

Client: **A443472 - 221 Fitzgerald Drive Operating Company, LLC-New Bedford**
Engagement: **MD 2022 - Care One at New Bedford**
Period Ending: **12/31/2022**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T::02 - MCD REA-CR Groupings Report**

Account	Description	CAID 12/31/2022	1st PP 12/31/2021
Group : [1025.0]	Cash & Equivalent		
Subgroup : None			
10000	Cash - Operating	0.00	0.00
10010	Cash - Lockbox	30,439.77	158,548.91
Subtotal : None		30,439.77	158,548.91
Total [1025.0]	Cash & Equivalent	30,439.77	158,548.91
Group : [1050.0]	Cash: Other Cash		
Subgroup : None			
10230	Escrows - Real Estate Tax	107,444.68	30,571.99
10240	Escrows - Property Insurance	13,314.33	4,644.54
10250	Escrows - Repair & Replacement Costs	252,856.81	132,890.45
10260	Escrows - PMI	56,391.07	40,507.02
Subtotal : None		430,006.89	208,614.00
Total [1050.0]	Cash: Other Cash	430,006.89	208,614.00
Group : [1120.0]	Accounts Receivable		
Subgroup : None			
12550	Other Receivable - Related Party	84,262.08	90,669.25
Subtotal : None		84,262.08	90,669.25
Total [1120.0]	Accounts Receivable	84,262.08	90,669.25
Group : [1180.0]	Loans Receivable: Affiliates/Related Parties		
Subgroup : None			
23000	Due to / from Affiliates	0.00	0.00
Subtotal : None		0.00	0.00
Total [1180.0]	Loans Receivable: Affiliates/Related	0.00	0.00
Group : [1280.0]	Prepaid Expenses: Prepaid Insurance		
Subgroup : None			
13010	Prepaid Property Insurance	7,496.77	4,644.57
Subtotal : None		7,496.77	4,644.57
Total [1280.0]	Prepaid Expenses: Prepaid Insurance	7,496.77	4,644.57
Group : [1300.0]	Prepaid Expenses: Other Prepaid Expenses		
Subgroup : None			
13040	Prepaid Other Insurance	9,355.90	8,293.14
13090	Prepaid Real Estate Taxes	0.00	0.00
Subtotal : None		9,355.90	8,293.14
Total [1300.0]	Prepaid Expenses: Other Prepaid Ex	9,355.90	8,293.14
Group : [1311.0]	Other Current Assets		
Subgroup : None			
10270	Escrows - Other	647,413.13	0.00
15116	ARF Clearing	147,461.43	147,461.43
18700	Other Assets	0.00	0.00
Subtotal : None		794,874.56	147,461.43
Total [1311.0]	Other Current Assets	794,874.56	147,461.43
Group : [1511.1]	Land: Cost		
Subgroup : None			
15100	Land	1,444,200.00	1,444,200.00
Subtotal : None		1,444,200.00	1,444,200.00
Total [1511.1]	Land: Cost	1,444,200.00	1,444,200.00
Group : [1521.1]	Building: Cost		
Subgroup : None			
15110	Building	6,040,030.00	6,040,030.00

Subtotal : None		6,040,030.00	6,040,030.00
Total [1521.1]	Building: Cost	6,040,030.00	6,040,030.00
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
15210	Accum Depr - Building	(3,284,266.36)	(3,133,265.61)
Subtotal : None		(3,284,266.36)	(3,133,265.61)
Total [1522.2]	Building: Accum. Depr.	(3,284,266.36)	(3,133,265.61)
Group : [1611.1]	Building Improvements: Cost		
Subgroup : None			
15115	Building Improvements	529,728.42	523,909.90
15125	Flooring & Renovations	507,269.61	507,269.61
Subtotal : None		1,036,998.03	1,031,179.51
Total [1611.1]	Building Improvements: Cost	1,036,998.03	1,031,179.51
Group : [1612.2]	Building Improvements: Accum. Depr.		
Subgroup : None			
15215	Accum Depr - Building Improvements	(297,551.46)	(275,582.51)
15225	Accum Depr - Flooring & Renovations	(218,574.07)	(184,756.16)
Subtotal : None		(516,125.53)	(460,338.67)
Total [1612.2]	Building Improvements: Accum. Dep	(516,125.53)	(460,338.67)
Group : [1631.1]	Other Improvements: Cost		
Subgroup : None			
15105	Land Improvements	29,308.00	29,308.00
Subtotal : None		29,308.00	29,308.00
Total [1631.1]	Other Improvements: Cost	29,308.00	29,308.00
Group : [1632.2]	Other Improvements: Accum. Depr.		
Subgroup : None			
15205	Accum Depr - Land Improvements	(13,937.56)	(11,983.70)
Subtotal : None		(13,937.56)	(11,983.70)
Total [1632.2]	Other Improvements: Accum. Depr.	(13,937.56)	(11,983.70)
Group : [1651.1]	Equipment: Cost		
Subgroup : None			
15130	Furniture & Fixtures	373,362.58	373,362.58
15140	Equipment - Movable	715,876.94	702,117.56
15141	Equipment - Fixed	625,409.80	602,535.11
15150	Computer Hardware	170,811.62	163,311.62
Subtotal : None		1,885,460.94	1,841,326.87
Total [1651.1]	Equipment: Cost	1,885,460.94	1,841,326.87
Group : [1652.2]	Equipment: Accum. Depr.		
Subgroup : None			
15230	Accum Depr - Furniture & Fixtures	(320,357.38)	(296,966.94)
15240	Accum Depr - Equipment - Movable	(429,605.89)	(380,176.23)
15241	Accum Depr - Equipment - Fixed	(496,923.16)	(468,591.62)
15250	Accum Depr - Computer Hardware	(158,839.00)	(154,182.32)
Subtotal : None		(1,405,725.43)	(1,299,917.11)
Total [1652.2]	Equipment: Accum. Depr.	(1,405,725.43)	(1,299,917.11)
Group : [1710.1]	Software: Cost		
Subgroup : None			
15151	Computer Software	715.16	715.16
Subtotal : None		715.16	715.16
Total [1710.1]	Software: Cost	715.16	715.16
Group : [1710.2]	Software: Accum. Depr.		
Subgroup : None			
15251	Accum Depr - Computer Software	(715.16)	(715.16)
Subtotal : None		(715.16)	(715.16)
Total [1710.2]	Software: Accum. Depr.	(715.16)	(715.16)

5,818.52

44,134.07

Group : [1975.1]	Mortgage Acquisition Costs		
Subgroup : None			
16050	Financing Cost	152,671.97	315,443.84
Subtotal : None		152,671.97	315,443.84
Total [1975.1]	Mortgage Acquisition Costs	152,671.97	315,443.84
Group : [1975.2]	Accumulated Amort. of Mort. Acq. Costs		
Subgroup : None			
16055	Accum Amort - Financing Cost	(5,919.76)	(90,695.97)
Subtotal : None		(5,919.76)	(90,695.97)
Total [1975.2]	Accumulated Amort. of Mort. Acq. Co	(5,919.76)	(90,695.97)
Group : [1979.0]	Construction in Progress		
Subgroup : None			
15195	Construction in Progress	40,476.67	40,476.67
Subtotal : None		40,476.67	40,476.67
Total [1979.0]	Construction in Progress	40,476.67	40,476.67
Group : [2020.0]	Trade Payable		
Subgroup : None			
20000	AP - Trade	(18,259.38)	0.00
2020	Accounts Payable Other	0.00	0.00
Subtotal : None		(18,259.38)	0.00
Total [2020.0]	Trade Payable	(18,259.38)	0.00
Group : [2030.0]	Accrued Expenses		
Subgroup : None			
20020	AP - General Accruals	(2,250.00)	0.00
21020	Accrued Interest - Third Party	(21,345.10)	(25,811.66)
21035	Accrued Property Insurance	(3,770.61)	(2,332.47)
Subtotal : None		(27,365.71)	(28,144.13)
Total [2030.0]	Accrued Expenses	(27,365.71)	(28,144.13)
Group : [2110.0]	Notes Payable: Officer, Owner, or Related Parties		
Subgroup : None			
20030	AP - Related Party	(6,356.86)	(4,172.57)
Subtotal : None		(6,356.86)	(4,172.57)
Total [2110.0]	Notes Payable: Officer, Owner, or Re	(6,356.86)	(4,172.57)
Group : [2130.0]	Notes Payable: Banks		
Subgroup : None			
25150	Loan Payable - Current Portion	(12,204.00)	0.00
25650	Loan Payable - Long Term	(625,833.16)	0.00
Subtotal : None		(638,037.16)	0.00
Total [2130.0]	Notes Payable: Banks	(638,037.16)	0.00
Group : [2310.0]	Mortgages		
Subgroup : None			
25145	Mortgage Payable - Current Portion	(207,944.00)	(275,945.56)
25645	Mortgage Payable - Long Term Portion	(10,401,235.93)	(9,557,069.13)
Subtotal : None		(10,609,179.93)	(9,833,014.69)
Total [2310.0]	Mortgages	(10,609,179.93)	(9,833,014.69)
			(776,165.24)
Group : [2330.0]	Due Affiliates/Related Parties		
Subgroup : None			
2024	Intercompany - Concord Health Care Co	0.00	0.00
Subtotal : None		0.00	0.00
Total [2330.0]	Due Affiliates/Related Parties	0.00	0.00
Group : [2650.0]	Retained Earnings (Corp)		
Subgroup : None			
30035	Equity Transfer	349,460.46	223,228.25
30060	Retained Earnings	3,278,108.01	3,506,384.75
Subtotal : None		3,627,568.47	3,729,613.00
Total [2650.0]	Retained Earnings (Corp)	3,627,568.47	3,729,613.00
			3501337 126,231.47

Group : [3510.1]	Rental Income: Nursing Facility		
Subgroup : None			
46005	Rental Income - Related Party	(928,891.85)	(1,108,652.93)
80000	Rent	0.00	0.00
80005	Rent - Related Party	0.00	0.00
Subtotal : None		(928,891.85)	(1,108,652.93)
Total [3510.1]	Rental Income: Nursing Facility	(928,891.85)	(1,108,652.93)
Group : [3530.0]	Other Income		
Subgroup : None			
87500	Interest Income	(599.67)	(157.91)
Subtotal : None		(599.67)	(157.91)
Total [3530.0]	Other Income	(599.67)	(157.91)
Group : [9540.0]	Taxes, Real Estate		
Subgroup : None			
63400	Real Estate Tax Expense - Third Party	191,379.62	171,925.74
Subtotal : None		191,379.62	171,925.74
Total [9540.0]	Taxes, Real Estate	191,379.62	171,925.74
Group : [9545.1]	Long Term Interest: Nursing Facility		
Subgroup : None			
86055	Amortization - Deferred Financing Cost	207,179.49	8,356.80
87010	Interest Expense - Mortgages	1,050,821.49	313,622.47
Subtotal : None		1,258,000.98	321,979.27
Total [9545.1]	Long Term Interest: Nursing Facility	1,258,000.98	321,979.27
Group : [9550.0]	Building Depreciation		
Subgroup : None			
85210	Depreciation - Building	151,000.75	151,000.75
Subtotal : None		151,000.75	151,000.75
Total [9550.0]	Building Depreciation	151,000.75	151,000.75
Group : [9560.8]	Building Improvement Depreciation		
Subgroup : None			
85205	Depreciation - Land Improvements	2,319.86	2,319.86
85215	Depreciation - Building Improvements	21,602.95	21,370.26
85220	Depreciation + Leasehold Improvement	0.00	0.00
85225	Depreciation - Flooring & Renovations	33,817.91	33,817.91
Subtotal : None		57,740.72	57,508.03
Total [9560.8]	Building Improvement Depreciation	57,740.72	57,508.03
Group : [9570.0]	Equipment Depreciation		
Subgroup : None			
85230	Depreciation - Furniture & Fixtures	23,390.44	23,390.38
85240	Depreciation - Movable	49,429.66	58,643.88
85241	Depreciation - Fixed	28,313.76	29,622.07
85250	Depreciation - Computer Hardware	4,674.46	4,981.29
Subtotal : None		105,808.32	116,637.62
Total [9570.0]	Equipment Depreciation	105,808.32	116,637.62
Group : [9580.0]	Insurance- Building, Building Improvement, and Equipment		
Subgroup : None			
63271	Property Insurance - Third Party	12,141.39	8,635.68
Subtotal : None		12,141.39	8,635.68
Total [9580.0]	Insurance- Building, Building Improv	12,141.39	8,635.68
Group : [9502.5]	Other Operating Expenses		
Subgroup : None			
63065	Accounting	10,510.00	2,526.33
63070	Legal Fees	0.00	0.00
63230	Bank Charges	0.00	0.00
63250	Other Fees	0.00	0.00
63275	Other Insurance Expense	54,933.37	49,951.68

63415	Annual Report Fees	0.00	369.00
67010	Maintenance Supplies	0.00	0.00
67030	Facility Equipment Repairs & Maintenanar	0.00	0.00
67035	Building Repairs & Maintenance	0.00	0.00
Subtotal : None		65,443.37	52,847.01
Total [9502.5]	Other Operating Expenses	65,443.37	52,847.01
NET (INCOME) LOSS		912,023.63	(228,276.74)
Sum of Account Groups		0.00	0.00

Tickmarks

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