

Client: **A347024 - Springside Rehab. & Skilled Care Center**
Engagement: **MDMC 2023 - Springside Rehab. & Skilled Care Center**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings**

Account	Description	CAID CP 12/31/2023	CAID PP-1 12/31/2022
Group : [1130.0]	Rent Receivable		
Subgroup : None			
11115-000	Tenant Receivables-Unbilled Recoveries	0.00	35,589.66
11320-000	SL Rent Receivable	0.00	19,993.46
16345000	AR - Clearing	52,752.70	0.00
16350000	AR - SL Rent	13,618.10	0.00
16351000	AR - SL Rent Reserve	(13,618.10)	0.00
16460200	AR MOB - Allowance for Expense Recon	(52,752.70)	0.00
Subtotal : None		0.00	55,583.12
Total [1130.0]	Rent Receivable	0.00	55,583.12
Group : [1180.0]	Loans Receivable: Affiliates/Related Parties		
Subgroup : None			
13120-000	Due To/From-Other	0.00	0.12
Subtotal : None		0.00	0.12
Total [1180.0]	Loans Receivable: Affiliates/Related P	0.00	0.12
Group : [1280.0]	Prepaid Expenses: Prepaid Insurance		
Subgroup : None			
17102-000	Prepaid Ins-Property	0.00	14,455.01
Subtotal : None		0.00	14,455.01
Total [1280.0]	Prepaid Expenses: Prepaid Insurance	0.00	14,455.01
Group : [1300.0]	Prepaid Expenses: Other Prepaid Expenses		
Subgroup : None			
18160005	Prepaid Property Taxes - Sec	18,606.59	0.00
Subtotal : None		18,606.59	0.00
Total [1300.0]	Prepaid Expenses: Other Prepaid Exp	18,606.59	0.00
	Current Assets	18,606.59	70,038.25
Group : [1511.1]	Land: Cost		
Subgroup : None			
10100000	Land	559,422.69	0.00
16205-000	Land	0.00	435,086.59
Subtotal : None		559,422.69	435,086.59
Total [1511.1]	Land: Cost	559,422.69	435,086.59
Group : [1521.1]	Building: Cost		
Subgroup : None			
10300000	Buildings	2,443,764.24	0.00

16405-000	Buildings	0.00	2,604,885.35
Subtotal : None		2,443,764.24	2,604,885.35
Total [1521.1]	Building: Cost	2,443,764.24	2,604,885.35
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
11300000	A/D Buildings	(46,547.90)	0.00
16450-100	Accum Depr-Building	0.00	(68,740.01)
Subtotal : None		(46,547.90)	(68,740.01)
Total [1522.2]	Building: Accum. Depr.	(46,547.90)	(68,740.01)
Group : [1611.1]	Building Improvements: Cost		
Subgroup : None			
10200000	Land Improvements	53,944.33	0.00
16305-000	Site Improvements	0.00	28,568.63
Subtotal : None		53,944.33	28,568.63
Total [1611.1]	Building Improvements: Cost	53,944.33	28,568.63
Group : [1612.2]	Building Improvements: Accum. Depr.		
Subgroup : None			
11200000	A/D Land Improvements	(5,137.55)	0.00
16320-100	Accum Depr-Site Improvements	0.00	(2,847.15)
Subtotal : None		(5,137.55)	(2,847.15)
Total [1612.2]	Building Improvements: Accum. Depr.	(5,137.55)	(2,847.15)
Group : [1631.1]	Other Improvements: Cost		
Subgroup : None			
16705-000	Tenant Improvements	0.00	25,870.75
Subtotal : None		0.00	25,870.75
Total [1631.1]	Other Improvements: Cost	0.00	25,870.75
Group : [1632.2]	Other Improvements: Accum. Depr.		
Subgroup : None			
16730-100	Accum Depr-Tenant Improvements	0.00	(3,614.27)
Subtotal : None		0.00	(3,614.27)
Total [1632.2]	Other Improvements: Accum. Depr.	0.00	(3,614.27)
Group : [1651.1]	Equipment: Cost		
Subgroup : None			
10600000	Furniture and Equipment	639,340.22	0.00
Subtotal : None		639,340.22	0.00
Total [1651.1]	Equipment: Cost	639,340.22	0.00
Group : [1652.2]	Equipment: Accum. Depr.		
Subgroup : None			
11600000	A/D Furn and Equip	(85,245.36)	0.00
Subtotal : None		(85,245.36)	0.00
Total [1652.2]	Equipment: Accum. Depr.	(85,245.36)	0.00
Group : [1979.0]	Construction in Progress		

Subgroup : None			
18292-200	NS-HC Certificate of Need	0.00	6,111.45
Subtotal : None		0.00	6,111.45
Total [1979.0]		0.00	6,111.45

Group : [1985.0]			
Subgroup : None			
18235-000	In-Place Lease Value	0.00	109,219.86
18235-200	Intangible Asset-Lease Orig Costs PPA	0.00	2,871.07
18285-105	Accum Amort-In-Place Lease Value	0.00	(15,258.57)
Subtotal : None		0.00	96,832.36
Total [1985.0]		0.00	96,832.36

Non-Current Assets	3,559,540.67	3,122,153.70
TOTAL ASSET	3,578,147.26	3,192,191.95

Group : [2230.0]			
Subgroup : None			
10749904	In Place Lease Intangibles	426,516.79	0.00
11998154	A/A In Place Lease Intangibles	(63,187.67)	0.00
18335-105	Accum Amort-Lease Commissions	0.00	(401.09)
21800000	Deposits & Escrows	(608,300.48)	0.00
22499152	Below Market Lease Intangibles	(702,988.26)	0.00
22499172	A/A Below Market Lease Intangibles	104,146.41	0.00
24330-000	Replacement Reserve	0.00	(599,464.45)
26145-000	Def Revenue	0.00	(22,229.68)
28005-000	Below Market Acquired Leases	0.00	(107,890.84)
28020-105	Accum Amort-Below Market Leases-Add	0.00	15,072.89
Subtotal : None		(843,813.21)	(714,913.17)
Total [2230.0]		(843,813.21)	(714,913.17)

Current Liabilities	(843,813.21)	(714,913.17)
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Group : [2310.0]			
Subgroup : None			
27505-140	Notes Payable-3rd Party-Adv	0.00	(3,944,865.00)
Subtotal : None		0.00	(3,944,865.00)
Total [2310.0]		0.00	(3,944,865.00)

Group : [2330.0]			
Subgroup : None			
Due Affiliates / Related Parties			
29723000	Interco JPM AP	(43,101.71)	0.00
29729000	Interco Rent AR	68,189.32	0.00
29730000	Interco General	(2,840,312.30)	0.00
29741000	Interco VTR WFB AP	(21,555.55)	0.00
29770000	Interco AR	302,614.71	0.00
Subtotal : None		(2,534,165.53)	0.00

Total [2330.0]	Due Affiliates / Related Parties	(2,534,165.53)	0.00
	Non-Current Liabilities	(2,534,165.53)	(3,944,865.00)
	TOTAL LIABILITY	(3,377,978.74)	(4,659,778.17)
Group : [2520.0]	Capital (Sole or Part or LLC)		
Subgroup : None			
32150000	Partner Capital	(122,579.39)	0.00
33008-888	Member Equity-PPA Step Up-Elim	0.00	1,313,639.76
33615-200	Elimination	0.00	355,864.75
39020-000	Current Period Retained Earnings	0.00	31,588.72
Subtotal : None		(122,579.39)	1,701,093.23
Total [2520.0]	Capital (Sole or Part or LLC)	(122,579.39)	1,701,093.23
	Equity	(122,579.39)	1,701,093.23
	NET (INCOME) LOSS	(77,589.13)	(233,507.01)
	TOTAL EQUITY	(200,168.52)	1,467,586.22
	TOTAL LIABILITY AND EQUITY	(3,578,147.26)	(3,192,191.95)
Group : [3510.1]	Rental Income: Nursing Facility		
Subgroup : None			
40011000	Rental Income - 3rd Party	(226,681.84)	0.00
40017000	Rental Income - SL Adjustment	(13,618.10)	0.00
40021000	Straight Line Reserve - NNN	13,618.10	0.00
40024000	NNN Market Lease Amortization	(104,146.41)	0.00
43010-000	Rental Inc-Base Rent	0.00	(314,530.24)
43023-000	Rental Inc-Incentive Amortization	0.00	(4,599.24)
43070-000	Rental Inc-Straight Line Rent-CFFO	0.00	(22,721.80)
43100-000	Rental Inc-Below Market Accretion-CFFC	0.00	(15,072.89)
Subtotal : None		(330,828.25)	(356,924.17)
Total [3510.1]	Rental Income: Nursing Facility	(330,828.25)	(356,924.17)
	Revenues	(330,828.25)	(356,924.17)
	Other Income	0.00	0.00
	TOTAL REVENUE	(330,828.25)	(356,924.17)
Group : [9540.0]	Taxes, Real Estate		
Subgroup : None			
44010-000	Property-Tax Escalation	0.00	(89,410.80)
44010-002	Property-Tax Over/Under Billed	0.00	(22,351.31)
53075-000	Prop Oper Exp-Prop Taxes	0.00	112,319.19

Subtotal : None		0.00	557.08
Total [9540.0]	Taxes, Real Estate	0.00	557.08
Group : [9545.1]	Interest: Long Term Interest Nursing Facilities		
Subgroup : None			
54450000	Interest - Mortgages	48,117.70	0.00
Subtotal : None		48,117.70	0.00
Total [9545.1]	Interest: Long Term Interest Nursing F	48,117.70	0.00
Group : [9550.0]	Building Depreciation		
Subgroup : None			
55110-165	Invest Depre-Buildings-FFO	0.00	87,142.09
64252000	Depreciation	136,930.81	0.00
Subtotal : None		136,930.81	87,142.09
Total [9550.0]	Building Depreciation	136,930.81	87,142.09
Group : [9560.8]	Building Improvement Depreciation		
Subgroup : None			
55120-165	Invest Depre-Site Improvements-FFO	0.00	4,483.94
55125-165	Invest Depre-Tenant Improvements-FFO	0.00	4,380.81
Subtotal : None		0.00	8,864.75
Total [9560.8]	Building Improvement Depreciation	0.00	8,864.75
Group : [9580.0]	Insurance- Building, Building Improvement, and Equipment		
Subgroup : None			
40026000	NNN RET and Insurance Escrows	(78,572.53)	0.00
44025-000	Property-Insurance Income	0.00	(13,570.68)
44025-002	Property-Insurance Over/Under Billed	0.00	(9,146.08)
59210-000	Prop Oper Exp-Insurance-Property & Ca	0.00	29,283.86
74001000	NNN RET Escrows	66,656.30	0.00
74001200	NNN Insurance Escrows	11,916.23	0.00
Subtotal : None		0.00	6,567.10
Total [9580.0]	Insurance- Building, Building Improve	0.00	6,567.10
Group : [9502.5]	Other Variable Expenses Reported		
Subgroup : None			
51050-000	Invest Exp-Other	0.00	3,044.62
55155-165	Invest Amort-In-Place Lease-FFO	0.00	15,258.57
55160-000	Invest Amort-Tenant Leasing Costs-FFO	0.00	1,982.95
64402000	Amortization - Other	63,187.67	0.00
87250000	Cash Gain/Loss on Ext of Debt	4,967.94	0.00
93300000	Unreimbursed Expense	35.00	0.00
Subtotal : None		68,190.61	20,286.14
Total [9502.5]	Other Variable Expenses Reported	68,190.61	20,286.14
	Operating Expenses	253,239.12	123,417.16
	TOTAL EXPENSE	253,239.12	123,417.16

NET (INCOME) LOSS	<u>(77,589.13)</u>	<u>(233,507.01)</u>
Sum of Account Groups*	0.00	0.00

* The Sum of Account Groups total does not include any groups assigned to the MEM classification.

Tickmarks

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