

Client: **A118345 - Oceanside Nursing & Rehabilitation**
Engagement: **MD 2022 - Oceanside Nursing & Rehabilitation**
Period Ending: **12/31/2022**
Trial Balance: **T02-01 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

| Account | Description | CAID CP 12/31/2022 | CAID PP-1 12/31/2021 |
|-------------------------|---|-----------------------|-------------------------|
| Group : [1025.0] | Cash & Cash Equivalents | | |
| Subgroup : None | | | |
| 00-101515 | Cash-Oceanside Propco-Realty | 1,653.00 | 0.00 |
| 00-101516 | Cash-Oceanside Propco-Realty | 1,000.00 | 0.00 |
| Subtotal : None | | 2,653.00 | 0.00 |
| Total [1025.0] | Cash & Cash Equivalents | 2,653.00 | 0.00 |
| Group : [1180.0] | Loans Receivable: Affiliates/Related Parties | | |
| Subgroup : None | | | |
| 00-140093 | Due From Propco Facilities | 216,145.00 | 0.00 |
| 00-140095 | Due From Opco to Propco | 924,421.00 | 573,499.99 |
| Subtotal : None | | 1,140,566.00 | 573,499.99 |
| Total [1180.0] | Loans Receivable: Affiliates/Related P | 1,140,566.00 | 573,499.99 |
| Group : [1311.0] | Other Current Assets | | |
| Subgroup : None | | | |
| 00-190100 | Goodwill | 47,082.00 | 0.00 |
| Subtotal : None | | 47,082.00 | 0.00 |
| Total [1311.0] | Other Current Assets | 47,082.00 | 0.00 |
| Group : [1521.1] | Building: Cost | | |
| Subgroup : None | | | |
| 00-160120 | PPE Building | 2,050,000.00 | 2,050,000.00 |
| Subtotal : None | | 2,050,000.00 | 2,050,000.00 |
| Total [1521.1] | Building: Cost | 2,050,000.00 | 2,050,000.00 |
| Group : [1522.2] | Building: Accum. Depr. | | |
| Subgroup : None | | | |
| 00-161120 | Accum Depr Building | (85,417.00) | (17,083.32) |
| Subtotal : None | | (85,417.00) | (17,083.32) |
| Total [1522.2] | Building: Accum. Depr. | (85,417.00) | (17,083.32) |
| Group : [1975.1] | Mortgage Acquisition Costs | | |
| Subgroup : None | | | |
| 00-170110 | Deferred Financing Cost | 11,273.00 | 0.00 |
| Subtotal : None | | 11,273.00 | 0.00 |
| Total [1975.1] | Mortgage Acquisition Costs | 11,273.00 | 0.00 |
| Group : [1975.2] | Accumulated Amort. of Mort. Acq. Costs | | |
| Subgroup : None | | | |
| 00-170120 | Accumulated Amortization | (2,067.00) | 0.00 |
| Subtotal : None | | (2,067.00) | 0.00 |
| Total [1975.2] | Accumulated Amort. of Mort. Acq. Cos | (2,067.00) | 0.00 |
| Group : [2030.0] | Accrued Expenses | | |
| Subgroup : None | | | |
| 00-205120 | Accrued Expenses | (6,151.00) | 0.00 |
| Subtotal : None | | (6,151.00) | 0.00 |
| Total [2030.0] | Accrued Expenses | (6,151.00) | 0.00 |
| Group : [2230.0] | Other Current Liabilities | | |
| Subgroup : None | | | |
| 00-270005 | Other Current Liabilities | (200,000.00) | (750,000.00) |
| Subtotal : None | | (200,000.00) | (750,000.00) |
| Total [2230.0] | Other Current Liabilities | (200,000.00) | (750,000.00) |
| Group : [2310.0] | Mortgages | | |
| Subgroup : None | | | |
| 00-280120 | Mortgage Payable | (892,058.00) | 0.00 |

| | | | |
|------------------|--|-----------------------|---------------------|
| Subtotal : None | | <u>(892,058.00)</u> | <u>0.00</u> |
| Total [2310.0] | Mortgages | <u>(892,058.00)</u> | <u>0.00</u> |
| Group : [2330.0] | Due Affiliates/Related Parties | | |
| Subgroup : None | | | |
| 00-260093 | Due To Propco Facilities | 0.00 | (200,000.00) |
| 00-260095 | Due To Opco to Propco | 0.00 | (4,950.00) |
| Subtotal : None | | <u>0.00</u> | <u>(204,950.00)</u> |
| Total [2330.0] | Due Affiliates/Related Parties | <u>0.00</u> | <u>(204,950.00)</u> |
| Group : [2520.0] | Capital (Sole, Part or LLC) | | |
| Subgroup : None | | | |
| 00-400115 | Member Capital | (920,934.00) | (780,000.00) |
| 00-400120 | Retained Earnings | (871,467.00) | 0.00 |
| Subtotal : None | | <u>(1,792,401.00)</u> | <u>(780,000.00)</u> |
| Total [2520.0] | Capital (Sole, Part or LLC) | <u>(1,792,401.00)</u> | <u>(780,000.00)</u> |
| Group : [3510.1] | Rental Income: Nursing Facility | | |
| Subgroup : None | | | |
| 00-540110 | Rental Income | (400,000.00) | (99,999.99) |
| Subtotal : None | | <u>(400,000.00)</u> | <u>(99,999.99)</u> |
| Total [3510.1] | Rental Income: Nursing Facility | <u>(400,000.00)</u> | <u>(99,999.99)</u> |
| Group : [3530.0] | Other Income | | |
| Subgroup : None | | | |
| 00-540150 | Bargain Purchase Revenue | 0.00 | (850,000.00) |
| Subtotal : None | | <u>0.00</u> | <u>(850,000.00)</u> |
| Total [3530.0] | Other Income | <u>0.00</u> | <u>(850,000.00)</u> |
| Group : [9545.1] | Long Term Interest:: Nursing Facilities | | |
| Subgroup : None | | | |
| 99-700110 | Other Expenses-Interest-Mortgage | 47,693.00 | 0.00 |
| 99-710110 | Other Expenses-Amortization | 2,067.00 | 0.00 |
| Subtotal : None | | <u>49,760.00</u> | <u>0.00</u> |
| Total [9545.1] | Long Term Interest:: Nursing Facilities | <u>49,760.00</u> | <u>0.00</u> |
| Group : [9550.0] | Building Depreciation | | |
| Subgroup : None | | | |
| 99-710100 | Other Expenses-Depreciation | 68,333.00 | 17,083.32 |
| Subtotal : None | | <u>68,333.00</u> | <u>17,083.32</u> |
| Total [9550.0] | Building Depreciation | <u>68,333.00</u> | <u>17,083.32</u> |
| Group : [9502.5] | Other Operating Expenses | | |
| Subgroup : None | | | |
| 44-610230 | Administration-Fines/Penalties/Settlemer | 319.00 | 0.00 |
| 44-720015 | Acquisition Cost | 0.00 | 54,300.00 |
| 99-720015 | Other Expenses-Acquisition Cost | 8,108.00 | 7,150.00 |
| Subtotal : None | | <u>8,427.00</u> | <u>61,450.00</u> |
| Total [9502.5] | Other Operating Expenses | <u>8,427.00</u> | <u>61,450.00</u> |
| | NET (INCOME) LOSS | <u>(273,480.00)</u> | <u>(871,466.67)</u> |
| | Sum of Account Groups | 0.00 | 0.00 |

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