

Client: **A442957 - Woburn Nursing Center, Inc.**
Engagement: **MDMC 2022 - Woburn Nursing Center, Inc.**
Period Ending: **12/31/2022**
Trial Balance: **T02-01 - Realty TB**
Workpaper: **T02:02 - HCF-2 MCD Groupings Report**

Account	Description	CAID 12/31/2022	PP-1 12/31/2021
Group : [1025.0] Cash & Cash Equivalents			
Subgroup : None			
1012	Cash - Eastern Bank	0.00	184,680.12
Subtotal : None		0.00	184,680.12
Total [1025.0] Cash & Cash Equivalents		0.00	184,680.12
Group : [1130.0] Rent Receivable			
Subgroup : None			
13000	Rent Receivable	1,159,294.10	0.00
Subtotal : None		1,159,294.10	0.00
Total [1130.0] Rent Receivable		1,159,294.10	0.00
Group : [1280.0] Prepaid Expenses: Prepaid Insurance			
Subgroup : None			
1280	Prepaid Insurance	0.00	(47,093.45)
1285	Prepaid MIP	0.00	(2,409.55)
Subtotal : None		0.00	(49,503.00)
Total [1280.0] Prepaid Expenses: Prepaid Insurance		0.00	(49,503.00)
Group : [1300.0] Prepaid Expenses: Other Prepaid Expenses			
Subgroup : None			
14000	Prepaid Expenses	4,078.43	0.00
Subtotal : None		4,078.43	0.00
Total [1300.0] Prepaid Expenses: Other Prepaid Expenses		4,078.43	0.00
Group : [1311.0] Other Current Assets			
Subgroup : None			
1061	Escrow - Real Estate Taxes (HUD)	0.00	23,679.25
1062	Escrow - Prop & Liab Ins (HUD)	0.00	171,504.48
1063	Escrow - Replacement (HUD)	0.00	398,376.22
1065	Escrow - MIP (HUD)	0.00	23,656.98
Subtotal : None		0.00	617,216.93
Total [1311.0] Other Current Assets		0.00	617,216.93
Group : [1511.1] Land: Cost			
Subgroup : None			
15200	Closing Costs-Property	100,030.68	278,100.00
Subtotal : None		100,030.68	278,100.00
Total [1511.1] Land: Cost		100,030.68	278,100.00
Group : [1521.1] Building: Cost			
Subgroup : None			
15100	Building	13,000,000.00	4,347,552.74
Subtotal : None		13,000,000.00	4,347,552.74
Total [1521.1] Building: Cost		13,000,000.00	4,347,552.74
Group : [1522.2] Building: Accum. Depr.			
Subgroup : None			
15110	A/D - Building	(563,195.93)	(3,275,329.40)
Subtotal : None		(563,195.93)	(3,275,329.40)
Total [1522.2] Building: Accum. Depr.		(563,195.93)	(3,275,329.40)
Group : [1611.1] Building Improvements: Cost			
Subgroup : None			
1631	Building Improvements	0.00	2,181,217.24
Subtotal : None		0.00	2,181,217.24
Total [1611.1] Building Improvements: Cost		0.00	2,181,217.24
Group : [1612.2] Building Improvements: Accum. Depr.			
Subgroup : None			
1632	A/D - Building Improvements	0.00	(1,270,412.64)
Subtotal : None		0.00	(1,270,412.64)
Total [1612.2] Building Improvements: Accum. Depr.		0.00	(1,270,412.64)
Group : [1651.1] Equipment: Cost			

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Subgroup : None				
16200	Leasing costs	8,441.94	714,786.47	
1653	Computer Hardware	0.00	6,685.42	
Subtotal : None		8,441.94	721,471.89	
Total [1651.1] Equipment: Cost		8,441.94	721,471.89	#####
Group : [1652.2] Equipment: Accum. Depr.				
Subgroup : None				
16220	accum amort- leasing costs	(1,407.00)	(586,133.09)	
1654	A/D - Computer Hardware	0.00	(3,342.63)	
Subtotal : None		(1,407.00)	(589,475.72)	
Total [1652.2] Equipment: Accum. Depr.		(1,407.00)	(589,475.72)	588,068.72
Group : [1975.1] Mortgage Acquisition Costs				
Subgroup : None				
16100	Deferred Refinancing cost	353,853.63	323,656.44	
Subtotal : None		353,853.63	323,656.44	
Total [1975.1] Mortgage Acquisition Costs		353,853.63	323,656.44	
Group : [1975.2] Accumulated Amort. of Mort. Acq. Costs				
Subgroup : None				
16120	A/A - MAC HUD Refi	(117,951.00)	0.00	
Subtotal : None		(117,951.00)	0.00	
Total [1975.2] Accumulated Amort. of Mort. Acq. Costs		(117,951.00)	0.00	
Group : [2030.0] Accrued Expenses				
Subgroup : None				
2030	Accrued Expenses	0.00	(28,189.22)	
Subtotal : None		0.00	(28,189.22)	
Total [2030.0] Accrued Expenses		0.00	(28,189.22)	
Group : [2160.0] Long Term Debt, Current Portion				
Subgroup : None				
2005	Current Maturities - LTD	0.00	(112,190.88)	
Subtotal : None		0.00	(112,190.88)	
Total [2160.0] Long Term Debt, Current Portion		0.00	(112,190.88)	
Group : [2310.0] Mortgages				
Subgroup : None				
2301	LTD - Current Maturity Offset	0.00	112,190.88	
26000	mortgage-white oak	(11,813,176.47)	(9,217,352.34)	
Subtotal : None		(11,813,176.47)	(9,105,161.46)	
Total [2310.0] Mortgages		(11,813,176.47)	(9,105,161.46)	
Group : [2330.0] Due Affiliates/Related Parties				
Subgroup : None				
19999	Interco	(257,427.32)	0.00	
28000	partnership debt	(2,321,647.12)	0.00	
Subtotal : None		(2,579,074.44)	0.00	
Total [2330.0] Due Affiliates/Related Parties		(2,579,074.44)	0.00	
Group : [2520.0] Capital (Sole, Part or LLC)				
Subgroup : None				
3000	Opening Bal Equity	0.00	6,236,343.54	
32000	Retained Earnings	5,315.93	0.00	
Subtotal : None		5,315.93	6,236,343.54	
Total [2520.0] Capital (Sole, Part or LLC)		5,315.93	6,236,343.54	#####
Group : [2540.0] Partnership / Member(LLC) Drawings				
Subgroup : None				
2625	Distributions	0.00	100,000.00	
Subtotal : None		0.00	100,000.00	
Total [2540.0] Partnership / Member(LLC) Drawings		0.00	100,000.00	
Group : [3510.1] Rental Income: Nursing Facility				
Subgroup : None				

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		12/31/2022	12/31/2021
3010	Rental Income	(1,284,705.84)	(1,019,000.00)
Subtotal : None		(1,284,705.84)	(1,019,000.00)
Total [3510.1] Rental Income: Nursing Facility		(1,284,705.84)	(1,019,000.00)
Group : [3530.0] Other Income			
Subgroup : None			
3180	Interest Income	0.00	(76.97)
Subtotal : None		0.00	(76.97)
Total [3530.0] Other Income		0.00	(76.97)
Group : [9540.0] Real Estate Taxes			
Subgroup : None			
4510	Real Estate Taxes	0.00	152,931.76
Subtotal : None		0.00	152,931.76
Total [9540.0] Real Estate Taxes		0.00	152,931.76
Group : [9545.1] Long Term Interest:: Nursing Facilities			
Subgroup : None			
4532	Long Term Interest (HUD Re-fi)	773,805.74	272,392.24
4535	MIP Insurance	0.00	44,400.00
4597	Amortization - MAC HUD Refi	119,358.00	3,217.34
Subtotal : None		893,163.74	320,009.58
Total [9545.1] Long Term Interest:: Nursing Facilities		893,163.74	320,009.58
Group : [9545.5] Interest on Working Capital			
Subgroup : None			
63400	Interest- promissory note	211,058.88	(25,160.38)
Subtotal : None		211,058.88	(25,160.38)
Total [9545.5] Interest on Working Capital		211,058.88	(25,160.38)
Group : [9550.0] Building Depreciation			
Subgroup : None			
4541	Depreciation - Building	563,195.93	96,381.00
Subtotal : None		563,195.93	96,381.00
Total [9550.0] Building Depreciation		563,195.93	96,381.00
Group : [9560.8] Building Improvement Depreciation			
Subgroup : None			
4543	Depreciation - Improvements	0.00	68,780.42
Subtotal : None		0.00	68,780.42
Total [9560.8] Building Improvement Depreciation		0.00	68,780.42
Group : [9570.0] Equipment Depreciation			
Subgroup : None			
4545	Depreciation - Equipment	0.00	32,908.09
4546	Depreciation - Comp Hardware	0.00	1,337.00
Subtotal : None		0.00	34,245.09
Total [9570.0] Equipment Depreciation		0.00	34,245.09
Group : [9580.0] Insurance- Building, Building Improvement, and Equipment			
Subgroup : None			
4430	Property Insurance	0.00	24,150.00
Subtotal : None		0.00	24,150.00
Total [9580.0] Insurance- Building, Building Improvement, and Equipment		0.00	24,150.00
Group : [9502.5] Other Operating Expenses			
Subgroup : None			
4252	Filing Fees	792.33	520.00
6000	Extinguishment of Debt	0.00	(367,865.11)
60100	Asset Mangement fee	48,941.16	1,287.50
66700	Professional fees	11,343.93	153,820.53
Subtotal : None		61,077.42	(212,237.08)
Total [9502.5] Other Operating Expenses		61,077.42	(212,237.08)
Sum of Account Groups		0.00	0.00

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Account	Description	CAID	PP-1
		12/31/2022	12/31/2021
	Net (Income) Loss	443,790.13	(559,976.58)

Tickmarks

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