CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
May 31, 2025

TABLE OF CONTENTS:

Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 5/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	$123,105.38		$123,105.38
1099 - Due (to)/from reserves	($157,375.75)		($157,375.75)
Total Operating Accounts	**($34,270.37)**		**($34,270.37)**
Reserve Accounts			
1205 - Truist Reserve MM 1695 3.55%		$38,212.53	$38,212.53
1206 - Truist Reserve MM 8064 .01%		$45,000.38	$45,000.38
1207 - Truist ICS MM 8064 .70%		$385,248.08	$385,248.08
1232 - Southstate CD7371 5/5/26 1.98%		$24,907.12	$24,907.12
1236 - Centennial CD5712 12/3/26 2.5%		$23,661.52	$23,661.52
1237 - Centennial CD6231 1/12/27 2.5%		$24,015.09	$24,015.09
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 3.25%		$178,869.37	$178,869.37
1299 - Due (to)/from Operating		$157,375.75	$157,375.75
Total Reserve Accounts		**$985,389.67**	**$985,389.67**
Other Assets			
1310 - Accounts Receivable	$43,425.59		$43,425.59
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$178,306.08		$178,306.08
1611 - Prepaid Expenses	$1,888.45		$1,888.45
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$224,915.20**		**$224,915.20**
Total Assets	**$190,644.83**	**$985,389.67**	**$1,176,034.50**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 5/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$19,147.50	$11,612.00	$30,759.50
3020 - Accrued Expenses	$887.71		$887.71
3050 - Deferred Revenue	$46,773.75		$46,773.75
3100 - Suspense	$1,600.00		$1,600.00
3310 - Prepaid Owner Assessments	$11,471.86		$11,471.86
3450 - Operating Income Carryover	$5,833.31		$5,833.31
Total Current Liabilities	**$85,714.13**	**$11,612.00**	**$97,326.13**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$14,547.04	$14,547.04
5300 - Building Restoration		$287,470.76	$287,470.76
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		$8,796.14	$8,796.14
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$973,777.67**	**$973,777.67**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$36,837.34		$36,837.34
Total Equity	**$104,930.70**		**$104,930.70**
Total Liabilities / Equity	**$190,644.83**	**$985,389.67**	**$1,176,034.50**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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)	233,868.75	233,869.15	(.40)	561,286.00
6210 - Reserve Fees	-	-	-	70,717.50	70,717.50	-	141,435.00
6340 - Late Fees & Interest	82.97	41.67	41.30	340.82	208.31	132.51	500.00
6410 - Violation Fines	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
6910 - Interest Income	1.56	41.67	(40.11)	11.31	208.35	(197.04)	500.00
6920 - Miscellaneous	1,050.00	166.67	883.33	2,250.00	833.35	1,416.65	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	4,166.69	4,166.69	-	10,000.00
6970 - Shared Expense Reimb.	610.52	431.92	178.60	2,797.08	2,159.60	637.48	5,183.00
6997 - 2025 Special Assessment	48,320.00	-	48,320.00	48,320.00	-	48,320.00	-
Total Income	**98,672.13**	**48,289.09**	**50,383.04**	**363,933.15**	**312,162.95**	**51,770.20**	**720,904.00**
Total Income	**98,672.13**	**48,289.09**	**50,383.04**	**363,933.15**	**312,162.95**	**51,770.20**	**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	-	41.69	41.69	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	312.50	(388.75)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	90,814.72	90,233.75	(580.97)	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	187.50	187.50	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	4,478.80	2,083.35	(2,395.45)	5,000.00
7150 - Prof. Fees - Legal	-	83.33	83.33	2,849.00	416.69	(2,432.31)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	125.00	(175.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	83.31	83.31	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	14,480.00	14,481.65	1.65	34,756.00
7250 - Office - Svc/Supplies/Misc	773.80	658.33	(115.47)	2,516.30	3,291.65	775.35	7,900.00
7260 - Postage & Printing	378.92	164.58	(214.34)	1,459.03	822.90	(636.13)	1,975.00
Total Administrative	**21,879.33**	**22,415.99**	**536.66**	**117,599.10**	**112,079.99**	**(5,519.11)**	**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	27,968.00	29,292.50	1,324.50	70,302.00
7601 - Landscape Pool Shared	912.25	-	(912.25)	2,687.25	-	(2,687.25)	-
7650 - Landscape - Svc/Replace/Oth	1,178.00	475.00	(703.00)	1,178.00	2,375.00	1,197.00	5,700.00
7655 - Mulch	-	791.67	791.67	-	3,958.35	3,958.35	9,500.00
7660 - Tree & Shrub Replacement	2,715.00	395.83	(2,319.17)	2,715.00	1,979.15	(735.85)	4,750.00
7670 - Irrigation Repairs	722.61	712.50	(10.11)	2,100.21	3,562.50	1,462.29	8,550.00
7680 - Fountain Maintenance	202.00	50.00	(152.00)	577.00	250.00	(327.00)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	-	3,958.35	3,958.35	9,500.00
7830 - Tree Trim & Removal	1,465.00	582.33	(882.67)	3,341.00	2,911.65	(429.35)	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	300.00	296.65	(3.35)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	2,572.90	2,572.90	6,175.00
Total Grounds	**12,788.46**	**10,231.41**	**(2,557.05)**	**40,866.46**	**51,157.05**	**10,290.59**	**122,777.00**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	3,500.00	416.67	(3,083.33)	10,495.00	2,083.35	(8,411.65)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	1,250.00	839.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	3,236.75	3,250.00	13.25	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	5,400.00	3,458.35	(1,941.65)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	416.65	416.65	1,000.00
8093 - Fire Alarm Maintenance	320.00	1,000.00	680.00	12,177.89	5,000.00	(7,177.89)	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	2,968.75	3,208.35	239.60	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	2,083.35	(391.65)	5,000.00
Total Repairs & Maintenance	**5,061.10**	**4,150.01**	**(911.09)**	**37,164.09**	**20,750.05**	**(16,414.04)**	**49,800.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	945.00	1,191.65	246.65	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	1.52	833.35	831.83	2,000.00
8400 - Pool Maintenance Contract	395.00	390.00	(5.00)	1,975.00	1,950.00	(25.00)	4,680.00
8410 - Pool Permit	400.00	35.00	(365.00)	400.00	175.00	(225.00)	420.00
8420 - Pool/Deck - Repairs/Svc	396.01	283.33	(112.68)	2,456.21	1,416.65	(1,039.56)	3,400.00
Total Pool & Recreation	**1,371.01**	**1,113.33**	**(257.68)**	**5,777.73**	**5,566.65**	**(211.08)**	**13,360.00**
Utilities							
8620 - Electricity	619.98	733.33	113.35	3,405.05	3,666.65	261.60	8,800.00
8621 - Electricity - Pool	353.50	700.00	346.50	3,376.89	3,500.00	123.11	8,400.00
8676 - Telephone - Pool	67.04	62.50	(4.54)	335.08	312.50	(22.58)	750.00
8700 - Water & Sewer	8,028.10	8,675.00	646.90	46,521.38	43,375.00	(3,146.38)	104,100.00
8701 - Water & Sewer - Pool	203.46	121.50	(81.96)	792.53	607.50	(185.03)	1,458.00
Total Utilities	**9,272.08**	**10,292.33**	**1,020.25**	**54,430.93**	**51,461.65**	**(2,969.28)**	**123,508.00**
Other							
9710 - Contingency Fund	-	86.00	86.00	540.00	430.00	(110.00)	1,032.00
9970 - Transfer to Reserves	-	-	-	70,717.50	70,717.50	-	141,435.00
Total Other	**-**	**86.00**	**86.00**	**71,257.50**	**71,147.50**	**(110.00)**	**142,467.00**
Total Expense	**50,371.98**	**48,289.07**	**(2,082.91)**	**327,095.81**	**312,162.89**	**(14,932.92)**	**720,904.00**
Operating Net Total	**48,300.15**	**.02**	**48,300.13**	**36,837.34**	**.06**	**36,837.28**	**-**
Net Total	**48,300.15**	**.02**	**48,300.13**	**36,837.34**	**.06**	**36,837.28**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
May 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	639.50	-	-	-	14,547.04
5300 Building Restoration	287,118.47	14,869.00	6,395.00	(20,911.71)	-	287,470.76
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)	-	8,796.14	8,796.14
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	**$ 940,042.56**	**70,717.50**	**-**	**(45,778.53)**	**8,796.14**	**973,777.67**

Expense Details

5300 Building Restoration

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

5/5/25 - Howell Concrete - Various garage/stair/building repairs - $4,600

5/9/25 - Daniel's Plumbing - New backflow - $7,012

Total $ 20,911.71

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