Prepared By: _____
Reviewed By: _____
Approved By: _____

HUMMER 3 TEST COMPANY
Trial Balance (Comparative)

12/31/25

	Prior Adj Bal	Current UnAdj Bal	Adj#	Amount	Adj Bal	W/P Ref
Assets						
1110 Petty Cash	400.00	400.00		0.00	400.00	
1120 CASH	7,726.90	17,458.58		0.00	17,458.58	
1125 Cash-Money Market	27,317.36	29,388.73		0.00	29,388.73	
1210 Prepaid Expenses	54,119.55	41,024.25	1	(11,188.83)	29,835.42	
1220 Hazard Insurance-Escrow	18,927.72	38,331.95		0.00	38,331.95	
1230 Real Estate Tax-Escrow	15,100.56	15,152.16		0.00	15,152.16	
1340 Loan (SP)	0.00	92.52		0.00	92.52	
1380 State taxes due from Investors	0.00	0.00	4	2,871.00	2,871.00	
1610 Land	137,476.00	137,476.00		0.00	137,476.00	
1625 Apartment Buildings	1,576,232.23	1,576,232.23		0.00	1,576,232.23	
1650 Furniture and Equipment	63,116.71	63,116.71		0.00	63,116.71	
1740 Improvements	187,363.04	222,153.15		0.00	222,153.15	
1755 Developement Fee	0.00	0.00		0.00	0.00	
1760 Loan Fees	0.00	0.00		0.00	0.00	
1775 Accumulated Depreciation	(1,697,853.30)	(1,706,500.43)	2	(847.10)	(1,707,347.53)	
1780 Accumulated Amortization	0.00	0.00		0.00	0.00	
1795 Replacement Reserve	41,433.63	43,369.32		0.00	43,369.32	
Total Assets	431,360.40	477,695.17		(9,164.93)	468,530.24	
Liabilities						
1202 Fire Damage	0.00	0.00		0.00	0.00	
2105 Prepaid Rent	(7,142.27)	(7,978.12)		0.00	(7,978.12)	
2130 Current portion of mortgage payable	0.00	0.00	5	(64,525.00)	(64,525.00)	
2140 Mortgage Principal-Refi	(638,198.16)	(577,981.76)	5	64,525.00	(513,456.76)	
2210 Loan Payable To SP	(15,000.00)	(15,000.00)		0.00	(15,000.00)	
2220 Loan Payable to GC Family Trust	(75,500.00)	(75,500.00)		0.00	(75,500.00)	
2250 Tenant Security Deposits	(26,990.00)	(29,380.00)		0.00	(29,380.00)	
2252 Accrued Management Fees-SP, Inc.	(5.60)	0.00		0.00	0.00	
2260 Accrued Int. 1st Mortgage	(3,685.59)	(3,685.59)	3	347.75	(3,337.84)	
Total Liabilities	(766,521.62)	(709,525.47)		347.75	(709,177.72)	
Equity						
3020 Capital-General Partner	183,316.01	182,655.43		0.00	182,655.43	
3025 Capital-Limited Partner	217,903.58	152,505.79		0.00	152,505.79	
3200 Distribution-Gen. Partner	0.00	0.00		0.00	0.00	
3210 Distribution-Limited Partner	0.00	2,871.00	4	(2,871.00)	0.00	
Total Equity	401,219.59	338,032.22		(2,871.00)	335,161.22	
Total Liabilities & Equity	(365,302.03)	(371,493.25)		(2,523.25)	(374,016.50)	
Revenues						
4100 RENT INCOME	(643,002.37)	(663,601.95)		0.00	(663,601.95)	
4105 Section 8 Rent	(86,900.39)	(81,866.00)		0.00	(81,866.00)	
4210 Fees-Applications	(410.00)	(596.00)		0.00	(596.00)	
4234 Reimb. Regional/Prop. Mgr.	0.00	(42,215.76)		0.00	(42,215.76)	
4310 Damage Reimbursement	(1,166.23)	(2,909.55)		0.00	(2,909.55)	
4320 Interest Income	(2,615.57)	(1,977.06)		0.00	(1,977.06)	

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4330 Laundry & Vending	(4,366.90)	(4,971.65)		0.00	(4,971.65)	
4338 Termination/Transfer Fees	0.00	0.00		0.00	0.00	
4345 NSF Check Fee	(210.00)	(70.00)		0.00	(70.00)	
4350 Security Deposit Forfeiture	(175.42)	0.00		0.00	0.00	
4360 Other Income	0.00	0.00		0.00	0.00	
4460 Late Fee	(7,322.35)	(7,394.63)		0.00	(7,394.63)	
4500 Credit Adjustments	(331.00)	(899.80)		0.00	(899.80)	
Total Revenues	(746,500.23)	(806,502.40)		0.00	(806,502.40)	
Expenses						
6120 Electricity	13,192.23	14,678.53		0.00	14,678.53	
6140 Trash Removal	8,198.12	9,429.90		0.00	9,429.90	
6150 Water & Sewer	30,089.18	40,566.63		0.00	40,566.63	
6160 Cable, Internet, etc.	1,983.36	1,953.36		0.00	1,953.36	
6200 General Maintenance	24,331.87	25,554.48		0.00	25,554.48	
6205 Appliance-Repair	0.00	0.00		0.00	0.00	
6207 Appliance-Replacement	14,174.37	1,858.57		0.00	1,858.57	
6210 Building Repair-Exterior	971.52	1,366.00		0.00	1,366.00	
6211 Building Repair-Interior	4,829.10	0.00		0.00	0.00	
6213 Carpet Cleaning/Stretching	1,160.00	1,914.00		0.00	1,914.00	
6214 Carpet-Replacement	0.00	1,846.00		0.00	1,846.00	
6215 Cleaning & Janitorial	10,705.00	11,875.00		0.00	11,875.00	
6216 Contract Labor	150.00	0.00		0.00	0.00	
6217 Electrical	2,500.00	2,033.73		0.00	2,033.73	
6218 Exterminating	5,475.00	3,770.72		0.00	3,770.72	
6219 Floors-Hardware & Tile	4,065.49	21,386.87		0.00	21,386.87	
6220 HVAC-Repair & Maintenance	10,195.86	10,817.47		0.00	10,817.47	
6221 HVAC-Replacement	20,233.23	11,791.84		0.00	11,791.84	
6223 Paint-Labor-Int.	745.00	6,050.00		0.00	6,050.00	
6224 Plumbing	3,416.92	5,785.51		0.00	5,785.51	
6225 Pool Maintenance	14,201.33	6,810.89		0.00	6,810.89	
6235 Machine Repairs - Labor	0.00	0.00		0.00	0.00	
6245 Rentals/Storage	1,398.42	1,941.41		0.00	1,941.41	
6250 Grounds & Snow Removal	24,040.30	20,607.91		0.00	20,607.91	
6254 Pressure Washing	0.00	0.00		0.00	0.00	
6255 Roofing	825.40	3,885.00		0.00	3,885.00	
6260 Signs	210.60	571.98		0.00	571.98	
6261 Temporary Lodging-Tenants	0.00	0.00		0.00	0.00	
6300 Auto/Trailer Expense	668.31	445.71		0.00	445.71	
6305 Gas Expense (Auto)	3,542.02	2,953.17		0.00	2,953.17	
6310 Appliance Parts	676.46	1,773.00		0.00	1,773.00	
6320 Building Materials	12,645.32	19,199.72		0.00	19,199.72	
6325 Electrical Supplies	2,048.64	942.61		0.00	942.61	
6326 Ext. Lights/Fixtures	0.00	356.25		0.00	356.25	
6330 Filters	237.71	382.02		0.00	382.02	
6335 Grounds Supplies	133.63	646.50		0.00	646.50	
6340 Hardware	1,580.61	1,769.09		0.00	1,769.09	
6345 HVAC Parts	2,873.29	3,919.87		0.00	3,919.87	
6350 Janitorial Supplies	333.12	675.98		0.00	675.98	

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6355	Paint-Materials	2,819.14	1,682.91		0.00	1,682.91	
6360	Plumbing Supplies	9,297.69	6,675.58		0.00	6,675.58	
6365	Pool Supplies	1,415.93	1,151.96		0.00	1,151.96	
6410	Tools & Equipment	0.00	0.00		0.00	0.00	
6420	Fire Equip. & Maintenance	325.88	248.18		0.00	248.18	
6450	Parking Lot/Street Repairs	6,500.00	0.00		0.00	0.00	
6700	Uniform Expense	0.00	722.84		0.00	722.84	
7410	Bookkeeping	2,016.00	2,016.00		0.00	2,016.00	
7425	Advertising-Other	4,059.86	4,058.17		0.00	4,058.17	
7440	Bank Charges	391.70	415.20		0.00	415.20	
7445	Credit Reports	1,334.11	(813.22)		0.00	(813.22)	
7450	Dues & Subscriptions	1,022.98	682.17		0.00	682.17	
7470	Legal	224.00	1,085.00		0.00	1,085.00	
7471	Professional Services	8,160.00	8,460.00		0.00	8,460.00	
7475	Warrant & Court Costs	452.50	793.50		0.00	793.50	
7500	Management Fees	51,967.12	53,095.37		0.00	53,095.37	
7620	Security	240.00	240.00		0.00	240.00	
7640	Training/Classes	60.00	230.00		0.00	230.00	
7690	Office Expenses	5,060.55	6,603.17		0.00	6,603.17	
7691	Office Supplies	327.12	866.20		0.00	866.20	
7692	Postage	1,004.11	841.94		0.00	841.94	
7693	Telephone Expense	3,260.17	3,195.22		0.00	3,195.22	
7700	Health Insurance	15,877.12	4,462.97		0.00	4,462.97	
7702	Dental Insurance	341.28	362.88		0.00	362.88	
7703	Life Insurance	216.09	278.82		0.00	278.82	
7704	Insurance (Calvin)	1,680.16	1,717.84		0.00	1,717.84	
7710	Hazard/Auto/Umb Insurance	59,544.08	51,700.01	1	11,188.83	62,888.84	
7720	Licenses/Taxes/Fees	263.00	1,352.00		0.00	1,352.00	
7740	Real Estate Tax	60,247.32	60,505.32		0.00	60,505.32	
7745	Inspection Fees	192.00	192.00		0.00	192.00	
7750	Workmans Comp	1,204.43	1,665.63		0.00	1,665.63	
7790	Other	0.00	0.00		0.00	0.00	
7801	Payroll Reimb.-Office	22,667.50	24,701.64		0.00	24,701.64	
7802	Payroll Reimb. - Prop. Mgr.	65,999.96	71,411.73		0.00	71,411.73	
7803	Payroll Reimb- Maintenance	31,041.25	44,439.12		0.00	44,439.12	
7804	Payroll Reimb- Supervisor (Maint.)	19,300.95	21,314.81		0.00	21,314.81	
7805	Payroll Reimb. - Pool Attendants	3,042.00	3,181.75		0.00	3,181.75	
7825	Maintenance Man	0.00	0.00		0.00	0.00	
7831	Assistant Manager/Office Help	13,787.49	17,337.30		0.00	17,337.30	
7835	Reimb. Payroll Taxes	10,643.55	12,881.26		0.00	12,881.26	
8110	Depreciation	6,589.11	8,647.13	2	847.10	9,494.23	
8150	Amortization	0.00	0.00		0.00	0.00	
8510	1st Mortgage Interest	46,034.30	42,338.36	3	(347.75)	41,990.61	
Total Expenses		680,441.86	700,300.48		11,688.18	711,988.66	
Net Income/(Loss)		66,058.37	106,201.92		(11,688.18)	94,513.74	
Net Debits/(Credits)		0.00	0.00		0.00	0.00	