

CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.

REPORT OF CASH RECEIPTS AND DISBURSEMENTS

DECEMBER 31, 2025

CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.

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Report of Cash Receipts and Disbursements

KENNETH B SIPES
Certified Public Accountant
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January 25, 2026

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, 2025.

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, 2025

RECEIPTS

Assessment Income	\$ 215,068
Operating Interest	4
Late Fees & Interest	5,297
Interest from Reserves	<u>8,258</u>
 Total Receipts	 228,627

DISBURSEMENTS

Professional Fees	7,431
Office	218
Insurance	46,681
Licenses	317
Management Fee	5,400
Pest Control	5,592
Taxes	1,490
Landscaping	16,163
Maintenance	9,034
Lift Station	4,375
Electric	2,665
Water & Waste	<u>13,356</u>
 Total Disbursements	 <u>112,722</u>
 Sub-total	 115,905
 Less: Net Reserve Funding	 71,850
Interest to Reserves	<u>8,258</u>
 Net Receipts over Disbursements	 <u>\$ 35,797</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.