CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

FINANCIAL REPORTS

October 31, 2024

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BALANCE SHEET

REVENUES AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 10/31/2024

Assets	Operating	Reserve	Total
Operating Accounts			
1010 - Cadence OP 7894	$144,700.49		$144,700.49
1020 - Cadence OP MM 0427	$3,597.78		$3,597.78
1025 - Truist OP 8056	$19,250.89		$19,250.89
1099 - Due (to)/from reserves	($48,912.23)		($48,912.23)
Total Operating Accounts	**$118,636.93**		**$118,636.93**
Reserve Accounts			
1205 - Truist Reserve MM 1695		$20,334.85	$20,334.85
1210 - Cadence MM 0930		$249,242.35	$249,242.35
1211 - Cadence ICS MM 0930		$217,741.79	$217,741.79
1232 - Southstate CD7371 5/5/25 2%		$24,538.22	$24,538.22
1234 - Cadence CD2730 4/1/25 1.49%		$46,920.89	$46,920.89
1236 - Centennial CD5712 12/3/24 2%		$23,340.57	$23,340.57
1237 - Centennial CD6231 1/12/25 3%		$23,639.94	$23,639.94
1242 - Centennial CD8496 6/24/25 2.75%		$40,229.71	$40,229.71
1245 - FirstHoriz CD9876 2/17/25 5.15%		$65,624.24	$65,624.24
1246 - First Horizon MM 6623		$175,811.37	$175,811.37
1299 - Due (to)/from Operating		$48,912.23	$48,912.23
Total Reserve Accounts		**$936,336.16**	**$936,336.16**
Other Assets			
1310 - Accounts Receivable	$5,730.35		$5,730.35
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$91,922.50		$91,922.50
1611 - Prepaid Expenses	$4,750.00		$4,750.00
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$103,697.93**		**$103,697.93**
Total Assets	**$222,334.86**	**$936,336.16**	**$1,158,671.02**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 10/31/2024

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$17,404.75		$17,404.75
3020 - Accrued Expenses	$388.12		$388.12
3050 - Deferred Revenue	$94,758.84		$94,758.84
3310 - Prepaid Owner Assessments	$6,089.79		$6,089.79
3450 - Operating Income Carryover	$1,666.66		$1,666.66
Total Current Liabilities	**$120,308.16**		**$120,308.16**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$13,907.54	$13,907.54
5300 - Building Restoration		$287,118.47	$287,118.47
5340 - Pool		$17,042.04	$17,042.04
5400 - Roofing		$584,358.18	$584,358.18
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$16,904.97	$16,904.97
5491 - Reserves Interest - Prior Years		$9,653.66	$9,653.66
Total Reserves		**$936,336.16**	**$936,336.16**
Equity			
5510 - Prior Years Fund Balance	$64,436.22		$64,436.22
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$47,590.48		$47,590.48
Total Equity	**$102,026.70**		**$102,026.70**
Total Liabilities / Equity	**$222,334.86**	**$936,336.16**	**$1,158,671.02**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6200 - Assessment Fees	47,379.41	47,379.25	.16	473,794.16	473,792.50	1.66	568,551.00
6210 - Reserve Fees	29,541.75	29,541.75	-	118,167.00	118,167.00	-	118,167.00
6340 - Late Fees & Interest	-	41.67	(41.67)	796.89	416.66	380.23	500.00
6910 - Interest Income	.17	83.33	(83.16)	.51	833.34	(832.83)	1,000.00
6920 - Miscellaneous	450.00	83.33	366.67	3,700.00	833.34	2,866.66	1,000.00
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	8,333.34	8,333.34	-	10,000.00
6970 - Shared Expense Reimb.	439.25	422.67	16.58	4,790.72	4,226.66	564.06	5,072.00
6996 - 2024 Special Assessment	-	-	-	78,649.60	-	78,649.60	-
Total Income	**78,643.91**	**78,385.33**	**258.58**	**688,232.22**	**606,602.84**	**81,629.38**	**704,290.00**
Total Income	**78,643.91**	**78,385.33**	**258.58**	**688,232.22**	**606,602.84**	**81,629.38**	**704,290.00**

Operating Expense

Administrative	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7005 - Bad Debt Expense	-	8.33	8.33	-	83.34	83.34	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	625.00	(76.25)	750.00
7100 - Insurance	18,384.50	19,986.00	1,601.50	177,647.87	199,860.00	22,212.13	239,832.00
7110 - Insurance Appraisal	-	27.08	27.08	800.00	270.84	(529.16)	325.00
7140 - Prof. Fees - Audit	-	412.50	412.50	4,092.00	4,125.00	33.00	4,950.00
7150 - Prof. Fees - Legal	300.00	83.33	(216.67)	610.00	833.34	223.34	1,000.00
7170 - Prof. Fees - Tax Prep	-	22.92	22.92	275.00	229.16	(45.84)	275.00
7175 - Income Tax	-	16.67	16.67	-	166.66	166.66	200.00
7200 - Management Fees	2,812.00	2,812.00	-	28,038.00	28,120.00	82.00	33,744.00
7250 - Office - Svc/Supplies/Misc	372.93	216.67	(156.26)	4,817.00	2,166.66	(2,650.34)	2,600.00
7260 - Postage & Printing	380.20	208.33	(171.87)	1,520.70	2,083.34	562.64	2,500.00
Total Administrative	**22,249.63**	**23,856.33**	**1,606.70**	**218,501.82**	**238,563.34**	**20,061.52**	**286,276.00**

Grounds	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7600 - Landscape Contract	5,858.50	5,858.50	-	58,585.00	58,585.00	-	70,302.00
7650 - Landscape - Svc/Replace/Oth	7,392.00	463.17	(6,928.83)	10,247.44	4,631.66	(5,615.78)	5,558.00
7655 - Mulch	-	1,120.17	1,120.17	312.50	11,201.66	10,889.16	13,442.00
7660 - Tree & Shrub Replacement	-	416.67	416.67	3,505.00	4,166.66	661.66	5,000.00
7670 - Irrigation Repairs	-	666.67	666.67	6,773.95	6,666.66	(107.29)	8,000.00
7680 - Fountain Maintenance	-	41.67	41.67	538.10	416.66	(121.44)	500.00
7825 - Palm Tree Trimming	-	833.33	833.33	2,640.00	8,333.34	5,693.34	10,000.00
7830 - Tree Trim & Removal	-	500.00	500.00	3,800.00	5,000.00	1,200.00	6,000.00
7835 - Sod Replacement	-	541.67	541.67	-	5,416.66	5,416.66	6,500.00
Total Grounds	**13,250.50**	**10,441.85**	**(2,808.65)**	**86,401.99**	**104,418.30**	**18,016.31**	**125,302.00**

Repairs & Maintenance	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8010 - Building - Maint/Repair/Svc/Sup	-	375.00	375.00	8,460.42	3,750.00	(4,710.42)	4,500.00
8040 - Electrical - Maint/Repair	-	291.67	291.67	-	2,916.66	2,916.66	3,500.00

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	6,473.50	6,500.00	26.50	7,800.00
8091 - Fire Alarm Inspections	1,600.00	658.33	(941.67)	7,910.00	6,583.34	(1,326.66)	7,900.00
8092 - Fire Extinguisher Inspection	-	79.17	79.17	-	791.66	791.66	950.00
8093 - Fire Alarm Maintenance	749.00	833.33	84.33	5,754.83	8,333.34	2,578.51	10,000.00
8220 - Pest Control - Int/Ext	593.75	614.58	20.83	6,268.75	6,145.84	(122.91)	7,375.00
8245 - Pressure Cleaning	-	333.33	333.33	-	3,333.34	3,333.34	4,000.00
Total Repairs & Maintenance	**3,590.10**	**3,835.41**	**245.31**	**34,867.50**	**38,354.18**	**3,486.68**	**46,025.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	225.00	195.00	(30.00)	1,980.00	1,950.00	(30.00)	2,340.00
8320 - Cabana Maint/Repairs	-	241.67	241.67	536.76	2,416.66	1,879.90	2,900.00
8400 - Pool Maintenance Contract	340.00	340.00	-	3,400.00	3,400.00	-	4,080.00
8410 - Pool Permit	-	34.17	34.17	400.35	341.66	(58.69)	410.00
8420 - Pool/Deck - Repairs/Svc	150.00	250.00	100.00	3,242.55	2,500.00	(742.55)	3,000.00
Total Pool & Recreation	**715.00**	**1,060.84**	**345.84**	**9,559.66**	**10,608.32**	**1,048.66**	**12,730.00**
Utilities							
8620 - Electricity	635.45	750.00	114.55	6,840.70	7,500.00	659.30	9,000.00
8621 - Electricity - Pool	747.73	783.33	35.60	7,082.97	7,833.34	750.37	9,400.00
8676 - Telephone - Pool	66.95	60.00	(6.95)	711.03	600.00	(111.03)	720.00
8700 - Water & Sewer	6,879.58	7,858.33	978.75	78,778.38	78,583.34	(195.04)	94,300.00
8701 - Water & Sewer - Pool	109.17	108.33	(.84)	1,081.09	1,083.34	2.25	1,300.00
Total Utilities	**8,438.88**	**9,559.99**	**1,121.11**	**94,494.17**	**95,600.02**	**1,105.85**	**114,720.00**
Other							
9710 - Contingency Fund	-	89.17	89.17	-	891.66	891.66	1,070.00
9970 - Transfer to Reserves	29,541.75	29,541.75	-	196,816.60	118,167.00	(78,649.60)	118,167.00
Total Other	**29,541.75**	**29,630.92**	**89.17**	**196,816.60**	**119,058.66**	**(77,757.94)**	**119,237.00**
Total Expense	**77,785.86**	**78,385.34**	**599.48**	**640,641.74**	**606,602.82**	**(34,038.92)**	**704,290.00**
Operating Net Total	**858.05**	**(.01)**	**858.06**	**47,590.48**	**.02**	**47,590.46**	**-**
Net Total	**858.05**	**(.01)**	**858.06**	**47,590.48**	**.02**	**47,590.46**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

Reserve Balances

October 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	1,218.00	-	-	-	13,907.54
5300 Building Restoration	223,190.86	50,260.00	33,667.61	(20,000.00)	-	287,118.47
5340 Pool	15,028.96	7,028.00	1,333.08	(6,348.00)	-	17,042.04
5400 Roofing	464,247.58	59,661.00	60,449.60	-	-	584,358.18
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	9,663.66	-	(9,663.66)	-	16,904.97	16,904.97
5491 Interest - Prior years	15,467.61	-	(5,803.95)	(10.00)	-	9,653.66
Total Reserves	**$ 747,639.51**	**118,167.00**	**79,982.68**	**(26,358.00)**	**16,904.97**	**936,336.16**

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