

Balance Sheet

Period = Apr 2024

Book = Accrual

	Current Balance
ASSETS	
CASH	
Cash Property Operating	79,234
Cash Partnership/Owner	187,127
Cash Security Deposits	-14,677
Petty Cash 1	2,100
TOTAL CASH	253,785
RECEIVABLES	
Accounts Receivable	192,049
AR Insurance Proceeds	-1,560
AR Other/Misc	26,997
TOTAL RECEIVABLES	217,486
RESTRICTED CASH	
Escrow Insurance	769,343
Escrow Real Estate Tax	815,877
Escrow Replacement Reserve	2,352,702
TOTAL RESTRICTED CASH	3,937,922
OTHER ASSETS	
Prepaid Insurance	-444,897
Prepaid Property Taxes	2,000
Prepaid Operating Expenses	20,861
Utility Deposits	52,893
Other/Misc Assets	0
TOTAL OTHER ASSETS	-369,143
LOAN/ORGANIZATION COSTS	
Loan Costs	417,415
TOTAL LOAN/ORGANIZATION COSTS	417,415
FIXED ASSETS	
Land	3,700,000
Building	21,608,543
TOTAL FIXED ASSETS	25,308,543
TOTAL ASSETS	29,766,007
LIABILITIES AND CAPITAL	
LIABILITIES	
ACCOUNTS PAYABLE	
Accounts Payable	54,718
TOTAL ACCOUNTS PAYABLE	54,718
SECURITY DEPOSIT PAYABLE	
Security Deposit Payable	181,551
Security Deposit Refund Clearing	1,575
TOTAL SECURITY DEPOSIT PAYABLE	183,127
OTHER LIABILITIES	
Accrued Operating Expenses	-81,066
Accrued Real Estate Taxes	611,778
Accrued Sales Taxes	-101
Franchise Tax	25,846
Prepaid Rent	19,532

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TOTAL OTHER LIABILITIES	-575,988
NOTES PAYABLE	
MORTGAGE PAYABLE 1	
Mortgage Payable 1	28,300,000
TOTAL MORTGAGE PAYABLE 1	28,300,000
TOTAL NOTES PAYABLE	28,300,000
TOTAL LIABILITIES	29,113,833
CAPITAL	
OwnerPartners Contribution	7,019,715
Retained Earnings	-6,367,540
TOTAL CAPITAL	652,174
TOTAL LIABILITIES AND CAPITAL	29,766,007