

Client: **A443476 - 19 Varnum Street Operating Company, LLC-Lowell**  
Engagement: **MD 2022 - Care One at Lowell**  
Period Ending: **12/31/2022**  
Trial Balance: **T-02 - Realty TB**  
Worksheet: **T:::02 - MCD REA-CR Groupings**

Account	Description	Caid 12/31/2022	1st PP 12/31/2021
<b>Group : [1025.0]</b>	<b>Cash &amp; Equivalents</b>		
<b>Subgroup : None</b>			
10010	Cash - Lockbox	168,341.36	210,750.01
<b>Subtotal : None</b>		<b>168,341.36</b>	<b>210,750.01</b>
<b>Total [1025.0]</b>	<b>Cash &amp; Equivalents</b>	<b>168,341.36</b>	<b>210,750.01</b>
<b>Group : [1180.0]</b>	<b>Loans Receivable: Affiliates/Related Parties</b>		
<b>Subgroup : None</b>			
12550	Other Receivable - Related Party	126,789.72	127,476.52
<b>Subtotal : None</b>		<b>126,789.72</b>	<b>127,476.52</b>
<b>Total [1180.0]</b>	<b>Loans Receivable: Affiliates/Related Parties</b>	<b>126,789.72</b>	<b>127,476.52</b>
<b>Group : [1280.0]</b>	<b>Prepaid Expenses: Prepaid Insurance</b>		
<b>Subgroup : None</b>			
13010	Prepaid Property Insurance	9,291.50	5,509.87
13040	Prepaid Other Insurance	9,045.07	9,537.81
<b>Subtotal : None</b>		<b>18,336.57</b>	<b>15,047.68</b>
<b>Total [1280.0]</b>	<b>Prepaid Expenses: Prepaid Insurance</b>	<b>18,336.57</b>	<b>15,047.68</b>
<b>Group : [1300.0]</b>	<b>Prepaid Expenses: Other Prepaid Expenses</b>		
<b>Subgroup : None</b>			
13090	Prepaid Real Estate Taxes	0.00	0.00
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.00</b>
<b>Total [1300.0]</b>	<b>Prepaid Expenses: Other Prepaid Expenses</b>	<b>0.00</b>	<b>0.00</b>
<b>Group : [1311.0]</b>	<b>Other Current Assets</b>		
<b>Subgroup : None</b>			
10230	Escrows - Real Estate Tax	30,045.65	34,451.08
10240	Escrows - Property Insurance	3,600.60	7,946.40
10250	Escrows - Repair & Replacement Costs	256,321.21	180,514.99
10260	Escrows - PMI	56,085.15	52,891.69
15116	ARF Clearing	7,497.93	5,086.13
18700	Other Long Term Assets	0.00	0.00
<b>Subtotal : None</b>		<b>353,550.54</b>	<b>280,890.29</b>
<b>Total [1311.0]</b>	<b>Other Current Assets</b>	<b>353,550.54</b>	<b>280,890.29</b>
<b>Group : [1511.1]</b>	<b>Land: Cost</b>		
<b>Subgroup : None</b>			
15100	Land	487,700.00	487,700.00
<b>Subtotal : None</b>		<b>487,700.00</b>	<b>487,700.00</b>
<b>Total [1511.1]</b>	<b>Land: Cost</b>	<b>487,700.00</b>	<b>487,700.00</b>
<b>Group : [1521.1]</b>	<b>Building: Cost</b>		
<b>Subgroup : None</b>			
15110	Building	9,534,774.00	9,534,774.00
<b>Subtotal : None</b>		<b>9,534,774.00</b>	<b>9,534,774.00</b>
<b>Total [1521.1]</b>	<b>Building: Cost</b>	<b>9,534,774.00</b>	<b>9,534,774.00</b>
<b>Group : [1522.2]</b>	<b>Building: Accum. Depr.</b>		
<b>Subgroup : None</b>			
15210	Accum Depr - Building	(5,182,101.88)	(4,943,639.91)
<b>Subtotal : None</b>		<b>(5,182,101.88)</b>	<b>(4,943,639.91)</b>
<b>Total [1522.2]</b>	<b>Building: Accum. Depr.</b>	<b>(5,182,101.88)</b>	<b>(4,943,639.91)</b>

0.00

<b>Group : [1611.1]</b>	<b>Building Improvements: Cost</b>			
<b>Subgroup : None</b>				
15115	Building Improvements	1,541,965.53	1,527,561.81	
15125	Flooring & Renovations	560,816.04	560,816.04	
<b>Subtotal : None</b>		<b>2,102,781.57</b>	<b>2,088,377.85</b>	
<b>Total [1611.1]</b>	<b>Building Improvements: Cost</b>	<b>2,102,781.57</b>	<b>2,088,377.85</b>	14,403.72
<b>Group : [1612.2]</b>	<b>Building Improvements: Accum. Depr.</b>			
<b>Subgroup : None</b>				
15215	Accum Depr - Building Improvements	(645,926.70)	(584,248.20)	
15225	Accum Depr - Flooring & Renovations	(263,040.22)	(225,652.56)	
<b>Subtotal : None</b>		<b>(908,966.92)</b>	<b>(809,900.76)</b>	
<b>Total [1612.2]</b>	<b>Building Improvements: Accum. Depr.</b>	<b>(908,966.92)</b>	<b>(809,900.76)</b>	
<b>Group : [1651.1]</b>	<b>Equipment: Cost</b>			
<b>Subgroup : None</b>				
15130	Furniture & Fixtures	625,637.16	580,262.42	
15140	Equipment - Movable	436,351.40	436,351.40	
15141	Equipment - Fixed	792,406.80	753,329.13	
15142	Equipment - Office	0.00	0.00	
15150	Computer Hardware	189,953.62	189,953.62	
<b>Subtotal : None</b>		<b>2,044,348.98</b>	<b>1,959,896.57</b>	
<b>Total [1651.1]</b>	<b>Equipment: Cost</b>	<b>2,044,348.98</b>	<b>1,959,896.57</b>	84,452.41
<b>Group : [1652.2]</b>	<b>Equipment: Accum. Depr.</b>			
<b>Subgroup : None</b>				
15230	Accum Depr - Furniture & Fixtures	(551,094.86)	(528,968.23)	
15240	Accum Depr - Equipment - Movable	(295,207.99)	(262,017.80)	
15241	Accum Depr - Equipment - Fixed	(610,348.55)	(565,638.54)	
15250	Accum Depr - Computer Hardware	(186,311.04)	(182,535.49)	
<b>Subtotal : None</b>		<b>(1,642,962.44)</b>	<b>(1,539,160.06)</b>	
<b>Total [1652.2]</b>	<b>Equipment: Accum. Depr.</b>	<b>(1,642,962.44)</b>	<b>(1,539,160.06)</b>	
<b>Group : [1701.1]</b>	<b>Motor Vehicles: Cost</b>			
<b>Subgroup : None</b>				
15161	Motor Vehicles	51,477.00	51,477.00	
<b>Subtotal : None</b>		<b>51,477.00</b>	<b>51,477.00</b>	
<b>Total [1701.1]</b>	<b>Motor Vehicles: Cost</b>	<b>51,477.00</b>	<b>51,477.00</b>	
<b>Group : [1702.2]</b>	<b>Motor Vehicles: Accum. Depr.</b>			
<b>Subgroup : None</b>				
15261	Accum Depr - Motor Vehicles	(51,477.00)	(48,943.10)	
<b>Subtotal : None</b>		<b>(51,477.00)</b>	<b>(48,943.10)</b>	
<b>Total [1702.2]</b>	<b>Motor Vehicles: Accum. Depr.</b>	<b>(51,477.00)</b>	<b>(48,943.10)</b>	
<b>Group : [1710.1]</b>	<b>Software: Cost</b>			
<b>Subgroup : None</b>				
15151	Computer Software	715.16	715.16	
<b>Subtotal : None</b>		<b>715.16</b>	<b>715.16</b>	
<b>Total [1710.1]</b>	<b>Software: Cost</b>	<b>715.16</b>	<b>715.16</b>	
<b>Group : [1710.2]</b>	<b>Software: Accum. Depr.</b>			
<b>Subgroup : None</b>				
15251	Accum Depr - Computer Software	(715.16)	(715.16)	
<b>Subtotal : None</b>		<b>(715.16)</b>	<b>(715.16)</b>	
<b>Total [1710.2]</b>	<b>Software: Accum. Depr.</b>	<b>(715.16)</b>	<b>(715.16)</b>	
<b>Group : [1975.1]</b>	<b>Mortgage Acquisition Costs</b>			
<b>Subgroup : None</b>				
16050	Financing Cost	382,185.85	406,383.75	

<b>Subtotal : None</b>		<b>382,185.85</b>	<b>406,383.75</b>
<b>Total [1975.1]</b>	<b>Mortgage Acquisition Costs</b>	<b>382,185.85</b>	<b>406,383.75</b>
<b>Group : [1975.2]</b>	<b>Accumulated Amort. of Mort. Acq. Costs</b>		
<b>Subgroup : None</b>			
16055	Accum Amort - Financing Cost	(164,921.41)	(166,398.38)
<b>Subtotal : None</b>		<b>(164,921.41)</b>	<b>(166,398.38)</b>
<b>Total [1975.2]</b>	<b>Accumulated Amort. of Mort. Acq. Co</b>	<b>(164,921.41)</b>	<b>(166,398.38)</b>
<b>Group : [1985.0]</b>	<b>Other Deferred Charges &amp; Other Non Current Assets</b>		
<b>Subgroup : None</b>			
15195	Construction in Progress	0.00	0.00
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.00</b>
<b>Total [1985.0]</b>	<b>Other Deferred Charges &amp; Other Non</b>	<b>0.00</b>	<b>0.00</b>
<b>Group : [2020.0]</b>	<b>Trade Payables</b>		
<b>Subgroup : None</b>			
20000	AP - Trade	(4,500.00)	0.00
<b>Subtotal : None</b>		<b>(4,500.00)</b>	<b>0.00</b>
<b>Total [2020.0]</b>	<b>Trade Payables</b>	<b>(4,500.00)</b>	<b>0.00</b>
<b>Group : [2030.0]</b>	<b>Accrued Expenses</b>		
<b>Subgroup : None</b>			
20020	AP - General Accruals	(2,250.00)	0.00
21020	Accrued Interest - Third Party	(27,795.11)	(29,472.50)
21035	Accrued Property Insurance	(4,673.24)	(2,767.02)
<b>Subtotal : None</b>		<b>(34,718.35)</b>	<b>(32,239.52)</b>
<b>Total [2030.0]</b>	<b>Accrued Expenses</b>	<b>(34,718.35)</b>	<b>(32,239.52)</b>
<b>Group : [2110.0]</b>	<b>Notes Payable: Officer, Owner, or Related Parties</b>		
<b>Subgroup : None</b>			
20030	AP - Related Party	(11,657.76)	(922.35)
21021	Accrued Interest - Related Party	(10,630,866.16)	(10,370,515.98)
25670	Partners Note	(4,598,638.34)	(4,598,638.34)
<b>Subtotal : None</b>		<b>(15,241,162.26)</b>	<b>(14,970,076.67)</b>
<b>Total [2110.0]</b>	<b>Notes Payable: Officer, Owner, or Rel</b>	<b>(15,241,162.26)</b>	<b>(14,970,076.67)</b>
<b>Group : [2160.0]</b>	<b>Long Term Debt-Current Portion</b>		
<b>Subgroup : None</b>			
25150	Loan Payable - Current Portion	0.00	0.00
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.00</b>
<b>Total [2160.0]</b>	<b>Long Term Debt-Current Portion</b>	<b>0.00</b>	<b>0.00</b>
<b>Group : [2310.0]</b>	<b>Mortgages</b>		
<b>Subgroup : None</b>			
25145	Mortgage Payable - Current Portion	(659,428.43)	(639,007.43)
25645	Mortgage Payable - Long Term Portion	(9,929,183.85)	(10,588,612.26)
25650	Loan Payable - Long Term	0.00	0.00
<b>Subtotal : None</b>		<b>(10,588,612.28)</b>	<b>(11,227,619.69)</b>
<b>Total [2310.0]</b>	<b>Mortgages</b>	<b>(10,588,612.28)</b>	<b>(11,227,619.69)</b>
<b>Group : [2650.0]</b>	<b>Retained Earnings (Corp)</b>		
<b>Subgroup : None</b>			
30035	Equity Transfer	8,670,859.17	8,670,859.17
30060	Retained Earnings	9,904,345.25	9,965,233.78
<b>Subtotal : None</b>		<b>18,575,204.42</b>	<b>18,636,092.95</b>
<b>Total [2650.0]</b>	<b>Retained Earnings (Corp)</b>	<b>18,575,204.42</b>	<b>18,636,092.95</b>
<b>Group : [3510.1]</b>	<b>Rental Income: Nursing Facility</b>		
<b>Subgroup : None</b>			
46005	Rental Income - Related Party	(1,525,870.33)	(1,555,797.30)

639,007.41

80000	Rent - Third Party	0.00	0.00
<b>Subtotal : None</b>		<b>(1,525,870.33)</b>	<b>(1,555,797.30)</b>
<b>Total [3510.1]</b>	<b>Rental Income: Nursing Facility</b>	<b>(1,525,870.33)</b>	<b>(1,555,797.30)</b>
<b>Group : [3530.0]</b>	<b>Other Income</b>		
<b>Subgroup : None</b>			
87500	Interest Income	(300.73)	(227.88)
<b>Subtotal : None</b>		<b>(300.73)</b>	<b>(227.88)</b>
<b>Total [3530.0]</b>	<b>Other Income</b>	<b>(300.73)</b>	<b>(227.88)</b>
<b>Group : [9540.0]</b>	<b>Taxes, Real Estate</b>		
<b>Subgroup : None</b>			
63400	Real Estate Tax Expense - Third Party	150,740.77	127,189.35
<b>Subtotal : None</b>		<b>150,740.77</b>	<b>127,189.35</b>
<b>Total [9540.0]</b>	<b>Taxes, Real Estate</b>	<b>150,740.77</b>	<b>127,189.35</b>
<b>Group : [9545.1]</b>	<b>Long-Term Interst: Nursing Facilities</b>		
<b>Subgroup : None</b>			
86055	Amortization - Deferred Financing Cost	22,720.93	15,322.20
87010	Interest Expense - Mortgages	342,819.36	362,660.76
<b>Subtotal : None</b>		<b>365,540.29</b>	<b>377,982.96</b>
<b>Total [9545.1]</b>	<b>Long-Term Interst: Nursing Facilities</b>	<b>365,540.29</b>	<b>377,982.96</b>
<b>Group : [9550.0]</b>	<b>Building Depreciation</b>		
<b>Subgroup : None</b>			
85210	Depreciation - Building	238,461.97	238,461.97
<b>Subtotal : None</b>		<b>238,461.97</b>	<b>238,461.97</b>
<b>Total [9550.0]</b>	<b>Building Depreciation</b>	<b>238,461.97</b>	<b>238,461.97</b>
<b>Group : [9560.8]</b>	<b>Building Improvement Depreciation</b>		
<b>Subgroup : None</b>			
85215	Depreciation - Building Improvements	73,190.19	72,618.44
85225	Depreciation - Flooring & Renovations	37,387.66	37,387.66
<b>Subtotal : None</b>		<b>110,577.85</b>	<b>110,006.10</b>
<b>Total [9560.8]</b>	<b>Building Improvement Depreciation</b>	<b>110,577.85</b>	<b>110,006.10</b>
<b>Group : [9570.0]</b>	<b>Equipment Depreciation</b>		
<b>Subgroup : None</b>			
85230	Depreciation - Furniture & Fixtures	11,065.35	7,133.33
85240	Depreciation - Movable	33,187.98	38,529.09
85241	Depreciation - Fixed	44,261.81	49,449.04
85250	Depreciation - Computer Hardware	3,775.55	5,533.12
<b>Subtotal : None</b>		<b>92,290.69</b>	<b>100,644.58</b>
<b>Total [9570.0]</b>	<b>Equipment Depreciation</b>	<b>92,290.69</b>	<b>100,644.58</b>
<b>Group : [9580.0]</b>	<b>Insurance- Building, Building Improvement, and Equipment</b>		
<b>Subgroup : None</b>			
63271	Property Insurance - Third Party	14,801.41	10,236.90
<b>Subtotal : None</b>		<b>14,801.41</b>	<b>10,236.90</b>
<b>Total [9580.0]</b>	<b>Insurance- Building, Building Improv</b>	<b>14,801.41</b>	<b>10,236.90</b>
<b>Group : [9502.5]</b>	<b>Other Operating Expenses</b>		
<b>Subgroup : None</b>			
63065	Accounting	10,510.00	2,526.33
63275	Other Insurance Expense	54,762.91	57,700.06
63415	Annual Report Fees	0.00	369.00
67030	Facility Equipment Repairs & Maintenan	0.00	0.00
85261	Depreciation - Motor Vehicles	2,533.90	10,135.60
87020	Interest Expense - Related Party	459,883.80	459,883.80
<b>Subtotal : None</b>		<b>527,690.61</b>	<b>530,614.79</b>
<b>Total [9502.5]</b>	<b>Other Operating Expenses</b>	<b>527,690.61</b>	<b>530,614.79</b>

NET (INCOME) LOSS	<u>(26,067.47)</u>	<u>(60,888.53)</u>
Sum of Account Groups	0.00	0.00

Tickmarks

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