

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

TABLE OF CONTENTS:

BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 7/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	\$154,246.99		\$154,246.99
1099 - Due (to)/from reserves	(\$112,411.25)		(\$112,411.25)
Total Operating Accounts	\$41,835.74		\$41,835.74
Reserve Accounts			
1205 - Truist Reserve MM 1695 3.55%		\$95,549.40	\$95,549.40
1206 - Truist Reserve MM 8064 .01%		\$45,000.33	\$45,000.33
1207 - Truist ICS MM 8064 .70%		\$430,744.00	\$430,744.00
1232 - Southstate CD7371 5/5/26 1.98%		\$24,907.12	\$24,907.12
1236 - Centennial CD5712 12/3/26 2.5%		\$23,760.48	\$23,760.48
1237 - Centennial CD6231 1/12/27 2.5%		\$24,115.53	\$24,115.53
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%		\$179,842.21	\$179,842.21
1299 - Due (to)/from Operating		\$112,411.25	\$112,411.25
Total Reserve Accounts		\$1,044,617.58	\$1,044,617.58
Other Assets			
1310 - Accounts Receivable	\$5,950.65		\$5,950.65
1315 - Allowance for Bad Debt	(\$42.92)		(\$42.92)
1610 - Prepaid Insurance	\$142,644.86		\$142,644.86
1611 - Prepaid Expenses	\$6,531.25		\$6,531.25
1800 - Deposits	\$1,338.00		\$1,338.00
Total Other Assets	\$156,421.84		\$156,421.84
Total Assets	\$198,257.58	\$1,044,617.58	\$1,242,875.16

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 7/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$20,884.53		\$20,884.53
3020 - Accrued Expenses	\$403.88		\$403.88
3050 - Deferred Revenue	\$93,547.50		\$93,547.50
3310 - Prepaid Owner Assessments	\$10,852.20		\$10,852.20
3450 - Operating Income Carryover	\$4,166.65		\$4,166.65
Total Current Liabilities	\$129,854.76		\$129,854.76
Reserves			
5102 - Cabana Painting Int/Ext		\$5,950.00	\$5,950.00
5103 - Cabana Renovation		\$14,866.79	\$14,866.79
5300 - Building Restoration		\$304,204.97	\$304,204.97
5340 - Pool		\$23,038.29	\$23,038.29
5400 - Roofing		\$673,556.43	\$673,556.43
5450 - Capital Improvements		\$1,401.30	\$1,401.30
5490 - Reserves Interest - Current		\$11,010.77	\$11,010.77
5491 - Reserves Interest - Prior Years		\$10,589.03	\$10,589.03
Total Reserves		\$1,044,617.58	\$1,044,617.58
Equity			
5510 - Prior Years Fund Balance	\$78,093.36		\$78,093.36
5515 - Surplus Carryover	(\$10,000.00)		(\$10,000.00)
5999 - Net Income	\$309.46		\$309.46
Total Equity	\$68,402.82		\$68,402.82
Total Liabilities / Equity	\$198,257.58	\$1,044,617.58	\$1,242,875.16

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	46,773.75	46,773.83	(.08)	327,416.25	327,416.81	(.56)	561,286.00
6210 - Reserve Fees	35,358.75	-	35,358.75	106,076.25	70,717.50	35,358.75	141,435.00
6340 - Late Fees & Interest	118.12	41.67	76.45	491.91	291.65	200.26	500.00
6410 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	1.80	41.67	(39.87)	14.16	291.69	(277.53)	500.00
6920 - Miscellaneous	300.00	166.67	133.33	3,000.00	1,166.69	1,833.31	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	5,833.35	5,833.35	-	10,000.00
6970 - Shared Expense Reimb.	791.24	431.92	359.32	4,511.12	3,023.44	1,487.68	5,183.00
6997 - 2025 Special Assessment	-	-	-	48,320.00	-	48,320.00	-
Total Income	84,176.99	48,289.09	35,887.90	497,124.04	408,741.13	88,382.91	720,904.00
Total Income	84,176.99	48,289.09	35,887.90	497,124.04	408,741.13	88,382.91	720,904.00

Operating Expense

Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	58.35	58.35	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	437.50	(263.75)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	126,475.94	126,327.25	(148.69)	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	262.50	262.50	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	4,478.80	2,916.69	(1,562.11)	5,000.00
7150 - Prof. Fees - Legal	408.44	83.33	(325.11)	4,758.94	583.35	(4,175.59)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	175.00	(125.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	116.65	116.65	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	20,272.00	20,274.31	2.31	34,756.00
7250 - Office - Svc/Supplies/Misc	380.95	658.33	277.38	3,450.10	4,608.31	1,158.21	7,900.00
7260 - Postage & Printing	32.13	164.58	132.45	1,530.67	1,152.06	(378.61)	1,975.00
Total Administrative	21,548.13	22,415.99	867.86	161,967.70	156,911.97	(5,055.73)	268,992.00

Grounds							
7600 - Landscape Contract	5,593.60	5,858.50	264.90	39,155.20	41,009.50	1,854.30	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	5,074.75	-	(5,074.75)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	1,195.57	3,325.00	2,129.43	5,700.00
7655 - Mulch	-	791.67	791.67	-	5,541.69	5,541.69	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	5,583.00	2,770.81	(2,812.19)	4,750.00
7670 - Irrigation Repairs	-	712.50	712.50	9,250.21	4,987.50	(4,262.71)	8,550.00
7680 - Fountain Maintenance	-	50.00	50.00	577.00	350.00	(227.00)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	6,050.00	5,541.69	(508.31)	9,500.00
7830 - Tree Trim & Removal	-	582.33	582.33	3,716.00	4,076.31	360.31	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	1,225.00	415.31	(809.69)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	3,602.06	3,602.06	6,175.00
Total Grounds	6,037.35	10,231.41	4,194.06	71,826.73	71,619.87	(206.86)	122,777.00

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	-	416.67	416.67	10,495.00	2,916.69	(7,578.31)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	1,750.00	1,339.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	4,531.45	4,550.00	18.55	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	6,470.00	4,841.69	(1,628.31)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	583.31	583.31	1,000.00
8093 - Fire Alarm Maintenance	-	1,000.00	1,000.00	13,558.19	7,000.00	(6,558.19)	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	4,156.25	4,491.69	335.44	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	2,916.69	441.69	5,000.00
Total Repairs & Maintenance	1,241.10	4,150.01	2,908.91	42,096.59	29,050.07	(13,046.52)	49,800.00
Pool & Recreation							
8310 - Cabana Maintenance Contract	225.00	238.33	13.33	1,350.00	1,668.31	318.31	2,860.00
8320 - Cabana Maint/Repairs	.84	166.67	165.83	2.36	1,166.69	1,164.33	2,000.00
8400 - Pool Maintenance Contract	475.00	390.00	(85.00)	2,845.00	2,730.00	(115.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	400.35	245.00	(155.35)	420.00
8420 - Pool/Deck - Repairs/Svc	1,292.45	283.33	(1,009.12)	3,748.66	1,983.31	(1,765.35)	3,400.00
Total Pool & Recreation	1,993.29	1,113.33	(879.96)	8,346.37	7,793.31	(553.06)	13,360.00
Utilities							
8620 - Electricity	757.61	733.33	(24.28)	4,962.88	5,133.31	170.43	8,800.00
8621 - Electricity - Pool	987.59	700.00	(287.59)	5,051.87	4,900.00	(151.87)	8,400.00
8676 - Telephone - Pool	66.96	62.50	(4.46)	469.08	437.50	(31.58)	750.00
8700 - Water & Sewer	6,846.52	8,675.00	1,828.48	60,071.07	60,725.00	653.93	104,100.00
8701 - Water & Sewer - Pool	251.23	121.50	(129.73)	1,239.51	850.50	(389.01)	1,458.00
Total Utilities	8,909.91	10,292.33	1,382.42	71,794.41	72,046.31	251.90	123,508.00
Other							
9710 - Contingency Fund	-	86.00	86.00	540.00	602.00	62.00	1,032.00
9970 - Transfer to Reserves	35,358.75	35,358.75	-	140,242.78	106,076.25	(34,166.53)	141,435.00
Total Other	35,358.75	35,444.75	86.00	140,782.78	106,678.25	(34,104.53)	142,467.00
Total Expense	75,088.53	83,647.82	8,559.29	496,814.58	444,099.78	(52,714.80)	720,904.00
Operating Net Total	9,088.46	(35,358.73)	44,447.19	309.46	(35,358.65)	35,668.11	-
Net Total	9,088.46	(35,358.73)	44,447.19	309.46	(35,358.65)	35,668.11	-

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
July 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	959.25	-	-	-	14,866.79
5300 Building Restoration	287,118.47	22,303.50	15,694.71	(20,911.71)	-	304,204.97
5340 Pool	17,042.04	5,996.25	-	-	-	23,038.29
5400 Roofing	584,358.18	76,817.25	45,097.82	(32,716.82)	-	673,556.43
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,611.37	-	(20,611.37)	-	11,010.77	11,010.77
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	\$ 940,042.56	106,076.25	41,116.53	(53,628.53)	11,010.77	1,044,617.58

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
7/7/25 - Strong Roofing - Tile Tune Up - \$1,800
7/7/25 - Strong Roofing - Tile Repair - \$4,950

Total \$ 32,716.82

Allocation Details

5300 Building Restoration

1/25 - PY interest balance moved per 2025 approved budget - \$6,395
6/30/25 - Replenishment for Advanced Roofing 2025 exp by S/A - \$9,299.71

Total \$ 15,694.71

5400 Roofing

1/25 - PY interest balance moved per 2025 approved budget - \$13,281
6/30/25 - Wild Tigress Transport Insurance Claim Funds for garage damage at 4266 & 4270 - Will offset cost for vendor repairs - \$6,950
6/30/25 - Replenishment for Advanced Roofing 2025 exp by S/A - \$24,866.82

Total \$ 45,097.82

5491 Interest - Prior Years

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

Total \$ 10,589.03