

Client: **A443491 - 57 Old Road to Nine Acre Corner Operating Company, LLC-Concord**
Engagement: **MD 2023 - Care One at Concord**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID 12/31/2023	1st PP 12/31/2022
Group : [1025.0]	Cash & Equivalents		
Subgroup : None			
10010	Cash - Lockbox	31,906.48	13,117.08
Subtotal : None		31,906.48	13,117.08
Total [1025.0]	Cash & Equivalents	31,906.48	13,117.08
Group : [1180.0]	Loans Receivable: Affiliates/Related Parties		
Subgroup : None			
12550	Other Receivable - Related Party	67,675.09	80,769.08
Subtotal : None		67,675.09	80,769.08
Total [1180.0]	Loans Receivable: Affiliates/Related P	67,675.09	80,769.08
Group : [1280.0]	Prepaid Expenses: Prepaid Insurance		
Subgroup : None			
13010	Prepaid Property Insurance	19,070.07	12,925.59
13040	Prepaid Other Insurance	11,142.51	11,778.95
Subtotal : None		30,212.58	24,704.54
Total [1280.0]	Prepaid Expenses: Prepaid Insurance	30,212.58	24,704.54
Group : [1311.0]	Other Current Assets		
Subgroup : None			
10230	Escrows - Real Estate Tax	45,855.70	69,998.00
10240	Escrows - Property Insurance	40,405.09	24,764.41
10250	Escrows - Repair & Replacement Costs	505,546.70	423,838.31
10260	Escrows - PMI	49,148.72	52,355.18
15116	ARF Clearing	11,063.92	0.00
Subtotal : None		652,020.13	570,955.90
Total [1311.0]	Other Current Assets	652,020.13	570,955.90
Group : [1511.1]	Land: Cost		
Subgroup : None			
15100	Land	2,794,700.00	2,794,700.00
Subtotal : None		2,794,700.00	2,794,700.00
Total [1511.1]	Land: Cost	2,794,700.00	2,794,700.00
Group : [1521.1]	Building: Cost		
Subgroup : None			
15110	Building	9,965,634.60	9,926,609.60
Subtotal : None		9,965,634.60	9,926,609.60
Total [1521.1]	Building: Cost	9,965,634.60	9,926,609.60
Group : [1522.2]	Building: Accum. Depr.		

Subgroup : None			
15210	Accum Depr - Building	(5,646,740.56)	(5,397,594.01)
Subtotal : None		(5,646,740.56)	(5,397,594.01)
Total [1522.2]	Building: Accum. Depr.	(5,646,740.56)	(5,397,594.01)
Group : [1611.1]			
Subgroup : None			
15115	Building Improvements	3,884,043.76	3,871,493.16
15125	Flooring & Renovations	154,439.30	105,939.30
Subtotal : None		4,038,483.06	3,977,432.46
Total [1611.1]	Building Improvements: Cost	4,038,483.06	3,977,432.46
Group : [1612.2]			
Subgroup : None			
15215	Accum Depr - Building Improvements	(1,591,670.13)	(1,437,931.57)
15225	Accum Depr - Flooring & Renovations	(58,764.87)	(49,816.28)
Subtotal : None		(1,650,435.00)	(1,487,747.85)
Total [1612.2]	Building Improvements: Accum. Depr.	(1,650,435.00)	(1,487,747.85)
Group : [1631.1]			
Subgroup : None			
15105	Land Improvements	855,159.00	0.00
Subtotal : None		855,159.00	0.00
Total [1631.1]	Other Improvements: Cost	855,159.00	0.00
Group : [1632.2]			
Subgroup : None			
15205	Accum Depr - Land Improvements	(399,581.32)	0.00
Subtotal : None		(399,581.32)	0.00
Total [1632.2]	Other Improvements: Accum. Depr.	(399,581.32)	0.00
Group : [1651.1]			
Subgroup : None			
15130	Furniture & Fixtures	1,232,308.76	1,228,289.85
15140	Equipment - Movable	950,399.36	940,415.15
15141	Equipment - Fixed	1,063,688.63	977,547.95
15142	Equipment - Office	2,000.00	2,000.00
15150	Computer Hardware	200,091.65	196,011.65
Subtotal : None		3,448,488.40	3,344,264.60
Total [1651.1]	Equipment: Cost	3,448,488.40	3,344,264.60
Group : [1652.2]			
Subgroup : None			
15230	Accum Depr - Furniture & Fixtures	(1,188,595.06)	(1,105,544.38)
15240	Accum Depr - Equipment - Movable	(554,330.74)	(471,126.87)
15241	Accum Depr - Equipment - Fixed	(893,455.33)	(862,573.12)
15242	Accum Depr - Equipment - Office	(2,000.00)	(2,000.00)
15250	Accum Depr - Computer Hardware	(191,400.65)	(187,726.93)
Subtotal : None		(2,829,781.78)	(2,628,971.30)
Total [1652.2]	Equipment: Accum. Depr.	(2,829,781.78)	(2,628,971.30)

Group : [1710.1]	Software: Cost		
Subgroup : None			
15151	Computer Software	715.16	715.16
Subtotal : None		715.16	715.16
Total [1710.1]	Software: Cost	715.16	715.16
Group : [1710.2]	Software: Accum. Depr.		
Subgroup : None			
15251	Accum Depr - Computer Software	(715.16)	(715.16)
Subtotal : None		(715.16)	(715.16)
Total [1710.2]	Software: Accum. Depr.	(715.16)	(715.16)
Group : [1975.1]	Mortgage Acquisition Costs		
Subgroup : None			
16050	Financing Cost	99,145.26	99,145.26
Subtotal : None		99,145.26	99,145.26
Total [1975.1]	Mortgage Acquisition Costs	99,145.26	99,145.26
Group : [1975.2]	Accumulated Amort. of Mort. Acq. Costs		
Subgroup : None			
16055	Accum Amort - Financing Cost	(16,253.19)	(12,662.19)
Subtotal : None		(16,253.19)	(12,662.19)
Total [1975.2]	Accumulated Amort. of Mort. Acq. Cos	(16,253.19)	(12,662.19)
Group : [1979.0]	Construction in Progress		
Subgroup : None			
15195	Construction in Progress	13,000.00	13,000.00
Subtotal : None		13,000.00	13,000.00
Total [1979.0]	Construction in Progress	13,000.00	13,000.00
Group : [2020.0]	Trade Payables		
Subgroup : None			
20000	AP - Trade	(63,031.01)	(4,500.00)
Subtotal : None		(63,031.01)	(4,500.00)
Total [2020.0]	Trade Payables	(63,031.01)	(4,500.00)
Group : [2030.0]	Accrued Expenses		
Subgroup : None			
21020	Accrued Interest - Third Party	(24,010.30)	(24,478.61)
21035	Accrued Property Insurance	(12,515.07)	(6,501.03)
Subtotal : None		(36,525.37)	(30,979.64)
Total [2030.0]	Accrued Expenses	(36,525.37)	(30,979.64)
Group : [2110.0]	Notes Payable: Officer, Owner, or Related Parties		
Subgroup : None			
20030	AP - Related Party	(2,130,849.77)	(2,060,857.88)
21021	Accrued Interest - Related Party	(8,905,146.25)	(8,602,629.49)
25670	Partners Note	(3,025,167.35)	0.00
Subtotal : None		(14,061,163.37)	(10,663,487.37)

Total [2110.0]	Notes Payable: Officer, Owner, or Related Parties	(14,061,163.37)	(10,663,487.37)
Group : [2120.0]	Notes Payable: Subsidiaries and Affiliates		
Subgroup : None			
23000	Due to / from Affiliates	(228,799.51)	(228,799.51)
Subtotal : None		(228,799.51)	(228,799.51)
Total [2120.0]	Notes Payable: Subsidiaries and Affiliates	(228,799.51)	(228,799.51)
Group : [2310.0]	Mortgages		
Subgroup : None			
25145	Mortgage Payable - Current Portion	(241,805.00)	(236,123.00)
25645	Mortgage Payable - Long Term Portion	(11,864,229.15)	(12,106,033.37)
Subtotal : None		(12,106,034.15)	(12,342,156.37)
Total [2310.0]	Mortgages	(12,106,034.15)	(12,342,156.37)
Group : [2650.0]	Retained Earnings (Corp)		
Subgroup : None			
30035	Equity Transfer	587,576.02	587,576.02
30060	Retained Earnings	13,879,452.81	9,611,982.96
Subtotal : None		14,467,028.83	10,199,558.98
Total [2650.0]	Retained Earnings (Corp)	14,467,028.83	10,199,558.98
Group : [3510.1]	Rental Income: Nursing Facility		
Subgroup : None			
46005	Rental Income - Related Party	(906,747.75)	(933,984.54)
Subtotal : None		(906,747.75)	(933,984.54)
Total [3510.1]	Rental Income: Nursing Facility	(906,747.75)	(933,984.54)
Group : [3530.0]	Other Income		
Subgroup : None			
87500	Interest Income	(2,652.39)	(427.31)
Subtotal : None		(2,652.39)	(427.31)
Total [3530.0]	Other Income	(2,652.39)	(427.31)
Group : [9540.0]	Taxes, Real Estate		
Subgroup : None			
63400	Real Estate Tax Expense - Third Party	109,212.50	163,925.28
Subtotal : None		109,212.50	163,925.28
Total [9540.0]	Taxes, Real Estate	109,212.50	163,925.28
Group : [9545.1]	Long-Term Interest: Nursing Facilities		
Subgroup : None			
63275	Other Insurance Expense	67,491.45	64,895.96
86055	Amortization - Deferred Financing Cost	3,591.00	239,869.56
87010	Interest Expense - Mortgages	290,710.35	1,219,364.13
Subtotal : None		361,792.80	1,524,129.65
Total [9545.1]	Long-Term Interest: Nursing Facilities	361,792.80	1,524,129.65
Group : [9550.0]	Building Depreciation		
Subgroup : None			

85210	Depreciation - Building	249,146.55	248,165.24
Subtotal : None		249,146.55	248,165.24
Total [9550.0]	Building Depreciation	249,146.55	248,165.24
Group : [9560.8]	Building Improvement Depreciation		
Subgroup : None			
85205	Depreciation - Land Improvements	57,907.56	57,907.45
85215	Depreciation - Building Improvements	152,841.56	152,061.98
85220	Depreciation -+ Leasehold Improvements	1,886.11	0.00
85225	Depreciation -+ Flooring & Renovations	7,062.48	7,062.56
Subtotal : None		219,697.71	217,031.99
Total [9560.8]	Building Improvement Depreciation	219,697.71	217,031.99
Group : [9570.0]	Equipment Depreciation		
Subgroup : None			
85230	Depreciation - Furniture & Fixtures	83,050.68	82,476.44
85240	Depreciation - Movable	83,804.25	83,271.95
85241	Depreciation - Fixed	31,242.61	30,158.28
85250	Depreciation - Computer Hardware	3,673.72	4,274.43
Subtotal : None		201,771.26	200,181.10
Total [9570.0]	Equipment Depreciation	201,771.26	200,181.10
Group : [9580.0]	Insurance- Building, Building Improvement, and Equipment		
Subgroup : None			
63271	Property Insurance - Third Party	31,995.66	20,592.57
Subtotal : None		31,995.66	20,592.57
Total [9580.0]	Insurance- Building, Building Improve	31,995.66	20,592.57
Group : [9502.5]	Other Operating Expenses		
Subgroup : None			
63065	Accounting	7,041.67	10,510.00
63415	Annual Report Fees	90.00	0.00
85350	(Gain)/Loss on Fixed Asset Dispositions	1,027.06	0.00
87020	Interest Expense - Related Party	302,516.76	302,516.76
Subtotal : None		310,675.49	313,026.76
Total [9502.5]	Other Operating Expenses	310,675.49	313,026.76
	NET (INCOME) LOSS	574,891.83	1,752,640.74
	Sum of Account Groups	0.00	0.00

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