

**Balance Sheet**

October 2025

Books = Accrual

**October 2025**

Cash	517,498
Petty Cash	800
Tenant A/R	-3,548
Allowance for Doubtful Accounts - Rent	-711
HUD Tenant Repayment	-5,939
Tenant Security Deposits	35,917
Prepaid Insurance - Building	83,910
OWNER IMPROVEMENTS	1,200
Capital Expenditures	5,053
P/Y-Replacement Reserve	1,337,027
C/Y-Replacement Reserve	514,952
Site Improvements	326,375
A/D - Site Improvements	-233,026
Building Improvements	1,015,686
A/D - Building Improvements	-664,017
Due to/from CMC Properties	-872
Ground Lease Asset	9,429,166
Ground Lease Asset Amortization	-1,052,518
A/P - Other	51,992
Accrued Expenses	44,043
Int Payable on Sec Deposit	541
Accrued Taxes	-8,791
Security Deposit	32,880
Prepaid Rent	85
Prepaid HAP	-1,189
50059 - HUD Repayment (ONLY)	-5,939
HAP Suspense Clearing Act	1,263
Short Term Lease Liability	371,860
Long Term Lease Liability	4,782,712
Capital Contributions	413,175
Prior Year Profit/Loss	5,097,334
Current Year P/L	526,989
Gross Potential Rent	1,666,000
Misc Income - NSF Fees	100
Vacancies	-9,641
Laundry Income	6,340
Interest Income	30
Interest Income Escrows	36
Minority Handicapped Advertise	351

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Broker Commissions	4
CMC Web	76
Commissions	38
Misc. Rental Expense	217
Office Salaries	80,127
Office Expenses	4,396
Computer Service & Fee	1,864
Postage & Courier	1,436
Express Mail/Courier	122
Computer Paper & Supplies	358
Office Supplies	535
Software Maintenance	3,502
P/R Taxes & Benefits	17,459
MA Medical Leave (ER)	1,078
Employment Costs	195
Office Payroll Taxes	6,480
Floater P/R Taxes & Benefits	1,233
Management Fees	47,438
Legal	465
Audit and Tax Prep Fees	18,030
Bookkeeping & Data Processing	339
Accounting Services	3,051
Professional Services	10,783
Telephone	6,699
Telephone Expense	742
Telephone Mobile	373
Telephone Answering/Paging	748
S/D Interest Expense	979
Memberships & Dues	220
Misc. Administrative	103
Bank Charges	4,004
Mileage Reimbursement	583
Gas	74,909
Janitor Supplies	1,632
Electricity	15,345
Electricity APT (Vacant)	277
Water	19,162
Sewer	15,617
Exterminating	1,822

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Trash Removal	18,870
Snow Removal	9,747
Recreation - Activities	6,673
Training	3,524
Resident Services	1,159
Grounds - Supplies	3,057
Grounds - Contract	16,409
Arborist	1,059
Arborist P/R Taxes & Benefits	286
Apartment Cleaning	485
Public Area Contracts	1,360
Floater Payroll	4,553
Maintenance Payroll Taxes	5,848
Repairs Payroll	63,248
Repairs Material	175
Electrical Material	1,445
Plumbing Material	5,381
Interior Material	258
Appliance Material	165
Repairs Contract	-485
ELECTRICAL REPAIRS	2,109
PLUMBING REPAIRS	460
INTERIOR REPAIRS	5,070
Carpet Shampoo & Repair	325
Roof Repair & Supplies	11,158
Replacements - Appliances	5,892
Replacements - Flooring	8,050
Replacements - Paving	3,340
Replacements - Other	12,356
Replacements - Reasonable Accom.	150
Elevator Maint	5,622
Heating/Air Conditioning	13,970
Sewer & Drain Cleaning	1,875
Fire & Safety	4,502
DECORATING MATERIALS	4,209
Decorating Contract	7,905
Depreciation	40,951
Ground Lease	382,852
Real Estate Taxes	74,206

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Building Insurance

64,867