

Client: **A443489 - 750 Woburn Street Operating Company, LLC-Wilmington**
Engagement: **MD 2023 - Care One at Wilmington**
Period Ending: **12/31/2023**
Trial Balance: **M:::01 - Realty TB**
Workpaper: **T:::02 - MCD REA CR Groupings Report**

Account	Description	MCD 12/31/2023	1st PP 12/31/2022
Group : [1025.0]	Cash & Equivalents		
Subgroup : None			
10010	Cash - Lockbox	39,451.36	14,388.76
Subtotal : None		39,451.36	14,388.76
Total [1025.0]	Cash & Equivalents	39,451.36	14,388.76
Group : [1180.0]	Loans Receivable: Affiliates/Related Parties		
Subgroup : None			
12550	Other Receivable - Related Party	88,684.57	88,684.57
Subtotal : None		88,684.57	88,684.57
Total [1180.0]	Loans Receivable: Affiliates/Related P	88,684.57	88,684.57
Group : [1280.0]	Prepaid Expenses: Prepaid Insurance		
Subgroup : None			
13010	Prepaid Property Insurance	12,277.96	7,946.81
13040	Prepaid Other Insurance	8,263.35	8,527.53
Subtotal : None		20,541.31	16,474.34
Total [1280.0]	Prepaid Expenses: Prepaid Insurance	20,541.31	16,474.34
Group : [1311.0]	Other Current Assets		
Subgroup : None			
10230	Escrows - Real Estate Tax	35,501.88	36,753.18
10240	Escrows - Property Insurance	27,816.12	15,632.04
10250	Escrows - Repair & Replacement Costs	761,745.48	630,511.13
10260	Escrows - PMI	43,102.33	39,721.14
15116	ARF Clearing	6,629.25	12,557.44
Subtotal : None		874,795.06	735,174.93
Total [1311.0]	Other Current Assets	874,795.06	735,174.93
Group : [1511.1]	Land: Cost		
Subgroup : None			
15100	Land	1,384,000.00	1,384,000.00
Subtotal : None		1,384,000.00	1,384,000.00
Total [1511.1]	Land: Cost	1,384,000.00	1,384,000.00
Group : [1521.1]	Building: Cost		
Subgroup : None			
15110	Building	3,236,592.38	3,229,020.00
Subtotal : None		3,236,592.38	3,229,020.00
Total [1521.1]	Building: Cost	3,236,592.38	3,229,020.00
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
15210	Accum Depr - Building	(1,837,110.93)	(1,755,779.60)
Subtotal : None		(1,837,110.93)	(1,755,779.60)
Total [1522.2]	Building: Accum. Depr.	(1,837,110.93)	(1,755,779.60)
Group : [1611.1]	Building Improvements: Cost		
Subgroup : None			

15115	Building Improvements	3,322,559.60	3,268,429.48	
15125	Flooring & Renovations	381,620.54	381,620.54	
Subtotal : None		3,704,180.14	3,650,050.02	54,130.12
Total [1611.1]	Building Improvements: Cost	3,704,180.14	3,650,050.02	
Group : [1612.2]	Building Improvements: Accum. Depr.			
Subgroup : None				
15215	Accum Depr - Building Improvements	(1,277,789.51)	(1,144,886.68)	
15225	Accum Depr - Flooring & Renovations	(230,977.29)	(205,536.09)	
Subtotal : None		(1,508,766.80)	(1,350,422.77)	
Total [1612.2]	Building Improvements: Accum. Depr.	(1,508,766.80)	(1,350,422.77)	
Group : [1631.1]	Other Improvements: Cost			
Subgroup : None				
15105	Land Improvements	957,160.00	957,160.00	
Subtotal : None		957,160.00	957,160.00	
Total [1631.1]	Other Improvements: Cost	957,160.00	957,160.00	
Group : [1632.2]	Other Improvements: Accum. Depr.			
Subgroup : None				
15205	Accum Depr - Land Improvements	(451,992.15)	(388,181.43)	
Subtotal : None		(451,992.15)	(388,181.43)	
Total [1632.2]	Other Improvements: Accum. Depr.	(451,992.15)	(388,181.43)	
Group : [1651.1]	Equipment: Cost			
Subgroup : None				
15130	Furniture & Fixtures	469,808.33	469,865.79	
15140	Equipment - Movable	564,351.86	551,984.89	
15141	Equipment - Fixed	798,824.66	795,365.72	
15150	Computer Hardware	173,151.17	173,151.17	
Subtotal : None		2,006,136.02	1,990,367.57	
Total [1651.1]	Equipment: Cost	2,006,136.02	1,990,367.57	15,768.45
Group : [1652.2]	Equipment: Accum. Depr.			
Subgroup : None				
15230	Accum Depr - Furniture & Fixtures	(446,542.43)	(431,638.19)	
15240	Accum Depr - Equipment - Movable	(369,806.47)	(327,360.30)	
15241	Accum Depr - Equipment - Fixed	(783,004.73)	(735,346.67)	
15242	Accum Depr - Equipment - Office	27,642.48	0.00	
15250	Accum Depr - Computer Hardware	(170,629.89)	(167,387.58)	
Subtotal : None		(1,742,341.04)	(1,661,732.74)	
Total [1652.2]	Equipment: Accum. Depr.	(1,742,341.04)	(1,661,732.74)	
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	304,743.98	304,743.98
Subtotal : None		304,743.98	304,743.98
Total [1975.1]	Mortgage Acquisition Costs	304,743.98	304,743.98
Group : [1975.2]	Accumulated Amort. of Mort. Acq. Costs		
Subgroup : None			
16055	Accum Amort - Financing Cost	(92,763.23)	(83,579.99)
Subtotal : None		(92,763.23)	(83,579.99)
Total [1975.2]	Accumulated Amort. of Mort. Acq. Cos	(92,763.23)	(83,579.99)
Group : [2020.0]	Trade Payables		
Subgroup : None			
20000	AP - Trade	(21,910.14)	(4,500.00)
Subtotal : None		(21,910.14)	(4,500.00)
Total [2020.0]	Trade Payables	(21,910.14)	(4,500.00)
Group : [2030.0]	Accrued Expenses		
Subgroup : None			
20020	AP - General Accruals	0.00	(2,250.00)
21020	Accrued Interest - Third Party	(22,100.31)	(22,819.08)
21035	Accrued Property Insurance	(8,057.61)	(3,996.89)
Subtotal : None		(30,157.92)	(29,065.97)
Total [2030.0]	Accrued Expenses	(30,157.92)	(29,065.97)
Group : [2110.0]	Notes Payable: Officer, Owner, or Related Parties		
Subgroup : None			
20030	AP - Related Party	(1,712,505.98)	(1,775,289.30)
Subtotal : None		(1,712,505.98)	(1,775,289.30)
Total [2110.0]	Notes Payable: Officer, Owner, or Rela	(1,712,505.98)	(1,775,289.30)
Group : [2120.0]	Notes Payable: Subsidiaries and Affiliates		
Subgroup : None			
23000	Due to / from Affiliates	(158,365.92)	(158,365.92)
Subtotal : None		(158,365.92)	(158,365.92)
Total [2120.0]	Notes Payable: Subsidiaries and Affili	(158,365.92)	(158,365.92)
Group : [2310.0]	Mortgages		
Subgroup : None			
25145	Mortgage Payable - Current Portion	(328,186.10)	(319,453.00)
25645	Mortgage Payable - Long Term Portion	(9,494,172.95)	(9,822,359.31)
Subtotal : None		(9,822,359.05)	(10,141,812.31)
Total [2310.0]	Mortgages	(9,822,359.05)	(10,141,812.31)
Group : [2650.0]	Retained Earnings (Corp)		
Subgroup : None			
30035	Equity Transfer	3,668,616.28	3,668,616.28
30060	Retained Earnings	0.00	1,497,179.11
30660	Retained Earnings	1,310,049.58	0.00
Subtotal : None		4,978,665.86	5,165,795.39
Total [2650.0]	Retained Earnings (Corp)	4,978,665.86	5,165,795.39
Group : [3510.1]	Rental Income: Nursing Facility		
Subgroup : None			
46005	Rental Income - Related Party	(1,055,707.52)	(1,070,949.12)
Subtotal : None		(1,055,707.52)	(1,070,949.12)
Total [3510.1]	Rental Income: Nursing Facility	(1,055,707.52)	(1,070,949.12)

319,453.26

Group : [3530.0]	Other Income		
Subgroup : None			
87500	Interest Income	(3,934.35)	(776.33)
Subtotal : None		(3,934.35)	(776.33)
Total [3530.0]	Other Income	(3,934.35)	(776.33)
Group : [9540.0]	Taxes, Real Estate		
Subgroup : None			
63400	Real Estate Tax Expense - Third Party	100,086.46	102,522.22
Subtotal : None		100,086.46	102,522.22
Total [9540.0]	Taxes, Real Estate	100,086.46	102,522.22
Group : [9545.1]	Long-Term Interst: Nursing Facilities		
Subgroup : None			
63275	Other Insurance Expense	49,844.51	51,478.84
86055	Amortization - Deferred Financing Cost	9,183.24	11,024.15
87010	Interest Expense - Mortgages	269,176.17	277,696.70
Subtotal : None		328,203.92	340,199.69
Total [9545.1]	Long-Term Interst: Nursing Facilities	328,203.92	340,199.69
Group : [9550.0]	Building Depreciation		
Subgroup : None			
85210	Depreciation - Building	81,331.33	80,725.50
Subtotal : None		81,331.33	80,725.50
Total [9550.0]	Building Depreciation	81,331.33	80,725.50
Group : [9560.8]	Building Improvement Depreciation		
Subgroup : None			
85205	Depreciation - Land Improvements	63,810.72	63,810.65
85215	Depreciation - Building Improvements	133,334.45	130,598.18
85225	Depreciation -+ Flooring & Renovations	25,441.20	25,441.32
Subtotal : None		222,586.37	219,850.15
Total [9560.8]	Building Improvement Depreciation	222,586.37	219,850.15
Group : [9570.0]	Equipment Depreciation		
Subgroup : None			
85230	Depreciation - Furniture & Fixtures	14,904.24	14,904.03
85240	Depreciation - Movable	42,446.17	46,620.33
85241	Depreciation - Fixed	20,015.58	50,275.22
85250	Depreciation - Computer Hardware	3,242.31	4,950.04
Subtotal : None		80,608.30	116,749.62
Total [9570.0]	Equipment Depreciation	80,608.30	116,749.62
Group : [9580.0]	Insurance- Building, Building Improvement, and Equipment		
Subgroup : None			
63271	Property Insurance - Third Party	20,224.83	14,038.74
Subtotal : None		20,224.83	14,038.74
Total [9580.0]	Insurance- Building, Building Improve	20,224.83	14,038.74
Group : [9502.5]	Other Operating Expenses		
Subgroup : None			
63065	Accounting	7,041.67	10,510.00
63415	Annual Report Fees	459.00	0.00
85350	(Gain)/Loss on Fixed Asset Dispositions	2,422.47	0.00
Subtotal : None		9,923.14	10,510.00
Total [9502.5]	Other Operating Expenses	9,923.14	10,510.00

NET (INCOME) LOSS	<u>(216,677.52)</u>	<u>(187,129.53)</u>
Sum of Account Groups	0.00	(0.00)

Tickmarks

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