

**WESTDALE AVE LLC
GENERAL LEDGER
WORKING TRIAL BALANCE**

			12/31/2022 BALANCE
	Report Code		
1010	1025	CASH - OPERATING	31.78
1061	1985	OXFORD CAP EXP RESERVE	68,250.00
1062	1985	OXFORD INSURANCE RESERVE	22,909.00
1063	1985	OXFORD TAX RESERVE	69,550.75
1300	2030	PREPAID INSURANCE	(4,411.60)
1400	1300	PREPAID EXPENSES - r/e tax	3,866.08
1500	1511.3	LAND	510,000.00
1520	1521.3	BUILDING	4,590,000.00
1521	1522.2	ACCUM. DEP. BUILDING	(598,090.85)
1530	1611.1	BUILDING IMPROVEMENTS	246,831.80
1531	1612.2	ACCUM. DEP. BLDG IMPROVEMENTS	(29,825.51)
1750	1975.1	DEFERRED CLOSING COST	221,885.35
1751	1975.2	ACCUM AMORT-DEFERRED CLOSING COST	(135,596.73)
1900	2310	DEFERRED LOAN PRINCIPAL - OXFORD	206,263.75
2020	2030	ACCRUED EXPENSES - ACCOUNTING	(14,000.00)
2030	2030	ACCRUED INTEREST - OXFORD LOAN	(148,833.63)
2040	2030	ACCRUED INTEREST - DB LOAN	(12,841.65)
2060	2030	ACCRUED INTEREST - PAI I	(10,187.72)
2100	2310	LOAN PAYABLE - OXFORD FINANCE	(16,704,992.78)
2110	2110	LOAN PAYABLE - DAVID BERKOWITZ	(630,000.00)
2120	0	LOAN PAYABLE - BENJAMIN BERKOWITZ	0.00
2200	2320	LOAN PAYABLE - PAI I	(1,000,000.00)
2400	2110	DUE POINTE GROUP CARE, LLC	(2,098.90)
2420	2110	DUE WILMINGTON REHAB LLC	196,359.41
2440	0	DUE CAROL WAY LLC	0.00
2600	2520	MEMBER EQUITY	14,330,291.45
2800	2520	RETAINED EARNINGS	(242,449.99)
3010	3510.1	RENTAL INCOME	(3,000,000.00)
4020	4.5	LEGAL FEES	396.50
4030	4.6	ACCOUNTING FEES	7,000.00
4100	4.1	FILING FEES	520.00
4110	4.2	OFFICE SUPPLIES & EXPENSES	170.50
4120	4.3	BANK SERVICE CHARGES	166.92
4140	4.4	LATE CHARGE	72.83
4500	9540	REAL ESTATE TAXES	117,627.20
4510	9580	PROPERTY INSURANCE	35,575.07
4600	9545.2	INTERST EXP - OXFORD FINANCE	1,381,196.44
4650	9545.2	INTEREST EXP - MEMBER LOANS	151,199.98
4660	9545.2	INTEREST EXP - PAI I	119,952.02
4820	9550	DEPRECIATION BUILDING	166,909.09
4830	9560.8	DEPRECIATION BUILDING IMPROVE.	12,341.59
4930	9545.2	AMORT. DEFERRED CLOSING COST	73,961.85
			0.00
Net Income			(932,910.01)