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505 W Interlake Blvd  
Lake Placid, FL 33852

To the Board of Directors:  
Camp Florida Property Owners Association, Inc.  
231 Shoreline Dr  
Lake Placid FL 33852

We have compiled the accompanying statement of financial position - income tax basis of Camp Florida Property Owners Association, Inc. as of April 30, 2022, and the related statement of activities - income tax basis for April 30, 2022. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the income tax basis of accounting. These are interim statements which have not been adjusted for year-end.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the income tax basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

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

We are not independent with respect to Camp Florida Property Owners Association, Inc. as of and for the period ended April 30, 2022.

Colley Financial Services, Inc.  
May 23, 2022

# Camp Florida Property Owners Association, Inc.

## Statement of Financial Position

### Income Tax Basis

April 30, 2022

#### Assets

##### Current Assets

Petty Cash	\$ 160.00
Cash - Vault	1,500.00
SSB General Checking 1968	192,765.82
SSB Activities Checking 3930	30,659.31
SSB Unrestricted Savings Rsrv 9549	17,607.77
SSB Road Rsrv 6734	4,310.25
Wauchule 1174	160,010.07
MidFL Rsrv Checking 0960	308.46
MidFL Rsrv Savings 0876	101.00
MidFL Rsrv Savings 8211	249,824.90
<b>Total Current Assets</b>	<b>657,247.58</b>

##### Property Plant & Equipment

Land	810,854.09
Capital Improvements	270,260.40
Clubhouse	793,468.78
Recreation Facilities	160,802.94
Equipment	266,116.15
Accumulated Depreciation	(796,564.00)
<b>Total Property Plant &amp; Equipment</b>	<b>1,504,938.36</b>

##### Other Assets

Utility Deposits	2,910.00
<b>Total Other Assets</b>	<b>2,910.00</b>
<b>Total Assets</b>	<b>\$ 2,165,095.94</b>

#### Liabilities

##### Current Liabilities

Season Pass Deposits	\$ 8,410.00
Chase Credit Card Payable	8,748.05
<b>Total Current Liabilities</b>	<b>17,158.05</b>

##### Long-Term Liabilities

Key Card Liability	25.00
Unrestricted Maintenance Reserve	21,312.00
Unrestricted Capital Equipment Reserve	28,076.00
Unrestricted Insurance Reserve	67,000.00
Unrestricted Recreation Reserve	13,634.00
Unrestricted Road Reserve	20,663.00
Booster Club Liability	3,100.00
<b>Total Long-Term Liabilities</b>	<b>153,810.00</b>
<b>Total Liabilities</b>	<b>\$ 170,968.05</b>

See accountant's compilation report

Interim Statement - Unadjusted for Year-End

# **Camp Florida Property Owners Association, Inc.**

## **Statement of Financial Position**

### **Income Tax Basis**

**April 30, 2022**

#### **Net Assets**

##### **Net Assets**

Net Assets, Beginning	1,989,602.36
Change in Net Assets	4,525.53
<b>Total Net Assets</b>	<b>1,994,127.89</b>
<b>Total Liabilities And Net Assets</b>	<b>\$ 2,165,095.94</b>

See accountant's compilation report  
Interim Statement - Unadjusted for Year-End

# Camp Florida Property Owners Association, Inc.

## Statements of Activities and Changes in Net Assets

### Income Tax Basis

For the month and four months ended April 30, 2022

	Current	Year to date
<b>Revenues, Gains, And Other Support</b>		
Assessment Income	\$ 8,297.75	\$ 129,497.00
<b>Total Revenues, Gains, And Other Support</b>	<b>8,297.75</b>	<b>129,497.00</b>
<b>Gross Profit</b>	<b>8,297.75</b>	<b>129,497.00</b>
<b>Expenses And Losses</b>		
Advertising	0.00	198.59
Bank Service Charges	15.00	30.00
Contract Labor	2,850.00	7,850.00
Electric Expense	887.44	14,186.42
Meals	36.90	210.07
Leased Employees	18,528.20	53,940.56
Equipment Rental	0.00	2,332.75
Sanitation Expense	78.20	1,996.95
Fuel Expense	260.23	1,164.17
Insurance	0.00	(17.28)
Landscaping & Lawn Expense	604.84	1,932.35
Internet Expense	19.95	79.80
Licenses & Permits	54.05	54.05
Legal	783.50	2,323.69
Miscellaneous	208.14	257.14
Office Supplies	413.03	3,075.53
Pool Maintenance & Supplies	1,722.31	3,429.27
Laundry Room Expense	0.00	288.33
Postage	10.15	493.50
Professional Fees	1,235.00	4,065.00
Recreation Expense	1,378.11	25,489.92
R & M - General	4,063.16	31,584.39
R & M - Small Equipment	1,312.99	2,768.18
R & M - Electric/Plumbing	543.13	646.98
R & M - Air Conditioning	0.00	655.16
Sales Tax Expense	1,135.71	3,363.86
Security Expense	1,135.00	1,247.88
Seminars & Training	627.66	974.66
Supplies	1,610.15	3,922.15
Telephone	753.33	2,542.14
Uniform Expense	0.00	307.45
Water & Sewer Expense	1,818.91	5,229.46
<b>Total Expenses And Losses</b>	<b>42,085.09</b>	<b>176,623.12</b>
<b>Income From Operations</b>	<b>(33,787.34)</b>	<b>(47,126.12)</b>
<b>Other Income</b>		
Laundry Income	1,595.00	9,744.75

See accountant's compilation report

Interim Statement - Unadjusted for Year-End

# Camp Florida Property Owners Association, Inc.

## Statements of Activities and Changes in Net Assets

### Income Tax Basis

For the month and four months ended April 30, 2022

	Current	Year to date
Recreation/Activities Income	865.00	35,919.93
Late Fee Income	59.50	217.00
Storage Lot Income	558.00	5,145.00
Interest Income	58.59	239.97
Miscellaneous Income	0.00	385.00
<b>Total Other Income</b>	<b>3,136.09</b>	<b>51,651.65</b>
 <b>Other Expenses</b>		
Suspense	(274.10)	0.00
<b>Total Other Expenses</b>	<b>(274.10)</b>	<b>0.00</b>
 <b>Change In Net Assets</b>		4,525.53
Net Assets, Beginning	2,024,505.04	1,989,602.36
<b>Net Assets, Ending</b>	<b>\$ 1,994,127.89</b>	<b>\$ 1,994,127.89</b>