

Client: **A442990 - Whitney Place at Natick Limited Partnership**  
Engagement: **MDMC 2022 - Whitney Place at Natick Limited Partnership**  
Period Ending: **12/31/2022**  
Trial Balance: **Realty TB**  
Workpaper: **T:::02 - MCD REA-CR Groupings**

Account	Description	FINAL 12/31/2022	1st PP-FINAL 12/31/2021
<b>Group : [1025.0]</b>	<b>Cash &amp; Equivelants</b>		
<b>Subgroup : None</b>			
10018-00-00-00	Cash - WP Natick Realty-Non-Specific	151,117.70	170,606.80
<b>Subtotal : None</b>		<b>151,117.70</b>	<b>170,606.80</b>
<b>Total [1025.0]</b>	<b>Cash &amp; Equivelants</b>	<b>151,117.70</b>	<b>170,606.80</b>
<b>Group : [1280.0]</b>	<b>Prepaid Expenses: Prepaid Insurance</b>		
<b>Subgroup : None</b>			
16015-00-00-00	Insurance Escrow-Non-Specific	74,120.94	26,251.25
16020-00-00-00	Mortgage Insurance Escrow-Non-Specific	19,502.82	36,472.40
<b>Subtotal : None</b>		<b>93,623.76</b>	<b>62,723.65</b>
<b>Total [1280.0]</b>	<b>Prepaid Expenses: Prepaid Insurance</b>	<b>93,623.76</b>	<b>62,723.65</b>
<b>Group : [1300.0]</b>	<b>Prepaid Expenses: Other Prepaid Expenses</b>		
<b>Subgroup : None</b>			
12500-00-00-00	Prepaid Expenses-Non-Specific	150,384.77	181,644.63
<b>Subtotal : None</b>		<b>150,384.77</b>	<b>181,644.63</b>
<b>Total [1300.0]</b>	<b>Prepaid Expenses: Other Prepaid Expenses</b>	<b>150,384.77</b>	<b>181,644.63</b>
<b>Group : [1311.0]</b>	<b>Other Current Assets</b>		
<b>Subgroup : None</b>			
16005-00-00-00	Tax Escrow-Non-Specific	36,527.70	50,356.15
16025-00-00-00	Renewal & Replacement Reserve-Non-Specific	217,315.54	175,085.50
<b>Subtotal : None</b>		<b>253,843.24</b>	<b>225,441.65</b>
<b>Total [1311.0]</b>	<b>Other Current Assets</b>	<b>253,843.24</b>	<b>225,441.65</b>
<b>Group : [1511.1]</b>	<b>Land: Cost</b>		
<b>Subgroup : None</b>			
13005-10-00-00	Land-SNF-NON-SPECIFIC	746,249.00	746,249.00
13005-11-00-00	Land-Assist Living-Non Specific	989,213.41	989,213.41
<b>Subtotal : None</b>		<b>1,735,462.41</b>	<b>1,735,462.41</b>
<b>Total [1511.1]</b>	<b>Land: Cost</b>	<b>1,735,462.41</b>	<b>1,735,462.41</b>
<b>Group : [1521.1]</b>	<b>Building: Cost</b>		
<b>Subgroup : None</b>			
13010-10-00-00	Building-SNF-NON-SPECIFIC	6,013,767.63	6,013,767.63
13010-11-00-00	Building-Assist Living-Non Specific	7,971,738.24	7,971,738.24
<b>Subtotal : None</b>		<b>13,985,505.87</b>	<b>13,985,505.87</b>
<b>Total [1521.1]</b>	<b>Building: Cost</b>	<b>13,985,505.87</b>	<b>13,985,505.87</b>
<b>Group : [1522.2]</b>	<b>Building: Accum. Depr.</b>		
<b>Subgroup : None</b>			
13510-10-00-00	Res For Depr-Building-SNF-NON-SPECIFIC	(3,871,665.17)	(3,721,342.19)
13510-11-00-00	Res For Depr-Building-Assist Living-Non Specific	(5,132,207.66)	(4,932,942.38)
<b>Subtotal : None</b>		<b>(9,003,872.83)</b>	<b>(8,654,284.57)</b>
<b>Total [1522.2]</b>	<b>Building: Accum. Depr.</b>	<b>(9,003,872.83)</b>	<b>(8,654,284.57)</b>
<b>Group : [1611.1]</b>	<b>Building Improvements: Cost</b>		
<b>Subgroup : None</b>			

13015-10-00-00	Building Improvements-SNF-NON-SPECIFIC	50,809.59	50,809.59
13015-11-00-00	Building Improvements-Assist Living-Non Specific	82,839.02	82,839.02
13015-15-00-00	Building Improvements-ADH-Non Specific	21,727.53	21,727.53
<b>Subtotal : None</b>		<b>155,376.14</b>	<b>155,376.14</b>
<b>Total [1611.1]</b>	<b>Building Improvements: Cost</b>	<b>155,376.14</b>	<b>155,376.14</b>
<b>Group : [1612.2]</b>	<b>Building Improvements: Accum. Depr.</b>		
<b>Subgroup : None</b>			
13515-10-00-00	Res For Depr-Imprvmnt-SNF-NON-SPECIFIC	(37,256.95)	(36,093.79)
13515-11-00-00	Res For Depr-Imprvmnt-Assist Living-Non Specific	(61,988.83)	(60,593.11)
13515-15-00-00	Res For Depr-Imprvmnt-ADH-Non Specific	(21,727.53)	(21,727.53)
<b>Subtotal : None</b>		<b>(120,973.31)</b>	<b>(118,414.43)</b>
<b>Total [1612.2]</b>	<b>Building Improvements: Accum. Depr.</b>	<b>(120,973.31)</b>	<b>(118,414.43)</b>
<b>Group : [1631.1]</b>	<b>Other Improvements: Cost</b>		
<b>Subgroup : None</b>			
13020-00-00-00	Minor Improvements-Non-Specific	236,524.60	236,524.60
13020-10-00-00	Minor Improvements-SNF-NON-SPECIFIC	99,545.98	79,574.50
13020-11-00-00	Minor Improvements-Assist Living-Non Specific	3,225,365.77	3,135,236.47
13020-15-00-00	Minor Improvements-ADH-Non Specific	75,212.82	75,212.82
13020-16-00-00	Minor Improvements-Childcare-Non Specific	193,195.77	193,195.77
<b>Subtotal : None</b>		<b>3,829,844.94</b>	<b>3,719,744.16</b>
<b>Total [1631.1]</b>	<b>Other Improvements: Cost</b>	<b>3,829,844.94</b>	<b>3,719,744.16</b>
<b>Group : [1632.2]</b>	<b>Other Improvements: Accum. Depr.</b>		
<b>Subgroup : None</b>			
13520-00-00-00	Res For Depr - Minor Improvmnt-Non-Specific	(189,069.56)	(170,241.32)
13520-10-00-00	Res For Depr - Minor Improvmnt-SNF-NON-SPECIFIC	(61,756.25)	(57,968.90)
13520-11-00-00	Res For Depr - Minor Improvmnt-Assist Living-Non Specific	(1,995,399.27)	(1,770,382.46)
13520-15-00-00	Res For Depr - Minor Improvmnt-ADH-Non Specific	(46,392.60)	(40,899.24)
13520-16-00-00	Res For Depr - Minor Improvmnt-Childcare-Non Specific	(162,077.15)	(148,005.95)
<b>Subtotal : None</b>		<b>(2,454,694.83)</b>	<b>(2,187,497.87)</b>
<b>Total [1632.2]</b>	<b>Other Improvements: Accum. Depr.</b>	<b>(2,454,694.83)</b>	<b>(2,187,497.87)</b>
<b>Group : [1651.1]</b>	<b>Equipment: Cost</b>		
<b>Subgroup : None</b>			
13035-10-00-00	Equipment-SNF-NON-SPECIFIC	3,061.25	3,061.25
13035-11-00-00	Equipment-Assist Living-Non Specific	115,028.98	92,126.98
<b>Subtotal : None</b>		<b>118,090.23</b>	<b>95,188.23</b>
<b>Total [1651.1]</b>	<b>Equipment: Cost</b>	<b>118,090.23</b>	<b>95,188.23</b>
<b>Group : [1652.2]</b>	<b>Equipment: Accum. Depr.</b>		
<b>Subgroup : None</b>			
13535-10-00-00	Res For Depr-Equipment-SNF-NON-SPECIFIC	(1,377.52)	(1,071.40)
13535-11-00-00	Res For Depr-Equipment-Assist Living-Non Specific	(44,427.24)	(33,551.82)
<b>Subtotal : None</b>		<b>(45,804.76)</b>	<b>(34,623.22)</b>
<b>Total [1652.2]</b>	<b>Equipment: Accum. Depr.</b>	<b>(45,804.76)</b>	<b>(34,623.22)</b>
<b>Group : [1975.1]</b>	<b>Mortgage Acquisition Costs</b>		
<b>Subgroup : None</b>			
14010-00-00-00	Deferred Financing Fees-Non-Specific	266,776.00	266,776.00
<b>Subtotal : None</b>		<b>266,776.00</b>	<b>266,776.00</b>
<b>Total [1975.1]</b>	<b>Mortgage Acquisition Costs</b>	<b>266,776.00</b>	<b>266,776.00</b>
<b>Group : [1975.2]</b>	<b>Accumulated Amort. of Mort. Acq. Costs</b>		
<b>Subgroup : None</b>			
14510-00-00-00	Amortization Deferred Financin-Non-Specific	(104,847.43)	(93,189.55)

Subtotal : None		(104,847.43)	(93,189.55)
Total [1975.2]	Accumulated Amort. of Mort. Acq. Costs	(104,847.43)	(93,189.55)
Group : [2020.0]	Trade Payables		
Subgroup : None			
22000-00-00-00	Accounts Payable-Trade-Non-Specific	0.00	(7,125.00)
Subtotal : None		0.00	(7,125.00)
Total [2020.0]	Trade Payables	0.00	(7,125.00)
Group : [2030.0]	Accrued Expenses		
Subgroup : None			
22020-00-00-00	Accrued Interest-Non-Specific	(41,892.06)	(43,193.39)
22060-00-00-00	Accrued Expenses-Other-Non-Specific	(9,500.12)	(13,700.08)
Subtotal : None		(51,392.18)	(56,893.47)
Total [2030.0]	Accrued Expenses	(51,392.18)	(56,893.47)
Group : [2160.0]	Long-Term Debt, Current Portion		
Subgroup : None			
26001-00-00-00	Current Portion Mortgage	0.00	(442,379.00)
Subtotal : None		0.00	(442,379.00)
Total [2160.0]	Long-Term Debt, Current Portion	0.00	(442,379.00)
Group : [2310.0]	Mortgages		
Subgroup : None			
26000-00-00-00	Mortgage Payable-Non-Specific	(14,240,928.23)	(14,683,306.84)
26002-00-00-00	LTD Offset	0.00	442,379.00
Subtotal : None		(14,240,928.23)	(14,240,927.84)
Total [2310.0]	Mortgages	(14,240,928.23)	(14,240,927.84)
Group : [2330.0]	Due Affiliates/Related Parties		
Subgroup : None			
15045-00-00-00	Due T/F Whit. Place Ntck, LP-Non-Specific	(133,002.80)	0.00
Subtotal : None		(133,002.80)	0.00
Total [2330.0]	Due Affiliates/Related Parties	(133,002.80)	0.00
Group : [2630.0]	Additional Paid In Capital (Corp)		
Subgroup : None			
28951-00-00-00	Drawings - Salmon-Non-Specific	0.00	(445,718.21)
Subtotal : None		0.00	(445,718.21)
Total [2630.0]	Additional Paid In Capital (Corp)	0.00	(445,718.21)
Group : [2650.0]	Retained Earnings (Corp)		
Subgroup : None			
28950-00-00-00	Capital-Non-Specific	5,236,865.41	5,542,790.61
Subtotal : None		5,236,865.41	5,542,790.61
Total [2650.0]	Retained Earnings (Corp)	5,236,865.41	5,542,790.61
Group : [3510.1]	Rental Income: Nursing Facilities		
Subgroup : None			
39100-17-00-00	Income - Rent-Realty-Non Specific	(1,428,171.03)	(1,434,169.92)
Subtotal : None		(1,428,171.03)	(1,434,169.92)
Total [3510.1]	Rental Income: Nursing Facilities	(1,428,171.03)	(1,434,169.92)
Group : [3530.0]	Other Income		
Subgroup : None			
39300-00-00-00	Interest Income-Non-Specific	(230.04)	(129.62)
Subtotal : None		(230.04)	(129.62)

<b>Total [3530.0]</b>	<b>Other Income</b>	<b>(230.04)</b>	<b>(129.62)</b>
<b>Group : [9540.0]</b>	<b>Taxes, Real Estate</b>		
<b>Subgroup : None</b>			
50330-00-90-00	Taxes - RE & Personal Prop-Property Expenses	10,772.41	11,105.72
50330-10-90-00	Taxes - RE & Personal Prop-SNF-Property Exp	67,712.95	69,807.51
50330-11-90-00	Taxes - RE & Personal Prop-Assist Living-Property Exp	113,880.81	117,403.47
<b>Subtotal : None</b>		<b>192,366.17</b>	<b>198,316.70</b>
<b>Total [9540.0]</b>	<b>Taxes, Real Estate</b>	<b>192,366.17</b>	<b>198,316.70</b>
<b>Group : [9545.1]</b>	<b>Long Term Interest: Nursing Facilities</b>		
<b>Subgroup : None</b>			
50410-10-90-00	Interest-Mortgage-SNF-Property Exp	249,854.73	257,384.33
50410-11-90-00	Interest-Mortgage-Assist Living-Property Exp	260,052.89	267,889.80
50440-10-90-00	Amortization-Deferred Financin-SNF-Property Exp	5,712.36	5,764.08
50440-11-90-00	Amortization-Deferred Financin-Assist Living-Property Exp	5,945.52	5,999.40
50450-10-90-00	Mortgage Insurance Premium-SNF-Property Exp	27,890.10	28,735.44
50450-11-90-00	Mortgage Insurance Premium-Assist Living-Property Exp	46,906.08	48,327.84
50450-16-90-00	Mortgage Insurance Premium-Childcare-Property Expense	4,437.06	4,571.58
<b>Subtotal : None</b>		<b>600,798.74</b>	<b>618,672.47</b>
<b>Total [9545.1]</b>	<b>Long Term Interest: Nursing Facilities</b>	<b>600,798.74</b>	<b>618,672.47</b>
<b>Group : [9550.0]</b>	<b>Building Depreciation</b>		
<b>Subgroup : None</b>			
50525-10-90-00	Depreciation-Building-SNF-Property Exp	150,322.98	150,322.97
50525-11-90-00	Depreciation-Building-Assist Living-Property Exp	199,265.28	199,265.28
<b>Subtotal : None</b>		<b>349,588.26</b>	<b>349,588.25</b>
<b>Total [9550.0]</b>	<b>Building Depreciation</b>	<b>349,588.26</b>	<b>349,588.25</b>
<b>Group : [9560.8]</b>	<b>Building Improvement Depreciation</b>		
<b>Subgroup : None</b>			
50500-10-90-00	Depreciation - Minor Improvmnt-SNF-Property Exp	13,161.75	12,177.94
50500-11-90-00	Depreciation - Minor Improvmnt-Assist Living-Property Exp	238,909.57	229,304.75
50500-16-87-00	Depreciation - Minor Improvmnt-Childcare-Childcare Dept	15,125.64	15,127.72
50520-10-90-00	Depreciation-Bldg Improvement-SNF-Property Exp	1,163.16	1,163.16
50520-11-90-00	Depreciation-Bldg Improvement-Assist Living-Property Exp	1,395.72	1,438.68
<b>Subtotal : None</b>		<b>269,755.84</b>	<b>259,212.25</b>
<b>Total [9560.8]</b>	<b>Building Improvement Depreciation</b>	<b>269,755.84</b>	<b>259,212.25</b>
<b>Group : [9570.0]</b>	<b>Equipment Depreciation</b>		
<b>Subgroup : None</b>			
50530-10-90-00	Depreciation-Equipment-SNF-Property Exp	306.12	306.12
50530-11-90-00	Depreciation-Equipment-Assist Living-Property Exp	10,875.42	9,730.20
<b>Subtotal : None</b>		<b>11,181.54</b>	<b>10,036.32</b>
<b>Total [9570.0]</b>	<b>Equipment Depreciation</b>	<b>11,181.54</b>	<b>10,036.32</b>
<b>Group : [9580.0]</b>	<b>Insurance- Building, Building Improvement, and Equipment</b>		
<b>Subgroup : None</b>			
50600-10-90-00	Insurance-Building-SNF-Property Exp	14,328.14	12,541.34
50600-11-90-00	Insurance-Building-Assist Living-Property Exp	24,097.34	21,092.26
50600-16-90-00	Insurance-Building-Childcare-Property Expense	2,279.48	1,995.26
<b>Subtotal : None</b>		<b>40,704.96</b>	<b>35,628.86</b>
<b>Total [9580.0]</b>	<b>Insurance- Building, Building Improvement, and Equipr</b>	<b>40,704.96</b>	<b>35,628.86</b>
<b>Group : [9502.5]</b>	<b>Other Operating Expenses</b>		
<b>Subgroup : None</b>			
50110-17-40-00	Acctg & Audit-Realty-Admin & General	17,850.04	21,145.17

50200-00-40-00	Bank Service Charge-Admin & General	1,793.45	283.47
50615-10-40-00	Insurance-General-SNF-Admin & General	46,735.38	30,859.42
50615-11-40-00	Insurance-General-Assist Living-Admin & General	76,252.59	50,349.64
<b>Subtotal : None</b>		<b>142,631.46</b>	<b>102,637.70</b>
<b>Total [9502.5]</b>	<b>Other Operating Expenses</b>	<b>142,631.46</b>	<b>102,637.70</b>
	<b>NET (INCOME) LOSS</b>	<b>178,625.90</b>	<b>139,793.01</b>
	<b>Sum of Account Groups</b>	<b>0.00</b>	<b>0.00</b>

Tickmarks

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