

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 September 30, 2026 and the related profit and loss statement for the nine 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
October 15, 2026

ACTIVITIES ACCOUNT - SEPTEMBER 2026

Date	Ck#	Written To	Check Amt	Deposit	Description	Balance
					Beginning Balance	\$31,233.23
9/11/2026				\$64.60	Aluminum Cans	\$31,297.83
9/11/2026				\$120.00	April Bingo 50/50	\$31,417.83
9/11/2026				\$171.00	Kentucky Derby 5/2/26	\$31,588.83
9/11/2026				\$696.00	Labor Day Lunch	\$32,284.83
9/10/2026	3019	Mary Kovar	\$635.88		Supplies & Labor Day Lunch	\$31,648.95
Totals			\$635.88	\$1,051.60	Balance	\$31,648.95

Lily Lake Property Owners Assn

Balance Sheet
As of Sep 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1000 Petty Cash	200
1001 Citizens Bank - Checking 4901	123,008
1002 Citizens Bank - Savings *7623	1,012
1065 Citizens Bank - Reserves MM *9201	10,001
1066 Citizens Bank- Sweep *201 DDA	763,942
1067 Citizens Bank- Activities Acct *7201	31,649
Total for Bank Accounts	\$929,812
Accounts Receivable	
1151 Accounts Receivable	19,793
Total for Accounts Receivable	\$19,793
Other Current Assets	
QuickBooks Tax Holding Account	63
Total for Other Current Assets	\$63
Total for Current Assets	\$949,668
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	(650,950)
Total for Fixed Assets	\$594,771
Total for Assets	\$1,544,439
Liabilities and Equity	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2000 Deferred Maintenance Income	239,550
2001 Deferred Storage Compound Income	6,350
Florida Department of Revenue Payable	4
Total for Other Current Liabilities	\$245,904
Total for Current Liabilities	\$245,904
Total for Liabilities	\$245,904
Equity	
4000 Fund Balance	1,292,314
Net Income	6,222
Total for Equity	\$1,298,536
Total for Liabilities and Equity	\$1,544,439

Lily Lake Property Owners Assn
Profit and Loss
January-September, 2026

	Total
Income	
5000 Maintenance Fees - Jan-June	480,912
5001 Maintenance Fees - July-Dec	240,456
5002 Storage Compound	19,966
5003 Laundry Income	394
5004 Interest Income	1
5005 Other Income	8,089
5006 Social Activities Income	14,854
5008 Past Due MF Interest	153
5010 Interest Income - Reserves	10,312
Total for Income	\$775,137
Gross Profit	\$775,137
Expenses	
6000 Administrative	
6001 Salaries & Wages	16,906
6005 Workmans Comp Insurance	264
6011 Legal Services	1,529
6012 Accounting Services	6,870
6013 Insurance	40,502
6014 Taxes Corporate	556
6015 Postage	1,214
6016 Printing/Copy Service	1,727
6019 Bank Fees	10
6020 Miscellaneous Exp - Administrative	2,652
6026 Licenses & Permits	420
6027 Office Expense	1,213
6029 Dues & Subscriptions	3,262
Total for 6000 Administrative	\$77,126
6050 Service	
6051 Trash Collection	17,852
6053 Cable TV	254,314
6054 Water/Sewer	8,696
6055 Landscape Services	169,555
6056 Gate Maintenance & Repair	3,390
6057 Gate Opener Expense	970
6058 Electric Utilities	27,358
Total for 6050 Service	\$482,135
6060 Social Activities	7,251
6079 Clubhouse	
6080 Cleaning Service	3,791
6081 Pest Control Service	2,015
6082 Maintenance/Repairs Gen Clubhouse	6,766
6083 Rest Room Supplies	595

Lily Lake Property Owners Assn

Profit and Loss
January-September, 2026

	Total
6090 Miscellaneous Expense - Clubhouse	436
Total for 6079 Clubhouse	\$13,602
6100 Pool & Spa	
6101 Pool - Supplies	3,120
6102 Repair & Maintenance	8,094
Total for 6100 Pool & Spa	\$11,214
6199 Other Expense	
6200 Propane	487
6201 Street Lights	1,345
6202 Maintenance - Common Area	349
6203 Storage Compound	71,928
6204 Maintenance Streets	64,963
6205 Maintenance - SWMS	3,680
6206 Miscellaneous - Other	411
7004 Capital Improvements	34,425
Total for 6199 Other Expense	\$177,588
Total for Expenses	\$768,915
Net Operating Income	\$6,222
Net Income	\$6,222

Lily Lake Property Owners Assn

Check Detail

September 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
1001	Citizens Bank - Checking 4901					
09/01/2026	Check	21024	THE LAKE DOCTORS	Inv# 2010476	R	-368.00 368.00
09/01/2026	Check	21025	AWESOME STICKERS	Inv #1051 Inv #1050	R	-108.07 72.76 35.31
09/01/2026	Check	21026	JANI-KING OF ORLANDO	Cleaning services Inv #2-261811	R	-367.01 367.01
09/01/2026	Check	21027	HEARTLAND POOL SERVICE	#2024606	R	-250.83 250.83
09/02/2026	Expense		Harland Clarke	CHK ORDERS HARLAND CLARKE PPD LILY LAKE PROPERTY OWN CHK ORDERS HARLAND CLARKE PPD LILY LAKE PROPERTY OWN	R	-150.83 150.83
09/03/2026	Check	21028	EDGEWOOD LANDSCAPE	Inv #126616	R	-17,358.91 17,358.91
09/03/2026	Check	21029	FORREST HILTON, CPA PA	Inv 19790	R	-445.00 445.00
09/04/2026	Expense		REPUBLIC SERVICES	0654-001373332	R	-836.34 836.34
09/04/2026	Check	9501		Clubhouse roof work	R	-3,973.85 3,973.85
09/08/2026	Expense		POLK COUNTY UTILITIES	Acct# 050415	R	-550.72 550.72
09/09/2026	Expense		CARDMEMBER SERVICES	Misc Admin Expense Storage compound	R	-271.95 264.44 7.51
09/09/2026	Expense		COMCAST	cable/internet	R	-28,556.68 28,556.68
09/10/2026	Payroll Check	DD	Cassie Buckland	Pay Period: 08/22/2026-09/04/2026 Direct Deposit	R	-713.80 -713.80
09/10/2026	Tax Payment		Intuit QuickBooks Workforce	Tax withdrawal Tax withdrawal	R	-147.40 147.40
09/10/2026	Expense		DUKE ENERGY		R	-2,686.74 2,686.74
09/14/2026	Expense		DUKE ENERGY	BILL PAY DUKEENERGY PPD LILY LAKE PROP OWNER BILL PAY DUKEENERGY PPD LILY LAKE PROP OWNER	R	-77.04 77.04
09/14/2026	Expense		DUKE ENERGY	BILL PAY DUKEENERGY PPD LILY LAKE PROP OWNER BILL PAY DUKEENERGY PPD LILY LAKE PROP OWNER	R	-36.11 36.11
09/15/2026	Expense			USATAXPYMT IRS CCD LILY LAKE GOLF & RV RE USATAXPYMT IRS CCD LILY LAKE GOLF & RV RE	R	-556.00 556.00
09/16/2026	Expense		COMCAST		R	-436.63 436.63

Lily Lake Property Owners Assn

Check Detail

September 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
09/17/2026	Check	21030	ACE PEST CONTROL		R	-192.60
				Inv #5552		139.10
				Inv #5540		53.50
09/17/2026	Check	21031	ACE HARDWARE		R	-315.00
				Inv #26-547		315.00
09/21/2026	Sales Tax Payment				R	0.00
						0.00
09/23/2026	Check	21032	AWESOME STICKERS		R	-35.31
				Inv #1052		35.31
09/24/2026	Payroll Check	DD	Cassie Buckland	Pay Period: 09/05/2026-09/18/2026	R	-713.80
				Direct Deposit		-713.80
09/24/2026	Tax Payment		Intuit QuickBooks Workforce	Tax withdrawal	R	-147.40
				Tax withdrawal		147.40
09/29/2026	Check	21033	THE LAKE DOCTORS			-368.00
				Inv# 2011058		368.00
1065 Citizens Bank - Reserves MM *9201						
09/14/2026	Expense			Transfer from x9201 to x4901	R	-100,000.00
				Transfer from x9201 to x4901		100,000.00
1067 Citizens Bank- Activities Acct *7201						
09/10/2026	Expense		SOCIAL ACTIVITIES	3019	R	-635.88
				3019		635.88