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

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 8/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	$102,293.90		$102,293.90
1099 - Due (to)/from reserves	($89,929.00)		($89,929.00)
Total Operating Accounts	**$12,364.90**		**$12,364.90**
Reserve Accounts			
1205 - Truist Reserve MM 1695 3.55%		$97,635.06	$97,635.06
1206 - Truist Reserve MM 8064 .01%		$45,000.38	$45,000.38
1207 - Truist ICS MM 8064 .70%		$453,490.49	$453,490.49
1232 - Southstate CD7371 5/5/26 1.98%		$24,907.12	$24,907.12
1236 - Centennial CD5712 12/3/26 2.5%		$23,810.93	$23,810.93
1237 - Centennial CD6231 1/12/27 2.5%		$24,166.73	$24,166.73
1242 - Centennial CD8496 6/26/26 2.75%		$40,970.10	$40,970.10
1245 - First Horizon CD9876 2/17/26 3.35%		$68,551.25	$68,551.25
1246 - First Horizon MM 6623 3.25%		$180,338.62	$180,338.62
1299 - Due (to)/from Operating		$89,929.00	$89,929.00
Total Reserve Accounts		**$1,048,799.68**	**$1,048,799.68**
Other Assets			
1310 - Accounts Receivable	$3,060.27		$3,060.27
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$124,814.25		$124,814.25
1611 - Prepaid Expenses	$7,232.20		$7,232.20
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$136,401.80**		**$136,401.80**
Total Assets	**$148,766.70**	**$1,048,799.68**	**$1,197,566.38**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 8/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$10,119.52	$2,400.00	$12,519.52
3020 - Accrued Expenses	$399.96		$399.96
3050 - Deferred Revenue	$46,773.75		$46,773.75
3310 - Prepaid Owner Assessments	$12,311.20		$12,311.20
3450 - Operating Income Carryover	$3,333.32		$3,333.32
Total Current Liabilities	**$72,937.75**	**$2,400.00**	**$75,337.75**
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		$672,956.43	$672,956.43
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$13,392.87	$13,392.87
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$1,046,399.68**	**$1,046,399.68**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$7,735.59		$7,735.59
Total Equity	**$75,828.95**		**$75,828.95**
Total Liabilities / Equity	**$148,766.70**	**$1,048,799.68**	**$1,197,566.38**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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)	374,190.00	374,190.64	(.64)	561,286.00
6210 - Reserve Fees	-	35,358.75	(35,358.75)	106,076.25	106,076.25	-	141,435.00
6340 - Late Fees & Interest	67.34	41.67	25.67	559.25	333.32	225.93	500.00
6410 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	1.10	41.67	(40.57)	15.26	333.36	(318.10)	500.00
6920 - Miscellaneous	150.00	166.67	(16.67)	3,150.00	1,333.36	1,816.64	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	6,666.68	6,666.68	-	10,000.00
6970 - Shared Expense Reimb.	346.05	431.92	(85.87)	4,857.17	3,455.36	1,401.81	5,183.00
6997 - 2025 Special Assessment	-	-	-	48,320.00	-	48,320.00	-
Total Income	**48,171.57**	**83,647.84**	**(35,476.27)**	**545,295.61**	**492,388.97**	**52,906.64**	**720,904.00**
Total Income	**48,171.57**	**83,647.84**	**(35,476.27)**	**545,295.61**	**492,388.97**	**52,906.64**	**720,904.00**
Operating Expense							
Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	66.68	66.68	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	500.00	(201.25)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	144,306.55	144,374.00	67.45	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	300.00	300.00	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	4,478.80	3,333.36	(1,145.44)	5,000.00
7150 - Prof. Fees - Legal	-	83.33	83.33	4,758.94	666.68	(4,092.26)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	200.00	(100.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	133.32	133.32	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	23,168.00	23,170.64	2.64	34,756.00
7250 - Office - Svc/Supplies/Misc	373.05	658.33	285.28	3,823.15	5,266.64	1,443.49	7,900.00
7260 - Postage & Printing	28.46	164.58	136.12	1,559.13	1,316.64	(242.49)	1,975.00
Total Administrative	**21,128.12**	**22,415.99**	**1,287.87**	**183,095.82**	**179,327.96**	**(3,767.86)**	**268,992.00**
Grounds							
7600 - Landscape Contract	5,593.60	5,858.50	264.90	44,748.80	46,868.00	2,119.20	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	5,518.50	-	(5,518.50)	-
7650 - Landscape - Svc/Replace/Oth	225.00	475.00	250.00	1,420.57	3,800.00	2,379.43	5,700.00
7655 - Mulch	-	791.67	791.67	-	6,333.36	6,333.36	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	5,583.00	3,166.64	(2,416.36)	4,750.00
7670 - Irrigation Repairs	318.29	712.50	394.21	9,568.50	5,700.00	(3,868.50)	8,550.00
7680 - Fountain Maintenance	-	50.00	50.00	577.00	400.00	(177.00)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	6,050.00	6,333.36	283.36	9,500.00
7830 - Tree Trim & Removal	-	582.33	582.33	3,716.00	4,658.64	942.64	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	1,225.00	474.64	(750.36)	712.00
7835 - Sod Replacement	-	514.58	514.58	-	4,116.64	4,116.64	6,175.00
Total Grounds	**6,580.64**	**10,231.41**	**3,650.77**	**78,407.37**	**81,851.28**	**3,443.91**	**122,777.00**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

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
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	2,545.07	416.67	(2,128.40)	13,040.07	3,333.36	(9,706.71)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	2,000.00	1,589.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	5,178.80	5,200.00	21.20	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	6,470.00	5,533.36	(936.64)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	666.64	666.64	1,000.00
8093 - Fire Alarm Maintenance	160.50	1,000.00	839.50	13,718.69	8,000.00	(5,718.69)	12,000.00
8220 - Pest Control - Int/Ext	893.75	641.67	(252.08)	5,050.00	5,133.36	83.36	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	3,333.36	858.36	5,000.00
Total Repairs & Maintenance	**4,246.67**	**4,150.01**	**(96.66)**	**46,343.26**	**33,200.08**	**(13,143.18)**	**49,800.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	1,530.00	1,906.64	376.64	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	2.36	1,333.36	1,331.00	2,000.00
8400 - Pool Maintenance Contract	475.00	390.00	(85.00)	3,320.00	3,120.00	(200.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	400.35	280.00	(120.35)	420.00
8420 - Pool/Deck - Repairs/Svc	-	283.33	283.33	3,748.66	2,266.64	(1,482.02)	3,400.00
Total Pool & Recreation	**655.00**	**1,113.33**	**458.33**	**9,001.37**	**8,906.64**	**(94.73)**	**13,360.00**
Utilities							
8620 - Electricity	732.12	733.33	1.21	5,695.00	5,866.64	171.64	8,800.00
8621 - Electricity - Pool	489.54	700.00	210.46	5,541.41	5,600.00	58.59	8,400.00
8676 - Telephone - Pool	(20.60)	62.50	83.10	448.48	500.00	51.52	750.00
8700 - Water & Sewer	6,853.77	8,675.00	1,821.23	66,924.84	69,400.00	2,475.16	104,100.00
8701 - Water & Sewer - Pool	80.18	121.50	41.32	1,319.69	972.00	(347.69)	1,458.00
Total Utilities	**8,135.01**	**10,292.33**	**2,157.32**	**79,929.42**	**82,338.64**	**2,409.22**	**123,508.00**
Other							
9710 - Contingency Fund	-	86.00	86.00	540.00	688.00	148.00	1,032.00
9970 - Transfer to Reserves	-	-	-	140,242.78	106,076.25	(34,166.53)	141,435.00
Total Other	**-**	**86.00**	**86.00**	**140,782.78**	**106,764.25**	**(34,018.53)**	**142,467.00**
Total Expense	**40,745.44**	**48,289.07**	**7,543.63**	**537,560.02**	**492,388.85**	**(45,171.17)**	**720,904.00**
Operating Net Total	**7,426.13**	**35,358.77**	**(27,932.64)**	**7,735.59**	**.12**	**7,735.47**	**-**
Net Total	**7,426.13**	**35,358.77**	**(27,932.64)**	**7,735.59**	**.12**	**7,735.47**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
August 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	46,897.82	(35,116.82)	-	672,956.43
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,611.37	-	(20,611.37)	-	13,392.87	13,392.87
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	**$ 940,042.56**	**106,076.25**	**42,916.53**	**(56,028.53)**	**13,392.87**	**1,046,399.68**

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
8/24/25 - Odeh's Home Improvement - Drywall repais 4228C & D - $2,400

Total $ 35,116.82

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
8/20/25 - Reimbursement for Strong Roofing repair - $1,800

Total $ 46,897.82

5491 Interest - Prior Years

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

Total $ 10,589.03