

Monthly Reporting Income Statement

Campus Creek Townhomes

Dec 2025

Accrual Basis

Account	Account Name	Dec 2025				YTD (Jan 2025 - Dec 2025)			
		Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	
INCOME									
Rental Income									
4110-00	Gross Potential Rent - Residential	123,575.72	128,551.68	(4,975.96)	-3.87%	1,412,122.76	1,437,234.32	(25,111.56)	
4130-03	Employee Discount	(83.80)	(150.00)	66.20	44.13%	(467.40)	(1,800.00)	1,332.60	
4130-05	Model	(1,516.00)	(1,725.92)	209.92	12.16%	(7,580.00)	(19,961.76)	12,381.76	
4140-00	Vacancy Loss	(41,020.96)	(37,236.31)	(3,784.65)	-10.16%	(353,747.18)	(337,186.25)	(16,560.93)	
4145-02	One Time Concessions	0.00	0.00	0.00	0.00%	(929.00)	0.00	(929.00)	
4145-03	Gain (Loss) to Lease	(2,265.76)	0.00	(2,265.76)	-100.00%	(1,799.58)	0.00	(1,799.58)	
4145-04	Entire Lease Term Concession	(912.00)	0.00	(912.00)	-100.00%	(6,184.00)	0.00	(6,184.00)	
4145-05	Short Term Premium	1,225.00	0.00	1,225.00	100.00%	6,750.00	0.00	6,750.00	
	Net Rental Income	79,002.20	89,439.45	(10,437.25)	-11.67%	1,048,165.60	1,078,286.31	(30,120.71)	
Other Leasing Income									
4150-02	Lease Fees	375.00	0.00	375.00	100.00%	5,206.00	28,628.00	(23,422.00)	
4175-01	Transfer Fee	0.00	1,250.00	(1,250.00)	-100.00%	1,050.00	2,750.00	(1,700.00)	
4175-02	Re-Lease Fee	0.00	350.00	(350.00)	-100.00%	16,696.00	11,550.00	5,146.00	
4175-03	Termination Fee	11,051.50	0.00	11,051.50	100.00%	16,916.50	0.00	16,916.50	
	Total Other Leasing Income	11,426.50	1,600.00	9,826.50	614.16%	39,868.50	42,928.00	(3,059.50)	
Telecom Income									
4209-00	Telecom Other	0.00	0.00	0.00	0.00%	16,625.00	52,625.00	(36,000.00)	
	Total Telecom Income	0.00	0.00	0.00	0.00%	16,625.00	52,625.00	(36,000.00)	
Utility Income									
4301-00	Electricity Income	2,285.81	0.00	2,285.81	100.00%	20,198.94	0.00	20,198.94	
4305-00	Utility Fee	1,454.00	0.00	1,454.00	100.00%	33,504.33	25,550.00	7,954.33	
4307-00	Gas Income	212.00	0.00	212.00	100.00%	2,731.07	0.00	2,731.07	
4308-00	Water Income	0.00	5,052.00	(5,052.00)	-100.00%	0.00	25,260.00	(25,260.00)	
	Total Utility Income	3,951.81	5,052.00	(1,100.19)	-21.78%	56,434.34	50,810.00	5,624.34	
Fees and Penalty Income									
4502-00	Late Fees Income	750.00	850.00	(100.00)	-11.76%	11,550.00	8,250.00	3,300.00	
4504-00	NSF Fees	50.00	105.00	(55.00)	-52.38%	525.00	945.00	(420.00)	
4506-02	Monthly Pet Income	350.00	375.00	(25.00)	-6.67%	7,925.00	9,000.00	(1,075.00)	
4525-00	Miscellaneous Fines	200.00	125.00	75.00	60.00%	1,520.00	1,500.00	20.00	
	Total Fees and Penalty Income	1,350.00	1,455.00	(105.00)	-7.22%	21,520.00	19,695.00	1,825.00	
Other Income									
4801-00	Miscellaneous Income	0.00	0.00	0.00	0.00%	806.46	0.00	806.46	
4801-09	Eviction Fees/Court Cost Billbacks	143.00	500.00	(357.00)	-71.40%	3,145.25	7,500.00	(4,354.75)	
4802-00	Laundry Income	494.28	1,500.00	(1,005.72)	-67.05%	4,916.14	15,900.00	(10,983.86)	
4803-09	Lease Guarantee Service	1,108.00	1,236.00	(128.00)	-10.36%	18,475.00	14,832.00	3,643.00	
4810-00	Interest Income	59.61	0.00	59.61	100.00%	712.52	0.00	712.52	
4868-00	Third Party Revenue	1,753.29	0.00	1,753.29	100.00%	4,529.94	0.00	4,529.94	
	Total Other Income	3,558.18	3,236.00	322.18	9.96%	32,585.31	38,232.00	(5,646.69)	
	Total Operating Income	99,288.69	100,782.45	(1,493.76)	-1.46%	1,215,198.75	1,282,576.31	(67,377.56)	
EXPENSE									
Administrative Expenses									
5002-02	Bank Fees	173.64	350.00	176.36	50.39%	2,318.21	4,200.00	1,881.79	
5002-04	Payment Processing Fees	204.33	250.00	45.67	18.27%	1,986.38	2,475.00	488.62	
5002-06	Consulting/Professional Fees	57.50	115.00	57.50	50.00%	509.98	1,380.00	870.02	
5002-10	Property Systems Software	596.92	1,139.22	542.30	47.60%	10,140.87	14,261.43	4,120.56	
5002-20	Lease Guarantor Service	1,287.00	0.00	(1,287.00)	-100.00%	5,511.00	0.00	(5,511.00)	
5003-01	Legal Expenses	0.00	500.00	500.00	100.00%	8,584.88	9,880.00	1,295.12	
5003-02	Licenses & Permits	0.00	0.00	0.00	0.00%	1,530.25	4,203.09	2,672.84	
5003-04	Risk and Compliance	63.00	60.00	(3.00)	-5.00%	735.00	720.00	(15.00)	
5005-03	Office Equip - Repairs and Maintenance	0.00	0.00	0.00	0.00%	311.07	0.00	(311.07)	
5007-01	Office Expense/Supplies	0.00	0.00	0.00	0.00%	1,935.18	0.00	(1,935.18)	
5009-01	Postage	1.68	0.00	(1.68)	-100.00%	106.55	0.00	(106.55)	
5009-02	Overnight Mail	0.00	0.00	0.00	0.00%	51.55	0.00	(51.55)	
5011-01	Telephone - Office	34.95	100.00	65.05	65.05%	419.40	1,200.00	780.60	
5011-02	Operations/Technology	0.00	0.00	0.00	0.00%	4,708.20	3,866.88	(841.32)	
5011-04	Cell Phones	25.01	25.00	(0.01)	-0.04%	267.51	300.00	32.49	
5013-01	Professional Dev/Edu/Training	48.00	17.00	(31.00)	-182.35%	1,732.09	583.88	(1,148.21)	
5013-05	Uniforms	0.00	0.00	0.00	0.00%	0.00	750.00	750.00	
5013-06	Dues & Subscriptions	0.00	0.00	0.00	0.00%	496.78	500.00	3.22	
5013-07	Payroll Service	51.41	270.00	218.59	80.96%	609.11	3,240.00	2,630.89	
5020-01	Travel & Lodging	24.70	0.00	(24.70)	-100.00%	1,198.36	2,000.00	801.64	
5020-02	Meals & Entertainment	14.07	250.00	235.93	94.37%	1,205.02	1,925.00	719.98	
5020-03	Air/Ground Transportation	0.00	0.00	0.00	0.00%	1,090.19	500.00	(590.19)	
5103-03	Employee Relations	0.00	75.00	75.00	100.00%	29.20	900.00	870.80	
	Total Administrative Expenses	2,582.21	3,151.22	569.01	18.06%	45,476.78	52,885.28	7,408.50	
Payroll									
5101-12	Office Employees	4,072.44	4,777.69	705.25	14.76%	53,177.71	62,109.98	8,932.27	
5101-13	Maintenance Employees	3,382.17	2,972.00	(410.17)	-13.80%	35,777.49	38,636.00	2,858.51	
5101-23	Allocated EEs-Reimbursement	1,088.78	1,103.00	14.22	1.29%	12,365.43	13,236.00	870.57	
5102-11	Overtime Pay	141.42	250.00	108.58	43.43%	9,705.71	10,500.00	794.29	
5103-00	Bonuses/Commissions	1,700.76	1,365.00	(335.76)	-24.60%	11,831.45	19,330.00	7,498.55	
5104-00	Temporary Help	1,600.00	0.00	(1,600.00)	-100.00%	18,656.87	6,000.00	(12,656.87)	
5106-00	Benefits	82.98	740.10	657.12	88.79%	3,196.55	8,987.30	5,790.75	

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Account	Account Name	Dec 2025			YTD (Jan 2025 - Dec 2025)				
		Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
5106-01	401k Admin/Match/Audit	29.29	100.00	70.71	70.71%	510.67	900.00	389.33	43.26%
5106-02	Payroll Taxes	808.03	716.40	(91.63)	-12.79%	9,265.58	11,514.56	2,248.98	19.53%
5106-03	Workers Compensation	1,788.95	251.15	(1,537.80)	-612.30%	3,270.81	3,411.46	140.65	4.12%
5107-00	Employee Procurement	57.93	110.00	52.07	47.34%	694.27	1,861.00	1,166.73	62.69%
	Total Payroll	14,752.75	12,385.34	(2,367.41)	-19.11%	158,452.54	176,486.30	18,033.76	10.22%
Bad Debt									
5301-00	Bad Debt Write-Off	(730.00)	750.00	1,480.00	197.33%	117,023.15	14,250.00	(102,773.15)	-721.22%
5302-00	Bad Debt Recovery	0.00	(200.00)	(200.00)	-100.00%	(1,755.70)	(2,400.00)	(644.30)	-26.85%
	Total Bad Debt	(730.00)	550.00	1,280.00	232.73%	115,267.45	11,850.00	(103,417.45)	-872.72%
Management Fees									
5375-00	Management Fees	4,381.29	4,009.30	(371.99)	-9.28%	48,142.93	50,829.04	2,686.11	5.28%
	Total Management Fees	4,381.29	4,009.30	(371.99)	-9.28%	48,142.93	50,829.04	2,686.11	5.28%
Advertising & Marketing									
5402-03	Outreach Marketing	0.00	0.00	0.00	0.00%	1,027.83	887.50	(140.33)	-15.81%
5405-03	Collateral Materials	0.13	10.14	10.01	98.72%	2,054.34	796.93	(1,257.41)	-157.78%
5408-00	Internet-Property Website	124.75	43.66	(81.09)	-185.73%	1,729.76	605.17	(1,124.59)	-185.83%
5408-01	Internet Ads	2,086.20	713.50	(1,372.70)	-192.39%	26,757.39	8,985.75	(17,771.64)	-197.78%
5408-02	Internet-Marketing Tools	1,664.10	169.79	(1,494.31)	-880.09%	5,598.07	2,224.22	(3,373.85)	-151.69%
5409-00	Resident Functions	158.30	33.75	(124.55)	-369.04%	1,858.02	592.50	(1,265.52)	-213.59%
5409-03	Model Decor	0.00	62.50	62.50	100.00%	2,821.83	250.00	(2,571.83)	-1,028.73%
5410-00	Sponsorships/Memberships	1,447.25	0.00	(1,447.25)	-100.00%	9,705.31	1,250.00	(8,455.31)	-676.42%
5411-00	Signs/Bootlegs/Banners	0.00	0.00	0.00	0.00%	0.00	429.75	429.75	100.00%
5415-00	Resident Recruitment/Retention	0.00	1,236.00	1,236.00	100.00%	14,782.96	14,832.00	49.04	0.33%
5417-00	Promotional Items	0.00	0.00	0.00	0.00%	1,655.04	1,500.00	(155.04)	-10.34%
5430-00	Marketing and Leasing Consultants	106.00	148.75	42.75	28.74%	1,485.00	1,785.00	300.00	16.81%
5450-00	Advertising/Marketing Other	182.73	23.75	(158.98)	-669.39%	1,336.62	360.00	(976.62)	-271.28%
	Total Advertising & Marketing	5,769.46	2,441.84	(3,327.62)	-136.28%	70,812.17	34,498.82	(36,313.35)	-105.26%
Telecommunications Services									
5503-01	Internet Provider	2,180.00	3,665.88	1,485.88	40.53%	26,160.00	43,076.79	16,916.79	39.27%
5503-02	Hardware Costs	24.13	144.75	120.62	83.33%	977.07	1,737.00	759.93	43.75%
	Total Telecom Expenses	2,204.13	3,810.63	1,606.50	42.16%	27,137.07	44,813.79	17,676.72	39.44%
Utilities									
5601-01	Electricity-Common Areas/Buildings	131.44	500.00	368.56	73.71%	2,145.78	6,000.00	3,854.22	64.24%
5601-02	Electricity - Occupied Units	88.41	0.00	(88.41)	-100.00%	1,072.95	0.00	(1,072.95)	-100.00%
5601-03	Electricity - Vacant Units	1,454.64	300.00	(1,154.64)	-384.88%	20,389.42	3,600.00	(16,789.42)	-466.37%
5603-00	Gas	169.54	0.00	(169.54)	-100.00%	3,248.49	0.00	(3,248.49)	-100.00%
5603-03	Gas - Vacant Units	773.56	250.00	(523.56)	-209.42%	4,526.32	3,000.00	(1,526.32)	-50.88%
5604-00	Water & Sewer	4,425.34	4,000.00	(425.34)	-10.63%	35,389.06	49,000.00	13,610.94	27.78%
5609-00	Utility Billings	414.00	0.00	(414.00)	-100.00%	8,937.80	0.00	(8,937.80)	-100.00%
	Total Utilities	7,456.93	5,050.00	(2,406.93)	-47.66%	75,709.82	61,600.00	(14,109.82)	-22.91%
Maintenance Costs									
Outside Services									
5713-01	Exterminator	0.00	180.00	180.00	100.00%	0.00	2,080.00	2,080.00	100.00%
5714-01	Trash Removal	1,326.16	2,150.00	823.84	38.32%	15,157.28	25,800.00	10,642.72	41.25%
5717-00	Snow Removal Contract	1,800.00	1,600.00	(200.00)	-12.50%	8,400.00	9,600.00	1,200.00	12.50%
	Total Outside Services	3,126.16	3,930.00	803.84	20.45%	23,557.28	37,480.00	13,922.72	37.15%
Contracted Services									
5020-06	Vehicle Maintenance/Gas	66.27	100.00	33.73	33.73%	247.84	400.00	152.16	38.04%
5721-00	Security/Fire Monitoring	0.00	0.00	0.00	0.00%	0.00	1,500.00	1,500.00	100.00%
5727-00	Security Personnel - Contract	0.00	0.00	0.00	0.00%	2,516.13	2,750.00	233.87	8.50%
	Total Contracted Services	66.27	100.00	33.73	33.73%	2,763.97	4,650.00	1,886.03	40.56%
Landscaping									
5761-00	Landscape Contract	0.00	0.00	0.00	0.00%	(3,735.76)	7,000.00	10,735.76	153.37%
5762-00	Landscape Supplies	0.00	0.00	0.00	0.00%	74.69	0.00	(74.69)	-100.00%
5769-00	Landscape Other	0.00	0.00	0.00	0.00%	0.00	1,000.00	1,000.00	100.00%
	Total Landscaping	0.00	0.00	0.00	0.00%	(3,661.07)	8,000.00	11,661.07	145.76%
Repairs & Maintenance									
5720-00	Security/Locks/Safety	0.00	0.00	0.00	0.00%	520.42	1,600.00	1,079.58	67.47%
5730-00	Amenities/Common Area	0.00	75.00	75.00	100.00%	374.38	900.00	525.62	58.40%
5742-00	Cleaning Supplies (RM)	104.47	200.00	95.53	47.77%	981.54	2,400.00	1,418.46	59.10%
5745-00	Ice/Snow Removal	0.00	500.00	500.00	100.00%	0.00	2,000.00	2,000.00	100.00%
5770-00	Maintenance Supplies	0.00	175.00	175.00	100.00%	1,911.10	2,100.00	188.90	9.00%
5862-00	Painting	0.00	0.00	0.00	0.00%	166.24	0.00	(166.24)	-100.00%
5869-00	Other Building Maintenance	0.00	0.00	0.00	0.00%	0.00	(900.00)	(900.00)	-100.00%
5785-00	Appliance Repair and Maintenance	0.00	250.00	250.00	100.00%	790.37	6,250.00	5,459.63	87.35%
5790-00	HVAC	123.07	125.00	1.93	1.54%	2,480.95	4,850.00	2,369.05	48.85%
5800-00	Plumbing Repairs	2,419.46	300.00	(2,119.46)	-706.49%	4,333.81	3,100.00	(1,233.81)	-39.80%
5810-00	Electrical Repairs	0.00	150.00	150.00	100.00%	597.46	2,550.00	1,952.54	76.57%
5850-00	Walls/Doors/Windows	0.00	0.00	0.00	0.00%	2,945.31	1,000.00	(1,945.31)	-194.53%
	Total Repairs and Maintenance	2,647.00	1,775.00	(872.00)	-49.13%	15,101.58	25,850.00	10,748.42	41.58%
Turn Costs									
5913-00	Turn Painting	0.00	0.00	0.00	0.00%	13,469.14	32,000.00	18,530.86	57.91%
5914-00	Painting Supplies	0.00	0.00	0.00	0.00%	15.89	0.00	(15.89)	-100.00%
5917-00	Turn Carpet Cleaning and Repair	0.00	0.00	0.00	0.00%	1,699.00	10,750.00	9,051.00	84.20%
5918-00	Turn Cleaning Contracts	0.00	0.00	0.00	0.00%	1,450.00	20,000.00	18,560.00	92.75%
5919-00	Cleaning Supplies (Turn)	0.00	0.00	0.00	0.00%	387.57	2,750.00	2,362.43	85.91%
5923-00	Turn Trash or Dumpster Expense	0.00	0.00	0.00	0.00%	2,692.25	2,500.00	(192.25)	-7.69%
5950-00	Turn Cleaning Fees Billing	(25.00)	0.00	25.00	100.00%	(25.00)	(4,000.00)	(3,975.00)	-99.38%

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Account	Account Name	Dec 2025			YTD (Jan 2025 - Dec 2025)				
		Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
5951-00	Turn Damage Fees Billing	(550.00)	0.00	550.00	100.00%	(6,558.53)	(4,000.00)	2,558.53	63.96%
	Total Turnover	(575.00)	0.00	575.00	100.00%	13,130.32	60,000.00	46,869.68	78.12%
	Maintenance Costs	5,264.43	5,805.00	540.57	9.31%	50,892.08	135,980.00	85,087.92	62.57%
	TOTAL VARIABLE COSTS	41,681.20	37,203.33	(4,477.87)	-12.04%	591,890.84	568,943.23	(22,947.61)	-4.03%
Taxes and Insurance									
6001-00	Real Property Tax	8,924.49	8,891.00	(34.49)	-0.38%	107,093.83	106,692.00	(401.83)	-0.38%
6001-05	Property Tax Adjustments	0.00	0.00	0.00	0.00%	24,210.69	0.00	(24,210.69)	-100.00%
6002-00	Personal Property Tax	0.00	0.00	0.00	0.00%	424.15	1,352.00	927.85	68.63%
6003-00	Insurance	4,774.93	3,750.00	(1,024.93)	-27.33%	55,250.27	44,846.00	(10,404.27)	-23.20%
6003-02	Insurance - Other	0.00	2,547.00	2,547.00	100.00%	0.00	30,564.00	30,564.00	100.00%
6003-06	Insurance - Corp, Other	0.00	1,114.00	1,114.00	100.00%	0.00	13,368.00	13,368.00	100.00%
	Total Taxes and Insurance	13,699.42	16,302.00	2,602.58	15.96%	186,978.94	196,822.00	9,843.06	5.00%
	TOTAL OPERATING EXPENSES	55,380.62	53,505.33	(1,875.29)	-3.50%	778,869.78	765,765.23	(13,104.55)	-1.71%
	NET OPERATING INCOME	43,908.07	47,277.12	(3,369.05)	-7.13%	436,328.97	516,811.08	(80,482.11)	-15.57%
Debt Service									
6101-00	Interest Expense	37,114.44	37,825.00	710.56	1.88%	440,825.62	453,900.00	13,074.38	2.88%
6106-01	Loan Fees	0.00	0.00	0.00	0.00%	2,500.00	0.00	(2,500.00)	-100.00%
	Total Debt Service	37,114.44	37,825.00	710.56	1.88%	443,325.62	453,900.00	10,574.38	2.33%
Other									
6015-00	Temp Help Travel	1,369.16	0.00	(1,369.16)	-100.00%	9,644.17	0.00	(9,644.17)	-100.00%
	Total Other	1,369.16	0.00	(1,369.16)	-100.00%	9,644.17	0.00	(9,644.17)	-100.00%
	INCOME BEFORE DEPRECIATION AND AMORTIZATION	5,424.47	9,452.12	(4,027.65)	-42.61%	(16,640.82)	62,911.08	(79,551.90)	-126.45%
Depreciation and Amortization									
6501-00	Depreciation Exp - Bldg	268.92	0.00	(268.92)	-100.00%	843.50	0.00	(843.50)	-100.00%
6501-03	Depreciation Exp - Bldg Imprnts	0.00	950.00	950.00	100.00%	0.00	6,275.00	6,275.00	100.00%
6502-00	Depreciation Exp - FF&E	463.88	311.11	(152.77)	-49.10%	1,586.10	1,841.66	255.56	13.88%
6503-05	Depreciation Expense	16,456.58	16,500.00	43.42	0.26%	197,674.44	198,000.00	325.56	0.16%
6504-06	Amortization - Loan Costs	965.67	1,000.00	34.33	3.43%	11,588.04	12,000.00	411.96	3.43%
	Total Depreciation and Amortization	18,155.05	18,761.11	606.06	3.23%	211,692.08	218,116.66	6,424.58	2.95%
Miscellaneous									
7100-08	Reserve-Future Maintenance	0.00	1,833.00	1,833.00	100.00%	0.00	21,996.00	21,996.00	100.00%
7102-00	Prior Year Adjustments	0.00	0.00	0.00	0.00%	(53,841.92)	0.00	53,841.92	100.00%
7103-00	NOI Performance Bonus	0.00	0.00	0.00	0.00%	4,969.42	0.00	(4,969.42)	-100.00%
	Total Miscellaneous	0.00	1,833.00	1,833.00	100.00%	(48,872.50)	21,996.00	70,868.50	322.19%
Partnership Expenses									
7100-70	Partnership Audit & Tax Fees	2,770.43	0.00	(2,770.43)	-100.00%	695.43	0.00	(695.43)	-100.00%
7100-80	Partnership Legal Expenses	0.00	0.00	0.00	0.00%	0.00	3,384.00	3,384.00	100.00%
7108-00	Partnership Expenses	0.00	130.00	130.00	100.00%	0.00	1,745.00	1,745.00	100.00%
	Total Partnership Expenses	2,770.43	130.00	(2,640.43)	-2,031.10%	695.43	5,129.00	4,433.57	86.44%
Sale and Acquisition Costs									
6710-00	Acquisition/Transition Costs	(3,166.30)	0.00	3,166.30	100.00%	10,629.22	0.00	(10,629.22)	-100.00%
	Total Sale and Acquisition Costs	(3,166.30)	0.00	3,166.30	100.00%	10,629.22	0.00	(10,629.22)	-100.00%
	NET INCOME	(12,334.71)	(11,271.99)	(1,062.72)	-9.43%	(190,785.05)	(182,330.58)	(8,454.47)	-4.64%