

Forrest H. Hilton, C.P.A., P.A.
A professional corporation

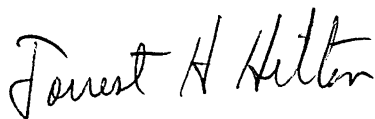
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Lily Lake Property Owners Association
Frostproof, Florida

Management is responsible for the accompanying financial statements of Lily Lake Property Owners Association, which comprise the balance sheet as of July 31, 2026 and the related profit and loss statement for the seven months then ended, in accordance with accounting principles generally accepted in the United States of America. I 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. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

A statement of cash flows and other disclosures required by generally accepted accounting principles have not been presented. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and changes in financial position. Accordingly, these financial statements are not designed for those who are not informed about such matters.



Forrest H. Hilton,
Avon Park, FL
August 12, 2026

ACTIVITIES ACCOUNT - JULY 2026

Date	Ck#	Written To	Check Amt	Deposit	Description	Balance
					Beginning Balance	\$31,233.23
Totals			\$0.00	\$0.00	Balance	\$31,233.23

Lily Lake Property Owners Assn

Balance Sheet
As of Jul 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1000 Petty Cash	200
1001 Citizens Bank - Checking 4901	132,934
1002 Citizens Bank - Savings *7623	1,012
1065 Citizens Bank - Reserves MM *9201	10,001
1066 Citizens Bank- Sweep *201 DDA	861,609
1067 Citizens Bank- Activities Acct *7201	31,233
Total for Bank Accounts	\$1,036,989
Accounts Receivable	
1151 Accounts Receivable	24,844
Total for Accounts Receivable	\$24,844
Other Current Assets	
QuickBooks Tax Holding Account	199
Total for Other Current Assets	\$199
Total for Current Assets	\$1,062,032
Fixed Assets	
1200 Building - Clubhouse	237,170
1201 Furniture & Equipment	52,098
1202 Land Improvements	675,933
1203 Pool/Spa - Common Area	66,292
1204 Storage Compound Area	74,487
1205 Building Improvements	69,090
1206 SWMS Improvements	70,653
1299 Accumulated Depreciation	1,000
Total for Fixed Assets	\$594,771
Total for Assets	\$1,656,803
Liabilities and Equity	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2000 Deferred Maintenance Income	399,854
2001 Deferred Storage Compound Income	10,583
Florida Department of Revenue Payable	7
Total for Other Current Liabilities	\$410,444
Total for Current Liabilities	\$410,444
Total for Liabilities	\$410,444
Equity	
4000 Fund Balance	1,292,314
Net Income	4,005
Total for Equity	\$1,246,359
Total for Liabilities and Equity	\$1,656,803

Lily Lake Property Owners Assn

Profit and Loss
January-July, 2026

	Total
Income	
5000 Maintenance Fees - Jan-June	480,912
5001 Maintenance Fees - July-Dec	80,152
5002 Storage Compound	15,677
5003 Laundry Income	394
5004 Interest Income	0
5005 Other Income	6,185
5006 Social Activities Income	13,802
5008 Past Due MF Interest	101
5010 Interest Income - Reserves	7,980
Total for Income	\$605,203
Gross Profit	\$605,203
Expenses	
6000 Administrative	
6001 Salaries & Wages	13,369
6005 Workmans Comp Insurance	264
6011 Legal Services	1,529
6012 Accounting Services	5,975
6013 Insurance	39,781
6015 Postage	1,214
6016 Printing/Copy Service	1,727
6019 Bank Fees	10
6020 Miscellaneous Exp - Administrative	2,209
6026 Licenses & Permits	420
6027 Office Expense	1,062
6029 Dues & Subscriptions	3,262
Total for 6000 Administrative	\$70,823
6050 Service	
6051 Trash Collection	14,880
6053 Cable TV	196,325
6054 Water/Sewer	7,433
6055 Landscape Services	134,838
6056 Gate Maintenance & Repair	3,075
6057 Gate Opener Expense	511
6058 Electric Utilities	21,792
Total for 6050 Service	\$378,853
6060 Social Activities	6,615
6079 Clubhouse	
6080 Cleaning Service	3,057
6081 Pest Control Service	1,737
6082 Maintenance/Repairs Gen Clubhouse	2,792
6083 Rest Room Supplies	473

Lily Lake Property Owners Assn

Profit and Loss
January-July, 2026

	Total
6090 Miscellaneous Expense - Clubhouse	384
Total for 6079 Clubhouse	\$8,442
6100 Pool & Spa	
6101 Pool - Supplies	2,869
6102 Repair & Maintenance	8,094
Total for 6100 Pool & Spa	\$10,963
6199 Other Expense	
6200 Propane	487
6201 Street Lights	671
6202 Maintenance - Common Area	296
6203 Storage Compound	71,553
6204 Maintenance Streets	64,963
6205 Maintenance - SWMS	2,944
6206 Miscellaneous - Other	123
7004 Capital Improvements	34,425
Total for 6199 Other Expense	\$175,462
Total for Expenses	\$651,158
Net Operating Income	10,451,055
Net Income	10,451,955

Lily Lake Property Owners Assn

Check Detail

July 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
1001	Citizens Bank - Checking 4901					
07/02/2026	Payroll Check	DD	Cassie Buckland	Pay Period: 06/13/2026-06/26/2026 Direct Deposit	R	-639.92 -639.92
07/02/2026	Tax Payment		Intuit QuickBooks Workforce	Tax withdrawal Tax withdrawal	R	-140.20 140.20
07/02/2026	Check	21003	THE LAKE DOCTORS	Inv# 2009209	R	-368.00 368.00
07/02/2026	Check	21004	JANI-KING OF ORLANDO	Cleaning services Inv #2-259711	R	-367.01 367.01
07/02/2026	Check	21005	EDWARD LAMB & ASSOCIATES	#25-26	R	-1,587.60 1,587.60
07/02/2026	Check	21006	HEARTLAND POOL SERVICE	#2023628 #2023962	R	-974.35 297.28 677.07
07/02/2026	Check	21007	FORREST HILTON, CPA PA	Inv 19710	R	-560.00 560.00
07/02/2026	Check	21008	EDGEWOOD LANDSCAPE	Inv #124848	R	-17,358.91 17,358.91
07/06/2026	Expense		POLK COUNTY UTILITIES	Acct# 095462	R	-609.18 609.18
07/06/2026	Check	9499	STRYKER LAND MANAGEMENT		R	-32,812.50 32,812.50
07/07/2026	Expense		REPUBLIC SERVICES	0654-001373332	R	-2,167.31 2,167.31
07/09/2026	Expense		DUKE ENERGY		R	-156.28 120.12 36.16
07/09/2026	Expense		CARDMEMBER SERVICES	Dues & Subscriptions Postage Storage compound Clubhouse Rest Room Supplies	R	-3,717.58 3,000.00 256.10 337.74 22.30 101.44
07/09/2026	Expense		COMCAST	cable/internet	R	-28,554.54 28,554.54
07/09/2026	Check	21009	LONG'S AIR CONDITIONING	Inv #47954667 6/17/26	R	-792.19 135.99 656.20
07/09/2026	Check	21010	Wayne Turner Plumbing, LLC	Inv#995609834	R	-350.00 350.00
07/09/2026	Check	21011	BAGWELL LUMBER	T-37445 T-37809	R	-726.23 11.22 664.52

Lily Lake Property Owners Assn

Check Detail

July 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
				T-37838		50.49
07/15/2026	Expense		DUKE ENERGY		R	-2,694.46 2,694.46
07/16/2026	Expense				R	-435.42 435.42
07/16/2026	Payroll Check	DD	Cassie Buckland	Pay Period: 06/27/2026-07/10/2026 Direct Deposit	R	-713.80 -713.80
07/16/2026	Tax Payment		Intuit QuickBooks Workforce	Tax withdrawal Tax withdrawal	R	-153.00 153.00
07/16/2026	Check	21012	ACE PEST CONTROL		R	-240.75 190.75 50.00
07/17/2026	Check	9500	STRYKER LAND MANAGEMENT		R	-37,687.50 37,687.50
07/20/2026	Sales Tax Payment				R	-866.77 -866.77
07/30/2026	Payroll Check	DD	Cassie Buckland	Pay Period: 07/11/2026-07/24/2026 Direct Deposit	R	-713.80 -713.80
07/30/2026	Tax Payment		Intuit QuickBooks Workforce	Tax withdrawal Tax withdrawal	R	-150.74 150.74
07/30/2026	Check	21013	HEARTLAND POOL SERVICE			-213.67 213.67
07/30/2026	Check	21014	THE LAKE DOCTORS	Inv# 2009768		-368.00 368.00