

RUDG-The Commons LLC
 Balance Sheet
 As of 12/31/2025

Assets

Cash	
1020.100 - CNB Operating Account	\$ 280,562.30
1025.100 - CNB Tenant Security Account	24,388.00
	\$ 304,950.30
Total Cash	
	\$ 304,950.30
Current Assets	
1169.603 - Interco Exp-RUDG-The Commons LLC	\$ (604.01)
	\$ (604.01)
Total Current Assets	
	\$ (604.01)
Other Assets	
1310.000 - Prepaid Insurance	\$ 6,465.55
1325.000 - Prepaid Other	643.30
1334.000 - Deposits - Electricity	4,045.85
	\$ 11,154.70
Total Other Assets	
	\$ 11,154.70
Fixed Assets	
1600.000 - Land	\$ 279,450.00
1605.000 - Land Improvements	248,265.00
1650.000 - Building Improvements	1,446,980.58
1660.000 - Furnishing & Equipment	116,900.00
1700.003 - Def. Fin. Cost	80,843.24
1900.002 - Accum. Dep. Building Improvements	(314,842.21)
1901.000 - Accum. Dep. Furniture & Fixture	(100,339.04)
1902.000 - Accum. Dep. Land Improvements	(141,353.25)
1905.003 - Accum. Amort. Def. Fin. Cost	(80,843.24)
	\$ 1,535,061.08
Total Fixed Assets	
	\$ 1,535,061.08
Total Assets	
	\$ 1,850,562.07
Liabilities	
2020.000 - A/P Trade - Operations	\$ 6,078.40
2053.000 - Accounting Fees Payable	6,300.00
2060.000 - Accounts Payable-Other	2,170.00
2060.002 - Accounts Payable Other - Payroll	1,081.70
2066.000 - Prepaid Tenant Rents	17,621.00
2070.000 - Tenant Security Deposits	24,388.00
2240.004 - State Unclaimed Property	900.00
2305.000 - Accrued Interest - Surtax Loan	8,534.40
2500.000 - First Mortgage / Bond Payable	713,208.46
2505.000 - Surtax Loan Payable	691,135.00
2511.000 - NSP Loan Payable	279,450.00
2605.000 - Matching Grant	300,000.00
	\$ 2,050,866.96
Total Liabilities	
	\$ 2,050,866.96
Equity	
3040.000 - Capital - Limited Partner	249,312.71
3074.000 - Drawing - General Partner	(20,000.00)
3075.000 - Drawing - Limited Partner	(100,000.21)
3095.000 - Retained Earnings	(338,332.63)
3094.000 - Retained Earnings-Current Year	8,715.24
	\$ (200,304.89)
Total Equity	
	\$ (200,304.89)
Total Liabilities & Equity	
	\$ 1,850,562.07

RUDG-The Commons LLC
Budget -v- Actual

	CURRENT PERIOD 12/31/2025			CURRENT YEAR TO DATE 12/31/2025			Annual Budget
	Actual	Budget	\$ O/U	Actual	Budget	\$ O/U	
INCOME							
Rental Income							
4010.000 - Gross Potential	25,335.00	24,372.00	963.00	294,075.00	285,588.00	8,487.00	285,588.00
4016.000 - Lost to Old Leases	(607.00)	0.00	(607.00)	(8,215.00)	0.00	(8,215.00)	0.00
4104.000 - Vacancies	(1,105.00)	0.00	(1,105.00)	(1,437.00)	(1,983.25)	546.25	(1,983.25)
Total Rental Income	23,623.00	24,372.00	(749.00)	284,423.00	283,604.75	818.25	283,604.75
Other Income							
4200.000 - Tenant Damages	0.00	25.00	(25.00)	0.00	340.00	(340.00)	340.00
4212.001 - Laundry Income	172.52	125.00	47.52	2,072.66	1,500.00	572.66	1,500.00
4213.000 - Application Fee	0.00	85.00	(85.00)	170.00	1,020.00	(850.00)	1,020.00
4214.000 - Termination Fee	528.39	0.00	528.39	2,746.79	0.00	2,746.79	0.00
4236.000 - Late Fees	0.00	0.00	0.00	0.00	800.00	(800.00)	800.00
4239.000 - NSF Fee	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
Total Other Income	700.91	235.00	465.91	4,989.45	3,760.00	1,229.45	3,760.00
TOTAL INCOME	24,323.91	24,607.00	(283.09)	289,412.45	287,364.75	2,047.70	287,364.75

RUDG-The Commons LLC
Budget -v- Actual

	CURRENT PERIOD 12/31/2025			CURRENT YEAR TO DATE 12/31/2025			Annual Budget
	Actual	Budget	\$ O/U	Actual	Budget	\$ O/U	
EXPENSES							
Salaries							
5112.000 - Performance / Commissions	0.00	150.00	150.00	2,079.00	3,094.00	1,015.00	3,094.00
5114.000 - Employee Benefits	127.51	136.00	8.49	1,708.54	1,632.00	(76.54)	1,632.00
5115.000 - Workers' Compensation	14.40	13.92	(0.48)	318.48	180.96	(137.52)	180.96
5125.000 - Management & Administrative	400.00	400.00	0.00	5,129.16	5,200.00	70.84	5,200.00
5140.000 - Maintenance Payroll	465.81	329.60	(136.21)	5,201.01	4,284.80	(916.21)	4,284.80
5175.000 - Payroll Taxes	64.98	74.15	9.17	951.09	1,060.39	109.30	1,060.39
Total Salaries	1,072.70	1,103.67	30.97	15,387.28	15,452.15	64.87	15,452.15
Administration							
5220.001 - Computer Exp.- Real Page Licenses	0.00	0.00	0.00	1,856.21	1,162.80	(693.41)	1,162.80
5220.003 - Computer Exp.- Other Software	0.00	0.00	0.00	120.00	1,100.00	980.00	1,100.00
5225.000 - Credit Reports	11.94	12.00	0.06	46.84	254.00	207.16	254.00
5240.000 - Misc. Administrative Expense	50.68	60.00	9.32	617.61	1,440.00	822.39	1,440.00
5250.002 - Office Supplies/Expenses	0.00	5.00	5.00	0.00	60.00	60.00	60.00
5270.000 - Postage / Courier	30.89	25.00	(5.89)	314.17	300.00	(14.17)	300.00
5280.000 - Training	81.88	81.55	(0.33)	451.16	637.67	186.51	637.67
5280.001 - Training- On-Site	0.00	50.00	50.00	0.00	150.00	150.00	150.00
5285.000 - Travel and Mileage	0.00	25.00	25.00	336.19	300.00	(36.19)	300.00
5290.001 - Telephone Expense	0.00	0.00	0.00	236.61	0.00	(236.61)	0.00
5290.002 - Cell Phone Expense	85.50	8.00	(77.50)	173.50	96.00	(77.50)	96.00
Total Administration	260.89	266.55	5.66	4,152.29	5,500.47	1,348.18	5,500.47
Marketing							
5310.009 - Internet Website Design & Maint.	27.06	28.00	0.94	324.72	336.00	11.28	336.00
5390.000 - Resident Relations	0.00	50.00	50.00	0.00	850.00	850.00	850.00
Total Marketing	27.06	78.00	50.94	324.72	1,186.00	861.28	1,186.00
Contract Services							
5430.001 - Exterminating Monthly Contract	48.00	51.00	3.00	576.00	612.00	36.00	612.00
5450.001 - Fire Safety Monitoring	0.00	0.00	0.00	505.20	540.00	34.80	540.00
5460.000 - Landscaping Contract	861.00	861.00	0.00	10,332.00	10,332.00	0.00	10,332.00
5495.003 - Misc Contract Serv.- Handy Track	0.00	10.00	10.00	0.00	120.00	120.00	120.00
5495.009 - Misc Contract Serv.-Lift Station Cont.	214.45	233.00	18.55	2,591.31	2,796.00	204.69	2,796.00
Total Contract Services	1,123.45	1,155.00	31.55	14,004.51	14,400.00	395.49	14,400.00
Maintenance							
Cleaning & Decorating							
5530.000 - Cleaning Supplies	0.00	0.00	0.00	0.00	100.00	100.00	100.00
5532.000 - Paint Supplies	0.00	0.00	0.00	0.00	200.00	200.00	200.00
Total Cleaning & Deco	0.00	0.00	0.00	0.00	300.00	300.00	300.00
General Maintenance							
5615.000 - Common Area Supplies	0.00	10.00	10.00	0.00	120.00	120.00	120.00
5615.001 - Common Area Paint	0.00	10.00	10.00	0.00	120.00	120.00	120.00
5615.002 - Common Area Cleaning	0.00	10.00	10.00	0.00	120.00	120.00	120.00
5635.000 - HVAC Supplies & Parts/Repairs	0.00	150.00	150.00	655.07	1,800.00	1,144.93	1,800.00
5640.000 - Light Bulb & Fixtures	0.00	15.00	15.00	0.00	180.00	180.00	180.00
5675.000 - Contract Plumbing	350.00	0.00	(350.00)	350.00	0.00	(350.00)	0.00
5700.000 - Landscaping Sprinkler repairs	0.00	10.00	10.00	0.00	120.00	120.00	120.00

RUDG-The Commons LLC
Budget -v- Actual

	CURRENT PERIOD 12/31/2025			CURRENT YEAR TO DATE 12/31/2025			
	Actual	Budget	\$ O/U	Actual	Budget	\$ O/U	Annual Budget
5722.000 - Supplies Appliance	0.00	20.00	20.00	0.00	240.00	240.00	240.00
5730.000 - Supplies Carpentry	228.98	13.00	(215.98)	228.98	156.00	(72.98)	156.00
5735.000 - Supplies Electrical	0.00	25.00	25.00	0.00	300.00	300.00	300.00
5736.000 - Exterminating	0.00	0.00	0.00	0.00	200.00	200.00	200.00
5745.000 - Supplies Hardware	0.00	10.00	10.00	0.00	120.00	120.00	120.00
5746.000 - Supplies Health/Safety	0.00	10.00	10.00	0.00	120.00	120.00	120.00
5755.000 - Supplies Plumbing	0.00	40.00	40.00	0.00	480.00	480.00	480.00
5765.003 - Cabinet Repairs	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
5775.000 - Other Fire Alarm Maint.	875.00	50.00	(825.00)	1,508.98	600.00	(908.98)	600.00
Total General Maintenance	1,453.98	473.00	(980.98)	2,743.03	5,876.00	3,132.97	5,876.00
Total Maintenance	1,453.98	473.00	(980.98)	2,743.03	6,176.00	3,432.97	6,176.00
Utilities							
5810.000 - Electricity Common Areas	170.00	190.00	20.00	2,125.31	2,280.00	154.69	2,280.00
5830.000 - Rubbish Removal	799.84	510.00	(289.84)	8,925.97	6,120.00	(2,805.97)	6,120.00
5830.001 - Rubbish Removal-Bulk	0.00	0.00	0.00	275.00	200.00	(75.00)	200.00
5850.001 - Water & Sewer	10,361.74	2,166.00	(8,195.74)	26,653.57	25,992.00	(661.57)	25,992.00
5850.005 - Utility Billing Cost	32.40	32.00	(0.40)	384.00	384.00	0.00	384.00
Total Utilities	11,363.98	2,898.00	(8,465.98)	38,363.85	34,976.00	(3,387.85)	34,976.00
Management and Professional							
5915.000 - Auditing Fee	1,100.00	500.00	(600.00)	6,600.00	6,000.00	(600.00)	6,000.00
5955.003 - Management Fee	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00
Total Mgmt and Professional	3,600.00	3,000.00	(600.00)	36,600.00	36,000.00	(600.00)	36,000.00
TOTAL EXP Excl. Taxes, Lic. & Ins.	18,902.06	8,974.22	(9,927.84)	111,575.68	113,690.62	2,114.94	113,690.62
Taxes, License & Insurance							
6020.000 - Insurance	1,578.11	2,244.45	666.34	20,821.92	26,501.35	5,679.43	26,501.35
6030.001 - Business license	0.00	0.00	0.00	300.00	275.00	(25.00)	275.00
6030.005 - Apart. Assoc. Fees	148.70	0.00	(148.70)	291.90	0.00	(291.90)	0.00
6030.009 - Fire Annual Inspection	0.00	0.00	0.00	856.00	500.00	(356.00)	500.00
6030.010 - Fire Extinguisher Certificates	0.00	0.00	0.00	148.73	100.00	(48.73)	100.00
6030.012 - A/C DERM Permit	0.00	0.00	0.00	267.50	0.00	(267.50)	0.00
6030.014 - Backflow Inspections-Fire Sprinkler	895.00	0.00	(895.00)	895.00	850.00	(45.00)	850.00
6030.015 - Backflow Inspections-Plumbing	0.00	0.00	0.00	0.00	100.00	100.00	100.00
6030.025 - Annual Compliance File Review	0.00	0.00	0.00	700.00	0.00	(700.00)	0.00
6030.998 - Annual Partnerships Renewal	0.00	0.00	0.00	0.00	160.00	160.00	160.00
6060.000 - Real Estate Taxes	237.50	248.33	10.83	2,849.94	2,979.96	130.02	2,979.96
Total Taxes, Lic. & Ins.	2,859.31	2,492.78	(366.53)	27,130.99	31,466.31	4,335.32	31,466.31
TOTAL OPERATING EXPENSES	21,761.37	11,467.00	(10,294.37)	138,706.67	145,156.93	6,450.26	145,156.93
NET OPERATING INCOME	2,562.54	13,140.00	(10,577.46)	150,705.78	142,207.82	8,497.96	142,207.82
Financial Expenses							
6200.000 - Interest Exp. 1st Mortgage	4,717.33	4,724.08	6.75	49,986.02	53,363.57	3,377.55	53,363.57
6205.001 - Interest Exp. - Surtax Loan #1	391.51	391.50	(0.01)	4,698.12	4,698.00	(0.12)	4,698.00
Total Financial Expenses	5,108.84	5,115.58	6.74	54,684.14	58,061.57	3,377.43	58,061.57
Income Before B/S PMTS	(2,546.30)	8,024.42	(10,570.72)	96,021.64	84,146.25	11,875.39	84,146.25
Balance Sheet Payments							

RUDG-The Commons LLC
Budget -v- Actual

	CURRENT PERIOD 12/31/2025			CURRENT YEAR TO DATE 12/31/2025			Annual Budget
	Actual	Budget	\$ O/U	Actual	Budget	\$ O/U	
2500.000 - First Mortgage / Bond Payable	1,007.24	915.13	(92.11)	17,998.25	11,389.13	(6,609.12)	11,389.13
Total Balance Sheet Payments	1,007.24	915.13	(92.11)	17,998.25	11,389.13	(6,609.12)	11,389.13
Capital Expenditures							
6407.000 - HVAC	0.00	0.00	0.00	5,000.00	2,600.00	(2,400.00)	2,600.00
6413.000 - Lawn, Trees & Shrubs	3,200.00	0.00	(3,200.00)	3,200.00	7,000.00	3,800.00	7,000.00
6415.000 - Paving and Parking	0.00	0.00	0.00	7,710.00	15,000.00	7,290.00	15,000.00
6425.000 - Exterior Bldg. Replacement & Repairs	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00
6433.003 - Office Equipment	0.00	0.00	0.00	0.00	800.00	800.00	800.00
6434.003 - Bath Tub Replacement	0.00	0.00	0.00	3,800.00	0.00	(3,800.00)	0.00
6437.000 - Other Capital Expenditures	0.00	0.00	0.00	0.00	5,160.00	5,160.00	5,160.00
Total Capital Expenditures	3,200.00	0.00	(3,200.00)	19,710.00	33,060.00	13,350.00	33,060.00
Property Replacements							
6445.002 - Appliance Ranges	0.00	0.00	0.00	0.00	1,300.00	1,300.00	1,300.00
6445.004 - Appliance Microwaves	0.00	0.00	0.00	234.33	900.00	665.67	900.00
6445.006 - Appliance Kitchen Disposal	0.00	0.00	0.00	0.00	400.00	400.00	400.00
Total Property Replacements	0.00	0.00	0.00	234.33	2,600.00	2,365.67	2,600.00
Net Cash Flow before Corp. Other Expenses	(6,753.54)	7,109.29	(13,862.83)	58,079.06	37,097.12	20,981.94	37,097.12
Net Cash Flow after Corporate Expense	(6,753.54)	7,109.29	(13,862.83)	58,079.06	37,097.12	20,981.94	37,097.12
Less Other Non-Operating Expenses							
9020.100 - Compliance Fee	96.00	96.00	0.00	1,152.00	1,152.00	0.00	1,152.00
Less Other Non-Operating Expenses	96.00	96.00	0.00	1,152.00	1,152.00	0.00	1,152.00
Less Depreciation and Amortization							
8010.000 - Depreciation Expense	5,367.96	5,367.96	0.00	64,415.53	64,415.52	(0.01)	64,415.52
8020.000 - Amortization Expense	0.00	0.00	0.00	1,794.54	1,468.71	(325.83)	1,468.71
Total Depreciation and Amortization	5,367.96	5,367.96	0.00	66,210.07	65,884.23	(325.84)	65,884.23
Plus - Debt Service Payments	1,007.24	915.13	92.11	17,998.25	11,389.13	6,609.12	11,389.13
NET INCOME / (LOSS)	(11,210.26)	2,560.46	(13,770.72)	8,715.24	(18,549.98)	27,265.22	(18,549.98)

RUDG-The Commons LLC
General Ledger Report
For Current Month (12/01/2025 to 12/31/2025)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
4010.000 - Gross Potential (Balance Forward As of 12/01/2025)							(268,740.00)
12/01/2025	12/01/2025		HOUSING - Local Housing Vouchers	OAR		1,634.00	(270,374.00)
12/01/2025	12/01/2025		LTOR - Loss To Lease In Force	OAR		24,230.00	(294,604.00)
12/01/2025	12/01/2025		RENT - Rent	OAR		23,094.00	(317,698.00)
12/02/2025	12/02/2025		GTOR - Gain To Lease In Force	OAR	65.00		(317,633.00)
12/02/2025	12/02/2025		LTOR - Loss To Lease In Force	OAR	23,558.00		(294,075.00)
Totals for 4010.000 - Gross Potential					23,623.00	48,958.00	(294,075.00)
Net Change for 4010.000 - Gross Potential							(25,335.00)
4016.000 - Lost to Old Leases (Balance Forward As of 12/01/2025)							7,608.00
12/01/2025	12/01/2025		LTOL - Loss To Lease In Force	OAR	24,230.00		31,838.00
12/02/2025	12/02/2025		GTOL - Gain To Lease In Force	OAR		65.00	31,773.00
12/02/2025	12/02/2025		LTOL - Loss To Lease In Force	OAR		23,558.00	8,215.00
Totals for 4016.000 - Lost to Old Leases					24,230.00	23,623.00	8,215.00
Net Change for 4016.000 - Lost to Old Leases							607.00
4104.000 - Vacancies (Balance Forward As of 12/01/2025)							332.00
12/01/2025	12/01/2025		VACANCY - Vacancy Loss	OAR	1,105.00		1,437.00
Totals for 4104.000 - Vacancies					1,105.00	0.00	1,437.00
Net Change for 4104.000 - Vacancies							1,105.00
4212.001 - Laundry Income (Balance Forward As of 12/01/2025)							(1,900.14)
12/12/2025	12/12/2025		Reversed -- 11.24.25 Green Planet income	GJA	113.46		(1,786.68)
12/15/2025	12/15/2025		LAUNDRY - Laundry Room Income	OAR		113.46	(1,900.14)
12/24/2025	12/24/2025		12.24.25 Green Planet income	GJA		172.52	(2,072.66)
Totals for 4212.001 - Laundry Income					113.46	285.98	(2,072.66)
Net Change for 4212.001 - Laundry Income							(172.52)
4213.000 - Application Fee (Balance Forward As of 12/01/2025)							(170.00)
Totals for 4213.000 - Application Fee					0.00	0.00	(170.00)
Net Change for 4213.000 - Application Fee							0.00
4214.000 - Termination Fee (Balance Forward As of 12/01/2025)							(2,218.40)
12/07/2025	12/07/2025		TERM FEE - Lease Termination Fee	OAR		528.39	(2,746.79)
Totals for 4214.000 - Termination Fee					0.00	528.39	(2,746.79)
Net Change for 4214.000 - Termination Fee							(528.39)
5112.000 - Performance / Commissions (Balance Forward As of 12/01/2025)							2,079.00
Totals for 5112.000 - Performance / Commissions					0.00	0.00	2,079.00
Net Change for 5112.000 - Performance / Commissions							0.00
5114.000 - Employee Benefits (Balance Forward As of 12/01/2025)							1,581.03
12/30/2025	12/30/2025		2025-Dec TRG Mgmt. Payroll - The Commons	GJB	127.51		1,708.54
Totals for 5114.000 - Employee Benefits					127.51	0.00	1,708.54
Net Change for 5114.000 - Employee Benefits							127.51
5115.000 - Workers' Compensation (Balance Forward As of 12/01/2025)							304.08
12/30/2025	12/30/2025		2025-Dec TRG Mgmt. Payroll - The Commons	GJB	14.40		318.48
Totals for 5115.000 - Workers' Compensation					14.40	0.00	318.48
Net Change for 5115.000 - Workers' Compensation							14.40
5125.000 - Management & Administrative (Balance Forward As of 12/01/2025)							4,729.16
12/30/2025	12/30/2025		2025-Dec TRG Mgmt. Payroll - The Commons	GJB	400.00		5,129.16
Totals for 5125.000 - Management & Administrative					400.00	0.00	5,129.16
Net Change for 5125.000 - Management & Administrative							400.00

RUDG-The Commons LLC
General Ledger Report
For Current Month (12/01/2025 to 12/31/2025)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
5140.000 - Maintenance Payroll (Balance Forward As of 12/01/2025)							4,735.20
12/30/2025	12/30/2025		2025-Dec TRG Mgmt. Payroll - The Commons	GJB	465.81		5,201.01
Totals for 5140.000 - Maintenance Payroll					465.81	0.00	5,201.01
Net Change for 5140.000 - Maintenance Payroll							465.81
5175.000 - Payroll Taxes (Balance Forward As of 12/01/2025)							886.11
12/30/2025	12/30/2025		2025-Dec TRG Mgmt. Payroll - The Commons	GJB	64.98		951.09
Totals for 5175.000 - Payroll Taxes					64.98	0.00	951.09
Net Change for 5175.000 - Payroll Taxes							64.98
5220.001 - Computer Exp.- Real Page Licenses (Balance Forward As of 12/01/2025)							1,856.21
Totals for 5220.001 - Computer Exp.- Real Page Licenses					0.00	0.00	1,856.21
Net Change for 5220.001 - Computer Exp.- Real Page Licenses							0.00
5220.003 - Computer Exp.- Other Software (Balance Forward As of 12/01/2025)							120.00
Totals for 5220.003 - Computer Exp.- Other Software					0.00	0.00	120.00
Net Change for 5220.003 - Computer Exp.- Other Software							0.00
5225.000 - Credit Reports (Balance Forward As of 12/01/2025)							34.90
12/02/2025	10/16/2025	I2510110836	AP Invoice - REAL PAGE ONE: U-COMMON TRX :: LeasingDesk Screening Credit [5]	APA	7.26		42.16
12/02/2025	10/16/2025	I2510110836	AP Invoice - REAL PAGE ONE: U-COMMON TRX :: LeasingDesk Screening National Criminal Bundle [6]	APA	4.68		46.84
Totals for 5225.000 - Credit Reports					11.94	0.00	46.84
Net Change for 5225.000 - Credit Reports							11.94
5240.000 - Misc. Administrative Expense (Balance Forward As of 12/01/2025)							566.93
12/22/2025	12/22/2025		Bank Service Charge: 12.22.25 RP Transaction billing charges	DB	50.68		617.61
Totals for 5240.000 - Misc. Administrative Expense					50.68	0.00	617.61
Net Change for 5240.000 - Misc. Administrative Expense							50.68
5270.000 - Postage / Courier (Balance Forward As of 12/01/2025)							283.28
12/31/2025	12/09/2025	9-095-68395	AP Invoice - FED EX: FedEx Ending- Dec.09 2025-The Commons	APA	30.89		314.17
Totals for 5270.000 - Postage / Courier					30.89	0.00	314.17
Net Change for 5270.000 - Postage / Courier							30.89
5280.000 - Training (Balance Forward As of 12/01/2025)							369.28
12/01/2025	11/30/2025	1120.011-2025PAP	Invoice - TRG MANAGEMENT: TRG Corporate 2025 Picnic icnic	APA	70.00		439.28
12/01/2025	11/30/2025	2060.011-20251	AP Invoice - TRG MANAGEMENT - PAYROLL: TRG Training OSA: 11.25APA PR 10/24 to 11/20		11.88		451.16
Totals for 5280.000 - Training					81.88	0.00	451.16
Net Change for 5280.000 - Training							81.88
5285.000 - Travel and Mileage (Balance Forward As of 12/01/2025)							336.19
Totals for 5285.000 - Travel and Mileage					0.00	0.00	336.19
Net Change for 5285.000 - Travel and Mileage							0.00
5290.001 - Telephone Expense (Balance Forward As of 12/01/2025)							236.61
Totals for 5290.001 - Telephone Expense					0.00	0.00	236.61
Net Change for 5290.001 - Telephone Expense							0.00
5290.002 - Cell Phone Expense (Balance Forward As of 12/01/2025)							88.00
12/15/2025	11/19/2025	8495600081497	AP Invoice - COMCAST CABLE: 20880 NW 7th Ave OFC Internet 762-HBB25121211/28/2025-12/27/2025 08370	APA	8.96		96.96

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12/15/2025	11/19/2025	8495600081497	AP Invoice - COMCAST CABLE: 20880 NW 7th Ave OFC Telephone 762-HBB25121211/28/2025-12/27/2025 08370	APA	19.76		116.72
12/26/2025	10/18/2025	8495600081497	AP Invoice - COMCAST CABLE: 20880 NW 7th Ave OFC Internet 762-HPB25122310/28/2025-11/27/2025 01212	APA	8.96		125.68
12/26/2025	10/18/2025	8495600081497	AP Invoice - COMCAST CABLE: 20880 NW 7th Ave OFC Telephone 762-HPB25122310/28/2025-11/27/2025 01212	APA	17.73		143.41
12/29/2025	12/19/2025	8495600081497	AP Invoice - COMCAST CABLE: 20880 NW 7th Ave OFC Internet 762-HBB25122412/28/2025-01/27/2026 08871	APA	2.80		146.21
12/29/2025	12/19/2025	8495600081497	AP Invoice - COMCAST CABLE: 20880 NW 7th Ave OFC Telephone 762-HBB25122412/28/2025-01/27/2026 08871	APA	19.29		165.50
12/30/2025	12/30/2025		2025-Dec TRG Mgmt. Payroll - The Commons	GJB	8.00		173.50
Totals for 5290.002 - Cell Phone Expense					85.50	0.00	173.50
Net Change for 5290.002 - Cell Phone Expense							85.50
5310.009 - Internet Website Design & Maint. (Balance Forward As of 12/01/2025)							297.66
12/29/2025	12/09/2025	1242195	AP Invoice - J TURNER RESEARCH LP: Ratings Tracker Basic Fee	APA	27.06		324.72
Totals for 5310.009 - Internet Website Design & Maint.					27.06	0.00	324.72
Net Change for 5310.009 - Internet Website Design & Maint.							27.06
5430.001 - Exterminating Monthly Contract (Balance Forward As of 12/01/2025)							528.00
12/02/2025	12/01/2025	231896	AP Invoice - ART PEST CONTROL SERVICE INC: Monthly Pest Control Service	APA	48.00		576.00
Totals for 5430.001 - Exterminating Monthly Contract					48.00	0.00	576.00
Net Change for 5430.001 - Exterminating Monthly Contract							48.00
5450.001 - Fire Safety Monitoring (Balance Forward As of 12/01/2025)							505.20
Totals for 5450.001 - Fire Safety Monitoring					0.00	0.00	505.20
Net Change for 5450.001 - Fire Safety Monitoring							0.00
5460.000 - Landscaping Contract (Balance Forward As of 12/01/2025)							9,471.00
12/02/2025	12/01/2025	44626	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: COMPLETE LAWN MAINTENANCE-12/09/2025	APA	861.00		10,332.00
12/02/2025	12/01/2025	44626	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: COMPLETE LAWN MAINTENANCE-12/16/2025	APA	0.00		10,332.00
12/02/2025	12/01/2025	44626	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: NA	APA	0.00		10,332.00
12/02/2025	12/01/2025	44626	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: DE- CEMBER, 2025	APA	0.00		10,332.00
Totals for 5460.000 - Landscaping Contract					861.00	0.00	10,332.00
Net Change for 5460.000 - Landscaping Contract							861.00
5495.009 - Misc Contract Serv.-Lift Station Cont. (Balance Forward As of 12/01/2025)							2,376.86
12/17/2025	12/17/2025		12-2025 Lift Station expense amortization (4.01.25 - 3.31.2026)	GJA	214.45		2,591.31
Totals for 5495.009 - Misc Contract Serv.-Lift Station Cont.					214.45	0.00	2,591.31
Net Change for 5495.009 - Misc Contract Serv.-Lift Station Cont.							214.45
5635.000 - HVAC Supplies & Parts/Repairs (Balance Forward As of 12/01/2025)							655.07
Totals for 5635.000 - HVAC Supplies & Parts/Repairs					0.00	0.00	655.07
Net Change for 5635.000 - HVAC Supplies & Parts/Repairs							0.00
5675.000 - Contract Plumbing (Balance Forward As of 12/01/2025)							0.00
12/12/2025	12/10/2025	QID51751-0001	AP Invoice - G.Q.M INC: Leak Detection Test	APA	350.00		350.00
Totals for 5675.000 - Contract Plumbing					350.00	0.00	350.00
Net Change for 5675.000 - Contract Plumbing							350.00

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5730.000 - Supplies Carpentry (Balance Forward As of 12/01/2025)							0.00
12/02/2025	11/20/2025	010426491	AP Invoice - CHADWELL SUPPLY INC.: U-01-112 2 PANEL MOLDED BIFOLD DOOR- 30"	APA	228.98		228.98
Totals for 5730.000 - Supplies Carpentry					228.98	0.00	228.98
Net Change for 5730.000 - Supplies Carpentry							228.98
5775.000 - Other Fire Alarm Maint. (Balance Forward As of 12/01/2025)							633.98
12/29/2025	11/13/2025	IV00825970	AP Invoice - PYE-BARKER FIRE & SAFETY, LLC: U-02-107 Repairs in Unit 107	APA	875.00		1,508.98
Totals for 5775.000 - Other Fire Alarm Maint.					875.00	0.00	1,508.98
Net Change for 5775.000 - Other Fire Alarm Maint.							875.00
5810.000 - Electricity Common Areas (Balance Forward As of 12/01/2025)							1,955.31
12/01/2025	12/01/2025		Reversed -- 11-2025 FPL Expense accrual	GJA		144.41	1,810.90
12/05/2025	12/03/2025	20218-53391-A	AP Invoice - FP&L: 2744 NW 207th St # LIFT Electricity EX2512031220 11/04/2025-12/03/2025 5	APA	36.99		1,847.89
12/05/2025	12/03/2025	47705-01338-A	AP Invoice - FP&L: 20688 NW 27th Ave # HL-B Electricity EX2512031233 11/04/2025-12/03/2025 3	APA	41.64		1,889.53
12/05/2025	12/03/2025	47842-45120-A	AP Invoice - FP&L: 20690 NW 27th Ave # HL-A Electricity EX2512031233 11/04/2025-12/03/2025 4	APA	65.78		1,955.31
12/31/2025	12/31/2025		12-2025 FPL Expense accrual	GJA	170.00		2,125.31
Totals for 5810.000 - Electricity Common Areas					314.41	144.41	2,125.31
Net Change for 5810.000 - Electricity Common Areas							170.00
5830.000 - Rubbish Removal (Balance Forward As of 12/01/2025)							8,126.13
12/31/2025	12/29/2025	18-15803-53008	AP Invoice - WASTE MANAGEMENT INC. OF FLORIDA: 2744 NW 207TH ST Trash 01/01/2026-01/31/2026 AEX251229008 47	APA	799.84		8,925.97
Totals for 5830.000 - Rubbish Removal					799.84	0.00	8,925.97
Net Change for 5830.000 - Rubbish Removal							799.84
5830.001 - Rubbish Removal-Bulk (Balance Forward As of 12/01/2025)							275.00
Totals for 5830.001 - Rubbish Removal-Bulk					0.00	0.00	275.00
Net Change for 5830.001 - Rubbish Removal-Bulk							0.00
5850.001 - Water & Sewer (Balance Forward As of 12/01/2025)							16,291.83
12/01/2025	12/01/2025		Reversing accrued balance MDWS Accounts xx1063, xx0050 and xx4267	GJA		4,200.00	12,091.83
12/01/2025	11/17/2025	6132170050-AJ	AP Invoice - MIAMI DADE WATER & SEWER: 20620 NW 27th Ave Wa- B25112122416 ter 08/12/2025-11/13/2025	APA	12,547.09		24,638.92
12/17/2025	12/17/2025		MDWS Account xx7768 - Reversing Sept to Nov Accruals	GJA		525.00	24,113.92
12/24/2025	12/17/2025	4502967768-HB	AP Invoice - MIAMI DADE WATER & SEWER: 20620 NW 27th Ave Wa- B25122305714 Sewer 09/11/2025-12/16/2025	APA	326.37		24,440.29
12/24/2025	12/17/2025	4502967768-HB	AP Invoice - MIAMI DADE WATER & SEWER: 20620 NW 27th Ave Wa- B25122305714 ter 09/11/2025-12/16/2025	APA	213.28		24,653.57
12/31/2025	12/31/2025		MDWS Accounts xx1063, xx0050 and xx4267 expense accrual 11.14.25-12.31.25	GJA	2,000.00		26,653.57
Totals for 5850.001 - Water & Sewer					15,086.74	4,725.00	26,653.57
Net Change for 5850.001 - Water & Sewer							10,361.74
5850.005 - Utility Billing Cost (Balance Forward As of 12/01/2025)							351.60
12/22/2025	12/18/2025	cm014-HIX2512	AP Invoice - CONSERVICE LLC: 2744 NW 207TH ST Service Fee 1902994 12/01/2025-12/31/2025	APA	32.40		384.00
Totals for 5850.005 - Utility Billing Cost					32.40	0.00	384.00

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Net Change for 5850.005 - Utility Billing Cost							32.40
5915.000 - Auditing Fee (Balance Forward As of 12/01/2025)							5,500.00
12/31/2025	12/31/2025		12-2025 Audit/Tax Prep. fees accrual per 2024 actuals	GJB	1,100.00		6,600.00
Totals for 5915.000 - Auditing Fee							6,600.00
Net Change for 5915.000 - Auditing Fee							1,100.00
5955.003 - Management Fee (Balance Forward As of 12/01/2025)							27,500.00
12/31/2025	12/31/2025	1239-603Dec25	AP Invoice - TRG MANAGEMENT - MGMT FEE: 12/25 Fees - RUDG The Commons	APA	2,500.00		30,000.00
Totals for 5955.003 - Management Fee							30,000.00
Net Change for 5955.003 - Management Fee							2,500.00
6020.000 - Insurance (Balance Forward As of 12/01/2025)							19,243.81
12/31/2025	12/31/2025		12-2025 Rcd Property Insurance amortization 5.15.2025-5.15.2026	GJA	942.11		20,185.92
12/31/2025	12/31/2025		12-2025 Rcd USI General Liability/HNOA- Umbrella Excess Liability Expense (4.15.2025-4.15.2026)	GJA	636.00		20,821.92
Totals for 6020.000 - Insurance							20,821.92
Net Change for 6020.000 - Insurance							1,578.11
6030.001 - Business license (Balance Forward As of 12/01/2025)							300.00
Totals for 6030.001 - Business license							300.00
Net Change for 6030.001 - Business license							0.00
6030.005 - Apart. Assoc. Fees (Balance Forward As of 12/01/2025)							143.20
12/02/2025	10/01/2025	1647999	AP Invoice - SOUTH EAST FLORIDA APARTMENT ASSOCIATION INC.: 2026 Annual Renewal Community Dues	APA	148.70		291.90
Totals for 6030.005 - Apart. Assoc. Fees							291.90
Net Change for 6030.005 - Apart. Assoc. Fees							148.70
6030.009 - Fire Annual Inspection (Balance Forward As of 12/01/2025)							856.00
Totals for 6030.009 - Fire Annual Inspection							856.00
Net Change for 6030.009 - Fire Annual Inspection							0.00
6030.010 - Fire Extinguisher Certificates (Balance Forward As of 12/01/2025)							148.73
Totals for 6030.010 - Fire Extinguisher Certificates							148.73
Net Change for 6030.010 - Fire Extinguisher Certificates							0.00
6030.012 - A/C DERM Permit (Balance Forward As of 12/01/2025)							267.50
Totals for 6030.012 - A/C DERM Permit							267.50
Net Change for 6030.012 - A/C DERM Permit							0.00
6030.014 - Backflow Inspections-Fire Sprinkler (Balance Forward As of 12/01/2025)							0.00
12/29/2025	11/03/2025	IV00813257	AP Invoice - PYE-BARKER FIRE & SAFETY, LLC: Backflow Inspections	APA	895.00		895.00
Totals for 6030.014 - Backflow Inspections-Fire Sprinkler							895.00
Net Change for 6030.014 - Backflow Inspections-Fire Sprinkler							895.00
6030.025 - Annual Compliance File Review (Balance Forward As of 12/01/2025)							700.00
Totals for 6030.025 - Annual Compliance File Review							700.00
Net Change for 6030.025 - Annual Compliance File Review							0.00
6060.000 - Real Estate Taxes (Balance Forward As of 12/01/2025)							2,612.44
12/01/2025	12/01/2025		12-2025 Folio 34-1133-003-0110 RE Tax expense	GJB	237.50		2,849.94
Totals for 6060.000 - Real Estate Taxes							2,849.94
Net Change for 6060.000 - Real Estate Taxes							237.50

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6200.000 - Interest Exp. 1st Mortgage (Balance Forward As of 12/01/2025)							45,268.69
12/01/2025	12/01/2025	181275-202508-AP	Invoice - FLORIDA COMMUNITY LOAN FUND INC.: LOAN 181275	APA	4,810.50		50,079.19
			PAYMENT #10 DEC 2025				
12/05/2025	12/05/2025		Adjustment to tie principal balance per mortgage statement as of 12.05.25GJA			93.17	49,986.02
Totals for 6200.000 - Interest Exp. 1st Mortgage					4,810.50	93.17	49,986.02
Net Change for 6200.000 - Interest Exp. 1st Mortgage							4,717.33
6205.001 - Interest Exp. - Surtax Loan #1 (Balance Forward As of 12/01/2025)							4,306.61
12/31/2025	12/31/2025		12.2025 Surtax Loan interest expense accrual \$691K Principal at 0.69%	GJB	391.51		4,698.12
Totals for 6205.001 - Interest Exp. - Surtax Loan #1					391.51	0.00	4,698.12
Net Change for 6205.001 - Interest Exp. - Surtax Loan #1							391.51
6407.000 - HVAC (Balance Forward As of 12/01/2025)							5,000.00
Totals for 6407.000 - HVAC					0.00	0.00	5,000.00
Net Change for 6407.000 - HVAC							0.00
6413.000 - Lawn, Trees & Shrubs (Balance Forward As of 12/01/2025)							0.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON - 1.5 DAY(S) OF LABOR	APA	0.00		0.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON - DISPOSAL INCLUDED	APA	0.00		0.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON - INCLUDING PARKING LOT + REAR OF BUILDING	APA	0.00		0.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON JULY, 2025	APA	0.00		0.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON NA	APA	0.00		0.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON TOTAL TRIMMING SERVICES	APA	3,400.00		3,400.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON wtn#79016151	APA	0.00		3,400.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON DISCOUNT	APA		200.00	3,200.00
12/10/2025	11/12/2025	44472	AP Invoice - ALL SMOOTH LAWN MAINTENANCE & LANDSCAPIN: U- COMMON TREE TRIMMING THROUGHOUT PROPERTY:	APA	0.00		3,200.00
Totals for 6413.000 - Lawn, Trees & Shrubs					3,400.00	200.00	3,200.00
Net Change for 6413.000 - Lawn, Trees & Shrubs							3,200.00
6415.000 - Paving and Parking (Balance Forward As of 12/01/2025)							7,710.00
Totals for 6415.000 - Paving and Parking					0.00	0.00	7,710.00
Net Change for 6415.000 - Paving and Parking							0.00
6434.003 - Bath Tub Replacement (Balance Forward As of 12/01/2025)							3,800.00
Totals for 6434.003 - Bath Tub Replacement					0.00	0.00	3,800.00
Net Change for 6434.003 - Bath Tub Replacement							0.00
6445.004 - Appliance Microwaves (Balance Forward As of 12/01/2025)							234.33
Totals for 6445.004 - Appliance Microwaves					0.00	0.00	234.33
Net Change for 6445.004 - Appliance Microwaves							0.00
8010.000 - Depreciation Expense (Balance Forward As of 12/01/2025)							59,047.57
12/31/2025	12/31/2025		12-2025 Fixed Assets Depreciation	GJB	5,367.96		64,415.53
Totals for 8010.000 - Depreciation Expense					5,367.96	0.00	64,415.53
Net Change for 8010.000 - Depreciation Expense							5,367.96
8020.000 - Amortization Expense (Balance Forward As of 12/01/2025)							1,794.54
Totals for 8020.000 - Amortization Expense					0.00	0.00	1,794.54

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Net Change for 8020.000 - Amortization Expense							0.00
9020.100 - Compliance Fee (Balance Forward As of 12/01/2025)							1,056.00
12/31/2025	12/31/2025	1239-603Dec25	AP Invoice - TRG MANAGEMENT- Compliance Fee: 12/25 Comp Fees - APA RUDG The Commons		96.00		1,152.00
Totals for 9020.100 - Compliance Fee					96.00	0.00	1,152.00
Net Change for 9020.100 - Compliance Fee							96.00
Grand Total					89,768.21	78,557.95	(8,715.24)