

Client: **A378142 - Wellesley Healthcare Solutions LLC**
Engagement: **MDMC 2022 - Wellesley Healthcare Solutions**
Period Ending: **12/31/2022**
Trial Balance: **T-02 - Realty TB**

Account	Description	MCAID 12/31/2022	1st PP-MCD 12/31/2021
Group : [1025.0] Cash & Equivalents			
Subgroup : None			
1015	Cash	5,254.62	659,732.98
Subtotal : None		5,254.62	659,732.98
Total [1025.0] Cash & Equivalents		5,254.62	659,732.98
Group : [1180.0] Loans Receivable: Affiliates/Related Parties			
Subgroup : None			
1170.01	Due From Wellesley Solutions	1,253,963.97	839,963.97
1175	Due From Billerica Solutions	(260,000.00)	(260,000.00)
1795	Due From Marblehead LLC	650,000.00	0.00
Subtotal : None		1,643,963.97	579,963.97
Total [1180.0] Loans Receivable: Affiliates/Related Parties		1,643,963.97	579,963.97
Group : [1511.1] Land: Cost			
Subgroup : None			
1515	Land	570,000.00	570,000.00
Subtotal : None		570,000.00	570,000.00
Total [1511.1] Land: Cost		570,000.00	570,000.00
Group : [1521.1] Building: Cost			
Subgroup : None			
1521	Buildings:Building	2,040,934.17	2,040,934.17
Subtotal : None		2,040,934.17	2,040,934.17
Total [1521.1] Building: Cost		2,040,934.17	2,040,934.17
Group : [1522.2] Building: Accum. Depr.			
Subgroup : None			
1621	Acc Dep - Buildings:Acc Dep - Building	(533,550.18)	(484,238.98)
1623	Acc Dep - Buildings:Acc Dep - Building 15 YR	(1,711.80)	0.00
Subtotal : None		(535,261.98)	(484,238.98)
Total [1522.2] Building: Accum. Depr.		(535,261.98)	(484,238.98)
Group : [1611.1] Building Improvements: Cost			
Subgroup : None			
1531	Leasehold Improvements:Building Improvements	255,403.32	255,403.32
1532	Leasehold Improvements:Building Improvements - 5 YR	162,242.79	162,242.79
1533	Leasehold Improvements:Building Improvements - 15 YR	9,290.00	9,290.00
Subtotal : None		426,936.11	426,936.11
Total [1611.1] Building Improvements: Cost		426,936.11	426,936.11
Group : [1612.2] Building Improvements: Accum. Depr.			
Subgroup : None			
1631	Acc Dep - Leasehold Improvements:Acc Dep - Building Imp.	(13,272.52)	(13,953.68)
1632	Acc Dep - Leasehold Improvements:Acc Dep- Bldg Imp - 5 YR	(34,270.71)	(29,516.55)
1633	Acc Dep - Leasehold Improvements:Acc Dep Bldg Imp 15 YR	(106,917.72)	(89,643.72)
Subtotal : None		(154,460.95)	(133,113.95)
Total [1612.2] Building Improvements: Accum. Depr.		(154,460.95)	(133,113.95)
Group : [1975.1] Mortgage Acquisition Costs			
Subgroup : None			
1800	Mortgage Acquisition - Radius	42,568.95	42,568.95
Subtotal : None		42,568.95	42,568.95
Total [1975.1] Mortgage Acquisition Costs		42,568.95	42,568.95
Group : [1975.2] Accumulated Amort. of Mort. Acq. Costs			
Subgroup : None			
1810	Mortgage Acquisition	(11,069.50)	(9,366.50)
Subtotal : None		(11,069.50)	(9,366.50)
Total [1975.2] Accumulated Amort. of Mort. Acq. Costs		(11,069.50)	(9,366.50)
Group : [2310.0] Mortgages			
Subgroup : None			
2055	LTD - LTD - Current Portion Offset	95,152.00	91,774.00
2055.01	LTD - Current Portion	(95,152.00)	(91,774.00)
2600	Radius mortgage	(2,459,104.74)	(2,550,873.61)
Subtotal : None		(2,459,104.74)	(2,550,873.61)
Total [2310.0] Mortgages		(2,459,104.74)	(2,550,873.61)
Group : [2650.0] Retained Earnings (Corp)			
Subgroup : None			
2625	Distributions	7,874.00	0.00
3200	Partner Capital	(347,200.00)	(347,200.00)
3300	Retained Earnings	(795,343.14)	(362,647.14)
Subtotal : None		(1,134,669.14)	(709,847.14)
Total [2650.0] Retained Earnings (Corp)		(1,134,669.14)	(709,847.14)
Group : [3510.1] Rental Income: Nursing Facilities			

Client: **A378142 - Wellesley Healthcare Solutions LLC**
Engagement: **MDMC 2022 - Wellesley Healthcare Solutions**
Period Ending: **12/31/2022**
Trial Balance: **T-02 - Realty TB**

Account	Description	MCAID	1st PP-MCD
		12/31/2022	12/31/2021
Subgroup : None			
4000	Rent Revenue	(600,000.00)	(600,000.00)
Subtotal : None		<u>(600,000.00)</u>	<u>(600,000.00)</u>
Total [3510.1] Rental Income: Nursing Facilities		<u>(600,000.00)</u>	<u>(600,000.00)</u>
Group : [9545.1] Long Term Interest: Nursing Facilities			
Subgroup : None			
6213.01	Interest Expense:Mortgage Int - Radius	90,835.49	94,073.72
8000	Amortization Exp - Mtge.	1,703.00	1,703.00
Subtotal : None		<u>92,538.49</u>	<u>95,776.72</u>
Total [9545.1] Long Term Interest: Nursing Facilities		<u>92,538.49</u>	<u>95,776.72</u>
Group : [9550.0] Building Depreciation			
Subgroup : None			
8010	Depreciation Expense - Bldg.	51,022.88	51,023.00
Subtotal : None		<u>51,022.88</u>	<u>51,023.00</u>
Total [9550.0] Building Depreciation		<u>51,022.88</u>	<u>51,023.00</u>
Group : [9560.8] Building Improvement Depreciation			
Subgroup : None			
8012	Depreciation Exp - Bldg Imp.	21,347.12	20,504.28
Subtotal : None		<u>21,347.12</u>	<u>20,504.28</u>
Total [9560.8] Building Improvement Depreciation		<u>21,347.12</u>	<u>20,504.28</u>
Sum of Account Groups		0.00	0.00
Net (Income) Loss		(435,091.51)	(432,696.00)

Tickmarks

{a}	
{b}	
{c}	
{d}	
{e}	
{f}	
{g}	
{h}	
{i}	
{j}	
{k}	
{l}	
{m}	
{n}	
{o}	

{p}	
{q}	
{r}	
{s}	
{t}	
{u}	
{v}	
{w}	
{x}	
{y}	
{z}	