CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2025

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Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	$145,976.48		$145,976.48
1099 - Due (to)/from reserves	($134,893.50)		($134,893.50)
Total Operating Accounts	**$11,082.98**		**$11,082.98**
Reserve Accounts			
1205 - Truist Reserve MM 1695 3.55%		$67,795.83	$67,795.83
1206 - Truist Reserve MM 8064 .01%		$33,388.69	$33,388.69
1207 - Truist ICS MM 8064 .70%		$385,469.77	$385,469.77
1232 - Southstate CD7371 5/5/26 1.98%		$24,907.12	$24,907.12
1236 - Centennial CD5712 12/3/26 2.5%		$23,711.76	$23,711.76
1237 - Centennial CD6231 1/12/27 2.5%		$24,066.08	$24,066.08
1242 - Centennial CD8496 6/26/26 2.75%		$40,970.10	$40,970.10
1245 - First Horizon CD9876 8/17/25 3.70%		$67,317.16	$67,317.16
1246 - First Horizon MM 6623 3.25%		$179,347.17	$179,347.17
1299 - Due (to)/from Operating		$134,893.50	$134,893.50
Total Reserve Accounts		**$981,867.18**	**$981,867.18**
Other Assets			
1310 - Accounts Receivable	$9,259.67		$9,259.67
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$160,475.47		$160,475.47
1611 - Prepaid Expenses	$647.35		$647.35
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$171,677.57**		**$171,677.57**
Total Assets	**$182,760.55**	**$981,867.18**	**$1,164,627.73**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 6/30/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$24,854.22	$1,100.00	$25,954.22
3020 - Accrued Expenses	$586.26		$586.26
3100 - Suspense	$1,600.00		$1,600.00
3310 - Prepaid Owner Assessments	$57,239.20		$57,239.20
3450 - Operating Income Carryover	$4,999.98		$4,999.98
Total Current Liabilities	**$89,279.66**	**$1,100.00**	**$90,379.66**
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		$629,833.86	$629,833.86
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$9,935.65	$9,935.65
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$980,767.18**	**$980,767.18**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$25,387.53		$25,387.53
Total Equity	**$93,480.89**		**$93,480.89**
Total Liabilities / Equity	**$182,760.55**	**$981,867.18**	**$1,164,627.73**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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)	280,642.50	280,642.98	(.48)	561,286.00
6210 - Reserve Fees	-	-	-	70,717.50	70,717.50	-	141,435.00
6340 - Late Fees & Interest	32.97	41.67	(8.70)	373.79	249.98	123.81	500.00
6410 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	1.05	41.67	(40.62)	12.36	250.02	(237.66)	500.00
6920 - Miscellaneous	450.00	166.67	283.33	2,700.00	1,000.02	1,699.98	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	5,000.02	5,000.02	-	10,000.00
6970 - Shared Expense Reimb.	922.80	431.92	490.88	3,719.88	2,591.52	1,128.36	5,183.00
6997 - 2025 Special Assessment	-	-	-	48,320.00	-	48,320.00	-
Total Income	**49,013.90**	**48,289.09**	**724.81**	**412,947.05**	**360,452.04**	**52,495.01**	**720,904.00**
Total Income	**49,013.90**	**48,289.09**	**724.81**	**412,947.05**	**360,452.04**	**52,495.01**	**720,904.00**

Operating Expense

Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	50.02	50.02	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	375.00	(326.25)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	108,645.33	108,280.50	(364.83)	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	225.00	225.00	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	4,478.80	2,500.02	(1,978.78)	5,000.00
7150 - Prof. Fees - Legal	1,501.50	83.33	(1,418.17)	4,350.50	500.02	(3,850.48)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	150.00	(150.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	99.98	99.98	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	17,376.00	17,377.98	1.98	34,756.00
7250 - Office - Svc/Supplies/Misc	552.85	658.33	105.48	3,069.15	3,949.98	880.83	7,900.00
7260 - Postage & Printing	39.51	164.58	125.07	1,498.54	987.48	(511.06)	1,975.00
Total Administrative	**22,820.47**	**22,415.99**	**(404.48)**	**140,419.57**	**134,495.98**	**(5,923.59)**	**268,992.00**

Grounds							
7600 - Landscape Contract	5,593.60	5,858.50	264.90	33,561.60	35,151.00	1,589.40	70,302.00
7601 - Landscape Pool Shared	1,943.75	-	(1,943.75)	4,631.00	-	(4,631.00)	-
7650 - Landscape - Svc/Replace/Oth	17.57	475.00	457.43	1,195.57	2,850.00	1,654.43	5,700.00
7655 - Mulch	-	791.67	791.67	-	4,750.02	4,750.02	9,500.00
7660 - Tree & Shrub Replacement	2,868.00	395.83	(2,472.17)	5,583.00	2,374.98	(3,208.02)	4,750.00
7670 - Irrigation Repairs	7,150.00	712.50	(6,437.50)	9,250.21	4,275.00	(4,975.21)	8,550.00
7680 - Fountain Maintenance	-	50.00	50.00	577.00	300.00	(277.00)	600.00
7825 - Palm Tree Trimming	6,050.00	791.67	(5,258.33)	6,050.00	4,750.02	(1,299.98)	9,500.00
7830 - Tree Trim & Removal	375.00	582.33	207.33	3,716.00	3,493.98	(222.02)	6,988.00
7831 - Tree Trim Pool Shared	925.00	59.33	(865.67)	1,225.00	355.98	(869.02)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	3,087.48	3,087.48	6,175.00
Total Grounds	**24,922.92**	**10,231.41**	**(14,691.51)**	**65,789.38**	**61,388.46**	**(4,400.92)**	**122,777.00**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

Operating Expense

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	-	416.67	416.67	10,495.00	2,500.02	(7,994.98)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	1,500.00	1,089.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	3,884.10	3,900.00	15.90	7,800.00
8091 - Fire Alarm Inspections	1,070.00	691.67	(378.33)	6,470.00	4,150.02	(2,319.98)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	499.98	499.98	1,000.00
8093 - Fire Alarm Maintenance	1,380.30	1,000.00	(380.30)	13,558.19	6,000.00	(7,558.19)	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	3,562.50	3,850.02	287.52	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	2,500.02	25.02	5,000.00
Total Repairs & Maintenance	**3,691.40**	**4,150.01**	**458.61**	**40,855.49**	**24,900.06**	**(15,955.43)**	**49,800.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	1,125.00	1,429.98	304.98	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	1.52	1,000.02	998.50	2,000.00
8400 - Pool Maintenance Contract	395.00	390.00	(5.00)	2,370.00	2,340.00	(30.00)	4,680.00
8410 - Pool Permit	.35	35.00	34.65	400.35	210.00	(190.35)	420.00
8420 - Pool/Deck - Repairs/Svc	-	283.33	283.33	2,456.21	1,699.98	(756.23)	3,400.00
Total Pool & Recreation	**575.35**	**1,113.33**	**537.98**	**6,353.08**	**6,679.98**	**326.90**	**13,360.00**
Utilities							
8620 - Electricity	800.22	733.33	(66.89)	4,205.27	4,399.98	194.71	8,800.00
8621 - Electricity - Pool	687.39	700.00	12.61	4,064.28	4,200.00	135.72	8,400.00
8676 - Telephone - Pool	67.04	62.50	(4.54)	402.12	375.00	(27.12)	750.00
8700 - Water & Sewer	6,703.17	8,675.00	1,971.83	53,224.55	52,050.00	(1,174.55)	104,100.00
8701 - Water & Sewer - Pool	195.75	121.50	(74.25)	988.28	729.00	(259.28)	1,458.00
Total Utilities	**8,453.57**	**10,292.33**	**1,838.76**	**62,884.50**	**61,753.98**	**(1,130.52)**	**123,508.00**
Other							
9710 - Contingency Fund	-	86.00	86.00	540.00	516.00	(24.00)	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**	**71,233.50**	**(24.00)**	**142,467.00**
Total Expense	**60,463.71**	**48,289.07**	**(12,174.64)**	**387,559.52**	**360,451.96**	**(27,107.56)**	**720,904.00**
Operating Net Total	**(11,449.81)**	**.02**	**(11,449.83)**	**25,387.53**	**.08**	**25,387.45**	**-**
Net Total	**(11,449.81)**	**.02**	**(11,449.83)**	**25,387.53**	**.08**	**25,387.45**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

Reserve Balances

June 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	(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	20,231.00	(25,966.82)	-	629,833.86
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,611.37	-	(20,611.37)	-	9,935.65	9,935.65
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	**$ 940,042.56**	**70,717.50**	**6,950.00**	**(46,878.53)**	**9,935.65**	**980,767.18**

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

6/1/25 - Advanced Roofing - Valley leak repair at 4215 Vicenza #D1 - $1,100

Total $ 25,966.82

Allocation Details

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

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

5400 Roofing

6/30/25 - Wild Tigress Transport Insurance Claim Funds for garage damage at 4266 & 4270 - Will offset cost for vendor repairs - $6,950