

Camp Florida Property Owners Association, Inc.  
Financial Statements

**Balance Sheet**  
December 31, 2021  
**Income Tax Basis**

Current Assets:

Petty Cash	\$	160
Cash Box Banks	\$	400
Cash Vault	\$	1,500
General Checking	\$	211,762
Activities checking	\$	20,167
Unrestricted Reserve	\$	10,107
Savings Road Reserve	\$	161,324
MidFlorida Credit Union	\$	307
MidFlorida Savings Reserve	\$	249,719
Total Current Assets	\$	655,447

Fixed Assets:

Land	\$	813,454
Capital Improvements	\$	267,660
Clubhouse	\$	793,469
Recreation Facilities	\$	160,803
Equipment	\$	251,929
Accumulated Depreciation	\$	(692,980)
Total Fixed Assets	\$	1,594,335

Other Assets:

Utility Deposits	\$	2,910
TOTAL ASSETS	\$	<u>2,252,692</u>

Current Liabilities:

Season Pass Deposits	\$	8,005
SSB Credit Card Payable	\$	-
Chase Credit Card Payable	\$	9,253
Total Current Liabilities	\$	<u>17,258</u>

Long Term Liabilities:

Key Card Liability	\$	-
Unrestricted maintenance reserve	\$	17,976
Unrestricted capital equipment reserve	\$	24,740
Unrestricted Insurance Reserve	\$	67,000
Unrestricted Recreation Reserve	\$	10,298
Unrestricted Road Reserve	\$	16,663
Booster Club Liability	\$	<u>3,100</u>
Total Long Term Liability	\$	139,777

TOTAL LIABILITIES	\$	<u>157,035</u>
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Fund Balance December 31, 2020	\$	1,998,601
REVENUE OVER EXPENSES December 31, 2021	\$	<u>97,056</u>
	\$	2,095,657

TOTAL LIABILITIES & FUND BALANCE	\$	<u>2,252,692</u>
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## Camp Florida Property Owners Association, Inc.

**Revenue & Expense Summary**

December 31, 2021

Operating Revenue	12/31/2021	YTD
Assessment Income	\$ 117,487	\$ 429,026
<b>Total Operating Income</b>	<b>\$ 117,487</b>	<b>\$ 429,026</b>
Operating Expenses		
Advertising	\$ -	\$ 157
Bad Check Expense	\$ -	\$ -
Bank Service Charges	\$ -	\$ -
Contract Labor	\$ 1,800	\$ 14,325
Dues and Subscriptions	\$ -	\$ 249
Electric expense	\$ 4,120	\$ 37,580
Meals	\$ 61	\$ 711
Leased Employees	\$ 15,029	\$ 150,492
Equipment Rental	\$ -	\$ 1,940
Sanitation Expense	\$ 516	\$ 6,760
Fuel Expense	\$ 297	\$ 3,762
Insurance	\$ -	\$ 27,874
Landscaping & Lawn Expense	\$ 2,703	\$ 6,584
Internet Expense	\$ 102	\$ 525
Licenses & Permits	\$ -	\$ 3,968
Legal	\$ 60	\$ 5,295
Miscellaneous	\$ -	\$ -
Office Supplies	\$ 942	\$ 5,551
Pool Maintenance & Supplies	\$ 1,986	\$ 12,139
Laundry Room Expense	\$ 415	\$ 2,680
Postage	\$ -	\$ 971
Professional Fees	\$ 923	\$ 12,243
Recreation Expense	\$ 3,539	\$ 17,883
Repairs & Maintenance General	\$ 3,271	\$ 26,882
R & M Small Equipment	\$ 129	\$ 10,715
R & M Electric/Plumbing	\$ -	\$ 10,361
R & M Air Conditioning	\$ -	\$ 700
R & M Pool Heater/Filter	\$ -	\$ 477
Sales Tax Expense	\$ 187	\$ 2,836
Security Expense	\$ -	\$ 452
Seminars & Training	\$ -	\$ 449
Supplies	\$ (44)	\$ 6,950
Telephone	\$ 593	\$ 6,974
Tool Expense	\$ -	\$ 149
Uniform Expense	\$ -	\$ 155
Water & Sewer Expense	\$ 2,430	\$ 17,223
<b>Total Operating Expenses</b>	<b>\$ 39,056</b>	<b>\$ 396,011</b>
Operating Income Greater Than Expenses	\$ 78,430	\$ 33,014
Other Non Operating Income		
Laundry Income	\$ 300	\$ 11,596
Recreation/Activities Income	\$ 6,519	\$ 32,168
Late Fee Income	\$ 35	\$ 522
Storage Lot Income	\$ 4,072	\$ 16,747
Interest Income	\$ 75	\$ 793
Miscellaneous Income	\$ 25	\$ 2,250
<b>Total Non Operating Income</b>	<b>\$ 11,026</b>	<b>\$ 64,075</b>
Other Expenses		
Interest Expense	\$ -	\$ -
Suspense	\$ -	\$ -
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Income before provision for taxes</b>	<b>\$ 89,456</b>	<b>\$ 97,090</b>
Provision for income taxes		
Federal Income Tax	\$ 34	\$ 34
<b>Total provision for income taxes</b>	<b>\$ 34</b>	<b>\$ 34</b>
Change in Net Assets	\$ 89,422	\$ 97,056
Net assets, beginning	\$ 2,006,235	\$ 1,998,601
<b>Net Assets, Ending</b>	<b>\$ 2,095,657</b>	<b>\$ 2,095,657</b>
720 Florida Law	Assessments	\$ 429,026
\$500,000 Limit	Activities	\$ 32,168
	Laundry	\$ 11,596
	Storage	\$ 16,747
	Interest	\$ 793
	Late Fee	\$ 522
	Miscellaneous	\$ 2,250
	Gain / Loss	\$ -
<b>Total</b>		<b>\$ 493,101</b>

Camp Florida Property Owners Association, Inc.

This report is as of December 31, 2021, the source is bank statements and analysis of reserves at 12/31/2021.

**Cash Position**

South State Bank (formerly Center State)		12/31/2021	MidFlorida Credit Union		12/31/2021
Regular Checking Account		\$ 211,762	Checking	Restricted Reserve	\$ 307
Activities Account		\$ 20,167	Savings	Restricted Reserve	\$ 249,619
Unrestricted Reserves		\$ 10,107	Member Account	Restricted Reserve	\$ <u>100</u>
Road Reserve	Restricted Reserve	\$ 161,324			
TOTAL		\$ 403,361	TOTAL		\$ 250,026
		\$ 403,361			\$ 250,026
			\$ 653,387		
			\$ <u>2,060</u>	cash at CFPOA	
			\$ 655,447		

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**Reserve Details**

Maintenance	\$ 17,972
Capital Equipment	\$ 24,736
Insurance	\$ 67,000
Recreation	\$ 10,294
Road	\$ 16,663
Total Reserves	\$ 136,665

**Cash**

South State Bank	
Regular Checking Account	\$ 211,762
Activities Account	\$ 20,167
Cash in CFPOA Office	\$ 2,060
Total Cash	\$ 213,822

**Total Cash \$ 350,487**

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Detail of Reserves		1/8/2021	12/31/2020	12/31/2021
Maintenance	\$ 17,207	\$ 7,976	\$ 10,000	
Capital	\$ 24,361	\$ 14,740	\$ 10,000	
Insurance	\$ 85,306	\$ 52,000	\$ 15,000	
Recreation	\$ 16,076	\$ 298	\$ 10,000	
Road	\$ 179,938	\$ 4,663	\$ 12,000	
Interest not Allocated	\$ 2,777			
		\$ 79,677	\$ 57,000	
<b>Total of all Reserves</b>	<b>\$ 325,665</b>	<b>\$ 159,354</b>	\$ 57,000	

Must go thru income

**Notes:** Road reserve required after 30 years is \$145,890, we have \$179,938, at 1/8/2021.  
Insurance reserve for CFPOA will be 100,000; however, liability amounts have not been transferred to the reserves as they must go thru income .