

Client: **A823335 - Varnum Ops D/B/A Fairhaven Rehab & Skilled Nursing**
Engagement: **MDMC 2022 - Fairhaven Rehab & Skilled Nursing Faciltiy**
Period Ending: **12/31/2022**
Trial Balance: **1 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	MCAID 12/31/2022	1st PP-Mcaid 12/31/2021
Group : [1025.0]	Cash & Equivalents		
Subgroup : None			
1030	Cash - CIBC Operating	8,323.00	0.00
Subtotal : None		8,323.00	0.00
Total [1025.0]	Cash & Equivalents	8,323.00	0.00
Group : [1130.0]	Rent Receivable		
Subgroup : None			
1040	Accrued Rent	257,609.00	0.00
Subtotal : None		257,609.00	0.00
Total [1130.0]	Rent Receivable	257,609.00	0.00
Group : [1180.0]	Loans Receivable: Affiliates/Related Parties		
Subgroup : None			
1150	Due From LME	122,500.00	0.00
1180	Due From Sean/Nisson	190,000.00	0.00
1185	Due from Related Parties	335,761.00	0.00
1710	Due From PHM	296,096.00	0.00
2501	sara probst	(285,000.00)	0.00
2502	Shmuel Hirsh	(95,000.00)	0.00
Subtotal : None		564,357.00	0.00
Total [1180.0]	Loans Receivable: Affiliates/Related P	564,357.00	0.00
Group : [1311.0]	Other Current Assets		
Subgroup : None			
1020	Cash - Deposit Escrow	91,620.00	0.00
Subtotal : None		91,620.00	0.00
Total [1311.0]	Other Current Assets	91,620.00	0.00
Group : [1521.1]	Building: Cost		
Subgroup : None			
1511	Building	7,125,000.00	0.00
Subtotal : None		7,125,000.00	0.00
Total [1521.1]	Building: Cost	7,125,000.00	0.00
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
1512	Accum Depreciation building (27yrs)	(74,219.00)	0.00
Subtotal : None		(74,219.00)	0.00
Total [1522.2]	Building: Accum. Depr.	(74,219.00)	0.00
Group : [1975.1]	Mortgage Acquisition Costs		
Subgroup : None			
1975	Loan Costs	254,464.00	0.00
Subtotal : None		254,464.00	0.00
Total [1975.1]	Mortgage Acquisition Costs	254,464.00	0.00
Group : [2030.0]	Accrued Expenses		
Subgroup : None			
2010	Accrued Interest Payable	(25,514.00)	0.00
Subtotal : None		(25,514.00)	0.00
Total [2030.0]	Accrued Expenses	(25,514.00)	0.00
Group : [2310.0]	Mortgages		
Subgroup : None			
2320	CIBC Mortgage 4M	(5,343,750.00)	0.00
Subtotal : None		(5,343,750.00)	0.00
Total [2310.0]	Mortgages	(5,343,750.00)	0.00

Group : [2520.0]	Capital (Sole or Part)		
Subgroup : None			
2500	Seth Probst	(285,000.00)	0.00
2510	Nisson Hirsh	(95,000.00)	0.00
2515	LME Family Hodings	(522,500.00)	0.00
2520	LHFH Investor Group	(1,852,500.00)	0.00
Subtotal : None		(2,755,000.00)	0.00
Total [2520.0]	Capital (Sole or Part)	(2,755,000.00)	0.00
Group : [3510.1]	Rental Income-Nursing Facilities		
Subgroup : None			
3120	Rent	(296,875.00)	0.00
Subtotal : None		(296,875.00)	0.00
Total [3510.1]	Rental Income-Nursing Facilities	(296,875.00)	0.00
Group : [9545.1]	Long Term Interest-Nurisng Facilities		
Subgroup : None			
9540	Interest	119,766.00	0.00
Subtotal : None		119,766.00	0.00
Total [9545.1]	Long Term Interest-Nurisng Facilities	119,766.00	0.00
Group : [9550.0]	Building Depreciation		
Subgroup : None			
9550	Depreciation Expense:Building	74,219.00	0.00
Subtotal : None		74,219.00	0.00
Total [9550.0]	Building Depreciation	74,219.00	0.00
	NET (INCOME) LOSS	(102,890.00)	0.00
	Sum of Account Groups	0.00	0.00

Tickmarks

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