

Client: **A443489 - 750 Woburn Street Operating Company, LLC-Wilmington**  
Engagement: **MD 2022 - Care One at Wilmington**  
Period Ending: **12/31/2022**  
Trial Balance: **M:::01 - Realty TB**  
Worksheet: **T:::01 - MCD REA CR TB Report**

| Account                              | Description                            | 1st PP<br>12/31/2021 | UNADJ<br>12/31/2022 | JE Ref # | MCD JE      | MCD<br>12/31/2022   |
|--------------------------------------|--|----------------------|---------------------|----------|-------------|---------------------|
| <b>Group : [TB]</b>                  | <b>Trial Balance</b>                   |                      |                     |          |             |                     |
| <b>Subgroup : [1]</b>                | <b>Balance Sheet</b>                   |                      |                     |          |             |                     |
| 10010                                | Cash - Lockbox                         | 20,846.26            | 14,388.76           |          | 0.00        | 14,388.76           |
| 10230                                | Escrows - Real Estate Tax              | 21,463.19            | 30,753.10           |          | 0.00        | 30,753.10           |
| 10240                                | Escrows - Property Insurance           | 6,092.04             | 15,632.04           |          | 0.00        | 15,632.04           |
| 10250                                | Escrows - Repair & Replacement Costs   | 498,100.54           | 630,511.13          |          | 0.00        | 630,511.13          |
| 10260                                | Escrows - PMI                          | 35,280.67            | 39,721.14           |          | 0.00        | 39,721.14           |
| 12550                                | Other Receivable - Related Party       | 88,684.57            | 88,684.57           |          | 0.00        | 88,684.57           |
| 13010                                | Prepaid Property Insurance             | 6,091.98             | 7,946.81            |          | 0.00        | 7,946.81            |
| 13040                                | Prepaid Other Insurance                | 8,841.24             | 8,527.53            |          | 0.00        | 8,527.53            |
| 13090                                | Prepaid Real Estate Taxes              | 0.01                 | 0.00                |          | 0.00        | 0.00                |
| 15100                                | Land                                   | 1,384,000.00         | 1,384,000.00        |          | 0.00        | 1,384,000.00        |
| 15105                                | Land Improvements                      | 957,160.00           | 957,160.00          |          | 0.00        | 957,160.00          |
| 15110                                | Building                               | 3,229,020.00         | 3,229,020.00        |          | 0.00        | 3,229,020.00        |
| 15115                                | Building Improvements                  | 3,247,909.47         | 3,268,429.48        |          | 0.00        | 3,268,429.48        |
| 15116                                | ARF Clearing                           | 12,557.44            | 12,557.44           |          | 0.00        | 12,557.44           |
| 15125                                | Flooring & Renovations                 | 381,620.54           | 381,620.54          |          | 0.00        | 381,620.54          |
| 15130                                | Furniture & Fixtures                   | 469,865.79           | 469,865.79          |          | 0.00        | 469,865.79          |
| 15140                                | Equipment - Movable                    | 551,984.89           | 551,984.89          |          | 0.00        | 551,984.89          |
| 15141                                | Equipment - Fixed                      | 795,365.72           | 795,365.72          |          | 0.00        | 795,365.72          |
| 15150                                | Computer Hardware                      | 173,151.17           | 173,151.17          |          | 0.00        | 173,151.17          |
| 15151                                | Computer Software                      | 715.16               | 715.16              |          | 0.00        | 715.16              |
| 15205                                | Accum Depr - Land Improvements         | (324,370.78)         | (388,181.43)        |          | 0.00        | (388,181.43)        |
| 15210                                | Accum Depr - Building                  | (1,675,054.10)       | (1,755,779.60)      |          | 0.00        | (1,755,779.60)      |
| 15215                                | Accum Depr - Building Improvements     | (1,014,288.50)       | (1,144,886.68)      |          | 0.00        | (1,144,886.68)      |
| 15225                                | Accum Depr - Flooring & Renovations    | (180,094.77)         | (205,536.09)        |          | 0.00        | (205,536.09)        |
| 15230                                | Accum Depr - Furniture & Fixtures      | (416,734.16)         | (431,638.19)        |          | 0.00        | (431,638.19)        |
| 15240                                | Accum Depr - Equipment - Movable       | (280,739.97)         | (327,360.30)        |          | 0.00        | (327,360.30)        |
| 15241                                | Accum Depr - Equipment - Fixed         | (685,071.45)         | (735,346.67)        |          | 0.00        | (735,346.67)        |
| 15250                                | Accum Depr - Computer Hardware         | (162,437.54)         | (167,387.58)        |          | 0.00        | (167,387.58)        |
| 15251                                | Accum Depr - Computer Software         | (715.16)             | (715.16)            |          | 0.00        | (715.16)            |
| 16050                                | Financing Cost                         | 327,113.98           | 304,743.98          |          | 0.00        | 304,743.98          |
| 16055                                | Accum Amort - Financing Cost           | (94,925.84)          | (83,579.99)         |          | 0.00        | (83,579.99)         |
| 20000                                | AP - Trade                             | (2,743.67)           | (4,500.00)          |          | 0.00        | (4,500.00)          |
| 20020                                | AP - General Accruals                  | 0.00                 | (2,250.00)          |          | 0.00        | (2,250.00)          |
| 20030                                | AP - Related Party                     | (1,912,797.91)       | (1,775,289.30)      |          | 0.00        | (1,775,289.30)      |
| 21020                                | Accrued Interest - Third Party         | (23,517.73)          | (22,819.08)         |          | 0.00        | (22,819.08)         |
| 21035                                | Accrued Property Insurance             | (3,059.39)           | (3,996.89)          |          | 0.00        | (3,996.89)          |
| 23000                                | Due to / from Affiliates               | (158,365.92)         | (158,365.92)        |          | 0.00        | (158,365.92)        |
| 25145                                | Mortgage Payable - Current Portion     | (309,872.00)         | (319,453.00)        |          | 0.00        | (319,453.00)        |
| 25645                                | Mortgage Payable - Long Term Portion   | (10,142,893.16)      | (9,822,359.31)      |          | 0.00        | (9,822,359.31)      |
| 30035                                | Equity Transfer                        | 3,668,616.28         | 3,668,616.28        |          | 0.00        | 3,668,616.28        |
| 30060                                | Retained Earnings                      | 1,701,808.19         | 1,497,179.11        |          | 0.00        | 1,497,179.11        |
| <b>Subtotal [1] Balance Sheet</b>    |  | <b>204,629.08</b>    | <b>187,129.53</b>   |          | <b>0.00</b> | <b>187,129.53</b>   |
| <b>Subgroup : [2]</b>                | <b>Income Statement</b>                |                      |                     |          |             |                     |
| 46005                                | Rental Income - Related Party          | (1,097,718.03)       | (1,070,949.12)      |          | 0.00        | (1,070,949.12)      |
| 63065                                | Accounting                             | 2,526.32             | 10,510.00           |          | 0.00        | 10,510.00           |
| 63271                                | Property Insurance - Third Party       | 10,807.39            | 14,038.74           |          | 0.00        | 14,038.74           |
| 63275                                | Other Insurance Expense                | 52,894.23            | 51,478.84           |          | 0.00        | 51,478.84           |
| 63400                                | Real Estate Tax Expense - Third Party  | 108,894.55           | 102,522.22          |          | 0.00        | 102,522.22          |
| 63415                                | Annual Report Fees                     | 369.00               | 0.00                |          | 0.00        | 0.00                |
| 85205                                | Depreciation - Land Improvements       | 63,810.65            | 63,810.65           |          | 0.00        | 63,810.65           |
| 85210                                | Depreciation - Building                | 80,725.50            | 80,725.50           |          | 0.00        | 80,725.50           |
| 85215                                | Depreciation - Building Improvements   | 129,910.57           | 130,598.18          |          | 0.00        | 130,598.18          |
| 85225                                | Depreciation - Flooring & Renovations  | 25,441.32            | 25,441.32           |          | 0.00        | 25,441.32           |
| 85230                                | Depreciation - Furniture & Fixtures    | 14,904.03            | 14,904.03           |          | 0.00        | 14,904.03           |
| 85240                                | Depreciation - Movable                 | 48,350.29            | 46,620.33           |          | 0.00        | 46,620.33           |
| 85241                                | Depreciation - Fixed                   | 53,965.86            | 50,275.22           |          | 0.00        | 50,275.22           |
| 85250                                | Depreciation - Computer Hardware       | 6,325.79             | 4,950.04            |          | 0.00        | 4,950.04            |
| 86055                                | Amortization - Deferred Financing Cost | 8,712.12             | 11,024.15           |          | 0.00        | 11,024.15           |
| 87010                                | Interest Expense - Mortgages           | 285,988.56           | 277,696.70          |          | 0.00        | 277,696.70          |
| 87500                                | Interest Income                        | (537.23)             | (776.33)            |          | 0.00        | (776.33)            |
| <b>Subtotal [2] Income Statement</b> |  | <b>(204,629.08)</b>  | <b>(187,129.53)</b> |          | <b>0.00</b> | <b>(187,129.53)</b> |
| <b>Total [TB] Trial Balance</b>      |  | <b>(0.00)</b>        | <b>0.00</b>         |          | <b>0.00</b> | <b>0.00</b>         |
| <b>Sum of Account Groups</b>         |  | <b>0.00</b>          | <b>0.00</b>         |          | <b>0.00</b> | <b>0.00</b>         |
| <b>Net (Income) Loss</b>             |  | <b>0.00</b>          | <b>0.00</b>         |          | <b>0.00</b> | <b>0.00</b>         |

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