

Monthly Reporting Balance Sheet

Campus Creek Townhomes

Accrual Basis

Dec 2025

Account Name	Dec 2025	Prior Period	Variance
	Nov 2025		
Assets			
Cash Accounts			
Cash and Cash Equivalents			
Prior Management Co. Account	35,067.94	35,067.94	0.00
Rent Deposit Account	14,540.22	10,946.12	3,594.10
Security Deposits	7,527.00	7,527.00	0.00
Petty Cash	2,500.00	2,500.00	0.00
Undeposited Funds	4,633.00	2,265.50	2,367.50
Total Cash and Cash Equivalents	64,268.16	58,306.56	5,961.60
Total Cash Accounts	64,268.16	58,306.56	5,961.60
Accounts Receivable			
Resident Accounts Receivable	19,746.25	16,848.73	2,897.52
Resident Bad Debt Allowance	(5,973.05)	(5,973.05)	0.00
Misc Accounts Receivable	3,522.68	1,854.12	1,668.56
Total Accounts Receivable	17,295.88	12,729.80	4,566.08
Fixed Assets			
Land	900,000.00	900,000.00	0.00
Land Improvements	148,009.00	148,009.00	0.00
Building	3,100,000.00	3,100,000.00	0.00
Building Improvements	1,134,395.85	1,126,310.95	8,084.90
Furniture Fixtures & Equip	139,074.32	139,074.32	0.00
Accum Depr - Building	(2,653,547.35)	(2,643,979.45)	(9,567.90)
Accum Depr - Building Improvements	(100,636.94)	(96,209.96)	(4,426.98)
Accum Depr - Land Improvements	(18,366.12)	(17,609.01)	(757.11)
Accum Depr - FF&E	(48,950.34)	(46,512.95)	(2,437.39)
Total Fixed Assets	2,599,978.42	2,609,082.90	(9,104.48)
Deferred Expenses			
Loan Costs	254,839.50	254,839.50	0.00
Accum Amort - Loan Costs	(157,663.45)	(156,697.78)	(965.67)
Total Deferred Expenses	97,176.05	98,141.72	(965.67)
Prepaid/Deposits			
Prepaid Insurance	14,553.11	19,461.62	(4,908.51)
Prepaid Expenses	8,354.67	3,899.96	4,454.71
Prepaid Real Estate Taxes	0.00	6,759.27	(6,759.27)
Mortgage Tax Escrow	26,886.59	17,994.68	8,891.91
Mortgage Insurance Escrow	47,143.61	42,656.69	4,486.92
Mortgage Replacement Escrow	102,254.31	122,149.77	(19,895.46)
Total Prepaid/Deposits	199,192.29	212,921.99	(13,729.70)
Total Assets	2,977,910.80	2,991,182.97	(13,272.17)
Liabilities & Capital/Equity			
Liabilities			
Current Liabilities			
Accounts Payable	100,133.66	86,087.80	14,045.86

Monthly Reporting Balance Sheet

Account Name	Dec 2025	Prior Period	
		Nov 2025	Variance
A/P - DLW	2,178.54	3,645.14	(1,466.60)
RentPlus Payable	318.85	281.00	37.85
Insurance Payable	2,354.42	699.05	1,655.37
Real Estate Taxes Payable	25,982.62	23,817.40	2,165.22
Security Deposits Payable	7,527.00	7,527.00	0.00
Prepaid Rent	8,206.14	14,552.74	(6,346.60)
Accrued Expenses	12,457.17	11,929.88	527.29
Accrued 401K	196.12	166.83	29.29
Miscellaneous Payables	3,153.75	3,125.00	28.75
Escheatment Liability	1,934.98	1,934.98	0.00
Accrued Interest	37,114.44	35,978.29	1,136.15
Total Current Liabilities	201,557.69	189,745.11	11,812.58
Notes Payable			
Note Payable	7,495,762.54	7,508,512.58	(12,750.04)
Total Notes Payable	7,495,762.54	7,508,512.58	(12,750.04)
Total Liabilities	7,697,320.23	7,698,257.69	(937.46)
Capital/Equity			
Equity			
Owner Contribution	690,000.00	690,000.00	0.00
Owner Contribution 1	719,470.98	719,470.98	0.00
Owner Distribution	(6,808,883.81)	(6,808,883.81)	0.00
Owner Distribution 2	(17,000.00)	(17,000.00)	0.00
Equity	(5,416,412.83)	(5,416,412.83)	0.00
Retained Earnings			
Retained Earnings	697,003.40	709,338.11	(12,334.71)
Retained Earnings	697,003.40	709,338.11	(12,334.71)
Total Capital/Equity	(4,719,409.43)	(4,707,074.72)	(12,334.71)
Liabilities & Capital/Equity	2,977,910.80	2,991,182.97	(13,272.17)