

Monthly Reporting Balance Sheet Consolidated

University Place, University Place Retail

Accrual Basis

Dec 2025

Account	Account Name	Dec 2025	Prior Period Nov 2025	Variance
Assets				
Cash Accounts				
Cash and Cash Equivalents				
1010-00	Disbursement Account	0.00	0.00	0.00
1014-00	Rent Deposit Account	1,901,603.31	1,818,258.17	83,345.14
1021-00	Security Deposit Account	237,356.00	236,039.00	1,317.00
1040-00	Petty Cash	2,500.00	2,500.00	0.00
1099-00	Undeposited Funds	13,826.50	10,697.00	3,129.50
	Total Cash and Cash Equivalents	2,155,285.81	2,067,494.17	87,791.64
	Total Cash Accounts	2,155,285.81	2,067,494.17	87,791.64
Accounts Receivable				
1210-00	Resident Accounts Receivable	13,134.00	8,373.00	4,761.00
1230-00	Misc Accounts Receivable	2,990.00	2,660.00	330.00
	Total Accounts Receivable	16,124.00	11,033.00	5,091.00
Fixed Assets				
1410-00	Land	3,398,500.00	3,398,500.00	0.00
1415-00	Land Improvements	35,090.06	35,090.06	0.00
1420-00	Building	13,574,000.00	13,574,000.00	0.00
1422-00	Building Improvements	3,137,139.46	3,135,389.09	1,750.37
1430-00	Furniture Fixtures & Equip	809,189.23	807,389.23	1,800.00
1440-00	Accum Depr - Building	(3,948,800.00)	(3,907,666.67)	(41,133.33)
1442-00	Accum Depr - Building Improvements	(909,630.96)	(895,539.25)	(14,091.71)
1443-00	Accum Depr - Land Improvements	(6,933.68)	(6,664.43)	(269.25)
1450-00	Accum Depr - FF&E	(699,546.25)	(696,602.65)	(2,943.60)
	Total Fixed Assets	15,389,007.86	15,443,895.38	(54,887.52)
Deferred Expenses				
1504-00	Loan Costs	282,319.66	282,319.66	0.00
1507-00	Acquisition Costs	134,432.46	134,432.46	0.00
1540-00	Accum Amort - Loan Costs	(152,923.15)	(141,159.83)	(11,763.32)
1543-00	Accum Amort - Acquisition Cost Amor	(71,697.31)	(70,950.46)	(746.85)
	Total Deferred Expenses	192,131.66	204,641.83	(12,510.17)
Prepaid/Deposits				
1610-00	Prepaid Insurance	48,979.00	73,212.62	(24,233.62)
1615-00	Prepaid Expenses	23,217.79	12,701.16	10,516.63
1620-00	Prepaid Real Estate Taxes	0.00	10,105.52	(10,105.52)
1630-00	Utility Deposits	26,900.00	26,900.00	0.00
	Total Prepaid/Deposits	99,096.79	122,919.30	(23,822.51)
	Total Assets	17,851,646.12	17,849,983.68	1,662.44
Liabilities & Capital/Equity				
Liabilities				
Current Liabilities				
2010-00	Accounts Payable	8,775.61	6,459.63	2,315.98
2014-00	Insurance Payable	10,783.90	7,160.15	3,623.75

Account	Account Name	Dec 2025	Prior Period	
			Nov 2025	Variance
2020-00	Security Deposits Payable	237,356.00	236,039.00	1,317.00
2025-00	Prepaid Rent	53,011.65	46,700.00	6,311.65
2035-00	Accrued Expenses	26,729.61	22,533.73	4,195.88
2056-00	Accrued 401K	3,843.84	3,243.64	600.20
2068-00	Escheatment Liability	17,280.50	17,280.50	0.00
2070-00	Accrued Interest	63,820.15	62,931.95	888.20
Total Current Liabilities		421,601.26	402,348.60	19,252.66
Notes Payable				
2510-00	Note Payable	12,620,000.00	12,620,000.00	0.00
Total Notes Payable		12,620,000.00	12,620,000.00	0.00
Total Liabilities		13,041,601.26	13,022,348.60	19,252.66
Capital/Equity				
Equity				
3401-00	Member Distributions	(2,753,673.37)	(2,753,673.37)	0.00
3550-00	Blue Vista Contribution	8,577,785.56	8,577,785.56	0.00
Equity		5,824,112.19	5,824,112.19	0.00
Retained Earnings				
3300-00	Retained Earnings	(1,014,067.33)	(996,477.11)	(17,590.22)
Retained Earnings		(1,014,067.33)	(996,477.11)	(17,590.22)
Total Capital/Equity		4,810,044.86	4,827,635.08	(17,590.22)
Liabilities & Capital/Equity		17,851,646.12	17,849,983.68	1,662.44