

# Monthly Reporting Balance Sheet Consolidated

Rittenhouse Retail, Rittenhouse Station

Accrual Basis

Sep 2025

Account	Account Name	Sep 2025	Prior Period	Variance
<b>Assets</b>				
<b>Cash Accounts</b>				
<b>Cash and Cash Equivalents</b>				
1010-00	Disbursement Account	647,795.50	822,414.83	(174,619.33)
1014-00	Rent Deposit Account	634,909.79	624,527.58	10,382.21
1016-00	Rental Depository Account	0.00	0.00	0.00
1021-00	Security Deposit Account	137,696.50	135,403.50	2,293.00
1040-00	Petty Cash	2,500.00	2,500.00	0.00
1099-00	Undeposited Funds	42,230.65	19,983.97	22,246.68
Total Cash and Cash Equivalents		1,465,132.44	1,604,829.88	(139,697.44)
Total Cash Accounts		1,465,132.44	1,604,829.88	(139,697.44)
<b>Accounts Receivable</b>				
1210-00	Resident Accounts Receivable	11,243.51	11,794.01	(550.50)
1230-00	Misc Accounts Receivable	7,000.00	2,526.60	4,473.40
Total Accounts Receivable		18,243.51	14,320.61	3,922.90
<b>Fixed Assets</b>				
1410-00	Land	3,625,025.44	3,625,025.44	0.00
1415-00	Land Improvements	278,933.81	278,933.81	0.00
1420-00	Building	37,413,174.56	37,413,174.56	0.00
1422-00	Building Improvements	907,929.13	907,459.13	470.00
1428-00	Tenant Improvements	11,304.50	11,304.50	0.00
1430-00	Furniture Fixtures & Equip	930,431.51	928,487.85	1,943.66
1435-00	Automobiles	6,525.00	6,525.00	0.00
1440-00	Accum Depr - Building	(12,924,970.60)	(12,811,597.35)	(113,373.25)
1442-00	Accum Depr - Building Improvements	(736,210.90)	(730,568.55)	(5,642.35)
1443-00	Accum Depr - Land Improvements	(108,144.99)	(105,820.97)	(2,324.02)
1448-00	Accum Amort - Tenant Improvement	(8,101.57)	(7,913.16)	(188.41)
1450-00	Accum Depr - FF&E	(752,211.50)	(746,394.25)	(5,817.25)
1455-00	Accum Depr - Automobiles	(4,626.25)	(4,517.50)	(108.75)
Total Fixed Assets		28,639,058.14	28,764,098.51	(125,040.37)
<b>Deferred Expenses</b>				
1504-00	Loan Costs	491,677.75	491,677.75	0.00
1507-00	Acquisition Costs	436,430.15	436,430.15	0.00
1509-00	Interest Rate Cap	0.00	174.04	(174.04)
1540-00	Accum Amort - Loan Costs	(484,536.53)	(481,492.98)	(3,043.55)
1543-00	Accum Amort - Acquisition Cost Amor	(108,446.31)	(107,123.79)	(1,322.52)
Total Deferred Expenses		335,125.06	339,665.17	(4,540.11)
<b>Prepaid/Deposits</b>				
1610-00	Prepaid Insurance	122,219.73	146,602.70	(24,382.97)
1615-00	Prepaid Expenses	327.25	258.75	68.50
1620-00	Prepaid Real Estate Taxes	189,537.72	0.00	189,537.72
Total Prepaid/Deposits		312,084.70	146,861.45	165,223.25
<b>Total Assets</b>		<b>30,769,643.85</b>	<b>30,869,775.62</b>	<b>(100,131.77)</b>

Account	Account Name	Sep 2025	Prior Period			
			Aug 2025	Variance		
<b>Liabilities &amp; Capital/Equity</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
2010-00	Accounts Payable	73,290.52	63,243.99	10,046.53		
2010-12	A/P - DLW	8,569.00	8,960.00	(391.00)		
2010-40	RentPlus Payable	4,767.25	7,455.90	(2,688.65)		
2014-00	Insurance Payable	11,338.15	11,338.15	0.00		
2015-00	Real Estate Taxes Payable	0.00	42,119.50	(42,119.50)		
2020-00	Security Deposits Payable	137,696.50	135,403.50	2,293.00		
2025-00	Prepaid Rent	63,571.76	46,922.61	16,649.15		
2035-00	Accrued Expenses	70,726.21	90,365.87	(19,639.66)		
2056-00	Accrued 401K	622.57	459.98	162.59		
2068-00	Escheatment Liability	35,584.60	34,761.60	823.00		
2070-00	Accrued Interest	115,698.30	121,261.41	(5,563.11)		
	Total Current Liabilities	521,864.86	562,292.51	(40,427.65)		
<b>Notes Payable</b>						
2510-00	Note Payable	29,315,000.00	29,315,000.00	0.00		
2510-10	Note Payable - Principal Payments	(6,300,604.77)	(6,243,531.99)	(57,072.78)		
	Total Notes Payable	23,014,395.23	23,071,468.01	(57,072.78)		
	Total Liabilities	23,536,260.09	23,633,760.52	(97,500.43)		
<b>Capital/Equity</b>						
<b>Equity</b>						
3550-00	Blue Vista Contribution	16,949,622.23	16,949,622.23	0.00		
3551-00	Blue Vista Distribution	(6,930,000.00)	(6,930,000.00)	0.00		
3600-00	BVSH Fund Contributions	61,254.08	61,254.08	0.00		
	Equity	10,080,876.31	10,080,876.31	0.00		
<b>Retained Earnings</b>						
3300-00	Retained Earnings	(2,847,492.55)	(2,844,861.21)	(2,631.34)		
	Retained Earnings	(2,847,492.55)	(2,844,861.21)	(2,631.34)		
	Total Capital/Equity	7,233,383.76	7,236,015.10	(2,631.34)		
	<b>Liabilities &amp; Capital/Equity</b>	<b>30,769,643.85</b>	<b>30,869,775.62</b>	<b>(100,131.77)</b>		