

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

March 1, 2026 - March 31, 2026

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
<b>111</b>	<b>Cash - IBC Operating</b>			125,239.00			
03/02/26			Homestead			34.24	
03/03/26			Constellation NewEnergy, Inc			136.35	
03/05/26	11720		Johnson & Creekmore			470.00	
03/16/26			City of Rockport			540.11	
03/18/26			Deposit		1,500.00		
03/20/26	11722		Mario Lozano			3,540.00	
03/20/26	11723		Ray's Construction			1,356.00	
03/23/26			Elika Access Systems			81.13	
03/23/26			Homestead			34.24	
03/31/26			Constellation NewEnergy, Inc			135.29	
03/31/26	JE4		To Record Operating Interest		65.85		
			<b>Totals for 111</b>		<u>1,565.85</u>	<u>6,327.36</u>	<u>120,477.49</u>
<b>112</b>	<b>Cash - IBC Savings</b>			0.00			
			<b>Totals for 112</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>113</b>	<b>Cash - Frost</b>			0.00			
			<b>Totals for 113</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>114</b>	<b>Cash - IBC - Reserve Road Repairs</b>			102,823.00			
			<b>Totals for 114</b>		<u>0.00</u>	<u>0.00</u>	<u>102,823.00</u>
<b>115</b>	<b>IBC Bank - CD</b>			200,000.00			
			<b>Totals for 115</b>		<u>0.00</u>	<u>0.00</u>	<u>200,000.00</u>
<b>118</b>	<b>Accts Receivable - Marina Fees</b>			0.00			
			<b>Totals for 118</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>119</b>	<b>Accts Receivable - Maintenance Fees</b>			26,750.00			
03/18/26			Deposit			1,500.00	
			<b>Totals for 119</b>		<u>0.00</u>	<u>1,500.00</u>	<u>25,250.00</u>
<b>120</b>	<b>Accounts Receivable - Mowing Charges</b>			0.00			
			<b>Totals for 120</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>121</b>	<b>Accts Receivable - Developer Reimbursement</b>			0.00			
			<b>Totals for 121</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>122</b>	<b>Accts Receivable - Mowing</b>			0.00			
			<b>Totals for 122</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>123</b>	<b>Accts Receivable-Lance Long</b>			0.00			
			<b>Totals for 123</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>124</b>	<b>Maintenance Equipment</b>			0.00			
			<b>Totals for 124</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>125</b>	<b>Accts Receivable - Marina Fees POA Owned Side</b>			0.00			
			<b>Totals for 125</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>130</b>	<b>Prepaid Insurance</b>			1,869.54			
03/31/26	JE2		To Record Prepaid			179.45	
			<b>Totals for 130</b>		<u>0.00</u>	<u>179.45</u>	<u>1,690.09</u>
<b>131</b>	<b>Prepaid Expenses</b>			0.00			

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

March 1, 2026 - March 31, 2026

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
			<b>Totals for 131</b>		0.00	0.00	0.00
<b>165</b>	<b>Deposits</b>			0.00			
			<b>Totals for 165</b>		0.00	0.00	0.00
<b>210</b>	<b>Accounts Payable</b>			0.00			
			<b>Totals for 210</b>		0.00	0.00	0.00
<b>212</b>	<b>Accrued AdValorem Taxes</b>			(510.53)			
03/31/26	JE2		To Record Prepaid			17.68	
			<b>Totals for 212</b>		0.00	17.68	(528.21)
<b>214</b>	<b>Construction Deposits</b>			(20,939.00)			
			<b>Totals for 214</b>		0.00	0.00	(20,939.00)
<b>215</b>	<b>Deferred Income - Maintenance Fees</b>			(105,750.00)			
03/31/26	JE1		To Record Deferred Income		11,750.00		
			<b>Totals for 215</b>		11,750.00	0.00	(94,000.00)
<b>216</b>	<b>Deferred Income- Mowing Charges</b>			(425.00)			
			<b>Totals for 216</b>		0.00	0.00	(425.00)
<b>217</b>	<b>Deferred Income - Marina Fees</b>			(1,375.26)			
03/31/26	JE1		To Record Deferred Income		133.33		
03/31/26	JE1		To Record Deferred Income		58.33		
			<b>Totals for 217</b>		191.66	0.00	(1,183.60)
<b>218</b>	<b>LBV, LP Owners</b>			0.00			
			<b>Totals for 218</b>		0.00	0.00	0.00
<b>310</b>	<b>Start of Year</b>			(310,343.10)			
			<b>Totals for 310</b>		0.00	0.00	(310,343.10)
<b>410</b>	<b>Maintenance Fees</b>			(35,250.00)			
03/31/26	JE1		To Record Deferred Income			11,750.00	
			<b>Totals for 410</b>		0.00	11,750.00	(47,000.00)
<b>415</b>	<b>Mowing Charges</b>			0.00			
			<b>Totals for 415</b>		0.00	0.00	0.00
<b>416</b>	<b>Marina Fees</b>			(574.98)			
03/31/26	JE1		To Record Deferred Income			133.33	
03/31/26	JE1		To Record Deferred Income			58.33	
			<b>Totals for 416</b>		0.00	191.66	(766.64)
<b>417</b>	<b>Marina Fees - POA Owned Side</b>			0.00			
			<b>Totals for 417</b>		0.00	0.00	0.00
<b>420</b>	<b>Developer Reimbursements</b>			0.00			
			<b>Totals for 420</b>		0.00	0.00	0.00
<b>421</b>	<b>Developer Contribution</b>			0.00			
			<b>Totals for 421</b>		0.00	0.00	0.00
<b>490</b>	<b>Interest</b>			(140.71)			
03/31/26	JE4		To Record Operating Interest			65.85	

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**General Ledger - Separate Debits and Credits**

March 1, 2026 - March 31, 2026

Date	Reference	Journal	Description	Beginning Balance	Debit	Credit	Period End Balance
			<b>Totals for 490</b>		0.00	65.85	(206.56)
<b>495</b>	<b>Miscellaneous</b>			(100.00)			
			<b>Totals for 495</b>		0.00	0.00	(100.00)
<b>510</b>	<b>Mowing - General</b>			7,000.00			
03/20/26	11722		Mario Lozano		2,580.00		
			<b>Totals for 510</b>		2,580.00	0.00	9,580.00
<b>512</b>	<b>Mowing - Owner Lots</b>			4,560.00			
03/20/26	11722		Mario Lozano		960.00		
			<b>Totals for 512</b>		960.00	0.00	5,520.00
<b>513</b>	<b>Street Repairs &amp; Cleaning</b>			0.00			
			<b>Totals for 513</b>		0.00	0.00	0.00
<b>514</b>	<b>Lighting Projects</b>			453.00			
03/20/26	11723		Ray's Construction		1,356.00		
			<b>Totals for 514</b>		1,356.00	0.00	1,809.00
<b>515</b>	<b>Street Clean &amp; Seal Fund</b>			0.00			
			<b>Totals for 515</b>		0.00	0.00	0.00
<b>516</b>	<b>Electric repairs</b>			0.00			
			<b>Totals for 516</b>		0.00	0.00	0.00
<b>517</b>	<b>New Plants</b>			0.00			
			<b>Totals for 517</b>		0.00	0.00	0.00
<b>518</b>	<b>Fertilizer</b>			2,002.63			
			<b>Totals for 518</b>		0.00	0.00	2,002.63
<b>519</b>	<b>Tree Trimming</b>			0.00			
			<b>Totals for 519</b>		0.00	0.00	0.00
<b>520</b>	<b>Landscape Maintenance</b>			660.00			
			<b>Totals for 520</b>		0.00	0.00	660.00
<b>521</b>	<b>Gate Maintenance</b>			0.00			
			<b>Totals for 521</b>		0.00	0.00	0.00
<b>522</b>	<b>Sprinkler System Maintenance</b>			0.00			
			<b>Totals for 522</b>		0.00	0.00	0.00
<b>523</b>	<b>Marina Expense</b>			0.00			
			<b>Totals for 523</b>		0.00	0.00	0.00
<b>524</b>	<b>Flag Pole &amp; Flags</b>			0.00			
			<b>Totals for 524</b>		0.00	0.00	0.00
<b>525</b>	<b>General Repairs</b>			0.00			
			<b>Totals for 525</b>		0.00	0.00	0.00
<b>526</b>	<b>Marina-Common Expense</b>			0.00			
			<b>Totals for 526</b>		0.00	0.00	0.00

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March 1, 2026 - March 31, 2026

Date	Reference	Journal Description	Beginning Balance	Debit	Credit	Period End Balance
527		Marina-Owned Expense	0.00			
		<b>Totals for 527</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
528		Repair & Maint-Stucco Wall Repair	0.00			
		<b>Totals for 528</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
529		Signs	0.00			
		<b>Totals for 529</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
530		Supplies	0.00			
		<b>Totals for 530</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
531		Storm Damage - Streets	0.00			
		<b>Totals for 531</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
532		Storm Damage - Fence	0.00			
		<b>Totals for 532</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
533		Storm Damage - Garage Shed	0.00			
		<b>Totals for 533</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
534		Storm Damage-General	0.00			
		<b>Totals for 534</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
535		General Maintenance	0.00			
		<b>Totals for 535</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
536		Storm Damage - Lighting	0.00			
		<b>Totals for 536</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
537		Storm Damage - Landscape	0.00			
		<b>Totals for 537</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
538		Storm Damage - Sprinkler System	0.00			
		<b>Totals for 538</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
539		Storm Damage - Roof	0.00			
		<b>Totals for 539</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
540		Insurance	531.21			
03/31/26	JE2	To Record Prepaid		179.45		
		<b>Totals for 540</b>		<u>179.45</u>	<u>0.00</u>	<u>710.66</u>
541		Storm Damage - Canal Clean Up	0.00			
		<b>Totals for 541</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
543		Storm Damage - Flag Pole	0.00			
		<b>Totals for 543</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
544		Storm Damage - Gate	0.00			
		<b>Totals for 544</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
545		Storm Damage - Electric Repairs	0.00			
		<b>Totals for 545</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

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March 1, 2026 - March 31, 2026

Date	Reference	Journal Description	Beginning Balance	Debit	Credit	Period End Balance
<b>546</b>	<b>Storm Damage - Marina Storage Building</b>		0.00			
		<b>Totals for 546</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>547</b>	<b>Storm Damage - Fountain</b>		0.00			
		<b>Totals for 547</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>548</b>	<b>Storm Damage - Storage Building</b>		0.00			
		<b>Totals for 548</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>549</b>	<b>Storm Damage - Gate Keypad</b>		0.00			
		<b>Totals for 549</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>550</b>	<b>Water</b>		887.87			
03/16/26		City of Rockport		540.11		
		<b>Totals for 550</b>		<u>540.11</u>	<u>0.00</u>	<u>1,427.98</u>
<b>552</b>	<b>Electricity</b>		280.46			
03/03/26		Constellation NewEnergy, Inc		136.35		
03/31/26		Constellation NewEnergy, Inc		135.29		
		<b>Totals for 552</b>		<u>271.64</u>	<u>0.00</u>	<u>552.10</u>
<b>553</b>	<b>Storage</b>		0.00			
		<b>Totals for 553</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>555</b>	<b>Telephone</b>		324.52			
03/23/26		Elika Access Systems		81.13		
		<b>Totals for 555</b>		<u>81.13</u>	<u>0.00</u>	<u>405.65</u>
<b>560</b>	<b>Office &amp; Postage</b>		68.48			
03/02/26		Homestead		34.24		
03/23/26		Homestead		34.24		
		<b>Totals for 560</b>		<u>68.48</u>	<u>0.00</u>	<u>136.96</u>
<b>561</b>	<b>Taxes</b>		212.21			
		<b>Totals for 561</b>		<u>0.00</u>	<u>0.00</u>	<u>212.21</u>
<b>570</b>	<b>Accounting Fees</b>		1,513.00			
03/05/26	11720	Johnson & Creekmore		470.00		
		<b>Totals for 570</b>		<u>470.00</u>	<u>0.00</u>	<u>1,983.00</u>
<b>571</b>	<b>Legal Fees</b>		0.00			
		<b>Totals for 571</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>575</b>	<b>Pest Control</b>		0.00			
		<b>Totals for 575</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>590</b>	<b>AdValorem Taxes</b>		51.78			
03/31/26	JE2	To Record Prepaid		17.68		
		<b>Totals for 590</b>		<u>17.68</u>	<u>0.00</u>	<u>69.46</u>
<b>593</b>	<b>Bank Charges</b>		12.00			
		<b>Totals for 593</b>		<u>0.00</u>	<u>0.00</u>	<u>12.00</u>
<b>595</b>	<b>Miscellaneous</b>		169.88			
		<b>Totals for 595</b>		<u>0.00</u>	<u>0.00</u>	<u>169.88</u>

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**General Ledger - Separate Debits and Credits**

March 1, 2026 - March 31, 2026

<b>Date</b>	<b>Reference</b>	<b>Journal Description</b>	<b>Beginning Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Period End Balance</b>
<b>750</b>	<b>Marina Slips Project</b>		0.00			
		<b>Totals for 750</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>999</b>	<b>Undistributed</b>		0.00			
		<b>Totals for 999</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<b>Report Total</b>				<u>0.00</u>
<b>Net Profit/(Loss)</b>						
Current Period		<u>5,483.02</u>				
Year-to-Date		<u>22,821.67</u>				

Distribution count = 33



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 March 31, 2026, and the related statements of revenue and expenditures for the one month and four months 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  
April 14, 2026

LBV Property Owners' Association Inc.  
Balance Sheet  
March 31, 2026

Assets

Current Assets

Cash - IBC Operating	\$	120,477.49
Cash - IBC - Reserve Road Repairs		102,823.00
IBC Bank - CD		200,000.00
Accts Receivable - Maintenance Fees		25,250.00
Prepaid Insurance		<u>1,690.09</u>
 Total Current Assets		 <u>450,240.58</u>

Fixed Assets

Total Assets	\$	<u>450,240.58</u>
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Liabilities & Equity

Current Liabilities

Accrued AdValorem Taxes	\$	528.21
Construction Deposits		20,939.00
Deferred Income - Maintenance Fees		94,000.00
Deferred Income- Mowing Charges		425.00
Deferred Income - Marina Fees		<u>1,183.60</u>

Total Current Liabilities		<u>117,075.81</u>
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Total Liabilities		<u>117,075.81</u>
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Association Equity

Beginning of Year		310,343.10
Current Earnings		<u>22,821.67</u>

Total Association Equity		<u>333,164.77</u>
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Total Liabilities & Association Equity	\$	<u>450,240.58</u>
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See Accountants' Compilation Report

LBV Property Owners' Association Inc.  
Statement of Revenues and Expenditures  
For The Periods Ending March 31, 2026

	<u>1 Month Ended</u> <u>March 31, 2026</u>	<u>%</u>	<u>4 Months Ended</u> <u>March 31, 2026</u>	<u>%</u>
<b>Revenues</b>				
Maintenance Fees	\$ 11,750.00	97.86	\$ 47,000.00	97.77
Marina Fees	191.66	1.60	766.64	1.59
Interest	65.85	0.55	206.56	0.43
Miscellaneous	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>0.21</u>
Total Revenues	<u>12,007.51</u>	<u>100.00</u>	<u>48,073.20</u>	<u>100.00</u>
<b>Expenditures</b>				
Mowing - General	2,580.00	21.49	9,580.00	19.93
Mowing - Owner Lots	960.00	7.99	5,520.00	11.48
Lighting Projects	1,356.00	11.29	1,809.00	3.76
Fertilizer	0.00	0.00	2,002.63	4.17
Landscape Maintenance	0.00	0.00	660.00	1.37
Insurance	179.45	1.49	710.66	1.48
Water	540.11	4.50	1,427.98	2.97
Electricity	271.64	2.26	552.10	1.15
Telephone	81.13	0.68	405.65	0.84
Office & Postage	68.48	0.57	136.96	0.28
Taxes	0.00	0.00	212.21	0.44
Accounting Fees	470.00	3.91	1,983.00	4.12
AdValorem Taxes	17.68	0.15	69.46	0.14
Bank Charges	0.00	0.00	12.00	0.02
Miscellaneous	<u>0.00</u>	<u>0.00</u>	<u>169.88</u>	<u>0.35</u>
Total Expenditures	<u>6,524.49</u>	<u>54.34</u>	<u>25,251.53</u>	<u>52.53</u>
Revenues Over (Under) Expenditures	<u>\$ 5,483.02</u>	<u>45.66</u>	<u>\$ 22,821.67</u>	<u>47.47</u>

See Accountants' Compilation Report

# LBV Property Owners' Association Inc.

## Check List

All Bank Accounts

March 1, 2026 - March 31, 2026

Check Number	Check Date	Payee	Amount
<b>Vendor Checks</b>			
11720	03/05/26	Johnson & Creekmore	470.00
11722	03/20/26	Mario Lozano	3,540.00
11723	03/20/26	Ray's Construction	1,356.00
<b>Vendor Check Total</b>			<u>5,366.00</u>
<b>Check List Total</b>			<u><u>5,366.00</u></u>

Check count = 3

**LBV Property Owners' Association Inc.**

**Deposit List**

All Bank Accounts

March 1, 2026 - March 31, 2026

Date	Reference	Description	Account	Distribution Description	Amount
03/18/26		Deposit	119	Deposit	1,500.00
<b>Total for Deposit</b>					<u>1,500.00</u>
<b>Deposit Total</b>					<u>1,500.00</u>

Deposit count = 1