

Monthly Reporting Balance Sheet

The Republic
Accrual Basis
Dec 2025

Account Name	Dec 2025	Prior Period Nov 2025	Variance
Assets			
Cash Accounts			
Cash and Cash Equivalents			
Rent Deposit Account	459,580.82	321,922.85	137,657.97
Security Deposits	94,351.42	92,873.42	1,478.00
Petty Cash	2,500.00	2,500.00	0.00
Owner/Asset Manager Account	4,908.78	5,451.67	(542.89)
Undeposited Funds	14,894.68	6,453.28	8,441.40
Total Cash and Cash Equivalents	576,235.70	429,201.22	147,034.48
Total Cash Accounts	576,235.70	429,201.22	147,034.48
Accounts Receivable			
Resident Accounts Receivable	2,161.05	3,202.53	(1,041.48)
Resident Bad Debt Allowance	(581.60)	0.00	(581.60)
Misc Accounts Receivable	51,088.88	47,254.17	3,834.71
Total Accounts Receivable	52,668.33	50,456.70	2,211.63
Fixed Assets			
Land	13,398,000.00	13,398,000.00	0.00
Land Improvements	8,968,283.33	8,968,283.33	0.00
Building	66,230,000.00	66,230,000.00	0.00
Building Improvements	1,155,105.39	1,148,557.99	6,547.40
Furniture Fixtures & Equip	819,573.25	818,835.25	738.00
Accum Deprec	(8,372,016.64)	(8,141,621.97)	(230,394.67)
Total Fixed Assets	82,198,945.33	82,422,054.60	(223,109.27)
Deferred Expenses			
Loan Costs	366,078.50	366,078.50	0.00
Acquisition Costs	104,749.96	104,749.96	0.00
Accum Amort - Loan Costs	(73,215.72)	(71,181.95)	(2,033.77)
Total Deferred Expenses	397,612.74	399,646.51	(2,033.77)
Prepaid/Deposits			
Prepaid Insurance	61,738.73	77,792.54	(16,053.81)
Prepaid Expenses	64,106.36	60,861.67	3,244.69
Prepaid Real Estate Taxes	125,528.25	41,842.75	83,685.50
Mortgage Other Escrow	26,804.38	20,057.38	6,747.00
Mortgage Tax Escrow	13,309.52	98,955.12	(85,645.60)
Mortgage Insurance Escrow	162,668.06	143,999.71	18,668.35
Total Prepaid/Deposits	454,155.30	443,509.17	10,646.13
Total Assets	83,679,617.40	83,744,868.20	(65,250.80)
Liabilities & Capital/Equity			
Liabilities			
Current Liabilities			
Accounts Payable	32,987.89	43,713.18	(10,725.29)
A/P - DLW	10,395.23	17,582.95	(7,187.72)
RentPlus Payable	4,039.82	4,026.27	13.55

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Account Name	Dec 2025	Prior Period	
		Nov 2025	Variance
Insurance Payable	12,978.78	12,696.63	282.15
Real Estate Taxes Payable	3,270.20	2,725.17	545.03
Security Deposits Payable	94,351.42	92,873.42	1,478.00
Prepaid Rent	67,115.02	44,965.07	22,149.95
Accrued Expenses	67,147.08	27,900.83	39,246.25
Accrued 401K	2,852.74	2,464.18	388.56
Personal Property Tax Payable	3,321.22	2,767.68	553.54
Escheatment Liability	828.08	828.08	0.00
Accrued Interest	253,264.02	245,094.22	8,169.80
Total Current Liabilities	552,551.50	497,637.68	54,913.82
Notes Payable			
Note Payable	53,089,000.00	53,089,000.00	0.00
Total Notes Payable	53,089,000.00	53,089,000.00	0.00
Total Liabilities	53,641,551.50	53,586,637.68	54,913.82
Capital/Equity			
Equity			
Owner Distribution	(1,906,997.00)	(1,906,997.00)	0.00
Owner Contribution	39,369,773.00	39,369,773.00	0.00
Equity	37,462,776.00	37,462,776.00	0.00
Retained Earnings			
Retained Earnings	(7,424,710.10)	(7,304,545.48)	(120,164.62)
Retained Earnings	(7,424,710.10)	(7,304,545.48)	(120,164.62)
Total Capital/Equity	30,038,065.90	30,158,230.52	(120,164.62)
Liabilities & Capital/Equity	83,679,617.40	83,744,868.20	(65,250.80)