

Client: *A301360 - Gordon Operating Company, LLC*  
Engagement: *MDMC 2023 - Gordon Operating Co*  
Period Ending: *12/31/2023*  
Trial Balance: *T-02 - Realty TB*  
Workpaper: *T::02 - MCD REA-CR Groupings*

Account	Description	CAID 12/31/2023	PP-1 12/31/2022	
Group : [1025.0]	Cash & Cash Equivalent			
Subgroup : None				
1011.00	Cash - Citizens Bank	127,646.79	85,305.82	
Subtotal : None		127,646.79	85,305.82	
Total [1025.0]	Cash & Cash Equivalent	127,646.79	85,305.82	
Group : [1280.0]	Prepaid Insurance			
Subgroup : None				
1280.00	Prepaid Insurance	222,330.20	209,892.81	
Subtotal : None		222,330.20	209,892.81	
Total [1280.0]	Prepaid Insurance	222,330.20	209,892.81	
Group : [1311.0]	Other Current Assets			
Subgroup : None				
1214.00	Depreciation Reserve Fund	157,102.35	240,722.23	
1214.01	Repairs Fund	38,250.00	38,250.00	
1950.01	MIP Escrow	42,146.98	44,784.17	
1950.02	Tax Escrow	31,103.17	37,345.97	
1950.03	Insurance Escrow	85,971.50	74,222.35	
Subtotal : None		354,574.00	435,324.72	
Total [1311.0]	Other Current Assets	354,574.00	435,324.72	
Group : [1511.1]	Land Cost			
Subgroup : None				
1511.00	Land	400,000.00	400,000.00	
Subtotal : None		400,000.00	400,000.00	
Total [1511.1]	Land Cost	400,000.00	400,000.00	
Group : [1521.1]	Building Cost			
Subgroup : None				
1521.00	Building	5,400,000.00	5,400,000.00	
Subtotal : None		5,400,000.00	5,400,000.00	
Total [1521.1]	Building Cost	5,400,000.00	5,400,000.00	
Group : [1522.2]	Accum Depr Building			
Subgroup : None				
1522.00	Accum. Depr. - Building	(899,959.59)	(804,334.59)	
Subtotal : None		(899,959.59)	(804,334.59)	
Total [1522.2]	Accum Depr Building	(899,959.59)	(804,334.59)	
Group : [1611.1]	Building Improvements Cost			
Subgroup : None				
1631.00	Other Improvements	2,276,501.12	2,270,509.12	
Subtotal : None		2,276,501.12	2,270,509.12	
Total [1611.1]	Building Improvements Cost	2,276,501.12	2,270,509.12	5,992.00
Group : [1612.2]	Accum Depr Bldg Improvements			
Subgroup : None				
1632.00	Accum. Depr. - Other Improv.	(270,716.29)	(156,891.29)	
Subtotal : None		(270,716.29)	(156,891.29)	
Total [1612.2]	Accum Depr Bldg Improvements	(270,716.29)	(156,891.29)	
Group : [1651.1]	Equipment Cost			
Subgroup : None				
1651.00	Equipment	1,711,544.25	1,553,780.96	
1653.00	Computers	93,160.80	93,160.80	
Subtotal : None		1,804,705.05	1,646,941.76	
Total [1651.1]	Equipment Cost	1,804,705.05	1,646,941.76	157,763.29
Group : [1652.2]	Accum Depr Equipment			
Subgroup : None				
1652.00	Accum. Depr. - Equipment	(931,235.53)	(821,175.53)	
1654.00	Accum Depr - Computers	(93,160.85)	(74,857.85)	
Subtotal : None		(1,024,396.38)	(896,033.38)	
Total [1652.2]	Accum Depr Equipment	(1,024,396.38)	(896,033.38)	
Group : [1975.1]	Mortgage Acquisition Costs			
Subgroup : None				
1975.00	Deferred Finance Fees	238,599.06	250,874.79	
Subtotal : None		238,599.06	250,874.79	
Total [1975.1]	Mortgage Acquisition Costs	238,599.06	250,874.79	

<b>Group : [2020.0]</b>	<b>Trade Payables</b>		
<b>Subgroup : None</b>			
2020.00	Accounts Payable	(3,496.54)	(15,174.04)
<b>Subtotal : None</b>		<b>(3,496.54)</b>	<b>(15,174.04)</b>
<b>Total [2020.0]</b>	<b>Trade Payables</b>	<b>(3,496.54)</b>	<b>(15,174.04)</b>
<b>Group : [2030.0]</b>	<b>Accrued Expenses</b>		
<b>Subgroup : None</b>			
2070.00	Accrued Interest	(36,818.00)	(37,630.00)
2262.00	State income tax payable	0.00	(7,150.00)
<b>Subtotal : None</b>		<b>(36,818.00)</b>	<b>(44,780.00)</b>
<b>Total [2030.0]</b>	<b>Accrued Expenses</b>	<b>(36,818.00)</b>	<b>(44,780.00)</b>
<b>Group : [2160.0]</b>	<b>Notes Payable: Long Term Debt Current Portion</b>		
<b>Subgroup : None</b>			
2310.03	CURRENT PORTION HUD MORT	(348,004.00)	(338,136.00)
2311.00	CURRENT MATURITIES ON LTD	348,004.00	338,136.00
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.00</b>
<b>Total [2160.0]</b>	<b>Notes Payable: Long Term Debt Curre</b>	<b>0.00</b>	<b>0.00</b>
<b>Group : [2310.0]</b>	<b>Mortgages Payable Long-Term</b>		
<b>Subgroup : None</b>			
2303.00	Hud Mortgage	(15,340,877.86)	(15,679,014.27)
<b>Subtotal : None</b>		<b>(15,340,877.86)</b>	<b>(15,679,014.27)</b>
<b>Total [2310.0]</b>	<b>Mortgages Payable Long-Term</b>	<b>(15,340,877.86)</b>	<b>(15,679,014.27)</b>
<b>Group : [2410.0]</b>	<b>Net Assets Without Donor Restrictions</b>		
<b>Subgroup : None</b>			
2650.00	Retained Earnings	6,897,378.55	7,012,537.14
<b>Subtotal : None</b>		<b>6,897,378.55</b>	<b>7,012,537.14</b>
<b>Total [2410.0]</b>	<b>Net Assets Without Donor Restriction</b>	<b>6,897,378.55</b>	<b>7,012,537.14</b>
<b>Group : [3510.1]</b>	<b>Rental Income: Nursing Facility</b>		
<b>Subgroup : None</b>			
3115.00	Rental Income	(1,413,651.13)	(1,392,444.64)
<b>Subtotal : None</b>		<b>(1,413,651.13)</b>	<b>(1,392,444.64)</b>
<b>Total [3510.1]</b>	<b>Rental Income: Nursing Facility</b>	<b>(1,413,651.13)</b>	<b>(1,392,444.64)</b>
<b>Group : [3530.0]</b>	<b>Other Income</b>		
<b>Subgroup : None</b>			
3113.00	Interest Income - Replacement Reserve	(135.95)	(64.93)
<b>Subtotal : None</b>		<b>(135.95)</b>	<b>(64.93)</b>
<b>Total [3530.0]</b>	<b>Other Income</b>	<b>(135.95)</b>	<b>(64.93)</b>
<b>Group : [9540.0]</b>	<b>Taxes, Real Estate</b>		
<b>Subgroup : None</b>			
4510.00	Real Estate Taxes	108,671.25	102,221.65
<b>Subtotal : None</b>		<b>108,671.25</b>	<b>102,221.65</b>
<b>Total [9540.0]</b>	<b>Taxes, Real Estate</b>	<b>108,671.25</b>	<b>102,221.65</b>
<b>Group : [9545.1]</b>	<b>Long-Term Interest: Nurisng Facility</b>		
<b>Subgroup : None</b>			
4512.00	MIP Expense	85,224.97	87,060.21
4521.01	Interest Expense - HUD	446,303.39	455,915.48
4541.00	Amortization - MAC	12,275.73	12,327.17
<b>Subtotal : None</b>		<b>543,804.09</b>	<b>555,302.86</b>
<b>Total [9545.1]</b>	<b>Long-Term Interest: Nurisng Facility</b>	<b>543,804.09</b>	<b>555,302.86</b>
<b>Group : [9550.0]</b>	<b>Building Depreciation</b>		
<b>Subgroup : None</b>			
4550.00	Depreciation - Building	95,625.00	95,625.00
<b>Subtotal : None</b>		<b>95,625.00</b>	<b>95,625.00</b>
<b>Total [9550.0]</b>	<b>Building Depreciation</b>	<b>95,625.00</b>	<b>95,625.00</b>
<b>Group : [9560.8]</b>	<b>Building Improvement Depreciation</b>		
<b>Subgroup : None</b>			
4560.00	DEPRECIATION - IMPROVEMENTS	113,825.00	80,414.00
<b>Subtotal : None</b>		<b>113,825.00</b>	<b>80,414.00</b>
<b>Total [9560.8]</b>	<b>Building Improvement Depreciation</b>	<b>113,825.00</b>	<b>80,414.00</b>
<b>Group : [9570.0]</b>	<b>Equipment Depreciation</b>		
<b>Subgroup : None</b>			
4570.00	Depreciation - Equipment	110,060.00	110,060.00
4571.00	Depreciation - Computers	18,303.00	21,285.25
<b>Subtotal : None</b>		<b>128,363.00</b>	<b>131,345.25</b>
<b>Total [9570.0]</b>	<b>Equipment Depreciation</b>	<b>128,363.00</b>	<b>131,345.25</b>
<b>Group : [9580.0]</b>	<b>Insurance - Building, Building Improvements, Equipement</b>		
<b>Subgroup : None</b>			
4419.00	Property Insurance	68,082.00	61,297.00

Subtotal : None		<u>68,082.00</u>	<u>61,297.00</u>
Total [9580.0]	Insurance - Building, Building Improv	<u>68,082.00</u>	<u>61,297.00</u>
Group : [9502.4]	Utilities & Plant Operations Expense		
Subgroup : None			
5110.00	Plant PS	0.00	31,711.24
5115.00	Supplies & Expense - Plant	28,466.63	36,147.98
Subtotal : None		<u>28,466.63</u>	<u>67,859.22</u>
Total [9502.4]	Utilities & Plant Operations Expense	<u>28,466.63</u>	<u>67,859.22</u>
Group : [9502.5]	Other Operating Expense		
Subgroup : None			
4250.00	Office Supplies & Expense	0.00	500.00
4301.00	License & Dues	0.00	1,560.00
4360.00	Accounting Fees	29,302.88	28,075.96
4370.00	Legal Fees	533.28	0.00
4420.00	Insurance - Other	158,793.84	146,000.04
8025.00	State Income Tax	(7,150.00)	7,150.00
Subtotal : None		<u>181,480.00</u>	<u>183,286.00</u>
Total [9502.5]	Other Operating Expense	<u>181,480.00</u>	<u>183,286.00</u>
	NET (INCOME) LOSS	<u>0.00</u>	<u>0.00</u>
	Sum of Account Groups	0.00	0.00

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