

Balance Sheet

Period = Jan 2026

Book = Accrual

		Current Balance
10000-000	ASSETS	
11000-000	CASH	
11010-000	Cash Property Operating	79,645.10
11060-000	Cash Security Deposits	-43,734.74
11090-000	Petty Cash 1	2,500.00
11999-999	TOTAL CASH	38,410.36
12000-000	RECEIVABLES	
12100-000	Accounts Receivable	152,800.51
12800-000	AR Management Company	82,643.04
12990-000	AR Other/Misc	4,608.04
12999-999	TOTAL RECEIVABLES	240,051.59
13000-000	RESTRICTED CASH	
13100-000	Escrow Insurance	916,297.11
13200-000	Escrow Real Estate Tax	1,990,594.29
13300-000	Escrow Replacement Reserve	268,343.71
13999-999	TOTAL RESTRICTED CASH	3,175,235.11
14000-000	OTHER ASSETS	
14200-000	Prepaid Insurance	-785,639.76
14300-000	Prepaid Property Taxes	26,515.00
14310-000	Prepaid Operating Expenses	7,611.61
14500-000	Utility Deposits	17,342.71
14990-000	Other/Misc Assets	-429.42
14999-999	TOTAL OTHER ASSETS	-734,599.86
15000-000	LOAN/ORGANIZATION COSTS	
15200-000	Loan Costs	59,091.57
15999-999	TOTAL LOAN/ORGANIZATION COSTS	59,091.57
17000-000	FIXED ASSETS	
17100-000	Land	1,960,000.00
17200-000	Building	13,050,882.89
17999-999	TOTAL FIXED ASSETS	15,010,882.89
19909-999	TOTAL ASSETS	17,789,071.66
20000-000	LIABILITIES AND CAPITAL	
21000-000	LIABILITIES	
21050-000	ACCOUNTS PAYABLE	
21100-000	Accounts Payable	100,807.84
21990-000	A/P Other/Misc/ AP Take over	-367.62
21999-999	TOTAL ACCOUNTS PAYABLE	100,440.22
22000-000	SECURITY DEPOSIT PAYABLE	
22100-000	Security Deposit Payable	80,314.78
22110-000	Security Deposit Refund Clearing	-44.87
22999-999	TOTAL SECURITY DEPOSIT PAYABLE	80,269.91
23000-000	OTHER LIABILITIES	
23250-000	Accrued Operating Expenses	30,620.13
23300-000	Accrued Real Estate Taxes	2,144,992.01
23350-000	Accrued Sales Taxes	32,796.08
23351-000	Franchise Tax	38.45
23600-000	Prepaid Rent	10,277.22

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23999-999	TOTAL OTHER LIABILITIES	-2,218,723.89
25000-000	NOTES PAYABLE	
25500-000	MORTGAGE PAYABLE 1	
25500-100	Mortgage Payable 1	14,438,994.05
25500-999	TOTAL MORTGAGE PAYABLE 1	14,438,994.05
25999-999	TOTAL NOTES PAYABLE	14,438,994.05
29909-999	TOTAL LIABILITIES	16,838,428.07
30000-000	CAPITAL	
32000-000	OwnerPartners Contribution	2,051,964.04
38500-000	Retained Earnings	-1,101,320.45
38909-999	TOTAL CAPITAL	950,643.59
39909-999	TOTAL LIABILITIES AND CAPITAL	17,789,071.66