

Client: **A347024 - Springside Rehab. & Skilled Care Center**
Engagement: **MDMC 2022 - Springside Rehab. & Skilled Care Center**
Period Ending: **12/31/2022**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T::02 - MCD REA-CR Groupings**

Account	Description	CAID CP 12/31/2022	CAID PP-1 12/31/2021
Group : [1130.0]	Rent Receivable		
Subgroup : None			
11115-000	Tenant Receivables-Unbilled Recoverie	35,589.66	4,092.27
11320-000	SL Rent Receivable	19,993.46	242,571.20
11325-000	SL Rent Receivable-Concession	0.00	34,171.39
Subtotal : None		55,583.12	280,834.86
Total [1130.0]	Rent Receivable	55,583.12	280,834.86
Group : [1180.0]	Loans Receivable: Affiliates/Related Parties		
Subgroup : None			
13120-000	Due To/From-Other	0.12	0.12
Subtotal : None		0.12	0.12
Total [1180.0]	Loans Receivable: Affiliates/Related	0.12	0.12
Group : [1280.0]	Prepaid Expenses: Prepaid Insurance		
Subgroup : None			
17102-000	Prepaid Ins-Property	14,455.01	0.00
Subtotal : None		14,455.01	0.00
Total [1280.0]	Prepaid Expenses: Prepaid Insurance	14,455.01	0.00
	Current Assets	70,038.25	280,834.98
Group : [1511.1]	Land: Cost		
Subgroup : None			
16205-000	Land	435,086.59	2,901,753.38
Subtotal : None		435,086.59	2,901,753.38
Total [1511.1]	Land: Cost	435,086.59	2,901,753.38
Group : [1521.1]	Building: Cost		
Subgroup : None			
16405-000	Buildings	2,604,885.35	4,421,216.97
Subtotal : None		2,604,885.35	4,421,216.97
Total [1521.1]	Building: Cost	2,604,885.35	4,421,216.97
			(1,816,331.62)
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
16450-100	Accum Depr-Building	(68,740.01)	(552,180.35)
Subtotal : None		(68,740.01)	(552,180.35)
Total [1522.2]	Building: Accum. Depr.	(68,740.01)	(552,180.35)
Group : [1611.1]	Building Improvements: Cost		
Subgroup : None			
16305-000	Site Improvements	28,568.63	79,033.81
Subtotal : None		28,568.63	79,033.81
Total [1611.1]	Building Improvements: Cost	28,568.63	79,033.81
			(50,465.18)
Group : [1612.2]	Building Improvements: Accum. Depr.		
Subgroup : None			
16320-100	Accum Depr-Site Improvements	(2,847.15)	(49,162.39)
Subtotal : None		(2,847.15)	(49,162.39)
Total [1612.2]	Building Improvements: Accum. Dep	(2,847.15)	(49,162.39)
Group : [1631.1]	Other Improvements: Cost		
Subgroup : None			
16705-000	Tenant Improvements	25,870.75	27,212.19
Subtotal : None		25,870.75	27,212.19
Total [1631.1]	Other Improvements: Cost	25,870.75	27,212.19

Group : [1632.2]	Other Improvements: Accum. Depr.		
Subgroup : None			
16730-100	Accum Depr-Tenant Improvements	(3,614.27)	(574.90)
Subtotal : None		(3,614.27)	(574.90)
Total [1632.2]	Other Improvements: Accum. Depr.	(3,614.27)	(574.90)
Group : [1799.0]	Construction in Progress		
Subgroup : None			
18292-200	NS-HC Certificate of Need	6,111.45	0.00
Subtotal : None		6,111.45	0.00
Total [1799.0]	Construction in Progress	6,111.45	0.00
Group : [1985.0]	Other Deferred Charges & Other Non-Current Assets		
Subgroup : None			
18235-000	In-Place Lease Value	109,219.86	0.00
18235-200	Intangible Asset-Lease Orig Costs PPA	2,871.07	0.00
18285-105	Accum Amort-In-Place Lease Value	(15,258.57)	0.00
Subtotal : None		96,832.36	0.00
Total [1985.0]	Other Deferred Charges & Other Non	96,832.36	0.00
	Non-Current Assets	3,122,153.70	6,827,298.71
	TOTAL ASSET	3,192,191.95	7,108,133.69
Group : [2030.0]	Accrued Expenses		
Subgroup : None			
21470-000	Accrued Exp-Property Insurance	0.00	(2,865.38)
Subtotal : None		0.00	(2,865.38)
Total [2030.0]	Accrued Expenses	0.00	(2,865.38)
Group : [2230.0]	Other Current Liabilities		
Subgroup : None			
11330-135	Allowance-Straight-Line Rent-Writeoffs	0.00	(225,638.45)
18310-110	Leasing Costs-New Comm	0.00	94,509.86
18335-105	Accum Amort-Lease Commissions	(401.09)	(39,539.80)
24330-000	Replacement Reserve	(599,464.45)	(461,464.45)
26145-000	Def Revenue	(22,229.68)	(26,828.92)
28005-000	Below Market Acquired Leases	(107,890.84)	0.00
28020-105	Accum Amort-Below Market Leases-Ad	15,072.89	0.00
Subtotal : None		(714,913.17)	(658,961.76)
Total [2230.0]	Other Current Liabilities	(714,913.17)	(658,961.76)
	Current Liabilities	(714,913.17)	(661,827.14)
Group : [2310.0]	Mortgages		
Subgroup : None			
27505-140	Notes Payable-3rd Party-Adv	(3,944,865.00)	(3,944,865.00)
Subtotal : None		(3,944,865.00)	(3,944,865.00)
Total [2310.0]	Mortgages	(3,944,865.00)	(3,944,865.00)
	Non-Current Liabilities	(3,944,865.00)	(3,944,865.00)
	TOTAL LIABILITY	(4,659,778.17)	(4,606,692.14)
Group : [2520.0]	Capital (Sole or Part or LLC)		
Subgroup : None			
33005-888	Member's Equity-Contributions-Elim	0.00	(11,708,372.61)
33008-888	Member Equity-PPA Step Up-Elim	1,313,639.76	(876,858.90)
33010-888	Member Equity-Distribution-Elim	0.00	(246,896.70)
33615-200	Elimination	355,864.75	10,436,512.89
39020-000	Current Period Retained Earnings	31,588.72	0.00
39025-000	Prior Period Retained Earnings	0.00	111,471.27

0.00

4,202,535.23

Subtotal : None		<u>1,701,093.23</u>	<u>(2,284,144.05)</u>
Total [2520.0]	Capital (Sole or Part or LLC)	<u>1,701,093.23</u>	<u>(2,284,144.05)</u>
	Equity	<u>1,701,093.23</u>	<u>(2,284,144.05)</u>
	NET (INCOME) LOSS	<u>(233,507.01)</u>	<u>(217,297.50)</u>
	TOTAL EQUITY	<u>1,467,586.22</u>	<u>(2,501,441.55)</u>
	TOTAL LIABILITY AND EQUITY	<u>(3,192,191.95)</u>	<u>(7,108,133.69)</u>
Group : [3510.1]	Rental Income: Nursing Facility		
Subgroup : None			
43010-000	Rental Inc-Base Rent	(314,530.24)	(305,369.20)
43023-000	Rental Inc-Incentive Amortization	(4,599.24)	(383.27)
43070-000	Rental Inc-Straight Line Rent-CFFO	(22,721.80)	(23,966.24)
43100-000	Rental Inc-Below Market Accretion-CFF	(15,072.89)	0.00
Subtotal : None		<u>(356,924.17)</u>	<u>(329,718.71)</u>
Total [3510.1]	Rental Income: Nursing Facility	<u>(356,924.17)</u>	<u>(329,718.71)</u>
	Revenues	<u>(356,924.17)</u>	<u>(329,718.71)</u>
	Other Income	<u>0.00</u>	<u>0.00</u>
	TOTAL REVENUE	<u>(356,924.17)</u>	<u>(329,718.71)</u>
Group : [9540.0]	Taxes, Real Estate		
Subgroup : None			
44010-000	Property-Tax Escalation	(89,410.80)	(89,410.80)
44010-002	Property-Tax Over/Under Billed	(22,351.31)	(3,575.19)
53075-000	Prop Oper Exp-Prop Taxes	112,319.19	92,985.99
Subtotal : None		<u>557.08</u>	<u>0.00</u>
Total [9540.0]	Taxes, Real Estate	<u>557.08</u>	<u>0.00</u>
Group : [9550.0]	Building Depreciation		
Subgroup : None			
55110-165	Invest Depre-Buildings-FFO	87,142.09	110,412.48
Subtotal : None		<u>87,142.09</u>	<u>110,412.48</u>
Total [9550.0]	Building Depreciation	<u>87,142.09</u>	<u>110,412.48</u>
Group : [9560.8]	Building Improvement Depreciation		
Subgroup : None			
55120-165	Invest Depre-Site Improvements-FFO	4,483.94	9,820.76
55125-165	Invest Depre-Tenant Improvements-FFO	4,380.81	574.90
Subtotal : None		<u>8,864.75</u>	<u>10,395.66</u>
Total [9560.8]	Building Improvement Depreciation	<u>8,864.75</u>	<u>10,395.66</u>
Group : [9580.0]	Insurance- Building, Building Improvement, and Equipment		
Subgroup : None			
44025-000	Property-Insurance Income	(13,570.68)	(13,570.68)
44025-002	Property-Insurance Over/Under Billed	(9,146.08)	(517.08)
59210-000	Prop Oper Exp-Insurance-Property & C	29,283.86	14,129.54
59215-000	Prop Oper Exp-Insurance-Liability Insur	0.00	(23.56)
59220-000	Prop Oper Exp-Insurance-Umbrella Insi	0.00	(18.22)
Subtotal : None		<u>6,567.10</u>	<u>0.00</u>
Total [9580.0]	Insurance- Building, Building Improv	<u>6,567.10</u>	<u>0.00</u>
Group : [9502.5]	Other Variable Expenses Reported		
Subgroup : None			
51050-000	Invest Exp-Other	3,044.62	0.00
53075-001	Prop Oper Exp-Prop Taxes-Prior Year	0.00	(20,449.10)
53075-005	Prop Oper Exp-Prop Taxes-Consulting	0.00	425.00
55155-165	Invest Amort-In-Place Lease-FFO	15,258.57	0.00
55160-000	Invest Amort-Tenant Leasing Costs-FFO	1,982.95	9,491.16

59295-000	Prop Oper Exp-Insurance-Other	0.00	2,146.01
Subtotal : None		20,286.14	(8,386.93)
Total [9502.5]	Other Variable Expenses Reported	20,286.14	(8,386.93)
	Operating Expenses	123,417.16	112,421.21
	TOTAL EXPENSE	123,417.16	112,421.21
	NET (INCOME) LOSS	(233,507.01)	(217,297.50)
	Sum of Account Groups*	0.00	0.00

* The Sum of Account Groups total does not include any groups assigned to the MEM classification.

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}	