

Monthly Reporting Balance Sheet

Campus Creek Cottages

Accrual Basis

Dec 2025

Account Name	Dec 2025	Prior Period	Variance
Assets			
Cash Accounts			
Cash and Cash Equivalents			
Rent Deposit Account	4,444.00	52,525.57	(48,081.57)
Security Deposits	12,434.50	13,199.50	(765.00)
Petty Cash	1,000.00	1,000.00	0.00
Undeposited Funds	11,572.27	3,920.71	7,651.56
Total Cash and Cash Equivalents	29,450.77	70,645.78	(41,195.01)
Total Cash Accounts	29,450.77	70,645.78	(41,195.01)
Accounts Receivable			
Resident Accounts Receivable	22,445.61	16,093.88	6,351.73
Misc Accounts Receivable	2,742.06	6,409.00	(3,666.94)
Total Accounts Receivable	25,187.67	22,502.88	2,684.79
Fixed Assets			
Land	274,321.71	274,321.71	0.00
Land Improvements	552,397.73	552,397.73	0.00
Building	12,179,716.10	12,179,716.10	0.00
Building Improvements	483,783.90	483,425.40	358.50
Furniture Fixtures & Equip	1,046,049.09	1,045,839.21	209.88
Accum Depr - Building	(2,721,688.05)	(2,693,695.60)	(27,992.45)
Accum Depr - Building Improvements	(467,969.97)	(579,126.58)	111,156.61
Accum Depr - Land Improvements	(499,976.27)	(497,130.14)	(2,846.13)
Accum Depr - FF&E	(1,032,720.74)	(1,410,653.01)	377,932.27
Total Fixed Assets	9,813,913.50	9,355,094.82	458,818.68
Deferred Expenses			
Loan Costs	249,336.87	249,336.87	0.00
Accum Amort - Loan Costs	(201,897.24)	(201,332.48)	(564.76)
Total Deferred Expenses	47,439.63	48,004.39	(564.76)
Prepaid/Deposits			
Prepaid Insurance	21,361.24	28,664.59	(7,303.35)
Prepaid Expenses	14,571.68	7,800.71	6,770.97
Prepaid Real Estate Taxes	0.00	14,159.32	(14,159.32)
Mortgage Tax Escrow	39,707.00	21,284.14	18,422.86
Mortgage Insurance Escrow	53,500.07	46,399.44	7,100.63
Mortgage Replacement Escrow	157,338.13	155,421.06	1,917.07
Total Prepaid/Deposits	286,478.12	273,729.26	12,748.86
Total Assets	10,202,469.69	9,769,977.13	432,492.56

Liabilities & Capital/Equity

Liabilities

Current Liabilities

Accounts Payable	59,513.76	59,551.91	(38.15)
A/P - DLW	4,365.00	6,686.36	(2,321.36)
RentPlus Payable	954.98	944.98	10.00

Monthly Reporting Balance Sheet

Account Name	Dec 2025	Prior Period	
		Nov 2025	Variance
Insurance Payable	2,505.76	832.59	1,673.17
Real Estate Taxes Payable	53,309.72	50,546.17	2,763.55
Security Deposits Payable	12,434.50	13,199.50	(765.00)
Prepaid Rent	30,371.28	36,128.18	(5,756.90)
Accrued Expenses	30,984.69	30,293.00	691.69
Accrued 401K	308.97	264.46	44.51
Miscellaneous Payables	43.70	0.00	43.70
Escheatment Liability	175.13	175.13	0.00
Accrued Interest	283,826.85	283,826.85	0.00
Total Current Liabilities	478,794.34	482,449.13	(3,654.79)
Notes Payable			
Note Payable	14,005,889.22	14,026,719.30	(20,830.08)
Total Notes Payable	14,005,889.22	14,026,719.30	(20,830.08)
Total Liabilities	14,484,683.56	14,509,168.43	(24,484.87)
Capital/Equity			
Equity			
Owner Contribution	278,639.99	278,639.99	0.00
Equity	278,639.99	278,639.99	0.00
Retained Earnings			
Retained Earnings	(4,560,853.86)	(5,017,831.29)	456,977.43
Retained Earnings	(4,560,853.86)	(5,017,831.29)	456,977.43
Total Capital/Equity	(4,282,213.87)	(4,739,191.30)	456,977.43
Liabilities & Capital/Equity	10,202,469.69	9,769,977.13	432,492.56