

Client: **A443025 - 140 Webb Street, Inc.**
Engagement: **MDMC 2022 - 140 Webb Street, Inc.**
Period Ending: **12/31/2022**
Trial Balance: **T-01 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID 12/31/2022	PP-1 12/31/2021
Group : [1025.0]	Cash& Equivalents		
Subgroup : None			
1010	Cash	26,503.87	24,575.07
Subtotal : None		26,503.87	24,575.07
Total [1025.0]	Cash& Equivalents	26,503.87	24,575.07
Group : [1280.0]	Prepaid Expenses: Prepaid Insurance		
Subgroup : None			
1285	Prepaid Prop Insurance	20,116.84	19,526.41
Subtotal : None		20,116.84	19,526.41
Total [1280.0]	Prepaid Expenses: Prepaid Insurance	20,116.84	19,526.41
Group : [1311.0]	Other Current Assets		
Subgroup : None			
1040	Escrow - Repl. Reserve	333,842.95	333,731.67
1050	Escrow - Real Estate Tax	9,538.78	9,228.19
1054	Escrow - MIP	9,732.05	8,821.61
1055	Escrow - Prop Insurance	33,162.87	33,743.67
Subtotal : None		386,276.65	385,525.14
Total [1311.0]	Other Current Assets	386,276.65	385,525.14
Group : [1511.1]	Land: Cost		
Subgroup : None			
1510	Land	19,775.00	19,775.00
Subtotal : None		19,775.00	19,775.00
Total [1511.1]	Land: Cost	19,775.00	19,775.00
Group : [1521.1]	Building: Cost		
Subgroup : None			
1530	Building	1,917,207.00	1,917,207.00
Subtotal : None		1,917,207.00	1,917,207.00
Total [1521.1]	Building: Cost	1,917,207.00	1,917,207.00
Group : [1522.2]	Building: Accum. Depr.		
Subgroup : None			
1540	Accum Deprec - Building	(1,209,827.00)	(1,166,100.00)
Subtotal : None		(1,209,827.00)	(1,166,100.00)
Total [1522.2]	Building: Accum. Depr.	(1,209,827.00)	(1,166,100.00)
Group : [1611.1]	Building Improvements: Cost		
Subgroup : None			
1575	Building Improvements	1,179,361.34	1,179,361.34
Subtotal : None		1,179,361.34	1,179,361.34
Total [1611.1]	Building Improvements: Cost	1,179,361.34	1,179,361.34
Group : [1612.2]	Building Improvements: Accum. Depr.		
Subgroup : None			
1580	Accum Deprec - Building Improv	(1,138,797.64)	(1,135,868.64)
Subtotal : None		(1,138,797.64)	(1,135,868.64)
Total [1612.2]	Building Improvements: Accum. Depr	(1,138,797.64)	(1,135,868.64)
Group : [1631.1]	Other Improvements: Cost		
Subgroup : None			
1520	Land Improvements	16,350.00	16,350.00
Subtotal : None		16,350.00	16,350.00
Total [1631.1]	Other Improvements: Cost	16,350.00	16,350.00
Group : [1632.2]	Other Improvements: Accum. Depr.		
Subgroup : None			
1525	Accu Deprec Land Improve	(7,085.00)	(5,995.00)

1,195,711.34

Subtotal : None		<u>(7,085.00)</u>	<u>(5,995.00)</u>	
Total [1632.2]	Other Improvements: Accum. Depr.	<u>(7,085.00)</u>	<u>(5,995.00)</u>	
Group : [1651.1]	Equipment: Cost			
Subgroup : None				
1651	Equipment	363,421.16	363,421.16	
1670	Furniture & Fixtures	11,868.00	11,868.00	
Subtotal : None		<u>375,289.16</u>	<u>375,289.16</u>	
Total [1651.1]	Equipment: Cost	<u>375,289.16</u>	<u>375,289.16</u>	0.00
Group : [1652.2]	Equipment: Accum. Depr.			
Subgroup : None				
1660	Accum Deprec - Equipment	(279,101.91)	(261,903.91)	
1671	Accum Depr Furn & Fix	(9,077.00)	(7,382.00)	
Subtotal : None		<u>(288,178.91)</u>	<u>(269,285.91)</u>	
Total [1652.2]	Equipment: Accum. Depr.	<u>(288,178.91)</u>	<u>(269,285.91)</u>	
Group : [1975.1]	Mortgage Acquisition Costs			
Subgroup : None				
1980	Mortgage Acquisition Costs	57,704.70	57,704.70	
Subtotal : None		<u>57,704.70</u>	<u>57,704.70</u>	
Total [1975.1]	Mortgage Acquisition Costs	<u>57,704.70</u>	<u>57,704.70</u>	
Group : [1975.2]	Accumulated Amort. of Mort. Acq. Costs			
Subgroup : None				
1981	Accum Amortization - MAC	(26,574.00)	(23,566.63)	
Subtotal : None		<u>(26,574.00)</u>	<u>(23,566.63)</u>	
Total [1975.2]	Accumulated Amort. of Mort. Acq. Co:	<u>(26,574.00)</u>	<u>(23,566.63)</u>	
Group : [2030.0]	Accrued Expenses			
Subgroup : None				
2270	Accrued Interest Payable	(8,026.00)	(8,365.00)	
Subtotal : None		<u>(8,026.00)</u>	<u>(8,365.00)</u>	
Total [2030.0]	Accrued Expenses	<u>(8,026.00)</u>	<u>(8,365.00)</u>	
Group : [2160.0]	Notes Payable: Due w/i 1 Year on Long-Term Debt			
Subgroup : None				
2300	Current Maturities	(104,856.00)	(100,721.00)	
Subtotal : None		<u>(104,856.00)</u>	<u>(100,721.00)</u>	
Total [2160.0]	Notes Payable: Due w/i 1 Year on Lon	<u>(104,856.00)</u>	<u>(100,721.00)</u>	
Group : [2310.0]	Mortgages			
Subgroup : None				
2301	Long-Term Debt Offset	104,856.00	100,721.00	
2311	Mortgage - PRUDENTIAL	(2,390,019.80)	(2,490,741.18)	100,721.38
Subtotal : None		<u>(2,285,163.80)</u>	<u>(2,390,020.18)</u>	
Total [2310.0]	Mortgages	<u>(2,285,163.80)</u>	<u>(2,390,020.18)</u>	
Group : [2520.0]	Capital (Sole or Part)			
Subgroup : None				
2540	Members Capital	1,104,608.54	1,140,225.41	
Subtotal : None		<u>1,104,608.54</u>	<u>1,140,225.41</u>	
Total [2520.0]	Capital (Sole or Part)	<u>1,104,608.54</u>	<u>1,140,225.41</u>	
Group : [3510.1]	Rental Income: Nursing Facilities			
Subgroup : None				
3000	Rental Income	(280,988.00)	(284,000.00)	
Subtotal : None		<u>(280,988.00)</u>	<u>(284,000.00)</u>	
Total [3510.1]	Rental Income: Nursing Facilities	<u>(280,988.00)</u>	<u>(284,000.00)</u>	
Group : [3530.0]	Other Income			
Subgroup : None				
3180	Interest Income	(111.28)	(113.13)	
Subtotal : None		<u>(111.28)</u>	<u>(113.13)</u>	
Total [3530.0]	Other Income	<u>(111.28)</u>	<u>(113.13)</u>	
Group : [9540.0]	Taxes, Real Estate			
Subgroup : None				

4510	Real Estate Taxes	24,879.77	25,236.13
Subtotal : None		24,879.77	25,236.13
Total [9540.0]	Taxes, Real Estate	24,879.77	25,236.13
Group : [9545.1]	Long term Interest: Nursing Facilities		
Subgroup : None			
4520	Interest - Long-term debt	98,190.98	102,176.82
4530	Mortgage Insurance Premium	13,397.53	13,942.58
4580	HUD ReFi Amortization Cost	3,007.37	3,056.45
Subtotal : None		114,595.88	119,175.85
Total [9545.1]	Long term Interest: Nursing Facilities	114,595.88	119,175.85
Group : [9550.0]	Building Depreciation		
Subgroup : None			
4540	Depreciation - Building	43,727.00	43,727.00
Subtotal : None		43,727.00	43,727.00
Total [9550.0]	Building Depreciation	43,727.00	43,727.00
Group : [9560.8]	Building Improvement Depreciation		
Subgroup : None			
4535	Depr Land Improve	1,090.00	1,090.00
4560	Building Improvements	2,929.00	2,929.00
Subtotal : None		4,019.00	4,019.00
Total [9560.8]	Building Improvement Depreciation	4,019.00	4,019.00
Group : [9570.0]	Equipment Depreciation		
Subgroup : None			
4570	Depreciation - Equipment	17,198.00	17,198.00
4571	Depreciation - Furn & Fixt	1,695.00	1,695.00
Subtotal : None		18,893.00	18,893.00
Total [9570.0]	Equipment Depreciation	18,893.00	18,893.00
Group : [9580.0]	Insurance- Building, Building Improvement, and Equipment		
Subgroup : None			
4590	Property Insurance	7,225.00	6,903.00
Subtotal : None		7,225.00	6,903.00
Total [9580.0]	Insurance- Building, Building Improve	7,225.00	6,903.00
Group : [9502.5]	Other Operating Expenses		
Subgroup : None			
4259	Miscellaneous	500.00	500.00
4591	Liability Insurance	27,102.60	25,114.24
4592	Umbrella Insurance	5,472.28	4,928.04
Subtotal : None		33,074.88	30,542.28
Total [9502.5]	Other Operating Expenses	33,074.88	30,542.28
	NET (INCOME) LOSS	(34,684.75)	(35,616.87)
	Sum of Account Groups	0.00	0.00

Tickmarks

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