

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 December 31, 2025 and the related Statement of Revenues, Expenses, and Retained Earnings - income tax basis, for December 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
January 25, 2026

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

December 31, 2025

Assets

Current Assets

Petty Cash	\$	160.00
Cash Box Banks		1,400.00
Cash - Vault		1,500.00
SSB General Checking 1968		121,450.26
Seacoast Operating Chkg 6347		100,611.97
Seacoast MM 4568		82,645.45
Seacoast Chkg Activities		10,539.73
Crews B & T 1174		3,229.93
MidFlorida Money Market		218,055.99
PNC Checking Plus		550.00
PNC Money Market		8,854.02
Payroll Clearing Account		3,147.93
Total Current Assets		<u>552,145.28</u>

Property Plant & Equipment

Land		810,854.09
Capital Improvements		729,388.02
Clubhouse		795,556.91
Recreation Facilities		192,461.40
Equipment		231,892.82
Accumulated Depreciation		(799,893.00)
Total Property Plant & Equipment		<u>1,960,260.24</u>

Other Assets

SouthState CD's		77,588.54
PNC CD		50,484.62
Utility Deposits		2,910.00
Total Other Assets		<u>130,983.16</u>

Total Assets

\$ 2,643,388.68

Liabilities

Current Liabilities

Season Pass Deposits	\$	14,488.47
Chase Credit Card Payable		9,718.92
Total Current Liabilities		<u>24,207.39</u>

Long-Term Liabilities

Kubota Credit Corp		24,319.34
Total Long-Term Liabilities		<u>24,319.34</u>
Total Liabilities	\$	<u><u>48,526.73</u></u>

Net Assets

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

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

December 31, 2025

Net Assets

Net Assets, Beginning	2,201,883.72
Change in Net Assets	392,978.23
Total Net Assets	<u>2,594,861.95</u>
Total Liabilities And Net Assets	\$ <u><u>2,643,388.68</u></u>

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 year ended December 31, 2025

	Current	Year to date
Revenues, Gains, And Other Support		
Assessment Income	\$ 117,795.78	\$ 620,330.36
Total Revenues, Gains, And Other Support	<u>117,795.78</u>	<u>620,330.36</u>
Gross Profit	117,795.78	620,330.36
Expenses And Losses		
Bank Service Charges	0.00	79.00
Contract Labor	2,225.00	22,150.00
Dues and Subscriptions	176.37	603.37
Electric Expense	6,872.97	43,414.79
Meals	44.94	1,104.59
Equipment Rental	0.00	5,615.97
Sanitation Expense	0.00	2,653.03
Fuel Expense	272.57	5,611.71
Insurance	0.00	50,363.08
Landscaping & Lawn Expense	1,637.74	16,803.79
Internet Expense	701.97	7,623.57
Licenses & Permits	0.00	5,456.09
Legal	825.00	8,947.33
Miscellaneous	(126.06)	0.00
Office Supplies	104.25	2,240.54
Pool Maintenance & Supplies	1,011.89	14,621.25
Payroll Fees	210.00	1,910.00
Payroll Tax Expense	1,478.13	17,590.80
Laundry Room Expense	438.95	1,551.14
Postage	2.44	1,030.36
Penalties & Fines	0.00	2,693.08
Professional Fees	985.00	13,320.00
Taxes	0.00	982.00
Recreation Expense	6,548.29	44,567.18
R & M - General	656.58	52,907.83
R & M - Small Equipment	362.33	4,970.83
R & M - Electric/Plumbing	0.00	1,805.73
R & M - Air Conditioning	0.00	180.36
R & M - Pool Heater/Filter	0.00	39.61
Salaries & Wages	19,322.06	214,847.05
Sales Tax Expense	171.54	5,619.88
Surveillance Expense	0.00	2,044.46
Supplies	332.80	7,502.30
Telephone	115.58	1,353.42
Tools Expense	15.02	414.19
Uniform Expense	0.00	817.24
Water & Sewer Expense	1,235.89	21,525.88
Total Expenses And Losses	<u>45,621.25</u>	<u>584,961.45</u>

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 year ended December 31, 2025

	Current	Year to date
Income From Operations	72,174.53	35,368.91
Other Income		
Laundry Income	1,605.00	14,703.25
Recreation/Activities Income	11,974.88	68,274.38
Late Fee Income	18.23	1,749.10
Storage Lot Income	8,380.10	41,693.09
Estoppel Fees	200.00	2,000.00
Special Assessments - Road	0.00	224,675.00
Interest Income	1,460.19	19,375.04
Miscellaneous Income	0.00	3,669.46
Total Other Income	<u>23,638.40</u>	<u>376,139.32</u>
Income Before Provision For Taxes	95,812.93	411,508.23
Provision For Income Taxes		
Federal Income Tax	3,570.00	18,530.00
Total Provision For Income Taxes	<u>3,570.00</u>	<u>18,530.00</u>
Change In Net Assets	92,242.93	392,978.23
Net Assets, Beginning	2,502,619.02	2,201,883.72
Net Assets, Ending	<u>\$ 2,594,861.95</u>	<u>\$ 2,594,861.95</u>

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