

Monthly Reporting Balance Sheet

River Oaks
Accrual Basis
Oct 2025

Account Name	Oct 2025	Prior Period Sep 2025	Variance
Property: River Oaks			
Assets			
Cash Accounts			
Cash and Cash Equivalents			
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)
Accounts Receivable			
Resident Accounts Receivable	11,834.38	11,743.43	90.95
Total Accounts Receivable	11,834.38	11,743.43	90.95
Fixed Assets			
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)
Deferred Expenses			
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)
Prepaid/Deposits			
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)
Total Assets	7,157,491.02	7,180,382.46	(22,891.44)
Liabilities & Capital/Equity			
Liabilities			
Current Liabilities			
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)
Notes Payable			
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)
Capital/Equity			
Equity			
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
Retained Earnings			
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
Liabilities & Capital/Equity	7,157,491.02	7,180,382.46	(22,891.44)