - Fire Extinguisher Inspection	-	79.17	79.17	-	554.15	554.15	950.00
8093 - Fire Alarm Maintenance	949.20	833.33	(115.87)	5,005.83	5,833.35	827.52	10,000.00
8220 - Pest Control - Int/Ext	593.75	614.58	20.83	4,487.50	4,302.10	(185.40)	7,375.00
8245 - Pressure Cleaning	-	333.33	333.33	-	2,333.35	2,333.35	4,000.00
Total Repairs & Maintenance	**3,690.30**	**3,835.41**	**145.11**	**28,485.20**	**26,847.95**	**(1,637.25)**	**46,025.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	225.00	195.00	(30.00)	1,395.00	1,365.00	(30.00)	2,340.00
8320 - Cabana Maint/Repairs	-	241.67	241.67	382.51	1,691.65	1,309.14	2,900.00
8400 - Pool Maintenance Contract	340.00	340.00	-	2,380.00	2,380.00	-	4,080.00
8410 - Pool Permit	-	34.17	34.17	400.35	239.15	(161.20)	410.00
8420 - Pool/Deck - Repairs/Svc	1,200.00	250.00	(950.00)	2,771.55	1,750.00	(1,021.55)	3,000.00
Total Pool & Recreation	**1,765.00**	**1,060.84**	**(704.16)**	**7,329.41**	**7,425.80**	**96.39**	**12,730.00**
Utilities							
8620 - Electricity	620.00	750.00	130.00	4,873.34	5,250.00	376.66	9,000.00
8621 - Electricity - Pool	834.54	783.33	(51.21)	4,686.42	5,483.35	796.93	9,400.00
8676 - Telephone - Pool	59.86	60.00	.14	414.19	420.00	5.81	720.00
8700 - Water & Sewer	6,190.51	7,858.33	1,667.82	58,996.48	55,008.35	(3,988.13)	94,300.00
8701 - Water & Sewer - Pool	87.90	108.33	20.43	826.25	758.35	(67.90)	1,300.00
Total Utilities	**7,792.81**	**9,559.99**	**1,767.18**	**69,796.68**	**66,920.05**	**(2,876.63)**	**114,720.00**
Other							
9710 - Contingency Fund	-	89.17	89.17	-	624.15	624.15	1,070.00
9970 - Transfer to Reserves	29,541.75	29,541.75	-	167,274.85	88,625.25	(78,649.60)	118,167.00
Total Other	**29,541.75**	**29,630.92**	**89.17**	**167,274.85**	**89,249.40**	**(78,025.45)**	**119,237.00**
Total Expense	**71,105.21**	**78,385.33**	**7,280.12**	**483,037.94**	**430,530.35**	**(52,507.59)**	**704,290.00**
Operating Net Total	**7,921.34**	**-**	**7,921.34**	**28,604.34**	**-**	**28,604.34**	**-**
Net Total	**7,921.34**	**-**	**7,921.34**	**28,604.34**	**-**	**28,604.34**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
July 31, 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	913.50	-	-	-	13,603.04
5300 Building Restoration	223,190.86	37,695.00	33,667.61	(20,000.00)	-	274,553.47
5340 Pool	15,028.96	5,271.00	1,333.08	(6,348.00)	-	15,285.04
5400 Roofing	464,247.58	44,745.75	60,449.60	-	-	569,442.93
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	9,663.66	-	(9,663.66)	-	10,022.22	10,022.22
5491 Interest - Prior years	15,467.61	-	(5,803.95)	(10.00)	-	9,653.66
Total Reserves	**$ 747,639.51**	**88,625.25**	**79,982.68**	**(26,358.00)**	**10,022.22**	**899,911.66**

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