

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 September 30, 2025 and the related Statement of Revenues, Expenses, and Retained Earnings - income tax basis, for September 30, 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 21, 2025

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

September 30, 2025

Assets

Current Assets

| | |
|------------------------------|-------------------|
| Petty Cash | \$ 160.00 |
| Cash - Vault | 1,500.00 |
| SSB General Checking 1968 | 75,634.58 |
| Seacoast Operating Chkg 6347 | 156,743.77 |
| Seacoast MM 4568 | 82,167.87 |
| Seacoast Chkg Activities | 10,163.41 |
| Crews B & T 1174 | 3,229.52 |
| MidFlorida Money Market | 215,910.16 |
| PNC Checking Plus | 550.00 |
| PNC Money Market | 232,799.29 |
| Total Current Assets | 778,858.60 |

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 | 76,873.52 |
| PNC CD | 50,000.00 |
| Utility Deposits | 2,910.00 |
| Total Other Assets | 129,783.52 |

Total Assets

\$ 2,580,304.31

Liabilities

Current Liabilities

| | |
|----------------------------------|------------------|
| Season Pass Deposits | \$ 18,683.00 |
| Chase Credit Card Payable | 4,563.25 |
| Total Current Liabilities | 23,246.25 |

Long-Term Liabilities

| | |
|------------------------------------|---------------------|
| Kubota Credit Corp | 25,871.63 |
| Total Long-Term Liabilities | 25,871.63 |
| Total Liabilities | \$ 49,117.88 |

Net Assets

Net Assets

| | |
|-----------------------|--------------|
| Net Assets, Beginning | 2,201,883.72 |
|-----------------------|--------------|

See accountant's compilation report

Interim Statement - Unadjusted for Year-End

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

September 30, 2025

| | |
|---|------------------------------|
| Change in Net Assets | 329,302.71 |
| Total Net Assets | <hr/> 2,531,186.43 |
| Total Liabilities And Net Assets | <hr/> \$ 2,580,304.31 |

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 nine months ended September 30, 2025

| | Current | Year to date |
|---|------------------|-------------------|
| Revenues, Gains, And Other Support | | |
| Assessment Income | \$ 65,582.50 | \$ 439,410.51 |
| Total Revenues, Gains, And Other Support | 65,582.50 | 439,410.51 |
| Cost Of Goods Sold | | |
| Merchandise & Parts | 0.00 | 13.98 |
| Total Cost Of Goods Sold | 0.00 | 13.98 |
| Gross Profit | 65,582.50 | 439,396.53 |
| Expenses And Losses | | |
| Bank Service Charges | 0.00 | 67.00 |
| Contract Labor | 1,875.00 | 16,825.00 |
| Dues and Subscriptions | 24.00 | 379.00 |
| Electric Expense | 3,800.45 | 32,797.26 |
| Meals | 72.86 | 937.32 |
| Equipment Rental | 0.00 | 5,615.97 |
| Sanitation Expense | 0.00 | 2,553.03 |
| Fuel Expense | 524.14 | 4,559.26 |
| Insurance | 212.85 | 13,113.52 |
| Landscaping & Lawn Expense | 783.22 | 13,056.08 |
| Internet Expense | 688.42 | 5,429.56 |
| Licenses & Permits | 0.00 | 5,456.09 |
| Legal | 120.00 | 3,562.95 |
| Office Supplies | 439.06 | 1,710.84 |
| Pool Maintenance & Supplies | 1,011.28 | 11,774.17 |
| Payroll Fees | 175.00 | 1,420.00 |
| Payroll Tax Expense | 1,264.25 | 13,288.04 |
| Laundry Room Expense | 0.00 | 1,079.95 |
| Postage | 0.00 | 1,027.92 |
| Penalties & Fines | 0.00 | 2,693.08 |
| Professional Fees | 985.00 | 10,365.00 |
| Taxes | 0.00 | 982.00 |
| Recreation Expense | 0.00 | 36,464.07 |
| R & M - General | 1,401.68 | 49,920.57 |
| R & M - Small Equipment | 191.94 | 3,000.85 |
| R & M - Electric/Plumbing | 0.00 | 459.71 |
| R & M - Air Conditioning | 126.38 | 180.36 |
| Salaries & Wages | 16,526.18 | 158,601.67 |
| Sales Tax Expense | 15.82 | 5,210.23 |
| Surveillance Expense | 0.00 | 1,853.93 |
| Supplies | 1,062.15 | 6,047.30 |
| Telephone | 112.18 | 1,009.71 |
| Tools Expense | 0.00 | 279.40 |
| Uniform Expense | 0.00 | 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 nine months ended September 30, 2025

| | Current | Year to date |
|--|--------------------|--------------------|
| Water & Sewer Expense | 2,381.29 | 17,581.15 |
| Total Expenses And Losses | <hr/> 33,793.15 | <hr/> 430,119.23 |
| Income From Operations | 31,789.35 | 9,277.30 |
| Other Income | | |
| Laundry Income | 0.00 | 8,054.25 |
| Recreation/Activities Income | 0.00 | 54,706.50 |
| Late Fee Income | 40.99 | 1,064.62 |
| Storage Lot Income | 4,423.00 | 28,662.99 |
| Estoppel Fees | 0.00 | 1,600.00 |
| Special Assessments - Road | 100.00 | 224,035.00 |
| Interest Income | 1,782.11 | 14,493.64 |
| Miscellaneous Income | 0.00 | 2,408.41 |
| Total Other Income | <hr/> 6,346.10 | <hr/> 335,025.41 |
| Other Expenses | | |
| Interest Expense | 40.00 | 40.00 |
| Total Other Expenses | <hr/> 40.00 | <hr/> 40.00 |
| Income Before Provision For Taxes | 38,095.45 | 344,262.71 |
| Provision For Income Taxes | | |
| Federal Income Tax | 3,570.00 | 14,960.00 |
| Total Provision For Income Taxes | <hr/> 3,570.00 | <hr/> 14,960.00 |
| Change In Net Assets | | |
| Net Assets, Beginning | 34,525.45 | 329,302.71 |
| Net Assets, Ending | <hr/> 2,496,660.98 | <hr/> 2,201,883.72 |
| | \$ 2,531,186.43 | \$ 2,531,186.43 |

See accountant's compilation report

Interim Statement - Unadjusted for Year-End