

Client: **A442537 - Senior Residential Care / Kingston, Inc.**  
Engagement: **MDMC 2023 - Senior Residential Care / Kingston, Inc.**  
Period Ending: **12/31/2023**  
Trial Balance: **T.01 - Realty TB**  
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	MCAID 12/31/2023	1st PP McAid 12/31/2022	
<b>Group : [1025.0]</b>	<b>Cash &amp; Equivalents</b>			
<b>Subgroup : None</b>				
10101	Cash - Operating	(37,488,876.36)	(39,667,841.37)	
<b>Subtotal : None</b>		<b>(37,488,876.36)</b>	<b>(39,667,841.37)</b>	
<b>Total [1025.0]</b>	<b>Cash &amp; Equivalents</b>	<b>(37,488,876.36)</b>	<b>(39,667,841.37)</b>	
<b>Group : [1120.0]</b>	<b>Accounts Receivable</b>			
<b>Subgroup : None</b>				
10301	Straight-line Rent Receivable	2,943,971.61	1,527,904.42	
10411	Billed Rent Receivable	(0.32)	(0.33)	
10440	Other Accounts Receivable	26,232.42	17,197.42	
<b>Subtotal : None</b>		<b>2,970,203.71</b>	<b>1,545,101.51</b>	
<b>Total [1120.0]</b>	<b>Accounts Receivable</b>	<b>2,970,203.71</b>	<b>1,545,101.51</b>	
<b>Group : [1511.1]</b>	<b>Land: Cost</b>			
<b>Subgroup : None</b>				
10511	Land	5,500,000.00	5,500,000.00	
<b>Subtotal : None</b>		<b>5,500,000.00</b>	<b>5,500,000.00</b>	
<b>Total [1511.1]</b>	<b>Land: Cost</b>	<b>5,500,000.00</b>	<b>5,500,000.00</b>	
<b>Group : [1521.1]</b>	<b>Building: Cost</b>			
<b>Subgroup : None</b>				
10513	Building	39,780,085.00	39,780,085.00	
<b>Subtotal : None</b>		<b>39,780,085.00</b>	<b>39,780,085.00</b>	
<b>Total [1521.1]</b>	<b>Building: Cost</b>	<b>39,780,085.00</b>	<b>39,780,085.00</b>	
<b>Group : [1522.2]</b>	<b>Building: Accum. Depr.</b>			
<b>Subgroup : None</b>				
10593	Accumulated Depreciation - Building	(5,100,010.83)	(4,080,008.65)	
<b>Subtotal : None</b>		<b>(5,100,010.83)</b>	<b>(4,080,008.65)</b>	
<b>Total [1522.2]</b>	<b>Building: Accum. Depr.</b>	<b>(5,100,010.83)</b>	<b>(4,080,008.65)</b>	(1,020,002.18)
<b>Group : [1611.1]</b>	<b>Building Improvements: Cost</b>			
<b>Subgroup : None</b>				
10512	Land Improvements	4,309,915.00	4,309,915.00	
10514	Building Improvements	1,212,722.62	1,212,722.62	
<b>Subtotal : None</b>		<b>5,522,637.62</b>	<b>5,522,637.62</b>	
<b>Total [1611.1]</b>	<b>Building Improvements: Cost</b>	<b>5,522,637.62</b>	<b>5,522,637.62</b>	
<b>Group : [1612.2]</b>	<b>Building Improvements: Accum. Depr.</b>			
<b>Subgroup : None</b>				
10592	Accumulated Depreciation - Land Impro	(1,369,971.60)	(1,095,977.28)	
10594	Accumulated Depreciation - Building Im	(77,738.65)	(46,643.20)	
<b>Subtotal : None</b>		<b>(1,447,710.25)</b>	<b>(1,142,620.48)</b>	
<b>Total [1612.2]</b>	<b>Building Improvements: Accum. Dep</b>	<b>(1,447,710.25)</b>	<b>(1,142,620.48)</b>	
<b>Group : [1651.1]</b>	<b>Equipment: Cost</b>			
<b>Subgroup : None</b>				
10516	Operating Equipment	1,305,620.93	1,305,620.93	
<b>Subtotal : None</b>		<b>1,305,620.93</b>	<b>1,305,620.93</b>	
<b>Total [1651.1]</b>	<b>Equipment: Cost</b>	<b>1,305,620.93</b>	<b>1,305,620.93</b>	
<b>Group : [1652.2]</b>	<b>Equipment: Accum. Depr.</b>			
<b>Subgroup : None</b>				
10596	Accumulated Depreciation - Operating E	(719,864.71)	(533,347.42)	
<b>Subtotal : None</b>		<b>(719,864.71)</b>	<b>(533,347.42)</b>	
<b>Total [1652.2]</b>	<b>Equipment: Accum. Depr.</b>	<b>(719,864.71)</b>	<b>(533,347.42)</b>	
<b>Group : [2650.0]</b>	<b>Retained Earnings (Corp)</b>			
<b>Subgroup : None</b>				
30301	Retained Earnings	(8,229,627.14)	(6,318,570.38)	
<b>Subtotal : None</b>		<b>(8,229,627.14)</b>	<b>(6,318,570.38)</b>	
<b>Total [2650.0]</b>	<b>Retained Earnings (Corp)</b>	<b>(8,229,627.14)</b>	<b>(6,318,570.38)</b>	49659262 41,429,634.86 #####
<b>Group : [3510.1]</b>	<b>Rental Income Nursing Facilities</b>			
<b>Subgroup : None</b>				
40101	Billed Lease Revenue	(1,680,000.01)	(2,854,796.49)	
40103	Straight-Line Lease Revenue	(1,416,067.20)	(569,692.00)	
40105	Additional Lease Revenue	(500,000.00)	0.00	
40120	Lessee Reimbursement Revenue	(404,400.00)	(377,325.00)	
<b>Subtotal : None</b>		<b>(4,000,467.21)</b>	<b>(3,801,813.49)</b>	
<b>Total [3510.1]</b>	<b>Rental Income Nursing Facilities</b>	<b>(4,000,467.21)</b>	<b>(3,801,813.49)</b>	
<b>Group : [9550.0]</b>	<b>Building Depreciation</b>			
<b>Subgroup : None</b>				
60101	Portfolio Property Depreciation	1,511,609.24	1,511,609.23	
<b>Subtotal : None</b>		<b>1,511,609.24</b>	<b>1,511,609.23</b>	
<b>Total [9550.0]</b>	<b>Building Depreciation</b>	<b>1,511,609.24</b>	<b>1,511,609.23</b>	
<b>Group : [9502.5]</b>	<b>Other Operating Expenses</b>			
<b>Subgroup : None</b>				
60301	Legal Fees	(8,000.00)	1,822.50	
60420	Lessee Reimbursement Expense	404,400.00	377,325.00	
<b>Subtotal : None</b>		<b>396,400.00</b>	<b>379,147.50</b>	
<b>Total [9502.5]</b>	<b>Other Operating Expenses</b>	<b>396,400.00</b>	<b>379,147.50</b>	
	<b>NET (INCOME) LOSS</b>	<b>(2,092,457.97)</b>	<b>(1,911,056.76)</b>	
	<b>Sum of Account Groups</b>	<b>0.00</b>	<b>0.00</b>	

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