

Susan Colley, CPA, P.A.
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 January 31, 2024, and the related Statement of Activities - Income Tax Basis for January 31, 2024. 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 January 31, 2024.

Susan Colley, CPA, P.A.
March 19, 2024

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

January 31, 2024

Assets

Current Assets

Petty Cash	\$ 160.00
Cash Box Banks	1,350.00
Cash - Vault	1,500.00
SSB General Checking 1968	116,218.56
Heartland Operating Chkg 6347	75,123.85
Heartland MM 4568	79,176.38
Heartland Chkg Activities	39,044.17
Crews B&T 1174	3,216.84
MidFlorida Money Market	12,221.66
PNC Checking Plus	5,000.00
PNC Money Market	156,152.29
Total Current Assets	489,163.75

Property Plant & Equipment

Land	810,854.09
Capital Improvements	270,260.40
Clubhouse	793,468.78
Recreation Facilities	177,052.56
Equipment	343,217.11
Accumulated Depreciation	(851,786.00)
Total Property Plant & Equipment	1,543,066.94

Other Assets

SouthState CD's	35,000.00
MidFlorida CD's	240,000.00
Utility Deposits	2,910.00
Total Other Assets	277,910.00

Total Assets

\$ **2,310,140.69**

Liabilities

Current Liabilities

Season Pass Deposits	\$ 18,408.00
Chase Credit Card Payable	10,889.54
Total Current Liabilities	29,297.54

Long-Term Liabilities

Gate Remotes Liability	10.00
Key Card Liability	25.00
Enhancement Liability	9,249.81
Total Long-Term Liabilities	9,284.81
Total Liabilities	\$ 38,582.35

See accountant's compilation report

Interim Statement - Unadjusted for Year-End

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

January 31, 2024

Net Assets	
Net Assets, Beginning	2,220,945.78
Change in Net Assets	50,612.56
Total Net Assets	<u>2,271,558.34</u>
Total Liabilities And Net Assets	<u>\$ 2,310,140.69</u>

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

Camp Florida Property Owners Association, Inc.

Statement of Activities and Changes in Net Assets

Income Tax Basis

For the month ended January 31, 2024

Revenues, Gains, And Other Support

Assessment Income	\$ 72,186.00
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Total Revenues, Gains, And Other Support	72,186.00
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Gross Profit	72,186.00
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Expenses And Losses

Bank Service Charges	5.00
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Contract Labor	3,450.00
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Electric Expense	2,919.29
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Meals	13.00
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Leased Employees	20.00
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Sanitation Expense	637.39
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Fuel Expense	482.50
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Insurance	224.65
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Landscaping & Lawn Expense	62.32
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Internet Expense	270.37
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Legal	596.50
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Office Supplies	139.09
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Pool Maintenance & Supplies	741.39
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Payroll Tax Expense	1,558.28
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Postage	227.25
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Professional Fees	985.00
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Recreation Expense	10,175.48
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R & M - General	2,457.14
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R & M - Small Equipment	1,446.80
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R & M - Electric/Plumbing	156.42
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R & M - Pool Heater/Filter	428.17
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Salaries & Wages	14,230.79
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Sales Tax Expense	1,089.61
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Supplies	442.79
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Telephone	404.97
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Water & Sewer Expense	2,099.64
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Total Expenses And Losses	45,263.84
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General And Administrative Expenses

Payroll Fees	180.00
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Total General And Administrative Expenses	180.00
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Total Expenses	45,443.84
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Income From Operations	26,742.16
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Other Income

Laundry Income	2,338.50
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See accountant's compilation report

Interim Statement - Unadjusted for Year-End

Camp Florida Property Owners Association, Inc.

Statement of Activities and Changes in Net Assets Income Tax Basis For the month ended January 31, 2024

Recreation/Activities Income	13,549.50
Late Fee Income	50.77
Storage Lot Income	6,020.75
Estoppel Fees	50.00
Interest Income	758.31
Miscellaneous Income	1,620.00
Total Other Income	24,387.83
 Other Expenses	
Suspense	517.43
Total Other Expenses	517.43
 Change In Net Assets	
Net Assets, Beginning	50,612.56
Net Assets, Ending	\$ 2,220,945.78
	\$ 2,271,558.34

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