

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**  
Worksheet: **T:::01 - MCD REA-CR TB Report**

Account	Description	CAID PP-1 12/31/2021	IMPORT 12/31/2022	JE Ref #	CAIDJE	CAID CP 12/31/2022
<b>Group : [BS] Balance Sheet</b>						
<b>Subgroup : None</b>						
11115-000	Tenant Receivables-Unbilled Recoveri	4,092.27	35,589.66		0.00	35,589.66
11320-000	SL Rent Receivable	242,571.20	19,993.46		0.00	19,993.46
11325-000	SL Rent Receivable-Concession	34,171.39	0.00		0.00	0.00
11330-135	Allowance-Straight-Line Rent-Writeoffs	(225,638.45)	0.00		0.00	0.00
13120-000	Due To/From-Other	0.12	0.12		0.00	0.12
16205-000	Land	2,901,753.38	435,086.59		0.00	435,086.59
16305-000	Site Improvements	79,033.81	28,568.63		0.00	28,568.63
16320-100	Accum Depr-Site Improvements	(49,162.39)	(2,847.15)		0.00	(2,847.15)
16405-000	Buildings	4,421,216.97	2,604,885.35		0.00	2,604,885.35
16450-100	Accum Depr-Building	(552,180.35)	(68,740.01)		0.00	(68,740.01)
16705-000	Tenant Improvements	27,212.19	25,870.75		0.00	25,870.75
16730-100	Accum Depr-Tenant Improvements	(574.90)	(3,614.27)		0.00	(3,614.27)
17102-000	Prepaid Ins-Property	0.00	14,455.01		0.00	14,455.01
18235-000	In-Place Lease Value	0.00	109,219.86		0.00	109,219.86
18235-200	Intangible Asset-Lease Orig Costs PP/	0.00	2,871.07		0.00	2,871.07
18285-105	Accum Amort-In-Place Lease Value	0.00	(15,258.57)		0.00	(15,258.57)
18292-200	NS-HC Certificate of Need	0.00	6,111.45		0.00	6,111.45
18310-110	Leasing Costs-New Comm	94,509.86	0.00		0.00	0.00
18335-105	Accum Amort-Lease Commissions	(39,539.80)	(401.09)		0.00	(401.09)
21470-000	Accrued Exp-Property Insurance	(2,865.38)	0.00		0.00	0.00
24330-000	Replacement Reserve	(461,464.45)	(599,464.45)		0.00	(599,464.45)
26145-000	Def Revenue	(26,828.92)	(22,229.68)		0.00	(22,229.68)
27505-140	Notes Payable-3rd Party-Adv	(3,944,865.00)	(3,944,865.00)		0.00	(3,944,865.00)
28005-000	Below Market Acquired Leases	0.00	(107,890.84)		0.00	(107,890.84)
28020-105	Accum Amort-Below Market Leases-Ai	0.00	15,072.89		0.00	15,072.89
33005-888	Member's Equity-Contributions-Elim	(11,708,372.61)	0.00		0.00	0.00
33008-888	Member Equity-PPA Step Up-Elim	(876,858.90)	1,313,639.76		0.00	1,313,639.76
33010-888	Member Equity-Distribution-Elim	(246,896.70)	0.00		0.00	0.00
33615-200	Elimination	10,436,512.89	355,864.75		0.00	355,864.75
39020-000	Current Period Retained Earnings	0.00	31,588.72		0.00	31,588.72
39025-000	Prior Period Retained Earnings	111,471.27	0.00		0.00	0.00
<b>Subtotal : None</b>		<b>217,297.50</b>	<b>233,507.01</b>		<b>0.00</b>	<b>233,507.01</b>
<b>Total [BS] Balance Sheet</b>		<b>217,297.50</b>	<b>233,507.01</b>		<b>0.00</b>	<b>233,507.01</b>
<b>Group : [PL] Profit &amp; Loss</b>						
<b>Subgroup : None</b>						
43010-000	Rental Inc-Base Rent	(305,369.20)	(314,530.24)		0.00	(314,530.24)
43023-000	Rental Inc-Incentive Amortization	(383.27)	(4,599.24)		0.00	(4,599.24)
43070-000	Rental Inc-Straight Line Rent-CFFO	(23,966.24)	(22,721.80)		0.00	(22,721.80)
43100-000	Rental Inc-Below Market Accretion-CF	0.00	(15,072.89)		0.00	(15,072.89)
44010-000	Property-Tax Escalation	(89,410.80)	(89,410.80)		0.00	(89,410.80)
44010-002	Property-Tax Over/Under Billed	(3,575.19)	(22,351.31)		0.00	(22,351.31)
44025-000	Property-Insurance Income	(13,570.68)	(13,570.68)		0.00	(13,570.68)
44025-002	Property-Insurance Over/Under Billed	(517.08)	(9,146.08)		0.00	(9,146.08)
51050-000	Invest Exp-Other	0.00	3,044.62		0.00	3,044.62
53075-000	Prop Oper Exp-Prop Taxes	92,985.99	112,319.19		0.00	112,319.19
53075-001	Prop Oper Exp-Prop Taxes-Prior Year	(20,449.10)	0.00		0.00	0.00
53075-005	Prop Oper Exp-Prop Taxes-Consulting	425.00	0.00		0.00	0.00
55110-165	Invest Depre-Buildings-FFO	110,412.48	87,142.09		0.00	87,142.09
55120-165	Invest Depre-Site Improvements-FFO	9,820.76	4,483.94		0.00	4,483.94
55125-165	Invest Depre-Tenant Improvements-FF	574.90	4,380.81		0.00	4,380.81
55155-165	Invest Amort-In-Place Lease-FFO	0.00	15,258.57		0.00	15,258.57
55160-000	Invest Amort-Tenant Leasing Costs-FF	9,491.16	1,982.95		0.00	1,982.95
59210-000	Prop Oper Exp-Insurance-Property & C	14,129.54	29,283.86		0.00	29,283.86
59215-000	Prop Oper Exp-Insurance-Liability Insu	(23.56)	0.00		0.00	0.00
59220-000	Prop Oper Exp-Insurance-Umbrella Ins	(18.22)	0.00		0.00	0.00
59295-000	Prop Oper Exp-Insurance-Other	2,146.01	0.00		0.00	0.00
<b>Subtotal : None</b>		<b>(217,297.50)</b>	<b>(233,507.01)</b>		<b>0.00</b>	<b>(233,507.01)</b>
<b>Total [PL] Profit &amp; Loss</b>		<b>(217,297.50)</b>	<b>(233,507.01)</b>		<b>0.00</b>	<b>(233,507.01)</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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