

**SPYGLASS POINT CONDOMINIUM
ASSOCIATION OF PENSACOLA, INC.**

Statement of Cash Receipts and Cash Disbursements

December 31, 2024

(With Accountants' Compilation Report Thereon)

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

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**To the Board of Directors
Spyglass Point Condominium Association of Pensacola, Inc.
Pensacola, Florida**

Management is responsible for the accompanying financial statements of Spyclass Point Condominium Association of Pensacola, Inc. (a corporation), which comprise the statement of cash receipts and cash disbursements for the year ended December 31, 2024 and the related notes to the statement of cash receipts and cash disbursements in accordance with the cash basis of accounting, and for determining the cash basis of accounting is an acceptable framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Supplementary Information

The supplementary information contained in Schedule of Future Major Repairs and Replacements is presented for purposes of additional analysis and is required by Florida Administrative Code Section 61B-22.006(3)(a). Such information is the responsibility of management. The supplementary information was subject our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

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We are not independent with respect to Spyglass Point Condominium Association of Pensacola, Inc.

Griffin & Furman, LLC

February 11, 2025

Covington, Louisiana

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

Statement of Cash Receipts and Cash Disbursements

For the Year Ended December 31, 2024

(See Accountants' Compilation Report)

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Cash Receipts:			
Assessments	\$ 538,824	-	538,824
Late fees	384	-	384
Interest	9,538	3,943	13,481
Miscellaneous	120	-	120
Transfer from operating fund	-	95,656	95,656
	<hr/>	<hr/>	<hr/>
Total cash receipts	548,866	99,599	648,465
	<hr/>	<hr/>	<hr/>
Cash Disbursements:			
Insurance	297,123	-	297,123
Repairs and maintenance	89,138	-	89,138
Deferred maintenance	-	61,155	61,155
Utilities	33,483	-	33,483
Management fees	29,900	-	29,900
Legal and professional	12,153	-	12,153
Interest	9,311	-	9,311
Office expense	2,162	-	2,162
Licenses and fees	1,588	-	1,588
Transfers to replacement fund	95,656	-	95,656
	<hr/>	<hr/>	<hr/>
Total cash disbursements	570,514	61,155	631,669
	<hr/>	<hr/>	<hr/>
Excess (deficiency) of cash receipts over cash disbursements	(21,648)	38,444	16,796
	<hr/>	<hr/>	<hr/>
Cash balance, beginning of year	404,617	169,261	573,878
	<hr/>	<hr/>	<hr/>
Cash balance, end of year	\$ 382,969	207,705	590,674
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

Notes to the Statement of Cash Receipts and Cash Disbursements

December 31, 2024

(See Accountants' Compilation Report)

(1) Summary of Significant Accounting Policies

(a) Nature of Activities

Spyglass Point Condominium Association of Pensacola, Inc. (the Association) was incorporated on April 28, 1982, under the Laws of the State of Florida, as a not for profit corporation for the operation, management, maintenance, and control of the Spyglass Point Condominiums located in Pensacola, Florida. The complex consists of 120 residential units with one or two-bedroom floor plans in 16 residential buildings located in Pensacola, Florida.

All policy decisions, including the annual budget and owners' assessments, are formulated by the Board of Directors. Major decisions are referred to the general Association membership before action is taken.

(b) Basis of Accounting

The statement of cash receipts and disbursements of the Association have been prepared on the cash basis of accounting and accordingly cash receipts are recognized when received, and cash disbursements are recognized when paid.

(c) Interest Earned

The policy of the Association's Board is to allocate interest earned on Replacement Fund accounts to the Replacement Fund and is recorded as an increase to the performance obligation liability. All other interest earned on bank accounts and investments is available for use in daily operations.

(2) Member Assessments

Monthly assessments to owners during 2023 were \$350 per unit which provided for operations and reserve funding. The annual budget and owners' assessments are determined by the Board of Directors. Any excess assessments at year-end are retained by the Association for use in the succeeding year. Additionally, a special assessment of \$471 per unit was approved and assessed resulting in \$56,513. These funds were used to pay higher than anticipated insurance costs. No assessments were waived during the year ended December 31, 2024.

(3) Cash Receipts and Cash Disbursements - Specific and Non-Specific to Individual Condominiums

The following summaries the Association's cash receipts and cash disbursements by those that were specific to individual condominiums and those that were non-specific to individual condominiums for the year ended December 31, 2024:

Cash receipts specific to individual condominiums	\$ 384
Cash receipts non-specific to individual condominiums	<u>644,138</u>
Total cash receipts	<u>\$ 648,465</u>

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

Notes to the Statement of Cash Receipts and Cash Disbursements

December 31, 2024

(See Accountants' Compilation Report)

Cash disbursements specific to individual condominiums	\$ 57,651
Cash disbursements non-specific to individual condominiums	<u>574,018</u>
Total cash disbursements	<u>\$ 631,669</u>

(4) Reserves for Renewal and Replacement

The Association's governing documents, Florida Statute 718.112 and Florida Administrative Code Rule 61B 22.005(2)(b), require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate bank accounts and are generally not available for normal operating expenditures. The Association's reserves for renewal and replacement are accounted for in the Association's pooled Replacement Fund.

The Association is reserving funds for major repairs and replacements using replacement costs and accumulated balances over the remaining useful lives of the components based on Board developed estimates for both costs and estimated remaining lives using a replacement study issued on July 11, 2022. Actual expenditures may vary from estimated future expenditures, and the variations may be material, amounts accumulated in the pooled Replacement Fund may not be adequate to meet all future needs for major repairs and replacements. When funds are needed for those purposes, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The following is a summary of the financial activity of the pooled Replacement Fund during the year.

Beginning balance	\$ 169,261
Assessments	95,556
Interest proceeds	3,943
Withdrawals	<u>(61,155)</u>
Ending balance	<u>\$ 207,705</u>

A schedule of future major repairs and replacements accompanies these financial statements as supplementary information required by Florida Administrative Code Section 61B-22.006(3)(a). Based on estimated costs and remaining useful lives, annual funding required to fully fund the Replacement Fund over the remaining useful lives of the Association's common property range from approximately \$325,000 to \$750,000.

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

Schedule of Future Major Repairs and Replacements

December 31, 2024

(See Accountants' Compilation Report)

The following table is based on the Association's review and presents significant information about the components of common property:

<u>Pooled Components</u>	<u>Estimated Remaining Life</u>	<u>Estimated Replacement Cost</u>	<u>Accumulated Funds at 12/31/2024</u>
Roofing	2 - 17	\$ 568,850	
Fencing	2 - 14	69,200	
Painting	0 - 2	16,050	
Paving	2 - 9	208,350	
Pool and deck	4 - 14	75,650	
Water pipe	3	64,000	
Site and grounds	0 - 17	332,300	
Building exterior	5 - 10	2,921,700	
Mechanical / electrical / plumbing	3	30,000	
		<u>\$ 4,286,100</u>	<u>207,705</u>