

Client: **A267360 - Gardner Rehabilitation & Nursing Center LLC**
Engagement: **MDMC 2022 - Gardner Rehabilitation & Nursing Center LLC**
Period Ending: **12/31/2022**
Trial Balance: **T-01 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID	PP-1	
		12/31/2022	12/31/2021	
Group : [1025.0] Cash & Equivalents				
Subgroup : None				
1010.0553	Cash Operating- Gardner Realty	273.26	54,880.33	
Subtotal : None		273.26	54,880.33	
Total [1025.0] Cash & Equivalents		273.26	54,880.33	
Group : [1180.0] Loans Receivable: Affiliates/Related Parties				
Subgroup : None				
2125.5000	Loan Acquisition Costs	0.60	0.60	
2204.5003	Due To/From Gardner	(20,760.98)	(26,655.54)	
2204.5903	Due To/From Gardner - Rent	511,721.40	121,721.40	
Subtotal : None		490,961.02	95,066.46	
Total [1180.0] Loans Receivable: Affiliates/Related Parties		490,961.02	95,066.46	
Group : [1300.0] Prepaid Expenses: Other Prepaid Expenses				
Subgroup : None				
1290.0000	Prepaid Expenses	4,880.00	26,840.00	
Subtotal : None		4,880.00	26,840.00	
Total [1300.0] Prepaid Expenses: Other Prepaid Expenses		4,880.00	26,840.00	
Group : [1311.0] Other Current Assets				
Subgroup : None				
1580.0000	Organization Cost	65.33	0.00	
Subtotal : None		65.33	0.00	
Total [1311.0] Other Current Assets		65.33	0.00	
Group : [1511.1] Land: Cost				
Subgroup : None				
1510.0000	Land	459,950.00	459,950.00	
Subtotal : None		459,950.00	459,950.00	
Total [1511.1] Land: Cost		459,950.00	459,950.00	
Group : [1521.1] Building: Cost				
Subgroup : None				
1530.0000	Buildings	7,835,102.00	7,835,102.00	
Subtotal : None		7,835,102.00	7,835,102.00	
Total [1521.1] Building: Cost		7,835,102.00	7,835,102.00	
Group : [1522.2] Building: Accum. Depr.				
Subgroup : None				
1630.0000	Accum Deprec. Building	(1,109,972.35)	(914,094.79)	
Subtotal : None		(1,109,972.35)	(914,094.79)	
Total [1522.2] Building: Accum. Depr.		(1,109,972.35)	(914,094.79)	
Group : [2020.0] Trade Payable				
Subgroup : None				
2100.0000	Accounts Payable	0.00	(51,148.51)	
Subtotal : None		0.00	(51,148.51)	
Total [2020.0] Trade Payable		0.00	(51,148.51)	
Group : [2310.0] Mortgages				
Subgroup : None				
2125.0000	Mortgage Payable	(5,958,037.77)	(6,083,866.92)	
2600.0000	Mortgage Payable	0.00	(415.62)	
Subtotal : None		(5,958,037.77)	(6,084,282.54)	
Total [2310.0] Mortgages		(5,958,037.77)	(6,084,282.54)	
Group : [2520.0] Capital (Sole or Part)				
Subgroup : None				
2803.0000	Retained Earnings	(928,147.20)	(797,284.69)	
2860.0001	Member's Equity - Gardner RE Parent, LLC	(1,956,665.75)	(1,956,665.75)	
2907.0000	3420 Newkirk, LLC Distributions	658,125.00	764,225.40	(106,100.40)
2908.0000	Gardner RE, LLC Distributions	804,375.00	934,053.20	(129,678.20)
Subtotal : None		(1,422,312.95)	(1,055,671.84)	
Total [2520.0] Capital (Sole or Part)		(1,422,312.95)	(1,055,671.84)	
Group : [3510.1] Rental Income: Nursing Facilities				
Subgroup : None				
3508.0000	Rental Income	(839,437.48)	(865,045.25)	
Subtotal : None		(839,437.48)	(865,045.25)	
Total [3510.1] Rental Income: Nursing Facilities		(839,437.48)	(865,045.25)	
Group : [3530.0] Other Income				
Subgroup : None				
7130.0000	Accounting Fees	(4,600.00)	0.00	
Subtotal : None		(4,600.00)	0.00	
Total [3530.0] Other Income		(4,600.00)	0.00	
Group : [9545.1] Long Term Interest: Nurisng Facilities				
Subgroup : None				
7192.5100	Interest- Closing Costs	21,960.00	2,440.00	
8401.0000	Mortgage Interest	324,107.38	289,092.08	
Subtotal : None		346,067.38	291,532.08	

Client: **A267360 - Gardner Rehabilitation & Nursing Center LLC**
Engagement: **MDMC 2022 - Gardner Rehabilitation & Nursing Center LLC**
Period Ending: **12/31/2022**
Trial Balance: **T-01 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID	PP-1
		12/31/2022	12/31/2021
Total [9545.1] Long Term Interest: Nurisng Facilities		346,067.38	291,532.08
Group : [9550.0] Building Depreciation			
Subgroup : None			
8815.0000	Depreciation Building	195,877.56	195,877.56
Subtotal : None		195,877.56	195,877.56
Total [9550.0] Building Depreciation		195,877.56	195,877.56
Group : [9502.5] Other Operating Expenses			
Subgroup : None			
7140.0000	Fiscal Purch Serv	1,184.00	0.00
7230.0000	Legal Fees	0.00	10,994.50
Subtotal : None		1,184.00	10,994.50
Total [9502.5] Other Operating Expenses		1,184.00	10,994.50
Sum of Account Groups		0.00	51,148.51
Net (Income) Loss		(300,908.54)	(366,641.11)

Tickmarks

{a}	
{b}	
{c}	
{d}	
{e}	
{f}	
{g}	
{h}	
{i}	
{j}	
{k}	
{l}	
{m}	
{n}	
{o}	

{p}	
{q}	
{r}	
{s}	
{t}	
{u}	
{v}	
{w}	
{x}	
{y}	
{z}	