

Company name: Vantage Care Wilbraham Realty LLC
Report name: Trial balance report
Reporting Book: ACCRUAL
Start Date: 1/1/2023
End Date: 12/31/2023
Location: Wilbraham Realty--Wilbraham Realty

Account Number	Account Name	Opening balance on 01/01/2023	Closing balance on 12/31/2023	lepreciation adjustment	adjusted
10-010-66	Cash>Operating> Wilbraham Realty	33,369.48	364.75		364.75
11-121-00	Accounts Receivable>Rent	60,639.68	53,632.58		53,632.58
14-129-00	Fixed Assets>Land	793,662.44	793,662.44		793,662.44
14-130-00	Fixed Assets>Building	7,160,296.21	7,160,296.21		7,160,296.21
14-132-00	Fixed Assets>Furniture, Fixtures and Equipment	15,630.35	15,630.35		15,630.35
15-130-00	Accum Depn>Building	-248,925.00	-248,925.00	-271,554.70	-520,479.70
15-132-00	Accum Depn>Furniture, Fixtures and Equipment	-2,047.00	-2,047.00	-2,232.86	-4,279.86
17-000-00	Other Assets>Deferred Financing Costs	71,465.00	71,465.00		71,465.00
17-283-70	Other Assets>Escrow>Repair Reserve	6,000.00	6,000.00		6,000.00
17-283-80	Other Assets>Escrow>Interest Reserve	205,787.51	0.00		0.00
18-000-00	Acquisition Costs	154,545.70	154,545.70		154,545.70
19-265-00	Accumulated Amortization>Deferred Financing Costs	-32,758.00	-32,758.00	-35,736.00	-68,494.00
	Total Assets				7,662,343.47
20-000-00	Accounts Payable	-2,777.50	-26,875.00		-26,875.00
22-000-00	Note Payable>DMT SPE I LLC	-7,146,438.96	-6,424,654.92		-6,424,654.92
22-291-00	Note Payable>Seller's Note	-748,318.22	-538,576.43		-538,576.43
24-239-00	Accrued Expenses>Accounting Fees	-6,386.40	-2,128.68		-2,128.68
27-000-65	Due To/(From)>Hampden Realty	0.00	-80,661.49		-80,661.49
27-000-66	Due To/(From)> South Hadley Realty	0.00	-413,411.44		-413,411.44
27-000-69	Due To/(From)>Hampden	0.00	-86,018.76		-86,018.76
27-000-71	Due To/(From)>Wilbraham	38,796.31	45,820.72		45,820.72
30-000-00	Retained Earnings	229,703.76	229,703.76		229,703.76
31-400-00	Partners' Equity	-25,359.74	7,957.28		7,957.28
31-404-85	Partners' Equity>MA3 Land Holdco>Capital Contributions	-556,885.62	-0.01		-0.01
31-405-85	Partners' Equity>Paskesz & Lefkowitz>Capital Contributions	0.00	-10,000.00		-10,000.00
31-406-85	Partners' Equity>Arem>Capital Contributions	0.00	-300,000.00		-300,000.00
31-406-86	Partners' Equity>Arem>Draws	0.00	45,499.50		45,499.50
31-407-85	Partners' Equity>Herskowitz/Moskowitz>Capital Contributions	0.00	-200,000.00		-200,000.00
31-407-86	Partners' Equity>Herskowitz/Moskowitz>Draws	0.00	32,166.30		32,166.30
31-408-85	Partners' Equity>IM Family Holdings>Capital Contributions	0.00	-100,000.00		-100,000.00
31-408-86	Partners' Equity>IM Family Holdings>Draws	0.00	13,333.20		13,333.20
	Net (Income)/ Loss				145,502.50
	Total Liabilities & Equity				-7,662,343.47
50-121-00	Rent Rev>Rent	0.00	-786,374.25		-786,374.25
	Total Revenues				-786,374.25
80-235-00	Admin Expense>Dues & Subscriptions	0.00	520.00		520.00
80-238-00	Admin Expense>Legal Fees	0.00	3,550.00		3,550.00
80-239-00	Admin Expense>Accounting Fees	0.00	-2,257.96		-2,257.96
80-240-00	Admin Expense>Professional Fees	0.00	4,599.00		4,599.00
80-244-00	Admin Expense>Bank Fees	0.00	338.30		338.30
80-247-00	Admin Expense>Corporate Tax	0.00	520.00		520.00
92-000-00	Depreciation Expense			273,787.56	273,787.56
94-000-00	Interest Expense	0.00	30,173.30		30,173.30
94-000-01	Amortization Expense			35,736.00	35,736.00
94-168-00	Interest Expense>Mortgage	0.00	584,910.55		584,910.55
Total Expenses					931,876.75

Assets	7,662,343.47
Liabilities & Equity	-7,662,343.47
Revenues	-786,374.25
Expenses	931,876.75
Net Loss	145,502.50

			Vantage at Wilbraham Realty					
			Trial Balance					
			1/1/23 - 12/31/23					
CR Code	CR line	Account	Name	Amount	Comment	PY	CY	Ln Total
1025		10-010-66	Cash>Operating> Wilbraham Realty	364.75				365
1130		11-121-00	Accounts Receivable>Rent	53,632.58				53,633
1180		27-000-71	Due To/(From)>Wilbraham	45,820.72				45,821
1311		17-000-00	Other Assets>Deferred Financing Costs	71,465.00				
1311		19-265-00	Accumulated Amortization>Deferred Financing Costs	(68,494.00)				2,971
1511.1		14-129-00	Fixed Assets>Land	793,662.44				793,662
1521.1		14-130-00	Fixed Assets>Building	7,160,296.21				7,160,296
1522.2		15-130-00	Accum Depn>Building	(520,479.70)				(520,480)
1651.1		14-132-00	Fixed Assets>Furniture, Fixtures and Equipment	15,630.35				15,630
1652.2		15-132-00	Accum Depn>Furniture, Fixtures and Equipment	(4,279.86)				(4,280)
1975.1		18-000-00	Acquisition Costs	154,545.70				154,546
1985	5.1	17-283-70	Other Assets>Escrow>Repair Reserve	6,000.00				6,000
1985	5.2	17-283-80	Other Assets>Escrow>Interest Reserve	-				-
			Total Assets	7,708,164.19				7,708,164
2030		24-239-00	Accrued Expenses>Accounting Fees	(2,128.68)				(2,129)
2230		20-000-00	Accounts Payable	(26,875.00)				(26,875)
2310		22-000-00	Note Payable>DMT SPE I LLC	(6,424,654.92)				(6,424,655)
2320		22-291-00	Note Payable>Seller's Note	(538,576.43)				(538,576)
2330		27-000-65	Due To/(From)>Hampden Realty	(80,661.49)				
2330		27-000-66	Due To/(From)> South Hadley Realty	(413,411.44)				
2330		27-000-69	Due To/(From)>Hampden	(86,018.76)				(580,092)
2520		30-000-00	Retained Earnings	229,703.76	RE	(130,351.00)	360,054.76	
2520		31-400-00	Partners' Equity	7,957.28	Equity		7,957.28	
2520		31-404-85	Partners' Equity>MA3 Land Holdco>Capital Contributions	(0.01)		(599,380.16)	599,380.15	
2520		31-405-85	Partners' Equity>Paskesz & Lefkowitz>Capital Contributions	(10,000.00)			(10,000.00)	
2520		31-406-85	Partners' Equity>Arem>Capital Contributions	(300,000.00)			(300,000.00)	
2520		31-407-85	Partners' Equity>Herskowitz/Moskowitz>Capital Contributions	(200,000.00)	Capital:		(200,000.00)	
2520		31-408-85	Partners' Equity>IM Family Holdings>Capital Contributions	(100,000.00)	(10,619.85)		(100,000.00)	(372,339)
2540		31-406-86	Partners' Equity>Arem>Draws	45,499.50				
2540		31-407-86	Partners' Equity>Herskowitz/Moskowitz>Draws	32,166.30				
2540		31-408-86	Partners' Equity>IM Family Holdings>Draws	13,333.20				90,999
2550			Net (Income)/ Loss	145,502.50				145,503
						(729,731.16)	357,392.19	
					adjm't	not incl cap	368,012.04	
			Total Liabilities & Equity	(7,708,164.19)				(7,708,164)
3510.1	1.1	50-121-00	Rent Rev>Rent	(786,374.25)				(786,374)
			Total Revenues	(786,374.25)				(786,374)
9502.5	4.1	80-244-00	Admin Expense>Bank Fees	338.30				338
9502.5	4.2	80-235-00	Admin Expense>Dues & Subscriptions	520.00				
9502.5	4.2	80-238-00	Admin Expense>Legal Fees	3,550.00				
9502.5	4.2	80-239-00	Admin Expense>Accounting Fees	(2,257.96)				
9502.5	4.2	80-240-00	Admin Expense>Professional Fees	4,599.00				
9502.5	4.2	80-247-00	Admin Expense>Corporate Tax	520.00	offset			6,931
9545.2	2.6	94-000-00	Interest Expense	30,173.30				
9545.2	2.6	94-000-01	Amortization Expense	35,736.00				
9545.2	2.6	94-168-00	Interest Expense>Mortgage	584,910.55				650,820
9550		92-000-00	Depreciation	273,787.56	bldg & equip			273,788
			Total Expense	931,876.75				931,877