

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**AUDITED FINANCIAL REPORTS**  
**December 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 12/31/2025

| <b>Assets</b>                             | <b>Operating</b>    | <b>Reserve</b>        | <b>Total</b>          |
|---|---------------------|-----------------------|-----------------------|
| <b>Operating Accounts</b>                 |                     |                       |                       |
| 1025 - Truist OP 8056 .01%                | \$94,211.66         |                       | \$94,211.66           |
| <b>Total Operating Accounts</b>           | <b>\$94,211.66</b>  |                       | <b>\$94,211.66</b>    |
| <b>Reserve Accounts</b>                   |                     |                       |                       |
| 1205 - Truist Reserve MM 1695 2.95%       |                     | \$156,760.38          | \$156,760.38          |
| 1206 - Truist Reserve MM 8064 .01%        |                     | \$24,646.94           | \$24,646.94           |
| 1207 - Truist ICS MM 8064 .60%            |                     | \$292,932.51          | \$292,932.51          |
| 1215 - Bank OZK CD 7693 5/21/26 4.20%     |                     | \$241,654.08          | \$241,654.08          |
| 1232 - Southstate CD7371 5/5/26 1.98%     |                     | \$25,198.12           | \$25,198.12           |
| 1236 - Centennial CD5712 12/3/26 2.5%     |                     | \$24,010.53           | \$24,010.53           |
| 1237 - Centennial CD6231 1/12/27 2.5%     |                     | \$24,369.30           | \$24,369.30           |
| 1242 - Centennial CD8496 6/26/26 2.75%    |                     | \$41,536.92           | \$41,536.92           |
| 1245 - First Horizon CD9876 2/17/26 3.35% |                     | \$69,124.25           | \$69,124.25           |
| 1246 - First Horizon MM 6623 2%           |                     | \$181,872.61          | \$181,872.61          |
| <b>Total Reserve Accounts</b>             |                     | <b>\$1,082,105.64</b> | <b>\$1,082,105.64</b> |
| <b>Other Assets</b>                       |                     |                       |                       |
| 1310 - Accounts Receivable                | \$1,657.07          |                       | \$1,657.07            |
| 1315 - Allowance for Bad Debt             | (\$42.92)           |                       | (\$42.92)             |
| 1610 - Prepaid Insurance                  | \$53,491.81         |                       | \$53,491.81           |
| 1611 - Prepaid Expenses                   | \$4,209.85          |                       | \$4,209.85            |
| 1800 - Deposits                           | \$1,338.00          |                       | \$1,338.00            |
| <b>Total Other Assets</b>                 | <b>\$60,653.81</b>  |                       | <b>\$60,653.81</b>    |
| <b>Total Assets</b>                       | <b>\$154,865.47</b> | <b>\$1,082,105.64</b> | <b>\$1,236,971.11</b> |

# Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 12/31/2025

| <b>Liabilities / Equity</b>            | <b>Operating</b>    | <b>Reserve</b>        | <b>Total</b>          |
|--|---------------------|-----------------------|-----------------------|
| <b>Current Liabilities</b>             |                     |                       |                       |
| 3010 - Accounts Payable                | \$11,715.04         | \$8,500.00            | \$20,215.04           |
| 3020 - Accrued Expenses                | \$7,818.45          |                       | \$7,818.45            |
| 3310 - Prepaid Owner Assessments       | \$57,271.73         |                       | \$57,271.73           |
| <b>Total Current Liabilities</b>       | <b>\$76,805.22</b>  | <b>\$8,500.00</b>     | <b>\$85,305.22</b>    |
| <b>Reserve Fund</b>                    |                     |                       |                       |
| 5102 - Cabana Painting Int/Ext         |                     | \$5,950.00            | \$5,950.00            |
| 5103 - Cabana Renovation               |                     | \$15,186.54           | \$15,186.54           |
| 5300 - Building Restoration            |                     | \$299,610.97          | \$299,610.97          |
| 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     |                     | \$20,468.58           | \$20,468.58           |
| 5491 - Reserves Interest - Prior Years |                     | \$10,589.03           | \$10,589.03           |
| <b>Total Reserve Fund</b>              |                     | <b>\$1,073,605.64</b> | <b>\$1,073,605.64</b> |
| <b>Equity</b>                          |                     |                       |                       |
| 5510 - Prior Years Fund Balance        | \$78,092.36         |                       | \$78,092.36           |
| 5515 - Surplus Carryover               | (\$10,000.00)       |                       | (\$10,000.00)         |
| 5999 - Net Income                      | \$9,967.89          |                       | \$9,967.89            |
| <b>Total Equity</b>                    | <b>\$78,060.25</b>  |                       | <b>\$78,060.25</b>    |
| <b>Total Liabilities / Equity</b>      | <b>\$154,865.47</b> | <b>\$1,082,105.64</b> | <b>\$1,236,971.11</b> |

# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

|                                      | 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        | 46,773.87        | (.12)        | 561,285.00        | 561,286.00        | (1.00)           | 561,286.00        |
| 6210 - Reserve Fees                  | -                | -                | -            | 141,435.00        | 141,435.00        | -                | 141,435.00        |
| 6340 - Late Fees & Interest          | 16.47            | 41.67            | (25.20)      | 733.68            | 500.00            | 233.68           | 500.00            |
| 6410 - Violation Fines               | -                | -                | -            | 1,000.00          | -                 | 1,000.00         | -                 |
| 6910 - Interest Income               | .79              | 41.63            | (40.84)      | 19.52             | 500.00            | (480.48)         | 500.00            |
| 6920 - Miscellaneous                 | 200.50           | 166.63           | 33.87        | 4,661.50          | 2,000.00          | 2,661.50         | 2,000.00          |
| 6925 - Donations from Owners         | -                | -                | -            | 461.00            | -                 | 461.00           | -                 |
| 6950 - Rollover of Surplus/Shortfall | 833.33           | 833.33           | -            | 10,000.00         | 10,000.00         | -                | 10,000.00         |
| 6970 - Shared Expense Reimb.         | 501.13           | 431.88           | 69.25        | 6,639.21          | 5,183.00          | 1,456.21         | 5,183.00          |
| 6997 - 2025 Special Assessment       | -                | -                | -            | 48,320.00         | -                 | 48,320.00        | -                 |
| <b>Total Income</b>                  | <b>48,325.97</b> | <b>48,289.01</b> | <b>36.96</b> | <b>774,554.91</b> | <b>720,904.00</b> | <b>53,650.91</b> | <b>720,904.00</b> |
| <b>Total Income</b>                  | <b>48,325.97</b> | <b>48,289.01</b> | <b>36.96</b> | <b>774,554.91</b> | <b>720,904.00</b> | <b>53,650.91</b> | <b>720,904.00</b> |

## Operating Expense

|                                   |                  |                  |                   |                   |                   |                   |                   |
|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Administrative</b>             |                  |                  |                   |                   |                   |                   |                   |
| 7005 - Bad Debt Expense           | -                | 8.33             | 8.33              | -                 | 100.00            | 100.00            | 100.00            |
| 7040 - Fees Payable to Division   | -                | 62.50            | 62.50             | 701.25            | 750.00            | 48.75             | 750.00            |
| 7100 - Insurance                  | 17,830.61        | 18,046.75        | 216.14            | 215,628.99        | 216,561.00        | 932.01            | 216,561.00        |
| 7110 - Insurance Appraisal        | -                | 37.50            | 37.50             | 450.00            | 450.00            | -                 | 450.00            |
| 7140 - Prof. Fees - Audit         | -                | 416.63           | 416.63            | 5,478.80          | 5,000.00          | (478.80)          | 5,000.00          |
| 7150 - Prof. Fees - Legal         | -                | 83.33            | 83.33             | 4,440.50          | 1,000.00          | (3,440.50)        | 1,000.00          |
| 7170 - Prof. Fees - Tax Prep      | -                | 25.00            | 25.00             | 300.00            | 300.00            | -                 | 300.00            |
| 7175 - Income Tax                 | 4,901.00         | 16.67            | (4,884.33)        | 4,901.00          | 200.00            | (4,701.00)        | 200.00            |
| 7200 - Management Fees            | 2,896.00         | 2,896.37         | .37               | 34,752.00         | 34,756.00         | 4.00              | 34,756.00         |
| 7250 - Office - Svc/Supplies/Misc | 671.00           | 658.37           | (12.63)           | 5,908.95          | 7,900.00          | 1,991.05          | 7,900.00          |
| 7260 - Postage & Printing         | 707.47           | 164.62           | (542.85)          | 3,178.67          | 1,975.00          | (1,203.67)        | 1,975.00          |
| <b>Total Administrative</b>       | <b>27,006.08</b> | <b>22,416.07</b> | <b>(4,590.01)</b> | <b>275,740.16</b> | <b>268,992.00</b> | <b>(6,748.16)</b> | <b>268,992.00</b> |

|                                    |                  |                  |                   |                   |                   |               |                   |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|-------------------|
| <b>Grounds</b>                     |                  |                  |                   |                   |                   |               |                   |
| 7600 - Landscape Contract          | 5,593.60         | 5,858.50         | 264.90            | 67,123.20         | 70,302.00         | 3,178.80      | 70,302.00         |
| 7601 - Landscape Pool Shared       | 443.75           | -                | (443.75)          | 7,293.50          | -                 | (7,293.50)    | -                 |
| 7650 - Landscape - Svc/Replace/Oth | -                | 475.00           | 475.00            | 1,420.57          | 5,700.00          | 4,279.43      | 5,700.00          |
| 7655 - Mulch                       | 8,228.38         | 791.63           | (7,436.75)        | 8,228.38          | 9,500.00          | 1,271.62      | 9,500.00          |
| 7660 - Tree & Shrub Replacement    | -                | 395.87           | 395.87            | 5,583.00          | 4,750.00          | (833.00)      | 4,750.00          |
| 7670 - Irrigation Repairs          | 466.36           | 712.50           | 246.14            | 11,064.70         | 8,550.00          | (2,514.70)    | 8,550.00          |
| 7680 - Fountain Maintenance        | 250.00           | 50.00            | (200.00)          | 1,786.21          | 600.00            | (1,186.21)    | 600.00            |
| 7825 - Palm Tree Trimming          | 2,280.00         | 791.63           | (1,488.37)        | 8,330.00          | 9,500.00          | 1,170.00      | 9,500.00          |
| 7830 - Tree Trim & Removal         | -                | 582.37           | 582.37            | 3,891.00          | 6,988.00          | 3,097.00      | 6,988.00          |
| 7831 - Tree Trim Pool Shared       | -                | 59.37            | 59.37             | 1,225.00          | 712.00            | (513.00)      | 712.00            |
| 7835 - Sod Replacement             | -                | 514.62           | 514.62            | 5,989.64          | 6,175.00          | 185.36        | 6,175.00          |
| <b>Total Grounds</b>               | <b>17,262.09</b> | <b>10,231.49</b> | <b>(7,030.60)</b> | <b>121,935.20</b> | <b>122,777.00</b> | <b>841.80</b> | <b>122,777.00</b> |

# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

|  | 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 | 1,410.11           | 416.63           | (993.48)           | 15,434.18         | 5,000.00          | (10,434.18)        | 5,000.00          |
| 8040 - Electrical - Maint/Repair       | -                  | 250.00           | 250.00             | 410.70            | 3,000.00          | 2,589.30           | 3,000.00          |
| 8090 - Fire Alarm - Monitor            | 647.35             | 650.00           | 2.65               | 7,768.20          | 7,800.00          | 31.80              | 7,800.00          |
| 8091 - Fire Alarm Inspections          | -                  | 691.63           | 691.63             | 8,220.00          | 8,300.00          | 80.00              | 8,300.00          |
| 8092 - Fire Extinguisher Inspection    | 1,101.57           | 83.37            | (1,018.20)         | 1,101.57          | 1,000.00          | (101.57)           | 1,000.00          |
| 8093 - Fire Alarm Maintenance          | -                  | 1,000.00         | 1,000.00           | 14,687.04         | 12,000.00         | (2,687.04)         | 12,000.00         |
| 8220 - Pest Control - Int/Ext          | 593.75             | 641.63           | 47.88              | 7,425.00          | 7,700.00          | 275.00             | 7,700.00          |
| 8245 - Pressure Cleaning               | 2,655.00           | 416.63           | (2,238.37)         | 5,130.00          | 5,000.00          | (130.00)           | 5,000.00          |
| <b>Total Repairs &amp; Maintenance</b> | <b>6,407.78</b>    | <b>4,149.89</b>  | <b>(2,257.89)</b>  | <b>60,176.69</b>  | <b>49,800.00</b>  | <b>(10,376.69)</b> | <b>49,800.00</b>  |
| <b>Pool &amp; Recreation</b>           |                    |                  |                    |                   |                   |                    |                   |
| 8310 - Cabana Maintenance Contract     | 225.00             | 238.37           | 13.37              | 2,340.00          | 2,860.00          | 520.00             | 2,860.00          |
| 8320 - Cabana Maint/Repairs            | -                  | 166.63           | 166.63             | 6.17              | 2,000.00          | 1,993.83           | 2,000.00          |
| 8400 - Pool Maintenance Contract       | 475.00             | 390.00           | (85.00)            | 5,220.00          | 4,680.00          | (540.00)           | 4,680.00          |
| 8410 - Pool Permit                     | -                  | 35.00            | 35.00              | 400.35            | 420.00            | 19.65              | 420.00            |
| 8420 - Pool/Deck - Repairs/Svc         | -                  | 283.37           | 283.37             | 4,234.14          | 3,400.00          | (834.14)           | 3,400.00          |
| <b>Total Pool &amp; Recreation</b>     | <b>700.00</b>      | <b>1,113.37</b>  | <b>413.37</b>      | <b>12,200.66</b>  | <b>13,360.00</b>  | <b>1,159.34</b>    | <b>13,360.00</b>  |
| <b>Utilities</b>                       |                    |                  |                    |                   |                   |                    |                   |
| 8620 - Electricity                     | 802.89             | 733.37           | (69.52)            | 8,846.15          | 8,800.00          | (46.15)            | 8,800.00          |
| 8621 - Electricity - Pool              | 1,121.68           | 700.00           | (421.68)           | 8,384.97          | 8,400.00          | 15.03              | 8,400.00          |
| 8676 - Telephone - Pool                | -                  | 62.50            | 62.50              | 448.48            | 750.00            | 301.52             | 750.00            |
| 8700 - Water & Sewer                   | 8,192.28           | 8,675.00         | 482.72             | 98,750.41         | 104,100.00        | 5,349.59           | 104,100.00        |
| 8701 - Water & Sewer - Pool            | 120.90             | 121.50           | .60                | 1,962.77          | 1,458.00          | (504.77)           | 1,458.00          |
| <b>Total Utilities</b>                 | <b>10,237.75</b>   | <b>10,292.37</b> | <b>54.62</b>       | <b>118,392.78</b> | <b>123,508.00</b> | <b>5,115.22</b>    | <b>123,508.00</b> |
| <b>Other</b>                           |                    |                  |                    |                   |                   |                    |                   |
| 9710 - Contingency Fund                | -                  | 86.00            | 86.00              | 540.00            | 1,032.00          | 492.00             | 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>142,467.00</b> | <b>(33,674.53)</b> | <b>142,467.00</b> |
| <b>Total Expense</b>                   | <b>61,613.70</b>   | <b>48,289.19</b> | <b>(13,324.51)</b> | <b>764,587.02</b> | <b>720,904.00</b> | <b>(43,683.02)</b> | <b>720,904.00</b> |
| <b>Operating Net Total</b>             | <b>(13,287.73)</b> | <b>(.18)</b>     | <b>(13,287.55)</b> | <b>9,967.89</b>   | <b>-</b>          | <b>9,967.89</b>    | <b>-</b>          |
| <b>Net Total</b>                       | <b>(13,287.73)</b> | <b>(.18)</b>     | <b>(13,287.55)</b> | <b>9,967.89</b>   | <b>-</b>          | <b>9,967.89</b>    | <b>-</b>          |

# CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

## Reserve Balances

December 31, 2025

|                                    | Balance<br>1/1/25    | YTD<br>Contribution | YTD<br>Allocation | YTD<br>Expense     | YTD<br>Interest  | Current<br>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         | (32,940.21)        | -                | 299,610.97          |
| <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)       | -                  | 20,468.58        | 20,468.58           |
| <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>(71,257.03)</b> | <b>20,468.58</b> | <b>1,073,605.64</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  
 12/1/25 - Fire Brigade - Replace FACP AC unit - \$2,835.50  
 12/11/25 - Piper Fire Protection - Replace check valves & flow switches - \$8,500

**Total \$ 32,940.21**

#### 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**