

Client: **A443481 - 312 Milbury Avenue Operating Company, LLC**
Engagement: **MD 2023 - Care One at Millbury**
Period Ending: **12/31/2023**
Trial Balance: **T-01 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	Caid 12/31/2023	1st PP 12/31/2022	
Group : [1025.0] Cash & Equivalents				
Subgroup : None				
10010	Cash - Lockbox	36,256.51	12,510.44	
Subtotal : None		36,256.51	12,510.44	
Total [1025.0] Cash & Equivalents		36,256.51	12,510.44	
Group : [1180.0] Loans Receivable: Affiliates/Related Parties				
Subgroup : None				
12550	Other Receivable - Related Party	71,323.23	71,323.23	
Subtotal : None		71,323.23	71,323.23	
Total [1180.0] Loans Receivable: Affiliates/Related Parties		71,323.23	71,323.23	
Group : [1280.0] Prepaid Expenses: Prepaid Insurance				
Subgroup : None				
13010	Prepaid Property Insurance	10,492.19	7,597.61	
13040	Prepaid Other Insurance	7,981.61	8,469.89	
Subtotal : None		18,473.80	16,067.50	
Total [1280.0] Prepaid Expenses: Prepaid Insurance		18,473.80	16,067.50	
Group : [1311.0] Other Current Assets				
Subgroup : None				
10230	Escrows - Real Estate Tax	21,468.02	11,572.87	
10240	Escrows - Property Insurance	23,484.45	11,132.11	
10250	Escrows - Repair & Replacement Costs	443,400.55	314,222.08	
10260	Escrows - PMI	44,097.23	40,933.22	
10270	Escrows - Other	778,844.81	774,807.37	
15116	ARF Clearing	33.36	113,590.97	
Subtotal : None		1,311,328.42	1,266,258.62	
Total [1311.0] Other Current Assets		1,311,328.42	1,266,258.62	
Group : [1511.1] Land: Cost				
Subgroup : None				
15100	Land	2,945,800.00	2,945,800.00	
Subtotal : None		2,945,800.00	2,945,800.00	
Total [1511.1] Land: Cost		2,945,800.00	2,945,800.00	
Group : [1521.1] Building: Cost				
Subgroup : None				
15110	Building	4,968,483.00	4,968,483.00	
Subtotal : None		4,968,483.00	4,968,483.00	
Total [1521.1] Building: Cost		4,968,483.00	4,968,483.00	0.00
Group : [1522.2] Building: Accum. Depr.				
Subgroup : None				
15210	Accum Depr - Building	(2,823,627.69)	(2,699,348.25)	
Subtotal : None		(2,823,627.69)	(2,699,348.25)	
Total [1522.2] Building: Accum. Depr.		(2,823,627.69)	(2,699,348.25)	
Group : [1611.1] Building Improvements: Cost				
Subgroup : None				
15115	Building Improvements	2,814,956.16	2,717,197.28	
15125	Flooring & Renovations	221,066.04	221,066.04	
Subtotal : None		3,036,022.20	2,938,263.32	
Total [1611.1] Building Improvements: Cost		3,036,022.20	2,938,263.32	97,758.88
Group : [1612.2] Building Improvements: Accum. Depr.				
Subgroup : None				
15215	Accum Depr - Building Improvements	(929,732.90)	(790,841.44)	
15225	Accum Depr - Flooring & Renovations	(125,095.38)	(110,357.58)	
Subtotal : None		(1,054,828.28)	(901,199.02)	
Total [1612.2] Building Improvements: Accum. Depr.		(1,054,828.28)	(901,199.02)	

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Group : [1631.1] Other Improvements: Cost				
Subgroup : None				
15105	Land Improvements	801,702.09	792,988.46	
Subtotal : None		801,702.09	792,988.46	
Total [1631.1] Other Improvements: Cost		801,702.09	792,988.46	8,713.63
Group : [1632.2] Other Improvements: Accum. Depr.				
Subgroup : None				
15205	Accum Depr - Land Improvements	(372,769.02)	(319,902.90)	
Subtotal : None		(372,769.02)	(319,902.90)	
Total [1632.2] Other Improvements: Accum. Depr.		(372,769.02)	(319,902.90)	
Group : [1651.1] Equipment: Cost				
Subgroup : None				
15130	Furniture & Fixtures	1,066,832.30	1,067,232.30	
15140	Equipment - Movable	627,223.54	618,239.81	
15141	Equipment - Fixed	729,276.07	670,879.50	
15150	Computer Hardware	177,700.45	176,029.68	
Subtotal : None		2,601,032.36	2,532,381.29	
Total [1651.1] Equipment: Cost		2,601,032.36	2,532,381.29	68,651.07
Group : [1652.2] Equipment: Accum. Depr.				
Subgroup : None				
15230	Accum Depr - Furniture & Fixtures	(906,545.54)	(826,995.41)	
15240	Accum Depr - Equipment - Movable	(416,647.63)	(367,961.02)	
15241	Accum Depr - Equipment - Fixed	(576,033.06)	(549,964.47)	
15250	Accum Depr - Computer Hardware	(137,620.23)	(122,141.50)	
Subtotal : None		(2,036,846.46)	(1,867,062.40)	
Total [1652.2] Equipment: Accum. Depr.		(2,036,846.46)	(1,867,062.40)	
Group : [1710.1] Software: Cost				
Subgroup : None				
15151	Computer Software	715.16	715.16	
Subtotal : None		715.16	715.16	
Total [1710.1] Software: Cost		715.16	715.16	
Group : [1710.2] Software: Accum. Depr.				
Subgroup : None				
15251	Accum Depr - Computer Software	(715.16)	(715.16)	
Subtotal : None		(715.16)	(715.16)	
Total [1710.2] Software: Accum. Depr.		(715.16)	(715.16)	
Group : [1975.1] Mortgage Acquisition Costs				
Subgroup : None				
16050	Financing Cost	321,483.49	321,483.49	
Subtotal : None		321,483.49	321,483.49	
Total [1975.1] Mortgage Acquisition Costs		321,483.49	321,483.49	
Group : [1975.2] Accumulated Amort. of Mort. Acq. Costs				
Subgroup : None				
16055	Accum Amort - Financing Cost	(98,918.29)	(89,276.53)	
Subtotal : None		(98,918.29)	(89,276.53)	
Total [1975.2] Accumulated Amort. of Mort. Acq. Costs		(98,918.29)	(89,276.53)	
Group : [2020.0] Trade Payables				
Subgroup : None				
20000	AP - Trade	(12,126.30)	(4,500.00)	
Subtotal : None		(12,126.30)	(4,500.00)	
Total [2020.0] Trade Payables		(12,126.30)	(4,500.00)	
Group : [2030.0] Accrued Expenses				
Subgroup : None				
20020	AP - General Accruals	0.00	(16,298.75)	

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21020	Accrued Interest - Third Party	(19,211.26)	(19,841.69)
21035	Accrued Property Insurance	(6,885.69)	(3,821.29)
Subtotal : None		(26,096.95)	(39,961.73)
Total [2030.0] Accrued Expenses		(26,096.95)	(39,961.73)
Group : [2110.0] Notes Payable: Officer, Owner, or Related Parties			
Subgroup : None			
20030	AP - Related Party	(2,071,162.80)	(2,085,041.49)
Subtotal : None		(2,071,162.80)	(2,085,041.49)
Total [2110.0] Notes Payable: Officer, Owner, or Related Parties		(2,071,162.80)	(2,085,041.49)
Group : [2310.0] Mortgages			
Subgroup : None			
25145	Mortgage Payable - Current Portion	(268,145.71)	(261,141.00)
25150	Loan Payable - Current Portion	(27,527.00)	(26,874.00)
25645	Mortgage Payable - Long Term Portion	(7,710,666.95)	(7,978,812.50)
25650	Loan Payable - Long Term	(768,161.27)	(795,688.77)
Subtotal : None		(8,774,500.93)	(9,062,516.27)
Total [2310.0] Mortgages		(8,774,500.93)	(9,062,516.27)
Group : [2650.0] Retained Earnings (Corp)			
Subgroup : None			
30035	Equity Transfer	43,319.37	43,319.37
30060	Retained Earnings	1,159,929.87	1,184,689.22
Subtotal : None		1,203,249.24	1,228,008.59
Total [2650.0] Retained Earnings (Corp)		1,203,249.24	1,228,008.59
Group : [3510.1] Rental Income: Nursing Facility			
Subgroup : None			
46005	Rental Income - Related Party	(927,150.00)	(904,726.89)
Subtotal : None		(927,150.00)	(904,726.89)
Total [3510.1] Rental Income: Nursing Facility		(927,150.00)	(904,726.89)
Group : [3530.0] Other Income			
Subgroup : None			
87500	Interest Income	(6,215.95)	(882.52)
Subtotal : None		(6,215.95)	(882.52)
Total [3530.0] Other Income		(6,215.95)	(882.52)
Group : [9540.0] Taxes, Real Estate			
Subgroup : None			
63400	Real Estate Tax Expense - Third Party	70,900.52	79,736.72
Subtotal : None		70,900.52	79,736.72
Total [9540.0] Taxes, Real Estate		70,900.52	79,736.72
Group : [9545.1] Long-Term Interst: Nursing Facilities			
Subgroup : None			
63275	Other Insurance Expense	48,377.79	49,093.95
86055	Amortization - Deferred Financing Cost	9,641.76	9,140.57
87010	Interest Expense - Mortgages	234,018.91	238,897.76
Subtotal : None		292,038.46	297,132.28
Total [9545.1] Long-Term Interst: Nursing Facilities		292,038.46	297,132.28
Group : [9550.0] Building Depreciation			
Subgroup : None			
85210	Depreciation - Building	124,279.44	124,279.50
Subtotal : None		124,279.44	124,279.50
Total [9550.0] Building Depreciation		124,279.44	124,279.50
Group : [9560.8] Building Improvement Depreciation			
Subgroup : None			
85205	Depreciation - Land Improvements	52,866.12	52,865.87
85215	Depreciation - Building Improvements	138,891.46	108,508.67

288,015.34

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85225	Depreciation -+ Flooring & Renovations	14,737.80	14,737.67
Subtotal : None		206,495.38	176,112.21
Total [9560.8] Building Improvement Depreciation		206,495.38	176,112.21
Group : [9570.0] Equipment Depreciation			
Subgroup : None			
85230	Depreciation - Furniture & Fixtures	79,550.13	81,774.40
85240	Depreciation - Movable	49,143.69	52,096.53
85241	Depreciation - Fixed	25,611.51	25,279.93
85250	Depreciation - Computer Hardware	15,478.73	16,568.89
Subtotal : None		169,784.06	175,719.75
Total [9570.0] Equipment Depreciation		169,784.06	175,719.75
Group : [9580.0] Insurance- Building, Building Improvement, and Equipment			
Subgroup : None			
63271	Property Insurance - Third Party	18,089.80	13,809.60
Subtotal : None		18,089.80	13,809.60
Total [9580.0] Insurance- Building, Building Improvement, and Equipment		18,089.80	13,809.60
Group : [9502.5] Other Operating Expenses			
Subgroup : None			
63065	Accounting	7,041.67	10,510.00
63100	Other Professional Fees	0.00	3,550.00
63415	Annual Report Fees	459.00	0.00
Subtotal : None		7,500.67	14,060.00
Total [9502.5] Other Operating Expenses		7,500.67	14,060.00
Sum of Account Groups		38,223.25	44,461.73
Net (Income) Loss		(44,277.62)	(24,759.35)

Tickmarks

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