CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

FINANCIAL REPORTS

September 30, 2025

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Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 9/30/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	$103,871.80		$103,871.80
1099 - Due (to)/from reserves	($67,446.75)		($67,446.75)
Total Operating Accounts	**$36,425.05**		**$36,425.05**
Reserve Accounts			
1205 - Truist Reserve MM 1695 3.55%		$97,903.58	$97,903.58
1206 - Truist Reserve MM 8064 .01%		$44,307.37	$44,307.37
1207 - Truist ICS MM 8064 .70%		$473,831.43	$473,831.43
1232 - Southstate CD7371 5/5/26 1.98%		$24,907.12	$24,907.12
1236 - Centennial CD5712 12/3/26 2.5%		$23,861.49	$23,861.49
1237 - Centennial CD6231 1/12/27 2.5%		$24,218.04	$24,218.04
1242 - Centennial CD8496 6/26/26 2.75%		$41,254.08	$41,254.08
1245 - First Horizon CD9876 2/17/26 3.35%		$68,551.25	$68,551.25
1246 - First Horizon MM 6623 3.25%		$180,768.46	$180,768.46
1299 - Due (to)/from Operating		$67,446.75	$67,446.75
Total Reserve Accounts		**$1,047,049.57**	**$1,047,049.57**
Other Assets			
1310 - Accounts Receivable	$932.38		$932.38
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$106,983.64		$106,983.64
1611 - Prepaid Expenses	$5,991.10		$5,991.10
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$115,202.20**		**$115,202.20**
Total Assets	**$151,627.25**	**$1,047,049.57**	**$1,198,676.82**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 9/30/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$14,778.00		$14,778.00
3020 - Accrued Expenses	$700.75		$700.75
3310 - Prepaid Owner Assessments	$53,861.13		$53,861.13
3450 - Operating Income Carryover	$2,499.99		$2,499.99
Total Current Liabilities	**$71,839.87**		**$71,839.87**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$14,866.79	$14,866.79
5300 - Building Restoration		$303,511.97	$303,511.97
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		$14,735.76	$14,735.76
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$1,047,049.57**	**$1,047,049.57**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$11,694.02		$11,694.02
Total Equity	**$79,787.38**		**$79,787.38**
Total Liabilities / Equity	**$151,627.25**	**$1,047,049.57**	**$1,198,676.82**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

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)	420,963.75	420,964.47	(.72)	561,286.00
6210 - Reserve Fees	-	-	-	106,076.25	106,076.25	-	141,435.00
6340 - Late Fees & Interest	33.55	41.67	(8.12)	592.80	374.99	217.81	500.00
6410 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	.78	41.67	(40.89)	16.04	375.03	(358.99)	500.00
6920 - Miscellaneous	1,060.50	166.67	893.83	4,210.50	1,500.03	2,710.47	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	7,500.01	7,500.01	-	10,000.00
6970 - Shared Expense Reimb.	425.83	431.92	(6.09)	5,283.00	3,887.28	1,395.72	5,183.00
6997 - 2025 Special Assessment	-	-	-	48,320.00	-	48,320.00	-
Total Income	**49,127.74**	**48,289.09**	**838.65**	**594,423.35**	**540,678.06**	**53,745.29**	**720,904.00**
Total Income	**49,127.74**	**48,289.09**	**838.65**	**594,423.35**	**540,678.06**	**53,745.29**	**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	-	75.01	75.01	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	562.50	(138.75)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	162,137.16	162,420.75	283.59	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	-	337.50	337.50	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	4,478.80	3,750.03	(728.77)	5,000.00
7150 - Prof. Fees - Legal	(318.44)	83.33	401.77	4,440.50	750.01	(3,690.49)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	225.00	(75.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	149.99	149.99	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	26,064.00	26,066.97	2.97	34,756.00
7250 - Office - Svc/Supplies/Misc	671.80	658.33	(13.47)	4,494.95	5,924.97	1,430.02	7,900.00
7260 - Postage & Printing	30.50	164.58	134.08	1,589.63	1,481.22	(108.41)	1,975.00
Total Administrative	**21,110.47**	**22,415.99**	**1,305.52**	**204,206.29**	**201,743.95**	**(2,462.34)**	**268,992.00**
Grounds							
7600 - Landscape Contract	5,593.60	5,858.50	264.90	50,342.40	52,726.50	2,384.10	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	5,962.25	-	(5,962.25)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	1,420.57	4,275.00	2,854.43	5,700.00
7655 - Mulch	-	791.67	791.67	-	7,125.03	7,125.03	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	5,583.00	3,562.47	(2,020.53)	4,750.00
7670 - Irrigation Repairs	177.41	712.50	535.09	9,745.91	6,412.50	(3,333.41)	8,550.00
7680 - Fountain Maintenance	246.90	50.00	(196.90)	823.90	450.00	(373.90)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	6,050.00	7,125.03	1,075.03	9,500.00
7830 - Tree Trim & Removal	175.00	582.33	407.33	3,891.00	5,240.97	1,349.97	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	1,225.00	533.97	(691.03)	712.00
7835 - Sod Replacement	5,989.64	514.58	(5,475.06)	5,989.64	4,631.22	(1,358.42)	6,175.00
Total Grounds	**12,626.30**	**10,231.41**	**(2,394.89)**	**91,033.67**	**92,082.69**	**1,049.02**	**122,777.00**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

Operating Expense

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	984.00	416.67	(567.33)	14,024.07	3,750.03	(10,274.04)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	2,250.00	1,839.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	5,826.15	5,850.00	23.85	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	6,470.00	6,225.03	(244.97)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	749.97	749.97	1,000.00
8093 - Fire Alarm Maintenance	321.00	1,000.00	679.00	14,039.69	9,000.00	(5,039.69)	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	5,643.75	5,775.03	131.28	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	3,750.03	1,275.03	5,000.00
Total Repairs & Maintenance	**2,546.10**	**4,150.01**	**1,603.91**	**48,889.36**	**37,350.09**	**(11,539.27)**	**49,800.00**
Pool & Recreation							
8310 - Cabana Maintenance Contract	225.00	238.33	13.33	1,755.00	2,144.97	389.97	2,860.00
8320 - Cabana Maint/Repairs	3.81	166.67	162.86	6.17	1,500.03	1,493.86	2,000.00
8400 - Pool Maintenance Contract	475.00	390.00	(85.00)	3,795.00	3,510.00	(285.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	400.35	315.00	(85.35)	420.00
8420 - Pool/Deck - Repairs/Svc	180.00	283.33	103.33	3,928.66	2,549.97	(1,378.69)	3,400.00
Total Pool & Recreation	**883.81**	**1,113.33**	**229.52**	**9,885.18**	**10,019.97**	**134.79**	**13,360.00**
Utilities							
8620 - Electricity	752.69	733.33	(19.36)	6,447.69	6,599.97	152.28	8,800.00
8621 - Electricity - Pool	624.70	700.00	75.30	6,166.11	6,300.00	133.89	8,400.00
8676 - Telephone - Pool	-	62.50	62.50	448.48	562.50	114.02	750.00
8700 - Water & Sewer	6,549.69	8,675.00	2,125.31	73,474.53	78,075.00	4,600.47	104,100.00
8701 - Water & Sewer - Pool	75.55	121.50	45.95	1,395.24	1,093.50	(301.74)	1,458.00
Total Utilities	**8,002.63**	**10,292.33**	**2,289.70**	**87,932.05**	**92,630.97**	**4,698.92**	**123,508.00**
Other							
9710 - Contingency Fund	-	86.00	86.00	540.00	774.00	234.00	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**	**106,850.25**	**(33,932.53)**	**142,467.00**
Total Expense	**45,169.31**	**48,289.07**	**3,119.76**	**582,729.33**	**540,677.92**	**(42,051.41)**	**720,904.00**
Operating Net Total	**3,958.43**	**.02**	**3,958.41**	**11,694.02**	**.14**	**11,693.88**	**-**
Net Total	**3,958.43**	**.02**	**3,958.41**	**11,694.02**	**.14**	**11,693.88**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

Reserve Balances

September 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	959.25	-	-	-	14,866.79
5300 Building Restoration	287,118.47	22,303.50	15,694.71	(21,604.71)	-	303,511.97
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)	-	14,735.76	14,735.76
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	**$ 940,042.56**	**106,076.25**	**42,916.53**	**(56,721.53)**	**14,735.76**	**1,047,049.57**

Expense Details

<u>5300 Building Restoration</u>

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
9/3/25 - Daniel's Plumbing - Replace shutoff valve - $693

Total $ 21,604.71

<u>5400 Roofing</u>

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

<u>5300 Building Restoration</u>

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

<u>5400 Roofing</u>

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

<u>5491 Interest - Prior Years</u>

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

Total $ 10,589.03