CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2024

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 9/30/2024

Assets	Operating	Reserve	Total
Operating Accounts			
1010 - Cadence OP 7894	$83,798.26		$83,798.26
1020 - Cadence OP MM 0427	$3,597.75		$3,597.75
1025 - Truist OP 8056	$12,904.91		$12,904.91
1099 - Due (to)/from reserves	($73,368.34)		($73,368.34)
Total Operating Accounts	**$26,932.58**		**$26,932.58**
Reserve Accounts			
1205 - Truist Reserve MM 1695		$20,264.36	$20,264.36
1210 - Cadence MM 0930		$194,874.89	$194,874.89
1211 - Cadence ICS MM 0930		$217,372.26	$217,372.26
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%		$23,302.37	$23,302.37
1237 - Centennial CD6231 1/12/25 3%		$23,581.95	$23,581.95
1242 - Centennial CD8496 10/24/24 3.75%		$39,979.84	$39,979.84
1245 - FirstHoriz CD9876 2/17/25 5.15%		$65,624.24	$65,624.24
1246 - First Horizon MM 6623		$174,687.95	$174,687.95
1299 - Due (to)/from Operating		$73,368.34	$73,368.34
Total Reserve Accounts		**$904,339.75**	**$904,339.75**
Other Assets			
1310 - Accounts Receivable	$546.94		$546.94
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$110,307.00		$110,307.00
1611 - Prepaid Expenses	$5,991.10		$5,991.10
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$118,140.12**		**$118,140.12**
Total Assets	**$145,072.70**	**$904,339.75**	**$1,049,412.45**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 9/30/2024

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$800.25		$800.25
3020 - Accrued Expenses	$7,009.02		$7,009.02
3310 - Prepaid Owner Assessments	$33,594.79		$33,594.79
3450 - Operating Income Carryover	$2,499.99		$2,499.99
Total Current Liabilities	**$43,904.05**		**$43,904.05**
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		$14,450.31	$14,450.31
5491 - Reserves Interest - Prior Years		$9,653.66	$9,653.66
Total Reserves		**$904,339.75**	**$904,339.75**
Equity			
5510 - Prior Years Fund Balance	$64,436.22		$64,436.22
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$46,732.43		$46,732.43
Total Equity	**$101,168.65**		**$101,168.65**
Total Liabilities / Equity	**$145,072.70**	**$904,339.75**	**$1,049,412.45**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	426,414.75	426,413.25	1.50	568,551.00
6210 - Reserve Fees	-	-	-	88,625.25	88,625.25	-	118,167.00
6340 - Late Fees & Interest	16.10	41.67	(25.57)	796.89	374.99	421.90	500.00
6910 - Interest Income	.09	83.33	(83.24)	.34	750.01	(749.67)	1,000.00
6920 - Miscellaneous	300.00	83.33	216.67	3,250.00	750.01	2,499.99	1,000.00
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	7,500.01	7,500.01	-	10,000.00
6970 - Shared Expense Reimb.	530.84	422.67	108.17	4,351.47	3,803.99	547.48	5,072.00
6996 - 2024 Special Assessment	-	-	-	78,649.60	-	78,649.60	-
Total Income	**49,059.78**	**48,843.58**	**216.20**	**609,588.31**	**528,217.51**	**81,370.80**	**704,290.00**
Total Income	**49,059.78**	**48,843.58**	**216.20**	**609,588.31**	**528,217.51**	**81,370.80**	**704,290.00**
Operating Expense							
Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	75.01	75.01	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	562.50	(138.75)	750.00
7100 - Insurance	18,384.50	19,986.00	1,601.50	159,263.37	179,874.00	20,610.63	239,832.00
7110 - Insurance Appraisal	800.00	27.08	(772.92)	800.00	243.76	(556.24)	325.00
7140 - Prof. Fees - Audit	-	412.50	412.50	4,092.00	3,712.50	(379.50)	4,950.00
7150 - Prof. Fees - Legal	-	83.33	83.33	310.00	750.01	440.01	1,000.00
7170 - Prof. Fees - Tax Prep	-	22.92	22.92	275.00	206.24	(68.76)	275.00
7175 - Income Tax	-	16.67	16.67	-	149.99	149.99	200.00
7200 - Management Fees	2,812.00	2,812.00	-	25,226.00	25,308.00	82.00	33,744.00
7250 - Office - Svc/Supplies/Misc	517.50	216.67	(300.83)	4,444.07	1,949.99	(2,494.08)	2,600.00
7260 - Postage & Printing	31.50	208.33	176.83	1,140.50	1,875.01	734.51	2,500.00
Total Administrative	**22,545.50**	**23,856.33**	**1,310.83**	**196,252.19**	**214,707.01**	**18,454.82**	**286,276.00**
Grounds							
7600 - Landscape Contract	5,858.50	5,858.50	-	52,726.50	52,726.50	-	70,302.00
7650 - Landscape - Svc/Replace/Oth	195.00	750.00	555.00	2,855.44	6,750.00	3,894.56	9,000.00
7655 - Mulch	-	833.33	833.33	312.50	7,500.01	7,187.51	10,000.00
7660 - Tree & Shrub Replacement	3,040.00	416.67	(2,623.33)	3,505.00	3,749.99	244.99	5,000.00
7670 - Irrigation Repairs	224.12	666.67	442.55	6,773.95	5,999.99	(773.96)	8,000.00
7680 - Fountain Maintenance	-	41.67	41.67	538.10	374.99	(163.11)	500.00
7825 - Palm Tree Trimming	-	833.33	833.33	2,640.00	7,500.01	4,860.01	10,000.00
7830 - Tree Trim & Removal	-	500.00	500.00	3,800.00	4,500.00	700.00	6,000.00
7835 - Sod Replacement	-	541.67	541.67	-	4,874.99	4,874.99	6,500.00
Total Grounds	**9,317.62**	**10,441.84**	**1,124.22**	**73,151.49**	**93,976.48**	**20,824.99**	**125,302.00**
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	-	375.00	375.00	8,460.42	3,375.00	(5,085.42)	4,500.00
8040 - Electrical - Maint/Repair	-	291.67	291.67	-	2,624.99	2,624.99	3,500.00

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	5,826.15	5,850.00	23.85	7,800.00
8091 - Fire Alarm Inspections	-	658.33	658.33	6,310.00	5,925.01	(384.99)	7,900.00
8092 - Fire Extinguisher Inspection	-	79.17	79.17	-	712.49	712.49	950.00
8093 - Fire Alarm Maintenance	-	833.33	833.33	5,005.83	7,500.01	2,494.18	10,000.00
8220 - Pest Control - Int/Ext	593.75	614.58	20.83	5,675.00	5,531.26	(143.74)	7,375.00
8245 - Pressure Cleaning	-	333.33	333.33	-	3,000.01	3,000.01	4,000.00
Total Repairs & Maintenance	**1,241.10**	**3,835.41**	**2,594.31**	**31,277.40**	**34,518.77**	**3,241.37**	**46,025.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	195.00	15.00	1,755.00	1,755.00	-	2,340.00
8320 - Cabana Maint/Repairs	154.25	241.67	87.42	536.76	2,174.99	1,638.23	2,900.00
8400 - Pool Maintenance Contract	340.00	340.00	-	3,060.00	3,060.00	-	4,080.00
8410 - Pool Permit	-	34.17	34.17	400.35	307.49	(92.86)	410.00
8420 - Pool/Deck - Repairs/Svc	321.00	250.00	(71.00)	3,092.55	2,250.00	(842.55)	3,000.00
Total Pool & Recreation	**995.25**	**1,060.84**	**65.59**	**8,844.66**	**9,547.48**	**702.82**	**12,730.00**
Utilities							
8620 - Electricity	653.09	750.00	96.91	6,205.25	6,750.00	544.75	9,000.00
8621 - Electricity - Pool	871.18	783.33	(87.85)	6,335.24	7,050.01	714.77	9,400.00
8676 - Telephone - Pool	170.03	60.00	(110.03)	644.08	540.00	(104.08)	720.00
8700 - Water & Sewer	6,399.30	7,858.33	1,459.03	71,898.80	70,725.01	(1,173.79)	94,300.00
8701 - Water & Sewer - Pool	63.51	108.33	44.82	971.92	975.01	3.09	1,300.00
Total Utilities	**8,157.11**	**9,559.99**	**1,402.88**	**86,055.29**	**86,040.03**	**(15.26)**	**114,720.00**
Other							
9710 - Contingency Fund	-	89.17	89.17	-	802.49	802.49	1,070.00
9970 - Transfer to Reserves	-	-	-	167,274.85	88,625.25	(78,649.60)	118,167.00
Total Other	**-**	**89.17**	**89.17**	**167,274.85**	**89,427.74**	**(77,847.11)**	**119,237.00**
Total Expense	**42,256.58**	**48,843.58**	**6,587.00**	**562,855.88**	**528,217.51**	**(34,638.37)**	**704,290.00**
Operating Net Total	**6,803.20**	**-**	**6,803.20**	**46,732.43**	**-**	**46,732.43**	**-**
Net Total	**6,803.20**	**-**	**6,803.20**	**46,732.43**	**-**	**46,732.43**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

Reserve Balances

September 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	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)	-	14,450.31	14,450.31
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)**	**14,450.31**	**904,339.75**

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