

EXHIBIT 105



RETURN SERVICE ONLY
PLEASE DO NOT SEND MAIL TO THIS ADDRESS
PO Box 619060
5901 Postal Road
Cleveland, OH 44181

Subserviced by Mr. Cooper

MORTGAGE LOAN STATEMENT

CONTACT INFORMATION

Customer Service: 833-685-2580
Monday through Thursday from 7 a.m. to 8 p.m. (CT), Friday from 7 a.m. to 7 p.m. (CT) and Saturday from 8 a.m. to 12 p.m. (CT)
www.mylakeviewloan.com

Statement Date: 05/16/2024
Loan Number: [REDACTED]
Payment Due Date: 06/01/2024
Amount Due: \$5,270.38
If payment is received on or after 06/17/2024, \$191.78 late fee will be charged.

Property Address:
WASHINGTON, DC 20003



Witness 2
NANCY R MACE
MOUNT PLEASANT, SC 29464

Account Information

Interest Bearing Principal Balance \$770,871.88
Interest Rate 3.375%
Escrow Balance \$2,330.52

The Principal Balance does not represent the payoff amount of your account and is not to be used for payoff purposes.

Explanation of Amounts Due

Principal \$1,467.61
Interest \$2,168.08
Escrow Amount (for Taxes & Insurance) \$1,634.69
Optional Products and Services \$0.00
Regular Monthly Payment \$5,270.38
Total Fees and Charges \$0.00
Overdue Payment(s) \$0.00
Partial Payment (Unapplied) \$0.00
Total Amount Due \$5,270.38
Trial/Workout Payment Amount \$0.00

Past Payment Breakdown

	Payment Rec'd since 04/13/2024	Paid Year to Date
Principal	\$1,463.50	\$7,276.56
Interest	\$2,172.19	\$10,901.89
Escrow (Taxes & Insurance)	\$1,509.39	\$7,546.95
Optional Insurance	\$0.00	\$0.00
Fees and Charges	\$0.00	\$0.00
Lender Paid Expenses	\$0.00	\$0.00
Partial Payment (Unapplied)	\$0.00	\$0.00
Total	\$5,145.08	\$25,725.40

Mr. Cooper is a brand name for Nationstar Mortgage LLC. Nationstar Mortgage LLC is doing business as Nationstar Mortgage LLC d/b/a Mr. Cooper. Mr. Cooper is a registered service mark of Nationstar Mortgage LLC. All rights reserved.

Nationstar Mortgage LLC d/b/a Mr. Cooper is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you are currently in bankruptcy or have received a discharge in bankruptcy, this communication is not an attempt to collect a debt from you personally to the extent that it is included in your bankruptcy or has been discharged, but is provided for informational purposes only.

If you are a successor in interest (received the property from a relative through death, devise, or divorce, and you are not a borrower on the loan) that has not assumed, or otherwise become obligated on the debt, this communication is for informational purposes only and is not an attempt to collect a debt from you personally.

Transaction Activity (04/13/2024 to 05/16/2024)

Date	Description	Total	Principal	Interest	Escrow	Other
05/15/2024	Payment	\$5,145.08	\$1,463.50	\$2,172.19	\$1,509.39	

Important Messages

(See Reverse side for Additional Critical Notices)

Don't like paper? Go Paperless by signing in to your account at www.mylakeviewloan.com and updating your settings.

Want to make payments even easier? You can pay online at www.mylakeviewloan.com or by setting up AutoPay in your online account settings.

DETACH HERE AND RETURN WITH YOUR PAYMENT. PLEASE ALLOW A MINIMUM OF 7 TO 10 DAYS FOR POSTAL DELIVERY.

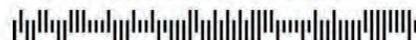


Subserviced by Mr. Cooper www.mylakeviewloan.com

PLEASE CHECK BOX IF MAILING ADDRESS OR PHONE NUMBER HAS CHANGED. ENTER CHANGES ON BACK OF COUPON

Witness 2
NANCY MACE

MR. COOPER
PO BOX 60516
CITY OF INDUSTRY, CA 91716-0516



ACCOUNT NUMBER [REDACTED]	TOTAL AMOUNT DUE* 06/01/2024 \$5,270.38
PAYMENT DUE IF RECEIVED ON OR AFTER 06/17/2024 \$5,452.16	

WRITE YOUR LOAN NUMBER ON YOUR CHECK OR MONEY ORDER AND MAKE PAYABLE TO MR. COOPER*

ADDITIONAL ESCROW \$ _____
**ADDITIONAL PRINCIPAL \$ _____
FEES \$ _____
LENDER PAID EXPENSES \$ _____

TOTAL AMOUNT OF YOUR CHECK DO NOT SEND CASH [REDACTED]

*All amounts must be paid in full before additional principal can be made.

IMPORTANT PAYMENT INFORMATION

- It is important to use the remittance stub and envelope provided since both contain computer encoding that will help ensure prompt and accurate posting of payments. Always include your loan number on your check or money order. However, should you not receive your statement, DO NOT DELAY PAYMENT. Simply write your loan number on your check or money order and mail to the payment address as provided in the **Contact Information** section below.
- Do not send cash or correspondence as this could delay processing. Correspondence should be sent to the address provided in the **Contact Information** section below.
- Please be advised that if your account is delinquent or if there are fees and charges due, your account may not be paid ahead nor may principal reduction payments be applied. When Mr. Cooper receives a remittance that is in excess of a payment amount, that excess is applied to your account in accordance with a predetermined sequence: 1) Principal and Interest due; 2) Applicable Escrow amounts; 3) Fees and other charges assessed to your account. Once this sequence has been satisfied, you may give specific instructions as to how you would like excess amounts to be applied to your account by noting your preference on the face of your remittance stub.
- Any lump sum received that is not accompanied by a payoff quote will be applied according to our standard payment application rules. This will not result in satisfaction and reconveyance/release unless amount tendered satisfies all amounts due and owing on the account.
- A Schedule of Fee for Select Services may be found on our website at www.mylakeviewloan.com.

SERVICEMEMBERS CIVIL RELIEF ACT

The Servicemembers Civil Relief Act (SCRA) may offer protection or relief to members of the military who have been called to active duty. If you are a member of the military who has been called to active duty or received a Permanent Change of Station order and you have not already made us aware, please forward a copy of your orders to us at: Mr. Cooper, Attn: Military Families, P.O. Box 619098, Dallas, TX 75261-9741, fax 855-856-0427 or email MilitaryFamilies@mrcooper.com. Be sure to include your loan number with the copy of the orders. Please visit our website at www.mylakeviewloan.com for complete details regarding Legal Rights and Protections Under the SCRA.

LATE CHARGES AND OVERDRAFT FEES

Payments received and posted after a grace period will be assessed a late charge. The late charge rate and number of grace days are shown on your Note. Please allow adequate time for postal delays as the receipt and posting date will govern the assessment of a late charge. Partial payments cannot be applied. If a payment is credited to your account and subsequently dishonored by your bank, Mr. Cooper will reverse that payment and assess your loan account an insufficient funds fee of up to \$50.00, as permitted by applicable law. (This fee may vary by state.)

HOMEOWNER COUNSELING NOTICE

If your loan is delinquent, you are entitled to receive homeownership counseling from an agency approved by the United States Department of Housing and Urban Development (HUD). A list of the HUD-approved, nonprofit homeownership counseling agencies may be downloaded from the Internet at: <https://apps.hud.gov/offices/hsg/sfh/hcc/hcs.cfm> or by calling the HUD toll free number 1-800-569-4287 (toll free TDD number 1-800-877-8339) to obtain a list of approved nonprofit agencies serving your residential area.

NEW YORK STATE RESIDENTS

For those customers who reside in the state of New York, a borrower may file complaints about the Servicing with the New York State Department of Financial Services or may obtain further information by calling the Department's Consumer Help Unit at 1-800-342-3736 or by visiting the Department's website at www.dfs.ny.gov. Mr. Cooper is registered with the New York Superintendent of Financial Services.

You are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

PAYMENT OPTIONS

AUTOPAY Allows you to have your payment automatically debited, each month, from the checking or savings account of your choice. Mr. Cooper does not charge a fee to activate this service. Call 833-685-2580 for more information or visit our website at www.mylakeviewloan.com.

ONLINE PAYMENT Allows you to sign in to your account anytime to make a payment. There is no charge for this service. Sign in to www.mylakeviewloan.com.

AUTOMATED PHONE PAYMENT Is a pay-by-phone service provided through our automated phone system. There is no charge for this service. Call 833-685-2580.

PAY BY MAIL Detach the coupon provided with this statement and mail it with your check or money order in the envelope provided. Please write your loan number on your payment and allow adequate time for postal delays as the receipt and posting date will govern the assessment of late charges. Send payment via express or overnight mail to Mr. Cooper, Attn: Payment Processing - 650783, 3000 Kellway Drive, Suite 120, Carrollton, TX 75006.

WIRE Allows you to send payoff/reinstatement funds via wire transfer. Visit our website www.mylakeviewloan.com or refer to your payoff statement for wiring instructions.

MONEYGRAM® EXPRESSPAYMENT® Ensures same-day delivery of your payment to Mr. Cooper. Visit your local MoneyGram Agent. Call 1-800-926-9400 to locate the one nearest you. Complete the ExpressPayment form, providing your name and Mr. Cooper loan number. The MoneyGram Receive Code is ***1678***. All ExpressPayment transactions require cash. The agent will charge a fee for this service.

WESTERN UNION® QUICK COLLECT® Ensures same-day delivery of your payment to Mr. Cooper. Visit your local Western Union Agent. Call 1-800-325-6000 to locate the one nearest you. Complete the Quick Collect form with your name and Mr. Cooper loan number, indicating:

Pay to: Mr. Cooper Code City: MRCOOPER State: TX
All Quick Collect transactions require cash. Western Union will charge a fee for this service.

NOTICE TO CUSTOMERS MAKING PAYMENTS BY CHECK

Authorization to Convert Your Check: If you send us a check to make your payment, your check may be converted into an electronic fund transfer. An electronic fund transfer is the process in which your financial institution transfers funds electronically from your account to our account. By sending your completed signed check to us, you authorize us to copy your check and use the information from your check to make an electronic funds transfer from your account for the same amount as the check. If the electronic fund transfer cannot be processed for technical reasons, you authorize us to process the copy of your check.

Insufficient Funds: The electronic fund transfer from your account will usually occur within 24 hours of our receipt of your check. If the electronic fund transfer cannot be completed because of insufficient funds, you may be assessed an NSF fee in connection with the attempted transaction.

Transaction Information: The electronic fund transfer from your account will be on the account statement you receive from your financial institution. You will not receive your original check back from your financial institution. For security reasons, your original check will be destroyed, but we will keep a secured copy of the check for record keeping purposes.

Your Rights: You should contact your financial institution immediately if you believe that the electronic fund transfer reported on your statement was not properly authorized or is otherwise incorrect. Consumers have protections under the Electronic Fund Transfer Act for any unauthorized or incorrect electronic fund transfer.

CONTACT INFORMATION

CUSTOMER SERVICE: 833-685-2580, Monday through Thursday 7 a.m. to 8 p.m. (CT), Friday 7 a.m. to 7 p.m. (CT), and Saturday 8 a.m. to 12 p.m. (CT) [Calls may be monitored and/or recorded for quality assurance purposes].

24-HOUR AUTOMATED ACCOUNT INFORMATION: Sign in to www.mylakeviewloan.com OR call **833-685-2580**.

MAILING ADDRESSES: For Mr. Cooper are listed below. Please carefully select the address suited to your needs and remember, sending payments to any address other than the one specifically identified for payments will result in delays and may result in additional fees being assessed to your account.

PAYMENTS:	NOTICE OF ERROR/ INFORMATION REQUEST/QWR*:	OVERNIGHT DELIVERY CORRESPONDENCE:	INSURANCE RENEWALS/ BILLS:	TAX NOTICES/ BILLS:	BANKRUPTCY NOTICES/ PAYMENTS:
PO Box 60516 City of Industry, CA 91716-0516	PO Box 619098 Dallas, TX 75261-9741	Lake Vista 4 800 State Highway 121 Bypass Lewisville, TX 75067	PO Box 7729 Springfield, OH 45501-7729 Fax (800) 687-4729	PO Box 9225 Coppell, TX 75019 Fax (817) 826-1861	PO Box 619094 Dallas, TX 75261-9741

***PURSUANT TO RESPA, A "QUALIFIED WRITTEN REQUEST" (QWR) REGARDING THE SERVICING OF YOUR LOAN, A NOTICE ASSERTING THAT AN ERROR OCCURRED WITH RESPECT TO YOUR LOAN OR A NOTICE REQUESTING INFORMATION WITH RESPECT TO YOUR LOAN MUST BE SENT TO THIS ADDRESS:** Mr. Cooper PO Box 619098, Dallas, TX 75261-9741, Attn: Customer Relations Officer. A "qualified written request" must comply with the requirements of RESPA, as follows: Qualified written request; defined. A qualified written request means a written correspondence (other than notice on a payment coupon or other payment medium supplied by the servicer) that includes, or otherwise enables the servicer to identify, the name and account of the borrower, and includes a statement of the reasons that the borrower believes the account is in error, if applicable, or that provides sufficient detail to the servicer regarding information relating to the servicing of the loan sought by the borrower. A QWR, notice of error or request for information is not timely if it is delivered to a servicer more than 1-year after either the date of transfer of servicing or the date that the mortgage loan is discharged, whichever date is applicable.



Mr. Cooper, its affiliates, successors or its assigns or their officers, directors, agents, or employees, are neither liable nor responsible for, or make any representation regarding the products or services offered on any enclosed inserts.

CHANGE OF ADDRESS OR TELEPHONE NUMBER

CHECK THE APPROPRIATE BOX: MAILING ADDRESS TELEPHONE NUMBER LOAN #: _____

Borrower's Name: _____ Co-Borrower's Name: _____

Borrower's New Address: _____ Co-Borrower's New Address: _____

Authorized Borrower's Number(s):
Home: (____) _____ Mobile: Yes No
Work: (____) _____ Ext: _____ Mobile: Yes No
Other: (____) _____ Mobile: Yes No

Authorized Co-Borrower's Number(s):
Home: (____) _____ Mobile: Yes No
Work: (____) _____ Ext: _____ Mobile: Yes No
Other: (____) _____ Mobile: Yes No

Signature Required: _____ Signature Required: _____

I consent to being contacted by Mr. Cooper at any telephone number I have provided. This includes, but is not limited to, calls from your dialing system to my cellular or mobile telephone.

EXHIBIT 106



510-01-01-00 43970 2 C 001 30 S 55 004

DC Property LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 01/31/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 12/30/2022	\$13,707.49
Checks	- 600.00
Other withdrawals, debits and service charges	- 29,495.43
Deposits, credits and interest	+ 26,750.00
Your new balance as of 01/31/2023	= \$10,362.06

Checks

DATE	CHECK #	AMOUNT(\$)
01/03	103	300.00
01/18	104	300.00
Total checks		= \$ 600.00

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/03	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID A3164	1,766.06
01/03	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER	4,633.36
01/04	INTERNET PAYMENT DRAFT DOMINION ENERGY	373.67
01/06	INTERNET PAYMENT PAYMENT VENMO	366.00
01/09	INTERNET PAYMENT Washington Gas L	167.44
01/12	ACH CORP DEBIT SALE CRYSTAL WATER PO LLC DC Property CUSTOMER ID	275.00
01/18	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	18,264.54
01/19	COMCAST Witness 2	194.51
01/19	INTERNET PAYMENT UTILITYPMT DC WATER	149.47
01/20	BILLPAY PEPCO PAYMENTUS NTUS Witness 2	278.47
01/25	ACH CORP DEBIT WATERSEWER IOPWSC Witness 2 ID	109.50
01/25	TRUIST ONLINE TRANSFER ONLINE TO **** -	2,917.41
Total other withdrawals, debits and service charges		= \$29,495.43

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/03	TRUIST ONLINE TRANSFER ONLINE FROM **** -	3,225.00
01/06	DEPOSIT	3,325.00
01/17	TRUIST ONLINE TRANSFER ONLINE FROM **** -	20,000.00
01/25	TRUIST ONLINE TRANSFER ONLINE FROM **** -	200.00
Total deposits, credits and interest		= \$26,750.00

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

EXHIBIT 107



510-01-01-00 43970 3 C 001 30 S 55 004

DC Property LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 02/28/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 01/31/2023	\$10,362.06
Checks	- 3,807.25
Other withdrawals, debits and service charges	- 25,255.24
Deposits, credits and interest	+ 31,160.50
Your new balance as of 02/28/2023	= \$12,460.07

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
02/10	105	578.00	02/27	106	2,902.00	02/28	107	327.25	
								Total checks	= \$3,807.25

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/01	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	788.13
02/02	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	616.76
02/03	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	4,633.36
02/03	ACH CORP DEBIT SALE CRYSTAL WATER PO LLC DC Property CUSTOMER ID [REDACTED]	275.00
02/08	INTERNET PAYMENT [REDACTED] Washington Gas L	185.43
02/21	[REDACTED] COMCAST [REDACTED] Witness 2	194.51
02/21	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	18,264.54
02/22	BILLPAY PEPCO PAYMENTUS NTUS Witness 2 [REDACTED]	177.51
02/24	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 ID [REDACTED]	120.00
Total other withdrawals, debits and service charges		= \$25,255.24

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/02	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	3,325.00
02/09	DEPOSIT	3,325.00
02/16	TRUIST ONLINE TRANSFER MOBILE FROM **** [REDACTED] -	20,000.00
02/21	Witness 4 [REDACTED] DC Property	2,546.25
02/27	Witness 4 [REDACTED] DC Property	1,964.25
Total deposits, credits and interest		= \$31,160.50

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



0105
P.J.M.E. [Redacted] Mount Pleasant, SC 29502
2/9/2023
\$ 578.00
PAY TO THE ORDER OF Family Matters Cleaning
Five Hundred Seventy-Eight and 00/100 DOLLARS
Family Matters Cleaning
North Charleston, SC 29429
VOID AFTER 60 DAYS
MEMO Jan 23 Cleaning

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
EXCEPT FOR ATTACHMENT OR REMITTANCE NUMBER
DATE
FOR DEPOSIT ONLY
DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
EXCEPT FOR ATTACHMENT OR REMITTANCE NUMBER

CHECK#:105 \$578.00

0106
P.J.M.E. [Redacted] Mount Pleasant, SC 29502
2/15/2023
\$ 2,902.00
PAY TO THE ORDER OF Rui Silva
Two Thousand Nine Hundred Two and 00/100 DOLLARS
Rui Silva
Chesham, MD 20828
VOID AFTER 60 DAYS
MEMO Dec 22 work

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
EXCEPT FOR ATTACHMENT OR REMITTANCE NUMBER
DATE
FOR DEPOSIT ONLY
DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
EXCEPT FOR ATTACHMENT OR REMITTANCE NUMBER

CHECK#:106 \$2,902.00

0107
P.J.M.E. [Redacted] Mount Pleasant, SC 29502
2/22/2023
\$ 327.25
PAY TO THE ORDER OF DC Treasurer
Three Hundred Twenty-Seven and 25/100 DOLLARS
DC Treasurer
Office of Tax and Revenue
P.O. Box 96384
Washington, DC 20090
VOID AFTER 60 DAYS
MEMO Notice # 1

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
EXCEPT FOR ATTACHMENT OR REMITTANCE NUMBER
DATE
FOR DEPOSIT ONLY
DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
EXCEPT FOR ATTACHMENT OR REMITTANCE NUMBER

CHECK#:107 \$327.25

EXHIBIT 108



510-01-01-00 43970 1 C 001 30 S 55 004

DC Property LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 06/30/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 05/31/2023	\$11,186.20
Checks	- 250.00
Other withdrawals, debits and service charges	- 36,798.98
Deposits, credits and interest	+ 54,721.63
Your new balance as of 06/30/2023	= \$28,858.85

Checks

DATE	CHECK #	AMOUNT(\$)
06/05	117	250.00
Total checks		= \$ 250.00

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
06/01	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	3,191.79
06/02	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	505.44
06/05	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
06/05	ACH CORP DEBIT SALE CRYSTAL WATER POWitness 2 CUSTOMER ID [REDACTED]	275.00
06/07	INTERNET PAYMENT [REDACTED] Washington Gas L	26.56
06/07	UTIL BILL DC WATER 3227 Witness 2 [REDACTED]	94.92
06/20	INTERNET PAYMENT UTILITYPMT DC WATER [REDACTED]	103.31
06/20	[REDACTED] COMCAST [REDACTED] PATRICK Witness 2 [REDACTED]	194.70
06/20	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	5,065.68
06/20	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	21,619.00
06/23	TRUIST ONLINE TRANSFER ONLINE TO **** [REDACTED] -	426.00
06/26	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 ID [REDACTED]	151.50
Total other withdrawals, debits and service charges		= \$36,798.98

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
06/02	TRUIST ONLINE RECURRING TXFR ONLINE FROM **** [REDACTED] -	3,325.00
06/05	Witness 4 [REDACTED] Witness 2 [REDACTED]	2,217.98
06/09	DEPOSIT	3,325.00
06/15	Witness 4 [REDACTED] Witness 2 [REDACTED]	3,264.86
06/15	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	10,000.00
06/20	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	5,000.00
06/20	Witness 4 [REDACTED] Witness 2 [REDACTED]	8,871.62
06/21	DEPOSIT	6,987.15

continued

■ BUSINESS VALUE 200 CHECKING [REDACTED] (continued)

DATE	DESCRIPTION	AMOUNT(\$)
06/27	Witness 4 [REDACTED] DC Property	2,858.40
06/27	Witness 4 [REDACTED] Witness 2 [REDACTED]	8,871.62
Total deposits, credits and interest		= \$54,721.63

Changes are being made effective September 15, 2023 to the Commercial Bank Services Agreement (“CBSA”) that governs your account. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA (search “Learn about commercial checking”). All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



PAY TO THE ORDER OF		DATE		0117
JEC A/C & Heating Services		5/26/2023		
Two Hundred Fifty and 00/100		\$ 250.00		DOLLARS
MEMO		VISA AFTER 48 HOURS		
Incl 4958 - AC Repair		[Signature]		

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
OR OVER THESE ENDORSEMENTS

DO NOT WRITE IN THESE SPACES

VOID AFTER 60 DAYS

ENDORSEMENTS

VOID AFTER 60 DAYS

VOID AFTER 60 DAYS

CHECK#:117 \$250.00

EXHIBIT 109



510-01-01-00 43970 1 C 001 30 S 55 004

DC Property LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 08/31/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 07/31/2023	\$19,362.61
Checks	- 6,939.38
Other withdrawals, debits and service charges	- 31,561.87
Deposits, credits and interest	+ 48,460.29
Your new balance as of 08/31/2023	= \$29,321.65

Checks

DATE	CHECK #	AMOUNT(\$)
08/29	119	6,939.38
Total checks		= \$ 6,939.38

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
08/01	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	652.03
08/02	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	830.45
08/03	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
08/09	INTERNET PAYMENT [REDACTED] Washington Gas L	15.05
08/17	INTERNET PAYMENT UTILITYPMT DC WATER [REDACTED]	82.68
08/18	ACH CORP DEBIT SALE CRYSTAL WATER PO Witness 2 [REDACTED] CUSTOMER ID	2,375.00
08/18	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	21,619.00
08/21	[REDACTED] COMCAST [REDACTED] Witness 2	239.47
08/21	BILLPAY PEPCO PAYMENTUS NTUS Witness 2 [REDACTED]	305.01
08/24	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 ID [REDACTED]	298.10
Total other withdrawals, debits and service charges		= \$31,561.87

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/02	TRUIST ONLINE RECURRING TXFR ONLINE FROM **** [REDACTED] -	3,325.00
08/04	DEPOSIT	3,325.00
08/07	DEPOSIT	29,499.73
08/08	Witness 4 [REDACTED] DC Property	2,158.25
08/08	Witness 4 [REDACTED] Witness 2 [REDACTED]	7,994.06
08/22	Witness 4 [REDACTED] DC Property	2,158.25
Total deposits, credits and interest		= \$48,460.29

Pricing Change Notification

Effective July 24, 2023, Truist will no longer charge the Returned Item Fee on the Business Regular Savings and Public Fund Regular Savings.

Effective August 1, 2023, Truist will no longer charge the Returned Item Fee for the following account types: Business Interest Checking, Public Fund Interest Checking, Business Value 200, Truist Simple Business Savings, Public Fund Money Rate Savings, Business Managed Money Rate Savings, Public Fund Checking, Truist Community Checking, Community Interest Checking, Civic Checking, Business Value 500 Checking, Truist Simple Business Checking, Commercial Suite Checking, Truist Dynamic Business Checking, Business High Performance Money Market, Truist Business Money Market, and Intercompany Money Rate Savings

The most current version of the Business Deposit Accounts Fee schedule can be obtained at any Truist branch or online at www.truist.com/business-fee-schedule. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



0119

7/17/2023

PAY TO THE ORDER OF PJ Silve \$ 6,939.38

Six Thousand Nine Hundred Thirty-Nine and 38/100 DOLLARS

PJ Silve
Galtherburg, MD 20579

MEMO Merch, April, and May Repairs

FOR AFTER DEPOSIT
[Signature]
AUTHORIZED SIGNATURE

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
STANDARD BANK TECHNOLOGIES

1. *DEPOSIT ONLY*

XXXXXXXXXXXX

CHECK#: 119 \$6,939.38

EXHIBIT 110



510-01-01-00 43970 4 C 001 30 S 55 004

DC Property LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 09/29/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 08/31/2023	\$29,321.65
Checks	- 19,537.70
Other withdrawals, debits and service charges	- 33,954.03
Deposits, credits and interest	+ 25,025.12
Your new balance as of 09/29/2023	= \$855.04

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
09/07	120	2,220.09	09/20	123	323.00	09/25	124	12,158.96
09/11	* 122	4,835.65						

* indicates a skip in sequential check numbers above this item

Total checks = \$19,537.70

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
09/01	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 [REDACTED] ID [REDACTED]	678.90
09/01	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	1,014.47
09/05	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
09/06	ACH CORP DEBIT SALE CRYSTAL WATER POW [REDACTED] CUSTOMER ID [REDACTED]	275.00
09/08	INTERNET PAYMENT [REDACTED] Washington Gas L	15.05
09/14	ACH CORP DEBIT SALE NEW LEAF SERVICE Witness 2 [REDACTED] ID [REDACTED]	4,000.00
09/15	HYBRID PES HYBRID PEST CONT [REDACTED]	149.00
09/18	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	21,619.00
09/19	[REDACTED] COMCAST [REDACTED] Witness 2 [REDACTED]	222.38
09/19	INTERNET PAYMENT UTILITYPMT DC WATER [REDACTED]	56.56
09/19	BILLPAY PEPCO PAYMENTUS NTUS Witness 2 [REDACTED]	249.44
09/19	INTERNET PAYMENT SALE NEW LEAF SERVICE [REDACTED]	250.00
09/25	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 [REDACTED] ID [REDACTED]	279.15
Total other withdrawals, debits and service charges		= \$33,954.03

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
09/05	DEPOSIT	3,325.00
09/05	TRUIST ONLINE RECURRING TXFR ONLINE FROM **** [REDACTED] -	3,325.00
09/05	Witness 4 [REDACTED] Witness 2 [REDACTED]	3,369.78
09/11	DEPOSIT	7,172.68
09/18	Witness 4 [REDACTED] Witness 2 [REDACTED]	2,332.66
09/19	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	5,000.00

continued

■ BUSINESS VALUE 200 CHECKING [REDACTED] (continued)

DATE	DESCRIPTION	AMOUNT(\$)
09/26	TRUIST ONLINE TRANSFER MOBILE FROM **** [REDACTED] -	500.00
Total deposits, credits and interest		= \$25,025.12

Coming Soon! Be on the lookout for the new immediate availability service in the Truist Mobile Application that will be in place by the end of October 2023!

- Immediate availability will be a service offered, and if applicable, your deposited funds will be made available immediately upon confirmation of a successful mobile check deposit. Fees may apply.
- Transactions are processed each business day (Monday through Friday except federal holidays) during nightly processing. If immediate availability is accepted, your available balance will be increased by the amount of the deposited item, minus the applicable fee, at the time the deposit is made. This service will be made available by the end of October 2023 for Mobile Check Deposit only.
- The fee for immediate availability is 2% of each check amount equal to or over \$100. For each check under \$100, a \$1 fee will apply. The fee amount will be disclosed prior to acceptance. A single check deposit that is less than \$5 is not eligible for immediate availability.
- For eligible business accounts, see the current version of the Funds Availability Policy in the Commercial Bank Services Agreement and the Business Deposit Accounts Fee Schedule for further details. www.truist.com/CBSA and www.truist.com/business-fee-schedule

Pricing Change Notification

Effective September 18, 2023, Truist will no longer consider reinitiated or represented items against your account as a separate "item" for purposes of the overdraft/ returned item fee even if represented multiple times.

Effective November 01, 2023, Truist will no longer charge an Overdraft Protection Transfer Fee when the funds are transferred from another Truist business deposit account through the automated overdraft protection process.

Effective November 20, 2023, Truist will no longer charge a Negative Account Balance Fee when your account balance remains overdrawn for seven consecutive calendar days.

Effective November 20, 2023, Truist will waive Overdraft / Returned Item fees on items that are less than \$5.00 and Truist will limit total Overdraft / Returned Item fees to three (3) per day.

Important: Fee Changes. Truist has completed an annual review of additional banking fees and services. As of January 1, 2024, fees will change for select deposit, treasury solutions and digital products. Additional detail will be available in your next statement.

The most current version of the Business Deposit Accounts Fee schedule can be obtained at any Truist branch or online at www.truist.com/business-fee-schedule. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

EXHIBIT 111



510-01-01-00 43970 3 C 001 30 S 55 004

DC Property LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 10/31/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 09/29/2023	\$855.04
Checks	- 17,160.74
Other withdrawals, debits and service charges	- 30,825.60
Deposits, credits and interest	+ 52,252.43
Your new balance as of 10/31/2023	= \$5,121.13

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
10/02	125	3,227.85	10/11	126	882.00	10/23	127	13,050.89	
								Total checks	= \$17,160.74

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/02	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	700.79
10/03	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	874.32
10/03	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
10/04	PAYMENTS DC-OTR-UNC-Pre DC Property LLC	0.00
10/04	INTERNET PAYMENT PAYMENT VENMO [REDACTED]	549.00
10/05	ACH CORP DEBIT SALE CRYSTAL WATER PO Witness 2 CUSTOMER ID [REDACTED]	275.00
10/06	INTERNET PAYMENT [REDACTED] Washington Gas L	15.05
10/10	ACH CORP DEBIT PAYMENTS DC-OTR-WEB-UNC DC Property LLC CUSTOMER ID [REDACTED]	324.57
10/11	INTERNET PAYMENT PAYMENT VENMO [REDACTED]	366.00
10/13	INTERNET PAYMENT PAYMENT VENMO [REDACTED]	260.00
10/18	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	21,619.00
10/19	[REDACTED] COMCAST [REDACTED] Witness 2	227.95
10/19	INTERNET PAYMENT UTILITYPMT DC WATER [REDACTED]	88.58
10/20	BILLPAY PEPCO PAYMENTUS NTUS Witness 2	207.21
10/25	ACH CORP DEBIT WATERSEWER IOPWSC BRENDAN P. Witness 2 ID [REDACTED]	173.05
Total other withdrawals, debits and service charges		= \$30,825.60

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/02	Witness 4 [REDACTED] DIXH DC Property	2,158.25
10/02	TRUIST ONLINE RECURRING TXFR ONLINE FROM [REDACTED] -	3,325.00
10/02	TRUIST ONLINE TRANSFER ONLINE FROM [REDACTED] -	6,000.00
10/03	DEPOSIT	3,325.00
10/10	Witness 4 [REDACTED] DC Property	2,158.25

continued

■ BUSINESS VALUE 200 CHECKING [REDACTED] (continued)

DATE	DESCRIPTION	AMOUNT(\$)
10/17	TRUIST ONLINE TRANSFER MOBILE FROM **** [REDACTED] -	30,000.00
10/20	Witness 4 [REDACTED] Witness 2 [REDACTED]	2,872.75
10/25	Witness 4 [REDACTED] Witness 2 [REDACTED]	2,413.18
Total deposits, credits and interest		= \$52,252.43

Pricing Change Notification

Effective September 18, 2023, Truist will no longer consider reinitiated or represented items against your account as a separate "item" for purposes of the overdraft/ returned item fee even if represented multiple times.

Effective November 01, 2023, Truist will no longer charge an Overdraft Protection Transfer Fee when the funds are transferred from another Truist business deposit account through the automated overdraft protection process.

Effective November 20, 2023, Truist will no longer charge a Negative Account Balance Fee when your account balance remains overdrawn for seven consecutive calendar days.

Effective November 20, 2023, Truist will waive Overdraft / Returned Item fees on items that are less than \$5.00 and Truist will limit total Overdraft / Returned Item fees to three (3) per day.

Important: Fee Changes. Truist has completed an annual review of additional banking fees and services. As of January 1, 2024, fees will change for select deposit, treasury solutions and digital products. Additional detail will be available in your next statement.

The most current version of the Business Deposit Accounts Fee schedule can be obtained at any Truist branch or online at www.truist.com/business-fee-schedule. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

EXHIBIT 112



510-01-01-00 43970 2 C 001 30 S 55 004

DC Property LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 12/29/2023

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 11/30/2023	\$9,200.46
Checks	- 6,749.70
Other withdrawals, debits and service charges	- 31,644.90
Deposits, credits and interest	+ 30,757.02
Your new balance as of 12/29/2023	= \$1,562.88

Checks

DATE	CHECK #	AMOUNT(\$)
12/11	130	787.00
12/13	131	5,962.70
Total checks		= \$ 6,749.70

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/01	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	2,145.24
12/01	TRUIST ONLINE TRANSFER ONLINE TO **** [REDACTED]	- 1,320.00
12/04	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	432.64
12/04	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
12/06	INTERNET PAYMENT SALE CRYSTAL WATER PO	275.00
12/07	INTERNET PAYMENT [REDACTED] Washington Gas L	129.40
12/18	INTERNET PAYMENT UTILITYPMT DC WATER [REDACTED]	52.93
12/18	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	21,619.00
12/19	[REDACTED] COMCAST [REDACTED] Witness 2	227.95
12/21	BILLPAY PEPCO PAYMENTUS NTUS Witness 2	147.31
12/26	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 ID [REDACTED]	150.35
Total other withdrawals, debits and service charges		= \$31,644.90

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/04	Witness 4 [REDACTED] Witness 2 [REDACTED]	1,919.63
12/04	TRUIST ONLINE RECURRING TXFR ONLINE FROM **** [REDACTED]	- 5,000.00
12/05	DEPOSIT	3,325.00
12/07	Witness 4 [REDACTED] Witness 2 [REDACTED]	2,512.39
12/18	TRUIST ONLINE TRANSFER MOBILE FROM **** [REDACTED]	- 18,000.00
Total deposits, credits and interest		= \$30,757.02

Changes are being made effective February 2, 2024, to the Commercial Bank Services Agreement (“CBSA”) that governs your account, including a new paragraph titled Fraud Detection Products. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



0130
12/5/2023
\$ 787.00
DOLLARS
Family Matters Cleaning
Seven Hundred Eighty-Seven and 00/100
Family Matters Cleaning
Charleston, SC 29403
November Clearing

South Carolina 7

CHECK#:130 \$787.00

0131
12/11/2023
\$ 5,962.70
DOLLARS
Alpha Group LLC
Five Thousand Nine Hundred Sixty-Two and 70/100
Alpha Group LLC
Charleston, SC 29402
Deck - Pressure Wash

South Carolina 7

CHECK#:131 \$5,962.70

EXHIBIT 113



510-01-01-00 43970 3 C 001 30 S 55 004

PJME LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 01/31/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 12/29/2023	\$1,562.88
Checks	- 6,419.25
Other withdrawals, debits and service charges	- 29,926.95
Deposits, credits and interest	+ 47,981.00
Your new balance as of 01/31/2024	= \$13,197.68

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
01/12	132	400.00	01/11	*135	2,971.72	01/18	136	3,047.53

* indicates a skip in sequential check numbers above this item

Total checks = \$6,419.25

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/02	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	913.09
01/03	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	537.78
01/03	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
01/03	INTERNET PAYMENT SALE CRYSTAL WATER PO	275.00
01/08	INTERNET PAYMENT [REDACTED] Washington Gas L	136.94
01/17	ACH CORP DEBIT EPAYMENT CHARLESTON COUNT Witness 2 ID [REDACTED]	667.21
01/18	INTERNET PAYMENT UTILITYPMT DC WATER [REDACTED]	43.98
01/18	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	21,619.00
01/19	[REDACTED] COMCAST [REDACTED] Witness 2	235.53
01/19	BILLPAY PEPCO PAYMENTUS NTUS Witness 2	202.99
01/24	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 ID [REDACTED]	150.35
Total other withdrawals, debits and service charges		= \$29,926.95

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/02	TRUIST ONLINE RECURRING TXFR ONLINE FROM **** [REDACTED] -	5,000.00
01/03	TRUIST ONLINE TRANSFER MOBILE FROM **** [REDACTED] -	1,500.00
01/09	DEPOSIT	3,325.00
01/10	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	5,000.00
01/16	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	5,000.00
01/17	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	17,000.00
01/29	DEPOSIT	11,156.00
Total deposits, credits and interest		= \$47,981.00

Changes are being made effective February 2, 2024, to the Commercial Bank Services Agreement (“CBSA”) that governs your account, including a new paragraph titled Fraud Detection Products. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

Important: Fee Changes.

Truist has completed an annual review of additional banking fees and services. As of January 1, 2024, fees have changed for select deposit, treasury solutions and digital products. Visit www.truist.com/2024pricingchanges for a full list of impacted services.



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

EXHIBIT 114



510-01-01-00 43970 2 C 001 30 S 55 004

PJME LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 02/29/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 01/31/2024	\$13,197.68
Checks	- 838.46
Other withdrawals, debits and service charges	- 37,013.89
Deposits, credits and interest	+ 30,298.60
Your new balance as of 02/29/2024	= \$5,643.93

Checks

DATE	CHECK #	AMOUNT(\$)
02/16	138	153.00
02/27	139	685.46
Total checks		= \$ 838.46

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/01	ACH CORP DEBIT ACH PMT AMEX EPAYMENT Witness 2 ID [REDACTED]	361.70
02/01	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	575.76
02/05	RECURRING INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
02/07	INTERNET PAYMENT SALE CRYSTAL WATER PO	450.00
02/08	HYBRID PES HYBRID PEST CONT [REDACTED]	149.00
02/13	TRUIST ONLINE TRANSFER ONLINE TO **** [REDACTED]	- 1,675.00
02/13	TRUIST ONLINE TRANSFER ONLINE TO **** [REDACTED]	- 400.00
02/14	ZELLE BUSINESS PAYMENT TO Noah Geos Home And Property Se PAYMENT ID [REDACTED]	650.00
02/16	ZELLE BUSINESS PAYMENT TO Noah Geos Home And Property Se PAYMENT ID [REDACTED]	1,121.76
02/20	[REDACTED] COMCAST [REDACTED] Witness 2	235.53
02/20	LOAN PYMNT BEACON COM BANK XXXX DC Property LLC	21,619.00
02/23	INTERNET PAYMENT PAYMENT WASHINGTON GAS [REDACTED]	203.61
02/26	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 ID [REDACTED]	104.95
02/28	TRUIST ONLINE TRANSFER ONLINE TO **** [REDACTED]	- 3,962.50
02/28	TRUIST ONLINE TRANSFER ONLINE TO **** [REDACTED]	- 360.00
Total other withdrawals, debits and service charges		= \$37,013.89

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/02	TRUIST ONLINE RECURRING TXFR ONLINE FROM **** [REDACTED]	- 5,000.00
02/06	DEPOSIT	3,325.00
02/15	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED]	- 15,000.00
02/20	Witness 4 [REDACTED] Witness 2 [REDACTED]	3,536.80

continued

■ BUSINESS VALUE 200 CHECKING [REDACTED] (continued)

DATE	DESCRIPTION	AMOUNT(\$)
02/26	Witness 4 [REDACTED] [REDACTED] [REDACTED] Witness 2 [REDACTED]	3,436.80
Total deposits, credits and interest		= \$30,298.60



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



0138

PJME Trust

2/8/2024

PAY TO THE ORDER OF Family Matters Cleaning \$ **153.00

One Hundred Fifty-Three and 00/100 DOLLARS

Family Matters Cleaning
Charleston, SC 29403

MEMO January Clearing

VERIFIED SIGNATURE

CHECK#:138 \$153.00

Section 501(c)(3) Federal Charitable Organization
Name: Family Matters Cleaning, Inc.
Address: 1000 [REDACTED] Charleston, SC 29403
Phone: 771-781-1111

02/08/2024 10:03:00 AM
Member Name: PJME / MATTERS CLEANING SERV

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
IN DEPARTMENT OF REVENUE (REGISTRATION)

0139

PJME Trust

2/21/2024

PAY TO THE ORDER OF Alpha Group LLC \$ **685.46

Six Hundred Eighty-Five and 46/100 DOLLARS

Alpha Group LLC
Manning, SC 29102

MEMO Gato, Fan, Mirror, Sunshade 1/30/24

VERIFIED SIGNATURE

CHECK#:139 \$685.46

Section 501(c)(3) Federal Charitable Organization
Name: Family Matters Cleaning, Inc.
Address: 1000 [REDACTED] Charleston, SC 29403
Phone: 771-781-1111

02/21/2024 10:03:00 AM
Member Name: PJME / MATTERS CLEANING SERV

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
IN DEPARTMENT OF REVENUE (REGISTRATION)

EXHIBIT 115



510-01-01-00 43970 1 C 001 30 S 55 004

PJME LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 03/29/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 02/29/2024	\$5,643.93
Checks	- 362.60
Other withdrawals, debits and service charges	- 33,653.88
Deposits, credits and interest	+ 39,178.58
Your new balance as of 03/29/2024	= \$10,806.03

Checks

DATE	CHECK #	AMOUNT(\$)
03/04	137	362.60
Total checks		= \$ 362.60

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
03/01	ACH CORP DEBIT PER INSUR TRAVELERS [REDACTED] ID [REDACTED]	3,731.00
03/04	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	506.27
03/05	INTERNET PAYMENT BILLPAY PEPCO PAYMENTUS PEPCO PAYMENTUS	373.11
03/06	INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
03/06	ACH CORP DEBIT SALE CRYSTAL WATER PO NULL PJME CUSTOMER ID	275.00
03/06	ACH CORP DEBIT SALE HIGH TIDE CLEANI PJME LLC CUSTOMER ID	1,460.00
03/18	ACH CORP DEBIT ACH PMT AMEX EPAYMENT [REDACTED] ID [REDACTED]	114.00
03/18	LOAN PYMNT BEACON COM BANK XXXX [REDACTED] DC Property LLC	21,619.00
03/19	[REDACTED] COMCAST [REDACTED] [REDACTED] [REDACTED] Witness 2	235.53
03/22	INTERNET PAYMENT PAYMENT WASHINGTON GAS [REDACTED]	89.94
03/25	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] [REDACTED] Witness 2 ID [REDACTED]	104.95
Total other withdrawals, debits and service charges		= \$33,653.88

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
03/04	TRUIST ONLINE RECURRING TXFR ONLINE FROM **** [REDACTED] -	3,325.00
03/04	[REDACTED] Witness 4 [REDACTED] [REDACTED] [REDACTED] Witness 2	3,833.44
03/05	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	1,735.00
03/11	[REDACTED] Witness 4 [REDACTED] [REDACTED] [REDACTED] Witness 2	4,192.34
03/14	[REDACTED] Witness 4 [REDACTED] [REDACTED] [REDACTED] Witness 2	4,192.34
03/15	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	13,000.00
03/22	[REDACTED] Witness 4 [REDACTED] [REDACTED] [REDACTED] Witness 2	1,641.24
03/26	[REDACTED] Witness 4 [REDACTED] [REDACTED] [REDACTED] Witness 2	7,259.22
Total deposits, credits and interest		= \$39,178.58

As a reminder, certain Truist business checking account types include a preset number of Total Combined Transactions each month at no charge, while each transaction in excess of that number will result in such accounts incurring a "Fee per each additional transaction" charge as set forth in the Business Deposit Accounts Fee Schedule. The term "Total Combined Transactions" refers to any combination of checks deposited and paid, debit and credit memos, deposit tickets, online bill payments and electronic debits and credits (including debit card transactions). "Electronic debits and credits" also include recurring online transfers between Truist accounts.

Please see the Business Deposit Accounts Fee schedule for further details. The current version can be obtained at any Truist branch or online at www.truist.com/business-fee-schedule. If you have any questions, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



0137

PJME [REDACTED] Mount Pleasant, SC 29528

2/9/2024

PAY TO THE ORDER OF Carolina Gas Company \$ 362.60

Three Hundred Sixty-Two and 00/100 DOLLARS

Caroline Gas Company
[REDACTED]
Mt Pleasant, SC 29405

MEMO Palm Blvd Propane

ISSUED BY: [Signature]
AUTHORIZED SIGNATURE

CHECK#:137

\$362.60

PINNACLE BANK

[REDACTED]

DO NOT SIGN/STAMP/INITIAL BELOW THE LINE
OR THE CHECK WILL BE VOID

DATE: 03/29/2024

AMOUNT: \$362.60

ACCOUNT: [REDACTED]

MEMO: Palm Blvd Propane

EXHIBIT 116



510-01-01-00 43970 0 C 001 30 S 55 004

PJME LLC

[REDACTED]
MOUNT PLEASANT SC 29464-1701

Your account statement

For 04/30/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING [REDACTED]

Account summary

Your previous balance as of 03/29/2024	\$10,806.03
Checks	- 0.00
Other withdrawals, debits and service charges	- 34,008.94
Deposits, credits and interest	+ 36,315.21
Your new balance as of 04/30/2024	= \$13,112.30

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/02	INTERNET PAYMENT DRAFT DOMINION ENERGY [REDACTED]	497.73
04/03	ACH CORP DEBIT SALE CRYSTAL WATER POW [REDACTED] Witness 2 CUSTOMER ID [REDACTED]	275.00
04/03	ACH CORP DEBIT SALE HIGH TIDE CLEANI [REDACTED] Witness 2 CUSTOMER ID [REDACTED]	2,180.00
04/09	ACH CORP DEBIT SALE HOME FIXOLOGISTS [REDACTED] Witness 2 CUSTOMER ID [REDACTED]	448.10
04/10	INTERNET PAYMENT CABLE SVC COMCAST [REDACTED]	121.80
04/11	RETURN DEPOSIT ITEM [REDACTED]	3,325.00
04/15	INTERNET PAYMENT NSM DBAMR NSM DBAMR.COOPER [REDACTED]	5,145.08
04/18	LOAN PYMNT BEACON COM BANK XXXX [REDACTED] DC Property LLC	21,619.00
04/19	[REDACTED] COMCAST [REDACTED] Witness 2	235.53
04/24	ACH CORP DEBIT WATERSEWER IOPWSC [REDACTED] Witness 2 ID [REDACTED]	161.70
Total other withdrawals, debits and service charges		= \$34,008.94

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/02	Witness 4 [REDACTED] Witness 2 [REDACTED]	7,154.72
04/03	Witness 4 [REDACTED] Witness 2 [REDACTED]	200.00
04/03	DEPOSIT	3,731.00
04/08	DEPOSIT	3,325.00
04/09	Witness 4 [REDACTED] Witness 2 [REDACTED]	3,158.50
04/11	Witness 4 [REDACTED] Witness 2 [REDACTED]	506.00
04/15	Witness 4 [REDACTED] Witness 2 [REDACTED]	4,308.74
04/18	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	500.00
04/19	TRUIST ONLINE TRANSFER ONLINE FROM **** [REDACTED] -	300.00
04/22	Witness 4 [REDACTED] Witness 2 [REDACTED]	4,308.74
04/26	Witness 4 [REDACTED] Witness 2 [REDACTED]	4,308.74
04/26	DEPOSIT	4,513.77
Total deposits, credits and interest		= \$36,315.21

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

EXHIBIT 117

Transaction date	Transaction type	Name	Amount	Note
01/01/23-12/31/23	Invoices		-17,044.93	Invoices for 2023 Calculated Gov Reimbursement
01/29/2024	Deposit	Nancy Mace	11,156.00	2023 Reimbursement from Government Reimbursement to DC Property
04/25/2024	Deposit	Nancy Mace	4,513.77	DC Property Partial Mortgage and expenses (\$5100 Owed)
05/03/2024	Deposit	Nancy Mace	4,513.77	DC Property Partial Mortgage and expenses (\$5100 Owed)
05/15/2024	Deposit	Nancy Mace	4,513.77	DC Property Partial Mortgage and expenses (\$5100 Owed)
06/13/2024	Deposit	Nancy Mace	5,100.00	DC Property Mortgage and expenses
07/15/2024	Deposit	Nancy Mace	5,100.00	DC Property Mortgage and expenses
08/13/2024	Payment	Nancy Mace	5,100.00	DC Property Mortgage and expenses
09/30/2024	Payment	Nancy Mace	1,728.00	DC Property Partial Mortgage and expenses (\$5100 Owed)
01/01/24-09/31/24	Invoices		-12,960.62	Invoices for 2024 Calculated Gov Reimbursement
BALANCE DUE TO DC Property			11,719.80	

EXHIBIT 118

Operating Agreement For DC Property LLC
A South Carolina Limited Liability Company

This Operating Agreement (the "Agreement") is made effective as of February 23rd, 2021 by and among and those Persons (the "Members") identified in Appendix A.

In consideration of the mutual covenants and conditions herein, the Members agree as follows:

ARTICLE I
ORGANIZATION

1.1 Formation and Qualification. The Members have formed a limited liability company (the "Company") under the laws of the State of South Carolina (the "Act") by filing Articles of Organization with the South Carolina Secretary of State.

1.2 Governing Law. This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of South Carolina (the "Act") as amended from time to time, without regard to South Carolina's conflicts of laws principles. The rights and liabilities of the Members shall be determined pursuant to the Act and this Agreement. To the extent that any provision of this Agreement is inconsistent with any provision of the Act, this Agreement shall govern to the extent permitted by the Act.

1.3 Name. The name of the Company shall be "DC Property LLC." The business of the Company may be conducted under that name or, on compliance with applicable laws, any other name that the Voting Members deem appropriate or advisable. The Voting Members on behalf of the Company shall file any certificates, articles, fictitious business name statements and the like, and any amendments and supplements thereto, as the voting Members consider appropriate or advisable.

1.4 Term. The term of the Company commenced on the filing of the Articles of Organization and shall be perpetual unless dissolved as provided in this Agreement.

1.5 Office and Agent. The principal office of the Company shall be at such place or places of business within or without the State of South Carolina as the Voting Members may determine. The Company shall continuously maintain a registered agent in the State of South Carolina as required by the Act. The registered agent shall be as stated in the Certificate or as otherwise determined by the Voting Members.

1.6 Purpose of Company. The purpose of the Company is to engage in all lawful activities, including, but not limited to the following activities:

Real Estate Ownership & Management, to include short term rental, long term rental, and events space rental of real property owned by the partners.

ARTICLE II
MEMBERSHIP INTERESTS, VOTING AND MANAGEMENT

Section 2.1 Initial Members. The initial Members of the Company are the Members who are identified in Appendix A.

Section 2.2 Classification of Membership Interests. The Company shall issue Class A Voting Capital ("Voting Capital"), to the Voting Members (the "Voting Members"). The Voting Members

shall have the right to vote upon all matters upon which Members have the right to vote under the Act or under this Agreement, in proportion to their respective Percentage Voting Interest ("Percentage Voting Interest") in the Company. The Percentage Voting Interest of a Voting Member shall be the percentage that is derived when the Member's Voting Capital account is divided by the total of all of the Voting Capital accounts.

The Company may issue Class B, Non Voting Capital ("Non Voting Capital"). Members may own interests in both Voting Capital and Non Voting Capital. Members who own interests only in Nonvoting Capital ("Non Voting Members") shall have no right to vote upon any matters. Notwithstanding, to the extent otherwise permitted by this agreement, a Nonvoting Member shall have the right to file or participate in a mediation or an arbitration action, and shall be bound by an amendment to this agreement only if he signs such amendment.

Section 2.3 Percentage Ownership and Voting Interests. A Member's Ownership Interest ("Ownership Interest") is the total of his interests in Voting Capital and Non Voting Capital, together with all of the rights, as a Member or Manager of the Company, that arise from such interests. The Percentage Ownership Interest ("Percentage Ownership Interest") of a Member shall be calculated by adding together that Member's Voting Capital Account and Nonvoting Capital Account, and then dividing this sum by the total of all of the Member's Voting Capital and Nonvoting Capital Accounts.

The Members shall have the initial Ownership, Percentage Ownership and Percentage Voting Interests in the Company that are identified in Appendix A, immediately following the making of the capital contributions set forth therein.

Section 2.4 Management by Voting Members. The Voting Members shall manage the Company and shall have the right to vote, in their capacity as Managers, upon all matters upon which Managers have the right to vote under the Act or under this Agreement, in proportion to their respective Percentage Voting Interests in the Company. Voting Members need not identify whether they are acting in their capacity as Members or Managers when they act.

The Nonvoting Members shall have no right to vote or otherwise participate in the management of the Company. No NonVoting Member shall, without the prior written consent of all of the Voting Members, take any action on behalf of, or in the name of, the Company, or enter into any contract, agreement, commitment or obligation binding upon the Company, or perform any act in any way relating to the Company or the Company's assets.

Section 2.5 Voting. Except as otherwise provided or permitted by this Agreement, Voting Members shall in all cases, in their capacity as Members or Managers of the Company, act collectively, and, unless otherwise specified or permitted by this Agreement, unanimously. Except as otherwise provided or permitted by this Agreement, no Voting Member acting individually, in his capacity as a Member or Manager of the Company, shall have any power or authority to sign for, bind or act on behalf of the Company in any way, to pledge the Company's credit, or to render the Company liable for any purpose.

Unless the context requires otherwise, in this Agreement, the terms "Member" or "Members," without the qualifiers "Voting" or "Nonvoting," refer to the Voting and Nonvoting Members collectively; and the terms "Manager" or "Managers" refers to the Voting Members.

Section 2.6 Liability of Members. All debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and no Member shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member.

Section 2.7 New Members. The Voting Members may issue additional Voting Capital or Nonvoting Capital and thereby admit a new Member or Members, as the case may be, to the Company, only if such new Member (i) is approved unanimously by the Voting Members; (ii) delivers to the

Company his required capital contribution; (iii) agrees in writing to be bound by the terms of this Agreement by becoming a party hereto; and (iv) delivers such additional documentation as the Voting Members shall reasonably require to so admit such new Member to the Company.

Upon the admission of a new Member or Members, as the case may be, to the Company, the capital accounts of Members, and the calculations that are based on the capital accounts, shall be adjusted appropriately.

Section 2.8 Use of Real Property. The Members are entitled to use of the real property, and the amount and dates are allocated based on percentage ownership. Each member shall have a credit account that resets at the start of each calendar year. This credit is calculated by multiplying the member's Ownership Interest and 10% of the gross revenue of the corporation in the prior year. The member may book any property up to 12 months out spending this credit for the amount of the rental rate as publicly posted. If any property is available 5 days from the check-in date, the member may book for use separate from the credit. Any dates that all members stay at the property does not count toward any member's credit.

If a member uses any property after spending their yearly credit they will be billed by the corporation for the additional time. This amount will be 60% of the posted rental rate. The member may choose to pay this amount or have it deducted as a distribution, or offset the percentage ownership in the corporation.

ARTICLE III CAPITAL ACCOUNTS

3.1 Initial Capital Contributions. Each original Member to this Agreement shall make an initial Capital Contribution to the Company in accordance with Appendix A, at the time of each Member's execution of this Agreement.

3.2 Capital Accounts. A separate capital account shall be maintained for each Member's ownership interest in Class A Voting Capital (the "Voting Capital Account") and Class B Non Voting Capital (the "Nonvoting Capital Account").

The capital account of each Member shall be increased by (i) the amount of any cash and the fair market value of any property contributed to the Company by such Member (net of any liability secured by such contributed property that the Company is considered to assume or take subject to), (ii) the amount of income or profits allocated to such Member.

The capital account or accounts of each Member shall be reduced by (i) the amount of any cash and the fair market value of any property distributed to the Member by the Company (net of liabilities secured by such distributed property that the Member is considered to assume or take subject to on account of his ownership interest), (ii) the amount of expenses or loss allocated to the Member. If any property other than cash is distributed to a Member, the Capital Accounts of the Members shall be adjusted as if the property had instead been sold by the Company for a price equal to its fair market value and the proceeds distributed.

Guaranteed Payments ("Guaranteed Payments") for salary, wages, fees, payments on loans, rents, etc., may be made to the Members. Guaranteed Payments shall not be deemed to be distributions to the Members on account of their Ownership Interests, and shall not be charged to the Members' capital accounts.

No Member shall be obligated to restore any negative balance in his Capital Account. No Member shall be compensated for any positive balance in his Capital Account except as otherwise expressly provided herein. The foregoing provisions and the other provisions of this Agreement relating to the maintenance of Capital Accounts are intended to comply with the provisions of Regulations Section 1.704-1(b)(2) and

shall be interpreted and applied in a manner consistent with such Regulations. The Members agree that the initial Capital Accounts of the Members on the date hereof are as set forth in Appendix A.

3.3 Additional Contributions. If, at any time or times hereafter, the Voting Members shall determine that additional capital is required by the Company, the Voting Members shall determine the amount of such additional capital and the anticipated time such additional capital will be required; whether such additional capital shall be provided by the Members by way of additional Capital Contributions or by way of loans from Members; whether additional Capital Contributions, if any, shall be of in the form of Class A Voting Capital or Class B Non Voting Capital. No Member shall be obligated, at any time, to guarantee or otherwise assume or become liable for any obligations of the Company or to make any additional Capital Contributions advances or loans to the Company, unless such obligations are specifically accepted and agreed to by such Member.

In the event that additional Class A Voting Capital is to be issued, the Voting Members who exist immediately prior to such issuance shall be provided written notice of this intent, and shall be offered in such notice the opportunity to make additional capital contributions in Class A Voting Capital in proportion to their respective Percentage Voting Interests; provided that this right, if not exercised within ninety (90) days after such notice is received, shall expire automatically, unless this period is extended by the Voting Members. Any loans or additional capital contributions shall be voluntary.

The capital accounts of the Members, and the calculations that are based on the capital accounts, shall be adjusted appropriately to reflect any transfer of an interest in the Company, distributions, or additional capital contributions.

ARTICLE IV MANNER OF ACTING

4.1 Officers and Agents of the Company. The Voting Members may authorize any Member or Members of the Company, or other individuals or entities, whether or not a Member, to take action on behalf of the Company, as the Voting Members deem appropriate. Any Member may lend money to and receive loans from the Company, act as an employee, independent contractor, lessee, lessor, or surety of the company, and transact any business with the Company that could be carried out by someone who is not a Member; and the Company may receive from or pay to any Member remuneration, in the form of wages, salary, fees, rent, interest, or any form that the Voting Members deem appropriate.

The Voting Members may appoint officers of the Company who, to the extent provided by the Voting Members, may have and may exercise all the powers and authority of the Members or Managers in the conduct of the business and affairs of the Company. The officers of the Company may consist of a President, a Treasurer, a Secretary, or other officers or agents as may be elected or appointed by the Voting Members. The Voting Members may provide rules for the appointment, removal, supervision and compensation of such officers, the scope of their authority, and any other matters relevant to the positions. The officers shall act in the name of the Company and shall supervise its operation, within the scope of their authority, under the direction and management of the Voting Members.

Any action taken by a duly authorized officer, pursuant to authority granted by the Voting Members in accordance with this Agreement, shall constitute the act of and serve to bind the Company, and each Member hereby agrees neither to dispute such action nor the obligation of the Company created thereby.

4.2 Meetings of Voting Members. No regular, annual, special or other meetings of Voting Members are required to be held. Any action that may be taken at a meeting of Voting Members may be taken without a meeting by written consent in accordance with the Act. Meetings of the Voting Members, for any purpose or purposes, may be called at any time by a majority of the Voting Members, or by the President of the Company, if any. The Voting Members may designate any place as the place of

meeting for any meeting of the Voting Members. If no designation is made, the place of meeting shall be the principal place of business of the Company.

4.3 Notice of Meetings. In the event that a meeting of the Voting Members is called, written notice stating the place, day and hour of the meeting and the purpose or purposes for which the meeting is called shall be delivered not less than five nor more than sixty business days before the date of the meeting unless otherwise provided, either personally or by mail, by or at the direction of the Members calling the meeting, to each Voting Member. Notice of a meeting need not be given to any Voting Member who signs a waiver of notice or a consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice to such Voting Member.

4.4 Record Date. For the purpose of determining Voting Members entitled to notice of or to vote at any meeting of Voting Members or any adjournment thereof, the date on which notice of the meeting is provided shall be the record date for such determination of the Voting Members. When a determination of Voting Members has been made as provided in this Section, such determination shall apply to any adjournment thereof.

4.5 Quorum. Members holding at least 67% of the Voting Capital in the Company represented in person, by telephonic participation, or by proxy, shall constitute a quorum at any meeting of Voting Members. In the absence of a quorum at any such meeting, a majority of the Voting Members so represented may adjourn the meeting from time to time for a period not to exceed sixty days without further notice. However, if the adjournment is for more than sixty days, or if after the adjournment a new record date is fixed for another meeting, a notice of the adjourned meeting shall be given to each Voting Member. The Voting Members present at a duly organized meeting may continue to transact business only as previously provided on the agenda until adjournment, notwithstanding the withdrawal during such a meeting of that number of Voting Members whose absence would cause less than a quorum.

4.6 Voting. If a quorum is present, a unanimous vote of the Voting Members so represented shall be the act of the Members or Managers, unless the vote of a lesser proportion or number is otherwise required by the Act, by the Certificate or by this Agreement.

ARTICLE V

ALLOCATIONS AND DISTRIBUTIONS

5.1 Allocations of Profits and Losses. Profits and Losses, after deducting Guaranteed Payments, shall be allocated among the Members in proportion to their Percentage Ownership Interests. Any special allocations necessary to comply with the requirements set forth in Internal Revenue Code Section 704 and the corresponding Regulations, including, without limitation, the qualified income offset and minimum gain chargeback provisions contained therein, shall be made if the Voting Members deem these actions to be appropriate.

5.2 Distributions. Subject to applicable law and any limitations elsewhere in this Agreement, the Voting Members shall determine the amount and timing of all distributions of cash, or other assets, by the Company. Except as otherwise provided in this Agreement, all distributions shall be made to all of the Members, in proportion to their Percentage Ownership Interests. Except as otherwise provided in this Agreement, the decision as to whether to make distributions shall be within the sole discretion of the Voting Members.

All such distributions shall be made only to the Members who, according to the books and records of the Company, are the holders of record on the actual date of distribution. The Voting Members may base a determination that a distribution of cash may be made on a balance sheet, profit and loss statement, cash flow statement of the Company or other relevant information. Neither the Company nor the Members shall incur any liability for making distributions.

5.3 Form of Distribution. No Member has the right to demand and receive any distribution from the Company in any form other than money. No Member may be compelled to accept from the Company a distribution of any asset in kind in lieu of a proportionate distribution of money being made to other Members except on the dissolution and winding up of the Company.

ARTICLE VI

TRANSFER AND ASSIGNMENT OF INTERESTS

6.1 Resignation of Membership and Return of Capital. For a period of one (1) year after the Articles of Organization for the Company are filed ("the filing"), no Member may voluntarily resign his membership in the Company, and no Member shall be entitled to any return of capital from the company, except upon the written consent of all of the other Voting Members. During the second year after the filing, a Member may voluntarily resign his membership, but such Member shall be entitled to receive from the Company only the book value of his Ownership Interest, adjusted for profits and losses to the date of resignation, unless otherwise agreed by written consent of all of the other Voting Members. Subsequent to the second year after filing, a Member may voluntarily resign his membership and shall be entitled to receive from the Company fair market value of his Ownership Interest, adjusted for profits and losses to the date of resignation, or proceeds from the sale of all the assets, at the election of the non-resigning member. This election must be in writing by the non-resigning member within 60 days. If the non-resigning member elects to sell all assets then see Article 8, Dissolution.

Fair market value may be determined informally by unanimous agreement of all of the Voting Members, including the resigning Member. In the absence of an informal agreement as to fair market value, the Voting Members shall hire an appraiser to determine fair market value. The cost of any appraisal shall be deducted from the fair market value to which the resigning Member is entitled. The other Voting Members may elect, by written notice that is provided to the resigning Member within thirty (30) days after the resignation date, for the Company to purchase the resigning Member's Interest (whether the interest is being purchased at book value or fair market value) in four (4) equal annual installments, with the first installment being due sixty (60) days after the Member's resignation.

6.2 Death of a Member. Upon the death of a Member, the Member's estate or beneficiary or beneficiaries, as the case may be, shall be entitled to receive from the Company, in exchange for all of the deceased Member's Ownership Interest, the fair market value of the deceased Member's Ownership Interest, adjusted for profits and losses to the date of death. Fair market value may be determined informally by a unanimous good-faith agreement of all of the Voting Members. In the absence of an informal agreement as to fair market value, the Voting Members shall hire an appraiser to determine fair market value. The cost of any appraisal shall be deducted from the fair market value to which the deceased Member's estate or beneficiary or beneficiaries is or are entitled. The Voting Members may elect, by written notice that is provided to the deceased Member's estate or beneficiary or beneficiaries, within thirty (30) days after the Member's death, to purchase the deceased Member's Ownership Interest over a one-year (1 year) period, in four (4) equal installments, with the first installment being due sixty (60) days after the Member's date of death. Unless otherwise agreed unanimously by the Voting Members, prior to the completion of such purchase, the Member's estate or beneficiary or beneficiaries, shall have no right to become a Member or to participate in the management of the business and affairs of the Company as a Member or Manager, and shall only have the rights of an Assignee and be entitled only to receive the share of profits and the return of capital to which the deceased Member would otherwise have been entitled. The Company, or the other Voting Members, in its or their discretion, may purchase insurance on the lives of any of the Members, with the company or the purchasing Member named as the beneficiary, as the purchaser may decide, and use all or any of the proceeds from such insurance as a source of proceeds from which the deceased Member's Membership Ownership Interest may be purchased by the Company.

6.3 Restrictions on Transfer. Except (i) as otherwise provided in this Article or (ii) upon

the unanimous consent of all of the other Voting Members, no Member shall sell, hypothecate, pledge, assign or otherwise transfer, with or without consideration, any part or all of his Ownership Interest in the Company to any other person or entity (a "Transferee"), without first offering (the "Offer") that portion of his or her Ownership Interest in the Company subject to the contemplated transfer (the "Offered Interest") first to the Company, and secondly, to the other Voting Members, at the purchase price (hereinafter referred to as the "Transfer Purchase Price") and in the manner as prescribed in the Offer.

The Offering Member shall make the Offer first to the Company by written notice (hereinafter referred to as the "Offering Notice"). Within twenty (20) days (the "Company Offer Period") after receipt by the Company of the Offering Notice, the Company shall notify the Offering Member in writing (the "Company Notice"), whether or not the Company shall accept the Offer and shall purchase all but not less than all of the Offered Interest. If the Company accepts the Offer to purchase the Offered Interest, the Company Notice shall fix a closing date not more than twenty-five (25) days (the "Company Closing Date") after the expiration of the Company Offer Period.

In the event the Company decides not to accept the Offer, the Offering Member or the Company, at his or her or its election, shall, by written notice (the "Remaining Member Notice") given within that period (the "Member Offer Period") terminating ten (10) days after the expiration of the Company Offer Period, make the Offer of the Offered Interest to the other Voting Members, each of whom shall then have a period of twenty-five (25) days (the "Member Acceptance Period") after the expiration of the Member Offer Period within which to notify in writing the Offering Member whether or not he or she intends to purchase all but not less than all of the Offered Interest. If two (2) or more Voting Members of the Company desire to accept the Offer to purchase the Offered Interest, then, in the absence of an agreement between them, such Voting Members shall have the right to purchase the Offered Interest in proportion to their respective Percentage Voting Interests. If the other Voting Members intend to accept the Offer and to purchase the Offered Interest, the written notice required to be given by them shall fix a closing date not more than sixty (60) days after the expiration of the Member Acceptance Period (hereinafter referred to as the "Member Closing Date").

The aggregate dollar amount of the Transfer Purchase Price shall be payable in cash on the Company Closing Date or on the Member Closing Date, as the case may be, unless the Company or the purchasing Voting Members shall elect by written notice that is delivered to the Offering Member, prior to or on the Company Closing Date or the Member Closing Date, as the case may be, to purchase such Offered Interest in four (4) equal annual installments, with the first installment being due on the Closing Date.

If the Company or the other Voting Members fail to accept the Offer or, if the Offer is accepted by the Company or the other Voting Members and the Company or the other Voting Members fail to purchase all of the Offered Interest at the Transfer Purchase Price within the time and in the manner specified, then the Offering Member shall be free, for a period (hereinafter referred to as the "Free Transfer Period") of sixty (60) days from the occurrence of such failure, to transfer the Offered Interest to a Transferee; provided, however, that if all of the other Voting Members other than the Offering Member do not approve of the proposed transfer by unanimous written consent, the Transferee of the Offered Interest shall have no right to become a Member or to participate in the management of the business and affairs of the Company as a Member or Manager, and shall only have the rights of an Assignee and be entitled to receive the share of profits and the return of capital to which the Offering Member would otherwise have been entitled. A Transferee shall be admitted as a Member of the Company, and as a result of which he or she shall become a substituted Member, with the rights that are consistent with the Membership Interest that was transferred, only if such new Member (i) is approved unanimously by the Voting Members; (ii) delivers to the Company his required capital contribution; (iii) agrees in writing to be bound by the terms of this Agreement by becoming a party hereto.

If the Offering Member shall not transfer the Offered Interest within the Free Transfer Period, his or her right to transfer the Offered Interest free of the foregoing restrictions shall thereupon cease and

terminate.

6.4 Involuntary Transfer of a Membership Interest. A creditor's charging order or lien on a Member's Membership Interest, bankruptcy of a Member, or other involuntary transfer of Member's Membership Interest, shall constitute a material breach of this Agreement by such Member. The creditor, transferee or other claimant, shall only have the rights of an Assignee, and shall have no right to become a Member, or to participate in the management of the business and affairs of the Company as a Member or Manager under any circumstances, and shall be entitled only to receive the share of profits and losses, and the return of capital, to which the Member would otherwise have been entitled. The Voting Members, including a Voting Member whose interest is the subject of the charging order, lien, bankruptcy, or involuntary transfer, may unanimously elect, by written notice that is provided to the creditor, transferee or other claimant, at any time, to purchase all or any part of Membership Interest that was the subject of the creditor's charging order, lien, bankruptcy, or other involuntary transfer, at a price that is equal to one-half (1/2) of the book value of such interest, adjusted for profits and losses to the date of purchase. The Members agree that such valuation is a good-faith attempt at fixing the value of the interest, after taking into account that the interest does not include all of the rights of a Member or Manager, and after deducting damages that are due to the material breach of this Agreement.

ARTICLE VII

ACCOUNTING, RECORDS AND REPORTING

7.1 Books and Records. The Company shall maintain complete and accurate accounts in proper books of all transactions of or on behalf of the Company and shall enter or cause to be entered therein a full and accurate account of all transactions on behalf of the Company. The Company's books and accounting records shall be kept in accordance with such accounting principles (which shall be consistently applied throughout each accounting period) as the Voting Members may determine to be convenient and advisable. The Company shall maintain at its principal office all of the following:

A current list of the full name and last known business or residence address of each Member in the Company set forth in alphabetical order, together with, for each Member, the Class A Voting Capital account and Class B Non Voting Capital account, including entries to these accounts for contributions and distributions; the Ownership Interest, Percentage Ownership and Voting Interests; a copy of the Certificate and any and all amendments thereto together with executed copies of any powers of attorney pursuant to which the Certificate or any amendments thereto have been executed; copies of the Company's federal, state and local income tax or information returns and reports, if any, for the six most recent taxable years; a copy of this Agreement and any and all amendments hereto together with executed copies of any powers of attorney pursuant to which this Agreement or any amendments thereto have been executed; copies of the financial statements of the Company, if any, for the six most recent Fiscal Years; the Company's books and records as they relate to the internal affairs of the Company for at least the current and past four Fiscal Years; true and full information regarding the status of the business and financial condition of the Company; and true and full information regarding the amount of cash and a description and statement of the agreed value of any other property or services contributed by each Member and which each Member has agreed to contribute in the future, and the date on which each became a Member.

7.2 Inspection of Books and Records. Each Member has the right, on reasonable request for purposes reasonably related to the interest of the person as a Member or a Manager, to: (a) inspect and copy during normal business hours any of the Company's records described in Section 7.1; and (b) obtain from the Company promptly after their becoming available a copy of the Company's federal, state and local income tax or information returns for each Fiscal Year.

7.3 Accountings. As soon as is reasonably practicable after the close of each Fiscal Year, the Voting Members shall make or cause to be made a full and accurate accounting of the affairs of the

Company as of the close of that Fiscal Year and shall prepare or cause to be prepared a balance sheet as of the end of such Fiscal Year, a profit and loss statement for that Fiscal Year and a statement of Members' equity showing the respective Capital Accounts of the Members as of the close of such Fiscal Year and the distributions, if any, to Members during such Fiscal Year, and any other statements and information necessary for a complete and fair presentation of the financial condition of the Company, all of which the Manager shall furnish to each Member. In addition, the Company shall furnish to each Member information regarding the Company necessary for such Member to complete such Member's federal and state income tax returns. The Company shall also furnish a copy of the Company's tax returns to any Member requesting the same. On such accounting being made, profits and losses during such Fiscal Year shall be ascertained and credited or debited, as the case may be, in the books of account of the Company to the respective Members as herein provided.

7.4 Filings. The Voting Members, at Company expense, shall cause the income tax returns for the Company to be prepared and timely filed with the appropriate authorities. The Voting Members, at Company expense, shall also cause to be prepared and timely filed with appropriate federal and state regulatory and administrative bodies amendments to, or restatements of, the Certificate and all reports required to be filed by the Company with those entities under the Act or other then current applicable laws, rules, and regulations. If the Company is required by the Act to execute or file any document and fails, after demand, to do so within a reasonable period of time or refuses to do so, any Member may prepare, execute and file that document with the South Carolina Secretary of State.

7.5 Bank Accounts. The Company shall maintain its funds in one or more separate bank accounts in the name of the Company, and shall not permit the funds of the Company to be co-mingled in any fashion with the funds of any other Company or Person.

7.6 Tax Matters Partner. The Voting Members may, in their exclusive discretion, appoint, remove and replace a Tax Matters Partner at any time or times. The Voting Members shall from time to time cause the Company to make such tax elections as they deem to be in the interests of the Company and the Members generally. The Tax Matters Partner, as defined in Internal Revenue Code Section 6231, shall represent the Company (at the Company's expense) in connection with all examinations of the Company's affairs by tax authorities, including resulting judicial and administrative proceedings, and shall expend the Company funds for professional services and costs associated therewith.

ARTICLE VIII

DISSOLUTION AND WINDING UP

8.1 Dissolution. The Company shall be dissolved, its assets shall be disposed of, and its affairs wound up on the first to occur of: the entry of a decree of judicial dissolution pursuant to the Act; or the unanimous approval of the Voting Members.

8.2 Winding Up. On the occurrence of an event specified in Section 8.1, the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets and satisfying the claims of its creditors. The Voting Members shall be responsible for overseeing the winding up and liquidation of Company, shall take full account of the assets and liabilities of Company, shall cause such assets to be sold or distributed, and shall cause the proceeds therefrom, to the extent sufficient therefore, to be applied and distributed as provided in Section 9.4. The Voting Members shall give written notice of the commencement of winding up by mail to all known creditors and claimants whose addresses appear on the records of the Company. The Members shall be entitled to reasonable compensation for such services.

8.3 Distributions in Kind. Any noncash assets distributed to the Members shall first be valued at their fair market value to determine the profit or loss that would have resulted if such assets were sold for such value. Such profit or loss shall then be allocated pursuant to this Agreement, and the Members' Capital Accounts shall be adjusted to reflect such allocations. The amount distributed and charged against the Capital Account of each Member receiving an interest in a distributed asset shall be

the fair market value of such interest (net of any liability secured by such asset that such Member assumes or takes subject to). The fair market value of such asset shall be determined by the Voting Members, or if any Voting Member objects, by an independent appraiser (and any such appraiser must be recognized as an expert in valuing the type of asset involved) selected by a Majority of the Voting Members.

8.4 Order of Payment of Liabilities on Dissolution. After a determination that all known debts and liabilities of the Company in the process of winding up, including, without limitation, debts and liabilities to Members who are creditors of the Company, have been paid or adequately provided for, the remaining assets shall be distributed to the Members in proportion to their positive Capital Account balances, after taking into account profit and loss allocations for the Company's taxable year during which liquidation occurs.

8.5 Adequacy of Payment. The payment of a debt or liability, whether the whereabouts of the creditor is known or unknown, shall have been adequately provided for if payment thereof shall have been assumed or guaranteed in good faith by one or more financially responsible Persons or by the United States government or any agency thereof, and the provision, including the financial responsibility of the Person, was determined in good faith and with reasonable care by the Members to be adequate at the time of any distribution of the assets pursuant to this Section. This Section shall not prescribe the exclusive means of making adequate provision for debts and liabilities.

8.6 Limitations on Payments Made in Dissolution. Except as otherwise specifically provided in this Agreement, each Member shall only be entitled to look solely to the assets of the Company for the return of such Member's positive Capital Account balance and shall have no recourse for such Member's Capital Contribution or share of profits (on dissolution or otherwise) against any other Member.

8.7 Certificate of Cancellation. The Voting Members conducting the winding up of the affairs of the Company shall cause to be filed in the office of, and on a form prescribed by the South Carolina Secretary of State, a certificate of cancellation of the Certificate on the completion of the winding up of the affairs of the Company.

ARTICLE IX

EXCULPATION AND INDEMNIFICATION

9.1 Exculpation of Members. No Member shall be liable to the Company or to the other Members for damages or otherwise with respect to any actions taken or not taken in good faith and reasonably believed by such Member to be in or not opposed to the best interests of the Company, except to the extent any related loss results from fraud, gross negligence or willful or wanton misconduct on the part of such Member or the material breach of any obligation under this Agreement or of the fiduciary duties owed to the Company or the other Members by such Member.

9.2 Indemnification by Company. The Company shall indemnify, hold harmless and defend the Members, in their capacity as Members, Managers, or Officers, from and against any loss, expense, damage or injury suffered or sustained by them by reason of any acts or omissions arising out of their activities on behalf of the Company or in furtherance of the interests of the Company, including but not limited to any judgment, award, settlement, reasonable attorneys' fees and other costs or expenses incurred in connection with the defense of any actual or threatened action, proceeding or claim, if the acts or omissions were not performed or omitted fraudulently or as a result of gross negligence or willful misconduct by the indemnified party. Reasonable expenses incurred by the indemnified party in connection with any such proceeding relating to the foregoing matters may be paid or reimbursed by the Company in advance of the final disposition of such proceeding upon receipt by the Company of (i) written affirmation by the Person requesting indemnification of its good-faith belief that it has met the standard of conduct necessary for indemnification by the Company and (ii) a written undertaking by or on behalf of such Person to repay such amount if it shall ultimately be determined by a court of

competent jurisdiction that such Person has not met such standard of conduct, which undertaking shall be an unlimited general obligation of the indemnified party but need not be secured.

9.3 Insurance. The Company shall have the power to purchase and maintain insurance on behalf of any Person who is or was a Member or an agent of the Company against any liability asserted against such Person and incurred by such Person in any such capacity, or arising out of such Person's status as a Member or an agent of the Company, whether or not the Company would have the power to indemnify such Person against such liability under Section 10.1 or under applicable law.

ARTICLE X MISCELLANEOUS

10.1 Authority. This Agreement constitutes a legal, valid and binding agreement of the Member, enforceable against the Member in accordance with its terms. The Member is empowered and duly authorized to enter into this Agreement (including the power of attorney herein) under every applicable governing document, partnership agreement, trust instrument, pension plan, charter, certificate of incorporation, bylaw provision or the like. The Person, if any, signing this Agreement on behalf of the Member is empowered and duly authorized to do so by the governing document or trust instrument, pension plan, charter, certificate of incorporation, bylaw provision, board of directors or stockholder resolution or the like.

10.2 Indemnification by the Members. Each Member hereby agrees to indemnify and defend the Company, the other Members and each of their respective employees, agents, partners, members, shareholders, officers and directors and hold them harmless from and against any and all claims, liabilities, damages, costs and expenses (including, without limitation, court costs and attorneys' fees and expenses) suffered or incurred on account of or arising out of any breach of this Agreement by that Member.

ARTICLE XI DISPUTE RESOLUTION

11.1 Disputes Among Members. The Members agree that in the event of any dispute or disagreement solely between or among any of them arising out of, relating to or in connection with this Agreement or the Company or its organization, formation, business or management ("Member Dispute"), the Members shall use their best efforts to resolve any dispute arising out of or in connection with this Agreement by good-faith negotiation and mutual agreement. The Members shall meet at a mutually convenient time and place to attempt to resolve any such dispute.

However, in the event that the Members are unable to resolve any Member Dispute, such parties shall first attempt to settle such dispute through a non-binding mediation proceeding. In the event any party to such mediation proceeding is not satisfied with the results thereof, then any unresolved disputes shall be finally settled in accordance with an arbitration proceeding. In no event shall the results of any mediation proceeding be admissible in any arbitration or judicial proceeding.

11.2 Mediation. Mediation proceedings shall be conducted in accordance with the Commercial Mediation Rules of the American Arbitration Association (the "AAA") in effect on the date the notice of mediation was served, other than as specifically modified herein, and shall be non-binding on the parties thereto.

Any Member may commence a mediation proceeding by serving written notice thereof to the other Members, by mail or otherwise, designating the issue(s) to be mediated and the specific provisions of this Agreement under which such issue(s) and dispute arose. The initiating party shall simultaneously file two copies of the notice with the AAA, along with a copy of this Agreement. A Member may withdraw from the Member Dispute by signing an agreement to be bound by the results of the

mediation, to the extent the mediation results are accepted by the other Members as provided herein. A Member who withdraws shall have no further right to participate in the Member Dispute.

The Members shall select one neutral third party AAA mediator (the "Mediator") with expertise in the area that is in dispute. If a Mediator has not been selected within five (5) business days thereafter, then a Mediator shall be selected by the AAA in accordance with the Commercial Mediation Rules of the AAA.

The Mediator shall schedule sessions, as necessary, for the presentation by all Members of their respective positions, which, at the option of the Mediator, may be heard by the Mediator jointly or in private, without any other members present. The mediation proceeding shall be held in the city that is the company's principal place of business or such other place as agreed by the Mediator and all of the Members. The Members may submit to the Mediator, no later than ten (10) business days prior to the first scheduled session, a brief memorandum in support of their position.

The Mediator shall make written recommendations for settlement in respect of the dispute, including apportionment of the mediator's fee, within ten (10) business days of the last scheduled session. If any Member involved is not satisfied with the recommendation for settlement, he may commence an arbitration proceeding.

11.3 Arbitration. Arbitration proceedings shall be conducted under the Rules of Commercial Arbitration of the AAA (the "Rules"). A Member may withdraw from the Member Dispute by signing an agreement to be bound by the results of the arbitration. A Member who withdraws shall have no further right to participate in the Member Dispute.

The arbitration panel shall consist of one arbitrator. The Members shall select one neutral third party AAA arbitrator (the "Arbitrator") with expertise in the area that is in dispute. If an Arbitrator has not been selected within five (5) business days thereafter, then an Arbitrator shall be selected by the AAA in accordance with the Commercial Arbitration Rules of the AAA. The arbitration proceeding shall be held in the city that is the company's principal place of business or such other place as agreed by the Arbitrator and all of the Members. Any arbitrator who is selected shall disclose promptly to the AAA and to both parties any financial or personal interest the arbitrator may have in the result of the arbitration and/or any other prior or current relationship, or expected or discussed future relationship, with the Members or their representatives. The arbitrator shall promptly conduct proceedings to resolve the dispute in question pursuant to the then existing Rules. To the extent any provisions of the Rules conflict with any provision of this Section, the provisions of this Section shall control.

In any final award and/or order, the arbitrator shall apportion all the costs (other than attorney's fees which shall be borne by the party incurring such fees) incurred in conducting the arbitration in accordance with what the arbitrator deems just and equitable under the circumstances.

Discovery shall not be permitted in such arbitration except as allowed by the rules of arbitration, or as otherwise agreed to by all the parties of the Member Dispute. Notwithstanding, the Members agree to make available to one another and to the arbitrator, for inspection and photocopying, all documents, books and records, if determined by the arbitration panel to be relevant to the dispute, and by making available to one another and to the arbitration panel personnel directly or indirectly under their control, for testimony during hearings if determined by the arbitration panel to be relevant to the dispute. The Members agree, unless undue hardship exists, to conduct arbitration hearings to the greatest extent possible on consecutive business days and to strictly observe time periods established by the Rules or by the arbitrator for the submission of evidence and of briefs. Unless otherwise agreed to by the Members, a stenographic record of the arbitration proceedings shall be made and a transcript thereof shall be ordered for each Member, with each party paying an equal portion of the total cost of such recording and transcription.

The arbitrator shall have all powers of law and equity, which it can lawfully assume, necessary to resolve the issues in dispute including, without limiting the generality of the foregoing, making awards of

compensatory damages, issuing both prohibitory and mandatory orders in the nature of injunctions and compelling the production of documents and witnesses for presentation at the arbitration hearings on the merits of the case. The arbitration panel shall neither have nor exercise any power to act as amicable compositeur or ex aequo et bono; or to award special, indirect, consequential or punitive damages. The decision of the arbitration panel shall be in written form and state the reasons upon which it is based. The statutory, case law and common law of the State of South Carolina shall govern in interpreting their respective rights, obligations and liabilities arising out of or related to the transactions provided for or contemplated by this Agreement, including without limitation, the validity, construction and performance of all or any portion of this Agreement, and the applicable remedy for any liability established thereunder, and the amount or method of computation of damages which may be awarded, but such governing law shall not include the law pertaining to conflicts or choice of laws of South Carolina; provided however, that should the parties refer a dispute arising out of or in connection with an ancillary agreement or an agreement between some or all of the Members which specifically references this Article, then the statutory, case law and common law of the State whose law governs such agreement (except the law pertaining to conflicts or choice of law) shall govern in interpreting the respective rights, obligations and liabilities of the parties arising out of or related to the transactions provided for or contemplated by such agreement, including, without limitation, the validity, construction and performance of all or any portion of such agreement, and the applicable remedy for any liability established thereunder, and the amount or method of computation of damages which may be awarded.

Any action or proceeding subsequent to any Award rendered by the arbitrator in the Member Dispute, including, but not limited to, any action to confirm, vacate, modify, challenge or enforce the arbitrator's decision or award shall be filed in a court of competent jurisdiction in the same county where the arbitration of the Member Dispute was conducted, and South Carolina law shall apply in any such subsequent action or proceeding.

ARTICLE XII

MISCELLANEOUS

12.1 Notices. Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, properly addressed to the party to receive such notice at the address set forth in the Company's records.

12.2 Severability. If any provision of this Agreement, or the application of such provision to any Person or circumstance, shall be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement, or the application of such provision to Persons or circumstances other than those to which it is held to be invalid or unenforceable, shall not be affected thereby.

12.3 Binding Effect. This Agreement shall bind and insure to the benefit of the parties and their respective Successors.

12.4 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

12.5 Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes all prior or contemporaneous written or oral negotiations, correspondence, understandings and agreements between or among the parties, regarding the subject matter hereof.

12.6 Further Assurances. Each Member shall provide such further information with respect to the Member as the Company may reasonably request, and shall execute such other and further certificates, instruments and other documents, as may be necessary and proper to implement, complete and perfect the transactions contemplated by this Agreement.

12.7 Headings; Gender; Number; References. The headings of the Sections hereof are solely for convenience of reference and are not part of this Agreement. As used herein, each gender includes each other gender, the singular includes the plural and vice versa, as the context may require. All references to Sections and subsections are intended to refer to Sections and subsections of this Agreement, except as otherwise indicated.

12.8 Parties in Interest. Except as expressly provided in the Act, nothing in this Agreement shall confer any rights or remedies under or by reason of this Agreement on any Persons other than the Members and their respective Successors nor shall anything in this Agreement relieve or discharge the obligation or liability of any third Person to any party to this Agreement, nor shall any provision give any third Person any right of subrogation or action over or against any party to this Agreement.

12.9 Amendments. All amendments to this Agreement shall be in writing and signed by all of the Members to the agreement at the time of the amendment.

12.10 Attorneys' Fees. In any dispute between or among the Company and one or more of the Members, including, but not limited to, any Member Dispute, the prevailing party or parties in such dispute shall be entitled to recover from the non-prevailing party or parties all reasonable fees, costs and expenses including, without limitation, attorneys' fees, costs and expenses, all of which shall be deemed to have accrued on the commencement of such action, proceeding or arbitration. Attorneys' fees shall include, without limitation, fees incurred in any post-award or post-judgment motions or proceedings, contempt proceedings, garnishment, levy, and debtor and third party examinations, discovery, and bankruptcy litigation, and prevailing party shall mean the party that is determined in the arbitration, action or proceeding to have prevailed or who prevails by dismissal, default or otherwise.

12.11 Remedies Cumulative. Subject to Article XI, remedies under this Agreement are cumulative and shall not exclude any other remedies to which any Member may be lawfully entitled.

12.12 Jurisdiction and Venue/Equitable Remedies. The Company and each Member hereby expressly agrees that if, under any circumstances, any dispute or controversy arising out of or relating to or in any way connected with this Agreement shall be the subject of any court action at law or in equity, such action shall be filed exclusively in the courts of the State of South Carolina or of the United States of America located in the counties of Charleston as selected by the Member that is the plaintiff in the action, or that initiates the proceeding or arbitration. Each Member agrees not to commence any action, suit or other proceeding arising from, relating to, or in connection with this Agreement except in such a court and each Member irrevocably and unconditionally consents and submits to the personal and exclusive jurisdiction of such courts for the purposes of litigating any such action, and hereby grants jurisdiction to such courts and to any appellate courts having jurisdiction over appeals from such courts or review of such proceedings. Because the breach of the provisions of this Section would cause irreparable harm and significant injury to the Company and the other Members, which would be difficult to ascertain and which may not be compensable by damages alone, each Member agrees that the Company and the other Members will have the right to enforce the provisions of this Section by injunction, specific performance or other equitable relief in addition to any and all other remedies available to such party or parties without showing or proving any actual damage to such parties. Members will be entitled to recover all reasonable costs and expenses, including but not limited to all reasonable attorneys' fees, expert and consultants' fees, incurred in connection with the enforcement of this Section.

IN WITNESS WHEREOF, this Limited Liability Company Operating Agreement has been duly executed by or on behalf of the parties hereto as of the date first above written.



Witness 2

A handwritten signature in black ink, appearing to be 'RM'.

Ruth Mace

Appendix A

Voting Members

Name	Address	Interest
Witness 2	[REDACTED] Mt. Pleasant, SC 29464	72%
Ruth Mace	[REDACTED], Mt. Pleasant, SC 29464	28%

Non Voting Members

Currently all Members are voting.

Signature Certificate

Document Ref.: 7EF4M-XCJN7-JCK4M-VKTIH

Document signed by:

	<p>Nancy Mace E-mail: [redacted]@gmail.com Signed via link</p>	
IP [redacted]	Date: 04 Jun 2021 14:46:30 UTC	

Document completed by all parties on:

04 Jun 2021 14:46:30 UTC

Page 1 of 1



Signed with PandaDoc.com

PandaDoc is a document workflow and certified eSignature solution trusted by 25,000+ companies worldwide.



EXHIBIT 119

Witness 3

Housing Reimbursement

6 messages

Witness 3

Thu, Aug 17, 2023 at 9:33 AM

To: Nancy Mace <[redacted]@gmail.com>

Hey Nancy,

Do you have some time to meet early next week to figure out the housing reimbursement for [redacted] Probably need to rope in Richard to help with any details that he would need from me.

Witness 3

[redacted], CPA Financial Controller

843-[redacted] | [Media Content Services](#)



Nancy Mace <[redacted]@gmail.com>

Thu, Aug 17, 2023 at 9:35 AM

To: Witness 3 <[redacted]>

No. I just need to cut a check. Govt already pulled out taxes for it before hitting my paycheck. So whatever it is YTD I'll cut a check for.

[Quoted text hidden]

Witness 3

Thu, Aug 17, 2023 at 9:43 AM

To: Nancy Mace <[redacted]@gmail.com>

Ok. Is that something you can take care of this week? Is there anything needed from me?

Witness 3

[redacted], CPA Financial Controller

843-[redacted] | [Media Content Services](#)



[Quoted text hidden]

Witness 3

Mon, Oct 2, 2023 at 3:25 PM

To: Nancy Mace <[redacted]@gmail.com>

Hey Nancy,

Just following up on this. Are you able to cut a check for the housing reimbursement?

Witness 3

[redacted], CPA Financial Controller

843-[redacted] | [Media Content Services](#)



[Quoted text hidden]

Witness 3

Thu, Oct 5, 2023 at 9:40 AM

7/14/25, 12:37 PM

[REDACTED] - Housing Reimbursement

To: Witness 2 <[REDACTED]>

Can you give a nudge?

Witness 3, CPA Financial Controller
843- [REDACTED] | Media Content Services



[Quoted text hidden]

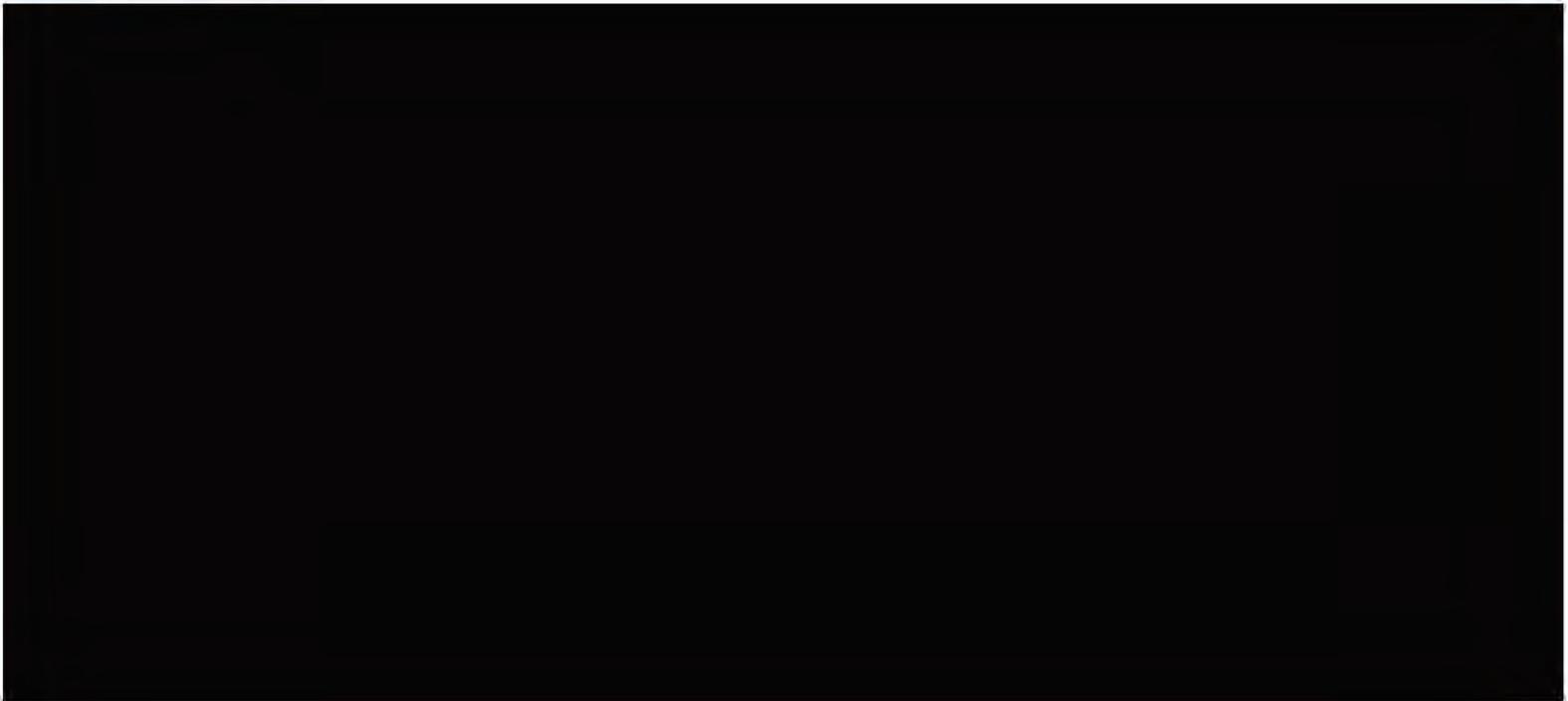


EXHIBIT 120



RE: Reimbursements

From Hanlon, Daniel <[REDACTED]@mail.house.gov>
Date Mon 4/17/2023 12:18 PM
To Z117 Mace, Nancy <[REDACTED]@mail.house.gov>

It's even worse than the financial disclosure form for Supreme Court Justices !

-----Original Message-----

From: Z117 Mace, Nancy <[REDACTED]@mail.house.gov>
Sent: Monday, April 17, 2023 12:17 PM
To: Hanlon, Daniel <[REDACTED]@mail.house.gov>
Subject: Re: Reimbursements

That is literally the worst form I've ever seen. Lol

Sent from my iPhone

> On Apr 17, 2023, at 12:08 PM, Hanlon, Daniel <[REDACTED]@mail.house.gov> wrote:
>
> Attached

> -----Original Message-----

> **From:** Z117 Mace, Nancy <[REDACTED]@mail.house.gov>
> **Sent:** Monday, April 17, 2023 11:42 AM
> **To:** Hanlon, Daniel <[REDACTED]@mail.house.gov>
> **Subject:** Re: Reimbursements

> The form wasn't attached. I'd like to know what the form looks like.

> Thanks,

> NM

> Sent from my iPhone

>> On Apr 17, 2023, at 11:33 AM, Hanlon, Daniel <[REDACTED]@mail.house.gov> wrote:

>> Indeed - the FAQ includes the process, including instructions for the CAO form. It can be found on housenet.

>> Richard and I have walked through it and will be able to fill it out.

>> -----Original Message-----

>> From: Z117 Mace, Nancy <[REDACTED]@mail.house.gov>

>> Sent: Monday, April 17, 2023 11:27 AM

>> To: Hanlon, Daniel <[REDACTED]@mail.house.gov>

>> Subject: Re: Reimbursements

>>

>> I asked what the process was?

>>

>> Please send me info on the process. Likely will assign it to Richard to assist.

>>

>> Thanks,

>>

>> NM

>>

>> Sent from my iPhone

>>

>>> On Apr 17, 2023, at 9:23 AM, Hanlon, Daniel <[REDACTED]@mail.house.gov> wrote:

>>>

>>> In December, the House Administration adopted new Handbook regulations authorizing use of the MRA to reimburse Members for "ordinary and necessary" expenses incurred while conducting official business in the Washington, D.C. area.

>>>

>>> The attached FAQs will provide guidance on what is considered "official business", examples of how to determine lodging reimbursement, the expense reimbursement process, associated deadlines, and how to complete the January 2023, February 2023, and March 2023 monthly Member of Congress expense reimbursement forms found on HouseNet.

>>>

>>> Happy to walk through this process with you when you arrive.

>>>

>>> -----Original Message-----

>>> From: Z117 Mace, Nancy <[REDACTED]@mail.house.gov>

>>> Sent: Monday, April 17, 2023 8:55 AM

>>> To: Hanlon, Daniel <[REDACTED]@mail.house.gov>

>>> Subject: Reimbursements

>>>

>>> What's the process for new reimbursements for members?

>>>

>>> Sent from my iPhone

>>> <FAQs_-_Member_Reimbursement_for_DC_Travel_Expenses.pdf>

> <member-dc-reimbursement-january-2023-expense-reimbursement-form.pdf>

> <member-dc-reimbursement-february-2023-expense-reimbursement-form.pdf>

> <member-dc-reimbursement-march-2023-expense-reimbursement-form.pdf>

EXHIBIT 121

Witness 3 <[REDACTED]>

Re: Update from Speaker McCarthy & Leader Jeffries: Members' D.C. Expense Reimbursements

6 messages

Witness 2 <[REDACTED]>, Nancy Ruth Mace <[REDACTED]@gmail.com>
to: Witness 3 <[REDACTED]>

Sat, Apr 8, 2023 at 12:12 PM

So looks like you take the total number of expenses to include taxes, insurance, and utilities... Defined as anything included in a hotel room. Which I would read as internet, power, phone, TV, security, water, gas. It cannot however include principal or interest on the house.

Then we divide them by 12 to get the "monthly expenses allowance", and then \$188.00 for each session or travel day in that month for the "max reimbursement". Nancy can get reimbursement for up to the total amount of the monthly allowance of expenses up to the max reimbursement.

Witness 3 please build a spreadsheet for 1D monthly expenses allowance. Add the other items that I listed even if there's a zero amount so that later if they expense comes in we remember what we can include.

On Fri, Apr 7, 2023, 3:47 PM Z117 Mace, Nancy <[REDACTED]@mail.house.gov> wrote:

Sent from my iPhone

Begin forwarded message:

From: "Szpindor, Catherine" <[REDACTED]@mail.house.gov>
Date: April 7, 2023 at 3:32:19 PM EDT
To: "Z117 Mace, Nancy" <[REDACTED]@mail.house.gov>
Subject: Update from Speaker McCarthy & Leader Jeffries: Members' D.C. Expense Reimbursements
Reply-To: [REDACTED]@caomail.housecommunications.gov

Dear Representative,

Attached is a letter from Speaker McCarthy and Leader Jeffries in reference to the regulations recently updated by the Committee on House Administration that will allow the CAO to fully implement an expense reimbursement process for Members of the House, that was adopted last Congress.

Attached are the Frequently Asked Questions (FAQs) referenced in the letter. Additionally, here are the links to the [January 2023](#), [February 2023](#), and [March 2023](#) monthly expense reimbursement forms, which can also be found on [HouseNet](#).

Sincerely,

Catherine L. Szpindor
Chief Administrative Officer
U.S. House of Representatives

- [Joint Handbook Letter 4.7.23.pdf](#)
- [FAQs_-_Member_Reimbursement_for_DC_Travel_Expenses.pdf](#)

Member Focused. Service Driven.

Stay connected to the CAO and House community:



Witness 3 <[redacted]>

Tue, Apr 11, 2023 at 12:24 PM

Witness 2 <[redacted]>
Cc: Nancy Ruth Mace <[redacted]@gmail.com>

Witness 2

Are you wanting to use last year's data to generate the amount to be reimbursed?

Witness 3 <[redacted]>, CPA Financial Controller
843-[redacted] | Media Content Services



[Quoted text hidden]

Witness 3 <[redacted]>

Tue, Apr 11, 2023 at 12:48 PM

To: Witness 2 <[redacted]>
Cc: Nancy Ruth Mace <[redacted]@gmail.com>

Monthly average of expenses for 1 D. Amounts do not include principal or interest.

<https://docs.google.com/spreadsheets/d/1qEcm9qar52AUOezrxxNntdmCKc2bhti-MIMhYKy7TYE/edit?usp=sharing>

Witness 3 <[redacted]>, CPA Financial Controller
843-[redacted] | Media Content Services



On Sat, Apr 8, 2023 at 12:13 PM Witness 2 <[redacted]> wrote:

[Quoted text hidden]

Witness 2 <[redacted]>
To: Witness 3 <[redacted]>

Wed, Mar 6, 2024 at 1:20 PM

Witness 2 <[redacted]> Partner,



7/14/25, 12:33 PM



- Re: Update from Speaker McCarthy & Leader Jeffries: Members' D.C. Expense Reimbursements

[Quoted text hidden]

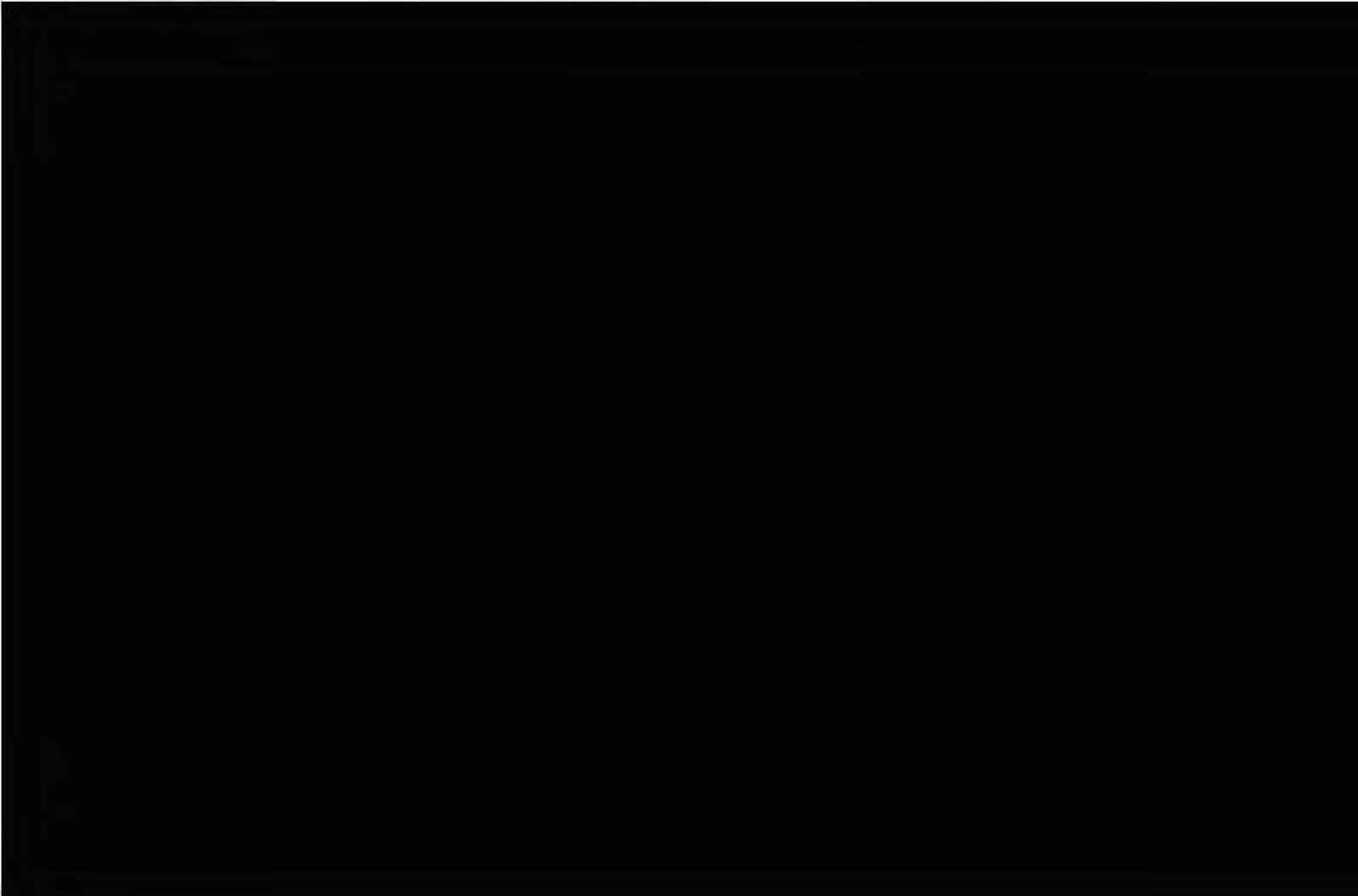


EXHIBIT 122

Expense Type	Amount	
Cleaning	736.17	12 month/Avg
Washington Gas	40.37	12 month/Avg
DC Water	112.80	12 month/Avg
Pepco Electric	228.97	12 month/Avg
Internet	105.89	Billing as of 3/29/23
Taxes	968.15	12 month/Avg
Insurance	270.58	12 month/Avg Updated based on current billing
TV	0.00	
Phone	0.00	
Security	0.00	
	<u>2,462.94</u>	

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	0	2,267.86	10,888.25	6,588.25	7,132.48	7,518.57	4,992.25	7,521.09	0	5,666.97	3,955.37	5,362.56	61,893.65
Total Income	0	2,267.86	10,888.25	6,588.25	7,132.48	7,518.57	4,992.25	7,521.09	0	5,666.97	3,955.37	5,362.56	61,893.65
Gross Profit	0	2,267.86	10,888.25	6,588.25	7,132.48	7,518.57	4,992.25	7,521.09	0	5,666.97	3,955.37	5,362.56	61,893.65
Expense													
Cleaning Services	183	599	1,647.00	1,098.00	915	1,464.00	549	732	366	732	366	183	8,834.00
Computer and Internet Expense	0	0	474.88	0	1	0	0	0	0	0	0	0	475.88
Internet Expense	2,282.87	2,279.07	2,275.25	2,271.43	2,263.74	2,263.74	2,259.58	2,252.13	2,252.13	0	4,496.48	2,240.43	27,136.85
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	0	28.94
Professional Fees	0	0	0	0	0	0	0	0	0	1,400.00	0	0	1,400.00
Reimbursement to Owners	0	0	0	0	0	0	5,326.69	0	0	0	0	0	5,326.69
Rental Home Supplies	904.11	67.75	2,242.31	122.73	566.27	618.79	0	0	1,862.89	443.92	0	0	6,829.77
Repairs and Maintenance	1,091.76	0	0	3,071.54	0	0	0	1,544.22	0	0	0	1,753.28	7,460.80
Taxes - Property	878.08	878.08	878.08	878.08	878.08	878.08	997.97	997.67	997.67	0	1,995.34	1,360.72	11,617.85
Utilities	431.65	422.65	658.67	620.9	342.39	290.3	358.85	316.57	259.64	291.11	255.44	337.54	4,585.71
Total Expense	5,771.47	4,246.55	8,176.19	8,062.68	4,966.48	5,515.91	9,492.09	5,842.59	5,738.33	2,867.03	7,113.26	5,903.91	73,696.49
Net Ordinary Income	-5,771.47	-1,978.69	2,712.06	-1,474.43	2,166.00	2,002.66	-4,499.84	1,678.50	-5,735.33	2,799.94	-3,157.89	-641.35	-11,802.84
Net Income	-5,771.47	-1,978.69	2,712.06	-1,474.43	2,166.00	2,002.66	-4,499.84	1,678.50	-5,735.33	2,799.94	-3,157.89	-641.35	-11,802.84

736.166667

968.1541667

382.1425

Utilities	Type	Date	Num	Name	Memo	Class	Split	Debit	Credit	Balance
Check		01/10/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	23.07		23.07
Check		01/18/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	120.85		143.92
Check		01/20/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	287.73		431.85
Check		02/23/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	422.65		854.3
Check		03/03/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	83.10		937.46
Check		03/14/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	144.88		1,082.34
Check		03/16/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	53.68		1,136.02
Check		03/22/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	376.95		1,512.97
Check		04/05/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	85.72		1,598.69
Check		04/11/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	117.45		1,716.14
Check		04/15/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	161.66		1,877.80
Check		04/19/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	256.07		2,133.87
Check		05/04/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	25.26		2,159.13
Check		05/18/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	97.95		2,257.08
Check		05/20/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	219.18		2,476.26
Check		06/08/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	16.8		2,493.06
Check		06/15/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	140.36		2,633.42
Check		06/21/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	133.14		2,766.56
Check		07/08/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	16.8		2,783.36
Check		07/19/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	115.2		2,898.56
Check		07/20/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	226.85		3,125.41
Check		08/05/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	15.05		3,140.46
Check		08/16/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	93.39		3,233.85
Check		08/19/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	208.13		3,441.98
Check		09/08/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	15.05		3,457.03
Check		09/19/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	125.02		3,582.05
Check		09/20/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	119.57		3,701.62
Check		10/05/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	15.05		3,716.67
Check		10/21/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	218.58		3,935.25
Check		10/24/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	57.48		3,992.73
Check		11/07/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	19.38		4,012.11
Check		11/17/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	125.33		4,137.44
Check		11/21/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	110.73		4,248.17
Check		12/07/2022	draft	Washington Ga	Gas Utilities	DC Prog	SunTrust-4703	115.38		4,363.55
Check		12/21/2022	draft	DC Water	Water	DC Prog	SunTrust-4703	59.5		4,423.05
Check		12/21/2022	draft	Pepco Electric	Electricity	DC Prog	SunTrust-4703	162.66		4,585.71

	Total	Avg
Washington Ga	484.40	40.37
DC Water	1,353.62	112.80
Pepco Electric	2,747.69	228.97

EXHIBIT 123

CONFIDENTIAL

Subject to the Nondisclosure Provisions of H. Res. 895 of the 110th Congress as Amended

Transcript of Interview of Witness 1

Review No. 25-5681

August 13, 2025

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

OFFICE OF CONGRESSIONAL CONDUCT
OF THE U.S. HOUSE OF REPRESENTATIVES

-----x
Case No. :
25-7636 :
-----x

INTERVIEW OF WITNESS #1
Conducted Virtually
Wednesday, August 13, 2025
10:04 a.m.

Job No.: 595478
Pages: 1 - 34
Recorded By: Charlotte Forrest

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1 Interview of Witness #1, conducted
2 virtually.

3

4

5

6 Pursuant to agreement, before Charlotte Forrest,
7 Notary Public in and for the State of New York.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

Transcript of Interview of Witness #1
Conducted on August 13, 2025

A P P E A R A N C E S

INVESTIGATIVE COUNSEL:

KRISTINA CRUMP, ESQUIRE
OFFICE OF CONGRESSIONAL CONDUCT
OF THE U.S. HOUSE OF REPRESENTATIVES
425 3rd Street, S.W., Suite 1110
Washington, DC 20024
(202) 225-9739

ALSO PRESENT:

INDHIRA BENITEZ
MIKAELA AALAND
ERIK LARSON, Remote Technician

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

C O N T E N T S

EXAMINATION	PAGE
By Ms. Crump	5

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

P R O C E E D I N G S

EXAMINATION

BY MS. CRUMP:

Q Good morning. My name is Kristina Crump. I'm Investigative Counsel with the Office of Congressional Conduct. I'm joined here today by my colleagues, Indhira Benitez, Deputy Chief Counsel and Mikaela Aaland, Investigative Analyst. We are undertaking a remote video interview of Witness #1. The day's date is August 13th, 2025, and it is 10:04 a.m. The witness has reviewed the False Statements Act, and has acknowledged receipt.

As a reminder, the OCC requests that witnesses keep each matter confidential to respect the legal interests of the parties associated with this review.

Great. Good morning, Witness #1.

A Good morning.

Q So I'm -- I'm going to just start answering -- asking you some questions. If at any time you need to take a break, just let us know and we can go off the record, okay?

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 A Okay.

2 Q Great. Witness #1, could you tell me,
3 when did you join Representative Mace's office?

4 A I joined Representative Mace's office in
5 [REDACTED].

6 Q Okay. And what was your job title when
7 you joined?

8 A I was her [REDACTED]

9 Q Right. And is that the same position
10 that you held the whole time you were in her office?

11 A Correct. I was her --

12 Q And then --

13 A -- [REDACTED] the whole time.

14 Q And then when did you depart her office?

15 A I departed her office in [REDACTED] of [REDACTED]
16 [REDACTED].

17 Q Okay. Got it. And then as [REDACTED]
18 what were your daily responsibilities?

19 A My daily responsibilities were to go
20 through any requests for meetings, or any, like,
21 staffing questions, or anything that had to do with
22 her schedule and making sure everything ran smoothly

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 for the day, that was kind of my -- making sure she
2 got from point A to point B was my job.

3 Q Got it. And those were the same
4 responsibilities you had the entire time you were
5 with her office?

6 A Correct.

7 Q Got it. Okay. I'm going to show you a
8 document just to help refresh your memory of things
9 since you left her office in January of this year,
10 and then I'll ask you some questions about it, okay?

11 A Okay.

12 MS. CRUMP: Okay. Erik, if you would
13 share Mace OCC 84, please.

14 MR. LARSON: Stand by.

15 BY MS. CRUMP:

16 Q Okay. Do you see an email chain on your
17 screen, Witness #1?

18 A I do now, yes.

19 Q Okay. Let's see. And do you see that
20 the -- is this the very bottom of the email chain
21 here?

22 A See -- I see, Member reimbursement and

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 mileage, November 2023, with -- I don't see the two
2 attachments, but I see that there are two
3 attachments.

4 Q Got it.

5 A Yeah.

6 Q And it's in -- this email at the bottom
7 here is a January 31st, 2024, email that you sent to
8 Melissa Carr, Lorie Khatod, and Representative Nancy
9 Mace. Do you see that?

10 A Yes.

11 Q Okay. Great. Can you tell me who these
12 people are?

13 A So Melissa Carr was our Financial
14 Advisor. Lorie Khatod was our Chief of Staff, and
15 Congresswoman Nancy Mace, so yeah.

16 Q Okay. And can you tell me what's
17 happening in this email?

18 A Sure. So this was sent in January. [REDACTED]
19 [REDACTED], they were kind of backlogged
20 because she hadn't had a [REDACTED] for a while. So
21 a lot of the 2023 paperwork, like her D.C. member
22 reimbursement, her mileage, that kind of stuff

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 hadn't been turned in for a few months. And so the
2 last one that had been turned in was, I think,
3 September 2023 from her previous -- I think it was
4 her Deputy Chief of Staff who was doing it at the
5 time. And then -- so I filled out the November one,
6 the December one, and the January one.

7 Q Okay. So did Representative Mace ask you
8 to be involved in the reimbursement process?

9 A The Chief of Staff did.

10 Q Okay. Ms. Khatod?

11 A Yes.

12 Q Okay. And then why were you -- why were
13 you CC'ing Representative Mace on this email?

14 A Well, it was my first little bit, so I
15 just wanted to make sure everything was squared away
16 and good. So I wanted everyone to lay eyes on it
17 before I submitted it.

18 Q Okay. And was that typical of when you
19 had these forms and you were preparing them to be
20 submitted, that you would run them by the Chief of
21 Staff and the Financial Advisor?

22 A Yes.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. Were you given any instructions
2 from anyone about how to fill out these forms or
3 what to do with the reimbursement process?

4 A I mean, the only instructions I had were,
5 like, talking to our Financial Advisor just to make
6 sure I understood what was on the forms and, like,
7 what I was actually filling out. So she explained
8 kind of the per diem process of what meals and
9 lodgings are, and what's allowed to be reimbursed
10 and what's not. So that's kind of the walkthrough I
11 got for it.

12 Q Okay. And that Financial Advisor you
13 spoke with, that was Melissa Carr?

14 A Yes.

15 Q Okay. Got it.

16 MS. CRUMP: Erik, let's pull up CAO 79.

17 MR. LARSON: Stand by.

18 BY MS. CRUMP:

19 Q Witness #1, do you see this document on
20 the screen?

21 A Yes.

22 Q And if you scroll toward -- if we scroll

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 toward the bottom, do you see that there is an email
2 that you send to Melissa Carr and CC Lorie Khatod?

3 A Yes.

4 Q Okay. So like we talked about earlier,
5 this is how you would sort of send the forms that
6 you had filled out for reimbursement. You would
7 send those to Melissa Carr and Lorie Khatod?

8 A Correct.

9 Q Okay. Earlier, we saw that you had CC'd
10 the Congresswoman, but this time you did not. And
11 going forward, you did not. Why was that?

12 A The Chief had just said that the
13 Congresswoman doesn't need to be CC'd onto them,
14 just because it blows up her inbox for some random,
15 like, paperwork stuff. And so usually, I just CC'd
16 them both and then both we submitted it to financial
17 counsel.

18 Q Okay. And we've already covered -- it
19 was standard for Ms. Carr and Ms. Khatod to look at
20 the forms before it was sent to the Office of
21 Financial Counseling, right?

22 A Yes.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. Did you ever send the forms
2 directly to the Office of Financial Counseling
3 without them reviewing it?

4 A Not -- not without them not seeing it.
5 Later on, once I had kind of gotten in the groove of
6 things, I would send it directly -- submit it
7 directly to financial counsel, CC'ing Melissa Carr
8 onto it. And if they had any problems, they could
9 reach out to me or Melissa.

10 Q Okay. Would Ms. Carr or Ms. Khatod ever
11 make edits or changes to the reimbursement form that
12 you'd filled out?

13 A Yes. Melissa would go back and say,
14 like, this doesn't really count as a day, so we need
15 to take that off. Or, this is -- like, we can't do
16 lodging for this day, because it's a fly-out day,
17 and then we would just fix it and then submit it.

18 Q And I guess I should be clear that the
19 reimbursement forms we're talking about are for the
20 members' expenses while in D.C. on official travel?

21 A Yes. It's the per diem that they set for
22 financial reimbursement for lodging and meals for

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 members.

2 Q Okay. I'm going to pull up another
3 document, CAO 80. And this is the attachment to
4 this email that we were just now looking at. Okay.
5 Do you see the Member of Congress Official Business
6 Expense Reimbursement Form on your screen?

7 A Yes, I do. Sorry, I'm getting real close
8 to the screen.

9 Q No worries. And if we need to zoom in on
10 anything, let us know.

11 A Oh, you're good. I got it.

12 Q Okay. And so this is the attachment that
13 was sent to the Office of Financial Counseling. Do
14 you see that?

15 A Yes.

16 Q Okay. Is it correct that this form is
17 signed by Representative Mace down at the bottom?

18 A Yes.

19 Q Okay. And these forms generally had to
20 be signed by the member seeking reimbursement, right?

21 A Yes and no. She had to lay eyes on it,
22 but usually, we used either the stamp or the Chief

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 of Staff.

2 Q Okay. So the Chief of Staff or stamp
3 might be used, but the member would always lay eyes
4 on it, right?

5 A Yes.

6 Q Okay. Were the forms usually signed when
7 you sent them to Ms. Carr and Ms. Khatod, or were
8 they signed or stamped afterward?

9 A They were usually signed when we sent
10 them to Melissa or Lorie, just -- if it was good to
11 go, then I would just submit it or they would submit
12 it, whichever. But if there were edits, it would
13 just get signed again.

14 Q Okay. Got it. And who -- who was the
15 one that coordinated getting the Congresswoman to
16 sign it?

17 A That would be me.

18 Q Okay. And when Representative Mace
19 reviewed the forms, did she check them for accuracy?

20 A I don't think so. I -- definitely for
21 the first few, but after we kind of got into the
22 rhythm of it, she just trusted us to do it.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. But she was aware that these forms
2 were getting submitted on her behalf, and she took a
3 look at a look at them before they were?

4 A Yes. Later on, once she stopped needing
5 certain things, she would just tell us that, and
6 then make sure we didn't put it on. And so that was
7 kind of the way of things.

8 Q I just want to make sure I understand
9 what you just said.

10 A Yeah.

11 Q Do you mean that when -- well, I guess,
12 could you just explain what you meant?

13 A Yeah. So I forget when, but later on
14 when she moved out of her townhouse, she stopped
15 needing, like, rent and stuff because she started
16 living in her office. So we stopped requesting
17 lodging because she didn't need it anymore. And so
18 that's just what I meant by that. And so she looked
19 that over and made sure -- kind of made sure we
20 weren't asking for it once she moved out.

21 But other than that, she usually just
22 trusted us three to look at it and make sure it was

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 all squared away.

2 Q Got it. Did you ever have any
3 conversations with Representative Mace about the
4 forms when she reviewed them or at other times?

5 A I mean, beyond her reviewing them and me
6 explaining what they meant, because we had a few
7 meetings where, I think, some people were asking
8 about the forms because I forget what month, but
9 there was a story about these reimbursements not
10 needing receipts and that kind of stuff. And so we
11 sat down and just kind of talked about what the per
12 diem actually means and what is allowed and what's
13 not allowed and that kind of stuff about financial
14 counsel. But beyond that, it was kind of just like,
15 it's done. Good job.

16 MS. CRUMP: Got it.

17 Let's pull up document CAO 88.

18 MR. LARSON: Stand by.

19 BY MS. CRUMP:

20 Q All right. Do you see this document on
21 the screen, Witness #1?

22 A I do.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. And this is the same sort of
2 reimbursement form that we've been talking about
3 this time, right?

4 A Yes.

5 Q Okay. Let's -- did anybody help you fill
6 out this form while you were in Representative
7 Mace's office?

8 A Like, what do you mean help? Like, I
9 filled it out.

10 Q Okay. Did anyone -- so you said that you
11 were given instructions on how to do it by Melissa
12 Carr, right?

13 A Yes.

14 Q Okay. Was there any other training that
15 you received on how to fill out the form?

16 A No, not beyond that.

17 Q Okay. Let's see. Right. And so it
18 looks like -- do you see that this is the
19 reimbursement form that covers January of 2024?

20 A Yes.

21 Q Right. And is this how the form would
22 look on your end while you were filling it out?

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 A It would, but you can't, like, fill in
2 the member of Congress signature. Like, you have to
3 print that off.

4 Q Okay.

5 A So it would, for this section, yes.

6 Q Got it. All right. So let's go through
7 the form. How did you know which days to fill in
8 expenses for?

9 A So usually, they highlight the days that
10 we're in session and what they count is in session.
11 But you just have to look back in the calendar and
12 make sure that actually lines up of, like, what if
13 she went home early, or they canceled votes that
14 day, or there was an extra week and they were called
15 in. And so you just look back through the schedule
16 and see when she actually flew in and when she
17 stayed to, and then you just request for that day.

18 So she only gets reimbursed for when
19 she's actually in D.C. on an in-session day. So if
20 she's in up here for an event, we could request
21 something from financial counsel. But usually, they
22 don't take that. Like, unless you have an actual

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 legitimate reason that they're in D.C. for it. So
2 really only for vote days.

3 Q Okay. And what about expenses for days
4 that were not in session days, like travel days?
5 You know, like, in -- where she's traveling into the
6 District or out of the District, for example, was
7 that a different process?

8 A No. That still counts as an in-session
9 day because she usually only flies in for votes, and
10 then flies out after votes. And so she -- she
11 really only got reimbursed for days she was here
12 voting.

13 Q Okay. And you would just check her
14 calendar to determine which days she had been here,
15 and those are the dates that you would request
16 reimbursement for?

17 A Correct.

18 Q Got it. Okay. And how would you know
19 what amounts to fill in for both the meals and
20 incidentals expenses and the lodging expenses?

21 A So they actually just set a per diem. So
22 every month, it kind of changes based on, like,

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 averages of rent, I think, or, like, how much hotels
2 cost because some members get hotels. So the
3 financial council actually sets the per diem, and
4 you basically just check that they were here.

5 Q Okay. Let me break that down a little
6 bit --

7 A Yes.

8 Q -- just to make sure we're on the same
9 page. So this is a -- this form that you would fill
10 out is sort of interactive, right? You could click
11 on it --

12 A Uh-huh.

13 Q -- and then say, you know, she was in
14 town, and it would auto-populate certain fields for
15 you, right?

16 A Correct. So the second you click in
17 session right there, it'll auto-populate meal
18 expenses, and then you can click add lodging if they
19 have a place to stay and they're not just sleeping
20 in their office. And so you just check that off and
21 then it auto-populates the lodging.

22 Q Okay. And --

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 A So this is sent out by the financial
2 counsel every month, and you basically just sign it
3 as an acknowledgement that they were here, and that
4 they are requesting the money.

5 Q And the amount that it auto-populates, is
6 that what you've been describing as the per diem
7 amount?

8 A Yes.

9 Q Okay. And could that also be described
10 as the GSA rate?

11 A I don't know.

12 Q Okay.

13 A Could you explain what you mean by GSA
14 rate?

15 MS. CRUMP: Sure. It -- it might be
16 helpful -- it could we zoom in on this yellow box
17 that has the red text? Yeah.

18 BY MS. CRUMP:

19 Q Okay. So I'm going to read -- it says --
20 there's two asterisks and it says, GSA rate amounts
21 will appear by default, but should be reduced to
22 match actual expenses incurred where applicable.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 A Yes.

2 Q Do you see that language?

3 A Yes. Sorry. It -- so it is the same
4 thing as the per diem, is what I've been saying.

5 Q Okay. So the per diem or GSA rate
6 amounts appear by default.

7 A Uh-huh.

8 Q But do you see where it says that the --
9 it should be reduced to match actual expenses
10 incurred?

11 A Yes.

12 Q Okay. Do you understand this to mean
13 that the GSA rate or what you had referred to as the
14 per diem was actually maximum amount that the
15 Congresswoman could request on a given day?

16 A Correct.

17 Q Okay. And so do you also understand this
18 to mean that the amount that you enter into the form
19 is supposed to reflect the actual expenses incurred
20 --

21 A Yes.

22 Q -- by the Congresswoman?

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 A So when I first started filling out these
2 forms, the Congresswoman and the Chief of Staff
3 would always talk about how it doesn't even come
4 close to covering her living costs. And so when
5 they checked over, I made sure that they never went
6 over her current living costs. So the max out was,
7 according to them, accurate.

8 Q Okay. And so I understand, from what you
9 just said, that the Congresswoman and the Chief of
10 Staff told you that the maximum, that is the GSA
11 rate, was the right amount to claim; is that right?

12 A Yes.

13 Q Okay. And so when you said that you
14 checked to make sure it didn't go over her living
15 expenses, that GSA rate, was that checking, was just
16 talking to the Congresswoman and the Chief of Staff?

17 A Yes.

18 Q You weren't, like, going through her
19 utility bills and counting up how much she --

20 A Correct, yeah. I -- I didn't do any of
21 that, no.

22 Q Okay. So you were relying on the

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Congresswoman and the Chief of Staff?

2 A Correct.

3 Q Got it. And we talked about how --

4 MS. CRUMP: We can zoom back out of this
5 form.

6 BY MS. CRUMP:

7 Q We talked about how you weren't the only
8 one who turned in this form and looked at this form,
9 right?

10 A Yes.

11 Q Okay. And ultimately, the Congresswoman
12 had to sign it and you forwarded it to the Chief of
13 Staff and Melissa Carr, correct?

14 A Correct.

15 Q Okay. Did anyone from the
16 Congresswoman's office ever correct you on the
17 amount that you were seeking for reimbursement?

18 A No.

19 Q Okay. Did anyone ever say --

20 A Not until -- sorry. Not until later on
21 when she moved out of her townhouse and was staying
22 in the office. So technically, yes, but.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. And so that there was one where
2 you had filled out the form and then she said, oh,
3 actually, we don't need to seek reimbursement
4 because I'm not in the townhouse anymore?

5 A Well, she told me when she was moving out
6 that she no longer needed it because she would be
7 staying in the office from now on. So when I filled
8 out the form, I just made sure not to ask for
9 lodging, and I -- and then we checked over it and
10 she A-okay'd it.

11 Q Got it. And do you remember
12 approximately when that would've been?

13 A I don't.

14 Q Okay. But it would've been a while later?

15 A Yes. That would've been in 2024. So
16 later half of 2024, I want to say.

17 Q Got it. But prior -- prior to that, and
18 separate and apart from her moving out of the
19 townhouse, no one ever said, hey, we need to reduce
20 the amounts on this sheet to reflect what she
21 actually spent, right?

22 A No.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. Ultimately, who would've been able
2 to tell you what her actual living expenses were?

3 A Probably either -- only the Congresswoman
4 herself or maybe the Chief, if the Congresswoman had
5 mentioned it to the Chief.

6 Q Okay. Got it. And other than the
7 training that you received from Melissa Carr and
8 your conversations with the Congresswoman and the
9 Chief of Staff about the GSA rate and how much she
10 should be requesting, did you have any other
11 conversations with anyone in Representative Mace's
12 office about how to figure out how much to seek
13 reimbursement for?

14 A No.

15 MS. CRUMP: Okay. All right. Let's take
16 a look at Mace OCC 137.

17 MR. LARSON: Stand by.

18 BY MS. CRUMP:

19 Q Okay. All right. Witness #1, do you see
20 a document, it's an email chain? And at the bottom,
21 there's a May 21st, 2024, email?

22 A Yes.

PLANET DEPOS

888.433.3767 | WWW.PLANETDEPOS.COM

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. And that bottom email is from
2 Melissa Carr to you and Lorie Khatod; do you see
3 that?

4 A Yes.

5 Q Okay. And then the subject is what we
6 received when they allowed D.C. expenses. And
7 there's attachment that's not up on the screen, but
8 there's an attachment --

9 A Uh-huh.

10 Q -- called DC Travel Reimbursement.pdf; do
11 you see that?

12 A Yes.

13 Q Okay. And then can you explain -- do you
14 forward that document to the Congresswoman?

15 A I'm trying to remember what this is. I
16 mean, it looks like I forwarded it to the
17 Congresswoman. I don't know what it's referring to,
18 though.

19 Q Okay. Do you recall there being -- well,
20 you actually mentioned this a little bit earlier,
21 but do you recall there being press coverage about
22 this reimbursement issue while you were with the

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Congresswoman's office?

2 A Yes.

3 Q Okay. Can -- can you tell us a little
4 bit about what that entailed?

5 A I heard there was a story happening with
6 her and a few other offices where some of the people
7 were maxing out. And because they -- this whole
8 program doesn't require receipts, it was causing
9 issues of, like, questioning how much people
10 actually needed. And so that's basically the extent
11 of it.

12 Q Okay. Was the story discussed in
13 Representative Mace's office?

14 A Yeah, the comms team talked about it.

15 Q Okay. Do you recall what was said about
16 it?

17 A The only thing I was really a part of the
18 conversation was when the comms team brought me in
19 to, like, explain what the per diem is and, like,
20 how we fill out the forms and how we turn it into
21 financial counsel. But beyond that, I wasn't really
22 a part of any of the conversations.

Transcript of Interview of Witness #1

Conducted on August 13, 2025

1 Q Okay. Did you have any conversations
2 with staffers or Representative Mace about whether
3 she'd been reimbursed the right amount?

4 A Yeah. We went to Congresswoman Mace and
5 we talked about me and -- we bring -- brought
6 Melissa onto a call, and me and the Chief and the --
7 the Congresswoman all sat down and talked about,
8 like, what can get reimbursed and making sure all
9 the right amounts were reimbursed. So we basically
10 just laid out for her all of the rules and stuff,
11 and that was the extent of the conversation.

12 Q Okay. But you weren't involved in
13 looking over her living expenses, rent, or utilities
14 or anything like that, correct?

15 A No.

16 Q Okay.

17 A I was not.

18 Q Okay. So you guys explained the
19 reimbursement rules to her, and she determined how
20 much would be sought for reimbursement, correct?

21 A Correct.

22 Q Okay. You mentioned that receipts

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1 weren't required for this program.

2 A Uh-huh.

3 Q Do you know whether the Congresswoman
4 kept her receipts for the expenses she was seeking
5 reimbursement for?

6 A If she did, only the Chief saw them
7 because I remember Lorie talking about them, but I
8 never saw any.

9 MS. CRUMP: Okay. Okay. Let's take a
10 break and go off the record real quick.

11 (A recess was taken.)

12 THE REPORTER: All right. You may
13 proceed, Counsel.

14 BY MS. CRUMP:

15 Q Witness #1, earlier we talked about how
16 you knew to request the maximum amount, the GSA
17 rate, because of your conversation with the
18 Congresswoman and the Chief of Staff. And you
19 mentioned that there had been some conversations
20 with them about how the GSA rate did not cover
21 Representative Mace's expenses. Do you recall that?

22 A Yes.

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1 Q Can you tell us a little bit more about
2 those conversations or elaborate on what the
3 Congresswoman said about her expenses in D.C.?

4 A I mean, I can't remember exact details.
5 It was from, like, 2023 when I first started of
6 basically us sitting down and me saying like, okay,
7 how much do you need? And then them joking around
8 saying like, it doesn't even begin to cover the
9 living expenses for D.C., and then us all laughing
10 because D.C. is expensive.

11 Q And do you know if that was just one
12 conversation that you all had, or was that several
13 conversations?

14 A I mean, it was several conversations of
15 every time we went over it being, like, talking
16 about how expensive D.C. is, and how it doesn't even
17 begin to cover the cost of her living expenses. And
18 that was kind of the routine joke going on every
19 time we looked over them.

20 Q Got it. And then I just wanted to -- to
21 make sure that I got this right and clear that,
22 although you stopped CC'ing the Congresswoman with

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1 the reimbursement forms that were completed, she
2 still put eyes on them before they were submitted,
3 whether they were signed by her or stamped, she was
4 aware of how much she was seeking for reimbursement?

5 A Yes.

6 Q Perfect.

7 A If she was in District, usually the Chief
8 was with her or someone was with her to show her,
9 but yes.

10 Q Okay. And when she was in the office,
11 you or someone else would show her the document?

12 A Yeah. She'd either just look over my
13 shoulder at the document or I'd walk in with it on
14 my phone or something, and then she'd look at it and
15 give us the A-okay.

16 MS. CRUMP: All right. Thank you very
17 much. Let's go off the record.

18 (Off the record at 10:34 a.m.)

19

20

21

22

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

2 I, Charlotte Forrest, the officer
3 before whom the foregoing proceedings were
4 taken, do hereby certify that the proceedings
5 were recorded by me and thereafter reduced to
6 typewriting by a qualified transcriptionist;
7 that said digital audio recording of said
8 proceedings are a true and accurate record
9 to the best of my knowledge, skills, and
10 ability; and that I am neither counsel for,
11 related to, nor employed by any of the parties
12 to this case and have no interest, financial
13 or otherwise, in its outcome.

14

15

16

17



18

19 CHARLOTTE FORREST, NOTARY PUBLIC,

20 FOR THE STATE OF NEW YORK

21

22

Transcript of Interview of Witness #1
Conducted on August 13, 2025

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

CERTIFICATE OF TRANSCRIBER

I, Mary Lide, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding; that said proceedings were reduced to typewriting under my supervision; that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills, and ability; and that I am neither counsel for, related to, nor employed by any of the parties to the case and have no interest, financial or otherwise, in its outcome.



MARY LIDE, AAERT-CET
PLANET DEPOS, LLC
8/25/2025

EXHIBIT 124

Cleaning Services

Total \$4,509
DC Property \$4,509

Type	Date	Year	Num	Name	Memo	Class	Amount	Note
Check	01/06/2023	2023	VENMO	Carmen Mejia	12/21/2022 & 01/02/2023 - DC Property Cleaning	DC Property	366.00	
Check	03/10/2023	2023	VENMO	Carmen Mejia	2/17, 25, 31 - DC Property Cleaning	DC Property	549.00	
Check	04/05/2023	2023	VENMO	Carmen Mejia	03/17, 25, 31 - DC Property Cleaning	DC Property	549.00	
Check	04/20/2023	2023	VENMO	Carmen Mejia	04/8, 15 - DC Property Cleaning	DC Property	366.00	
Check	05/30/2023	2023	VENMO	Carmen Mejia	05/1, 8 - DC Property Cleaning	DC Property	366.00	
Check	06/23/2023	2023	VENMO	Carmen Mejia	05/27, 06/04, 06/05 - DC Property Cleaning	DC Property	426.00	
Check	07/03/2023	2023	VENMO	Carmen Mejia	06/23 - DC Property Cleaning	DC Property	183.00	
Check	07/28/2023	2023	VENMO	Carmen Mejia	07/01, 07/08 - DC Property Cleaning	DC Property	366.00	
Check	09/01/2023	2023	DRAFT	American Express	Green Cleaning	DC Property	240.00	
Check	10/03/2023	2023	VENMO	Carmen Mejia	8/1 8/14 8/28 - DC Property Cleaning	DC Property	549.00	
Check	10/11/2023	2023	VENMO	Carmen Mejia	9/29 10/6 - DC Property Cleaning	DC Property	366.00	
Check	11/10/2023	2023	VENMO	Carmen Mejia	10/23 - DC Property Cleaning	DC Property	183.00	