

Susan Colley, CPA, P.A.
505 W Interlake Blvd
Lake Placid, FL 33852

April 24, 2026

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 Financial Position as of March 31, 2026, and the related Statement of Activities for March 31, 2026 in accordance with accounting principles generally accepted in the United States of America. 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 accompanying 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.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures (and the statement of cash flows, if applicable) were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. 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 March 31, 2026.

Susan Colley, CPA, P.A.
Lake Placid, Florida
April 24, 2026

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

March 31, 2026

Assets

Current Assets

Petty Cash	\$	160.00
Cash Box Banks		450.00
Cash - Vault		1,500.00
SouthState Bank Chkg 1968		178,350.59
Seacoast General Chkg 6347		82,494.97
Seacoast MM 4568		32,421.90
Seacoast Activities Chkg 6355		14,262.23
Crews Bank 1174		3,230.32
MidFlorida MM 6284		219,682.33
PNC Chkg Plus 6543		540.00
PNC MM 6551		8,806.75
Gulf Atlantic Checking 3165		7,628.94
Gulf Atlantic Activity 3168		4,942.75
Gulf Atlantic MM 0480		1,500.25
Accounts Receivable		53,169.01
Prepaid Insurance		39,314.52
Prepaid Federal Income Tax		14,280.00
Total Current Assets		<u>662,734.56</u>

Property, Plant & Equipment

Land		810,854.09
Land Improvements		722,441.66
Buildings		912,990.97
Recreation Facilities		57,778.14
Equipment		276,030.84
Accumulated Depreciation		(531,447.00)
Total Property, Plant & Equipment		<u>2,248,648.70</u>

Other Assets

SouthState CD's		78,291.76
PNC CD		50,931.02
Utility Deposits		4,731.00
Total Other Assets		<u>133,953.78</u>

Total Assets

\$ 3,045,337.04

Liabilities

Current Liabilities

Prepaid Assessments	\$	43,271.05
Prepaid Storage		2,460.00
Season Pass Deposits		21,053.47
Income Tax Payable		14,032.00
Payroll Taxes Payable		434.72
Chase Credit Card Payable		7,255.37
Total Current Liabilities		<u>88,506.61</u>

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

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

March 31, 2026

Long-Term Liabilities

Kubota Credit Corp	22,767.05
Total Long-Term Liabilities	<u>22,767.05</u>
Total Liabilities	\$ <u><u>111,273.66</u></u>

Net Assets

Net Assets

Fund balance, beginning	2,701,835.92
Change in Net Assets	<u>232,227.46</u>
Total Net Assets	<u>2,934,063.38</u>
Total Liabilities And Net Assets	\$ <u><u>3,045,337.04</u></u>

Camp Florida Property Owners Association, Inc.

Statements of Activities and Changes in Net Assets For the month and three months ended March 31, 2026

	Current	Year to date
Revenues, Gains, And Other Support		
Assessment Income	\$ 161,190.00	\$ 322,380.00
Total Revenues, Gains, And Other Support	161,190.00	322,380.00
Gross Profit	161,190.00	322,380.00
Expenses And Losses		
Bank Service Charges	0.00	219.90
Contract Labor	2,375.00	6,175.00
Dues and Subscriptions	24.00	72.00
Electric Expense	5,272.15	9,770.04
Estoppel Fees	100.00	100.00
Meals	(45.96)	0.00
Equipment Rental	(736.37)	3,294.88
Sanitation Expense	385.00	485.00
Fuel Expense	288.60	821.82
Insurance	(3,209.99)	(2,227.38)
Landscaping & Lawn Expense	904.35	1,099.02
Internet Expense	793.08	2,003.29
Legal	970.00	1,413.52
Office Supplies	302.17	1,019.73
Pool Maintenance & Supplies	1,127.03	4,252.74
Payroll Fees	200.00	505.00
Payroll Tax Expense	1,507.35	4,639.84
Laundry Room Expense	0.00	396.03
Postage	0.00	631.51
Professional Fees	7,833.00	8,843.00
Taxes	14,032.00	14,032.00
Recreation Expense	9,413.65	36,831.75
R & M - General	524.58	9,416.50
R & M - Small Equipment	85.99	214.99
R & M - Electric/Plumbing	0.00	1,675.00
R & M - Air Conditioning	209.33	209.33
Salaries & Wages	17,975.99	55,339.95
Sales Tax Expense	0.00	2,215.37
Surveillance Expense	21.52	378.97
Supplies	976.69	2,376.78
Telephone	390.57	618.73
Tools Expense	13.96	67.57
Utilities	0.00	35.20
Water & Sewer Expense	2,045.63	2,535.25
Total Expenses And Losses	63,779.32	169,462.33
Income From Operations	97,410.68	152,917.67

Other Income

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 For the month and three months ended March 31, 2026

	Current	Year to date
Laundry Income	3,284.13	7,455.75
Recreation/Activities Income	13,203.80	45,786.35
Late Fee Income	0.00	572.27
Storage Lot Income	10,320.00	21,270.00
Estoppel Fees	300.00	450.00
Interest Income	984.74	3,135.68
Miscellaneous Income	0.00	790.59
Total Other Income	<u>28,092.67</u>	<u>79,460.64</u>
Other Expenses		
Suspense	150.85	150.85
Total Other Expenses	<u>150.85</u>	<u>150.85</u>
Change In Net Assets	125,352.50	232,227.46
Fund balance, beginning	2,808,710.88	2,701,835.92
Fund Balance, Ending	<u>\$ 2,934,063.38</u>	<u>\$ 2,934,063.38</u>