

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: **T02:01 - HCF-2 MCD TB Report**

Account	Description	PP-1	FS	JE Ref #	CAIDJE	CAID
		12/31/2021	12/31/2022			12/31/2022
Group : [1] BALANCE SHEET						
Subgroup : None						
1012	Cash - Eastern Bank	184,680.12	0.00		0.00	0.00
1061	Escrow - Real Estate Taxes (HUD)	23,679.25	0.00		0.00	0.00
1062	Escrow - Prop & Liab Ins (HUD)	171,504.48	0.00		0.00	0.00
1063	Escrow - Replacement (HUD)	398,376.22	0.00		0.00	0.00
1065	Escrow - MIP (HUD)	23,656.98	0.00		0.00	0.00
1280	Prepaid Insurance	(47,093.45)	0.00		0.00	0.00
1285	Prepaid MIP	(2,409.55)	0.00		0.00	0.00
13000	Rent Receivable	0.00	1,159,294.10		0.00	1,159,294.10
14000	Prepaid Expenses	0.00	4,078.43		0.00	4,078.43
15100	Building	4,347,552.74	13,000,000.00		0.00	13,000,000.00
15110	A/D - Building	(3,275,329.40)	(563,195.93)		0.00	(563,195.93)
15200	Closing Costs-Property	278,100.00	100,030.68		0.00	100,030.68
16100	Deferred Refinancing cost	323,656.44	353,853.63		0.00	353,853.63
16120	A/A - MAC HUD Refi	0.00	(117,951.00)		0.00	(117,951.00)
16200	Leasing costs	714,786.47	8,441.94		0.00	8,441.94
16220	accum amort- leasing costs	(586,133.09)	(1,407.00)		0.00	(1,407.00)
1631	Building Improvements	2,181,217.24	0.00		0.00	0.00
1632	A/D - Building Improvements	(1,270,412.64)	0.00		0.00	0.00
1653	Computer Hardware	6,685.42	0.00		0.00	0.00
1654	A/D - Computer Hardware	(3,342.63)	0.00		0.00	0.00
19999	Interco	0.00	(257,427.32)		0.00	(257,427.32)
2005	Current Maturities - LTD	(112,190.88)	0.00		0.00	0.00
2030	Accrued Expenses	(28,189.22)	0.00		0.00	0.00
2301	LTD - Current Maturity Offset	112,190.88	0.00		0.00	0.00
26000	mortgage-white oak	(9,217,352.34)	(11,813,176.47)		0.00	(11,813,176.47)
2625	Distributions	100,000.00	0.00		0.00	0.00
28000	partnership debt	0.00	(2,321,647.12)		0.00	(2,321,647.12)
3000	Opening Bal Equity	6,236,343.54	0.00		0.00	0.00
32000	Retained Earnings	0.00	5,315.93		0.00	5,315.93
Subtotal : None		559,976.58	(443,790.13)		0.00	(443,790.13)
Total [1] BALANCE SHEET		559,976.58	(443,790.13)		0.00	(443,790.13)
Group : [2] INCOME STATEMENT						
Subgroup : None						
3010	Rental Income	(1,019,000.00)	(1,284,705.84)		0.00	(1,284,705.84)
3180	Interest Income	(76.97)	0.00		0.00	0.00
4252	Filing Fees	520.00	792.33		0.00	792.33
4430	Property Insurance	24,150.00	0.00		0.00	0.00
4510	Real Estate Taxes	152,931.76	0.00		0.00	0.00
4532	Long Term Interest (HUD Re-fi)	272,392.24	773,805.74		0.00	773,805.74
4535	MIP Insurance	44,400.00	0.00		0.00	0.00
4541	Depreciation - Building	96,381.00	563,195.93		0.00	563,195.93
4543	Depreciation - Improvements	68,780.42	0.00		0.00	0.00
4545	Depreciation - Equipment	32,908.09	0.00		0.00	0.00
4546	Depreciation - Comp Hardware	1,337.00	0.00		0.00	0.00
4597	Amortization - MAC HUD Refi	3,217.34	119,358.00		0.00	119,358.00
6000	Extinguishment of Debt	(367,865.11)	0.00		0.00	0.00
60100	Asset Mangaement fee	1,287.50	48,941.16		0.00	48,941.16
63400	Interest- promissory note	(25,160.38)	211,058.88		0.00	211,058.88
66700	Professional fees	153,820.53	11,343.93		0.00	11,343.93
Subtotal : None		(559,976.58)	443,790.13		0.00	443,790.13
Total [2] INCOME STATEMENT		(559,976.58)	443,790.13		0.00	443,790.13

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