

Client: **A443487 - 260 Easthampton Road Operating Company, LLC-Holyoke**
Engagement: **MD 2022 - Care One at Holyoke**
Period Ending: **12/31/2022**
Trial Balance: **T-02 - Realty TB**
Worksheet: **T:::01 - MCD REA-CR TB Report**

Account	Description	1st PP 12/31/2021	Import 12/31/2022	JE Ref #	Caid JE	Caid 12/31/2022
Group : [TB]	Trial Balance					
Subgroup : [1]	Balance Sheet					
10010	Cash - Lockbox	167,880.51	108,755.57		0.00	108,755.57
10230	Escrows - Real Estate Tax	16,477.96	57,129.10		0.00	57,129.10
10240	Escrows - Property Insurance	15,402.96	18,642.99		0.00	18,642.99
10250	Escrows - Repair & Replacement Costs	631,722.67	689,020.40		0.00	689,020.40
10260	Escrows - PMI	51,706.54	64,075.81		0.00	64,075.81
10270	Escrows - Other	0.00	742,773.98		0.00	742,773.98
12550	Other Receivable - Related Party	124,020.49	92,702.92		0.00	92,702.92
13010	Prepaid Property Insurance	5,771.84	11,049.44		0.00	11,049.44
13040	Prepaid Other Insurance	9,701.95	11,307.26		0.00	11,307.26
15100	Land	100,100.00	100,100.00		0.00	100,100.00
15105	Land Improvements	53,831.00	53,831.00		0.00	53,831.00
15110	Building	11,968,557.00	11,968,557.00		0.00	11,968,557.00
15115	Building Improvements	1,120,465.86	1,120,465.86		0.00	1,120,465.86
15116	ARF Clearing	45,527.56	78,494.68		0.00	78,494.68
15125	Flooring & Renovations	149,429.07	149,429.07		0.00	149,429.07
15130	Furniture & Fixtures	551,319.49	576,298.69		0.00	576,298.69
15140	Equipment - Movable	371,494.66	372,930.67		0.00	372,930.67
15141	Equipment - Fixed	1,475,968.58	1,514,187.52		0.00	1,514,187.52
15150	Computer Hardware	185,482.99	185,482.99		0.00	185,482.99
15151	Computer Software	715.16	715.16		0.00	715.16
15161	Motor Vehicles	123,784.03	123,784.03		0.00	123,784.03
15205	Accum Depr - Land Improvements	(11,615.84)	(15,204.55)		0.00	(15,204.55)
15210	Accum Depr - Building	(6,208,688.80)	(6,507,902.72)		0.00	(6,507,902.72)
15215	Accum Depr - Building Improvements	(616,275.15)	(660,952.57)		0.00	(660,952.57)
15225	Accum Depr - Flooring & Renovations	(46,923.97)	(56,885.87)		0.00	(56,885.87)
15230	Accum Depr - Furniture & Fixtures	(468,545.18)	(488,450.64)		0.00	(488,450.64)
15240	Accum Depr - Equipment - Movable	(196,382.36)	(221,031.07)		0.00	(221,031.07)
15241	Accum Depr - Equipment - Fixed	(1,027,763.27)	(1,117,994.94)		0.00	(1,117,994.94)
15250	Accum Depr - Computer Hardware	(174,511.71)	(179,399.85)		0.00	(179,399.85)
15251	Accum Depr - Computer Software	(715.16)	(715.16)		0.00	(715.16)
15261	Accum Depr - Motor Vehicles	(101,868.03)	(112,826.03)		0.00	(112,826.03)
16050	Financing Cost	414,618.88	157,180.48		0.00	157,180.48
16055	Accum Amort - Financing Cost	(169,277.62)	(9,579.11)		0.00	(9,579.11)
20000	AP - Trade	(35,866.72)	(58,144.07)		0.00	(58,144.07)
20020	AP - General Accruals	0.00	(2,250.00)		0.00	(2,250.00)
20030	AP - Related Party	(966.19)	(1,852.48)		0.00	(1,852.48)
21020	Accrued Interest - Third Party	(25,642.89)	(24,615.70)		0.00	(24,615.70)
21021	Accrued Interest - Related Party	(2,123,569.32)	(2,001,457.57)		0.00	(2,001,457.57)
21035	Accrued Property Insurance	(2,898.61)	(5,557.44)		0.00	(5,557.44)
25145	Mortgage Payable - Current Portion	(665,884.00)	(384,817.00)		0.00	(384,817.00)
25150	Loan Payable - Current Portion	0.00	(22,436.00)		0.00	(22,436.00)
25645	Mortgage Payable - Long Term Portion	(10,730,988.29)	(11,860,501.72)		0.00	(11,860,501.72)
25650	Loan Payable - Long Term	0.00	(703,386.29)		0.00	(703,386.29)
30035	Equity Transfer	1,175,160.43	1,175,160.43		0.00	1,175,160.43
30060	Retained Earnings	4,335,500.17	3,849,243.48		0.00	3,849,243.48
Subtotal [1] Balance Sheet		486,256.69	(1,214,642.25)		0.00	(1,214,642.25)
Subgroup : [2]	Income Statement					
46005	Rental Income - Related Party	(1,516,841.37)	(1,046,474.86)		0.00	(1,046,474.86)
63065	Accounting	2,526.33	10,510.00		0.00	10,510.00
63271	Property Insurance - Third Party	11,291.65	16,821.32		0.00	16,821.32
63275	Other Insurance Expense	58,492.28	66,086.58		0.00	66,086.58
63400	Real Estate Tax Expense - Third Party	102,219.16	107,756.02		0.00	107,756.02
63415	Annual Report Fees	369.00	0.00		0.00	0.00
85205	Depreciation - Land Improvements	3,588.71	3,588.71		0.00	3,588.71
85210	Depreciation - Building	299,213.92	299,213.92		0.00	299,213.92
85215	Depreciation - Building Improvements	44,581.42	44,581.42		0.00	44,581.42
85225	Depreciation - Flooring & Renovations	10,057.90	10,057.90		0.00	10,057.90
85230	Depreciation - Furniture & Fixtures	18,216.95	19,905.46		0.00	19,905.46
85240	Depreciation - Movable	59,070.66	53,797.54		0.00	53,797.54
85241	Depreciation - Fixed	73,214.06	61,082.84		0.00	61,082.84
85250	Depreciation - Computer Hardware	6,167.26	4,888.14		0.00	4,888.14
85261	Depreciation - Motor Vehicles	10,958.00	10,958.00		0.00	10,958.00
86055	Amortization - Deferred Financing Cost	15,533.64	228,343.79		0.00	228,343.79
87010	Interest Expense - Mortgages	315,820.33	1,324,555.19		0.00	1,324,555.19
87500	Interest Income	(736.59)	(1,029.72)		0.00	(1,029.72)
Subtotal [2] Income Statement		(486,256.69)	1,214,642.25		0.00	1,214,642.25
Total [TB] Trial Balance		(0.00)	0.00		0.00	0.00

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	Sum of Account Groups	0.00	0.00		0.00	0.00
	Net (Income) Loss	0.00	0.00		0.00	0.00

Tickmarks

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