

Client: **A443497 - 199 Andover Street Operating Company LLC-Peabody**  
Engagement: **MD 2023 - Care One at Peabody**  
Period Ending: **12/31/2023**  
Trial Balance: **T::00 - Realty TB**  
Workpaper: **T::02 - MCD REA-CR Groupings Report**

Account	Description	MCD Balance 12/31/2023	1st PP 12/31/2022
<b>Group : [1025.0]</b>	<b>Cash &amp; Equivalents</b>		
<b>Subgroup : None</b>			
10000	Cash - Operating	0.00	0.00
10010	Cash - Lockbox	41,119.66	14,921.08
<b>Subtotal : None</b>		<b>41,119.66</b>	<b>14,921.08</b>
<b>Total [1025.0]</b>	<b>Cash &amp; Equivalents</b>	<b>41,119.66</b>	<b>14,921.08</b>
<b>Group : [1180.0]</b>	<b>Loans Receivable: Affiliates/Related Parties</b>		
<b>Subgroup : None</b>			
12550	Other Receivable - Related Party	92,794.08	92,794.08
<b>Subtotal : None</b>		<b>92,794.08</b>	<b>92,794.08</b>
<b>Total [1180.0]</b>	<b>Loans Receivable: Affiliates/Related</b>	<b>92,794.08</b>	<b>92,794.08</b>
<b>Group : [1280.0]</b>	<b>Prepaid Expenses: Prepaid Insurance</b>		
<b>Subgroup : None</b>			
13010	Prepaid Property Insurance	12,045.47	7,440.56
13040	Prepaid Other Insurance	8,249.62	8,468.49
<b>Subtotal : None</b>		<b>20,295.09</b>	<b>15,909.05</b>
<b>Total [1280.0]</b>	<b>Prepaid Expenses: Prepaid Insurance</b>	<b>20,295.09</b>	<b>15,909.05</b>
<b>Group : [1300.0]</b>	<b>Prepaid Expenses: Other Prepaid Expenses</b>		
<b>Subgroup : None</b>			
13090	Prepaid Real Estate Taxes	0.00	0.00
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.00</b>
<b>Total [1300.0]</b>	<b>Prepaid Expenses: Other Prepaid Ex</b>	<b>0.00</b>	<b>0.00</b>
<b>Group : [1311.0]</b>	<b>Other Current Assets</b>		
<b>Subgroup : None</b>			
10230	Escrows - Real Estate Tax	47,899.67	37,447.88
10240	Escrows - Property Insurance	25,592.40	15,355.44
10250	Escrows - Repair & Replacement Costs	288,540.30	167,218.43
10260	Escrows - PMI	46,775.00	44,202.66
15116	ARF Clearing	(124,331.00)	116,471.92
18700	Other Assets	0.00	0.00
<b>Subtotal : None</b>		<b>284,476.37</b>	<b>380,696.33</b>
<b>Total [1311.0]</b>	<b>Other Current Assets</b>	<b>284,476.37</b>	<b>380,696.33</b>
	<b>Current Assets</b>	<b>438,685.20</b>	<b>504,320.54</b>
<b>Group : [1511.1]</b>	<b>Land: Cost</b>		
<b>Subgroup : None</b>			
15100	Land	1,423,500.00	1,423,500.00
<b>Subtotal : None</b>		<b>1,423,500.00</b>	<b>1,423,500.00</b>
<b>Total [1511.1]</b>	<b>Land: Cost</b>	<b>1,423,500.00</b>	<b>1,423,500.00</b>
<b>Group : [1521.1]</b>	<b>Building: Cost</b>		
<b>Subgroup : None</b>			
15110	Building	5,639,064.72	5,631,249.82
<b>Subtotal : None</b>		<b>5,639,064.72</b>	<b>5,631,249.82</b>
<b>Total [1521.1]</b>	<b>Building: Cost</b>	<b>5,639,064.72</b>	<b>5,631,249.82</b>
			7,814.90
<b>Group : [1522.2]</b>	<b>Building: Accum. Depr.</b>		
<b>Subgroup : None</b>			
15210	Accum Depr - Building	(3,134,744.11)	(2,991,660.79)
<b>Subtotal : None</b>		<b>(3,134,744.11)</b>	<b>(2,991,660.79)</b>
<b>Total [1522.2]</b>	<b>Building: Accum. Depr.</b>	<b>(3,134,744.11)</b>	<b>(2,991,660.79)</b>

<b>Group : [1611.1]</b>		<b>Building Improvements: Cost</b>		
<b>Subgroup : None</b>				
15105	Land Improvements	33,130.10	14,939.10	
15115	Building Improvements	2,166,348.85	2,085,227.28	
15125	Flooring & Renovations	176,883.91	176,883.91	
<b>Subtotal : None</b>		<b>2,376,362.86</b>	<b>2,277,050.29</b>	
<b>Total [1611.1]</b>	<b>Building Improvements: Cost</b>	<b>2,376,362.86</b>	<b>2,277,050.29</b>	99,312.57
<b>Group : [1612.2]</b>		<b>Building Improvements: Accum. Depr.</b>		
<b>Subgroup : None</b>				
15205	Accum Depr - Land Improvements	(6,824.27)	(3,402.82)	
15215	Accum Depr - Building Improvements	(1,081,783.49)	(1,001,533.39)	
15225	Accum Depr - Flooring & Renovations	(102,784.73)	(90,992.69)	
<b>Subtotal : None</b>		<b>(1,191,392.49)</b>	<b>(1,095,928.90)</b>	
<b>Total [1612.2]</b>	<b>Building Improvements: Accum. Dep</b>	<b>(1,191,392.49)</b>	<b>(1,095,928.90)</b>	
<b>Group : [1651.1]</b>		<b>Equipment: Cost</b>		
<b>Subgroup : None</b>				
15130	Furniture & Fixtures	399,796.28	396,051.28	
15140	Equipment - Movable	754,846.28	725,898.11	
15141	Equipment - Fixed	964,516.14	902,618.04	
15150	Computer Hardware	183,596.62	183,596.62	
<b>Subtotal : None</b>		<b>2,302,755.32</b>	<b>2,208,164.05</b>	
<b>Total [1651.1]</b>	<b>Equipment: Cost</b>	<b>2,302,755.32</b>	<b>2,208,164.05</b>	94,591.27
<b>Group : [1652.2]</b>		<b>Equipment: Accum. Depr.</b>		
<b>Subgroup : None</b>				
15230	Accum Depr - Furniture & Fixtures	(384,762.41)	(378,740.00)	
15240	Accum Depr - Equipment - Movable	(523,663.57)	(471,268.90)	
15241	Accum Depr - Equipment - Fixed	(723,314.18)	(680,090.27)	
15250	Accum Depr - Computer Hardware	(178,592.68)	(174,223.57)	
<b>Subtotal : None</b>		<b>(1,810,332.84)</b>	<b>(1,704,322.74)</b>	
<b>Total [1652.2]</b>	<b>Equipment: Accum. Depr.</b>	<b>(1,810,332.84)</b>	<b>(1,704,322.74)</b>	
<b>Group : [1710.1]</b>		<b>Software: Cost</b>		
<b>Subgroup : None</b>				
15151	Computer Software	715.16	715.16	
<b>Subtotal : None</b>		<b>715.16</b>	<b>715.16</b>	
<b>Total [1710.1]</b>	<b>Software: Cost</b>	<b>715.16</b>	<b>715.16</b>	
<b>Group : [1710.2]</b>		<b>Software: Accum. Depr.</b>		
<b>Subgroup : None</b>				
15251	Accum Depr - Computer Software	(715.16)	(715.16)	
<b>Subtotal : None</b>		<b>(715.16)</b>	<b>(715.16)</b>	
<b>Total [1710.2]</b>	<b>Software: Accum. Depr.</b>	<b>(715.16)</b>	<b>(715.16)</b>	
<b>Group : [1975.1]</b>		<b>Mortgage Acquisition Costs</b>		
<b>Subgroup : None</b>				
16050	Financing Cost	302,264.36	302,264.36	
<b>Subtotal : None</b>		<b>302,264.36</b>	<b>302,264.36</b>	
<b>Total [1975.1]</b>	<b>Mortgage Acquisition Costs</b>	<b>302,264.36</b>	<b>302,264.36</b>	
<b>Group : [1975.2]</b>		<b>Accumulated Amort. of Mort. Acq. Costs</b>		
<b>Subgroup : None</b>				
16055	Accum Amort - Financing Cost	(92,952.43)	(83,884.75)	
<b>Subtotal : None</b>		<b>(92,952.43)</b>	<b>(83,884.75)</b>	
<b>Total [1975.2]</b>	<b>Accumulated Amort. of Mort. Acq. Co</b>	<b>(92,952.43)</b>	<b>(83,884.75)</b>	
<b>Group : [1979.0]</b>		<b>Construction in Progress</b>		
<b>Subgroup : None</b>				
15195	Construction in Progress	541,382.48	250,666.00	
<b>Subtotal : None</b>		<b>541,382.48</b>	<b>250,666.00</b>	
<b>Total [1979.0]</b>	<b>Construction in Progress</b>	<b>541,382.48</b>	<b>250,666.00</b>	

	<b>Non-Current Assets</b>	<b>6,355,907.87</b>	<b>6,217,097.34</b>	
	<b>TOTAL ASSET</b>	<b>6,794,593.07</b>	<b>6,721,417.88</b>	
<b>Group : [2110.0]</b>	<b>Notes Payable: Officer, Owner, or Related Parties</b>			
<b>Subgroup : None</b>				
20030	AP - Related Party	(569,435.36)	(140,001.64)	
2024	Intercompany - Concord Health Care Cr	0.00	0.00	
21021	Accrued Interest - Related Party	0.00	0.00	
25670	Partners Note	0.00	0.00	
<b>Subtotal : None</b>		<b>(569,435.36)</b>	<b>(140,001.64)</b>	
<b>Total [2110.0]</b>	<b>Notes Payable: Officer, Owner, or Re</b>	<b>(569,435.36)</b>	<b>(140,001.64)</b>	
<b>Group : [2120.0]</b>	<b>Notes Payable: Subsidiaries and Affiliates</b>			
<b>Subgroup : None</b>				
23000	Due to / from Affiliates	0.00	0.00	
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.00</b>	
<b>Total [2120.0]</b>	<b>Notes Payable: Subsidiaries and Affil</b>	<b>0.00</b>	<b>0.00</b>	
<b>Group : [2160.0]</b>	<b>Long Term Debt-Current Portion</b>			
<b>Subgroup : None</b>				
25150	Current Portion LTD	0.00	0.00	
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.00</b>	
<b>Total [2160.0]</b>	<b>Long Term Debt-Current Portion</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Current Liabilities</b>	<b>(569,435.36)</b>	<b>(140,001.64)</b>	
<b>Group : [2310.0]</b>	<b>Mortgages</b>			
<b>Subgroup : None</b>				
25145	Mortgage Payable - Current Portion	(307,512.41)	(297,989.41)	
25645	Mortgage Payable - Long Term Portion	(9,395,447.80)	(9,702,961.12)	
25650	Loans Payable - Capital Source	0.00	0.00	
<b>Subtotal : None</b>		<b>(9,702,960.21)</b>	<b>(10,000,950.53)</b>	
<b>Total [2310.0]</b>	<b>Mortgages</b>	<b>(9,702,960.21)</b>	<b>(10,000,950.53)</b>	297,990.32
	<b>Non-Current Liabilities</b>	<b>(9,702,960.21)</b>	<b>(10,000,950.53)</b>	
	<b>TOTAL LIABILITY</b>	<b>(10,272,395.57)</b>	<b>(10,140,952.17)</b>	
<b>Group : [2650.0]</b>	<b>Retained Earnings (Corp)</b>			
<b>Subgroup : None</b>				
30035	Equity Transfer	2,812,665.39	2,812,665.39	
30060	Retained Earnings	814,025.76	1,029,089.63	
<b>Subtotal : None</b>		<b>3,626,691.15</b>	<b>3,841,755.02</b>	
<b>Total [2650.0]</b>	<b>Retained Earnings (Corp)</b>	<b>3,626,691.15</b>	<b>3,841,755.02</b>	3689610 (62,918.85)
	<b>Equity</b>	<b>3,626,691.15</b>	<b>3,841,755.02</b>	
	<b>NET (INCOME) LOSS</b>	<b>(110,107.36)</b>	<b>(215,063.87)</b>	
	<b>TOTAL EQUITY</b>	<b>3,516,583.79</b>	<b>3,626,691.15</b>	
	<b>TOTAL LIABILITY AND EQUITY</b>	<b>(6,755,811.78)</b>	<b>(6,514,261.02)</b>	
<b>Group : [3510.1]</b>	<b>Rental Income: Nursing Facility</b>			
<b>Subgroup : None</b>				
46005	Rental Income - Related Party	(1,098,921.44)	(1,113,528.96)	
80000	Rent	0.00	0.00	
80005	Rent - Related Party	0.00	0.00	
<b>Subtotal : None</b>		<b>(1,098,921.44)</b>	<b>(1,113,528.96)</b>	
<b>Total [3510.1]</b>	<b>Rental Income: Nursing Facility</b>	<b>(1,098,921.44)</b>	<b>(1,113,528.96)</b>	

	<b>Revenues</b>	<b>(1,098,921.44)</b>	<b>(1,113,528.96)</b>
<b>Group : [3530.0]</b>	<b>Other Income</b>		
<b>Subgroup : None</b>			
87500	Interest Income	(1,321.87)	(191.38)
<b>Subtotal : None</b>		<b>(1,321.87)</b>	<b>(191.38)</b>
<b>Total [3530.0]</b>	<b>Other Income</b>	<b>(1,321.87)</b>	<b>(191.38)</b>
	<b>Other Income</b>	<b>(1,321.87)</b>	<b>(191.38)</b>
	<b>TOTAL REVENUE</b>	<b>(1,100,243.31)</b>	<b>(1,113,720.34)</b>
<b>Group : [9540.0]</b>	<b>Taxes, Real Estate</b>		
<b>Subgroup : None</b>			
63400	Real Estate Tax Expense - Third Party	132,558.53	144,284.72
<b>Subtotal : None</b>		<b>132,558.53</b>	<b>144,284.72</b>
<b>Total [9540.0]</b>	<b>Taxes, Real Estate</b>	<b>132,558.53</b>	<b>144,284.72</b>
<b>Group : [9545.1]</b>	<b>Long-Term Interst: Nursing Facilities</b>		
<b>Subgroup : None</b>			
63275	Other Insurance Expense	49,716.69	51,020.41
86055	Amortization - Deferred Financing Cost	9,067.68	12,314.87
87010	Interest Expense - Mortgages	309,969.93	319,222.64
<b>Subtotal : None</b>		<b>368,754.30</b>	<b>382,557.92</b>
<b>Total [9545.1]</b>	<b>Long-Term Interst: Nursing Facilities</b>	<b>368,754.30</b>	<b>382,557.92</b>
<b>Group : [9550.0]</b>	<b>Building Depreciation</b>		
<b>Subgroup : None</b>			
85210	Depreciation - Building	143,083.32	141,855.99
<b>Subtotal : None</b>		<b>143,083.32</b>	<b>141,855.99</b>
<b>Total [9550.0]</b>	<b>Building Depreciation</b>	<b>143,083.32</b>	<b>141,855.99</b>
<b>Group : [9560.8]</b>	<b>Building Improvement Depreciation</b>		
<b>Subgroup : None</b>			
85205	Depreciation - Land Improvements	3,580.33	1,154.77
85215	Depreciation - Building Improvements	84,903.36	85,876.92
85225	Depreciation --> Flooring & Renovations	11,792.04	11,792.23
<b>Subtotal : None</b>		<b>100,275.73</b>	<b>98,823.92</b>
<b>Total [9560.8]</b>	<b>Building Improvement Depreciation</b>	<b>100,275.73</b>	<b>98,823.92</b>
<b>Group : [9570.0]</b>	<b>Equipment Depreciation</b>		
<b>Subgroup : None</b>			
85230	Depreciation - Furniture & Fixtures	6,022.41	5,709.88
85240	Depreciation - Movable	52,394.67	54,579.24
85241	Depreciation - Fixed	42,795.87	42,709.85
85244	Depreciation - Equipment - Facility	428.04	0.00
85250	Depreciation - Computer Hardware	4,369.11	5,065.98
<b>Subtotal : None</b>		<b>106,010.10</b>	<b>108,064.95</b>
<b>Total [9570.0]</b>	<b>Equipment Depreciation</b>	<b>106,010.10</b>	<b>108,064.95</b>
<b>Group : [9580.0]</b>	<b>Insurance- Building, Building Improvement, and Equipment</b>		
<b>Subgroup : None</b>			
63271	Property Insurance - Third Party	19,485.94	12,558.97
<b>Subtotal : None</b>		<b>19,485.94</b>	<b>12,558.97</b>
<b>Total [9580.0]</b>	<b>Insurance- Building, Building Improv</b>	<b>19,485.94</b>	<b>12,558.97</b>
<b>Group : [9502.5]</b>	<b>Other Operating Expenses</b>		
<b>Subgroup : None</b>			
63065	Accounting	9,291.67	10,510.00
63070	Legal Fees	0.00	0.00
63230	Bank Charges	0.00	0.00
63250	Other Fees	0.00	0.00
63415	Annual Report Fees	459.00	0.00

85350	(Gain)/Loss on Fixed Asset Dispositions	110,217.36	0.00
87020	Interest Expense - Related Party	0.00	0.00
<b>Subtotal : None</b>		<b>119,968.03</b>	<b>10,510.00</b>
<b>Total [9502.5]</b>	<b>Other Operating Expenses</b>	<b>119,968.03</b>	<b>10,510.00</b>
	<b>Operating Expenses</b>	<b>990,135.95</b>	<b>898,656.47</b>
	<b>TOTAL EXPENSE</b>	<b>990,135.95</b>	<b>898,656.47</b>
	<b>NET (INCOME) LOSS</b>	<b>(110,107.36)</b>	<b>(215,063.87)</b>
	<b>Sum of Account Groups*</b>	<b>38,781.29</b>	<b>207,156.86</b>

\* The Sum of Account Groups total does not include any groups assigned to the MEM classification.

Tickmarks

{a}	
{b}	
{c}	
{d}	
{e}	
{f}	
{g}	
{h}	
{i}	
{j}	
{k}	
{l}	
{m}	
{n}	
{o}	

---

{p}

{q}

{r}

{s}

{t}

{u}

{v}

{w}

{x}

{y}

{z}