

		To offset unallowable expenses, mark "offset" in the comment column		
			<b>Trial Balance</b>	
			<b>1/1/23 - 12/31/23</b>	
<b>CR Code</b>	<b>CR line</b>	<b>Account</b>	<b>Name</b>	<b>Amount</b>
1025		1010	CASH - OPERATING	146.16
1280		1300	PREPAID INSURANCE	(2,217.15)
1300		1400	PREPAID EXPENSES - r/e tax	(164,363.92)
1985	5.2	1040	Cash Collateral paymment	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	135,954.45
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 NW	312,940.91
			<b>Total Assets</b>	<b>2,337,087.27</b>
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	(18,413.80)
2520			Retained Earnings	
2520			Partners' Equity	3,320,608.18
2520			Capital Contributions	
2520			Capital Contributions	
2530			Draws	
2530			Draws	
2545			Capital Contributions - Other	
2550			Net (Income)/ Loss	1,498.98
			<b>Total Liabilities &amp; Equity</b>	<b>(2,337,087.27)</b>
3510.1	1.1	3010	RENTAL INCOME	(628,655.93)
			<b>Total Revenues</b>	<b>(628,655.93)</b>
9502.5	4.2	4030	ACCOUNTING	4,225.00
9545.1	2.6	4100	Interest Exp Oxford	317,929.88
9580		4110	Property Ins	20,630.95
9502.5	4.1	4120	BANK SERVICE CHARGES	26.00
9540		4500	R/E TAX	172,570.38
9545.1	2.6	4810	Amort DCC	45,318.15
9550		4820	DEPRECIATION BUILDING	69,454.55
			<b>Total Expenses</b>	<b>630,154.91</b>
			<b>Assets</b>	<b>2,337,087.27</b>
			<b>Liabilities &amp; Equity</b>	<b>(2,337,087.27)</b>
			<b>Revenues</b>	<b>(628,655.93)</b>
			<b>Expenses</b>	<b>630,154.91</b>
			<b>Net Income</b>	<b>1,498.98</b>