

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:::01 - MCD REA-CR TB Report**

Account	Description	1st PP	Import	JE Ref #	Caid JE	MCD Balance
		12/31/2021	12/31/2022			12/31/2022
Group : [TB]	Trial Balance					
Subgroup : [1]	Balance Sheet					
10010	Cash - Lockbox	202,177.55	14,921.08		0.00	14,921.08
10230	Escrows - Real Estate Tax	26,306.20	37,447.88		0.00	37,447.88
10240	Escrows - Property Insurance	5,118.48	15,355.44		0.00	15,355.44
10250	Escrows - Repair & Replacement Costs	109,326.90	167,218.43		0.00	167,218.43
10260	Escrows - PMI	42,942.99	44,202.66		0.00	44,202.66
12550	Other Receivable - Related Party	92,938.41	92,794.08		0.00	92,794.08
13010	Prepaid Property Insurance	5,118.43	7,440.56		0.00	7,440.56
13040	Prepaid Other Insurance	8,678.41	8,468.49		0.00	8,468.49
15100	Land	1,423,500.00	1,423,500.00		0.00	1,423,500.00
15105	Land Improvements	14,939.10	14,939.10		0.00	14,939.10
15110	Building	5,518,349.82	5,631,249.82		0.00	5,631,249.82
15115	Building Improvements	1,948,884.26	2,085,227.28		0.00	2,085,227.28
15116	ARF Clearing	169,073.91	116,471.92		0.00	116,471.92
15125	Flooring & Renovations	176,883.91	176,883.91		0.00	176,883.91
15130	Furniture & Fixtures	396,051.28	396,051.28		0.00	396,051.28
15140	Equipment - Movable	700,527.10	725,898.11		0.00	725,898.11
15141	Equipment - Fixed	838,194.63	902,618.04		0.00	902,618.04
15150	Computer Hardware	183,596.62	183,596.62		0.00	183,596.62
15151	Computer Software	715.16	715.16		0.00	715.16
15195	Construction in Progress	0.00	250,666.00		0.00	250,666.00
15205	Accum Depr - Land Improvements	(2,406.88)	(3,402.82)		0.00	(3,402.82)
15210	Accum Depr - Building	(2,849,804.80)	(2,991,660.79)		0.00	(2,991,660.79)
15215	Accum Depr - Building Improvements	(915,497.64)	(1,001,533.39)		0.00	(1,001,533.39)
15225	Accum Depr - Flooring & Renovations	(79,200.46)	(90,992.69)		0.00	(90,992.69)
15230	Accum Depr - Furniture & Fixtures	(373,030.12)	(378,740.00)		0.00	(378,740.00)
15240	Accum Depr - Equipment - Movable	(416,689.66)	(471,268.90)		0.00	(471,268.90)
15241	Accum Depr - Equipment - Fixed	(637,380.42)	(680,090.27)		0.00	(680,090.27)
15250	Accum Depr - Computer Hardware	(169,157.59)	(174,223.57)		0.00	(174,223.57)
15251	Accum Depr - Computer Software	(715.16)	(715.16)		0.00	(715.16)
16050	Financing Cost	324,606.31	302,264.36		0.00	302,264.36
16055	Accum Amort - Financing Cost	(93,911.83)	(83,884.75)		0.00	(83,884.75)
20000	AP - Trade	(19,593.54)	(177,162.03)		0.00	(177,162.03)
20030	AP - Related Party	(856.82)	(140,001.64)		0.00	(140,001.64)
21020	Accrued Interest - Third Party	(27,010.49)	(26,252.50)		0.00	(26,252.50)
21035	Accrued Property Insurance	(2,570.46)	(3,742.33)		0.00	(3,742.33)
25145	Mortgage Payable - Current Portion	(288,761.41)	(297,989.41)		0.00	(297,989.41)
25645	Mortgage Payable - Long Term Portion	(10,000,950.97)	(9,702,961.12)		0.00	(9,702,961.12)
30035	Equity Transfer	2,660,519.15	2,812,665.39		0.00	2,812,665.39
30060	Retained Earnings	1,273,404.39	1,029,089.63		0.00	1,029,089.63
Subtotal [1] Balance Sheet		244,314.76	215,063.87		0.00	215,063.87
Subgroup : [2]	Income Statement					
46005	Rental Income - Related Party	(1,142,568.21)	(1,113,528.96)		0.00	(1,113,528.96)
63065	Accounting	2,526.33	10,510.00		0.00	10,510.00
63271	Property Insurance - Third Party	7,957.68	12,558.97		0.00	12,558.97
63275	Other Insurance Expense	52,271.61	51,020.41		0.00	51,020.41
63400	Real Estate Tax Expense - Third Party	153,046.74	144,284.72		0.00	144,284.72
63415	Annual Report Fees	369.00	0.00		0.00	0.00
85205	Depreciation - Land Improvements	1,154.77	1,154.77		0.00	1,154.77
85210	Depreciation - Building	137,339.99	141,855.99		0.00	141,855.99
85215	Depreciation - Building Improvements	80,112.40	85,876.92		0.00	85,876.92
85225	Depreciation - Flooring & Renovations	11,792.23	11,792.23		0.00	11,792.23
85230	Depreciation - Furniture & Fixtures	6,054.35	5,709.88		0.00	5,709.88
85240	Depreciation - Movable	58,607.96	54,579.24		0.00	54,579.24
85241	Depreciation - Fixed	42,798.72	42,709.85		0.00	42,709.85
85250	Depreciation - Computer Hardware	7,639.04	5,065.98		0.00	5,065.98
86055	Amortization - Deferred Financing Cost	8,651.28	12,314.87		0.00	12,314.87
87010	Interest Expense - Mortgages	328,188.78	319,222.64		0.00	319,222.64
87500	Interest Income	(257.43)	(191.38)		0.00	(191.38)
Subtotal [2] Income Statement		(244,314.76)	(215,063.87)		0.00	(215,063.87)
Total [TB] Trial Balance		(0.00)	(0.00)		0.00	(0.00)
Sum of Account Groups		0.00	0.00		0.00	0.00
Net (Income) Loss		0.00	0.00		0.00	0.00

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