

Monthly Reporting Balance Sheet

The Feywild
Accrual Basis
Dec 2025

Account Name	Dec 2025	Prior Period Nov 2025	Variance
Assets			
Cash Accounts			
Cash and Cash Equivalents			
Rent Deposit Account	111,020.53	139,319.83	(28,299.30)
Security Deposits	35,233.00	34,384.00	849.00
Petty Cash	7,500.00	7,500.00	0.00
Owner/Asset Manager Account	231.98	231.98	0.00
Capital Spending	1,432,687.95	1,432,627.32	60.63
Undeposited Funds	13,016.02	6,321.15	6,694.87
Total Cash and Cash Equivalents	1,599,689.48	1,620,384.28	(20,694.80)
Total Cash Accounts	1,599,689.48	1,620,384.28	(20,694.80)
Accounts Receivable			
Resident Accounts Receivable	8,006.05	11,703.59	(3,697.54)
Resident Bad Debt Allowance	(1,845.03)	(1,290.10)	(554.93)
Misc Accounts Receivable	12,298.80	23,718.33	(11,419.53)
Total Accounts Receivable	18,459.82	34,131.82	(15,672.00)
Fixed Assets			
Land Improvements	35,514.43	35,514.43	0.00
Building	27,285,000.00	27,285,000.00	0.00
Building Improvements	2,648,246.88	2,647,063.17	1,183.71
Furniture Fixtures & Equip	968,434.38	956,403.35	12,031.03
Intangible Assets	8,320,000.00	8,320,000.00	0.00
Total Fixed Assets	39,257,195.69	39,243,980.95	13,214.74
Deferred Expenses			
Loan Costs	183,750.39	183,750.39	0.00
Acquisition Costs	1,115,348.55	1,115,348.55	0.00
Total Deferred Expenses	1,299,098.94	1,299,098.94	0.00
Prepaid/Deposits			
Prepaid Insurance	32,296.05	48,166.84	(15,870.79)
Prepaid Expenses	24,691.43	1,844.33	22,847.10
Prepaid Real Estate Taxes	0.00	12,181.83	(12,181.83)
Utility Deposits	30,480.00	30,480.00	0.00
Mortgage Tax Escrow	257,006.38	229,448.81	27,557.57
Mortgage Insurance Escrow	93,755.66	81,055.66	12,700.00
Mortgage Replacement Escrow	130,654.06	126,801.27	3,852.79
Mortgage FF&E Escrow	9,059.05	9,059.05	0.00
Total Prepaid/Deposits	577,942.63	539,037.79	38,904.84
Work-In-Progress			
Development	2,513.96	0.00	2,513.96
Total Work-In-Progress	2,513.96	0.00	2,513.96
Total Assets	42,754,900.52	42,736,633.78	18,266.74

Account Name	Dec 2025	Prior Period Nov 2025	Variance
Liabilities & Capital/Equity			
Liabilities			
Current Liabilities			
Accounts Payable	54,843.41	28,306.09	26,537.32
A/P - DLW	584.13	584.13	0.00
RentPlus Payable	80.00	80.00	0.00
Insurance Payable	4,962.50	4,466.25	496.25
Real Estate Taxes Payable	392,232.20	359,546.19	32,686.01
Security Deposits Payable	35,233.00	34,384.00	849.00
Prepaid Rent	18,664.16	15,798.06	2,866.10
Accrued Expenses	100,016.87	129,555.42	(29,538.55)
Accrued 401K	294.57	111.65	182.92
Escheatment Liability	0.90	0.90	0.00
Accrued Interest	88,810.61	86,071.32	2,739.29
Total Current Liabilities	695,722.35	658,904.01	36,818.34
Notes Payable			
Note Payable	24,732,589.46	24,768,724.90	(36,135.44)
Total Notes Payable	24,732,589.46	24,768,724.90	(36,135.44)
Related Parties			
Due To/Due From	35,781.14	35,781.14	0.00
Total Related Parties	35,781.14	35,781.14	0.00
Total Liabilities	25,464,092.95	25,463,410.05	682.90
Capital/Equity			
Equity			
Owner Contribution	17,644,095.54	17,644,095.54	0.00
Owner Distribution	(1,057,720.08)	(1,023,858.22)	(33,861.86)
Equity	16,586,375.46	16,620,237.32	(33,861.86)
Retained Earnings			
Retained Earnings	704,432.11	652,986.41	51,445.70
Retained Earnings	704,432.11	652,986.41	51,445.70
Total Capital/Equity	17,290,807.57	17,273,223.73	17,583.84
Liabilities & Capital/Equity	42,754,900.52	42,736,633.78	18,266.74