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

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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 10/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	$144,470.78		$144,470.78
1099 - Due (to)/from reserves	($44,964.50)		($44,964.50)
Total Operating Accounts	**$99,506.28**		**$99,506.28**
Reserve Accounts			
1205 - Truist Reserve MM 1695 2.95%		$133,564.15	$133,564.15
1206 - Truist Reserve MM 8064 .01%		$5,000.25	$5,000.25
1207 - Truist ICS MM 8064 .60%		$295,846.97	$295,846.97
1215 - Bank OZK CD 7693 5/21/26 4.20%		$240,000.00	$240,000.00
1232 - Southstate CD7371 5/5/26 1.98%		$24,907.12	$24,907.12
1236 - Centennial CD5712 12/3/26 2.5%		$23,910.52	$23,910.52
1237 - Centennial CD6231 1/12/27 2.5%		$24,267.80	$24,267.80
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%		$181,190.66	$181,190.66
1299 - Due (to)/from Operating		$44,964.50	$44,964.50
Total Reserve Accounts		**$1,083,457.30**	**$1,083,457.30**
Other Assets			
1310 - Accounts Receivable	$4,112.93		$4,112.93
1315 - Allowance for Bad Debt	($42.92)		($42.92)
1610 - Prepaid Insurance	$89,153.03		$89,153.03
1611 - Prepaid Expenses	$4,750.00		$4,750.00
1800 - Deposits	$1,338.00		$1,338.00
Total Other Assets	**$99,311.04**		**$99,311.04**
Total Assets	**$198,817.32**	**$1,083,457.30**	**$1,282,274.62**

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 10/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$13,166.15	$3,200.00	$16,366.15
3020 - Accrued Expenses	$558.69		$558.69
3050 - Deferred Revenue	$93,547.50		$93,547.50
3310 - Prepaid Owner Assessments	$5,463.20		$5,463.20
3450 - Operating Income Carryover	$1,666.66		$1,666.66
Total Current Liabilities	**$114,402.20**	**$3,200.00**	**$117,602.20**
Reserves			
5102 - Cabana Painting Int/Ext		$5,950.00	$5,950.00
5103 - Cabana Renovation		$15,186.54	$15,186.54
5300 - Building Restoration		$310,946.47	$310,946.47
5340 - Pool		$25,037.04	$25,037.04
5400 - Roofing		$695,362.18	$695,362.18
5450 - Capital Improvements		$1,401.30	$1,401.30
5490 - Reserves Interest - Current		$15,784.74	$15,784.74
5491 - Reserves Interest - Prior Years		$10,589.03	$10,589.03
Total Reserves		**$1,080,257.30**	**$1,080,257.30**
Equity			
5510 - Prior Years Fund Balance	$78,093.36		$78,093.36
5515 - Surplus Carryover	($10,000.00)		($10,000.00)
5999 - Net Income	$16,321.76		$16,321.76
Total Equity	**$84,415.12**		**$84,415.12**
Total Liabilities / Equity	**$198,817.32**	**$1,083,457.30**	**$1,282,274.62**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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)	467,737.50	467,738.30	(.80)	561,286.00
6210 - Reserve Fees	35,358.75	35,358.75	-	141,435.00	141,435.00	-	141,435.00
6340 - Late Fees & Interest	-	41.67	(41.67)	592.80	416.66	176.14	500.00
6410 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	1.64	41.67	(40.03)	17.68	416.70	(399.02)	500.00
6920 - Miscellaneous	250.50	166.67	83.83	4,461.00	1,666.70	2,794.30	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	8,333.34	8,333.34	-	10,000.00
6970 - Shared Expense Reimb.	393.10	431.92	(38.82)	5,676.10	4,319.20	1,356.90	5,183.00
6997 - 2025 Special Assessment	-	-	-	48,320.00	-	48,320.00	-
Total Income	**83,611.07**	**83,647.84**	**(36.77)**	**678,034.42**	**624,325.90**	**53,708.52**	**720,904.00**
Total Income	**83,611.07**	**83,647.84**	**(36.77)**	**678,034.42**	**624,325.90**	**53,708.52**	**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	-	83.34	83.34	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	625.00	(76.25)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	179,967.77	180,467.50	499.73	216,561.00
7110 - Insurance Appraisal	450.00	37.50	(412.50)	450.00	375.00	(75.00)	450.00
7140 - Prof. Fees - Audit	1,000.00	416.67	(583.33)	5,478.80	4,166.70	(1,312.10)	5,000.00
7150 - Prof. Fees - Legal	-	83.33	83.33	4,440.50	833.34	(3,607.16)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	250.00	(50.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	166.66	166.66	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	28,960.00	28,963.30	3.30	34,756.00
7250 - Office - Svc/Supplies/Misc	521.50	658.33	136.83	5,016.45	6,583.30	1,566.85	7,900.00
7260 - Postage & Printing	418.35	164.58	(253.77)	2,007.98	1,645.80	(362.18)	1,975.00
Total Administrative	**23,116.46**	**22,415.99**	**(700.47)**	**227,322.75**	**224,159.94**	**(3,162.81)**	**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	55,936.00	58,585.00	2,649.00	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	6,406.00	-	(6,406.00)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	1,420.57	4,750.00	3,329.43	5,700.00
7655 - Mulch	-	791.67	791.67	-	7,916.70	7,916.70	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	5,583.00	3,958.30	(1,624.70)	4,750.00
7670 - Irrigation Repairs	535.22	712.50	177.28	10,281.13	7,125.00	(3,156.13)	8,550.00
7680 - Fountain Maintenance	712.31	50.00	(662.31)	1,536.21	500.00	(1,036.21)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	6,050.00	7,916.70	1,866.70	9,500.00
7830 - Tree Trim & Removal	-	582.33	582.33	3,891.00	5,823.30	1,932.30	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	1,225.00	593.30	(631.70)	712.00
7835 - Sod Replacement	-	514.58	514.58	5,989.64	5,145.80	(843.84)	6,175.00
Total Grounds	**7,284.88**	**10,231.41**	**2,946.53**	**98,318.55**	**102,314.10**	**3,995.55**	**122,777.00**

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Expense

Repairs & Maintenance							
8010 - Building - Maint/Repair/Svc/Sup	-	416.67	416.67	14,024.07	4,166.70	(9,857.37)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	2,500.00	2,089.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	6,473.50	6,500.00	26.50	7,800.00
8091 - Fire Alarm Inspections	1,750.00	691.67	(1,058.33)	8,220.00	6,916.70	(1,303.30)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	833.30	833.30	1,000.00
8093 - Fire Alarm Maintenance	486.85	1,000.00	513.15	14,526.54	10,000.00	(4,526.54)	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	6,237.50	6,416.70	179.20	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	4,166.70	1,691.70	5,000.00
Total Repairs & Maintenance	**3,477.95**	**4,150.01**	**672.06**	**52,367.31**	**41,500.10**	**(10,867.21)**	**49,800.00**

Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	1,935.00	2,383.30	448.30	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	6.17	1,666.70	1,660.53	2,000.00
8400 - Pool Maintenance Contract	475.00	390.00	(85.00)	4,270.00	3,900.00	(370.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	400.35	350.00	(50.35)	420.00
8420 - Pool/Deck - Repairs/Svc	160.50	283.33	122.83	4,089.16	2,833.30	(1,255.86)	3,400.00
Total Pool & Recreation	**815.50**	**1,113.33**	**297.83**	**10,700.68**	**11,133.30**	**432.62**	**13,360.00**

Utilities							
8620 - Electricity	766.81	733.33	(33.48)	7,214.50	7,333.30	118.80	8,800.00
8621 - Electricity - Pool	271.71	700.00	428.29	6,437.82	7,000.00	562.18	8,400.00
8676 - Telephone - Pool	-	62.50	62.50	448.48	625.00	176.52	750.00
8700 - Water & Sewer	7,575.34	8,675.00	1,099.66	81,049.87	86,750.00	5,700.13	104,100.00
8701 - Water & Sewer - Pool	315.93	121.50	(194.43)	1,711.17	1,215.00	(496.17)	1,458.00
Total Utilities	**8,929.79**	**10,292.33**	**1,362.54**	**96,861.84**	**102,923.30**	**6,061.46**	**123,508.00**

Other							
9710 - Contingency Fund	-	86.00	86.00	540.00	860.00	320.00	1,032.00
9970 - Transfer to Reserves	35,358.75	35,358.75	-	175,601.53	141,435.00	(34,166.53)	141,435.00
Total Other	**35,358.75**	**35,444.75**	**86.00**	**176,141.53**	**142,295.00**	**(33,846.53)**	**142,467.00**
Total Expense	**78,983.33**	**83,647.82**	**4,664.49**	**661,712.66**	**624,325.74**	**(37,386.92)**	**720,904.00**

Operating Net Total	**4,627.74**	**.02**	**4,627.72**	**16,321.76**	**.16**	**16,321.60**	**-**
Net Total	**4,627.74**	**.02**	**4,627.72**	**16,321.76**	**.16**	**16,321.60**	**-**

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
October 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	1,279.00	-	-	-	15,186.54
5300 Building Restoration	287,118.47	29,738.00	15,694.71	(21,604.71)	-	310,946.47
5340 Pool	17,042.04	7,995.00	-	-	-	25,037.04
5400 Roofing	584,358.18	102,423.00	46,897.82	(38,316.82)	-	695,362.18
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,611.37	-	(20,611.37)	-	15,784.74	15,784.74
5491 Interest - Prior years	9,653.66	-	935.37	-	-	10,589.03
Total Reserves	**$ 940,042.56**	**141,435.00**	**42,916.53**	**(59,921.53)**	**15,784.74**	**1,080,257.30**

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

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

Total $ 21,604.71

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

10/18/25 - Strong Roofing - Tile Leak Repair - $3,200

Total $ 38,316.82

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