

Client: **A429172 - Sterling Village, LLC**
Engagement: **MCMD 2023 - Sterling Village, LLC**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account		CAID	PP-1
		12/31/2023	12/31/2022
Group : [1025.0] Cash & Equivalents			
Subgroup : None			
1010.00	Cash - Operating	528,128.68	264,714.34
Subtotal : None		528,128.68	264,714.34
Total [1025.0] Cash & Equivalents		528,128.68	264,714.34
Group : [1050.0] Cash: Other Cash			
Subgroup : None			
1036.00	Real Estate Tax Escrow	24,325.83	37,302.40
1037.00	MIP Escrow	8,729.99	5,089.09
1038.00	Insurance Escrow	99,654.57	98,072.87
1039.00	Replacement Reserve Escrow	210,982.41	311,782.85
Subtotal : None		343,692.80	452,247.21
Total [1050.0] Cash: Other Cash		343,692.80	452,247.21
Group : [1280.0] Prepaid Expenses: Prepaid Insurance			
Subgroup : None			
1280.00	Prepaid Insurance	47,857.18	48,905.77
Subtotal : None		47,857.18	48,905.77
Total [1280.0] Prepaid Expenses: Prepaid Insurance		47,857.18	48,905.77
Group : [1300.0] Prepaid Expenses: Other Prepaid Expenses			
Subgroup : None			
1300.00	Prepaid Expenses - Other	20,737.50	18,532.50
Subtotal : None		20,737.50	18,532.50
Total [1300.0] Prepaid Expenses: Other Prepaid Expenses		20,737.50	18,532.50
Group : [1311.0] Other Current Assets			
Subgroup : None			
1016.00	ALCAJAPE - Escrow Agreement Mass DEP	376,022.43	198,547.48
1017.00	ALCAJAPE - Trust Agreement Mass DEP	0.00	226,257.72
Subtotal : None		376,022.43	424,805.20
Total [1311.0] Other Current Assets		376,022.43	424,805.20
Group : [1511.1] Land: Cost			
Subgroup : None			
1511.00	Land	528,152.95	528,152.95
Subtotal : None		528,152.95	528,152.95
Total [1511.1] Land: Cost		528,152.95	528,152.95
Group : [1521.1] Building: Cost			
Subgroup : None			
1521.00	Building	14,004,342.85	14,004,342.85
Subtotal : None		14,004,342.85	14,004,342.85
Total [1521.1] Building: Cost		14,004,342.85	14,004,342.85
Group : [1522.2] Building: Accum. Depr.			
Subgroup : None			
1522.00	AD - Building	(7,293,053.27)	(6,942,945.27)
Subtotal : None		(7,293,053.27)	(6,942,945.27)
Total [1522.2] Building: Accum. Depr.		(7,293,053.27)	(6,942,945.27)
Group : [1611.1] Building Improvements: Cost			
Subgroup : None			
1512.00	Land Improvements	127,150.33	51,500.00
1611.00	Building Improvements	673,129.16	673,129.16
Subtotal : None		800,279.49	724,629.16
Total [1611.1] Building Improvements: Cost		800,279.49	724,629.16
Group : [1612.2] Building Improvements: Accum. Depr.			
Subgroup : None			
1513.00	AD - Land Improvements	(42,027.00)	(35,669.00)
1612.00	Accum Depreciation - Building Improv	(330,253.12)	(287,271.12)
Subtotal : None		(372,280.12)	(322,940.12)
Total [1612.2] Building Improvements: Accum. Depr.		(372,280.12)	(322,940.12)
Group : [1651.1] Equipment: Cost			
Subgroup : None			
1651.00	Equipment	1,281,302.49	1,281,302.49
Subtotal : None		1,281,302.49	1,281,302.49
Total [1651.1] Equipment: Cost		1,281,302.49	1,281,302.49
Group : [1652.2] Equipment: Accum. Depr.			
Subgroup : None			
1652.00	Accum Depreciation - Equipment	(1,060,358.96)	(1,014,369.21)
Subtotal : None		(1,060,358.96)	(1,014,369.21)
Total [1652.2] Equipment: Accum. Depr.		(1,060,358.96)	(1,014,369.21)
Group : [1975.1] Mortgage Acquisition Costs			
Subgroup : None			
1822.00	Mortgage Acquisition Costs	107,408.80	107,408.80
Subtotal : None		107,408.80	107,408.80
Total [1975.1] Mortgage Acquisition Costs		107,408.80	107,408.80
Group : [1975.2] Accumulated Amort. of Mort. Acq. Costs			

75,650.33

0.00

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Account	Description	CAID	PP-1	
		12/31/2023	12/31/2022	
Subgroup : None				
1823.00	Reserve - Mortgage Acquisition Costs	(40,308.12)	(36,843.73)	(3,464.39)
Subtotal : None		(40,308.12)	(36,843.73)	
Total [1975.2] Accumulated Amort. of Mort. Acq. Costs		(40,308.12)	(36,843.73)	
Group : [2030.0] Accrued Expenses				
Subgroup : None				
2070.00	Accrued Interest Payable	(28,372.00)	(29,053.00)	
Subtotal : None		(28,372.00)	(29,053.00)	
Total [2030.0] Accrued Expenses		(28,372.00)	(29,053.00)	
Group : [2160.0] Notes Payable: Long-Term Debt Current Portion				
Subgroup : None				
2170.00	MORTGAGE PAYABLE - CURRENT PORTION	(285,172.00)	(276,893.00)	
2380.00	OFFSET TO MORTGAGE PAYABLE - s/t portion	285,172.00	276,893.00	
Subtotal : None		0.00	0.00	
Total [2160.0] Notes Payable: Long-Term Debt Current Portion		0.00	0.00	
Group : [2310.0] Mortgages				
Subgroup : None				
2300.00	Loan Premium	(562,605.22)	(592,415.70)	
2310.00	Mortgage Payable	(11,541,162.15)	(11,818,054.79)	306,703.12
Subtotal : None		(12,103,767.37)	(12,410,470.49)	
Total [2310.0] Mortgages		(12,103,767.37)	(12,410,470.49)	
Group : [2520.0] Capital (Sole or Part)				
Subgroup : None				
2650.00	Retained Earnings	2,901,580.55	2,925,922.12	
Subtotal : None		2,901,580.55	2,925,922.12	
Total [2520.0] Capital (Sole or Part)		2,901,580.55	2,925,922.12	
Group : [2540.0] Partnership Drawings (Part)				
Subgroup : None				
2625.00	Distributions	100,000.00	100,000.00	
Subtotal : None		100,000.00	100,000.00	
Total [2540.0] Partnership Drawings (Part)		100,000.00	100,000.00	
Group : [3510.1] Rental Income: Nursing Facilities				
Subgroup : None				
3010.00	Rental Income	(1,220,477.40)	(1,220,477.40)	
Subtotal : None		(1,220,477.40)	(1,220,477.40)	
Total [3510.1] Rental Income: Nursing Facilities		(1,220,477.40)	(1,220,477.40)	
Group : [3530.0] Other Income				
Subgroup : None				
3180.00	Interest Income	(1,461.94)	(373.77)	
3181.00	Interest- Other	(826.59)	(919.16)	
Subtotal : None		(2,288.53)	(1,292.93)	
Total [3530.0] Other Income		(2,288.53)	(1,292.93)	
Group : [9540.0] Taxes, Real Estate				
Subgroup : None				
4510.00	Real Estate Taxes	107,780.00	111,511.50	
Subtotal : None		107,780.00	111,511.50	
Total [9540.0] Taxes, Real Estate		107,780.00	111,511.50	
Group : [9545.1] Long-Term Interest: Nursing Facilities				
Subgroup : None				
4520.00	Interest 1st Mortgage	344,227.72	352,287.01	
4525.00	Amortization of Premium	(29,810.48)	(29,841.57)	
4528.00	Amortization - MAC	3,464.39	3,459.83	
5400.00	INSURANCE - MIP	58,476.77	59,698.00	
Subtotal : None		376,358.40	385,603.27	
Total [9545.1] Long-Term Interest: Nursing Facilities		376,358.40	385,603.27	
Group : [9550.0] Building Depreciation				
Subgroup : None				
4541.00	Depreciation - Building	350,108.00	350,108.00	
Subtotal : None		350,108.00	350,108.00	
Total [9550.0] Building Depreciation		350,108.00	350,108.00	
Group : [9560.8] Building Improvement Depreciation				
Subgroup : None				
4565.00	Depreciation - Building Improvements	42,982.00	42,982.00	
4568.00	Depreciation - Other Improvement	6,358.00	2,575.00	
Subtotal : None		49,340.00	45,557.00	
Total [9560.8] Building Improvement Depreciation		49,340.00	45,557.00	
Group : [9570.0] Equipment Depreciation				
Subgroup : None				
4570.00	Depreciation - Equipment	45,989.75	59,505.19	
Subtotal : None		45,989.75	59,505.19	
Total [9570.0] Equipment Depreciation		45,989.75	59,505.19	
Group : [9580.0] Insurance- Building, Building Improvement, and Equipment				
Subgroup : None				

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Account	Description	CAID	PP-1
		12/31/2023	12/31/2022
4590.00	Insurance - Prop, Bldg & Equip	32,840.00	24,847.00
Subtotal : None		32,840.00	24,847.00
Total [9580.0] Insurance- Building, Building Improvement, and Equipment		32,840.00	24,847.00
Group : [9502.5] Other Operating Expenses			
Subgroup : None			
4256.00	Bank Fees	18.00	0.00
4301.00	License & Dues	500.00	500.00
4360.00	Accounting Other	22,417.50	19,453.88
4370.00	Legal	0.00	763.80
4374.00	Professional Services	0.00	4,200.00
4420.00	Insurance - Other	94,984.40	83,879.12
8025.00	State income tax	1,064.00	11,500.00
Subtotal : None		118,983.90	120,296.80
Total [9502.5] Other Operating Expenses		118,983.90	120,296.80
Sum of Account Groups		0.00	0.00
Net (Income) Loss		(141,365.88)	(124,341.57)

Tickmarks

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