Lexington East Unit One Owners Association
Financial Statements
October 31, 2026

HOGAN ◆ HANSEN
A Professional Corporation

Management is responsible for the accompanying statements of assets, liabilities and owners' equity of Lexington East Unit One Owners Association as of October 31, 2026 and 2025, and the related statements of revenue and expenses for the periods then ended, in accordance with the cash basis of accounting. 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. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements were 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 of 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 Organization's financial position and change in net assets. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Organization's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

The supplemental remaining budget data included in the accompanying statements of revenue and expenses - cash basis is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion nor provide any assurance on such information.

HOGAN - HANSEN

Cedar Rapids, Iowa
November 05, 2026

Lexington East Unit One Owners Association
Statements of Assets and Liabilities - Cash Basis
As of October 31, 2026 and 2025

	Current Year	Prior Year
Assets		
Current Assets		
Operating		
GreenState-Checking	$ 65,755.35	$ 70,931.98
Green State-Savings	3,121.65	3,120.10
Total Operating Funds	**68,877.00**	**74,052.08**
Reserve Maintenance Funds		
GreenState-Mega Money	320,315.30	255,733.08
First Fed'l Savings	5.00	5.00
Veridian Savings	5.00	5.00
First Federal MM	34.02	34.02
Veridian MM	162.79	162.67
Vanguard Group-Cost Basis	289,454.18	270,104.41
First Federal CD# 1667	142,983.83	137,658.46
Veridian CD# 2856	148,674.36	142,859.57
Total Reserve Maintenance Funds	**901,634.48**	**806,562.21**
Total Assets	**$ 970,511.48**	**$ 880,614.29**
Liabilities and Members' Equity		
Members' Equity		
Undesignated	$ 4,132.15	$ (29,584.86)
Deferred Maintenance/Reserves	901,634.48	806,562.21
Net Income (Loss)	64,744.85	103,636.94
Total Members' Equity	**970,511.48**	**880,614.29**
Total Liabilities and Members' Equity	**$ 970,511.48**	**$ 880,614.29**

See accountant's compilation report.

Lexington East Unit One Owners Association
Statements of Revenue and Expenses - Cash Basis
For the One Month and Ten Months Ended October 31, 2026 and 2025

	Current Period		Year-To-Date		Current Year	Over (Under)
	This Year	Last Year	This Year	Last Year	Budget	Budget
Income						
Fee Income	$ 40,893.00	$ 40,390.00	$ 422,112.75	$ 414,154.00	$ 508,008.00	$ (85,895.25)
Move In Fee Deposit	1,000.00	2,500.00	5,500.00	6,000.00	0.00	5,500.00
Interest Income	713.41	550.76	10,075.94	6,976.33	0.00	10,075.94
Total Income	**42,606.41**	**43,440.76**	**437,688.69**	**427,130.33**	**508,008.00**	**(70,319.31)**
Building Expenses						
Hall Cleaning	2,800.00	1,400.00	12,600.00	14,000.00	16,800.00	(4,200.00)
General Maintenance	1,064.45	0.00	11,115.09	10,147.16	13,338.00	(2,222.91)
Garage Doors- Maint/Replace	0.00	0.00	1,247.66	1,423.15	2,000.00	(752.34)
Roof Maintenance	0.00	0.00	600.00	0.00	2,000.00	(1,400.00)
Intercoms- Maint/Replace	633.28	140.44	1,279.30	617.93	1,000.00	279.30
Water/Sewer Line Repair	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
Total Building Expense	**4,497.73**	**1,540.44**	**26,842.05**	**26,188.24**	**36,138.00**	**(9,295.95)**
Grounds Expenses						
Feed & Weed Control	3,045.30	0.00	17,742.02	10,563.95	14,000.00	3,742.02
Mowing & Trimming	5,840.50	4,972.29	29,898.10	35,955.21	42,000.00	(12,101.90)
Other Grounds Expense	0.00	247.31	5,397.83	398.47	5,000.00	397.83
Seeding & Sod	856.00	0.00	856.00	0.00	0.00	856.00
Snow & Ice Removal	0.00	0.00	20,690.00	7,200.00	46,000.00	(25,310.00)
Trees & Shrubs- Trim/Removal	0.00	0.00	3,490.88	2,945.18	5,480.00	(1,989.12)
Total Grounds Expenses	**9,741.80**	**5,219.60**	**78,074.83**	**57,062.81**	**112,480.00**	**(34,405.17)**
Operating Expenses						
Meeting Expenses	37.45	0.00	147.17	410.09	600.00	(452.83)
Office Supplies/Copy	0.00	0.00	320.54	175.73	400.00	(79.46)
Social/PR Activities	0.00	0.00	10.59	106.95	300.00	(289.41)
Treasurer Fee	133.00	138.00	1,330.00	1,380.00	3,360.00	(2,030.00)
Bank Fees	15.90	15.90	182.00	183.00	200.00	(18.00)
Accountant Fee	280.00	260.00	2,780.00	2,585.00	3,360.00	(580.00)
Tax Prep	0.00	0.00	3,035.00	1,435.00	1,435.00	1,600.00
Audit Fees	0.00	0.00	3,500.00	3,250.00	3,500.00	0.00
Insurance	15,185.66	18,850.32	177,494.72	180,128.90	230,706.00	(53,211.28)
Property Management Fees	500.00	1,331.00	9,456.00	13,310.00	18,144.00	(8,688.00)
Recording Secretary	117.55	155.00	1,550.00	1,560.76	1,860.00	(310.00)
Electricity	2,550.99	2,629.82	13,121.94	14,222.67	16,000.00	(2,878.06)

Lexington East Unit One Owners Association
Statements of Revenue and Expenses - Cash Basis
For the One Month and Ten Months Ended October 31, 2026 and 2025

	Current Period		Year-To-Date		Current Year	Over (Under)
	This Year	Last Year	This Year	Last Year	Budget	Budget
Water	$ 0.00	$ 0.00	$ 114.78	$ 163.53	$ 200.00	(85.22)
Legal Fees	345.00	0.00	11,559.50	8,152.00	20,000.00	(8,440.50)
Website Operation	0.00	0.00	0.00	0.00	325.00	(325.00)
Income Tax Expense	0.00	0.00	62,877.00	86,517.00	14,000.00	48,877.00
Deferred Maintenance/Reserve	8,000.00	5,000.00	48,000.00	50,000.00	45,000.00	3,000.00
Total Operating Expenses	**27,165.55**	**28,380.04**	**335,479.24**	**363,580.63**	**359,390.00**	**(23,910.76)**
Total Expenses	**41,405.08**	**35,140.08**	**440,396.12**	**446,831.68**	**508,008.00**	**(67,611.88)**
Operating Income (Loss)	**1,201.33**	**8,300.68**	**(2,707.43)**	**(19,701.35)**	**0.00**	**(2,707.43)**
Other Income and Expense						
Interest Income	0.13	0.13	1.29	1.29	0.00	1.29
Transfer from Operating Fund	8,000.00	5,000.00	48,000.00	50,000.00	40,000.00	8,000.00
Transfer from CRBT Account	0.00	0.00	19,079.00	73,142.00	0.00	19,079.00
Other Income	0.00	0.00	371.99	195.00	0.00	371.99
Total Other Income And Expense	**8,000.13**	**5,000.13**	**67,452.28**	**123,338.29**	**40,000.00**	**27,452.28**
Net Income (Loss)	**$ 9,201.46**	**$ 13,300.81**	**$ 64,744.85**	**$ 103,636.94**	**$ 40,000.00**	**$ 24,744.85**

See accountant's compilation report.

LEXINGTON EAST UNIT ONE OWNERS ASSOCIATION
Schedule of Reconciliation of Deferred Maintenance Funds
2026

Balance as of 9/30/2026	$892,921.07
Easement Payment	-
Vanguard Group - Cost Basis increase	
Transfers to Operating	8,000.00
Interest earned	713.41
Balance as of 10/31/2026	$901,634.48

YTD Budget 2026

Transfers	$ 48,000.00	YTD 2026
Budget	$ 45,000.00	
Over (Under) Budget	$ 3,000.00	current year

Transfers current year budget	$ 40,000.00
Transfers to cover other expenses	
Insurance funds received	-
Transfer - Intercoms	-
Total transfers at 10/31/2026	$ 40,000.00

See accountant's compilation report.