CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

FINANCIAL REPORTS

March 31, 2025

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 3/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056	$144,082.36		$144,082.36
Total Operating Accounts	**$144,082.36**		**$144,082.36**
Reserve Accounts			
1205 - Truist Reserve MM 1695		$541,727.75	$541,727.75
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%		$23,562.97	$23,562.97
1237 - Centennial CD6231 1/12/27 2.5%		$23,915.07	$23,915.07
1242 - Centennial CD8496 6/24/25 2.75%		$40,507.99	$40,507.99
1245 - First Horizon CD9876 8/17/25 3.70%		$67,317.16	$67,317.16
1246 - First Horizon MM 6623		$177,901.80	$177,901.80
Total Reserve Accounts		**$946,691.77**	**$946,691.77**
Other Assets			
1310 - Accounts Receivable	$1,681.23		$1,681.23
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1510 - Credit Memo	$1.33		$1.33
1610 - Prepaid Insurance	$34,109.30		$34,109.30
1611 - Prepaid Expenses	$2,428.60		$2,428.60
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$39,515.54**		**$39,515.54**
Total Assets	**$183,597.90**	**$946,691.77**	**$1,130,289.67**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 3/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$45,211.49		$45,211.49
3020 - Accrued Expenses	$623.93		$623.93
3310 - Prepaid Owner Assessments	$60,432.17		$60,432.17
3450 - Operating Income Carryover	$7,499.97		$7,499.97
Total Current Liabilities	**$113,767.56**		**$113,767.56**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$14,227.29	$14,227.29
5300 - Building Restoration		$291,648.26	$291,648.26
5340 - Pool		$19,040.79	$19,040.79
5400 - Roofing		$598,378.11	$598,378.11
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$5,456.99	$5,456.99
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$946,691.77**	**$946,691.77**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$1,736.98		$1,736.98
Total Equity	**$69,830.34**		**$69,830.34**
Total Liabilities / Equity	**$183,597.90**	**$946,691.77**	**$1,130,289.67**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

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

Operating Income

Income

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
6200 - Assessment Fees	46,773.75	46,773.83	(.08)	140,321.25	140,321.49	(.24)	561,286.00
6210 - Reserve Fees	-	-	-	35,358.75	35,358.75	-	141,435.00
6340 - Late Fees & Interest	33.21	41.67	(8.46)	257.85	124.97	132.88	500.00
6910 - Interest Income	2.35	41.67	(39.32)	7.49	125.01	(117.52)	500.00
6920 - Miscellaneous	300.00	166.67	133.33	1,200.00	500.01	699.99	2,000.00
6925 - Donations from Owners	461.00	-	461.00	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	2,500.03	2,500.03	-	10,000.00
6970 - Shared Expense Reimb.	504.82	431.92	72.90	1,503.63	1,295.76	207.87	5,183.00
Total Income	**48,908.46**	**48,289.09**	**619.37**	**181,610.00**	**180,226.02**	**1,383.98**	**720,904.00**
Total Income	**48,908.46**	**48,289.09**	**619.37**	**181,610.00**	**180,226.02**	**1,383.98**	**720,904.00**

Operating Expense

Administrative

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
7005 - Bad Debt Expense	-	8.33	8.33	-	25.03	25.03	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	187.50	(513.75)	750.00
7100 - Insurance	18,384.50	18,046.75	(337.75)	55,153.50	54,140.25	(1,013.25)	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	112.50	112.50	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	4,478.80	1,250.01	(3,228.79)	5,000.00
7150 - Prof. Fees - Legal	-	83.33	83.33	385.00	250.03	(134.97)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	75.00	(225.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	49.97	49.97	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	8,688.00	8,688.99	.99	34,756.00
7250 - Office - Svc/Supplies/Misc	560.06	658.33	98.27	1,658.45	1,974.99	316.54	7,900.00
7260 - Postage & Printing	104.68	164.58	59.90	682.19	493.74	(188.45)	1,975.00
Total Administrative	**21,945.24**	**22,415.99**	**470.75**	**72,047.19**	**67,248.01**	**(4,799.18)**	**268,992.00**

Grounds

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
7600 - Landscape Contract	5,593.60	5,858.50	264.90	16,780.80	17,575.50	794.70	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	1,331.25	-	(1,331.25)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	-	1,425.00	1,425.00	5,700.00
7655 - Mulch	-	791.67	791.67	-	2,375.01	2,375.01	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	-	1,187.49	1,187.49	4,750.00
7670 - Irrigation Repairs	273.24	712.50	439.26	1,377.60	2,137.50	759.90	8,550.00
7680 - Fountain Maintenance	-	50.00	50.00	375.00	150.00	(225.00)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	-	2,375.01	2,375.01	9,500.00
7830 - Tree Trim & Removal	511.00	582.33	71.33	1,876.00	1,746.99	(129.01)	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	300.00	177.99	(122.01)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	1,543.74	1,543.74	6,175.00
Total Grounds	**6,821.59**	**10,231.41**	**3,409.82**	**22,040.65**	**30,694.23**	**8,653.58**	**122,777.00**

Repairs & Maintenance

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
8010 - Building - Maint/Repair/Svc/Sup	-	416.67	416.67	165.00	1,250.01	1,085.01	5,000.00
8040 - Electrical - Maint/Repair	410.70	250.00	(160.70)	410.70	750.00	339.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	1,942.05	1,950.00	7.95	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	5,400.00	2,075.01	(3,324.99)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	249.99	249.99	1,000.00
8093 - Fire Alarm Maintenance	571.38	1,000.00	428.62	945.38	3,000.00	2,054.62	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	1,781.25	1,925.01	143.76	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	1,250.01	(1,224.99)	5,000.00
Total Repairs & Maintenance	**2,223.18**	**4,150.01**	**1,926.83**	**13,119.38**	**12,450.03**	**(669.35)**	**49,800.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	540.00	714.99	174.99	2,860.00
8320 - Cabana Maint/Repairs	1.52	166.67	165.15	1.52	500.01	498.49	2,000.00
8400 - Pool Maintenance Contract	395.00	390.00	(5.00)	1,185.00	1,170.00	(15.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	-	105.00	105.00	420.00
8420 - Pool/Deck - Repairs/Svc	430.20	283.33	(146.87)	660.20	849.99	189.79	3,400.00
Total Pool & Recreation	**1,006.72**	**1,113.33**	**106.61**	**2,386.72**	**3,339.99**	**953.27**	**13,360.00**
Utilities							
8620 - Electricity	680.50	733.33	52.83	2,115.52	2,199.99	84.47	8,800.00
8621 - Electricity - Pool	687.90	700.00	12.10	2,455.08	2,100.00	(355.08)	8,400.00
8676 - Telephone - Pool	67.00	62.50	(4.50)	201.00	187.50	(13.50)	750.00
8700 - Water & Sewer	10,137.80	8,675.00	(1,462.80)	29,687.61	26,025.00	(3,662.61)	104,100.00
8701 - Water & Sewer - Pool	198.53	121.50	(77.03)	461.12	364.50	(96.62)	1,458.00
Total Utilities	**11,771.73**	**10,292.33**	**(1,479.40)**	**34,920.33**	**30,876.99**	**(4,043.34)**	**123,508.00**
Other							
9710 - Contingency Fund	-	86.00	86.00	-	258.00	258.00	1,032.00
9970 - Transfer to Reserves	-	-	-	35,358.75	35,358.75	-	141,435.00
Total Other	**-**	**86.00**	**86.00**	**35,358.75**	**35,616.75**	**258.00**	**142,467.00**
Total Expense	**43,768.46**	**48,289.07**	**4,520.61**	**179,873.02**	**180,226.00**	**352.98**	**720,904.00**
Operating Net Total	**5,140.00**	**.02**	**5,139.98**	**1,736.98**	**.02**	**1,736.96**	**-**
Net Total	**5,140.00**	**.02**	**5,139.98**	**1,736.98**	**.02**	**1,736.96**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
March 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	(9,299.71)	-	291,648.26
5340 Pool	17,042.04	1,998.75	-	-	-	19,040.79
5400 Roofing	584,358.18	25,605.75	13,281.00	(24,866.82)	-	598,378.11
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,611.37	-	(20,611.37)	-	5,456.99	5,456.99
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	**$ 940,042.56**	**35,358.75**	**-**	**(34,166.53)**	**5,456.99**	**946,691.77**

Expense Details

5300 Building Restoration

2/1/25 - Advanced Roofing - Soffit & gutter replacements - $9,299.71

Total $ 9,299.71

5400 Roofing

2/1/25 - Advanced Roofing - Roof tile repairs/replacements - $24,866.82

Total $ 24,866.82

Allocation Details

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

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