

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 April 30, 2024, and the related Statement of Activities - Income Tax Basis for April 30, 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 April 30, 2024.

Susan Colley, CPA, P.A.  
May 20, 2024

# Camp Florida Property Owners Association, Inc.

## Statement of Financial Position

### Income Tax Basis

April 30, 2024

#### Assets

##### Current Assets

Petty Cash	\$ 160.00
Cash Box Banks	250.00
Cash - Vault	1,500.00
SSB General Checking 1968	88,975.50
Heartland Operating Chkg 6347	90,074.97
Heartland MM 4568	79,665.95
Heartland Chkg Activities	55,556.93
Crews B&T 1174	3,217.23
MidFlorida Money Market	2,303.95
PNC Checking Plus	5,000.00
PNC Money Market	157,684.36
<b>Total Current Assets</b>	<b>484,388.89</b>

##### Property Plant & Equipment

Land	810,854.09
Capital Improvements	270,260.40
Clubhouse	793,468.78
Recreation Facilities	177,052.56
Equipment	371,579.58
Accumulated Depreciation	(898,259.00)
<b>Total Property Plant &amp; Equipment</b>	<b>1,524,956.41</b>

##### Other Assets

SouthState CD's	45,000.00
MidFlorida CD's	242,648.83
Utility Deposits	2,910.00
<b>Total Other Assets</b>	<b>290,558.83</b>

<b>Total Assets</b>	<b>\$ 2,299,904.13</b>
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#### Liabilities

##### Current Liabilities

Season Pass Deposits	\$ 26,328.00
Chase Credit Card Payable	10,586.09
<b>Total Current Liabilities</b>	<b>36,914.09</b>

##### Long-Term Liabilities

Gate Remotes Liability	10.00
Key Card Liability	25.00
Enhancement Liability	12,687.81
Kubota Credit Corp	34,667.94
<b>Total Long-Term Liabilities</b>	<b>47,390.75</b>
<b>Total Liabilities</b>	<b>\$ 84,304.84</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, 2024**

#### **Net Assets**

##### **Net Assets**

Net Assets, Beginning	2,153,099.47
Change in Net Assets	62,499.82
<b>Total Net Assets</b>	<b>2,215,599.29</b>
<b>Total Liabilities And Net Assets</b>	<b>\$ 2,299,904.13</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, 2024

	Current	Year to date
<b>Revenues, Gains, And Other Support</b>		
Assessment Income	\$ 43,424.02	\$ 210,351.08
<b>Total Revenues, Gains, And Other Support</b>	<b>43,424.02</b>	<b>210,351.08</b>
<b>Gross Profit</b>	<b>43,424.02</b>	<b>210,351.08</b>
<b>Expenses And Losses</b>		
Advertising	0.00	629.05
Bank Service Charges	0.00	5.00
Contract Labor	825.00	8,375.00
Dues and Subscriptions	20.00	80.00
Electric Expense	5,162.22	18,296.75
Meals	59.67	585.00
Equipment Rental	365.00	5,423.50
Sanitation Expense	563.04	2,134.76
Fuel Expense	350.06	1,614.41
Insurance	728.10	1,872.07
Landscaping & Lawn Expense	900.41	1,332.73
Internet Expense	552.03	1,602.46
Licenses & Permits	209.45	209.45
Legal	250.00	1,808.50
Miscellaneous	108.00	108.00
Office Supplies	359.53	2,622.12
Pool Maintenance & Supplies	3,467.63	7,537.92
Payroll Fees	200.00	650.00
Payroll Tax Expense	1,686.78	6,284.51
Laundry Room Expense	0.00	182.95
Postage	0.00	1,064.25
Professional Fees	1,300.00	4,535.00
Recreation Expense	1,930.41	37,139.94
R & M - General	12,550.30	17,878.59
R & M - Small Equipment	248.13	5,661.39
R & M - Electric/Plumbing	0.00	250.66
R & M - Air Conditioning	0.00	176.00
R & M - Pool Heater/Filter	0.00	428.17
Salaries & Wages	19,000.55	63,836.46
Sales Tax Expense	1,595.83	5,007.07
Surveillance Expense	800.00	1,112.40
Supplies	321.71	3,400.18
Telephone	433.25	2,092.22
Travel	0.00	618.58
Uniform Expense	172.00	1,019.11
Water & Sewer Expense	2,484.42	9,170.86
<b>Total Expenses And Losses</b>	<b>56,643.52</b>	<b>214,745.06</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, 2024

	Current	Year to date
<b>Income From Operations</b>	(13,219.50)	(4,393.98)
<b>Other Income</b>		
Laundry Income	683.00	9,519.75
Recreation/Activities Income	2,215.53	42,084.16
Late Fee Income	14.90	209.81
Storage Lot Income	2,700.00	16,940.75
Estoppel Fees	750.00	1,700.00
Interest Income	710.91	5,514.10
Miscellaneous Income	918.23	2,538.23
<b>Total Other Income</b>	<u>7,992.57</u>	<u>78,506.80</u>
<b>Income Before Provision For Taxes</b>	(5,226.93)	74,112.82
<b>Provision For Income Taxes</b>		
Federal Income Tax	11,613.00	11,613.00
<b>Total Provision For Income Taxes</b>	<u>11,613.00</u>	<u>11,613.00</u>
<b>Change In Net Assets</b>		
Net Assets, Beginning	(16,839.93)	62,499.82
<b>Net Assets, Ending</b>	<u>\$ 2,232,439.22</u>	<u>\$ 2,153,099.47</u>
	<u>\$ 2,215,599.29</u>	<u>\$ 2,215,599.29</u>

See accountant's compilation report

Interim Statement - Unadjusted for Year-End