

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

Management is responsible for the accompanying financial statements of Camp Florida Property Owners Association, Inc., which comprise the Statement of Assets, Liabilities, and Equity - income tax basis as of August 31, 2025 and the related Statement of Revenues, Expenses, and Retained Earnings - income tax basis, for August 31, 2025 in accordance with the tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting 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. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax 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 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, the 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..

Susan Colley, CPA, P.A.
Lake Placid, FL
October 8, 2025

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

August 31, 2025

Assets

Current Assets

Petty Cash	\$ 160.00
Cash - Vault	1,500.00
SSB General Checking 1968	73,004.42
Seacoast Operating Chkg 6347	128,282.15
Seacoast MM 4568	82,033.02
Seacoast Chkg Activities	10,179.23
Crews B & T 1174	3,229.39
MidFlorida Money Market	215,214.99
PNC Checking Plus	550.00
PNC Money Market	240,280.57
Total Current Assets	754,433.77

Property Plant & Equipment

Land	810,854.09
Capital Improvements	443,076.45
Clubhouse	793,468.78
Recreation Facilities	194,549.53
Equipment	229,606.34
Accumulated Depreciation	(799,893.00)
Total Property Plant & Equipment	1,671,662.19

Other Assets

SouthState CD's	76,631.47
PNC CD	41,809.42
Utility Deposits	2,910.00
Total Other Assets	121,350.89

Total Assets

\$ 2,547,446.85

Liabilities

Current Liabilities

Season Pass Deposits	\$ 18,683.00
Chase Credit Card Payable	5,713.81
Total Current Liabilities	24,396.81

Long-Term Liabilities

Kubota Credit Corp	26,389.06
Total Long-Term Liabilities	26,389.06
Total Liabilities	\$ 50,785.87

Net Assets

Net Assets

Net Assets, Beginning	2,201,883.72
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See accountant's compilation report

Interim Statement - Unadjusted for Year-End

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

August 31, 2025

Change in Net Assets	294,777.26
Total Net Assets	<hr/> 2,496,660.98
Total Liabilities And Net Assets	<hr/> <hr/> \$ 2,547,446.85

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 eight months ended August 31, 2025

	Current	Year to date
Revenues, Gains, And Other Support		
Assessment Income	\$ 11,093.17	\$ 373,828.01
Total Revenues, Gains, And Other Support	11,093.17	373,828.01
Cost Of Goods Sold		
Merchandise & Parts	0.00	13.98
Total Cost Of Goods Sold	0.00	13.98
Gross Profit	11,093.17	373,814.03
Expenses And Losses		
Bank Service Charges	0.00	67.00
Contract Labor	1,500.00	14,950.00
Dues and Subscriptions	24.00	355.00
Electric Expense	3,298.60	28,996.81
Meals	128.08	864.46
Equipment Rental	0.00	5,615.97
Sanitation Expense	0.00	2,553.03
Fuel Expense	804.39	4,035.12
Insurance	7,339.45	12,900.67
Landscaping & Lawn Expense	438.77	12,272.86
Internet Expense	688.42	4,741.14
Licenses & Permits	3,641.19	5,456.09
Legal	627.45	3,442.95
Office Supplies	0.00	1,271.78
Pool Maintenance & Supplies	1,302.79	10,762.89
Payroll Fees	140.00	1,245.00
Payroll Tax Expense	1,601.49	12,023.79
Laundry Room Expense	0.00	1,079.95
Postage	51.00	1,027.92
Penalties & Fines	0.00	2,693.08
Professional Fees	985.00	9,380.00
Taxes	0.00	982.00
Recreation Expense	0.00	36,464.07
R & M - General	1,259.37	48,518.89
R & M - Small Equipment	533.17	2,808.91
R & M - Electric/Plumbing	49.44	459.71
R & M - Air Conditioning	53.98	53.98
Salaries & Wages	20,934.38	142,075.49
Sales Tax Expense	102.18	5,194.41
Surveillance Expense	0.00	1,853.93
Supplies	207.07	4,985.15
Telephone	112.18	897.53
Tools Expense	32.22	279.40
Uniform Expense	690.25	817.24

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 eight months ended August 31, 2025

	Current	Year to date
Water & Sewer Expense	1,945.55	15,199.86
Total Expenses And Losses	<hr/> 48,490.42	<hr/> 396,326.08
 Income From Operations	 (37,397.25)	 (22,512.05)
 Other Income		
Laundry Income	0.00	8,054.25
Recreation/Activities Income	0.00	54,706.50
Late Fee Income	454.19	1,023.63
Storage Lot Income	480.00	24,239.99
Estoppel Fees	200.00	1,600.00
Special Assessments - Road	1,415.00	223,935.00
Interest Income	1,757.06	12,711.53
Miscellaneous Income	0.00	2,408.41
Total Other Income	<hr/> 4,306.25	<hr/> 328,679.31
 Income Before Provision For Taxes	 (33,091.00)	 306,167.26
 Provision For Income Taxes		
Federal Income Tax	0.00	11,390.00
Total Provision For Income Taxes	<hr/> 0.00	<hr/> 11,390.00
 Change In Net Assets		
Net Assets, Beginning	(33,091.00)	294,777.26
Net Assets, Ending	<hr/> 2,529,751.98	<hr/> 2,201,883.72
	<hr/> \$ 2,496,660.98	<hr/> \$ 2,496,660.98

See accountant's compilation report

Interim Statement - Unadjusted for Year-End