

**Lexington East Unit One Owners Association
Financial Statements
December 31, 2025**

HOGAN ♦ HANSEN

A Professional Corporation

Management is responsible for the accompanying financial statements of the Lexington East Unit One Owners Association as of and for the periods ended December 31, 2025 and 2024, 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
January 06, 2026

Lexington East Unit One Owners Association
Statements of Assets and Liabilities - Cash Basis
As of December 31, 2025 and 2024

	Current Year	Prior Year
Assets		
Current Assets		
Operating		
GreenState-Checking	\$ 59,087.73	\$ 24,272.66
Green State-Savings	3,120.36	3,118.81
Total Operating Funds	62,208.09	27,391.47
Reserve Maintenance Funds		
GreenState-Mega Money	270,949.76	205,030.96
First Fed'l Savings	5.00	5.00
Veridian Savings	5.00	5.00
First Federal MM	34.02	134,829.46
Veridian MM	162.69	139,611.05
Vanguard Group-Cost Basis	285,446.15	266,200.85
First Federal CD# 1812	138,564.08	0.00
Veridian CD# 2856	144,383.81	0.00
Total Reserve Maintenance Funds	839,550.51	745,682.32
Total Assets	\$ 901,758.60	\$ 773,073.79
Liabilities and Members' Equity		
Members' Equity		
Undesignated	\$ (47,231.42)	\$ 58,615.77
Deferred Maintenance/Reserves	839,550.51	745,682.32
Net Income (Loss)	109,439.51	(31,224.30)
Total Members' Equity	901,758.60	773,073.79
Total Liabilities and Members' Equity	\$ 901,758.60	\$ 773,073.79

See accountant's compilation report.

Lexington East Unit One Owners Association
Statements of Revenue and Expenses - Cash Basis
For the One Month and Twelve Months Ended December 31, 2025 and 2024

	Current Period		Year-To-Date		Current Year	Over (Under)
	This Year	Last Year	This Year	Last Year	Budget	Budget
Income						
Fee Income	\$ 39,319.00	\$ 34,794.00	\$ 493,081.00	\$ 446,691.00	\$ 453,672.00	\$ 39,409.00
Move In Fee Deposit	1,000.00	0.00	8,000.00	4,000.00	0.00	8,000.00
Interest Income	2,081.29	324.56	9,622.89	3,887.22	0.00	9,622.89
Total Income	42,400.29	35,118.56	510,703.89	454,578.22	453,672.00	57,031.89
Building Expenses						
Hall Cleaning	2,800.00	1,400.00	16,800.00	16,870.00	17,640.00	(840.00)
General Maintenance	387.90	(9,486.40)	11,188.94	455.69	11,100.00	88.94
Garage Doors- Maint/Replace	433.90	0.00	1,997.76	1,538.43	2,000.00	(2.24)
Roof Maintenance	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)
Intercoms- Maint/Replace	0.00	0.00	617.93	761.82	1,000.00	(382.07)
Water/Sewer Line Repair	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
Total Building Expense	3,621.80	-8,086.40	30,604.63	19,625.94	35,740.00	(5,135.37)
Grounds Expenses						
Drives/Parking Maintenance	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)
Feed & Weed Control	0.00	0.00	13,549.25	16,306.80	13,475.00	74.25
Mowing & Trimming	3,261.36	1,564.88	40,847.25	39,854.07	25,000.00	15,847.25
Other Grounds Expense	0.00	0.00	446.55	2,686.95	5,403.00	(4,956.45)
Snow & Ice Removal	16,800.00	0.00	24,000.00	43,720.00	46,000.00	(22,000.00)
Trees & Shrubs- Trim/Removal	0.00	0.00	2,945.18	11,314.00	5,000.00	(2,054.82)
Total Grounds Expenses	20,061.36	1,564.88	81,788.23	113,881.82	96,878.00	(15,089.77)
Operating Expenses						
Meeting Expenses	0.00	0.00	410.09	388.68	700.00	(289.91)
Office Supplies/Copy	9.02	107.27	324.48	573.23	500.00	(175.52)
Social/PR Activities	0.00	0.00	106.95	7.53	300.00	(193.05)
Treasurer Fee	138.00	160.00	1,656.00	1,920.00	3,360.00	(1,704.00)
Bank Fees	15.90	15.90	214.80	198.80	200.00	14.80
Accountant Fee	260.00	245.00	3,105.00	3,345.00	2,940.00	165.00
Tax Prep	0.00	0.00	1,435.00	1,325.00	1,325.00	110.00
Audit Fees	0.00	0.00	3,250.00	3,000.00	3,000.00	250.00
Insurance	18,850.32	16,846.73	217,829.54	202,874.98	178,200.00	39,629.54
Property Management Fees	1,331.00	1,358.00	15,972.00	16,476.00	18,144.00	(2,172.00)
Recording Secretary	155.00	155.00	1,870.76	1,860.00	1,860.00	10.76
Electricity	2,653.15	1,313.62	16,875.82	13,462.15	13,000.00	3,875.82

See accountant's compilation report.

Lexington East Unit One Owners Association
Statements of Revenue and Expenses - Cash Basis
For the One Month and Twelve Months Ended December 31, 2025 and 2024

	Current Period		Year-To-Date		Current Year	Over (Under)
	This Year	Last Year	This Year	Last Year	Budget	Budget
Water	\$ 0.00	\$ 0.00	\$ 197.13	\$ 88.52	\$ 200.00	(2.87)
Legal Fees	4,293.50	1,905.75	12,445.50	111,973.70	50,000.00	(37,554.50)
Website Operation	0.00	355.72	0.00	355.72	325.00	(325.00)
Income Tax Expense	0.00	0.00	86,517.00	58,092.00	7,000.00	79,517.00
Deferred Maintenance/Reserve	10,000.00	0.00	65,000.00	(36,500.00)	40,000.00	25,000.00
Total Operating Expenses	37,705.89	22,462.99	427,210.07	379,441.31	321,054.00	106,156.07
 Total Expenses	 61,389.05	 15,941.47	 539,602.93	 512,949.07	 453,672.00	 85,930.93
 Operating Income (Loss)	 (18,988.76)	 19,177.09	 (28,899.04)	 (58,370.85)	 0.00	 (28,899.04)
 Other Income and Expense						
Interest Income	0.13	0.13	1.55	1.55	0.00	1.55
Transfer from Operating Fund	10,000.00	0.00	65,000.00	(36,500.00)	40,000.00	25,000.00
Transfer from CRBT Account	0.00	0.00	73,142.00	51,858.00	0.00	73,142.00
Other Income	0.00	0.00	195.00	11,787.00	0.00	195.00
Insurance Proceeds	0.00	(10,000.00)	0.00	0.00	0.00	0.00
Total Other Income And Expense	10,000.13	(9,999.87)	138,338.55	27,146.55	40,000.00	98,338.55
 Net Income (Loss)	 \$ (8,988.63)	 \$ 9,177.22	 \$ 109,439.51	 \$ (31,224.30)	 \$ 40,000.00	 \$ 69,439.51

See accountant's compilation report.

LEXINGTON EAST UNIT ONE OWNERS ASSOCIATION
Schedule of Reconciliation of Deferred Maintenance Funds
2025

Balance as of 11/30/2025	\$ 812,127.48
Easement Payment	-
Vanguard Group - Cost Basis increase	15,341.74
Transfers to Operating	10,000.00
Interest earned	2,081.29
Balance as of 12/31/2025	<u>\$ 839,550.51</u>

YTD Budget 2025

Transfers	\$ 65,000.00	YTD 2025
Budget	<u>\$ 40,000.00</u>	
Over (Under) Budget	\$ 25,000.00	current year

Transfers current year budget	\$ 65,000.00
Transfers to cover other expenses	
Insurance funds received	-
Transfer - Intercoms	-
Total transfers at 12/31/2025	<u>\$ 65,000.00</u>

See accountant's compilation report.