

# Monthly Reporting Balance Sheet

River Oaks  
Accrual Basis  
Oct 2025

Account Name	Oct 2025	Prior Period	Variance
<b>Property: River Oaks</b>			
<b>Assets</b>			
<b>Cash Accounts</b>			
<b>Cash and Cash Equivalents</b>			
Rent Deposit Account	24,288.15	16,624.96	7,663.19
Security Deposits	11,484.00	11,484.00	0.00
Petty Cash	2,500.00	2,500.00	0.00
Escrow Account	31,251.74	47,693.05	(16,441.31)
Undeposited Funds	483.73	2,963.00	(2,479.27)
Total Cash and Cash Equivalents	70,007.62	81,265.01	(11,257.39)
Total Cash Accounts	70,007.62	81,265.01	(11,257.39)
<b>Accounts Receivable</b>			
Resident Accounts Receivable	11,834.38	11,743.43	90.95
Total Accounts Receivable	11,834.38	11,743.43	90.95
<b>Fixed Assets</b>			
Land Improvements	9,216.70	9,216.70	0.00
Building	6,525,000.00	6,525,000.00	0.00
Building Improvements	276,661.55	276,661.55	0.00
Furniture Fixtures & Equip	20,957.52	20,957.52	0.00
Accum Depr - Building Improvements	(63,365.32)	(59,419.58)	(3,945.74)
Accum Depr - Land Improvements	(1,152.10)	(1,075.29)	(76.81)
Accum Depr - FF&E	(7,643.43)	(7,294.14)	(349.29)
Total Fixed Assets	6,759,674.92	6,764,046.76	(4,371.84)
<b>Deferred Expenses</b>			
Loan Costs	213,139.71	213,139.71	0.00
Software Costs	1,135.00	1,135.00	0.00
Acquisition Costs	107,515.82	107,515.82	0.00
Accum Amort - Loan Costs	(54,829.55)	(52,797.53)	(2,032.02)
Accum Amort - Software Costs	(945.81)	(914.29)	(31.52)
Total Deferred Expenses	266,015.17	268,078.71	(2,063.54)
<b>Prepaid/Deposits</b>			
Prepaid Insurance	41,268.71	47,248.55	(5,979.84)
Prepaid Expenses	8,690.22	8,000.00	690.22
Total Prepaid/Deposits	49,958.93	55,248.55	(5,289.62)
<b>Total Assets</b>	<b>7,157,491.02</b>	<b>7,180,382.46</b>	<b>(22,891.44)</b>
<b>Liabilities &amp; Capital/Equity</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	180,703.62	183,380.33	(2,676.71)
A/P - DLW	3,671.73	3,222.69	449.04
RentPlus Payable	948.65	1,360.45	(411.80)
Asset Management Fee	1,975.78	11,851.70	(9,875.92)
Insurance Payable	3,067.66	3,067.66	0.00

Account Name	Oct 2025	Prior Period	
		Sep 2025	Variance
Real Estate Taxes Payable	54,166.69	48,750.02	5,416.67
Security Deposits Payable	11,484.00	11,484.00	0.00
Prepaid Rent	3,024.71	4,424.61	(1,399.90)
Accrued Expenses	16,966.93	28,998.35	(12,031.42)
Escheatment Liability	1,950.00	1,950.00	0.00
Accrued Interest	31,199.72	30,223.63	976.09
Total Current Liabilities	309,159.49	328,713.44	(19,553.95)
<b>Notes Payable</b>			
Note Payable	6,070,000.00	6,070,000.00	0.00
Note Payable - Principal Payments	(11,148.64)	(5,057.57)	(6,091.07)
Total Notes Payable	6,058,851.36	6,064,942.43	(6,091.07)
Total Liabilities	6,368,010.85	6,393,655.87	(25,645.02)
<b>Capital/Equity</b>			
<b>Equity</b>			
Owner Contribution	2,982,796.35	2,982,796.35	0.00
Owner Distribution	(779,578.54)	(779,578.54)	0.00
Equity	2,203,217.81	2,203,217.81	0.00
<b>Retained Earnings</b>			
Retained Earnings	(1,413,737.64)	(1,416,491.22)	2,753.58
Retained Earnings	(1,413,737.64)	(1,416,491.22)	2,753.58
Total Capital/Equity	789,480.17	786,726.59	2,753.58
<b>Liabilities &amp; Capital/Equity</b>	<b>7,157,491.02</b>	<b>7,180,382.46</b>	<b>(22,891.44)</b>