

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 December 31, 2025, and the related Statement of Activities - Income Tax Basis for December 31, 2025. 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.

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 December 31, 2025.

Susan Colley, CPA, P.A.
March 14, 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
SouthState Bank Chkg 1968		121,450.26
Seacoast General Chkg 6347		100,611.97
Seacoast MM 4568		82,645.45
Seacoast Activities Chkg 6355		10,539.73
Crews Bank 1174		3,229.93
MidFlorida MM 6284		218,055.99
PNC Chkg Plus 6543		550.00
PNC MM 6551		8,854.02
Payroll In Transit		3,147.93
Prepaid Federal Income Tax		14,280.00
Total Current Assets		<u>566,425.28</u>

Property, Plant & Equipment

Land		810,854.09
Land Improvements		722,441.66
Buildings		912,990.97
Equipment		268,028.88
Accumulated Depreciation		(1,258,200.00)
Total Property, Plant & Equipment		<u>1,456,115.60</u>

Other Assets

SouthState CD's		77,588.54
PNC CD		50,484.62
Utility Deposits		4,731.00
Total Other Assets		<u>132,804.16</u>

Total Assets

\$ 2,155,345.04

Liabilities

Current Liabilities

Season Pass Deposits	\$	14,488.47
Reimbursement Due		13.34
Chase Credit Card Payable		14,568.05
Total Current Liabilities		<u>29,069.86</u>

Long-Term Liabilities

Kubota Credit Corp		24,319.34
Total Long-Term Liabilities		<u>24,319.34</u>
Total Liabilities	\$	<u><u>53,389.20</u></u>

See accountant's compilation report

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

Income Tax Basis

December 31, 2025

Net Assets

Net Assets

Fund balance, beginning	2,196,925.27
Change in Net Assets	(94,969.43)
Total Net Assets	<u>2,101,955.84</u>
Total Liabilities And Net Assets	\$ <u><u>2,155,345.04</u></u>

See accountant's compilation report

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	\$ 117,785.78	\$ 620,234.36
Special Assessments - Road	0.00	224,675.00
Total Revenues, Gains, And Other Support	<u>117,785.78</u>	<u>844,909.36</u>
Gross Profit	117,785.78	844,909.36
Expenses And Losses		
Bank Service Charges	0.00	2,772.08
Contract Labor	2,300.00	22,150.00
Depreciation	502,192.00	502,192.00
Dues and Subscriptions	176.37	603.37
Electric Expense	10,275.07	43,414.79
Estoppel Fees	1,000.00	1,000.00
Meals	(1,059.65)	0.00
Equipment Rental	3.97	5,615.97
Sanitation Expense	36.50	2,653.03
Fuel Expense	272.57	5,575.96
Insurance	884.44	50,363.08
Landscaping & Lawn Expense	1,637.74	16,803.79
Internet Expense	947.02	7,868.62
Licenses & Permits	0.00	5,456.09
Legal	912.50	8,937.33
Miscellaneous	(126.06)	0.00
Office Supplies	104.25	2,240.54
Pool Maintenance & Supplies	1,231.09	14,840.45
Payroll Fees	210.00	1,910.00
Payroll Tax Expense	1,043.41	17,156.08
Laundry Room Expense	438.95	1,551.14
Postage	2.44	1,030.36
Professional Fees	985.00	13,320.00
Recreation Expense	6,864.91	44,883.80
R & M - General	1,885.54	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	(851.19)	4,597.15
Surveillance Expense	0.00	2,044.46
Supplies	1,452.39	8,621.89
Telephone	118.57	1,356.41
Tools Expense	15.02	414.19
Uniform Expense	0.00	817.24
Water & Sewer Expense	3,751.62	21,525.88

See accountant's compilation report

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
Total Expenses And Losses	<u>556,388.86</u>	<u>1,086,467.11</u>
Income From Operations	(438,603.08)	(241,557.75)
Other Income		
Laundry Income	1,605.00	14,703.25
Recreation/Activities Income	11,974.88	68,779.38
Late Fee Income	18.23	1,749.10
Storage Lot Income	8,470.10	41,869.09
Estoppel Fees	1,200.00	3,000.00
Gain/(Loss)Loss on Sale of Assets	(4,852.00)	(4,852.00)
Interest Income	1,460.19	19,375.18
Miscellaneous Income	(1,200.00)	1,964.32
Total Other Income	<u>18,676.40</u>	<u>146,588.32</u>
Income Before Provision For Taxes	(419,926.68)	(94,969.43)
Provision For Income Taxes		
Federal Income Tax	(10,710.00)	0.00
Total Provision For Income Taxes	<u>(10,710.00)</u>	<u>0.00</u>
Change In Net Assets	(409,216.68)	(94,969.43)
Fund balance, beginning	2,511,172.52	2,196,925.27
Fund Balance, Ending	<u>\$ 2,101,955.84</u>	<u>\$ 2,101,955.84</u>

See accountant's compilation report