CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

FINANCIAL REPORTS

January 31, 2025

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 1/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1010 - Cadence OP 7894	$7,180.47		$7,180.47
1020 - Cadence OP MM 0427	$3,580.81		$3,580.81
1025 - Truist OP 8056	$144,054.78		$144,054.78
Total Operating Accounts	**$154,816.06**		**$154,816.06**
Reserve Accounts			
1205 - Truist Reserve MM 1695		$55,924.70	$55,924.70
1210 - Cadence MM 0930		$299,595.71	$299,595.71
1211 - Cadence ICS MM 0930		$218,710.31	$218,710.31
1232 - Southstate CD7371 5/5/25 2%		$24,661.92	$24,661.92
1234 - Cadence CD2730 4/1/25 1.49%		$47,097.11	$47,097.11
1236 - Centennial CD5712 12/3/26 2.5%		$23,468.04	$23,468.04
1237 - Centennial CD6231 1/12/27 2.5%		$23,818.72	$23,818.72
1242 - Centennial CD8496 6/24/25 2.75%		$40,507.99	$40,507.99
1245 - First Horizon CD9876 2/17/25 5.15%		$66,455.82	$66,455.82
1246 - First Horizon MM 6623		$177,009.58	$177,009.58
Total Reserve Accounts		**$977,249.90**	**$977,249.90**
Other Assets			
1310 - Accounts Receivable	$15,581.68		$15,581.68
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1510 - Credit Memo	$1.33		$1.33
1610 - Prepaid Insurance	$36,769.00		$36,769.00
1611 - Prepaid Expenses	$2,968.75		$2,968.75
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$56,615.84**		**$56,615.84**
Total Assets	**$211,431.90**	**$977,249.90**	**$1,188,681.80**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 1/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$12,360.59		$12,360.59
3020 - Accrued Expenses	$14,865.00		$14,865.00
3050 - Deferred Revenue	$93,547.50		$93,547.50
3310 - Prepaid Owner Assessments	$12,051.23		$12,051.23
3450 - Operating Income Carryover	$9,166.63		$9,166.63
Total Current Liabilities	**$141,990.95**		**$141,990.95**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$14,227.29	$14,227.29
5300 - Building Restoration		$300,947.97	$300,947.97
5340 - Pool		$19,040.79	$19,040.79
5400 - Roofing		$623,244.93	$623,244.93
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$1,848.59	$1,848.59
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$977,249.90**	**$977,249.90**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$1,347.59		$1,347.59
Total Equity	**$69,440.95**		**$69,440.95**
Total Liabilities / Equity	**$211,431.90**	**$977,249.90**	**$1,188,681.80**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6200 - Assessment Fees	46,773.75	46,773.83	(.08)	46,773.75	46,773.83	(.08)	561,286.00
6210 - Reserve Fees	35,358.75	35,358.75	-	35,358.75	35,358.75	-	141,435.00
6340 - Late Fees & Interest	14.76	41.63	(26.87)	14.76	41.63	(26.87)	500.00
6910 - Interest Income	2.66	41.67	(39.01)	2.66	41.67	(39.01)	500.00
6920 - Miscellaneous	450.00	166.67	283.33	450.00	166.67	283.33	2,000.00
6950 - Rollover of Surplus/Shortfall	833.37	833.37	-	833.37	833.37	-	10,000.00
6970 - Shared Expense Reimb.	542.02	431.92	110.10	542.02	431.92	110.10	5,183.00
Total Income	**83,975.31**	**83,647.84**	**327.47**	**83,975.31**	**83,647.84**	**327.47**	**720,904.00**
Total Income	**83,975.31**	**83,647.84**	**327.47**	**83,975.31**	**83,647.84**	**327.47**	**720,904.00**
Operating Expense							
Administrative							
7005 - Bad Debt Expense	-	8.37	8.37	-	8.37	8.37	100.00
7040 - Fees Payable to Division	640.00	62.50	(577.50)	640.00	62.50	(577.50)	750.00
7100 - Insurance	18,384.50	18,046.75	(337.75)	18,384.50	18,046.75	(337.75)	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	37.50	37.50	450.00
7140 - Prof. Fees - Audit	3,478.80	416.67	(3,062.13)	3,478.80	416.67	(3,062.13)	5,000.00
7150 - Prof. Fees - Legal	-	83.37	83.37	-	83.37	83.37	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	-	25.00	25.00	300.00
7175 - Income Tax	-	16.63	16.63	-	16.63	16.63	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	2,896.00	2,896.33	.33	34,756.00
7250 - Office - Svc/Supplies/Misc	585.53	658.33	72.80	585.53	658.33	72.80	7,900.00
7260 - Postage & Printing	470.22	164.58	(305.64)	470.22	164.58	(305.64)	1,975.00
Total Administrative	**26,455.05**	**22,416.03**	**(4,039.02)**	**26,455.05**	**22,416.03**	**(4,039.02)**	**268,992.00**
Grounds							
7600 - Landscape Contract	5,593.60	5,858.50	264.90	5,593.60	5,858.50	264.90	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	443.75	-	(443.75)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	-	475.00	475.00	5,700.00
7655 - Mulch	-	791.67	791.67	-	791.67	791.67	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	-	395.83	395.83	4,750.00
7670 - Irrigation Repairs	1,084.51	712.50	(372.01)	1,084.51	712.50	(372.01)	8,550.00
7680 - Fountain Maintenance	-	50.00	50.00	-	50.00	50.00	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	-	791.67	791.67	9,500.00
7830 - Tree Trim & Removal	-	582.33	582.33	-	582.33	582.33	6,988.00
7831 - Tree Trim Pool Shared	300.00	59.33	(240.67)	300.00	59.33	(240.67)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	514.58	514.58	6,175.00
Total Grounds	**7,421.86**	**10,231.41**	**2,809.55**	**7,421.86**	**10,231.41**	**2,809.55**	**122,777.00**
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	-	416.67	416.67	-	416.67	416.67	5,000.00

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
8040 - Electrical - Maint/Repair	-	250.00	250.00	-	250.00	250.00	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	647.35	650.00	2.65	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	-	691.67	691.67	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	83.33	83.33	1,000.00
8093 - Fire Alarm Maintenance	214.00	1,000.00	786.00	214.00	1,000.00	786.00	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	593.75	641.67	47.92	7,700.00
8245 - Pressure Cleaning	275.00	416.67	141.67	275.00	416.67	141.67	5,000.00
Total Repairs & Maintenance	**1,730.10**	**4,150.01**	**2,419.91**	**1,730.10**	**4,150.01**	**2,419.91**	**49,800.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	180.00	238.33	58.33	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	-	166.67	166.67	2,000.00
8400 - Pool Maintenance Contract	395.00	390.00	(5.00)	395.00	390.00	(5.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	-	35.00	35.00	420.00
8420 - Pool/Deck - Repairs/Svc	230.00	283.33	53.33	230.00	283.33	53.33	3,400.00
Total Pool & Recreation	**805.00**	**1,113.33**	**308.33**	**805.00**	**1,113.33**	**308.33**	**13,360.00**
Utilities							
8620 - Electricity	706.59	733.33	26.74	706.59	733.33	26.74	8,800.00
8621 - Electricity - Pool	801.58	700.00	(101.58)	801.58	700.00	(101.58)	8,400.00
8676 - Telephone - Pool	67.00	62.50	(4.50)	67.00	62.50	(4.50)	750.00
8700 - Water & Sewer	9,143.06	8,675.00	(468.06)	9,143.06	8,675.00	(468.06)	104,100.00
8701 - Water & Sewer - Pool	138.73	121.50	(17.23)	138.73	121.50	(17.23)	1,458.00
Total Utilities	**10,856.96**	**10,292.33**	**(564.63)**	**10,856.96**	**10,292.33**	**(564.63)**	**123,508.00**
Other							
9710 - Contingency Fund	-	86.00	86.00	-	86.00	86.00	1,032.00
9970 - Transfer to Reserves	35,358.75	35,358.75	-	35,358.75	35,358.75	-	141,435.00
Total Other	**35,358.75**	**35,444.75**	**86.00**	**35,358.75**	**35,444.75**	**86.00**	**142,467.00**
Total Expense	**82,627.72**	**83,647.86**	**1,020.14**	**82,627.72**	**83,647.86**	**1,020.14**	**720,904.00**
Operating Net Total	**1,347.59**	**(.02)**	**1,347.61**	**1,347.59**	**(.02)**	**1,347.61**	**-**
Net Total	**1,347.59**	**(.02)**	**1,347.61**	**1,347.59**	**(.02)**	**1,347.61**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
January 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5102 Cabana: Painting	$ 5,950.00	-	-	-	-	5,950.00
5103 Cabana Renovation	13,907.54	319.75	-	-	-	14,227.29
5300 Building Restoration	287,118.47	7,434.50	6,395.00	-	-	300,947.97
5340 Pool	17,042.04	1,998.75	-	-	-	19,040.79
5400 Roofing	584,358.18	25,605.75	13,281.00	-	-	623,244.93
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,611.37	-	(20,611.37)	-	-	0.00
5491 Interest - Prior years	9,653.66	-	935.37	-	1,848.59	12,437.62
Total Reserves	**$ 940,042.56**	**35,358.75**	**-**	**-**	**1,848.59**	**977,249.90**

Expense Details

Total	**$ -**

Allocation Details

PY interest balance moved per 2025 approved budget - $19,676

2024 remaining unallocated interest moved from 5490 to 5491 - $10,589.03