

Client: **A205947 - Advocate Healthcare of East Boston, LLC**
Engagement: **MDMC 2023 - Advocate Healthcare of East Boston**
Period Ending: **12/31/2023**
Trial Balance: **T02 - Realty TB**
Workpaper: **T:02 - MCD REA Groupings**

Account	Description	MCD 12/31/2023	1st PP-OBAL1 12/31/2022
Group : [1025.0]	Cash & Equivalents		
Subgroup : None			
10000	M&T Bank - 111 Orient Ave MA	154,357.14	164,127.28
Subtotal : None		154,357.14	164,127.28
Total [1025.0]	Cash & Equivalents	154,357.14	164,127.28
Group : [1120.0]	Accounts Receivable		
Subgroup : None			
12000	Rent Receivable	1,500,000.00	300,000.00
Subtotal : None		1,500,000.00	300,000.00
Total [1120.0]	Accounts Receivable	1,500,000.00	300,000.00
Group : [1521.1]	Building: Cost		
Subgroup : None			
15000	Property	10,065,810.46	10,065,810.46
Subtotal : None		10,065,810.46	10,065,810.46
Total [1521.1]	Building: Cost	10,065,810.46	10,065,810.46
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
15001	Accum Depreciation	(565,856.11)	(417,620.47)
Subtotal : None		(565,856.11)	(417,620.47)
Total [1522.2]	Building: Accum. Depr.	(565,856.11)	(417,620.47)
Group : [1975.1]	Mortgage Acquisition Costs		
Subgroup : None			
17300	Interest Rate Cap - SMBC	191,065.00	191,065.00
18000	Loan Costs - M&T Bank	192,307.32	194,626.82
Subtotal : None		383,372.32	385,691.82
Total [1975.1]	Mortgage Acquisition Costs	383,372.32	385,691.82
Group : [1975.2]	Accumulated Amort. of Mort. Acq. Costs		
Subgroup : None			
17301	Accum Amortization - Rate Cap	(68,995.69)	(5,307.36)
18001	Accum Amortization - Loan Costs	(120,482.01)	(24,328.35)
Subtotal : None		(189,477.70)	(29,635.71)
Total [1975.2]	Accumulated Amort. of Mort. Acq. Co	(189,477.70)	(29,635.71)
Group : [2310.0]	Mortgages		
Subgroup : None			
24000	M&T Bank Loan	(7,700,000.00)	(7,700,000.00)
Subtotal : None		(7,700,000.00)	(7,700,000.00)
Total [2310.0]	Mortgages	(7,700,000.00)	(7,700,000.00)
Group : [2330.0]	Due Affiliates / Related Parties		
Subgroup : None			
19999	Intercompany	(1,240,000.00)	0.00
23000	Due to/from Opco	647,729.15	22,729.15
Subtotal : None		(592,270.85)	22,729.15
Total [2330.0]	Due Affiliates / Related Parties	(592,270.85)	22,729.15
Group : [2650.0]	Retained Earnings (Corp)		
Subgroup : None			
28000	Partnership Debt	(3,487,499.95)	(3,177,499.99)
32000	Retained Earnings	81,948.21	0.00
Subtotal : None		(3,405,551.74)	(3,177,499.99)
Total [2650.0]	Retained Earnings (Corp)	(3,405,551.74)	(3,177,499.99)

2791102 (614,449.74)

Group : [3510.1]		Rental Income: Nursing Facilities	
Subgroup : None			
47400	Rental Income	(1,200,000.00)	(300,000.00)
Subtotal : None		(1,200,000.00)	(300,000.00)
Total [3510.1]	Rental Income: Nursing Facilities	(1,200,000.00)	(300,000.00)
Group : [9545.1]		Long Term Interest: Nursing Facilities	
Subgroup : None			
63400	Interest Expense:63410 -+ Interest Exp	573,425.44	130,401.64
63401	Interest Expense:63420 -+ Interest Exp	309,999.96	77,499.99
68300	Amortization Expense	159,841.99	29,635.71
Subtotal : None		1,043,267.39	237,537.34
Total [9545.1]	Long Term Interest: Nursing Facilities	1,043,267.39	237,537.34
Group : [9550.0]		Building Depreciation	
Subgroup : None			
68400	Depreciation Expense	452,684.89	417,620.47
Subtotal : None		452,684.89	417,620.47
Total [9550.0]	Building Depreciation	452,684.89	417,620.47
Group : [9502.5]		Other Operating Expenses	
Subgroup : None			
60400	Bank Service Charges	1,749.36	191.44
62000	Asset Management Fee	39,999.96	9,999.99
66700	Professional Fees	9,157.75	18,275.20
68200	Filing Fees	2,757.13	2,773.02
Subtotal : None		53,664.20	31,239.65
Total [9502.5]	Other Operating Expenses	53,664.20	31,239.65
NET (INCOME) LOSS		349,616.48	386,397.46
Sum of Account Groups		0.00	0.00

Tickmarks

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