

		To offset unallowable expenses, mark "offset" in the comment column			
			Trial Balance		
			1/1/23 - 12/31/23		
CR Code	CR line	Account	Name	Amount	Comment
1025		1010	CASH - OPERATING	146.16	
1280		1300	PREPAID INSURANCE	(2,326.43)	
1300		1400	PREPAID EXPENSES - r/e tax		
1985	5.2	1040	Cash Collateral payment	23,999.52	
1511.1			Land	200,000.00	
1521.1		1520	BUILDING	1,800,000.00	
1522.2		1521	ACCUM. DEP. BUILDING	(69,454.55)	
1975.1			Deferred Closing costs	135,799.69	
1975.2			Accum Amort DCC	(45,318.15)	
1985	5.1		Ins Reserve	13,750.00	
1985	5.1		RE tax Reserve	37,500.00	
1985	5.1		Cap Ex reserve	94,150.00	
1180		2410	DUE ADVINIA NP	151,829.83	
			Total Assets	2,340,076.07	
2030		2015	ACCRUED Interest	(26,386.54)	
2030		2020	ACCRUED EXPENSES - acctg	(4,225.00)	
2310		2100	DUE OXFORD	(3,495,169.09)	
2330			Loan Payable Yosef Meystel	(457,500.00)	
2330			Loan Payable Ben Berkowitz	(907,500.00)	
2330			Loan Payable David Berkowitz	(750,000.00)	
2330		2400	DUE POINTE GROUP CARE, LLC	(19,418.00)	
2520			Retained Earnings		
2520			Partners' Equity	3,302,042.81	
2520			Capital Contributions		
2520			Capital Contributions		
2530			Draws		
2530			Draws		
2545			Capital Contributions - Other		
2550			Net (Income)/ Loss	18,079.75	
			Total Liabilities & Equity	(2,340,076.07)	-
3510.1	1.1	3010	RENTAL INCOME	(511,100.79)	
			Total Revenues	(511,100.79)	
9502.5	4.2	4030	ACCOUNTING	4,225.00	
9545.1	2.6	4100	Interest Exp Oxford	317,929.88	
9580		4110	Property Ins	21,744.43	
9502.5	4.1	4120	BANK SERVICE CHARGES	26.00	
9540		4500	R/E TAX	69,206.43	
9545.1	2.6	4810	Amort DCC	45,318.15	
9550		4820	DEPRECIATION BUILDING	69,454.55	
9502.5	4.1	4020	Late Fees	1,276.10	offset
			Total Expenses	529,180.54	
			Assets	2,340,076.07	
			Liabilities & Equity	(2,340,076.07)	
			Revenues	(511,100.79)	
			Expenses	529,180.54	
			Net Income	18,079.75	