

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
May 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 5/31/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1025 - Truist OP 8056 .01%	\$178,668.74		\$178,668.74
1030 - Petty Cash	\$200.00		\$200.00
1099 - Due (to)/from reserves	(\$134,447.18)		(\$134,447.18)
Total Operating Accounts	\$44,421.56		\$44,421.56
Reserve Accounts			
1205 - Truist Reserve MM 1695 2.74%		\$227,503.24	\$227,503.24
1206 - Truist Reserve MM 8064 .01%		\$43,413.83	\$43,413.83
1207 - Truist ICS MM 8064 .60%		\$127,306.62	\$127,306.62
1215 - Bank OZK CD 7693 1/21/27 4.10%		\$245,797.82	\$245,797.82
1232 - Southstate CD7371 10/11/26 3.35%		\$25,404.75	\$25,404.75
1236 - Centennial CD5712 12/3/26 2.5%		\$24,259.89	\$24,259.89
1237 - Centennial CD6231 1/12/27 2.5%		\$24,622.37	\$24,622.37
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%		\$12,190.11	\$12,190.11
1299 - Due (to)/from Operating		\$134,447.18	\$134,447.18
Total Reserve Accounts		\$1,146,764.38	\$1,146,764.38
Other Assets			
1310 - Accounts Receivable	\$1,479.86		\$1,479.86
1315 - Allowance for Bad Debt	(\$42.92)		(\$42.92)
1510 - Credit Memo	\$11.80		\$11.80
1610 - Prepaid Insurance	\$144,460.55		\$144,460.55
1611 - Prepaid Expenses	\$1,888.45		\$1,888.45
1800 - Deposits	\$1,338.00		\$1,338.00
Total Other Assets	\$149,135.74		\$149,135.74
Total Assets	\$193,557.30	\$1,146,764.38	\$1,340,321.68

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 5/31/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$44,457.72	\$3,400.00	\$47,857.72
3020 - Accrued Expenses	\$681.73		\$681.73
3050 - Deferred Revenue	\$47,892.17		\$47,892.17
3310 - Prepaid Owner Assessments	\$10,609.73		\$10,609.73
3450 - Operating Income Carryover	\$2,916.69		\$2,916.69
Total Current Liabilities	\$106,558.04	\$3,400.00	\$109,958.04
Reserve Fund			
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		\$25,488.04	\$25,488.04
5400 - Roofing		\$759,634.18	\$759,634.18
5450 - Capital Improvements		\$1,401.30	\$1,401.30
5490 - Reserves Interest - Current		\$9,091.74	\$9,091.74
5491 - Reserves Interest - Prior Years		\$9,457.61	\$9,457.61
Total Reserve Fund		\$1,143,364.38	\$1,143,364.38
Equity			
5510 - Prior Years Fund Balance	\$78,060.25		\$78,060.25
5515 - Surplus Carryover	(\$5,000.00)		(\$5,000.00)
5999 - Net Income	\$13,939.01		\$13,939.01
Total Equity	\$86,999.26		\$86,999.26
Total Liabilities / Equity	\$193,557.30	\$1,146,764.38	\$1,340,321.68

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	47,892.17	47,892.42	(.25)	239,460.83	239,462.10	(1.27)	574,709.00
6210 - Reserve Fees	-	-	-	76,807.00	76,807.00	-	153,614.00
6340 - Late Fees & Interest	152.47	41.67	110.80	322.20	208.31	113.89	500.00
6345 - NOLA Collection Fee	-	-	-	25.00	-	25.00	-
6910 - Interest Income	1.78	8.33	(6.55)	8.06	41.65	(33.59)	100.00
6920 - Miscellaneous	300.00	333.33	(33.33)	1,950.00	1,666.65	283.35	4,000.00
6950 - Rollover of Surplus/Shortfall	416.67	416.67	-	2,083.31	2,083.35	(.04)	5,000.00
6970 - Shared Expense Reimb.	1,317.39	584.92	732.47	3,493.65	2,924.60	569.05	7,019.00
Total Income	50,080.48	49,277.34	803.14	324,150.05	323,193.66	956.39	744,942.00
Total Income	50,080.48	49,277.34	803.14	324,150.05	323,193.66	956.39	744,942.00

Operating Expense

Administrative							
7005 - Bad Debt Expense	-	8.33	8.33	-	41.69	41.69	100.00
7040 - Fees Payable to Division	-	62.50	62.50	801.25	312.50	(488.75)	750.00
7100 - Insurance	14,446.05	18,452.50	4,006.45	82,383.91	92,262.50	9,878.59	221,430.00
7110 - Insurance Appraisal	450.00	37.50	(412.50)	450.00	187.50	(262.50)	450.00
7140 - Prof. Fees - Audit	-	483.33	483.33	4,341.10	2,416.65	(1,924.45)	5,800.00
7150 - Prof. Fees - Legal	-	166.67	166.67	280.00	833.35	553.35	2,000.00
7170 - Prof. Fees - Tax Prep	-	29.17	29.17	350.00	145.85	(204.15)	350.00
7175 - Income Tax	-	83.33	83.33	-	416.65	416.65	1,000.00
7200 - Management Fees	2,983.00	2,983.00	-	14,915.00	14,915.00	-	35,796.00
7250 - Office - Svc/Supplies/Misc	677.85	516.67	(161.18)	2,411.41	2,583.35	171.94	6,200.00
7260 - Postage & Printing	9.98	233.33	223.35	164.24	1,166.65	1,002.41	2,800.00
Total Administrative	18,566.88	23,056.33	4,489.45	106,096.91	115,281.69	9,184.78	276,676.00

Grounds							
7600 - Landscape Contract	5,761.41	5,761.42	.01	28,807.05	28,807.10	.05	69,137.00
7601 - Landscape Pool Shared	457.07	457.08	.01	3,160.35	2,285.40	(874.95)	5,485.00
7650 - Landscape - Svc/Replace/Oth	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
7655 - Mulch	-	750.00	750.00	-	3,750.00	3,750.00	9,000.00
7660 - Tree & Shrub Replacement	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
7670 - Irrigation Repairs	995.00	666.67	(328.33)	1,098.80	3,333.35	2,234.55	8,000.00
7680 - Fountain Maintenance	-	58.33	58.33	403.00	291.65	(111.35)	700.00
7825 - Palm Tree Trimming	4,025.00	791.67	(3,233.33)	4,825.00	3,958.35	(866.65)	9,500.00
7830 - Tree Trim & Removal	-	766.67	766.67	1,450.00	3,833.35	2,383.35	9,200.00
7831 - Tree Trim Pool Shared	-	83.33	83.33	-	416.65	416.65	1,000.00
7835 - Sod Replacement	-	600.00	600.00	-	3,000.00	3,000.00	7,200.00
Total Grounds	11,238.48	10,601.84	(636.64)	39,744.20	53,009.20	13,265.00	127,222.00

Repairs & Maintenance							
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Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8010 - Building - Maint/Repair/Svc/Sup	-	416.67	416.67	7,384.00	2,083.35	(5,300.65)	5,000.00
8040 - Electrical - Maint/Repair	-	250.00	250.00	168.20	1,250.00	1,081.80	3,000.00
8090 - Fire Alarm - Monitor	647.35	650.00	2.65	3,236.75	3,250.00	13.25	7,800.00
8091 - Fire Alarm Inspections	-	750.00	750.00	9,316.00	3,750.00	(5,566.00)	9,000.00
8092 - Fire Extinguisher Inspection	-	47.83	47.83	-	239.15	239.15	574.00
8093 - Fire Alarm Maintenance	-	583.33	583.33	690.15	2,916.65	2,226.50	7,000.00
8220 - Pest Control - Int/Ext	593.75	641.67	47.92	3,668.75	3,208.35	(460.40)	7,700.00
8245 - Pressure Cleaning	-	384.67	384.67	-	1,923.35	1,923.35	4,616.00
Total Repairs & Maintenance	1,241.10	3,724.17	2,483.07	24,463.85	18,620.85	(5,843.00)	44,690.00
Pool & Recreation							
8310 - Cabana Maintenance Contract	135.00	238.33	103.33	945.00	1,191.65	246.65	2,860.00
8320 - Cabana Maint/Repairs	-	83.33	83.33	16.87	416.65	399.78	1,000.00
8400 - Pool Maintenance Contract	475.00	556.67	81.67	2,375.00	2,783.35	408.35	6,680.00
8410 - Pool Permit	400.35	33.33	(367.02)	400.35	166.65	(233.70)	400.00
8420 - Pool/Deck - Repairs/Svc	262.80	416.67	153.87	667.80	2,083.35	1,415.55	5,000.00
Total Pool & Recreation	1,273.15	1,328.33	55.18	4,405.02	6,641.65	2,236.63	15,940.00
Utilities							
8620 - Electricity	738.27	733.33	(4.94)	4,312.65	3,666.65	(646.00)	8,800.00
8621 - Electricity - Pool	1,064.63	750.00	(314.63)	4,954.55	3,750.00	(1,204.55)	9,000.00
8700 - Water & Sewer	7,825.80	8,833.33	1,007.53	48,020.33	44,166.65	(3,853.68)	106,000.00
8701 - Water & Sewer - Pool	78.43	166.67	88.24	666.53	833.35	166.82	2,000.00
Total Utilities	9,707.13	10,483.33	776.20	57,954.06	52,416.65	(5,537.41)	125,800.00
Other							
9710 - Contingency Fund	740.00	83.33	(656.67)	740.00	416.65	(323.35)	1,000.00
9970 - Transfer to Reserves	-	-	-	76,807.00	76,807.00	-	153,614.00
Total Other	740.00	83.33	(656.67)	77,547.00	77,223.65	(323.35)	154,614.00
Total Expense	42,766.74	49,277.33	6,510.59	310,211.04	323,193.69	12,982.65	744,942.00
Operating Net Total	7,313.74	.01	7,313.73	13,939.01	(.03)	13,939.04	-
Net Total	7,313.74	.01	7,313.73	13,939.01	(.03)	13,939.04	-

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
May 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	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	-	(3,400.00)	-	25,488.04
5400 Roofing	695,362.18	61,412.00	10,800.00	(7,940.00)	-	759,634.18
5450 Capital Improvements	1,401.30	-	-	-	-	1,401.30
5490 Interest	20,468.58	-	(20,468.58)	-	9,091.74	9,091.74
5491 Interest - Prior years	10,589.03	-	(1,131.42)	-	-	9,457.61
Total Reserves	\$ 1,073,605.64	76,807.00	-	(16,140.00)	9,091.74	1,143,364.38

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

5/22/26 - Artistic Concrete - Reseal pool deck - \$3,400

Total \$ 3,400.00

5400 Roofing

2/2/26 - Strong Roofing - Tile leak repair 4270D - \$2,490

3/18/26 - Strong Roofing - Tile leak repair 4244B - \$1,950

5/1/26 - Strong Roofing - Tile repair 4422C - \$1,650

5/1/26 - Strong Roofing - Tile repair 4421C - \$1,850

Total \$ 7,940.00

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)