



**2444 Madison Road Condominium  
Owners' Association, Inc.**

**Financial Statements and Supplementary  
Information for the Years Ended  
December 31, 2025 and 2024  
and Independent Auditors' Report**



**LOCEY, MITCHELL**

— & Associates —

CERTIFIED PUBLIC ACCOUNTANTS

*Connecting with the Community*

**2444 Madison Road Condominium Owners' Association, Inc.  
For the Years Ended December 31, 2025 and 2024**

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## **Independent Auditors' Report**

To the Board of Directors  
2444 Madison Road Condominium Owners' Association, Inc.  
Cincinnati, Ohio

### **Report on the Audit of the Financial Statements**

#### **Opinion**

We have audited the accompanying financial statements of 2444 Madison Road Condominium Owners' Association, Inc., which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of revenues, expenses and accumulated changes of revenues over expenses and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of 2444 Madison Road Condominium Owners' Association, Inc. as of December 31, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of 2444 Madison Road Condominium Owners' Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about 2444 Madison Road Condominium Owners' Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error and design and perform audit procedures responsive to risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 2444 Madison Road Condominium Owners' Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements. Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about 2444 Madison Road Condominium Owners' Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with accounting principles generally accepted in the United States of America to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

## **Report on Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedules of Other Expenses and Schedules of Common Area Improvements are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted

in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

**Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that Supplementary Information on Future Major Repairs and Replacements be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who 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 have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Locey, Mitchell & Associates, Ltd.  
Certified Public Accountants  
Cincinnati, OH  
March 13, 2026

**2444 Madison Road Condominium Owners' Association, Inc.**

**Balance Sheets**

**December 31, 2025 and 2024**

	December 31, 2025					December 30, 2024				
	2025 Operating Funds		2025 Replacement Funds		2025 Total	2024 Operating Funds		2024 Replacement Funds		2024 Total
	Tower	Square	Tower	Square		Tower	Square	Tower	Square	
<b>Assets</b>										
Cash and cash equivalents	\$ 361,572	\$ 21,300	\$ 359,509	547,844	\$ 1,290,225	\$ 348,122	\$ 35,900	\$ 257,396	\$ 472,431	\$ 1,113,849
Prepaid expenses	189,252	43,560	9,289	-	242,101	177,933	41,894	-	-	219,827
Due from (to) replacement/operating fund	43,232	(50,977)	(43,232)	50,977	-	-	-	-	-	-
Due from (to) Tower/Square	44,156	(41,476)	(2,680)	-	-	87,396	(87,396)	-	-	-
Certificates of deposit	-	-	-	513,552	513,552	-	-	-	528,096	528,096
<b>Property and equipment</b>										
Accounting office and multipurpose room	10,000	-	-	-	10,000	10,000	-	-	-	10,000
Beauty parlor	82,000	-	-	-	82,000	82,000	-	-	-	82,000
Equipment	238,059	18,143	-	-	256,202	237,502	18,143	-	-	255,645
Vehicles	39,916	18,784	-	-	58,700	39,916	18,784	-	-	58,700
Cabanas and garages	2,416	-	-	-	2,416	2,416	-	-	-	2,416
Furniture and fixtures	75,912	-	-	-	75,912	75,912	-	-	-	75,912
Improvements-decorating	5,952	-	-	-	5,952	5,952	-	-	-	5,952
Fitness center	163,922	-	-	-	163,922	163,922	-	-	-	163,922
Total property and equipment	618,177	36,927	-	-	655,104	617,620	36,927	-	-	654,547
Less: accumulated depreciation	362,308	29,340	-	-	391,648	340,280	27,714	-	-	367,994
Net property and equipment	255,869	7,587	-	-	263,456	277,340	9,213	-	-	286,553
<b>Other assets</b>										
Liquor license	30,000	-	-	-	30,000	30,000	-	-	-	30,000
Deposits	1,670	-	-	-	1,670	1,670	-	-	-	1,670
Total other assets	31,670	-	-	-	31,670	31,670	-	-	-	31,670
<b>Total Assets</b>	<b>\$ 925,751</b>	<b>\$ (20,006)</b>	<b>\$ 322,886</b>	<b>\$ 1,112,373</b>	<b>\$ 2,341,004</b>	<b>\$ 922,461</b>	<b>\$ (389)</b>	<b>\$ 257,396</b>	<b>\$ 1,000,527</b>	<b>\$ 2,179,995</b>

See notes to the financial statements.

**2444 Madison Road Condominium Owners' Association, Inc.**

**Balance Sheets (continued)**

**December 31, 2025 and 2024**

	December 31, 2025					December 30, 2024				
	2025 Operating Funds		2025 Replacement Funds		2025 Total	2024 Operating Funds		2024 Replacement Funds		2024 Total
	Tower	Square	Tower	Square		Tower	Square	Tower	Square	
Liabilities										
Accounts payable	\$ 92,564	\$ 15,800	\$ 126,548	\$ 62,505	\$ 297,417	\$ 169,503	\$ 10,344	\$ 503,778	\$ -	\$ 683,625
Prepaid assessments	234,610	12,751	-	-	247,361	216,248	13,786	-	-	230,034
Accrued expenses	821	23	-	1,469	2,313	172	5	2,998	6,990	10,165
Deposits	15,735	810	-	-	16,545	15,150	810	-	-	15,960
Contract liabilities (assessments received in advance-replacement fund)	-	-	196,338	1,048,399	1,244,737	-	-	-	993,537	993,537
<b>Total liabilities</b>	<b>343,730</b>	<b>29,384</b>	<b>322,886</b>	<b>1,112,373</b>	<b>1,808,373</b>	<b>401,073</b>	<b>24,945</b>	<b>506,776</b>	<b>1,000,527</b>	<b>1,933,321</b>
Fund Balances										
Accumulated changes of revenues over expenses (expenses over revenues)	582,021	(49,390)	-	-	532,631	521,388	(25,334)	(249,380)	-	246,674
<b>Total Liabilities and Fund Balances</b>	<b>\$ 925,751</b>	<b>\$ (20,006)</b>	<b>\$ 322,886</b>	<b>\$ 1,112,373</b>	<b>\$ 2,341,004</b>	<b>\$ 922,461</b>	<b>\$ (389)</b>	<b>\$ 257,396</b>	<b>\$ 1,000,527</b>	<b>\$ 2,179,995</b>

See notes to the financial statements.

**2444 Madison Road Condominium Owners' Association, Inc.**

**Statements of Revenues, Expenses and Accumulated Changes of Revenues over Expenses  
For the Years Ended December 31, 2025 and 2024**

	2025 Operating Funds		2025 Replacement Funds		2025 Total	2024 Operating Funds		2024 Replacement Funds		2024 Total
	Tower	Square	Tower	Square		Tower	Square	Tower	Square	
<b>Revenues</b>										
Owner assessments	\$ 2,326,510	\$ 279,525	\$ 440,748	\$ 132,818	\$ 3,179,601	\$ 2,184,515	\$ 268,764	\$ 1,236,192	\$ 209,463	\$ 3,898,934
Garage assessments	169,200	-	-	-	169,200	169,200	-	-	-	169,200
Utility assessments	344,296	-	-	-	344,296	344,296	-	-	-	344,296
Cable television assessments	164,835	44,689	-	-	209,524	176,292	47,795	-	-	224,087
Restaurant and beauty shop rental	89,750	-	-	-	89,750	87,925	-	-	-	87,925
Maintenance services	55,263	4,985	-	-	60,248	45,946	5,508	-	-	51,454
Antenna income	48,059	-	-	-	48,059	46,259	-	-	-	46,259
Pool membership	3,750	-	-	-	3,750	2,938	-	-	-	2,938
Interest income	2,844	-	3,892	36,716	43,452	4,483	-	49,455	46,504	100,442
Late fees	3,278	603	-	-	3,881	4,779	495	-	-	5,274
Vending, miscellaneous and other	27,020	2,229	-	-	29,249	42,490	3,898	-	-	46,388
<b>Total Revenues</b>	<b>3,234,805</b>	<b>332,031</b>	<b>444,640</b>	<b>169,534</b>	<b>4,181,010</b>	<b>3,109,123</b>	<b>326,460</b>	<b>1,285,647</b>	<b>255,967</b>	<b>4,977,197</b>
<b>Expenses</b>										
Payroll and related costs	1,192,799	53,192	-	-	1,245,991	1,166,419	53,025	-	-	1,219,444
Utilities	233,350	5,909	-	-	239,259	243,198	4,124	-	-	247,322
Maintenance	450,794	120,797	-	-	571,591	512,540	106,595	-	-	619,135
Management and administrative	74,006	7,798	-	-	81,804	65,359	6,183	201	31	71,774
Recreational expenses	60,577	-	-	-	60,577	67,519	-	-	-	67,519
Other (see supplemental schedule)	1,115,664	166,765	-	-	1,282,429	1,068,017	163,784	-	-	1,231,801
Common area improvements (see supplemental schedule)	-	-	158,389	168,834	327,223	-	-	1,543,069	264,607	1,807,676
Depreciation	22,028	1,626	-	-	23,654	29,004	4,354	-	-	33,358
Real estate taxes	24,954	-	-	-	24,954	23,634	-	-	-	23,634
Federal and local income taxes	-	-	36,871	700	37,571	-	-	28,091	5,368	33,459
<b>Total Expenses</b>	<b>3,174,172</b>	<b>356,087</b>	<b>195,260</b>	<b>169,534</b>	<b>3,895,053</b>	<b>3,175,690</b>	<b>338,065</b>	<b>1,571,361</b>	<b>270,006</b>	<b>5,355,122</b>
Excess of revenues over expenses (expenses over revenue)	60,633	(24,056)	249,380	-	285,957	(66,567)	(11,605)	(285,714)	(14,039)	(377,925)
Beginning accumulated changes of revenues over expenses (expenses over revenues)	521,388	(25,334)	(249,380)	-	246,674	624,289	310	-	-	624,599
Transfer between funds - fixed assets and other	-	-	-	-	-	(36,334)	221	36,334	(221)	-
Transfer between funds - prior year operating excess	-	-	-	-	-	-	(14,260)	-	14,260	-
Ending Accumulated Changes of (Expenses over Revenues) Revenues over Expenses	\$ 582,021	\$ (49,390)	\$ -	\$ -	\$ 532,631	\$ 521,388	\$ (25,334)	\$ (249,380)	\$ -	\$ 246,674

See notes to the financial statements.

**2444 Madison Road Condominium Owners'**  
**Statements of Cash Flows**  
**For the Years Ended December 31, 2025 and 2024**

	2025 Operating Funds		2025 Replacement Funds		2025	2024 Operating Funds		2024 Replacement Funds		2024
	Tower	Square	Tower	Square	Total	Tower	Square	Tower	Square	Total
<b>Cash Flows from Operating Activities</b>										
Changes of revenues over expenses (expenses over revenue)	\$ 60,633	\$ (24,056)	\$ 249,380	\$ -	\$ 285,957	\$ (66,567)	\$ (11,605)	\$ (285,714)	\$ (14,039)	\$ (377,925)
Adjustments to reconcile changes of revenues to net cash and cash equivalents provided by (used for) operating activities:										
Depreciation	22,028	1,626	-	-	23,654	29,004	4,354	-	-	33,358
Change in assets and liabilities										
Other receivable	140	-	-	-	140	(1,128)	-	-	-	(1,128)
Prepaid expenses	(11,319)	(1,666)	(9,289)	-	(22,274)	(14,450)	(2,731)	-	-	(17,181)
Accounts payable	(74,259)	5,456	(379,910)	62,505	(386,208)	36,605	2,706	(244,032)	-	(204,721)
Accrued expenses	509	18	-	-	527	16	(16)	-	-	-
Prepaid assessments	18,362	(1,035)	-	-	17,327	27,154	5,381	-	-	32,535
Deposits held	585	-	-	-	585	720	15	-	(32,406)	(31,671)
Contract liabilities	-	-	196,338	54,862	251,200	-	-	(682,204)	3,718	(678,486)
Accrued taxes	-	-	(2,998)	(5,521)	(8,519)	-	-	(5,409)	-	(5,409)
Net cash and cash equivalents provided by (used for) operating activities	16,679	(19,657)	53,521	111,846	162,389	11,354	(1,896)	(1,217,359)	(42,727)	(1,250,628)
<b>Cash Flows from Investing Activities</b>										
Purchase of equipment	(557)	-	-	-	(557)	(11,053)	-	-	-	(11,053)
Net cash and cash equivalents used for investing activities	(557)	-	-	-	(557)	(11,053)	-	-	-	(11,053)
<b>Cash Flows from Financing Activities</b>										
(Purchase of) or proceeds from certificates of deposit	-	-	-	14,544	14,544	-	-	500,066	229,355	729,421
Interfund borrowing	(48,592)	50,977	48,592	(50,977)	-	-	221	-	(221)	-
Intercompany borrowing	45,920	(45,920)	-	-	-	(28,707)	28,707	-	-	-
Interfund transfers	-	-	-	-	-	(36,334)	(14,260)	36,334	14,260	-
Net cash and equivalents (used for) provided by financing activities	(2,672)	5,057	48,592	(36,433)	14,544	(65,041)	14,668	536,400	243,394	729,421
Net Change in Cash and Cash Equivalents	13,450	(14,600)	102,113	75,413	176,376	(64,740)	12,772	(680,959)	200,667	(532,260)
Cash and Cash Equivalents - beginning of the year	348,122	35,900	257,396	472,431	1,113,849	412,862	23,128	938,355	271,764	1,646,109
Cash and Cash Equivalents - end of the year	\$ 361,572	\$ 21,300	\$ 359,509	\$ 547,844	\$ 1,290,225	\$ 348,122	\$ 35,900	\$ 257,396	\$ 472,431	\$ 1,113,849

See notes to the financial statements.

## 2444 Madison Road Condominium Owners' Association, Inc.

### Notes to the Financial Statements

For the Years Ended December 31, 2025 and 2024

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#### 1. Organization

2444 Madison Road Condominium Owners' Association, Inc. (the "Association") is a statutory condominium association, located in Cincinnati, Ohio, organized as an Ohio nonprofit corporation in February 1984 for the purpose of maintaining and preserving the common property of its owners. The common property includes the land and all the buildings, improvements, easements, hot water heaters, air-conditioning equipment and gas furnaces serving the units and all pipes, wires and ducts extending from such equipment to each unit, the commercial space, the garage, the pool, the recreation room and two apartments located on the first floor of the high-rise building. The high-rise building (The Tower) consists of 228 residential units and 8 commercial units. The low-rise building (The Square) consists of 61 residential units.

#### 2. Summary of Significant Accounting Policies

Fund Accounting – To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund – This fund is used to accumulate financial resources designed for future major repairs and replacements.

Member Assessments – Association owners are subject to monthly assessments to provide funds for the Association's operating expenses, utility fees, future capital acquisitions, and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments is satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable at the balance sheet date represent fees due from unit owners. Prepaid assessments represent assessments paid by the unit owners in advance of their due date. The Association's policy is to assess a late fee of \$25 plus 0.67% interest on delinquent assessments after the assessment is ten days past due. The Association retains legal counsel and places liens on the properties of homeowners whose assessments are seventy days or more delinquent. Any excess operating assessments at year-end are retained by the Association and transferred to the replacement fund for use in the succeeding year to pay for future major repairs and replacements.

Property and Equipment – Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual owners in common and not by the Association. The Association capitalizes real property in which they hold the title, can dispose of the property and retain the proceeds. The Association capitalizes personal property and real property at cost and depreciates property using the straight-line method over its useful life ranging from five to thirty years.

Contract Liabilities (assessments received in advance-replacement fund) – The Association recognizes revenue from owners as the related performance obligations are satisfied. A contract liability (assessments received in advance-replacement fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments.

Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Leases – The Association has elected to apply the short-term lease exception to all vendor leases with a term of one year or less.

Cash Equivalents – For the purpose of the statements of cash flows, the Association considers all investment instruments purchased with original maturities of three months or less to be cash equivalents. At December 31, 2025 and 2024, cash equivalents existed in money market accounts of \$608,071 and \$428,505, respectively.

Supplemental Cash Flow Information – Cash paid for taxes for the years ended December 31, 2025 and 2024 are \$43,062 and \$33,547, respectively.

### **3. Future Major Repairs and Replacements**

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate savings accounts and certificates of deposits and generally are not available to fund expenditures for normal operations.

The Association's management and board conduct ongoing studies to determine the remaining useful lives of the components of common property and estimates of the cost of major repairs and replacements that may be required in the future. They have developed a plan to fund future needs based on these studies and ongoing evaluations of common property components. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts designated for future repairs and replacements may not be adequate to meet the future needs. If additional funds are needed, however, the Association has the right, subject to owner approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

#### 4. Concentration of Credit Risk

The Association maintains its cash in financial institutions insured by Federal Deposit Insurance Company. Deposit accounts, at times, may exceed federally insured limits. The Association has not experienced losses in such accounts and believes it is not exposed to significant credit risk on cash and cash equivalents.

#### 5. Federal Taxes

Condominium associations may be taxed either as homeowners' associations or as regular corporations. For the years ended December 31, 2025 and 2024, the Association filed its income tax return as a regular corporation. As a regular corporation, membership income is exempt from taxation if certain elections are made, and the Association is taxed only on its non-membership income, such as interest earnings or commercial rental income, at regular federal corporate rates. For the year ended December 31, 2025, the Association has net membership expenses in excess of membership income of approximately \$70,000 and for the year ended December 31, 2024, the Association has excess income over expenses for the maintenance of common property of approximately \$26,000. The combined deficit or excess for each year can be carried forward and used to offset future income and expenses when the Association files as a regular corporation. The accumulated net deficit available to carryforward to 2025 is approximately \$896,000.

The Association is required to file and does file tax returns with the IRS and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and the Association has no other tax positions which must be considered for disclosure. The Association holds no uncertain tax positions and, therefore, has no policy for evaluating them.

#### 6. Certificates of Deposit

The Association holds the following certificates of deposit:

<u>Term</u>	<u>Interest Rate</u>	<u>Balance at 12/31/2025</u>	<u>Balance at 12/31/2024</u>
9 month maturity – May 2026	3.59%	\$268,552	-
6 month maturity – June 2026	4.00%	245,000	-
9 month maturity – June 2025	3.50%	-	261,731
12 month maturity – December 2025	3.87%	<u>-</u>	<u>266,365</u>
Total certificates of deposit		<u>\$513,552</u>	<u>\$528,096</u>

## 7. Commercial Leases

The Association is the lessor of commercial and rooftop spaces under various operating leases. Minimum future rental revenue to be received for the next five years, recognized under a method which approximates straight-line, is as follows:

2026	\$ 105,672
2027	93,627
2028	65,286
2029	23,759
2030	25,759

## 8. Insurance Loss

In July 2022, the Tower sustained an estimated \$4,750,000 in damages due to a water main break in the building. The Association recognized a loss of approximately \$100,000 as a result of the damage and disruptions, representing, in the aggregate, the property damage insurance deductible. This amount has been recorded as an expense in major repairs and improvements on the December 31, 2022 financial statements. At December 31, 2025 and 2024 all insurance proceeds have been received and the remaining balance of the insurance loss accrual of approximately \$127,000 and \$208,000, respectively, is recorded in accounts payable on the balance sheets.

## 9. Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through March 13, 2026, the date that the financial statements were available to be issued.

**Supplementary  
Information**

**2444 Madison Road Condominium Owners' Association, Inc.**

**Schedules of Other Expenses**

**For the Years Ended December 31, 2025 and 2024**

	2025 Operating Funds			2024 Operating Funds		
	Tower	Square	Total	Tower	Square	Total
Doorman service	\$ 201,815	\$ -	\$ 201,815	\$ 190,018	\$ -	\$ 190,018
Valet service	225,114	-	225,114	216,656	-	216,656
Patrol service	29,825	12,762	42,587	30,412	11,839	42,251
Water and sewer	138,336	34,586	172,922	143,758	35,942	179,700
Insurance	258,919	62,859	321,778	242,500	59,171	301,671
Decorating expense	5,523	-	5,523	7,004	-	7,004
Cable television	171,512	44,839	216,351	156,561	48,275	204,836
Trash removal	20,794	4,791	25,585	19,521	5,121	24,642
Social activities	14,281	3,000	17,281	11,350	445	11,795
Water treatment	15,213	-	15,213	17,748	-	17,748
Vehicle and maintenance equipment	5,178	784	5,962	4,429	997	5,426
Fire protection	17,800	3,144	20,944	17,479	1,994	19,473
Beauty parlor expenses	11,354	-	11,354	10,581	-	10,581
Total	<u>\$ 1,115,664</u>	<u>\$ 166,765</u>	<u>\$ 1,282,429</u>	<u>\$ 1,068,017</u>	<u>\$ 163,784</u>	<u>\$ 1,231,801</u>

See notes to the financial statements and independent auditors' report.

**2444 Madison Road Condominium Owners' Association, Inc.**

**Schedules of Common Area Improvements**

**For the Years Ended December 31, 2025 and 2024**

	2025 Replacement Funds			2024 Replacement Funds		
	Tower	Square	Total	Tower	Square	Total
Concrete/asphalt	\$ 2,100	\$ -	\$ 2,100	\$ 27,901	\$ 154,624	\$ 182,525
Landscape improvements	-	4,177	4,177	-	17,460	17,460
Elevator modifications	-	-	-	5,000	-	5,000
Vinyl siding - windows	64,745	-	64,745	-	2,882	2,882
Awnings	-	-	-	24,784	-	24,784
Balcony repair	-	(3,000)	(3,000)	1,032,775	-	1,032,775
Furnace - A/C replacement	-	26,300	26,300	-	8,022	8,022
Spandrels	-	-	-	367,910	-	367,910
Camera system	-	-	-	26,436	-	26,436
Roof overhangs	-	9,420	9,420	-	-	-
Painting and headers	-	-	-	-	32,756	32,756
Plumbing and electrical	7,066	-	7,066	-	-	-
Brick	-	-	-	-	3,000	3,000
Signs	-	-	-	-	5,376	5,376
Roofs/decks	-	118,437	118,437	-	-	-
Street light replacements	-	-	-	43,010	-	43,010
Patios	-	13,200	13,200	-	200	200
Outside lights and cameras	-	-	-	-	40,143	40,143
Domestic hot water heater	7,103	300	7,403	-	144	144
Lobby, hall, mailroom upgrade	-	-	-	15,253	-	15,253
Balcony Repair	8,028	-	8,028	-	-	-
Spandrels	6,694	-	6,694	-	-	-
Chiller Plant	17,893	-	17,893	-	-	-
Boiler Plant	44,760	-	44,760	-	-	-
<b>Total</b>	<b>\$ 158,389</b>	<b>\$ 168,834</b>	<b>\$ 327,223</b>	<b>\$ 1,543,069</b>	<b>\$ 264,607</b>	<b>\$ 1,807,676</b>

See notes to the financial statements and independent auditors' report.

**2444 Madison Road Condominium Owners' Association, Inc.**

**Supplementary Information on Future Major Repairs and Replacements (Unaudited)**

**December 31, 2025**

The Association's board of directors conducts an ongoing study throughout the year to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the end of their useful lives. Estimated current replacement costs do not take into account the effects of inflation between the current date and the date that the components will require repair or replacement.

The following information is based on the study and presents significant information about the components of common property. (Amounts are rounded to the nearest hundred dollar).

<b>ITEMS</b>	<b>ESTIMATED REMAINING USEFUL LIFE (YEARS)</b>	<b>ESTIMATED FUTURE REPLACEMENT COST</b>	<b>ESTIMATED 2026 FUNDING REQUIREMENTS</b>
<b>TOWER</b>			
HVAC equipment	1 to 12	\$ 6,654,000	\$ 247,200
Plumbing and electrical	1 to 11	2,095,000	68,900
Pool equipment	1 to 17	207,000	8,500
Fire equipment	1 to 31	460,000	22,200
Building exterior	1 to 21	7,828,500	299,600
Building interior	1 to 14	4,330,500	180,300
		<u>21,575,000</u>	<u>826,700</u>
<b>SQUARE</b>			
Exterior of buildings	1 to 19	2,637,200	118,100
HVAC equipment	1 to 11	1,228,300	51,500
Miscellaneous	1 to 19	1,539,700	74,300
		<u>5,405,200</u>	<u>243,900</u>
Total		<u>\$ 26,980,200</u>	<u>\$ 1,070,600</u>

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