

**255 CENTRAL AVE LLC
GENERAL LEDGER
WORKING TRIAL BALANCE**

Grouping			12/31/2022 BALANCE	12/31/2023 BALANCE	
1025	1010	CASH - OPERATING	51	70,618	
5.1	1056	REPLACEMENT RESERVE	374,683	511,472	
5.2	1058	INSURANCE ESCROW	124,975	159,913	
5.3	1059	REAL ESTATE TAX ESCROW	68,014	74,069	
5.2	1060	MIP ESCROW	86,924	84,464	
2030	1300	PREPAID INSURANCE	(2,421)	(7,405)	
1300	1400	PREPAID EXPENSES - r/e tax	17,760	5,695	
1511.3	1500	LAND	900,000	900,000	
1611.3	1510	LAND IMPROVEMENTS	59,986	59,986	
1632.2	1511	ACCUM. DEP. LAND IMPROVEMENTS	(33,798)	(39,796)	
1521.3	1520	BUILDING	5,100,000	5,100,000	
1522.2	1521	ACCUM. DEP. BUILDING	(1,133,053)	(1,318,508)	
1611.3/1	1530	BUILDING IMPROVEMENTS	414,371	532,848	
1612.2	1531	ACCUM. DEP. BLDG IMPROVEMENTS	(71,764)	(99,620)	
1651.3	1540	FURNITURE & FIXTURE	13,887	15,265	
1652.2	1541	ACCUM DEP. FURNITURE & FIXTURE	(9,330)	(11,890)	
1651.3	1550	EQUIPMENT	173,366	193,498	
1652.2	1551	ACCUM. DEP. EQUIPMENT	(85,215)	(121,552)	
1651.3	1560	COMPUTER HARDWARE	68,265	68,265	
1652.2	1561	ACCUM DEP COMPUTER HARDWARE	(42,061)	(55,677)	
1710.1	1600	SOFTWARE	5,988	5,988	
1710.2	1601	ACCUM AMORT - SOFTWARE	(5,098)	(5,462)	
1975.1	1750	DEFERRED CLOSING COST	118,333	118,333	
1975.2	1751	ACCUM AMORT-DEFERRED CLOSING COST	(6,277)	(9,516)	
2030	2030	ACCRUED EXPENSES - ACCOUNTING	(14,000)	(32,225)	
2030	2100	ACCRUED INTEREST	(45,897)	(45,016)	
2310	2305	MORTGAGE PAYABLE - WALKER & DUNLOP	(16,589,220)	(16,270,849)	
2310	2308	LONG TERM DEBT OFFSET - 1ST MORTG	319,252	330,013	
2160	2360	CURRENT MATURITIES - 1ST MORTG	(319,252)	(330,013)	
1180	2400	DUE POINTE GROUP CARE, LLC	(489,866)	(504,234)	
1180	2450	DUE EASTPOINTE REHAB CENTER LLC	1,706,212	1,756,720	
2520	2600	MEMBER EQUITY	9,868,479	9,868,479	
2520	2650	MEMBER DISTRIBUTION-D&A EQUITIES LLC	433,665	433,665	
2520	2800	RETAINED EARNINGS	(1,006,959)	(1,006,959)	
3510	3010	RENTAL INCOME	-	(1,629,599)	
3530	3020	LEASE INCOME - T-MOBILE	-	(44,376)	
0	3030	LEASE INCOME - SPRINT	-	-	
3540	3042	INTEREST INCOME - REPLACEMENT RESERVE	-	(289)	
9547	4010	PROFESSIONAL FEES	-	-	
9502.5	4020	LEGAL FEES	-	732	
9502.5	4030	ACCOUNTING	-	32,450	
0	4100	FILING FEES	-	-	
0	4110	OFFICE SUPPLIES & EXPENSES	-	-	
9502.5	4120	BANK SERVICE CHARGES	-	143	
9540	4500	REAL ESTATE TAXES	-	181,432	
9580	4510	PROPERTY INSURANCE	-	118,154	
9580	4520	MIP INSURANCE	-	90,295	
9545.1	4630	INTEREST EXP - WALKER & DUNLOP	-	545,066	
9560.8	4810	DEPRECIATION LAND IMPROVEMENTS	-	5,999	
9550	4820	DEPRECIATION BUILDING	-	185,455	
9560.8	4830	DEPRECIATION BUILDING IMPROVE.	-	27,856	
9570	4840	DEPRECIATION FURNITURE & FIXTURE	-	2,559	
9570	4850	DEPRECIATION EQUIPMENT	-	36,337	
9570	4860	DEPRECIATION COMPUTER HARDWARE	-	13,616	
9575	4910	AMORT. SOFTWARE	-	364	
9545.1	4930	AMORT. DEFERRED CLOSING COST	-	3,239	1,243,697
			(0)	0	1,243,697.48
	Net Loss			(430,567)	(0.36)
				430,567	
				0	