LAKE SHORE RESORT POA, INC.
Brookville, Indiana

COMPILED FINANCIAL STATEMENT
For the Periods Ended May 31, 2026 and 2025

KEMPER CPA GROUP LLP
Certified Public Accountants and Consultants

722 Grand Avenue • P.O. Box 327 • Connersville, IN 47331
Phone: (765) 825-4181 Fax: (765) 825-1101 kempercpa.com

KEMPER CPA GROUP LLP
Certified Public Accountants and Consultants

To Board of Directors
Lake Shore Resort POA, Inc.
Brookville, Indiana

Management is responsible for the accompanying financial statements of Lake Shore Resort POA, Inc. (a corporation), which comprise the statements of assets, liabilities, and retained earnings – cash basis as of May 31, 2026 and 2025, and the related statements of revenue, expenses, and retained earnings – cash basis for the one month and five month periods then ended in accordance with the cash basis of accounting, and for determining that the cash 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. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

The financial statements are prepared in accordance with the cash 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 cash 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, retained earnings, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has also omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context.

Fixed assets should be capitalized and long-term debt should be recorded under the cash basis of accounting. Management has informed us that the interim financial statements expense fixed assets and principal payments on debt. Fixed assets and long term debt are recorded to the opening balance sheet of the subsequent year. Management has not determined the effects of these departures on the interim financial statements.

The budget for the period ending December 31, 2026, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the representation of management. The budget information was not subject to our compilation engagement. We do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to Lake Shore Resort POA, Inc.

Kemper CPA Group LLP

KEMPER CPA GROUP LLP
CERTIFIED PUBLIC ACCOUNTANTS
AND CONSULTANTS

June 9, 2026
Connersville, Indiana

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LAKE SHORE RESORT POA, INC.
Brookville, Indiana

Statements of Assets, Liabilities, and Retained Earnings - Cash Basis
As of May 31, 2026 and 2025

Assets

	2026	2025
Current Assets:		
Petty Cash	$ 55.82	$ 55.82
Cash in Bank Checking 8522	155,682.34	123,175.22
Regular Savings 8134	5,244.76	14,878.07
Certificate of Deposit	2,470.43	2,385.83
Savings Capital Improvement 8514	4,502.32	4,042.83
Visa 0987	1,500.00	1,227.79
Undeposited Funds	2,216.00	2,151.00
Total Current Assets	171,671.67	147,916.56
Fixed Assets:		
Land	3,679.30	3,679.30
Machinery, Equipment, Pool, and Buildings	722,962.03	643,263.73
	726,641.33	646,943.03
Less: Accumulated Depreciation	(429,584.35)	(392,152.93)
Total Fixed Assets	297,056.98	254,790.10
Total Assets	$ 468,728.65	$ 402,706.66

Liabilities and Retained Earnings

	2026	2025
Current Liabilities:		
Federal Withholding Tax	$ 292.00	$ 409.00
FICA Withholding Tax	456.90	441.48
State Withholding Tax	320.20	352.81
County Withholding Tax	184.52	200.74
FICA Taxes Payable	456.90	441.48
Unemployment Taxes Payable	379.88	539.92
Tractor Loan	0.00	4,741.38
Total Current Liabilities	2,090.40	7,126.81
Retained Earnings:		
Retained Earnings	449,638.25	378,579.85
Capital Improvement Fund	17,000.00	17,000.00
Total Equity	466,638.25	395,579.85
Total Liabilities and Equity	$ 468,728.65	$ 402,706.66

LAKE SHORE RESORT POA, INC.
Brookville, IN

Statements of Revenue, Expenses, and Retained Earnings - Cash Basis
For the one month and five month periods ended May 31, 2026 and 2025

	2026				2025	
	Current Month	Current YTD	Current Budget	Budget Remaining	Prior Month	Prior YTD
Income:						
Dues						
Previous Years Dues	$ 19.63	$ 6,037.63	$ 24,000.00	$ 17,962.37	$ 25,362.50	$ 265,871.76
2026 Dues	17,937.50	258,008.50	302,050.00	44,041.50	523.72	1,233.72
2027 Dues	260.00	1,215.00	0.00	(1,215.00)	0.00	0.00
Total Dues	18,217.13	265,261.13	326,050.00	60,788.87	25,886.22	267,105.48
Assessments and Fines	0.00	100.00	3,000.00	2,900.00	0.00	800.00
Security Key Card Purchase	75.00	125.00	500.00	375.00	100.00	100.00
Mowing and Other Services	1,720.00	4,566.42	6,000.00	1,433.58	200.00	3,332.25
Late Fee Income	1.37	470.37	2,000.00	1,529.63	120.78	3,929.23
Interest Income	7.22	62.37	100.00	37.63	0.00	64.02
Vending Income - Pop & Ice	0.00	0.00	600.00	600.00	0.00	0.00
Miscellaneous Income	0.00	0.00	500.00	500.00	0.00	0.00
Sale of Land	12,500.00	12,500.00	4,500.00	(8,000.00)	0.00	0.00
Legal Assessment	0.00	0.00	0.00	0.00	0.00	150.00
Service Fee	50.00	350.00	500.00	150.00	0.00	0.00
Attorney Fees	75.00	4,579.41	8,000.00	3,420.59	875.00	3,566.17
Total Income	32,645.72	288,014.70	351,750.00	63,735.30	27,182.00	279,047.15

LAKE SHORE RESORT POA, INC.
Brookville, IN

Statements of Revenue, Expenses, and Retained Earnings (Continued)
For the one month and five month periods ended May 31, 2026 and 2025

	2026				2025	
	Current Month	Current YTD	Current Budget	Budget remaining	Prior Month	Prior YTD
Cost of Sales:						
Cost of Goods Sold Pop	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 756.50
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	756.50
Gross Profit	32,645.72	288,014.70	351,750.00	(63,735.30)	27,182.00	278,290.65
Operating Expenses:						
Security Expense	106.50	133.24	1,500.00	1,366.76	639.00	639.00
Wages Security	2,114.00	10,106.00	30,000.00	19,894.00	2,896.00	13,268.00
Wages Pool	0.00	0.00	7,000.00	7,000.00	0.00	0.00
Wages Showers/ Shelter Cleaning	482.25	963.25	6,000.00	5,036.75	713.00	971.75
Wages Groundskeepers	1,502.75	3,045.00	20,000.00	16,955.00	1,002.00	3,927.00
Wages Office	1,873.50	6,481.75	19,000.00	12,518.25	1,160.00	5,013.00
Bank Service Charges	55.33	306.19	750.00	443.81	3.90	59.19
Taxes Payroll	665.94	2,238.03	13,000.00	10,761.97	876.95	2,872.76
Property Taxes	0.00	4,982.90	6,300.00	1,317.10	0.00	5,119.26
Legal Fees	3,668.06	16,161.36	13,000.00	(3,161.36)	677.11	677.11
Office Expenses	612.36	1,559.16	5,500.00	3,940.84	781.88	3,696.59
Postage	0.00	0.00	1,000.00	1,000.00	0.00	189.80
Telephone and Internet	361.47	2,187.24	6,000.00	3,812.76	427.28	2,102.40
Electric	749.86	3,750.87	17,000.00	13,249.13	1,334.66	6,892.01
Water	261.78	1,166.29	4,000.00	2,833.71	53.16	592.47
Trash Pickup	2,567.67	10,038.67	26,000.00	15,961.33	2,510.50	8,341.09
Dump Station	10,656.26	13,791.26	32,000.00	18,208.74	800.00	3,920.00
Maintenance Building & Grounds	759.72	1,571.27	6,000.00	4,428.73	1,236.91	4,448.27
Maintenance Roads	5,019.88	9,855.14	15,000.00	5,144.86	0.00	9,561.42
Maintenance Pool	1,897.49	2,788.92	9,000.00	6,211.08	4,625.00	7,237.43
Maintenance Shower House	136.70	233.02	5,000.00	4,766.98	0.00	0.00
Insurance	0.00	2,412.00	10,000.00	7,588.00	0.00	1,760.00

LAKE SHORE RESORT POA, INC.
Brookville, IN

Statements of Revenue, Expenses, and Retained Earnings (Continued)
For the one month and five month periods ended May 31, 2026 and 2025

	2026				2025	
	Current Month	Current YTD	Current Budget	Budget remaining	Prior Month	Prior YTD
Contract Service (Accounting)	0.00	6,132.79	17,000.00	10,867.21	700.00	2,100.00
Contract Service (Security)	0.00	0.00	4,500.00	4,500.00	0.00	0.00
Equipment Repair	581.39	1,251.25	5,500.00	4,248.75	52.76	1,650.07
Equipment Fuel	298.35	1,640.07	3,500.00	1,859.93	365.89	2,093.36
Social Events	1,500.00	1,500.00	6,500.00	5,000.00	500.00	500.00
Printing	0.00	0.00	1,000.00	1,000.00	0.00	0.00
Recreation Equipment	0.00	0.00	1,000.00	1,000.00	0.00	0.00
Bonus	0.00	0.00	500.00	500.00	0.00	0.00
Mileage	0.00	0.00	100.00	100.00	0.00	0.00
Miscellaneous Expenses	0.00	0.00	1,000.00	1,000.00	0.00	0.00
Capital Projects	11,708.80	16,625.01	58,000.00	41,374.99	45,685.00	82,420.81
Total Operating Expenses	47,580.06	120,920.68	351,650.00	230,729.32	67,041.00	170,052.79
Net Income (Loss)	$ (14,934.34)	$ 167,094.02	$ 100.00	$ (166,994.02)	$ (39,859.00)	$ 108,237.86
Beginning Retained Earnings		282,544.23				270,341.99
Ending Retained Earnings		$ 449,638.25				$ 378,579.85