

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:::01 - MCD REA CR TB Report**

Account	Description	1st PP 12/31/2022	UNADJ 12/31/2023	JE Ref #	MCD JE	MCD 12/31/2023
Group : [TB]	Trial Balance					
Subgroup : [1]	Balance Sheet					
10010	Cash - Lockbox	14,388.76	39,451.36		0.00	39,451.36
10230	Escrows - Real Estate Tax	30,753.10	30,501.00		0.00	30,501.00
10240	Escrows - Property Insurance	15,632.04	27,816.12		0.00	27,816.12
10250	Escrows - Repair & Replacement Costs	630,511.13	761,745.48		0.00	761,745.48
10260	Escrows - PMI	39,721.14	43,102.33		0.00	43,102.33
12550	Other Receivable - Related Party	88,684.57	88,684.57		0.00	88,684.57
13010	Prepaid Property Insurance	7,946.81	12,277.96		0.00	12,277.96
13040	Prepaid Other Insurance	8,527.53	8,263.35		0.00	8,263.35
15100	Land	1,384,000.00	1,384,000.00		0.00	1,384,000.00
15105	Land Improvements	957,160.00	957,160.00		0.00	957,160.00
15110	Building	3,229,020.00	3,236,592.38		0.00	3,236,592.38
15115	Building Improvements	3,268,429.48	3,322,559.60		0.00	3,322,559.60
15116	ARF Clearing	12,557.44	6,629.25		0.00	6,629.25
15125	Flooring & Renovations	381,620.54	381,620.54		0.00	381,620.54
15130	Furniture & Fixtures	469,865.79	469,808.33		0.00	469,808.33
15140	Equipment - Movable	551,984.89	564,351.86		0.00	564,351.86
15141	Equipment - Fixed	795,365.72	798,824.66		0.00	798,824.66
15150	Computer Hardware	173,151.17	173,151.17		0.00	173,151.17
15151	Computer Software	715.16	715.16		0.00	715.16
15205	Accum Depr - Land Improvements	(388,181.43)	(451,992.15)		0.00	(451,992.15)
15210	Accum Depr - Building	(1,755,779.60)	(1,837,110.93)		0.00	(1,837,110.93)
15215	Accum Depr - Building Improvements	(1,144,886.68)	(1,277,789.51)		0.00	(1,277,789.51)
15225	Accum Depr - Flooring & Renovations	(205,536.09)	(230,977.29)		0.00	(230,977.29)
15230	Accum Depr - Furniture & Fixtures	(431,638.19)	(446,542.43)		0.00	(446,542.43)
15240	Accum Depr - Equipment - Movable	(327,360.30)	(369,806.47)		0.00	(369,806.47)
15241	Accum Depr - Equipment - Fixed	(735,346.67)	(783,004.73)		0.00	(783,004.73)
15242	Accum Depr - Equipment - Office	0.00	27,642.48		0.00	27,642.48
15250	Accum Depr - Computer Hardware	(167,387.58)	(170,629.89)		0.00	(170,629.89)
15251	Accum Depr - Computer Software	(715.16)	(715.16)		0.00	(715.16)
16050	Financing Cost	304,743.98	304,743.98		0.00	304,743.98
16055	Accum Amort - Financing Cost	(83,579.99)	(92,763.23)		0.00	(92,763.23)
20000	AP - Trade	(4,500.00)	(21,910.14)		0.00	(21,910.14)
20020	AP - General Accruals	(2,250.00)	0.00		0.00	0.00
20030	AP - Related Party	(1,775,289.30)	(1,712,505.98)		0.00	(1,712,505.98)
21020	Accrued Interest - Third Party	(22,819.08)	(22,100.31)		0.00	(22,100.31)
21035	Accrued Property Insurance	(3,996.89)	(8,057.61)		0.00	(8,057.61)
23000	Due to / from Affiliates	(158,365.92)	(158,365.92)		0.00	(158,365.92)
25145	Mortgage Payable - Current Portion	(319,453.00)	(328,186.10)		0.00	(328,186.10)
25645	Mortgage Payable - Long Term Portion	(9,822,359.31)	(9,494,172.95)		0.00	(9,494,172.95)
30035	Equity Transfer	3,668,616.28	3,668,616.28		0.00	3,668,616.28
30060	Retained Earnings	1,497,179.11	0.00		0.00	0.00
30660	Retained Earnings	0.00	1,310,049.58		0.00	1,310,049.58
Subtotal [1] Balance Sheet		187,129.53	216,677.52		0.00	216,677.52
Subgroup : [2]	Income Statement					
46005	Rental Income - Related Party	(1,070,949.12)	(1,055,707.52)		0.00	(1,055,707.52)
63065	Accounting	10,510.00	7,041.67		0.00	7,041.67
63271	Property Insurance - Third Party	14,038.74	20,224.83		0.00	20,224.83
63275	Other Insurance Expense	51,478.84	49,844.51		0.00	49,844.51
63400	Real Estate Tax Expense - Third Party	102,522.22	100,086.46		0.00	100,086.46
63415	Annual Report Fees	0.00	459.00		0.00	459.00
85205	Depreciation - Land Improvements	63,810.65	63,810.72		0.00	63,810.72
85210	Depreciation - Building	80,725.50	81,331.33		0.00	81,331.33
85215	Depreciation - Building Improvements	130,598.18	133,334.45		0.00	133,334.45
85225	Depreciation -+ Flooring & Renovations	25,441.32	25,441.20		0.00	25,441.20
85230	Depreciation - Furniture & Fixtures	14,904.03	14,904.24		0.00	14,904.24
85240	Depreciation - Movable	46,620.33	42,446.17		0.00	42,446.17
85241	Depreciation - Fixed	50,275.22	20,015.58		0.00	20,015.58
85250	Depreciation - Computer Hardware	4,950.04	3,242.31		0.00	3,242.31
85350	(Gain)/Loss on Fixed Asset Dispositions	0.00	2,422.47		0.00	2,422.47
86055	Amortization - Deferred Financing Cost	11,024.15	9,183.24		0.00	9,183.24
87010	Interest Expense - Mortgages	277,696.70	269,176.17		0.00	269,176.17
87500	Interest Income	(776.33)	(3,934.35)		0.00	(3,934.35)
Subtotal [2] Income Statement		(187,129.53)	(216,677.52)		0.00	(216,677.52)
Total [TB] Trial Balance		0.00	0.00		0.00	0.00
Sum of Account Groups		0.00	0.00		0.00	0.00
Net (Income) Loss		0.00	0.00		0.00	0.00

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