

Cash Flow - 12 Month

Campus Realtors

Properties: 8th and Wood - 1902 S. 8th St. Waco, TX 76706

Owned By: Wooden Bear, LLC

Period Range: Jan 2026 to May 2026

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

| Account Name | Jan 2026 | Feb 2026 | Mar 2026 | Apr 2026 | May 2026 | Total |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Operating Income & Expense | | | | | | |
| Income | | | | | | |
| Rent Income | 14,250.00 | 14,250.00 | 14,250.00 | 14,250.00 | 14,250.00 | 71,250.00 |
| Processing Fees | 300.00 | 150.00 | -150.00 | 0.00 | 0.00 | 300.00 |
| Tenant Repairs | 0.00 | 90.00 | 0.00 | 0.00 | 0.00 | 90.00 |
| Total Operating Income | 14,550.00 | 14,490.00 | 14,100.00 | 14,250.00 | 14,250.00 | 71,640.00 |
| Expense | | | | | | |
| Repair | 0.00 | 40.00 | 100.00 | 54.10 | 180.00 | 374.10 |
| Lawn Care | 81.19 | 162.38 | 0.00 | 81.19 | 81.19 | 405.95 |
| Management Fee | 855.00 | 855.00 | 855.00 | 855.00 | 855.00 | 4,275.00 |
| Electricity | 9.20 | 9.32 | 9.56 | 9.10 | 0.00 | 37.18 |
| Water | 269.09 | 309.18 | 387.79 | 245.77 | -165.00 | 1,046.83 |
| Plumbing | 90.00 | 125.00 | 160.00 | 0.00 | 200.00 | 575.00 |
| Flooring | 44.96 | 0.00 | 0.00 | 0.00 | 0.00 | 44.96 |
| Exterminator / Pest Control | 64.95 | 0.00 | 0.00 | 0.00 | 0.00 | 64.95 |
| Leasing Fee | 1,500.00 | 0.00 | 3,100.00 | 0.00 | 0.00 | 4,600.00 |
| Total Operating Expense | 2,914.39 | 1,500.88 | 4,612.35 | 1,245.16 | 1,151.19 | 11,423.97 |
| NOI - Net Operating Income | 11,635.61 | 12,989.12 | 9,487.65 | 13,004.84 | 13,098.81 | 60,216.03 |
| Total Income | 14,550.00 | 14,490.00 | 14,100.00 | 14,250.00 | 14,250.00 | 71,640.00 |
| Total Expense | 2,914.39 | 1,500.88 | 4,612.35 | 1,245.16 | 1,151.19 | 11,423.97 |
| Net Income | 11,635.61 | 12,989.12 | 9,487.65 | 13,004.84 | 13,098.81 | 60,216.03 |

Cash Flow - 12 Month

| Account Name | Jan 2026 | Feb 2026 | Mar 2026 | Apr 2026 | May 2026 | Total |
|-----------------------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Other Items | | | | | | |
| Prepaid Rent | 9.99 | 1,294.18 | -447.51 | 695.00 | -3,071.67 | -1,520.01 |
| Owner Distribution | -10,982.23 | -13,637.06 | -13,110.31 | -9,692.36 | -12,083.94 | -59,505.90 |
| Net Other Items | -10,972.24 | -12,342.88 | -13,557.82 | -8,997.36 | -15,155.61 | -61,025.91 |
| Cash Flow | 663.37 | 646.24 | -4,070.17 | 4,007.48 | -2,056.80 | -809.88 |
| Beginning Cash | 1,359.88 | 1,723.25 | 2,669.49 | -1,400.68 | 2,606.80 | 1,359.88 |
| Beginning Cash + Cash Flow | 2,023.25 | 2,369.49 | -1,400.68 | 2,606.80 | 550.00 | 550.00 |
| Actual Ending Cash | 1,723.25 | 2,669.49 | -1,400.68 | 2,606.80 | 550.00 | 550.00 |

Balance Sheet

Properties: 8th and Wood - 1902 S. 8th St. Waco, TX 76706

As of: 05/06/2026

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Cash in Bank | 550.00 |
| Escrow Cash | 20,400.00 |
| Total Cash | 20,950.00 |
| TOTAL ASSETS | 20,950.00 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Security Deposits | 20,400.00 |
| Clearing Account | -280.00 |
| Total Liabilities | 20,120.00 |
| Capital | |
| Owner Contribution | 17,080.93 |
| Owner Distribution | -722,487.43 |
| Prior Years Retained Earnings | 10,084.25 |
| Calculated Retained Earnings | 60,216.03 |
| Calculated Prior Years Retained Earnings | 635,936.22 |
| Total Capital | 830.00 |
| TOTAL LIABILITIES & CAPITAL | 20,950.00 |