

Balance Sheet

Property: Waynesville Estates LLC
As of 09/30/25 (cash basis)

ASSETS

Bank	
110394 Waynesville Estates LLC-FSB	317,722.57
114100 BoaVida Treasury I/Co-FSB	1,100,000.00
Total Bank	1,417,722.57
Other Current Asset	
120200 Undeposited Funds	19,483.00
121000 A/R - Inter Company	
122395 I/Co-Eaglewood Estates LLC	-1,341.00
121000 Total A/R - Inter Company	-1,341.00
Total Other Current Asset	18,142.00
Fixed Asset	
150000 Land and Improvements (Non-Posting)	
150100 Land	1,780,000.00
150200 Land Improvements	4,075,000.00
150000 Total Land and Improvements (Non-Posting)	5,855,000.00
160000 Real Estate	
160200 Residential Buildings (27.5 yr Depreciation)	3,070,000.00
165200 Loan Fees	66,376.09
165400 Escrow Closing Costs	31,650.42
165500 Commissions	267,000.00
160000 Total Real Estate	3,435,026.51
Total Fixed Asset	9,290,026.51
TOTAL ASSETS	10,725,891.08

LIABILITIES & EQUITY

Liabilities

Other Current Liability	
205000 Security Deposits (non-posting)	
205100 Security Deposits	77,593.00
205000 Total Security Deposits (non-posting)	77,593.00
299999 Unallocated Prepaid Rents	16,355.00
Total Other Current Liability	93,948.00
Long Term Liability	
220000 Notes Payable	
220100 Primary Mortgage Payable	5,400,000.00
220000 Total Notes Payable	5,400,000.00
Total Long Term Liability	5,400,000.00
Total Liabilities	5,493,948.00

Equity

300000 Net Income	181,943.08
300500 Capital (non-posting)	

301990 Capital-BoaVida 2025 Fund LP	5,050,000.00
300500 Total Capital (non-posting)	5,050,000.00
Total Equity	5,231,943.08
TOTAL LIABILITIES & EQUITY	10,725,891.08