

Client: **A443481 - 312 Milbury Avenue Operating Company, LLC**
Engagement: **MD 2022 - Care One at Millbury**
Period Ending: **12/31/2022**
Trial Balance: **T-01 - Realty TB**
Workpaper: **T::02 - MCD REA-CR Groupings Report**

Account	Description	Caid	1st PP
		12/31/2022	12/31/2021
Group : [1025.0] Cash & Equivalents			
Subgroup : None			
10010	Cash - Lockbox	12,510.44	63,394.89
Subtotal : None		12,510.44	63,394.89
Total [1025.0] Cash & Equivalents		12,510.44	63,394.89
Group : [1180.0] Loans Receivable: Affiliates/Related Parties			
Subgroup : None			
12550	Other Receivable - Related Party	71,323.23	71,323.23
Subtotal : None		71,323.23	71,323.23
Total [1180.0] Loans Receivable: Affiliates/Related Parties		71,323.23	71,323.23
Group : [1280.0] Prepaid Expenses: Prepaid Insurance			
Subgroup : None			
13010	Prepaid Property Insurance	7,597.61	6,212.04
13040	Prepaid Other Insurance	8,469.89	7,138.06
Subtotal : None		16,067.50	13,350.10
Total [1280.0] Prepaid Expenses: Prepaid Insurance		16,067.50	13,350.10
Group : [1311.0] Other Current Assets			
Subgroup : None			
10230	Escrows - Real Estate Tax	11,572.87	11,572.68
10240	Escrows - Property Insurance	11,132.11	6,212.04
10250	Escrows - Repair & Replacement Costs	314,222.08	265,218.78
10260	Escrows - PMI	40,933.22	36,099.48
10270	Escrows - Other	774,807.37	0.00
15116	ARF Clearing	113,590.97	99,542.22
Subtotal : None		1,266,258.62	418,645.20
Total [1311.0] Other Current Assets		1,266,258.62	418,645.20
Group : [1511.1] Land: Cost			
Subgroup : None			
15100	Land	2,945,800.00	2,945,800.00
Subtotal : None		2,945,800.00	2,945,800.00
Total [1511.1] Land: Cost		2,945,800.00	2,945,800.00
Group : [1521.1] Building: Cost			
Subgroup : None			
15110	Building	4,968,483.00	4,963,988.00
Subtotal : None		4,968,483.00	4,963,988.00
Total [1521.1] Building: Cost		4,968,483.00	4,963,988.00
Group : [1522.2] Building: Accum. Depr.			
Subgroup : None			
15210	Accum Depr - Building	(2,699,348.25)	(2,575,068.75)
Subtotal : None		(2,699,348.25)	(2,575,068.75)
Total [1522.2] Building: Accum. Depr.		(2,699,348.25)	(2,575,068.75)
Group : [1611.1] Building Improvements: Cost			
Subgroup : None			
15115	Building Improvements	2,717,197.28	2,702,254.82
15125	Flooring & Renovations	221,066.04	221,066.04
Subtotal : None		2,938,263.32	2,923,320.86
Total [1611.1] Building Improvements: Cost		2,938,263.32	2,923,320.86
Group : [1612.2] Building Improvements: Accum. Depr.			
Subgroup : None			
15215	Accum Depr - Building Improvements	(790,841.44)	(682,332.77)
15225	Accum Depr - Flooring & Renovations	(110,357.58)	(95,619.91)
Subtotal : None		(901,199.02)	(777,952.68)
Total [1612.2] Building Improvements: Accum. Depr.		(901,199.02)	(777,952.68)
Group : [1631.1] Other Improvements: Cost			
Subgroup : None			
15105	Land Improvements	792,988.46	792,988.46

4,495.00

14,942.46

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Subtotal : None		792,988.46	792,988.46	
Total [1631.1] Other Improvements: Cost		792,988.46	792,988.46	0.00
Group : [1632.2] Other Improvements: Accum. Depr.				
Subgroup : None				
15205	Accum Depr - Land Improvements	(319,902.90)	(267,037.03)	
Subtotal : None		(319,902.90)	(267,037.03)	
Total [1632.2] Other Improvements: Accum. Depr.		(319,902.90)	(267,037.03)	
Group : [1651.1] Equipment: Cost				
Subgroup : None				
15130	Furniture & Fixtures	1,067,232.30	1,053,762.30	
15140	Equipment - Movable	618,239.81	618,239.81	
15141	Equipment - Fixed	670,879.50	659,488.81	
15150	Computer Hardware	176,029.68	119,907.29	
Subtotal : None		2,532,381.29	2,451,398.21	
Total [1651.1] Equipment: Cost		2,532,381.29	2,451,398.21	80,983.08
Group : [1652.2] Equipment: Accum. Depr.				
Subgroup : None				
15230	Accum Depr - Furniture & Fixtures	(826,995.41)	(745,221.01)	
15240	Accum Depr - Equipment - Movable	(367,961.02)	(316,321.55)	
15241	Accum Depr - Equipment - Fixed	(549,964.47)	(524,227.48)	
15250	Accum Depr - Computer Hardware	(122,141.50)	(105,572.61)	
Subtotal : None		(1,867,062.40)	(1,691,342.65)	
Total [1652.2] Equipment: Accum. Depr.		(1,867,062.40)	(1,691,342.65)	
Group : [1710.1] Software: Cost				
Subgroup : None				
15151	Computer Software	715.16	715.16	
Subtotal : None		715.16	715.16	
Total [1710.1] Software: Cost		715.16	715.16	
Group : [1710.2] Software: Accum. Depr.				
Subgroup : None				
15251	Accum Depr - Computer Software	(715.16)	(715.16)	
Subtotal : None		(715.16)	(715.16)	
Total [1710.2] Software: Accum. Depr.		(715.16)	(715.16)	
Group : [1975.1] Mortgage Acquisition Costs				
Subgroup : None				
16050	Financing Cost	321,483.49	259,817.89	
Subtotal : None		321,483.49	259,817.89	
Total [1975.1] Mortgage Acquisition Costs		321,483.49	259,817.89	
Group : [1975.2] Accumulated Amort. of Mort. Acq. Costs				
Subgroup : None				
16055	Accum Amort - Financing Cost	(89,276.53)	(80,135.96)	
Subtotal : None		(89,276.53)	(80,135.96)	
Total [1975.2] Accumulated Amort. of Mort. Acq. Costs		(89,276.53)	(80,135.96)	
Group : [2020.0] Trade Payables				
Subgroup : None				
20000	AP - Trade	(4,500.00)	(8,874.40)	
Subtotal : None		(4,500.00)	(8,874.40)	
Total [2020.0] Trade Payables		(4,500.00)	(8,874.40)	
Group : [2030.0] Accrued Expenses				
Subgroup : None				
20020	AP - General Accruals	(16,298.75)	0.00	
21020	Accrued Interest - Third Party	(19,841.69)	(18,758.18)	
21035	Accrued Property Insurance	(3,821.29)	(3,119.64)	
Subtotal : None		(39,961.73)	(21,877.82)	
Total [2030.0] Accrued Expenses		(39,961.73)	(21,877.82)	
Group : [2110.0] Notes Payable: Officer, Owner, or Related Parties				

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Subgroup : None			
20030	AP - Related Party	(2,085,041.49)	(2,215,473.71)
Subtotal : None		(2,085,041.49)	(2,215,473.71)
Total [2110.0] Notes Payable: Officer, Owner, or Related Parties		(2,085,041.49)	(2,215,473.71)
Group : [2130.0] Notes Payable: Banks			
Subgroup : None			
25150	Loan Payable - Current Portion	(26,874.00)	0.00
25650	Loan Payable - Long Term	(795,688.77)	0.00
Subtotal : None		(822,562.77)	0.00
Total [2130.0] Notes Payable: Banks		(822,562.77)	0.00
Group : [2310.0] Mortgages			
Subgroup : None			
25145	Mortgage Payable - Current Portion	(261,141.00)	(253,445.00)
25645	Mortgage Payable - Long Term Portion	(7,978,812.50)	(8,240,827.43)
Subtotal : None		(8,239,953.50)	(8,494,272.43)
Total [2310.0] Mortgages		(8,239,953.50)	(8,494,272.43)
Group : [2650.0] Retained Earnings (Corp)			
Subgroup : None			
30035	Equity Transfer	43,319.37	43,319.37
30060	Retained Earnings	1,184,689.22	1,237,405.97
Subtotal : None		1,228,008.59	1,280,725.34
Total [2650.0] Retained Earnings (Corp)		1,228,008.59	1,280,725.34
Group : [3510.1] Rental Income: Nursing Facility			
Subgroup : None			
46005	Rental Income - Related Party	(904,726.89)	(885,007.90)
Subtotal : None		(904,726.89)	(885,007.90)
Total [3510.1] Rental Income: Nursing Facility		(904,726.89)	(885,007.90)
Group : [3530.0] Other Income			
Subgroup : None			
87500	Interest Income	(882.52)	(309.68)
Subtotal : None		(882.52)	(309.68)
Total [3530.0] Other Income		(882.52)	(309.68)
Group : [9540.0] Taxes, Real Estate			
Subgroup : None			
63400	Real Estate Tax Expense - Third Party	79,736.72	69,660.20
Subtotal : None		79,736.72	69,660.20
Total [9540.0] Taxes, Real Estate		79,736.72	69,660.20
Group : [9545.1] Long-Term Interst: Nursing Facilities			
Subgroup : None			
86055	Amortization - Deferred Financing Cost	9,140.57	7,357.32
87010	Interest Expense - Mortgages	238,897.76	228,120.81
Subtotal : None		248,038.33	235,478.13
Total [9545.1] Long-Term Interst: Nursing Facilities		248,038.33	235,478.13
Group : [9550.0] Building Depreciation			
Subgroup : None			
85210	Depreciation - Building	124,279.50	124,099.70
Subtotal : None		124,279.50	124,099.70
Total [9550.0] Building Depreciation		124,279.50	124,099.70
Group : [9560.8] Building Improvement Depreciation			
Subgroup : None			
85205	Depreciation - Land Improvements	52,865.87	52,865.87
85215	Depreciation - Building Improvements	108,508.67	108,106.48
85225	Depreciation - Flooring & Renovations	14,737.67	14,737.67
Subtotal : None		176,112.21	175,710.02
Total [9560.8] Building Improvement Depreciation		176,112.21	175,710.02
Group : [9570.0] Equipment Depreciation			

254,318.93

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Subgroup : None			
85230	Depreciation - Furniture & Fixtures	81,774.40	80,514.50
85240	Depreciation - Movable	52,096.53	54,312.45
85241	Depreciation - Fixed	25,279.93	30,218.51
85250	Depreciation - Computer Hardware	16,568.89	4,920.06
Subtotal : None		175,719.75	169,965.52
Total [9570.0] Equipment Depreciation		175,719.75	169,965.52
Group : [9580.0] Insurance- Building, Building Improvement, and Equipment			
Subgroup : None			
63271	Property Insurance - Third Party	13,809.60	11,759.57
Subtotal : None		13,809.60	11,759.57
Total [9580.0] Insurance- Building, Building Improvement, and Equipment		13,809.60	11,759.57
Group : [9502.5] Other Operating Expenses			
Subgroup : None			
63065	Accounting	10,510.00	2,526.33
63100	Other Professional Fees	3,550.00	0.00
63275	Other Insurance Expense	49,093.95	43,032.36
63415	Annual Report Fees	0.00	369.00
Subtotal : None		63,153.95	45,927.69
Total [9502.5] Other Operating Expenses		63,153.95	45,927.69
Sum of Account Groups			
		44,461.73	30,752.22
Net (Income) Loss			
		(24,759.35)	(52,716.75)

Tickmarks

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