

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2026

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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 1/31/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	\$162,930.64		\$162,930.64
Total Operating Accounts	\$162,930.64		\$162,930.64
Reserve Accounts			
1205 - Truist Reserve MM 1695 2.95%		\$195,549.33	\$195,549.33
1206 - Truist Reserve MM 8064 .01%		\$16,147.14	\$16,147.14
1207 - Truist ICS MM 8064 .60%		\$293,069.36	\$293,069.36
1215 - Bank OZK CD 7693 5/21/26 4.20%		\$242,499.04	\$242,499.04
1232 - Southstate CD7371 5/5/26 1.98%		\$25,198.12	\$25,198.12
1236 - Centennial CD5712 12/3/26 2.5%		\$24,061.51	\$24,061.51
1237 - Centennial CD6231 1/12/27 2.5%		\$24,421.04	\$24,421.04
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%		\$182,196.49	\$182,196.49
Total Reserve Accounts		\$1,113,803.20	\$1,113,803.20
Other Assets			
1310 - Accounts Receivable	\$5,243.33		\$5,243.33
1315 - Allowance for Bad Debt	(\$42.92)		(\$42.92)
1610 - Prepaid Insurance	\$35,661.20		\$35,661.20
1611 - Prepaid Expenses	\$2,968.75		\$2,968.75
1800 - Deposits	\$1,338.00		\$1,338.00
Total Other Assets	\$45,168.36		\$45,168.36
Total Assets	\$208,099.00	\$1,113,803.20	\$1,321,902.20

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 1/31/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$6,861.02		\$6,861.02
3020 - Accrued Expenses	\$13,901.99		\$13,901.99
3050 - Deferred Revenue	\$95,784.34		\$95,784.34
3310 - Prepaid Owner Assessments	\$10,015.73		\$10,015.73
3450 - Operating Income Carryover	\$4,583.37		\$4,583.37
Total Current Liabilities	\$131,146.45		\$131,146.45
Reserve Fund			
5102 - Cabana Painting Int/Ext		\$5,950.00	\$5,950.00
5103 - Cabana Renovation		\$15,487.29	\$15,487.29
5300 - Building Restoration		\$315,882.22	\$315,882.22
5340 - Pool		\$26,962.54	\$26,962.54
5400 - Roofing		\$736,868.18	\$736,868.18
5450 - Capital Improvements		\$1,401.30	\$1,401.30
5490 - Reserves Interest - Current		\$1,794.06	\$1,794.06
5491 - Reserves Interest - Prior Years		\$9,457.61	\$9,457.61
Total Reserve Fund		\$1,113,803.20	\$1,113,803.20
Equity			
5510 - Prior Years Fund Balance	\$78,060.25		\$78,060.25
5515 - Surplus Carryover	(\$5,000.00)		(\$5,000.00)
5999 - Net Income	\$3,892.30		\$3,892.30
Total Equity	\$76,952.55		\$76,952.55
Total Liabilities / Equity	\$208,099.00	\$1,113,803.20	\$1,321,902.20

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	47,892.16	47,892.42	(.26)	47,892.16	47,892.42	(.26)	574,709.00
6210 - Reserve Fees	38,403.50	38,403.50	-	38,403.50	38,403.50	-	153,614.00
6340 - Late Fees & Interest	16.47	41.63	(25.16)	16.47	41.63	(25.16)	500.00
6910 - Interest Income	1.56	8.33	(6.77)	1.56	8.33	(6.77)	100.00
6920 - Miscellaneous	150.00	333.33	(183.33)	150.00	333.33	(183.33)	4,000.00
6950 - Rollover of Surplus/Shortfall	416.63	416.67	(.04)	416.63	416.67	(.04)	5,000.00
6970 - Shared Expense Reimb.	534.39	584.92	(50.53)	534.39	584.92	(50.53)	7,019.00
Total Income	87,414.71	87,680.80	(266.09)	87,414.71	87,680.80	(266.09)	744,942.00
Total Income	87,414.71	87,680.80	(266.09)	87,414.71	87,680.80	(266.09)	744,942.00

Operating Expense

Administrative

7005 - Bad Debt Expense	-	8.37	8.37	-	8.37	8.37	100.00
7040 - Fees Payable to Division	640.00	62.50	(577.50)	640.00	62.50	(577.50)	750.00
7100 - Insurance	17,830.61	18,452.50	621.89	17,830.61	18,452.50	621.89	221,430.00
7110 - Insurance Appraisal	-	37.50	37.50	-	37.50	37.50	450.00
7140 - Prof. Fees - Audit	-	483.33	483.33	-	483.33	483.33	5,800.00
7150 - Prof. Fees - Legal	-	166.67	166.67	-	166.67	166.67	2,000.00
7170 - Prof. Fees - Tax Prep	-	29.17	29.17	-	29.17	29.17	350.00
7175 - Income Tax	-	83.33	83.33	-	83.33	83.33	1,000.00
7200 - Management Fees	2,983.00	2,983.00	-	2,983.00	2,983.00	-	35,796.00
7250 - Office - Svc/Supplies/Misc	122.91	516.67	393.76	122.91	516.67	393.76	6,200.00
7260 - Postage & Printing	78.08	233.33	155.25	78.08	233.33	155.25	2,800.00
Total Administrative	21,654.60	23,056.37	1,401.77	21,654.60	23,056.37	1,401.77	276,676.00

Grounds

7600 - Landscape Contract	5,761.41	5,761.42	.01	5,761.41	5,761.42	.01	69,137.00
7601 - Landscape Pool Shared	457.07	457.08	.01	457.07	457.08	.01	5,485.00
7650 - Landscape - Svc/Replace/Oth	-	291.67	291.67	-	291.67	291.67	3,500.00
7655 - Mulch	-	750.00	750.00	-	750.00	750.00	9,000.00
7660 - Tree & Shrub Replacement	-	375.00	375.00	-	375.00	375.00	4,500.00
7670 - Irrigation Repairs	68.80	666.67	597.87	68.80	666.67	597.87	8,000.00
7680 - Fountain Maintenance	403.00	58.33	(344.67)	403.00	58.33	(344.67)	700.00
7825 - Palm Tree Trimming	-	791.67	791.67	-	791.67	791.67	9,500.00
7830 - Tree Trim & Removal	-	766.67	766.67	-	766.67	766.67	9,200.00
7831 - Tree Trim Pool Shared	-	83.33	83.33	-	83.33	83.33	1,000.00
7835 - Sod Replacement	-	600.00	600.00	-	600.00	600.00	7,200.00
Total Grounds	6,690.28	10,601.84	3,911.56	6,690.28	10,601.84	3,911.56	127,222.00

Repairs & Maintenance

8010 - Building - Maint/Repair/Svc/Sup	3,772.00	416.67	(3,355.33)	3,772.00	416.67	(3,355.33)	5,000.00
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Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8040 - Electrical - Maint/Repair	-	250.00	250.00	-	250.00	250.00	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	647.35	650.00	2.65	7,800.00
8091 - Fire Alarm Inspections	-	750.00	750.00	-	750.00	750.00	9,000.00
8092 - Fire Extinguisher Inspection	-	47.83	47.83	-	47.83	47.83	574.00
8093 - Fire Alarm Maintenance	-	583.33	583.33	-	583.33	583.33	7,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	593.75	641.67	47.92	7,700.00
8245 - Pressure Cleaning	-	384.67	384.67	-	384.67	384.67	4,616.00
Total Repairs & Maintenance	5,013.10	3,724.17	(1,288.93)	5,013.10	3,724.17	(1,288.93)	44,690.00
Pool & Recreation							
8310 - Cabana Maintenance Contract	180.00	238.33	58.33	180.00	238.33	58.33	2,860.00
8320 - Cabana Maint/Repairs	1.52	83.33	81.81	1.52	83.33	81.81	1,000.00
8400 - Pool Maintenance Contract	475.00	556.67	81.67	475.00	556.67	81.67	6,680.00
8410 - Pool Permit	-	33.33	33.33	-	33.33	33.33	400.00
8420 - Pool/Deck - Repairs/Svc	205.00	416.67	211.67	205.00	416.67	211.67	5,000.00
Total Pool & Recreation	861.52	1,328.33	466.81	861.52	1,328.33	466.81	15,940.00
Utilities							
8620 - Electricity	898.29	733.33	(164.96)	898.29	733.33	(164.96)	8,800.00
8621 - Electricity - Pool	1,070.42	750.00	(320.42)	1,070.42	750.00	(320.42)	9,000.00
8700 - Water & Sewer	8,800.00	8,833.33	33.33	8,800.00	8,833.33	33.33	106,000.00
8701 - Water & Sewer - Pool	130.70	166.67	35.97	130.70	166.67	35.97	2,000.00
Total Utilities	10,899.41	10,483.33	(416.08)	10,899.41	10,483.33	(416.08)	125,800.00
Other							
9710 - Contingency Fund	-	83.33	83.33	-	83.33	83.33	1,000.00
9970 - Transfer to Reserves	38,403.50	38,403.50	-	38,403.50	38,403.50	-	153,614.00
Total Other	38,403.50	38,486.83	83.33	38,403.50	38,486.83	83.33	154,614.00
Total Expense	83,522.41	87,680.87	4,158.46	83,522.41	87,680.87	4,158.46	744,942.00
Operating Net Total	3,892.30	(.07)	3,892.37	3,892.30	(.07)	3,892.37	-
Net Total	3,892.30	(.07)	3,892.37	3,892.30	(.07)	3,892.37	-

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
January 31, 2026

		YTD	YTD	YTD	YTD	Current
	Balance 1/1/26	Contribution	Allocation	Expense	Interest	Balance
5102 Cabana: Painting	\$ 5,950.00	-	-	-	-	5,950.00
5103 Cabana Renovation	15,186.54	300.75	-	-	-	15,487.29
5300 Building Restoration	299,610.97	5,471.25	10,800.00	-	-	315,882.22
5340 Pool	25,037.04	1,925.50	-	-	-	26,962.54
5400 Roofing	695,362.18	30,706.00	10,800.00	-	-	736,868.18
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,468.58	-	(20,468.58)	-	1,794.06	1,794.06
5491 Interest - Prior years	10,589.03	-	(1,131.42)	-	-	9,457.61
Total Reserves	\$ 1,073,605.64	38,403.50	-	-	1,794.06	1,113,803.20

Expense Details

5102 Cabana: Painting

Total \$ -

5103 Cabana Renovation

Total \$ -

5300 Building Restoration

Total \$ -

5340 Pool

Total \$ -

5400 Roofing

Total \$ -

5450 Capital Improvements

Total \$ -

Allocation Details

5300 Building Restoration

1/26 - PY interest balance moved per 2026 approved budget - \$10,800

Total \$ 10,800.00

5400 Roofing

1/26 - PY interest balance moved per 2026 approved budget - \$10,800

Total \$ 10,800.00

5491 Interest - Prior Years

1/26 - 2025 interest moved from 5490 to 5491 - \$20,468.58

1/26 - PY interest moved to 5300 per 2026 approved budget - (\$10,800)

1/26 - PY interest moved to 5400 per 2026 approved budget - (\$10,800)

Total \$ (1,131.42)