

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**November 30, 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 11/30/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Accounts</b>			
1025 - Truist OP 8056 .01%	\$100,967.54		\$100,967.54
1099 - Due (to)/from reserves	(\$22,482.25)		(\$22,482.25)
<b>Total Operating Accounts</b>	<b>\$78,485.29</b>		<b>\$78,485.29</b>
<b>Reserve Accounts</b>			
1205 - Truist Reserve MM 1695 2.95%		\$156,390.62	\$156,390.62
1206 - Truist Reserve MM 8064 .01%		\$5,000.04	\$5,000.04
1207 - Truist ICS MM 8064 .60%		\$292,791.71	\$292,791.71
1215 - Bank OZK CD 7693 5/21/26 4.20%		\$240,839.18	\$240,839.18
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%		\$24,319.33	\$24,319.33
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%		\$181,525.73	\$181,525.73
1299 - Due (to)/from Operating		\$22,482.25	\$22,482.25
<b>Total Reserve Accounts</b>		<b>\$1,081,971.83</b>	<b>\$1,081,971.83</b>
<b>Other Assets</b>			
1310 - Accounts Receivable	\$3,158.49		\$3,158.49
1315 - Allowance for Bad Debt	(\$42.92)		(\$42.92)
1610 - Prepaid Insurance	\$71,322.42		\$71,322.42
1611 - Prepaid Expenses	\$5,450.95		\$5,450.95
1800 - Deposits	\$1,338.00		\$1,338.00
<b>Total Other Assets</b>	<b>\$81,226.94</b>		<b>\$81,226.94</b>
<b>Total Assets</b>	<b>\$159,712.23</b>	<b>\$1,081,971.83</b>	<b>\$1,241,684.06</b>

# Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 11/30/2025

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Liabilities</b>			
3010 - Accounts Payable	\$10,128.65		\$10,128.65
3020 - Accrued Expenses	\$422.32		\$422.32
3050 - Deferred Revenue	\$46,773.75		\$46,773.75
3100 - Suspense	\$190.00		\$190.00
3310 - Prepaid Owner Assessments	\$10,015.20		\$10,015.20
3450 - Operating Income Carryover	\$833.33		\$833.33
<b>Total Current Liabilities</b>	<b>\$68,363.25</b>		<b>\$68,363.25</b>
<b>Reserves</b>			
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		\$17,499.27	\$17,499.27
5491 - Reserves Interest - Prior Years		\$10,589.03	\$10,589.03
<b>Total Reserves</b>		<b>\$1,081,971.83</b>	<b>\$1,081,971.83</b>
<b>Equity</b>			
5510 - Prior Years Fund Balance	\$78,093.36		\$78,093.36
5515 - Surplus Carryover	(\$10,000.00)		(\$10,000.00)
5999 - Net Income	\$23,255.62		\$23,255.62
<b>Total Equity</b>	<b>\$91,348.98</b>		<b>\$91,348.98</b>
<b>Total Liabilities / Equity</b>	<b>\$159,712.23</b>	<b>\$1,081,971.83</b>	<b>\$1,241,684.06</b>

# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
6200 - Assessment Fees	46,773.75	46,773.83	(.08)	514,511.25	514,512.13	(.88)	561,286.00
6210 - Reserve Fees	-	-	-	141,435.00	141,435.00	-	141,435.00
6340 - Late Fees & Interest	124.41	41.67	82.74	717.21	458.33	258.88	500.00
6410 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	1.05	41.67	(40.62)	18.73	458.37	(439.64)	500.00
6920 - Miscellaneous	-	166.67	(166.67)	4,461.00	1,833.37	2,627.63	2,000.00
6925 - Donations from Owners	-	-	-	461.00	-	461.00	-
6950 - Rollover of Surplus/Shortfall	833.33	833.33	-	9,166.67	9,166.67	-	10,000.00
6970 - Shared Expense Reimb.	461.98	431.92	30.06	6,138.08	4,751.12	1,386.96	5,183.00
6997 - 2025 Special Assessment	-	-	-	48,320.00	-	48,320.00	-
<b>Total Income</b>	<b>48,194.52</b>	<b>48,289.09</b>	<b>(94.57)</b>	<b>726,228.94</b>	<b>672,614.99</b>	<b>53,613.95</b>	<b>720,904.00</b>
<b>Total Income</b>	<b>48,194.52</b>	<b>48,289.09</b>	<b>(94.57)</b>	<b>726,228.94</b>	<b>672,614.99</b>	<b>53,613.95</b>	<b>720,904.00</b>

## Operating Expense

<b>Administrative</b>							
7005 - Bad Debt Expense	-	8.33	8.33	-	91.67	91.67	100.00
7040 - Fees Payable to Division	-	62.50	62.50	701.25	687.50	(13.75)	750.00
7100 - Insurance	17,830.61	18,046.75	216.14	197,798.38	198,514.25	715.87	216,561.00
7110 - Insurance Appraisal	-	37.50	37.50	450.00	412.50	(37.50)	450.00
7140 - Prof. Fees - Audit	-	416.67	416.67	5,478.80	4,583.37	(895.43)	5,000.00
7150 - Prof. Fees - Legal	-	83.33	83.33	4,440.50	916.67	(3,523.83)	1,000.00
7170 - Prof. Fees - Tax Prep	-	25.00	25.00	300.00	275.00	(25.00)	300.00
7175 - Income Tax	-	16.67	16.67	-	183.33	183.33	200.00
7200 - Management Fees	2,896.00	2,896.33	.33	31,856.00	31,859.63	3.63	34,756.00
7250 - Office - Svc/Supplies/Misc	221.50	658.33	436.83	5,237.95	7,241.63	2,003.68	7,900.00
7260 - Postage & Printing	463.22	164.58	(298.64)	2,471.20	1,810.38	(660.82)	1,975.00
<b>Total Administrative</b>	<b>21,411.33</b>	<b>22,415.99</b>	<b>1,004.66</b>	<b>248,734.08</b>	<b>246,575.93</b>	<b>(2,158.15)</b>	<b>268,992.00</b>

<b>Grounds</b>							
7600 - Landscape Contract	5,593.60	5,858.50	264.90	61,529.60	64,443.50	2,913.90	70,302.00
7601 - Landscape Pool Shared	443.75	-	(443.75)	6,849.75	-	(6,849.75)	-
7650 - Landscape - Svc/Replace/Oth	-	475.00	475.00	1,420.57	5,225.00	3,804.43	5,700.00
7655 - Mulch	-	791.67	791.67	-	8,708.37	8,708.37	9,500.00
7660 - Tree & Shrub Replacement	-	395.83	395.83	5,583.00	4,354.13	(1,228.87)	4,750.00
7670 - Irrigation Repairs	317.21	712.50	395.29	10,598.34	7,837.50	(2,760.84)	8,550.00
7680 - Fountain Maintenance	-	50.00	50.00	1,536.21	550.00	(986.21)	600.00
7825 - Palm Tree Trimming	-	791.67	791.67	6,050.00	8,708.37	2,658.37	9,500.00
7830 - Tree Trim & Removal	-	582.33	582.33	3,891.00	6,405.63	2,514.63	6,988.00
7831 - Tree Trim Pool Shared	-	59.33	59.33	1,225.00	652.63	(572.37)	712.00
7835 - Sod Replacement	-	514.58	514.58	5,989.64	5,660.38	(329.26)	6,175.00
<b>Total Grounds</b>	<b>6,354.56</b>	<b>10,231.41</b>	<b>3,876.85</b>	<b>104,673.11</b>	<b>112,545.51</b>	<b>7,872.40</b>	<b>122,777.00</b>

# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Repairs &amp; Maintenance</b>							
8010 - Building - Maint/Repair/Svc/Sup	-	416.67	416.67	14,024.07	4,583.37	(9,440.70)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	410.70	2,750.00	2,339.30	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	7,120.85	7,150.00	29.15	7,800.00
8091 - Fire Alarm Inspections	-	691.67	691.67	8,220.00	7,608.37	(611.63)	8,300.00
8092 - Fire Extinguisher Inspection	-	83.33	83.33	-	916.63	916.63	1,000.00
8093 - Fire Alarm Maintenance	160.50	1,000.00	839.50	14,687.04	11,000.00	(3,687.04)	12,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	6,831.25	7,058.37	227.12	7,700.00
8245 - Pressure Cleaning	-	416.67	416.67	2,475.00	4,583.37	2,108.37	5,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>1,401.60</b>	<b>4,150.01</b>	<b>2,748.41</b>	<b>53,768.91</b>	<b>45,650.11</b>	<b>(8,118.80)</b>	<b>49,800.00</b>
<b>Pool &amp; Recreation</b>							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	2,115.00	2,621.63	506.63	2,860.00
8320 - Cabana Maint/Repairs	-	166.67	166.67	6.17	1,833.37	1,827.20	2,000.00
8400 - Pool Maintenance Contract	475.00	390.00	(85.00)	4,745.00	4,290.00	(455.00)	4,680.00
8410 - Pool Permit	-	35.00	35.00	400.35	385.00	(15.35)	420.00
8420 - Pool/Deck - Repairs/Svc	144.98	283.33	138.35	4,234.14	3,116.63	(1,117.51)	3,400.00
<b>Total Pool &amp; Recreation</b>	<b>799.98</b>	<b>1,113.33</b>	<b>313.35</b>	<b>11,500.66</b>	<b>12,246.63</b>	<b>745.97</b>	<b>13,360.00</b>
<b>Utilities</b>							
8620 - Electricity	828.76	733.33	(95.43)	8,043.26	8,066.63	23.37	8,800.00
8621 - Electricity - Pool	825.47	700.00	(125.47)	7,263.29	7,700.00	436.71	8,400.00
8676 - Telephone - Pool	-	62.50	62.50	448.48	687.50	239.02	750.00
8700 - Water & Sewer	9,508.26	8,675.00	(833.26)	90,558.13	95,425.00	4,866.87	104,100.00
8701 - Water & Sewer - Pool	130.70	121.50	(9.20)	1,841.87	1,336.50	(505.37)	1,458.00
<b>Total Utilities</b>	<b>11,293.19</b>	<b>10,292.33</b>	<b>(1,000.86)</b>	<b>108,155.03</b>	<b>113,215.63</b>	<b>5,060.60</b>	<b>123,508.00</b>
<b>Other</b>							
9710 - Contingency Fund	-	86.00	86.00	540.00	946.00	406.00	1,032.00
9970 - Transfer to Reserves	-	-	-	175,601.53	141,435.00	(34,166.53)	141,435.00
<b>Total Other</b>	<b>-</b>	<b>86.00</b>	<b>86.00</b>	<b>176,141.53</b>	<b>142,381.00</b>	<b>(33,760.53)</b>	<b>142,467.00</b>
<b>Total Expense</b>	<b>41,260.66</b>	<b>48,289.07</b>	<b>7,028.41</b>	<b>702,973.32</b>	<b>672,614.81</b>	<b>(30,358.51)</b>	<b>720,904.00</b>
<b>Operating Net Total</b>	<b>6,933.86</b>	<b>.02</b>	<b>6,933.84</b>	<b>23,255.62</b>	<b>.18</b>	<b>23,255.44</b>	<b>-</b>
<b>Net Total</b>	<b>6,933.86</b>	<b>.02</b>	<b>6,933.84</b>	<b>23,255.62</b>	<b>.18</b>	<b>23,255.44</b>	<b>-</b>

# CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

## Reserve Balances

November 30, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5102 Cabana: Painting</b>	\$ 5,950.00	-	-	-	-	5,950.00
<b>5103 Cabana Renovation</b>	13,907.54	1,279.00	-	-	-	15,186.54
<b>5300 Building Restoration</b>	287,118.47	29,738.00	15,694.71	(21,604.71)	-	310,946.47
<b>5340 Pool</b>	17,042.04	7,995.00	-	-	-	25,037.04
<b>5400 Roofing</b>	584,358.18	102,423.00	46,897.82	(38,316.82)	-	695,362.18
<b>5450 Capital Improvements</b>	1,401.30	-	-	-	-	1,401.30
<b>5490 Interest</b>	20,611.37	-	(20,611.37)	-	17,499.27	17,499.27
<b>5491 Interest - Prior years</b>	9,653.66	-	935.37	-	-	10,589.03
<b>Total Reserves</b>	<b>\$ 940,042.56</b>	<b>141,435.00</b>	<b>42,916.53</b>	<b>(59,921.53)</b>	<b>17,499.27</b>	<b>1,081,971.83</b>

### 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 repairs 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**