

LAKE SHORE RESORT POA, INC.
Brookville, Indiana

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



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



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 July 31, 2026 and 2025, and the related statements of revenue, expenses, and retained earnings – cash basis for the one month and seven 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

August 7, 2026
Connersville, Indiana

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

LAKE SHORE RESORT POA, INC.
Brookville, Indiana

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

	<u>Assets</u>		
	2026	2025	
Current Assets:			
Petty Cash	\$ 55.82	\$ 55.82	
Cash in Bank Checking 8522	89,831.56	61,826.07	
Regular Savings 8134	15,001.44	5,891.78	
Certificate of Deposit	2,491.99	2,406.65	
Savings Capital Improvement 8514	4,504.00	4,004.34	
Visa 0987	803.80	987.01	
Undeposited Funds	350.00	1,499.00	
Total Current Assets	113,038.61	76,670.67	
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	\$ 410,095.59	\$ 331,460.77	
	<u>Liabilities and Retained Earnings</u>		
Current Liabilities:			
Federal Withholding Tax	\$ 196.11	\$ 934.00	
FICA Withholding Tax	336.13	1,147.76	
State Withholding Tax	129.62	450.16	
County Withholding Tax	76.24	274.71	
FICA Taxes Payable	336.13	1,147.76	
Unemployment Taxes Payable	148.17	893.81	
Tractor Loan	0.00	4,741.38	
Total Current Liabilities	1,222.40	9,589.58	
Retained Earnings:			
Retained Earnings	391,873.19	304,871.19	
Capital Improvement Fund	17,000.00	17,000.00	
Total Equity	408,873.19	321,871.19	
Total Liabilities and Equity	\$ 410,095.59	\$ 331,460.77	

See accountant's compilation report

LAKE SHORE RESORT POA, INC.
Brookville, IN

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

	2026				2025	
	Current Month	Current YTD	Current Budget	Budget Remaining	Prior Month	Prior YTD
Income:						
Dues						
Previous Years Dues	\$ 0.00	\$ 6,037.63	\$ 24,000.00	\$ 17,962.37	\$ 6,060.00	\$ 279,439.95
2026 Dues	6,037.50	271,333.50	302,050.00	30,716.50	87.50	1,441.22
2027 Dues	150.00	1,545.00	0.00	(1,545.00)	0.00	0.00
Total Dues	6,187.50	278,916.13	326,050.00	47,133.87	6,147.50	280,881.17
Assessments and Fines	0.00	100.00	3,000.00	2,900.00	350.00	1,150.00
Security Key Card Purchase	125.00	350.00	500.00	150.00	339.00	439.00
Mowing and Other Services	50.00	4,616.42	6,000.00	1,383.58	550.00	5,580.83
Late Fee Income	0.00	470.37	2,000.00	1,529.63	119.44	4,113.10
Interest Income	21.56	93.25	100.00	6.75	24.87	104.91
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	415.00	415.00
Sale of Land	0.00	12,500.00	0.00	(12,500.00)	0.00	0.00
Legal Assessment	0.00	0.00	0.00	0.00	0.00	150.00
Service Fee	0.00	350.00	500.00	150.00	400.00	750.00
Attorney Fees	0.00	4,629.41	8,000.00	3,370.59	368.06	4,719.53
Total Income	6,384.06	302,025.58	347,250.00	45,224.42	8,713.87	298,303.54

See accountant's compilation report

LAKE SHORE RESORT POA, INC.
Brookville, IN

Statements of Revenue, Expenses, and Retained Earnings (Continued)
For the one month and seven month periods ended July 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	\$ 114.51	\$ 0.00	\$ 114.51	\$ 0.00	\$ 756.50
Total Cost of Sales	0.00	114.51	0.00	114.51	0.00	756.50
Gross Profit	6,384.06	301,911.07	347,250.00	(45,338.93)	8,713.87	297,547.04
Operating Expenses:						
Security Expense	113.11	246.35	1,500.00	1,253.65	894.11	1,533.11
Wages Security	4,387.00	16,911.00	34,500.00	17,589.00	5,195.00	21,612.00
Wages Pool	3,598.50	4,926.00	9,000.00	4,074.00	3,652.21	4,057.21
Wages Showers/ Shelter Cleaning	1,334.50	2,922.25	8,000.00	5,077.75	954.50	2,650.75
Wages Groundskeepers	2,078.00	6,759.00	20,000.00	13,241.00	2,952.00	9,039.00
Wages Office	1,891.50	9,737.75	23,000.00	13,262.25	2,250.00	8,694.25
Bank Service Charges	39.54	380.98	1,000.00	619.02	5.85	70.89
Taxes Payroll	1,360.00	4,419.88	13,000.00	8,580.12	2,003.94	5,936.48
Property Taxes	0.00	4,982.90	6,300.00	1,317.10	0.00	5,119.26
Legal Fees	0.00	16,966.36	18,000.00	1,033.64	890.00	2,092.11
Office Expenses	51.99	1,710.59	5,500.00	3,789.41	1,622.22	6,133.35
Postage	260.00	260.00	1,000.00	740.00	246.00	435.80
Telephone and Internet	470.65	3,223.02	6,000.00	2,776.98	433.45	2,963.13
Electric	1,954.53	7,028.87	17,000.00	9,971.13	1,843.81	10,108.90
Water	529.10	2,107.17	5,000.00	2,892.83	531.78	1,494.66
Trash Pickup	1,673.99	13,332.40	28,000.00	14,667.60	3,504.55	13,499.18
Dump Station	2,025.00	19,776.26	35,000.00	15,223.74	3,900.00	13,100.00
Maintenance Building & Grounds	372.76	3,410.94	6,000.00	2,589.06	130.53	4,952.03
Maintenance Roads	1,646.92	11,502.06	15,000.00	3,497.94	8,475.00	18,436.42
Maintenance Pool	1,832.18	7,362.46	9,000.00	1,637.54	2,662.28	14,305.30
Maintenance Shower House	176.58	514.55	5,000.00	4,485.45	4,707.19	6,742.11
Insurance	28.00	2,440.00	10,000.00	7,560.00	7,233.00	9,118.00

See accountant's compilation report

LAKE SHORE RESORT POA, INC.
Brookville, IN

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

	2026				2025	
	Current Month	Current YTD	Current Budget	Budget remaining	Prior Month	Prior YTD
Contract Service (Accounting)	4,200.00	10,332.79	17,000.00	6,667.21	1,400.00	4,200.00
Equipment Repair	30.06	1,848.36	5,500.00	3,651.64	1,420.39	3,121.58
Equipment Fuel	877.78	3,989.76	3,500.00	(489.76)	243.13	3,211.51
Social Events	1,350.00	4,350.00	6,500.00	2,150.00	500.00	2,970.00
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 (Security, Roads)	6,917.52	31,140.41	51,000.00	19,859.59	0.00	87,420.81
Total Operating Expenses	39,199.21	192,582.11	363,900.00	171,317.89	57,650.94	263,017.84
Net Income (Loss)	<u>\$ (32,815.15)</u>	<u>\$ 109,328.96</u>	<u>\$ (16,650.00)</u>	<u>\$ (125,978.96)</u>	<u>\$ (48,937.07)</u>	<u>\$ 34,529.20</u>
Beginning Retained Earnings		<u>282,544.23</u>				<u>270,341.99</u>
Ending Retained Earnings		<u>\$ 391,873.19</u>				<u>\$ 304,871.19</u>

See accountant's compilation report