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

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 11/30/2024

Assets	Operating	Reserve	Total
Operating Accounts			
1010 - Cadence OP 7894	$76,733.56		$76,733.56
1020 - Cadence OP MM 0427	$3,597.81		$3,597.81
1025 - Truist OP 8056	$26,939.06		$26,939.06
1099 - Due (to)/from reserves	($24,456.12)		($24,456.12)
Total Operating Accounts	**$82,814.31**		**$82,814.31**
Reserve Accounts			
1205 - Truist Reserve MM 1695		$20,400.09	$20,400.09
1210 - Cadence MM 0930		$274,134.89	$274,134.89
1211 - Cadence ICS MM 0930		$218,100.00	$218,100.00
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%		$23,380.11	$23,380.11
1237 - Centennial CD6231 1/12/25 3%		$23,700.01	$23,700.01
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		$176,214.39	$176,214.39
1299 - Due (to)/from Operating		$24,456.12	$24,456.12
Total Reserve Accounts		**$937,698.67**	**$937,698.67**
Other Assets			
1310 - Accounts Receivable	$4,318.41		$4,318.41
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$73,538.00		$73,538.00
1611 - Prepaid Expenses	$5,450.95		$5,450.95
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$84,602.44**		**$84,602.44**
Total Assets	**$167,416.75**	**$937,698.67**	**$1,105,115.42**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 11/30/2024

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$1,791.04		$1,791.04
3020 - Accrued Expenses	$9,038.45		$9,038.45
3050 - Deferred Revenue	$47,379.42		$47,379.42
3310 - Prepaid Owner Assessments	$13,775.79		$13,775.79
3450 - Operating Income Carryover	$833.33		$833.33
Total Current Liabilities	**$72,818.03**		**$72,818.03**
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		$18,267.48	$18,267.48
5491 - Reserves Interest - Prior Years		$9,653.66	$9,653.66
Total Reserves		**$937,698.67**	**$937,698.67**
Equity			
5510 - Prior Years Fund Balance	$64,436.22		$64,436.22
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$40,162.50		$40,162.50
Total Equity	**$94,598.72**		**$94,598.72**
Total Liabilities / Equity	**$167,416.75**	**$937,698.67**	**$1,105,115.42**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	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	521,173.58	521,171.75	1.83	568,551.00
6210 - Reserve Fees	-	-	-	118,167.00	118,167.00	-	118,167.00
6340 - Late Fees & Interest	121.95	41.67	80.28	918.84	458.33	460.51	500.00
6910 - Interest Income	.20	83.33	(83.13)	.71	916.67	(915.96)	1,000.00
6920 - Miscellaneous	450.00	83.33	366.67	4,150.00	916.67	3,233.33	1,000.00
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	9,166.67	9,166.67	-	10,000.00
6970 - Shared Expense Reimb.	612.11	422.67	189.44	5,402.83	4,649.33	753.50	5,072.00
6996 - 2024 Special Assessment	-	-	-	78,649.60	-	78,649.60	-
Total Income	**49,397.01**	**48,843.58**	**553.43**	**737,629.23**	**655,446.42**	**82,182.81**	**704,290.00**
Total Income	**49,397.01**	**48,843.58**	**553.43**	**737,629.23**	**655,446.42**	**82,182.81**	**704,290.00**

Operating Expense

Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	91.67	91.67	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	687.50	(13.75)	750.00
7100 - Insurance	18,384.50	19,986.00	1,601.50	196,032.37	219,846.00	23,813.63	239,832.00
7110 - Insurance Appraisal	-	27.08	27.08	800.00	297.92	(502.08)	325.00
7140 - Prof. Fees - Audit	1,000.00	412.50	(587.50)	5,092.00	4,537.50	(554.50)	4,950.00
7150 - Prof. Fees - Legal	-	83.33	83.33	610.00	916.67	306.67	1,000.00
7170 - Prof. Fees - Tax Prep	-	22.92	22.92	275.00	252.08	(22.92)	275.00
7175 - Income Tax	-	16.67	16.67	-	183.33	183.33	200.00
7200 - Management Fees	2,812.00	2,812.00	-	30,850.00	30,932.00	82.00	33,744.00
7250 - Office - Svc/Supplies/Misc	668.25	216.67	(451.58)	5,485.25	2,383.33	(3,101.92)	2,600.00
7260 - Postage & Printing	539.05	208.33	(330.72)	2,059.75	2,291.67	231.92	2,500.00
Total Administrative	**23,403.80**	**23,856.33**	**452.53**	**241,905.62**	**262,419.67**	**20,514.05**	**286,276.00**

Grounds							
7600 - Landscape Contract	5,858.50	5,858.50	-	64,443.50	64,443.50	-	70,302.00
7650 - Landscape - Svc/Replace/Oth	(7,392.00)	463.17	7,855.17	2,855.44	5,094.83	2,239.39	5,558.00
7655 - Mulch	13,442.52	1,120.17	(12,322.35)	13,755.02	12,321.83	(1,433.19)	13,442.00
7660 - Tree & Shrub Replacement	(2,800.00)	416.67	3,216.67	705.00	4,583.33	3,878.33	5,000.00
7670 - Irrigation Repairs	107.26	666.67	559.41	6,881.21	7,333.33	452.12	8,000.00
7680 - Fountain Maintenance	-	41.67	41.67	538.10	458.33	(79.77)	500.00
7825 - Palm Tree Trimming	2,050.00	833.33	(1,216.67)	4,690.00	9,166.67	4,476.67	10,000.00
7830 - Tree Trim & Removal	-	500.00	500.00	3,800.00	5,500.00	1,700.00	6,000.00
7831 - Tree Trim Pool Shared	750.00	-	(750.00)	750.00	-	(750.00)	-
7835 - Sod Replacement	-	541.67	541.67	-	5,958.33	5,958.33	6,500.00
7899 - Hurricane Damages (Grounds)	7,392.00	-	(7,392.00)	7,392.00	-	(7,392.00)	-
Total Grounds	**19,408.28**	**10,441.85**	**(8,966.43)**	**105,810.27**	**114,860.15**	**9,049.88**	**125,302.00**

Repairs & Maintenance

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
8010 - Building - Maint/Repair/Svc/Sup	1,021.50	375.00	(646.50)	9,481.92	4,125.00	(5,356.92)	4,500.00
8040 - Electrical - Maint/Repair	1,442.78	291.67	(1,151.11)	1,442.78	3,208.33	1,765.55	3,500.00
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	-	658.33	658.33	7,910.00	7,241.67	(668.33)	7,900.00
8092 - Fire Extinguisher Inspection	-	79.17	79.17	-	870.83	870.83	950.00
8093 - Fire Alarm Maintenance	-	833.33	833.33	5,754.83	9,166.67	3,411.84	10,000.00
8220 - Pest Control - Int/Ext	593.75	614.58	20.83	6,862.50	6,760.42	(102.08)	7,375.00
8245 - Pressure Cleaning	-	333.33	333.33	-	3,666.67	3,666.67	4,000.00
Total Repairs & Maintenance	**3,705.38**	**3,835.41**	**130.03**	**38,572.88**	**42,189.59**	**3,616.71**	**46,025.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	195.00	15.00	2,160.00	2,145.00	(15.00)	2,340.00
8320 - Cabana Maint/Repairs	241.00	241.67	.67	777.76	2,658.33	1,880.57	2,900.00
8400 - Pool Maintenance Contract	340.00	340.00	-	3,740.00	3,740.00	-	4,080.00
8410 - Pool Permit	-	34.17	34.17	400.35	375.83	(24.52)	410.00
8420 - Pool/Deck - Repairs/Svc	-	250.00	250.00	3,242.55	2,750.00	(492.55)	3,000.00
8499 - Hurricane Damages (Pool)	150.00	-	(150.00)	150.00	-	(150.00)	-
Total Pool & Recreation	**911.00**	**1,060.84**	**149.84**	**10,470.66**	**11,669.16**	**1,198.50**	**12,730.00**
Utilities							
8620 - Electricity	616.30	750.00	133.70	7,457.00	8,250.00	793.00	9,000.00
8621 - Electricity - Pool	654.39	783.33	128.94	7,737.36	8,616.67	879.31	9,400.00
8676 - Telephone - Pool	26.69	60.00	33.31	737.72	660.00	(77.72)	720.00
8700 - Water & Sewer	7,954.25	7,858.33	(95.92)	86,732.63	86,441.67	(290.96)	94,300.00
8701 - Water & Sewer - Pool	144.90	108.33	(36.57)	1,225.99	1,191.67	(34.32)	1,300.00
Total Utilities	**9,396.53**	**9,559.99**	**163.46**	**103,890.70**	**105,160.01**	**1,269.31**	**114,720.00**
Other							
9710 - Contingency Fund	-	89.17	89.17	-	980.83	980.83	1,070.00
9970 - Transfer to Reserves	-	-	-	196,816.60	118,167.00	(78,649.60)	118,167.00
Total Other	**-**	**89.17**	**89.17**	**196,816.60**	**119,147.83**	**(77,668.77)**	**119,237.00**
Total Expense	**56,824.99**	**48,843.59**	**(7,981.40)**	**697,466.73**	**655,446.41**	**(42,020.32)**	**704,290.00**
Operating Net Total	**(7,427.98)**	**(.01)**	**(7,427.97)**	**40,162.50**	**.01**	**40,162.49**	**-**
Net Total	**(7,427.98)**	**(.01)**	**(7,427.97)**	**40,162.50**	**.01**	**40,162.49**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
November 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	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)	-	18,267.48	18,267.48
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)**	**18,267.48**	**937,698.67**

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