



JOHNSON & CREEKMORE, PLLC
CERTIFIED PUBLIC ACCOUNTANTS

2611 HIGHWAY 35 NORTH
ROCKPORT, TEXAS 78382
(361) 729-9707

To Management
LBV Property Owners' Association Inc.
2611 Hwy 35 N.
Rockport, TX 78382

Management is responsible for the accompanying financial statements of LBV Property Owners' Association Inc. (a corporation), which comprise the balance sheet as of December 31, 2025, and the related statements of revenue and expenditures for the one month and one month then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements of 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.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Required Supplementary Information

Management has 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, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to LBV Property Owners' Association Inc.

Johnson & Creekmore, PLLC

Rockport, Texas
January 10, 2026

LBV Property Owners' Association Inc.
Balance Sheet
December 31, 2025

Assets

Current Assets

Cash - IBC Operating	\$ 89,381.78
Cash - IBC - Reserve Road Repairs	102,823.00
IBC Bank - CD	200,000.00
Accts Receivable - Marina Fees	400.00
Accts Receivable - Maintenance Fees	81,291.58
Prepaid Insurance	75.02
Total Current Assets	<u>473,971.38</u>

Fixed Assets

Total Assets	<u><u>\$ 473,971.38</u></u>
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Liabilities & Equity

Current Liabilities

Accrued AdValorem Taxes	\$ 475.17
Construction Deposits	25,939.00
Deferred Income - Maintenance Fees	129,250.00
Deferred Income- Mowing Charges	425.00
Deferred Income - Marina Fees	<u>1,758.58</u>

Total Current Liabilities	<u>157,847.75</u>
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Total Liabilities	<u>157,847.75</u>
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Association Equity

Beginning of Year	310,343.10
Current Earnings	<u>5,780.53</u>

Total Association Equity	<u>316,123.63</u>
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Total Liabilities & Association Equity	<u><u>\$ 473,971.38</u></u>
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See Accountants' Compilation Report

LBV Property Owners' Association Inc.
Statement of Revenues and Expenditures
For The Periods Ending December 31, 2025

	1 Month Ended December 31, 2025	%	1 Month Ended December 31, 2025	%
Revenues				
Maintenance Fees	\$ 11,750.00	98.15	\$ 11,750.00	98.15
Marina Fees	191.66	1.60	191.66	1.60
Interest	29.45	0.25	29.45	0.25
Total Revenues	11,971.11	100.00	11,971.11	100.00
Expenditures				
Mowing - General	3,500.00	29.24	3,500.00	29.24
Mowing - Owner Lots	1,020.00	8.52	1,020.00	8.52
Lighting Projects	453.00	3.78	453.00	3.78
Insurance	172.29	1.44	172.29	1.44
Water	274.47	2.29	274.47	2.29
Electricity	139.52	1.17	139.52	1.17
Accounting Fees	445.00	3.72	445.00	3.72
AdValorem Taxes	16.42	0.14	16.42	0.14
Miscellaneous	169.88	1.42	169.88	1.42
Total Expenditures	6,190.58	51.71	6,190.58	51.71
Revenues Over (Under) Expenditures	\$ 5,780.53	48.29	\$ 5,780.53	48.29

See Accountants' Compilation Report

LBV Property Owners' Association Inc.
General Ledger - Separate Debits and Credits

December 1, 2025 - December 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
111	Cash - IBC Operating			33,904.20			
12/05/25	11701		Bruce Ellingsworth			169.88	
12/05/25	11702		City of Rockport			274.47	
12/05/25	11703		Constance Bradley			453.00	
12/05/25	11704		Johnson & Creekmore			445.00	
12/12/25			Deposit		21,650.00		
12/17/25			Deposit		16,900.00		
12/17/25	11705		Mario Lozano			4,520.00	
12/23/25			Deposit		16,500.00		
12/29/25			Constellation NewEnergy, Inc			139.52	
12/31/25			Deposit		6,400.00		
12/31/25	JE 4		To Record Operating Interest		29.45		
			Totals for 111		<u>61,479.45</u>	<u>6,001.87</u>	<u>89,381.78</u>
112	Cash - IBC Savings			0.00			
			Totals for 112		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
113	Cash - Frost			0.00			
			Totals for 113		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
114	Cash - IBC - Reserve Road Repairs			102,823.00			
			Totals for 114		<u>0.00</u>	<u>0.00</u>	<u>102,823.00</u>
115	IBC Bank - CD			200,000.00			
			Totals for 115		<u>0.00</u>	<u>0.00</u>	<u>200,000.00</u>
118	Accts Receivable - Marina Fees			1,600.00			
12/12/25			Deposit			400.00	
12/17/25			Deposit			400.00	
12/31/25			Deposit			400.00	
			Totals for 118		<u>0.00</u>	<u>1,200.00</u>	<u>400.00</u>
119	Accts Receivable - Maintenance Fees			141,541.58			
12/12/25			Deposit			21,250.00	
12/17/25			Deposit			16,500.00	
12/23/25			Deposit			16,500.00	
12/31/25			Deposit			6,000.00	
			Totals for 119		<u>0.00</u>	<u>60,250.00</u>	<u>81,291.58</u>
120	Accounts Receivable - Mowing Charges			0.00			
			Totals for 120		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
121	Accts Receivable - Developer Reimbursement			0.00			
			Totals for 121		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
122	Accts Receivable - Mowing			0.00			
			Totals for 122		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
123	Accts Receivable-Lance Long			0.00			
			Totals for 123		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
124	Maintenance Equipment			0.00			
			Totals for 124		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
125	Accts Receivable - Marina Fees POA Owned Side			0.00			
			Totals for 125		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

LBV Property Owners' Association Inc.
General Ledger - Separate Debits and Credits

December 1, 2025 - December 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
130	Prepaid Insurance			247.31			
12/31/25	JE2		To Record Prepaid Expenses			172.29	
			Totals for 130		<u>0.00</u>	<u>172.29</u>	<u>75.02</u>
131	Prepaid Expenses			0.00			
			Totals for 131		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
165	Deposits			0.00			
			Totals for 165		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
210	Accounts Payable			0.00			
			Totals for 210		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
212	Accrued AdValorem Taxes			(458.75)			
12/31/25	JE2		To Record Prepaid Expenses			16.42	
			Totals for 212		<u>0.00</u>	<u>16.42</u>	<u>(475.17)</u>
214	Construction Deposits			(25,939.00)			
			Totals for 214		<u>0.00</u>	<u>0.00</u>	<u>(25,939.00)</u>
215	Deferred Income - Maintenance Fees			(141,000.00)			
12/31/25	JE1		To Record Deferred Income		11,750.00		
			Totals for 215		<u>11,750.00</u>	<u>0.00</u>	<u>(129,250.00)</u>
216	Deferred Income- Mowing Charges			(425.00)			
			Totals for 216		<u>0.00</u>	<u>0.00</u>	<u>(425.00)</u>
217	Deferred Income - Marina Fees			(1,950.24)			
12/31/25	JE1		To Record Deferred Income		133.33		
12/31/25	JE1		To Record Deferred Income		58.33		
			Totals for 217		<u>191.66</u>	<u>0.00</u>	<u>(1,758.58)</u>
218	LBV, LP Owners			0.00			
			Totals for 218		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
310	Start of Year			(310,343.10)			
			Totals for 310		<u>0.00</u>	<u>0.00</u>	<u>(310,343.10)</u>
410	Maintenance Fees			0.00			
12/31/25	JE1		To Record Deferred Income			11,750.00	
			Totals for 410		<u>0.00</u>	<u>11,750.00</u>	<u>(11,750.00)</u>
415	Mowing Charges			0.00			
			Totals for 415		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
416	Marina Fees			0.00			
12/31/25	JE1		To Record Deferred Income			133.33	
12/31/25	JE1		To Record Deferred Income			58.33	
			Totals for 416		<u>0.00</u>	<u>191.66</u>	<u>(191.66)</u>
417	Marina Fees - POA Owned Side			0.00			
			Totals for 417		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
420	Developer Reimbursements			0.00			
			Totals for 420		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

LBV Property Owners' Association Inc.
General Ledger - Separate Debits and Credits

December 1, 2025 - December 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
421	Developer Contribution			0.00			
			Totals for 421		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
490	Interest			0.00			
12/31/25	JE 4		To Record Operating Interest			29.45	
			Totals for 490		<u>0.00</u>	<u>29.45</u>	<u>(29.45)</u>
495	Miscellaneous			0.00			
			Totals for 495		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
510	Mowing - General			0.00			
12/17/25	11705		Mario Lozano		3,500.00		
			Totals for 510		<u>3,500.00</u>	<u>0.00</u>	<u>3,500.00</u>
512	Mowing - Owner Lots			0.00			
12/17/25	11705		Mario Lozano		1,020.00		
			Totals for 512		<u>1,020.00</u>	<u>0.00</u>	<u>1,020.00</u>
513	Street Repairs & Cleaning			0.00			
			Totals for 513		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
514	Lighting Projects			0.00			
12/05/25	11703		Constance Bradley		453.00		
			Totals for 514		<u>453.00</u>	<u>0.00</u>	<u>453.00</u>
515	Street Clean & Seal Fund			0.00			
			Totals for 515		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
516	Electric repairs			0.00			
			Totals for 516		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
517	New Plants			0.00			
			Totals for 517		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
518	Fertilizer			0.00			
			Totals for 518		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
519	Tree Trimming			0.00			
			Totals for 519		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
520	Landscape Maintenance			0.00			
			Totals for 520		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
521	Gate Maintenance			0.00			
			Totals for 521		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
522	Sprinkler System Maintenance			0.00			
			Totals for 522		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
523	Marina Expense			0.00			
			Totals for 523		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
524	Flag Pole & Flags			0.00			
			Totals for 524		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

LBV Property Owners' Association Inc.
General Ledger - Separate Debits and Credits

December 1, 2025 - December 31, 2025

Date	Reference	Journal Description	Beginning Balance	Debit	Credit	Period End Balance
525	General Repairs		0.00			
		Totals for 525		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
526	Marina-Common Expense		0.00			
		Totals for 526		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
527	Marina-Owned Expense		0.00			
		Totals for 527		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
528	Repair & Maint-Stucco Wall Repair		0.00			
		Totals for 528		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
529	Signs		0.00			
		Totals for 529		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
530	Supplies		0.00			
		Totals for 530		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
531	Storm Damage - Streets		0.00			
		Totals for 531		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
532	Storm Damage - Fence		0.00			
		Totals for 532		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
533	Storm Damage - Garage Shed		0.00			
		Totals for 533		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
534	Storm Damage-General		0.00			
		Totals for 534		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
535	General Maintenance		0.00			
		Totals for 535		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
536	Storm Damage - Lighting		0.00			
		Totals for 536		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
537	Storm Damage - Landscape		0.00			
		Totals for 537		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
538	Storm Damage - Sprinkler System		0.00			
		Totals for 538		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
539	Storm Damge - Roof		0.00			
		Totals for 539		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
540	Insurance		0.00			
12/31/25	JE2	To Record Prepaid Expenses		172.29		
		Totals for 540		<u>172.29</u>	<u>0.00</u>	<u>172.29</u>
541	Storm Damage - Canal Clean Up		0.00			
		Totals for 541		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
543	Storm Damage - Flag Pole		0.00			
		Totals for 543		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

LBV Property Owners' Association Inc.
General Ledger - Separate Debits and Credits

December 1, 2025 - December 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
544	Storm Damage - Gate			0.00			
			Totals for 544		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
545	Storm Damage - Electric Repairs			0.00			
			Totals for 545		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
546	Storm Damage - Marina Storage Building			0.00			
			Totals for 546		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
547	Storm Damage - Fountain			0.00			
			Totals for 547		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
548	Storm Damage - Storage Building			0.00			
			Totals for 548		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
549	Storm Damage - Gate Keypad			0.00			
			Totals for 549		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
550	Water			0.00			
12/05/25	11702		City of Rockport		274.47		
			Totals for 550		<u>274.47</u>	<u>0.00</u>	<u>274.47</u>
552	Electricity			0.00			
12/29/25			Constellation NewEnergy, Inc		139.52		
			Totals for 552		<u>139.52</u>	<u>0.00</u>	<u>139.52</u>
553	Storage			0.00			
			Totals for 553		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
555	Telephone			0.00			
			Totals for 555		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
560	Office & Postage			0.00			
			Totals for 560		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
561	Taxes			0.00			
			Totals for 561		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
570	Accounting Fees			0.00			
12/05/25	11704		Johnson & Creekmore		445.00		
			Totals for 570		<u>445.00</u>	<u>0.00</u>	<u>445.00</u>
571	Legal Fees			0.00			
			Totals for 571		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
575	Pest Control			0.00			
			Totals for 575		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
590	AdValorem Taxes			0.00			
12/31/25	JE2		To Record Prepaid Expenses		16.42		
			Totals for 590		<u>16.42</u>	<u>0.00</u>	<u>16.42</u>
593	Bank Charges			0.00			
			Totals for 593		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

LBV Property Owners' Association Inc.
General Ledger - Separate Debits and Credits

December 1, 2025 - December 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
595	Miscellaneous			0.00			
12/05/25	11701		Bruce Ellingsworth		169.88		
			Totals for 595		<u>169.88</u>	<u>0.00</u>	<u>169.88</u>
750	Marina Slips Project			0.00			
			Totals for 750		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
999	Undistributed			0.00			
			Totals for 999		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
			Report Total				<u>0.00</u>
Net Profit/(Loss)							
Current Period			5,780.53				
Year-to-Date			<u>5,780.53</u>				

Distribution count = 36

Property Owners' Association Inc

Deposit List

All Bank Accounts

December 1, 2025 - December 31, 2025

Date	Reference	Description	Account	Distribution Description	Amount
12/12/25		Deposit	118	Deposit	400.00
			119	Deposit	21,250.00
				Total for Deposit	<u>21,650.00</u>
12/17/25		Deposit	118	Deposit	400.00
			119	Deposit	16,500.00
				Total for Deposit	<u>16,900.00</u>
12/23/25		Deposit	119	Deposit	16,500.00
				Total for Deposit	<u>16,500.00</u>
12/31/25		Deposit	119	Deposit	6,000.00
			118	Deposit	400.00
				Total for Deposit	<u>6,400.00</u>
				Deposit Total	<u>61,450.00</u>

Deposit count = 4

Property Owners' Association Inc
Check List

All Bank Accounts

December 1, 2025 - December 31, 2025

Check Number	Check Date	Payee	Amount
Vendor Checks			
11701	12/05/25	Bruce Ellingsworth	169.88
11702	12/05/25	City of Rockport	274.47
11703	12/05/25	Constance Bradley	453.00
11704	12/05/25	Johnson & Creekmore	445.00
11705	12/17/25	Mario Lozano	4,520.00
Vendor Check Total			<u>5,862.35</u>
Check List Total			<u>5,862.35</u>

Check count = 5

Property Owners' Association Inc
Payment List

All Bank Accounts

December 1, 2025 - December 31, 2025

Date	Reference	Description	Account	Distribution Description	Amount
12/29/25		Constellation NewEnergy, Inc	552	Constellation NewEnergy, Inc	139.52
				Total for Payment	<u>139.52</u>
				Payment Total	<u>139.52</u>

Payment count = 1