

Company name: Vantage Care Hampden Realty LLC
Report name: Trial balance report
Reporting Book: ACCRUAL
Start Date: 1/1/2023
End Date: 12/31/2023
Location: Hampden Realty--Hampden Realty

Account Number	Account Name	Closing balance on 12/31/2023	depreciation adjustment	
10-010-00	Cash>Operating> Hampden Realty	262.95		262.95
11-121-00	Accounts Receivable>Rent	55,378.57		55,378.57
14-129-00	Fixed Assets>Land	406,105.77		406,105.77
14-130-00	Fixed Assets>Building	5,113,256.24		5,113,256.24
14-132-00	Fixed Assets>Furniture, Fixtures and Equipment	31,049.00		31,049.00
15-130-00	Accum Depn>Building	-177,897.00	-194,070.04	-371,967.04
15-132-00	Accum Depn>Furniture, Fixtures and Equipment	-4,066.00	-4,435.57	-8,501.57
17-000-00	Other Assets>Deferred Financing Costs	49,771.00		49,771.00
17-283-70	Other Assets>Escrow>Repair Reserve	5,687.50		5,687.50
17-283-80	Other Assets>Escrow>Interest Reserve	0.00		0.00
18-000-00	Acquisition Costs	109,494.80		109,494.80
19-265-00	Accumulated Amortization>Deferred Financing Costs	-22,814.00	-24,888.00	-47,702.00
				5,342,835.22
20-000-00	Accounts Payable	-26,875.00		-26,875.00
22-000-00	Note Payable>DMT SPE I LLC	-4,255,345.08		-4,255,345.08
22-291-00	Note Payable>Seller's Note	-311,423.57		-311,423.57
24-239-00	Accrued Expenses>Accounting Fees	-2,126.72		-2,126.72
27-000-66	Due To/(From)> South Hadley Realty	-453,758.35		-453,758.35
27-000-67	Due To/(From)> Wilbraham Realty	80,661.49		80,661.49
27-000-69	Due To/(From)>Hampden	742,082.19		742,082.19
27-000-71	Due To/(From)>Wilbraham	10,416.00		10,416.00
30-000-00	Retained Earnings	141,687.45		141,687.45
31-400-00	Partners' Equity	-215,316.76		-215,316.76
31-404-85	Partners' Equity>MA3 Land Holdco>Capital Contributions	0.00		0.00
31-405-85	Partners' Equity>Paskesz & Lefkowitz>Capital Contributions	-698,843.58		-698,843.58
31-405-86	Partners' Equity>Paskesz & Lefkowitz>Draws	97,169.82		97,169.82
31-409-85	Partners' Equity>Alliven Group>Capital Contributions	-600,000.00		-600,000.00
31-409-86	Partners' Equity>Alliven Group>Draws	90,999.00		90,999.00
	Net (Income)/ Loss			57,837.89
	Total Liabilities & Equity			-5,342,835.22
50-121-00	Rent Rev>Rent	-786,398.48		-786,398.48
	Total Revenues			-786,398.48
80-235-00	Admin Expense>Dues & Subscriptions	520.00		520.00
80-238-00	Admin Expense>Legal Fees	3,550.00		3,550.00

Location: Hampden Realty--Hampden Realty

Account Number	Account Name	Closing balance on 12/31/2023	depreciation adjustment	adjusted
80-239-00	Admin Expense>Accounting Fees	-2,259.28		-2,259.28
80-240-00	Admin Expense>Professional Fees	2,724.00		2,724.00
80-244-00	Admin Expense>Bank Fees	687.39		687.39
80-247-00	Admin Expense>Corporate Tax	520.00		520.00
92-000-00	Depreciation		198,505.61	198,505.61
94-000-00	Interest Expense	30,174.20		30,174.20
94-000-01	Amortization expense		24,888.00	24,888.00
94-168-00	Interest Expense>Mortgage	584,926.45		584,926.45
Total Expenses				844,236.37

Assets	5,342,835.22
Liabilities & Equity	-5,342,835.22
Revenues	-786,398.48
Expenses	844,236.37
Net Loss	57,837.89

			Hampden Realty						
			Trial Balance						
			1/1/23 - 12/31/23						
CR Code	CR line	Account	Name	Amount	Comment	Ln Total			
1025		10-010-00	Cash>Operating> Hampden Realty	262.95		263			
1130		11-121-00	Accounts Receivable>Rent	55,378.57		55,379			
1180		27-000-67	Due To/(From)> Wilbraham Realty	80,661.49					
1180		27-000-69	Due To/(From)>Hampden	742,082.19					
1180		27-000-71	Due To/(From)>Wilbraham	10,416.00		833,160			
1311		17-000-00	Other Assets>Deferred Financing Costs	49,771.00					
1311		19-265-00	Accumulated Amortization>Deferred Financing Costs	(47,702.00)		2,069			
1511.1		14-129-00	Fixed Assets>Land	406,105.77		406,106			
1521.1		14-130-00	Fixed Assets>Building	5,113,256.24		5,113,256			
1522.2		15-130-00	Accum Depn>Building	(371,967.04)		(371,967)			
1651.1		14-132-00	Fixed Assets>Furniture, Fixtures and Equipment	31,049.00		31,049			
1652.2		15-132-00	Accum Depn>Furniture, Fixtures and Equipment	(8,501.57)		(8,502)	-		
1975.1		18-000-00	Acquisition Costs	109,494.80		109,495			
1985	5.1	17-283-70	Other Assets>Escrow>Repair Reserve	5,687.50		5,688			
1985	5.2	17-283-80	Other Assets>Escrow>Interest Reserve	-		-			
			Total Assets	6,175,994.90					
2030		24-239-00	Accrued Expenses>Accounting Fees	(2,126.72)		(2,127)			
2230		20-000-00	Accounts Payable	(26,875.00)		(26,875)			
2310		22-000-00	Note Payable>DMT SPE I LLC	(4,255,345.08)		(4,255,345)			
2320		22-291-00	Note Payable>Seller's Note	(311,423.57)		(311,424)			
2330		27-000-66	Due To/(From)> South Hadley Realty	(453,758.35)		(453,758)			
2520		30-000-00	Retained Earnings	141,687.45			(218,277)	359,964	
2520		31-400-00	Partners' Equity	(215,316.76)				(215,317)	
2520		31-405-85	Partners' Equity>Paskesz & Lefkowitz>Capital Contributions	(698,843.58)			PY Total	(698,844)	cap. Contr.
2520		31-409-85	Partners' Equity>Alliven Group>Capital Contributions	(600,000.00)		(1,372,473)	(371,788)	(228,212)	(927,056)
2530		31-405-86	Partners' Equity>Paskesz & Lefkowitz>Draws	97,169.82					
2530		31-409-86	Partners' Equity>Alliven Group>Draws	90,999.00		188,169			
2545		31-404-85	Partners' Equity>MA3 Land Holdco>Capital Contributions	-		-			
2550			Net (Income)/ Loss	57,837.89		57,838			
							(590,065)	(782,408)	
							adjm't not incl capital	144,648	
			Total Liabilities & Equity	(6,175,994.90)					
3510.1	1.1	50-121-00	Rent Rev>Rent	(786,398.48)		(786,398)			
			Total Revenues	(786,398.48)					
9502.5	4.1	80-244-00	Admin Expense>Bank Fees	687.39		687			
9502.5	4.2	80-235-00	Admin Expense>Dues & Subscriptions	520.00					
9502.5	4.2	80-238-00	Admin Expense>Legal Fees	3,550.00					
9502.5	4.2	80-239-00	Admin Expense>Accounting Fees	(2,259.28)					
9502.5	4.2	80-240-00	Admin Expense>Professional Fees	2,724.00					
9502.5	4.2	80-247-00	Admin Expense>Corporate Tax	520.00	offset	5,055			
9545.1	2.6	94-000-00	Interest Expense	30,174.20					
9545.1	2.6	94-000-01	Amortization expense	24,888.00					
9545.1	2.6	94-168-00	Interest Expense>Mortgage	584,926.45		639,989			
9550		92-000-00	Depreciation	198,505.61	bldg & equip	198,506			
			Total Expenses	844,236.37					
			Assets	6,175,994.90					
			Liabilities & Equity	(6,175,994.90)					
			Revenues	(786,398.48)					
			Expenses	844,236.37					
			Net Income	57,837.89					