

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

June 17, 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 May 31, 2026, and the related Statement of Activities for May 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 May 31, 2026.

Susan Colley, CPA, P.A.
Lake Placid, Florida
June 17, 2026

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

May 31, 2026

Assets

Current Assets

| | | |
|-------------------------------|----|-------------------|
| Petty Cash | \$ | 160.00 |
| Cash - Vault | | 1,500.00 |
| SouthState Bank Chkg 1968 | | 170,829.62 |
| Seacoast General Chkg 6347 | | 39,494.64 |
| Seacoast MM 4568 | | 32,476.10 |
| Seacoast Activities Chkg 6355 | | 976.82 |
| Crews Bank 1174 | | 3,235.59 |
| MidFlorida MM 6284 | | 220,788.08 |
| PNC Chkg Plus 6543 | | 540.00 |
| PNC MM 6551 | | 8,828.03 |
| Gulf Atlantic Checking 3165 | | 23,323.56 |
| Gulf Atlantic Activity 3168 | | 15,825.20 |
| Gulf Atlantic MM 0480 | | 1,500.62 |
| Accounts Receivable | | 1,099.14 |
| Prepaid Insurance | | 39,314.52 |
| Prepaid Federal Income Tax | | 14,280.00 |
| Total Current Assets | | <u>574,171.92</u> |

Property, Plant & Equipment

| | | |
|--|--|---------------------|
| Land | | 810,854.09 |
| Land Improvements | | 722,441.66 |
| Buildings | | 912,990.97 |
| Recreation Facilities | | 57,778.14 |
| Equipment | | 299,897.72 |
| Accumulated Depreciation | | (531,447.00) |
| Total Property, Plant & Equipment | | <u>2,272,515.58</u> |

Other Assets

| | | |
|---------------------------|--|-------------------|
| SouthState CD's | | 78,759.99 |
| PNC CD | | 51,220.02 |
| Utility Deposits | | 4,731.00 |
| Total Other Assets | | <u>134,711.01</u> |

Total Assets

\$ 2,981,398.51

Liabilities

Current Liabilities

| | | |
|----------------------------------|----|-------------------|
| Prepaid Assessments | \$ | 54,673.22 |
| Prepaid Storage | | 3,240.00 |
| Season Pass Deposits | | 21,053.47 |
| Income Tax Payable | | 14,032.00 |
| Payroll Taxes Payable | | 434.70 |
| Sales Tax Payable | | 57.75 |
| Chase Credit Card Payable | | 12,788.41 |
| Total Current Liabilities | | <u>106,279.55</u> |

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

Camp Florida Property Owners Association, Inc.

Statement of Financial Position

May 31, 2026

Long-Term Liabilities

| | |
|------------------------------------|----------------------|
| Kubota Credit Corp | 21,732.19 |
| Total Long-Term Liabilities | <u>21,732.19</u> |
| Total Liabilities | <u>\$ 128,011.74</u> |

Net Assets

Net Assets

| | |
|---|------------------------|
| Fund balance, beginning | 2,701,835.92 |
| Change in Net Assets | 151,550.85 |
| Total Net Assets | <u>2,853,386.77</u> |
| Total Liabilities And Net Assets | <u>\$ 2,981,398.51</u> |

Camp Florida Property Owners Association, Inc.

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

| | Current | Year to date |
|---|-----------------|----------------|
| Revenues, Gains, And Other Support | | |
| Assessment Income | \$ 0.00 | \$ 322,380.00 |
| Total Revenues, Gains, And Other Support | 0.00 | 322,380.00 |
| Gross Profit | 0.00 | 322,380.00 |
| Expenses And Losses | | |
| Advertising | 0.00 | 55.90 |
| Bank Service Charges | 0.00 | 219.90 |
| Contract Labor | 1,874.00 | 9,750.00 |
| Dues and Subscriptions | 203.00 | 448.99 |
| Electric Expense | 3,266.48 | 16,477.58 |
| Estoppel Fees | 0.00 | 400.00 |
| Meals | 0.00 | 88.82 |
| Equipment Rental | 0.00 | 3,294.88 |
| Sanitation Expense | 0.00 | 521.23 |
| Fuel Expense | 484.61 | 1,599.70 |
| Insurance | 183.93 | 77.57 |
| Landscaping & Lawn Expense | 233.24 | 2,742.07 |
| Internet Expense | 745.37 | 3,493.77 |
| Licenses & Permits | 1,530.00 | 1,530.00 |
| Legal | 252.96 | 1,413.52 |
| Office Supplies | 43.19 | 1,169.39 |
| Pool Maintenance & Supplies | 5,571.78 | 10,680.94 |
| Payroll Fees | 160.00 | 825.00 |
| Payroll Tax Expense | 1,733.13 | 7,670.74 |
| Laundry Room Expense | 0.00 | 396.03 |
| Postage | 441.00 | 1,097.10 |
| Professional Fees | 1,034.00 | 10,911.00 |
| Taxes | 0.00 | 14,032.00 |
| Recreation Expense | 0.00 | 37,579.45 |
| R & M - General | 1,328.18 | 10,742.65 |
| R & M - Small Equipment | 306.01 | 1,020.90 |
| R & M - Electric/Plumbing | 0.00 | 1,675.00 |
| R & M - Air Conditioning | 0.00 | 209.33 |
| Salaries & Wages | 22,655.06 | 94,959.41 |
| Sales Tax Expense | 59.23 | 4,139.91 |
| Surveillance Expense | 107.49 | 837.31 |
| Supplies | 2,391.08 | 5,649.34 |
| Telephone | 2.99 | 907.61 |
| Tools Expense | 48.34 | 162.40 |
| Utilities | 0.00 | 35.20 |
| Water & Sewer Expense | 1,907.65 | 6,760.44 |
| Total Expenses And Losses | 46,562.72 | 253,575.08 |
| Income From Operations | (46,562.72) | 68,804.92 |

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 five months ended May 31, 2026

| | Current | Year to date |
|--|------------------------|------------------------|
| Other Income | | |
| Laundry Income | 0.00 | 8,637.75 |
| Recreation/Activities Income | 0.00 | 46,965.00 |
| Late Fee Income | 193.86 | 747.90 |
| Storage Lot Income | (266.00) | 20,794.00 |
| Estoppel Fees | 150.00 | 1,200.00 |
| Interest Income | 972.82 | 5,077.62 |
| Miscellaneous Income | 1.48 | 1,314.51 |
| Total Other Income | <u>1,052.16</u> | <u>84,736.78</u> |
| Other Expenses | | |
| Suspense | 0.00 | 150.85 |
| Total Other Expenses | <u>0.00</u> | <u>150.85</u> |
| Income Before Provision For Taxes | (45,510.56) | 153,390.85 |
| Provision For Income Taxes | | |
| Federal Income Tax | 0.00 | 1,840.00 |
| Total Provision For Income Taxes | <u>0.00</u> | <u>1,840.00</u> |
| Change In Net Assets | (45,510.56) | 151,550.85 |
| Fund balance, beginning | 2,898,897.33 | 2,701,835.92 |
| Fund Balance, Ending | <u>\$ 2,853,386.77</u> | <u>\$ 2,853,386.77</u> |