

**CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.**

**REPORT OF CASH RECEIPTS AND DISBURSEMENTS**

**DECEMBER 31, 2024**

**CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.**

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**KENNETH B SIPES**  
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January 25, 2025

The Board of Directors  
Cedar Point Condominium Association of Holly Hill, Inc.

I have compiled the accompanying Report of Cash Receipts and Disbursements of Cedar Point Condominium Association of Holly Hill, Inc. in accordance with Florida Statute 718.111 of the Florida Administrative Code for Condominium Associations for the year ended December 31, 2024.

A compilation is substantially less in scope than an examination made in accordance with generally accepted auditing standards, the objective of which is to express an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion or any other form of assurance on them.

The accompanying report was prepared for the sole purpose of complying with the above Florida Statute and for the benefit of the members of Cedar Point Condominium Association of Holly Hill, Inc. The report accordingly excludes a balance sheet, statement of revenue and expenses, statement of cash flows, and disclosures (footnotes) which is required by generally accepted auditing standards.

All the information included in these financial reports is the representation of the Management of Cedar Point Condominium Association of Holly Hill, Inc.

Based on my compilation of the accompanying report, I am not aware of any material changes which should be made for them to be in conformity with Florida Statute 718,111.



Kenneth Sipes, C.P.A.

**CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.**  
**REPORT OF CASH RECEIPTS AND DISBURSEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

| <b>RECEIPTS</b>                     |                   |
|-------------------------------------|-------------------|
| Assessment Income                   | \$ 241,978        |
| <br>Late Fees & Interest            | 1,829             |
| Interest from Reserves              | <u>10,691</u>     |
| <br>Total Receipts                  | 254,498           |
| <br><b>DISBURSEMENTS</b>            |                   |
| Professional Fees                   | 4,347             |
| Office                              | 456               |
| Insurance                           | 42,516            |
| Licenses                            | 61                |
| Management Fee                      | 5,400             |
| Pest Control                        | 6,305             |
| Taxes                               | 335               |
| Landscaping                         | 11,220            |
| Maintenance                         | 6,430             |
| Lift Station                        | 4,819             |
| Electric                            | 2,212             |
| Water & Waste                       | <u>11,979</u>     |
| <br>Total Disbursements             | <u>96,080</u>     |
| <br>Sub-total                       | 158,418           |
| <br>Less: Net Reserve Funding       | 159,162           |
| Interest to Reserves                | <u>10,691</u>     |
| <br>Net Receipts over Disbursements | <u>\$ -11,435</u> |

NOTE: THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. PURSUANT TO SECTION 718.111, FLORIDA STATUTES, THESE FUNDS ARE SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, AND RESERVES ARE CALCULATED IN ACCORDANCE WITH THAT STATUTE.