

Balance Sheet

Property: Valley View MHP LLC
As of 09/30/25 (cash basis)

ASSETS

Bank		
110396 Valley View MHP LLC-CBC		223,953.55
Total Bank		223,953.55
Other Current Asset		
120200 Undeposited Funds		2,583.00
120400 Pass-through		-480.00
120650 PEX Deposit		1,500.00
Total Other Current Asset		3,603.00
Fixed Asset		
150000 Land and Improvements (Non-Posting)		
150100 Land		510,000.00
150200 Land Improvements		2,020,000.00
150000 Total Land and Improvements (Non-Posting)		2,530,000.00
160000 Real Estate		
160200 Residential Buildings (27.5 yr Depreciation)		20,000.00
165200 Loan Fees		21,185.10
165400 Escrow Closing Costs		3,830.35
160000 Total Real Estate		45,015.45
Total Fixed Asset		2,575,015.45
TOTAL ASSETS		2,802,572.00

LIABILITIES & EQUITY

Liabilities

Other Current Liability		
205000 Security Deposits (non-posting)		
205100 Security Deposits		3,500.00
205000 Total Security Deposits (non-posting)		3,500.00
299999 Unallocated Prepaid Rents		4,980.00
Total Other Current Liability		8,480.00
Long Term Liability		
220000 Notes Payable		
220100 Primary Mortgage Payable		1,594,326.72
220000 Total Notes Payable		1,594,326.72
Total Long Term Liability		1,594,326.72
Total Liabilities		1,602,806.72

Equity

300000 Net Income		-50,234.72
300500 Capital (non-posting)		
301990 Capital-BoaVida 2025 Fund LP		1,250,000.00
300500 Total Capital (non-posting)		1,250,000.00
Total Equity		1,199,765.28

TOTAL LIABILITIES & EQUITY

2,802,572.00
