

Client: **A443497 - 199 Andover Street Operating Company LLC-Peabody**
Engagement: **MD 2022 - Care One at Peabody**
Period Ending: **12/31/2022**
Trial Balance: **T::00 - Realty TB**
Workpaper: **T::02 - MCD REA-CR Groupings Report**

Account	Description	MCD Balance 12/31/2022	1st PP 12/31/2021
Group : [1025.0]	Cash & Equivalents		
Subgroup : None			
10000	Cash - Operating	0.00	0.00
10010	Cash - Lockbox	14,921.08	202,177.55
Subtotal : None		14,921.08	202,177.55
Total [1025.0]	Cash & Equivalents	14,921.08	202,177.55
Group : [1180.0]	Loans Receivable: Affiliates/Related Parties		
Subgroup : None			
12550	Other Receivable - Related Party	92,794.08	92,938.41
Subtotal : None		92,794.08	92,938.41
Total [1180.0]	Loans Receivable: Affiliates/Related	92,794.08	92,938.41
Group : [1280.0]	Prepaid Expenses: Prepaid Insurance		
Subgroup : None			
13010	Prepaid Property Insurance	7,440.56	5,118.43
13040	Prepaid Other Insurance	8,468.49	8,678.41
Subtotal : None		15,909.05	13,796.84
Total [1280.0]	Prepaid Expenses: Prepaid Insurance	15,909.05	13,796.84
Group : [1300.0]	Prepaid Expenses: Other Prepaid Expenses		
Subgroup : None			
13090	Prepaid Real Estate Taxes	0.00	0.00
Subtotal : None		0.00	0.00
Total [1300.0]	Prepaid Expenses: Other Prepaid Ex	0.00	0.00
Group : [1311.0]	Other Current Assets		
Subgroup : None			
10230	Escrows - Real Estate Tax	37,447.88	26,306.20
10240	Escrows - Property Insurance	15,355.44	5,118.48
10250	Escrows - Repair & Replacement Costs	167,218.43	109,326.90
10260	Escrows - PMI	44,202.66	42,942.99
15116	ARF Clearing	116,471.92	169,073.91
18700	Other Assets	0.00	0.00
Subtotal : None		380,696.33	352,768.48
Total [1311.0]	Other Current Assets	380,696.33	352,768.48
	Current Assets	504,320.54	661,681.28
Group : [1511.1]	Land: Cost		
Subgroup : None			
15100	Land	1,423,500.00	1,423,500.00
Subtotal : None		1,423,500.00	1,423,500.00
Total [1511.1]	Land: Cost	1,423,500.00	1,423,500.00
Group : [1521.1]	Building: Cost		
Subgroup : None			
15110	Building	5,631,249.82	5,518,349.82
Subtotal : None		5,631,249.82	5,518,349.82
Total [1521.1]	Building: Cost	5,631,249.82	5,518,349.82
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
15210	Accum Depr - Building	(2,991,660.79)	(2,849,804.80)
Subtotal : None		(2,991,660.79)	(2,849,804.80)
Total [1522.2]	Building: Accum. Depr.	(2,991,660.79)	(2,849,804.80)

112,900.00

Group : [1611.1]		Building Improvements: Cost		
Subgroup : None				
15105	Land Improvements	14,939.10	14,939.10	
15115	Building Improvements	2,085,227.28	1,948,884.26	
15125	Flooring & Renovations	176,883.91	176,883.91	
Subtotal : None		2,277,050.29	2,140,707.27	
Total [1611.1]	Building Improvements: Cost	2,277,050.29	2,140,707.27	136,343.02
Group : [1612.2]		Building Improvements: Accum. Depr.		
Subgroup : None				
15205	Accum Depr - Land Improvements	(3,402.82)	(2,406.88)	
15215	Accum Depr - Building Improvements	(1,001,533.39)	(915,497.64)	
15225	Accum Depr - Flooring & Renovations	(90,992.69)	(79,200.46)	
Subtotal : None		(1,095,928.90)	(997,104.98)	
Total [1612.2]	Building Improvements: Accum. Dep	(1,095,928.90)	(997,104.98)	
Group : [1651.1]		Equipment: Cost		
Subgroup : None				
15130	Furniture & Fixtures	396,051.28	396,051.28	
15140	Equipment - Movable	725,898.11	700,527.10	
15141	Equipment - Fixed	902,618.04	838,194.63	
15150	Computer Hardware	183,596.62	183,596.62	
Subtotal : None		2,208,164.05	2,118,369.63	
Total [1651.1]	Equipment: Cost	2,208,164.05	2,118,369.63	89,794.42
Group : [1652.2]		Equipment: Accum. Depr.		
Subgroup : None				
15230	Accum Depr - Furniture & Fixtures	(378,740.00)	(373,030.12)	
15240	Accum Depr - Equipment - Movable	(471,268.90)	(416,689.66)	
15241	Accum Depr - Equipment - Fixed	(680,090.27)	(637,380.42)	
15250	Accum Depr - Computer Hardware	(174,223.57)	(169,157.59)	
Subtotal : None		(1,704,322.74)	(1,596,257.79)	
Total [1652.2]	Equipment: Accum. Depr.	(1,704,322.74)	(1,596,257.79)	
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	302,264.36	324,606.31	
Subtotal : None		302,264.36	324,606.31	
Total [1975.1]	Mortgage Acquisition Costs	302,264.36	324,606.31	
Group : [1975.2]		Accumulated Amort. of Mort. Acq. Costs		
Subgroup : None				
16055	Accum Amort - Financing Cost	(83,884.75)	(93,911.83)	
Subtotal : None		(83,884.75)	(93,911.83)	
Total [1975.2]	Accumulated Amort. of Mort. Acq. Co	(83,884.75)	(93,911.83)	
Group : [1979.0]		Construction in Progress		
Subgroup : None				
15195	Construction in Progress	250,666.00	0.00	
Subtotal : None		250,666.00	0.00	
Total [1979.0]	Construction in Progress	250,666.00	0.00	

	Non-Current Assets	6,217,097.34	5,988,453.63	
	TOTAL ASSET	6,721,417.88	6,650,134.91	
Group : [2110.0]	Notes Payable: Officer, Owner, or Related Parties			
Subgroup : None				
20030	AP - Related Party	(140,001.64)	(856.82)	
2024	Intercompany - Concord Health Care C	0.00	0.00	
21021	Accrued Interest - Related Party	0.00	0.00	
25670	Partners Note	0.00	0.00	
Subtotal : None		(140,001.64)	(856.82)	
Total [2110.0]	Notes Payable: Officer, Owner, or Re	(140,001.64)	(856.82)	
Group : [2120.0]	Notes Payable: Subsidiaries and Affiliates			
Subgroup : None				
23000	Due to / from Affiliates	0.00	0.00	
Subtotal : None		0.00	0.00	
Total [2120.0]	Notes Payable: Subsidiaries and Affil	0.00	0.00	
Group : [2160.0]	Long Term Debt-Current Portion			
Subgroup : None				
25150	Current Portion LTD	0.00	0.00	
Subtotal : None		0.00	0.00	
Total [2160.0]	Long Term Debt-Current Portion	0.00	0.00	
	Current Liabilities	(140,001.64)	(856.82)	
Group : [2310.0]	Mortgages			
Subgroup : None				
25145	Mortgage Payable - Current Portion	(297,989.41)	(288,761.41)	
25645	Mortgage Payable - Long Term Portion	(9,702,961.12)	(10,000,950.97)	
25650	Loans Payable - Capital Source	0.00	0.00	
Subtotal : None		(10,000,950.53)	(10,289,712.38)	
Total [2310.0]	Mortgages	(10,000,950.53)	(10,289,712.38)	288,761.85
	Non-Current Liabilities	(10,000,950.53)	(10,289,712.38)	
	TOTAL LIABILITY	(10,140,952.17)	(10,290,569.20)	
Group : [2650.0]	Retained Earnings (Corp)			
Subgroup : None				
30035	Equity Transfer	2,812,665.39	2,660,519.15	
30060	Retained Earnings	1,029,089.63	1,273,404.39	
Subtotal : None		3,841,755.02	3,933,923.54	
Total [2650.0]	Retained Earnings (Corp)	3,841,755.02	3,933,923.54	3689610 152,145.02
	Equity	3,841,755.02	3,933,923.54	
	NET (INCOME) LOSS	(215,063.87)	(244,314.76)	
	TOTAL EQUITY	3,626,691.15	3,689,608.78	
	TOTAL LIABILITY AND EQUITY	(6,514,261.02)	(6,600,960.42)	
Group : [3510.1]	Rental Income: Nursing Facility			
Subgroup : None				
46005	Rental Income - Related Party	(1,113,528.96)	(1,142,568.21)	
80000	Rent	0.00	0.00	
80005	Rent - Related Party	0.00	0.00	
Subtotal : None		(1,113,528.96)	(1,142,568.21)	
Total [3510.1]	Rental Income: Nursing Facility	(1,113,528.96)	(1,142,568.21)	
	Revenues	(1,113,528.96)	(1,142,568.21)	

Group : [3530.0]	Other Income		
Subgroup : None			
87500	Interest Income	(191.38)	(257.43)
Subtotal : None		(191.38)	(257.43)
Total [3530.0]	Other Income	(191.38)	(257.43)
	Other Income	(191.38)	(257.43)
	TOTAL REVENUE	(1,113,720.34)	(1,142,825.64)
Group : [9540.0]	Taxes, Real Estate		
Subgroup : None			
63400	Real Estate Tax Expense - Third Party	144,284.72	153,046.74
Subtotal : None		144,284.72	153,046.74
Total [9540.0]	Taxes, Real Estate	144,284.72	153,046.74
Group : [9545.1]	Long-Term Interst: Nursing Facilities		
Subgroup : None			
86055	Amortization - Deferred Financing Cost	12,314.87	8,651.28
87010	Interest Expense - Mortgages	319,222.64	328,188.78
Subtotal : None		331,537.51	336,840.06
Total [9545.1]	Long-Term Interst: Nursing Facilities	331,537.51	336,840.06
Group : [9550.0]	Building Depreciation		
Subgroup : None			
85210	Depreciation - Building	141,855.99	137,339.99
Subtotal : None		141,855.99	137,339.99
Total [9550.0]	Building Depreciation	141,855.99	137,339.99
Group : [9560.8]	Building Improvement Depreciation		
Subgroup : None			
85205	Depreciation - Land Improvements	1,154.77	1,154.77
85215	Depreciation - Building Improvements	85,876.92	80,112.40
85225	Depreciation - Flooring & Renovations	11,792.23	11,792.23
Subtotal : None		98,823.92	93,059.40
Total [9560.8]	Building Improvement Depreciation	98,823.92	93,059.40
Group : [9570.0]	Equipment Depreciation		
Subgroup : None			
85230	Depreciation - Furniture & Fixtures	5,709.88	6,054.35
85240	Depreciation - Movable	54,579.24	58,607.96
85241	Depreciation - Fixed	42,709.85	42,798.72
85250	Depreciation - Computer Hardware	5,065.98	7,639.04
Subtotal : None		108,064.95	115,100.07
Total [9570.0]	Equipment Depreciation	108,064.95	115,100.07
Group : [9580.0]	Insurance- Building, Building Improvement, and Equipment		
Subgroup : None			
63271	Property Insurance - Third Party	12,558.97	7,957.68
Subtotal : None		12,558.97	7,957.68
Total [9580.0]	Insurance- Building, Building Improv	12,558.97	7,957.68
Group : [9502.5]	Other Operating Expenses		
Subgroup : None			
63065	Accounting	10,510.00	2,526.33
63070	Legal Fees	0.00	0.00
63230	Bank Charges	0.00	0.00
63250	Other Fees	0.00	0.00
63275	Other Insurance Expense	51,020.41	52,271.61
63415	Annual Report Fees	0.00	369.00
87020	Interest Expense - Related Party	0.00	0.00
Subtotal : None		61,530.41	55,166.94
Total [9502.5]	Other Operating Expenses	61,530.41	55,166.94

Operating Expenses	<u>898,656.47</u>	<u>898,510.88</u>
TOTAL EXPENSE	<u>898,656.47</u>	<u>898,510.88</u>
NET (INCOME) LOSS	<u>(215,063.87)</u>	<u>(244,314.76)</u>
Sum of Account Groups*	207,156.86	49,174.49

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

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