CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

FINANCIAL REPORTS

April 30, 2025

TABLE OF CONTENTS:

Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 4/30/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	$168,902.22		$168,902.22
1099 - Due (to)/from reserves	($179,858.00)		($179,858.00)
Total Operating Accounts	**($10,955.78)**		**($10,955.78)**
Reserve Accounts			
1205 - Truist Reserve MM 1695 3.55%		$145,506.84	$145,506.84
1206 - Truist Reserve MM 8064 .01%		$45,000.16	$45,000.16
1207 - Truist ICS MM 8064 .70%		$255,048.88	$255,048.88
1232 - Southstate CD7371 5/5/25 2%		$24,661.92	$24,661.92
1236 - Centennial CD5712 12/3/26 2.5%		$23,613.00	$23,613.00
1237 - Centennial CD6231 1/12/27 2.5%		$23,965.85	$23,965.85
1242 - Centennial CD8496 6/24/25 2.75%		$40,782.67	$40,782.67
1245 - First Horizon CD9876 8/17/25 3.70%		$67,317.16	$67,317.16
1246 - First Horizon MM 6623 3.30%		$178,377.01	$178,377.01
1299 - Due (to)/from Operating		$179,858.00	$179,858.00
Total Reserve Accounts		**$984,131.49**	**$984,131.49**
Other Assets			
1310 - Accounts Receivable	$5,167.34		$5,167.34
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1510 - Credit Memo	$0.34		$0.34
1610 - Prepaid Insurance	$196,136.69		$196,136.69
1611 - Prepaid Expenses	$1,187.50		$1,187.50
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$203,786.95**		**$203,786.95**
Total Assets	**$192,831.17**	**$984,131.49**	**$1,176,962.66**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 4/30/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$22,061.58		$22,061.58
3020 - Accrued Expenses	$2,888.73		$2,888.73
3050 - Deferred Revenue	$93,547.50		$93,547.50
3310 - Prepaid Owner Assessments	$11,036.17		$11,036.17
3450 - Operating Income Carryover	$6,666.64		$6,666.64
Total Current Liabilities	**$136,200.62**		**$136,200.62**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$14,547.04	$14,547.04
5300 - Building Restoration		$299,082.76	$299,082.76
5340 - Pool		$21,039.54	$21,039.54
5400 - Roofing		$623,983.86	$623,983.86
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$7,537.96	$7,537.96
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$984,131.49**	**$984,131.49**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	($11,462.81)		($11,462.81)
Total Equity	**$56,630.55**		**$56,630.55**
Total Liabilities / Equity	**$192,831.17**	**$984,131.49**	**$1,176,962.66**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

Operating Income

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Income							
6200 - Assessment Fees	46,773.75	46,773.83	(.08)	187,095.00	187,095.32	(.32)	561,286.00
6210 - Reserve Fees	35,358.75	35,358.75	-	70,717.50	70,717.50	-	141,435.00
6340 - Late Fees & Interest	-	41.67	(41.67)	257.85	166.64	91.21	500.00
6910 - Interest Income	2.26	41.67	(39.41)	9.75	166.68	(156.93)	500.00
6920 - Miscellaneous	-	166.67	(166.67)	1,200.00	666.68	533.32	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	3,333.36	3,333.36	-	10,000.00
6970 - Shared Expense Reimb.	682.93	431.92	251.01	2,186.56	1,727.68	458.88	5,183.00
Total Income	**83,651.02**	**83,647.84**	**3.18**	**265,261.02**	**263,873.86**	**1,387.16**	**720,904.00**
Total Income	**83,651.02**	**83,647.84**	**3.18**	**265,261.02**	**263,873.86**	**1,387.16**	**720,904.00**

Operating Expense

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	33.36	33.36	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	250.00	(451.25)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	72,984.11	72,187.00	(797.11)	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	150.00	150.00	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	4,478.80	1,666.68	(2,812.12)	5,000.00
7150 - Prof. Fees - Legal	2,464.00	83.33	(2,380.67)	2,849.00	333.36	(2,515.64)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	100.00	(200.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	66.64	66.64	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	11,584.00	11,585.32	1.32	34,756.00
7250 - Office - Svc/Supplies/Misc	84.05	658.33	574.28	1,742.50	2,633.32	890.82	7,900.00
7260 - Postage & Printing	397.92	164.58	(233.34)	1,080.11	658.32	(421.79)	1,975.00
Total Administrative	**23,672.58**	**22,415.99**	**(1,256.59)**	**95,719.77**	**89,664.00**	**(6,055.77)**	**268,992.00**
Grounds							
7600 - Landscape Contract	5,593.60	5,858.50	264.90	22,374.40	23,434.00	1,059.60	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	1,775.00	-	(1,775.00)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	-	1,900.00	1,900.00	5,700.00
7655 - Mulch	-	791.67	791.67	-	3,166.68	3,166.68	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	-	1,583.32	1,583.32	4,750.00
7670 - Irrigation Repairs	-	712.50	712.50	1,377.60	2,850.00	1,472.40	8,550.00
7680 - Fountain Maintenance	-	50.00	50.00	375.00	200.00	(175.00)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	-	3,166.68	3,166.68	9,500.00
7830 - Tree Trim & Removal	-	582.33	582.33	1,876.00	2,329.32	453.32	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	300.00	237.32	(62.68)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	2,058.32	2,058.32	6,175.00
Total Grounds	**6,037.35**	**10,231.41**	**4,194.06**	**28,078.00**	**40,925.64**	**12,847.64**	**122,777.00**
Repairs & Maintenance							

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Expense							
8010 - Building - Maint/Repair/Svc/Sup	6,830.00	416.67	(6,413.33)	6,995.00	1,666.68	(5,328.32)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	1,000.00	589.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	2,589.40	2,600.00	10.60	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	5,400.00	2,766.68	(2,633.32)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	333.32	333.32	1,000.00
8093 - Fire Alarm Maintenance	10,912.51	1,000.00	(9,912.51)	11,857.89	4,000.00	(7,857.89)	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	2,375.00	2,566.68	191.68	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	1,666.68	(808.32)	5,000.00
Total Repairs & Maintenance	**18,983.61**	**4,150.01**	**(14,833.60)**	**32,102.99**	**16,600.04**	**(15,502.95)**	**49,800.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	225.00	238.33	13.33	765.00	953.32	188.32	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	1.52	666.68	665.16	2,000.00
8400 - Pool Maintenance Contract	395.00	390.00	(5.00)	1,580.00	1,560.00	(20.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	-	140.00	140.00	420.00
8420 - Pool/Deck - Repairs/Svc	1,400.00	283.33	(1,116.67)	2,060.20	1,133.32	(926.88)	3,400.00
Total Pool & Recreation	**2,020.00**	**1,113.33**	**(906.67)**	**4,406.72**	**4,453.32**	**46.60**	**13,360.00**
Utilities							
8620 - Electricity	669.55	733.33	63.78	2,785.07	2,933.32	148.25	8,800.00
8621 - Electricity - Pool	568.31	700.00	131.69	3,023.39	2,800.00	(223.39)	8,400.00
8676 - Telephone - Pool	67.04	62.50	(4.54)	268.04	250.00	(18.04)	750.00
8700 - Water & Sewer	8,805.67	8,675.00	(130.67)	38,493.28	34,700.00	(3,793.28)	104,100.00
8701 - Water & Sewer - Pool	127.95	121.50	(6.45)	589.07	486.00	(103.07)	1,458.00
Total Utilities	**10,238.52**	**10,292.33**	**53.81**	**45,158.85**	**41,169.32**	**(3,989.53)**	**123,508.00**
Other							
9710 - Contingency Fund	540.00	86.00	(454.00)	540.00	344.00	(196.00)	1,032.00
9970 - Transfer to Reserves	35,358.75	35,358.75	-	70,717.50	70,717.50	-	141,435.00
Total Other	**35,898.75**	**35,444.75**	**(454.00)**	**71,257.50**	**71,061.50**	**(196.00)**	**142,467.00**
Total Expense	**96,850.81**	**83,647.82**	**(13,202.99)**	**276,723.83**	**263,873.82**	**(12,850.01)**	**720,904.00**
Operating Net Total	**(13,199.79)**	**.02**	**(13,199.81)**	**(11,462.81)**	**.04**	**(11,462.85)**	**-**
Net Total	**(13,199.79)**	**.02**	**(13,199.81)**	**(11,462.81)**	**.04**	**(11,462.85)**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
April 30, 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	639.50	-	-	-	14,547.04
5300 Building Restoration	287,118.47	14,869.00	6,395.00	(9,299.71)	-	299,082.76
5340 Pool	17,042.04	3,997.50	-	-	-	21,039.54
5400 Roofing	584,358.18	51,211.50	13,281.00	(24,866.82)	-	623,983.86
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,611.37	-	(20,611.37)	-	7,537.96	7,537.96
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	**$ 940,042.56**	**70,717.50**	**-**	**(34,166.53)**	**7,537.96**	**984,131.49**

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