

Client: **A443483 - 64 Performance Drive Operating Company, LLC-Weymouth**
Engagement: **MD 2022 - Care One at Weymouth**
Period Ending: **12/31/2022**
Trial Balance: **T:::01 - Realty TB**
Workpaper: **T:::01 - MCD REA CR TB Report**

Account	Description	1st PP 12/31/2021	Import 12/31/2022	JE Ref #	MCD JE	MCD 12/31/2022
Group : [TB] Trial Balance						
Subgroup : [1] Balance Sheet						
10010	Cash - Lockbox	20,776.04	39,257.30		0.00	39,257.30
10230	Escrows - Real Estate T	24,496.80	85,059.29		0.00	85,059.29
10240	Escrows - Property Insu	5,503.74	15,777.33		0.00	15,777.33
10250	Escrows - Repair & Rep	319,183.78	328,019.25		0.00	328,019.25
10260	Escrows - PMI	51,507.20	73,404.30		0.00	73,404.30
10270	Escrows - Other	0.00	971,997.25		0.00	971,997.25
12550	Other Receivable - Rela	105,755.07	91,689.02		0.00	91,689.02
13010	Prepaid Property Insura	5,503.74	9,018.54		0.00	9,018.54
13040	Prepaid Other Insurance	10,497.74	13,219.58		0.00	13,219.58
15100	Land	1,927,800.00	1,927,800.00		0.00	1,927,800.00
15105	Land Improvements	954,541.00	954,541.00		0.00	954,541.00
15110	Building	5,809,444.70	5,845,347.83		0.00	5,845,347.83
15115	Building Improvements	1,544,320.56	1,569,417.56		0.00	1,569,417.56
15116	ARF Clearing	56,438.07	43,549.00		0.00	43,549.00
15125	Flooring & Renovations	218,144.51	218,144.51		0.00	218,144.51
15130	Furniture & Fixtures	578,245.57	578,245.57		0.00	578,245.57
15140	Equipment - Movable	914,726.40	914,726.40		0.00	914,726.40
15141	Equipment - Fixed	704,663.70	745,507.45		0.00	745,507.45
15150	Computer Hardware	143,780.78	143,780.78		0.00	143,780.78
15151	Computer Software	715.16	715.16		0.00	715.16
15161	Motor Vehicles	826.45	826.45		0.00	826.45
15195	Construction in Progress	28,276.67	28,276.67		0.00	28,276.67
15205	Accum Depr - Land Imp	(326,635.44)	(386,655.42)		0.00	(386,655.42)
15210	Accum Depr - Building	(2,997,285.93)	(3,143,748.78)		0.00	(3,143,748.78)
15215	Accum Depr - Building I	(512,464.01)	(574,064.37)		0.00	(574,064.37)
15225	Accum Depr - Flooring &	(62,604.25)	(77,147.18)		0.00	(77,147.18)
15230	Accum Depr - Furniture	(506,667.22)	(529,654.77)		0.00	(529,654.77)
15240	Accum Depr - Equipmer	(528,297.43)	(603,668.89)		0.00	(603,668.89)
15241	Accum Depr - Equipmer	(594,002.28)	(619,320.23)		0.00	(619,320.23)
15250	Accum Depr - Computer	(130,964.75)	(135,764.82)		0.00	(135,764.82)
15251	Accum Depr - Computer	(715.16)	(715.16)		0.00	(715.16)
15261	Accum Depr - Motor Vel	(826.45)	(826.45)		0.00	(826.45)
16050	Financing Cost	387,756.23	163,274.93		0.00	163,274.93
16055	Accum Amort - Financin	(111,374.37)	(7,523.61)		0.00	(7,523.61)
20000	AP - Trade	(25,823.05)	(23,095.47)		0.00	(23,095.47)
20020	AP - General Accruals	0.00	(2,250.00)		0.00	(2,250.00)
20030	AP - Related Party	(800,793.21)	(630,750.85)		0.00	(630,750.85)
21020	Accrued Interest - Third	(32,673.19)	(27,431.01)		0.00	(27,431.01)
21035	Accrued Property Insura	(2,763.94)	(4,536.01)		0.00	(4,536.01)
23000	Due to / from Affiliates	(367,557.82)	(367,557.82)		0.00	(367,557.82)
25145	Mortgage Payable - Cur	(349,302.20)	(263,012.00)		0.00	(263,012.00)
25150	Loan Payable - Current	0.00	(19,579.00)		0.00	(19,579.00)
25645	Mortgage Payable - Lon	(12,097,628.90)	(13,155,722.18)		0.00	(13,155,722.18)
25650	Loan Payable - Long Te	0.00	(1,004,041.62)		0.00	(1,004,041.62)
30035	Equity Transfer	3,469,790.23	3,469,790.23		0.00	3,469,790.23
30060	Retained Earnings	2,446,100.07	2,165,685.46		0.00	2,165,685.46
Subtotal [1] Balance Sheet		280,414.61	(1,179,994.78)		0.00	(1,179,994.78)
Subgroup : [2] Income Statement						
46005	Rental Income - Related	(1,294,170.32)	(1,016,173.01)		0.00	(1,016,173.01)
63065	Accounting	2,526.33	10,510.00		0.00	10,510.00
63271	Property Insurance - Thi	10,500.49	14,522.34		0.00	14,522.34
63275	Other Insurance Expens	63,230.38	76,372.12		0.00	76,372.12
63400	Real Estate Tax Expens	107,245.28	95,642.23		0.00	95,642.23
63415	Annual Report Fees	369.00	0.00		0.00	0.00
85205	Depreciation - Land Imp	60,779.98	60,779.98		0.00	60,779.98
85210	Depreciation - Building	144,507.08	146,462.85		0.00	146,462.85
85215	Depreciation - Building I	68,049.93	62,316.20		0.00	62,316.20
85225	Depreciation - Flooring &	14,542.93	14,542.93		0.00	14,542.93
85230	Depreciation - Furniture	23,273.12	22,987.55		0.00	22,987.55
85240	Depreciation - Movable	77,712.12	75,223.72		0.00	75,223.72

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		12/31/2021	12/31/2022			12/31/2022
85241	Depreciation - Fixed	29,752.72	23,989.85		0.00	23,989.85
85250	Depreciation - Computer	4,350.62	4,800.07		0.00	4,800.07
86055	Amortization - Deferred	10,251.00	254,403.01		0.00	254,403.01
87010	Interest Expense - Mortgage	396,992.94	1,334,488.67		0.00	1,334,488.67
87500	Interest Income	(328.21)	(873.73)		0.00	(873.73)
Subtotal [2] Income Statement		(280,414.61)	1,179,994.78		0.00	1,179,994.78
Total [TB] Trial Balance		(0.00)	0.00		0.00	0.00
Sum of Account Group		0.00	0.00		0.00	0.00
Net (Income) Loss		0.00	0.00		0.00	0.00

Tickmarks

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