

# Monthly Reporting Balance Sheet

## Campus Creek Townhomes

### Accrual Basis

#### Dec 2025

Account Name	Dec 2025	Prior Period Nov 2025	Variance
<b>Assets</b>			
<b>Cash Accounts</b>			
<b>Cash and Cash Equivalents</b>			
Prior Management Co. Account	35,067.94	35,067.94	0.00
Rent Deposit Account	14,540.22	10,946.12	3,594.10
Security Deposits	7,527.00	7,527.00	0.00
Petty Cash	2,500.00	2,500.00	0.00
Undeposited Funds	4,633.00	2,265.50	2,367.50
Total Cash and Cash Equivalents	64,268.16	58,306.56	5,961.60
Total Cash Accounts	64,268.16	58,306.56	5,961.60
<b>Accounts Receivable</b>			
Resident Accounts Receivable	19,746.25	16,848.73	2,897.52
Resident Bad Debt Allowance	(5,973.05)	(5,973.05)	0.00
Misc Accounts Receivable	3,522.68	1,854.12	1,668.56
Total Accounts Receivable	17,295.88	12,729.80	4,566.08
<b>Fixed Assets</b>			
Land	900,000.00	900,000.00	0.00
Land Improvements	148,009.00	148,009.00	0.00
Building	3,100,000.00	3,100,000.00	0.00
Building Improvements	1,134,395.85	1,126,310.95	8,084.90
Furniture Fixtures & Equip	139,074.32	139,074.32	0.00
Accum Depr - Building	(2,653,547.35)	(2,643,979.45)	(9,567.90)
Accum Depr - Building Improvements	(100,636.94)	(96,209.96)	(4,426.98)
Accum Depr - Land Improvements	(18,366.12)	(17,609.01)	(757.11)
Accum Depr - FF&E	(48,950.34)	(46,512.95)	(2,437.39)
Total Fixed Assets	2,599,978.42	2,609,082.90	(9,104.48)
<b>Deferred Expenses</b>			
Loan Costs	254,839.50	254,839.50	0.00
Accum Amort - Loan Costs	(157,663.45)	(156,697.78)	(965.67)
Total Deferred Expenses	97,176.05	98,141.72	(965.67)
<b>Prepaid/Deposits</b>			
Prepaid Insurance	14,553.11	19,461.62	(4,908.51)
Prepaid Expenses	8,354.67	3,899.96	4,454.71
Prepaid Real Estate Taxes	0.00	6,759.27	(6,759.27)
Mortgage Tax Escrow	26,886.59	17,994.68	8,891.91
Mortgage Insurance Escrow	47,143.61	42,656.69	4,486.92
Mortgage Replacement Escrow	102,254.31	122,149.77	(19,895.46)
Total Prepaid/Deposits	199,192.29	212,921.99	(13,729.70)
<b>Total Assets</b>	<b>2,977,910.80</b>	<b>2,991,182.97</b>	<b>(13,272.17)</b>
<b>Liabilities &amp; Capital/Equity</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	100,133.66	86,087.80	14,045.86

Account Name	Dec 2025	Prior Period	
		Nov 2025	Variance
A/P - DLW	2,178.54	3,645.14	(1,466.60)
RentPlus Payable	318.85	281.00	37.85
Insurance Payable	2,354.42	699.05	1,655.37
Real Estate Taxes Payable	25,982.62	23,817.40	2,165.22
Security Deposits Payable	7,527.00	7,527.00	0.00
Prepaid Rent	8,206.14	14,552.74	(6,346.60)
Accrued Expenses	12,457.17	11,929.88	527.29
Accrued 401K	196.12	166.83	29.29
Miscellaneous Payables	3,153.75	3,125.00	28.75
Escheatment Liability	1,934.98	1,934.98	0.00
Accrued Interest	37,114.44	35,978.29	1,136.15
Total Current Liabilities	201,557.69	189,745.11	11,812.58
<b>Notes Payable</b>			
Note Payable	7,495,762.54	7,508,512.58	(12,750.04)
Total Notes Payable	7,495,762.54	7,508,512.58	(12,750.04)
Total Liabilities	7,697,320.23	7,698,257.69	(937.46)
<b>Capital/Equity</b>			
<b>Equity</b>			
Owner Contribution	690,000.00	690,000.00	0.00
Owner Contribution 1	719,470.98	719,470.98	0.00
Owner Distribution	(6,808,883.81)	(6,808,883.81)	0.00
Owner Distribution 2	(17,000.00)	(17,000.00)	0.00
Equity	(5,416,412.83)	(5,416,412.83)	0.00
<b>Retained Earnings</b>			
Retained Earnings	697,003.40	709,338.11	(12,334.71)
Retained Earnings	697,003.40	709,338.11	(12,334.71)
Total Capital/Equity	(4,719,409.43)	(4,707,074.72)	(12,334.71)
Liabilities & Capital/Equity	2,977,910.80	2,991,182.97	(13,272.17)