

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**April 30, 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 4/30/2026

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Accounts</b>			
1025 - Truist OP 8056 .01%	\$215,766.06		\$215,766.06
1030 - Petty Cash	\$200.00		\$200.00
1099 - Due (to)/from reserves	(\$153,653.92)		(\$153,653.92)
<b>Total Operating Accounts</b>	<b>\$62,312.14</b>		<b>\$62,312.14</b>
<b>Reserve Accounts</b>			
1205 - Truist Reserve MM 1695 2.74%		\$235,275.69	\$235,275.69
1206 - Truist Reserve MM 8064 .01%		\$24,206.80	\$24,206.80
1207 - Truist ICS MM 8064 .60%		\$127,247.17	\$127,247.17
1215 - Bank OZK CD 7693 5/21/26 4.20%		\$244,968.94	\$244,968.94
1232 - Southstate CD7371 5/5/26 1.98%		\$25,198.12	\$25,198.12
1236 - Centennial CD5712 12/3/26 2.5%		\$24,210.14	\$24,210.14
1237 - Centennial CD6231 1/12/27 2.5%		\$24,571.88	\$24,571.88
1242 - Centennial CD8496 6/26/26 2.75%		\$41,818.57	\$41,818.57
1244 - First Horizon CD7594 9/22/26 3.20%		\$240,000.00	\$240,000.00
1246 - First Horizon MM 6623 2%		\$12,174.60	\$12,174.60
1299 - Due (to)/from Operating		\$153,653.92	\$153,653.92
<b>Total Reserve Accounts</b>		<b>\$1,153,325.83</b>	<b>\$1,153,325.83</b>
<b>Other Assets</b>			
1310 - Accounts Receivable	\$4,669.11		\$4,669.11
1315 - Allowance for Bad Debt	(\$42.92)		(\$42.92)
1510 - Credit Memo	\$11.80		\$11.80
1610 - Prepaid Insurance	\$158,906.60		\$158,906.60
1611 - Prepaid Expenses	\$1,187.50		\$1,187.50
1800 - Deposits	\$1,338.00		\$1,338.00
<b>Total Other Assets</b>	<b>\$166,070.09</b>		<b>\$166,070.09</b>
<b>Total Assets</b>	<b>\$228,382.23</b>	<b>\$1,153,325.83</b>	<b>\$1,381,708.06</b>

# Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 4/30/2026

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Liabilities</b>			
3010 - Accounts Payable	\$38,033.07	\$4,800.00	\$42,833.07
3020 - Accrued Expenses	\$936.21		\$936.21
3050 - Deferred Revenue	\$95,784.34		\$95,784.34
3310 - Prepaid Owner Assessments	\$10,609.73		\$10,609.73
3450 - Operating Income Carryover	\$3,333.36		\$3,333.36
<b>Total Current Liabilities</b>	<b>\$148,696.71</b>	<b>\$4,800.00</b>	<b>\$153,496.71</b>
<b>Reserve Fund</b>			
5102 - Cabana Painting Int/Ext		\$5,950.00	\$5,950.00
5103 - Cabana Renovation		\$15,788.04	\$15,788.04
5300 - Building Restoration		\$316,553.47	\$316,553.47
5340 - Pool		\$28,888.04	\$28,888.04
5400 - Roofing		\$763,134.18	\$763,134.18
5450 - Capital Improvements		\$1,401.30	\$1,401.30
5490 - Reserves Interest - Current		\$7,353.19	\$7,353.19
5491 - Reserves Interest - Prior Years		\$9,457.61	\$9,457.61
<b>Total Reserve Fund</b>		<b>\$1,148,525.83</b>	<b>\$1,148,525.83</b>
<b>Equity</b>			
5510 - Prior Years Fund Balance	\$78,060.25		\$78,060.25
5515 - Surplus Carryover	(\$5,000.00)		(\$5,000.00)
5999 - Net Income	\$6,625.27		\$6,625.27
<b>Total Equity</b>	<b>\$79,685.52</b>		<b>\$79,685.52</b>
<b>Total Liabilities / Equity</b>	<b>\$228,382.23</b>	<b>\$1,153,325.83</b>	<b>\$1,381,708.06</b>

# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
6200 - Assessment Fees	47,892.16	47,892.42	(.26)	191,568.66	191,569.68	(1.02)	574,709.00
6210 - Reserve Fees	38,403.50	38,403.50	-	76,807.00	76,807.00	-	153,614.00
6340 - Late Fees & Interest	(.60)	41.67	(42.27)	169.73	166.64	3.09	500.00
6345 - NOLA Collection Fee	-	-	-	25.00	-	25.00	-
6910 - Interest Income	2.19	8.33	(6.14)	6.28	33.32	(27.04)	100.00
6920 - Miscellaneous	450.00	333.33	116.67	1,650.00	1,333.32	316.68	4,000.00
6950 - Rollover of Surplus/Shortfall	416.67	416.67	-	1,666.64	1,666.68	(.04)	5,000.00
6970 - Shared Expense Reimb.	455.71	584.92	(129.21)	2,176.26	2,339.68	(163.42)	7,019.00
<b>Total Income</b>	<b>87,619.63</b>	<b>87,680.84</b>	<b>(61.21)</b>	<b>274,069.57</b>	<b>273,916.32</b>	<b>153.25</b>	<b>744,942.00</b>
<b>Total Income</b>	<b>87,619.63</b>	<b>87,680.84</b>	<b>(61.21)</b>	<b>274,069.57</b>	<b>273,916.32</b>	<b>153.25</b>	<b>744,942.00</b>

## Operating Expense

### Administrative

7005 - Bad Debt Expense	-	8.33	8.33	-	33.36	33.36	100.00
7040 - Fees Payable to Division	-	62.50	62.50	801.25	250.00	(551.25)	750.00
7100 - Insurance	14,446.05	18,452.50	4,006.45	67,937.86	73,810.00	5,872.14	221,430.00
7110 - Insurance Appraisal	-	37.50	37.50	-	150.00	150.00	450.00
7140 - Prof. Fees - Audit	-	483.33	483.33	4,341.10	1,933.32	(2,407.78)	5,800.00
7150 - Prof. Fees - Legal	-	166.67	166.67	280.00	666.68	386.68	2,000.00
7170 - Prof. Fees - Tax Prep	-	29.17	29.17	350.00	116.68	(233.32)	350.00
7175 - Income Tax	-	83.33	83.33	-	333.32	333.32	1,000.00
7200 - Management Fees	2,983.00	2,983.00	-	11,932.00	11,932.00	-	35,796.00
7250 - Office - Svc/Supplies/Misc	686.55	516.67	(169.88)	1,733.56	2,066.68	333.12	6,200.00
7260 - Postage & Printing	15.36	233.33	217.97	154.26	933.32	779.06	2,800.00
<b>Total Administrative</b>	<b>18,130.96</b>	<b>23,056.33</b>	<b>4,925.37</b>	<b>87,530.03</b>	<b>92,225.36</b>	<b>4,695.33</b>	<b>276,676.00</b>

### Grounds

7600 - Landscape Contract	5,761.41	5,761.42	.01	23,045.64	23,045.68	.04	69,137.00
7601 - Landscape Pool Shared	457.07	457.08	.01	2,703.28	1,828.32	(874.96)	5,485.00
7650 - Landscape - Svc/Replace/Oth	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
7655 - Mulch	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00
7660 - Tree & Shrub Replacement	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
7670 - Irrigation Repairs	35.00	666.67	631.67	103.80	2,666.68	2,562.88	8,000.00
7680 - Fountain Maintenance	-	58.33	58.33	403.00	233.32	(169.68)	700.00
7825 - Palm Tree Trimming	-	791.67	791.67	800.00	3,166.68	2,366.68	9,500.00
7830 - Tree Trim & Removal	-	766.67	766.67	1,450.00	3,066.68	1,616.68	9,200.00
7831 - Tree Trim Pool Shared	-	83.33	83.33	-	333.32	333.32	1,000.00
7835 - Sod Replacement	-	600.00	600.00	-	2,400.00	2,400.00	7,200.00
<b>Total Grounds</b>	<b>6,253.48</b>	<b>10,601.84</b>	<b>4,348.36</b>	<b>28,505.72</b>	<b>42,407.36</b>	<b>13,901.64</b>	<b>127,222.00</b>

### Repairs & Maintenance

# Casa Di Amici Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
8010 - Building - Maint/Repair/Svc/Sup	200.00	416.67	216.67	7,384.00	1,666.68	(5,717.32)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	168.20	1,000.00	831.80	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	2,589.40	2,600.00	10.60	7,800.00
8091 - Fire Alarm Inspections	7,925.00	750.00	(7,175.00)	9,316.00	3,000.00	(6,316.00)	9,000.00
8092 - Fire Extinguisher Inspection	-	47.83	47.83	-	191.32	191.32	574.00
8093 - Fire Alarm Maintenance	-	583.33	583.33	690.15	2,333.32	1,643.17	7,000.00
8220 - Pest Control - Int/Ext	1,293.75	641.67	(652.08)	3,075.00	2,566.68	(508.32)	7,700.00
8245 - Pressure Cleaning	-	384.67	384.67	-	1,538.68	1,538.68	4,616.00
<b>Total Repairs &amp; Maintenance</b>	<b>10,066.10</b>	<b>3,724.17</b>	<b>(6,341.93)</b>	<b>23,222.75</b>	<b>14,896.68</b>	<b>(8,326.07)</b>	<b>44,690.00</b>
<b>Pool &amp; Recreation</b>							
8310 - Cabana Maintenance Contract	225.00	238.33	13.33	810.00	953.32	143.32	2,860.00
8320 - Cabana Maint/Repairs	15.35	83.33	67.98	16.87	333.32	316.45	1,000.00
8400 - Pool Maintenance Contract	475.00	556.67	81.67	1,900.00	2,226.68	326.68	6,680.00
8410 - Pool Permit	-	33.33	33.33	-	133.32	133.32	400.00
8420 - Pool/Deck - Repairs/Svc	-	416.67	416.67	405.00	1,666.68	1,261.68	5,000.00
<b>Total Pool &amp; Recreation</b>	<b>715.35</b>	<b>1,328.33</b>	<b>612.98</b>	<b>3,131.87</b>	<b>5,313.32</b>	<b>2,181.45</b>	<b>15,940.00</b>
<b>Utilities</b>							
8620 - Electricity	865.24	733.33	(131.91)	3,574.38	2,933.32	(641.06)	8,800.00
8621 - Electricity - Pool	859.92	750.00	(109.92)	3,889.92	3,000.00	(889.92)	9,000.00
8700 - Water & Sewer	10,533.54	8,833.33	(1,700.21)	40,194.53	35,333.32	(4,861.21)	106,000.00
8701 - Water & Sewer - Pool	112.73	166.67	53.94	588.10	666.68	78.58	2,000.00
<b>Total Utilities</b>	<b>12,371.43</b>	<b>10,483.33</b>	<b>(1,888.10)</b>	<b>48,246.93</b>	<b>41,933.32</b>	<b>(6,313.61)</b>	<b>125,800.00</b>
<b>Other</b>							
9710 - Contingency Fund	-	83.33	83.33	-	333.32	333.32	1,000.00
9970 - Transfer to Reserves	38,403.50	38,403.50	-	76,807.00	76,807.00	-	153,614.00
<b>Total Other</b>	<b>38,403.50</b>	<b>38,486.83</b>	<b>83.33</b>	<b>76,807.00</b>	<b>77,140.32</b>	<b>333.32</b>	<b>154,614.00</b>
<b>Total Expense</b>	<b>85,940.82</b>	<b>87,680.83</b>	<b>1,740.01</b>	<b>267,444.30</b>	<b>273,916.36</b>	<b>6,472.06</b>	<b>744,942.00</b>
<b>Operating Net Total</b>	<b>1,678.81</b>	<b>.01</b>	<b>1,678.80</b>	<b>6,625.27</b>	<b>(.04)</b>	<b>6,625.31</b>	<b>-</b>
<b>Net Total</b>	<b>1,678.81</b>	<b>.01</b>	<b>1,678.80</b>	<b>6,625.27</b>	<b>(.04)</b>	<b>6,625.31</b>	<b>-</b>

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**  
**Reserve Balances**  
**April 30, 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	601.50	-	-	-	15,788.04
5300 Building Restoration	299,610.97	10,942.50	10,800.00	(4,800.00)	-	316,553.47
5340 Pool	25,037.04	3,851.00	-	-	-	28,888.04
5400 Roofing	695,362.18	61,412.00	10,800.00	(4,440.00)	-	763,134.18
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,468.58	-	(20,468.58)	-	7,353.19	7,353.19
5491 Interest - Prior years	10,589.03	-	(1,131.42)	-	-	9,457.61
<b>Total Reserves</b>	<b>\$ 1,073,605.64</b>	<b>76,807.00</b>	<b>-</b>	<b>(9,240.00)</b>	<b>7,353.19</b>	<b>1,148,525.83</b>

**Expense Details**

**5102 Cabana: Painting**

**Total \$ -**

**5103 Cabana Renovation**

**Total \$ -**

**5300 Building Restoration**

4/27/26 - Gator Cutterz - Clean out gutters/downspouts - \$4,800

**Total \$ 4,800.00**

**5340 Pool**

**Total \$ -**

**5400 Roofing**

2/2/26 - Strong Roofing - Tile leak repair - \$2,490

3/18/26 - Strong Roofing - Tile leak repair - \$1,950

**Total \$ 4,440.00**

**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)**