

Client: **A443011 - 137 Nichols Street, Inc.**
Engagement: **MDMC 2023 - 137 Nichols Street, Inc.**
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 : [1020.0] Cash checking account			
Subgroup : None			
100100.000	CASH	2,063.60	2,357.73
Subtotal : None		2,063.60	2,357.73
Total [1020.0] Cash checking account		2,063.60	2,357.73
Group : [1511.1] Land			
Subgroup : None			
191510.000	LAND	10,000.00	10,000.00
Subtotal : None		10,000.00	10,000.00
Total [1511.1] Land		10,000.00	10,000.00
Group : [1521.1] Building			
Subgroup : None			
191530.000	BUILDING	97,521.00	97,521.00
Subtotal : None		97,521.00	97,521.00
Total [1521.1] Building		97,521.00	97,521.00
Group : [1522.2] Accum Depr Building			
Subgroup : None			
191540.000	ACCUM DEPR BUILDING	(97,521.00)	(97,521.00)
Subtotal : None		(97,521.00)	(97,521.00)
Total [1522.2] Accum Depr Building		(97,521.00)	(97,521.00)
Group : [1611.1] Building Improvements Cost			
Subgroup : None			
191570.000	BUILDING IMPROVEMENTS	597,887.00	597,887.00
Subtotal : None		597,887.00	597,887.00
Total [1611.1] Building Improvements Cost		597,887.00	597,887.00
Group : [1612.2] Accum Depr Bldg Improvements			
Subgroup : None			
191580.000	ACCUM DEPR IMPROVEMENTS	(590,902.43)	(588,106.43)
Subtotal : None		(590,902.43)	(588,106.43)
Total [1612.2] Accum Depr Bldg Improvements		(590,902.43)	(588,106.43)
Group : [1631.1] Other Improvements Cost			
Subgroup : None			
191621.000	IMPROVEMENTS L/S 10 YR	6,416.00	6,416.00
191631.000	OTHER IMPROVEMENTS	8,525.00	8,525.00
191680.000	IMPROV LIFE SAFETY	245,874.00	245,874.00
Subtotal : None		260,815.00	260,815.00
Total [1631.1] Other Improvements Cost		260,815.00	260,815.00
Group : [1632.2] Accum Depr Other Improv Cost			
Subgroup : None			
191622.000	ACCUM DEPR L/S 10 YR	(6,416.00)	(6,416.00)
191632.000	ACCUM DEPR OTHR IMPRVMNTS	(8,308.75)	(7,882.75)
191690.000	ACCUM DEPR LIFE SAFETY	(245,874.00)	(245,874.00)
Subtotal : None		(260,598.75)	(260,172.75)
Total [1632.2] Accum Depr Other Improv Cost		(260,598.75)	(260,172.75)
Group : [2520.0] Capital			
Subgroup : None			
302510.000	CAPITAL	(22,780.55)	(25,729.35)
Subtotal : None		(22,780.55)	(25,729.35)
Total [2520.0] Capital		(22,780.55)	(25,729.35)
Group : [3510.0] Rental Income L-T Care Fac.			
Subgroup : None			
403000.000	RENTAL INCOME	(35,500.00)	(34,000.00)
Subtotal : None		(35,500.00)	(34,000.00)
Total [3510.0] Rental Income L-T Care Fac.		(35,500.00)	(34,000.00)
Group : [9540.0] Real Estate Taxes			
Subgroup : None			
704510.000	REAL ESTATE TAXES	35,284.14	33,226.80
Subtotal : None		35,284.14	33,226.80
Total [9540.0] Real Estate Taxes		35,284.14	33,226.80
Group : [9560.8] Building Improvement Deprec.			
Subgroup : None			
704542.000	DEPREC. - OTHER IMPROVEMENTS	426.00	426.00
704545.000	DEPREC. - BLDG IMPROV.	2,796.00	2,796.00
Subtotal : None		3,222.00	3,222.00
Total [9560.8] Building Improvement Deprec.		3,222.00	3,222.00
Group : [9502.2] Other Expenses			
Subgroup : None			
704259.000	MISCELLANEOUS	509.99	500.00
Subtotal : None		509.99	500.00
Total [9502.2] Other Expenses		509.99	500.00

858,702.00

Tickmarks

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