ANDREW A MATHEW CPA. P.C.

Certified Public Accountant

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Accountant's Compilation Report

To The Management,

Vitthal 4 LLC.

Houston, Texas.

Management is responsible for the accompanying financial statements of Vitthal 4 LLC (a partnership), which comprise the statements of assets, liabilities, and equity–income tax basis as of December 31st, 2023, and the related statements of revenues and expenses -income tax basis, for the period of twelve months from January to December then ended in accordance with the tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting framework. I have performed compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenue and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Houston, Texas
March 07th, 2024.

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Revenue & Expenses-Tax Basis
January through December 2023

		Jan - Dec 23
Ordinary Income/Expense		
Income		
Lodging Sales		
Miscellaneous Revenue	18,459.20	
Nontaxable Revenue	153,060.94	
Taxable Revenue	474,953.50	
Total Lodging Sales		646,473.64
Total Income		646,473.64
Gross Profit		646,473.64
Expense		
Accounting Expense		600.00
Advertising and Promotion		227.33
Amortization Expense		54,952.00
Bank Service Charges		45.00
Business Licenses and Permits		110.00
Cable Expense		5,498.92
Cleaning Service		5,094.25
Commission		7,427.83
Complementary Breakfast		2,058.63
Contract Labor		1,670.00
Credit Card Fee		11,007.04
Depreciation Expense		70,111.00
Dues and Subscriptions		129.84
Extermination		1,664.21
Interest Expense		189,285.89
Internet Expense		1,786.67
Landscaping and Groundskeeping		2,370.00
Meal & Entertainment		24.10
Motel Supplies		42,306.20
Office Supplies		3,214.38
Outside Service		3,120.00
Payroll Tax Expenses		9,534.91
Penalty		154.00
Property Tax		56,653.64
Repairs and Maintenance		36,180.83
Royalty Expense		49,284.39
Salaries & Wages		100,266.04
Telephone Expense		6,634.00
Utilities		23,161.37
Waste Service		2,129.84
Total Expense		686,702.31
Net Ordinary Income		-40,228.67

VITTHAL 4 LLC DBA QUALITY SUITES

Statement of Revenue & Expenses-Tax Basis

January through December 2023

	Jan - Dec 23
Other Income/Expense	
Other Income	
Interest Income	42.46
Total Other Income	42.46
Net Other Income	42.46
Net Income	-40,186.21

VITTHAL 4 LLC DBA QUALITY SUITES

Statement of Assets, Liabilities & Equity-Tax Basis

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Home Bank- 7836	26,270.25
Total Checking/Savings	26,270.25
Total Current Assets	26,270.25
Fixed Assets	
Beddings	47,000.00
Boilers	40,000.00
Computer	3,571.17
Computer & Printer	5,000.00
Dryers	3,484.88
Fridges	8,100.00
Hotel Building	1,883,341.16
Ice Machines	3,000.00
Land	325,000.00
Locks and Keys	18,671.93
Microwave	6,791.93
Parking Lot	240,000.00
Refrigerator	3,500.00
Security Camera	8,500.00
Sign	16,210.65
Sprinkler Systems	5,000.00
Swimming Pool	75,000.00
Table and Chairs	22,500.00
Washer Dryer	5,903.08
Washing Machines	2,161.72
Wifi Equipment	16,865.71
Wire Fence Accumulated	17,000.00
Accu. Depreciation	-70,111.00
Total Fixed Assets	2,686,491.23
Other Assets	
Franchise Fee	37,500.00
Goodwill	557,050.75
Loan Closing Cost	51,807.17
Organizational Cost	3,000.00
Accu. Amortization	-55,152.00
Total Other Assets	594,205.92
TOTAL ASSETS	3,306,967.40

VITTHAL 4 LLC DBA QUALITY SUITES

Statement of Assets, Liabilities & Equity-Tax Basis

As of December 31, 2023

		Dec 31, 23
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
Capital One		2,467.75
Total Credit Cards		2,467.75
Other Current Liabilities		
Occupancy Tax Payable- County		11,719.82
Occupancy Tax Payable- City		3,058.60
Occupancy Tax Payable- State		2,621.65
Payroll Liabilities		571.03
Total Other Current Liabilities		17,971.10
Total Current Liabilities		20,438.85
Long Term Liabilities		
N/P Home Bank		2,647,987.66
Total Long Term Liabilities		2,647,987.66
Total Liabilities		2,668,426.51
Equity		
Partners Capital Account		
Ektaben Patel-Contribution	101,839.06	
Hemalata Patel-Contribution	101,839.06	
Hiren Patel-Contribution	101,839.06	
Paresh Patel- Contribution	373,409.92	
Total Partners Capital Account		678,927.10
Retained Earnings		-200.00
Net Income		-40,186.21
Total Equity		638,540.89
TOTAL LIABILITIES & EQUITY		3,306,967.40