

Client: **A398212 - Mangwa Investments dba Savoy Nursing**  
Engagement: **MDMC 2022 - Mangwa Investments dba Savoy Nursing**  
Period Ending: **12/31/2022**  
Trial Balance: **T-02 - Realty TB**  
Workpaper: **T:::02 - REA-CR Groupings Report**

Account	Description	CAID 12/31/2022	PP-1 12/31/2021
<b>Group : [1025.0]</b>	<b>CASH</b>		
<b>Subgroup : None</b>			
1010	Cash	3,214.12	3,214.12
<b>Subtotal : None</b>		<b>3,214.12</b>	<b>3,214.12</b>
<b>Total [1025.0] CASH</b>		<b>3,214.12</b>	<b>3,214.12</b>
<b>Group : [1180.0]</b>	<b>RELATED PARTIES</b>		
<b>Subgroup : None</b>			
2500	Due to/from Mangwa Investment, LLC	309,458.91	309,458.91
2560	Due to Members	6,958.52	6,958.52
<b>Subtotal : None</b>		<b>316,417.43</b>	<b>316,417.43</b>
<b>Total [1180.0] RELATED PARTIES</b>		<b>316,417.43</b>	<b>316,417.43</b>
<b>Group : [1511.1]</b>	<b>LAND</b>		
<b>Subgroup : None</b>			
1511	Land	50,000.00	50,000.00
<b>Subtotal : None</b>		<b>50,000.00</b>	<b>50,000.00</b>
<b>Total [1511.1] LAND</b>		<b>50,000.00</b>	<b>50,000.00</b>
<b>Group : [1521.1]</b>	<b>BUILDING</b>		
<b>Subgroup : None</b>			
1631	Building	1,250,000.00	1,250,000.00
<b>Subtotal : None</b>		<b>1,250,000.00</b>	<b>1,250,000.00</b>
<b>Total [1521.1] BUILDING</b>		<b>1,250,000.00</b>	<b>1,250,000.00</b>
<b>Group : [1522.2]</b>	<b>AD BUILDING</b>		
<b>Subgroup : None</b>			
1632	AD: Building	(358,073.00)	(326,823.00)
<b>Subtotal : None</b>		<b>(358,073.00)</b>	<b>(326,823.00)</b>
<b>Total [1522.2] AD BUILDING</b>		<b>(358,073.00)</b>	<b>(326,823.00)</b>
<b>Group : [1651.1]</b>	<b>EQUIPMENT</b>		
<b>Subgroup : None</b>			
1641	Furniture & Fixtures	75,000.00	75,000.00
<b>Subtotal : None</b>		<b>75,000.00</b>	<b>75,000.00</b>
<b>Total [1651.1] EQUIPMENT</b>		<b>75,000.00</b>	<b>75,000.00</b>
<b>Group : [1652.2]</b>	<b>AD EQUIPMENT</b>		
<b>Subgroup : None</b>			
1642	AD: Equipment	(75,000.00)	(75,000.00)
<b>Subtotal : None</b>		<b>(75,000.00)</b>	<b>(75,000.00)</b>
<b>Total [1652.2] AD EQUIPMENT</b>		<b>(75,000.00)</b>	<b>(75,000.00)</b>
<b>Group : [1975.1]</b>	<b>M.A.C.</b>		
<b>Subgroup : None</b>			
1800	Deferred Financing Costs	61,989.56	61,989.56
<b>Subtotal : None</b>		<b>61,989.56</b>	<b>61,989.56</b>
<b>Total [1975.1] M.A.C.</b>		<b>61,989.56</b>	<b>61,989.56</b>
<b>Group : [1975.2]</b>	<b>ACCUM AMORT - M.A.C.</b>		
<b>Subgroup : None</b>			
1810	Accumulated Amortization: Deferred Financi	(28,416.00)	(25,936.00)
<b>Subtotal : None</b>		<b>(28,416.00)</b>	<b>(25,936.00)</b>
<b>Total [1975.2] ACCUM AMORT - M.A.C.</b>		<b>(28,416.00)</b>	<b>(25,936.00)</b>
<b>Group : [2230.0]</b>	<b>OTHER CURRENT LIABILITIES</b>		
<b>Subgroup : None</b>			
2035	Accrued Interest Payable	(112,770.61)	(115,457.33)
<b>Subtotal : None</b>		<b>(112,770.61)</b>	<b>(115,457.33)</b>

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Workpaper: **T:::02 - REA-CR Groupings Report**

Account	Description	CAID	PP-1
		12/31/2022	12/31/2021
<b>Total [2230.0] OTHER CURRENT LIABILITIES</b>		<b>(112,770.61)</b>	<b>(115,457.33)</b>
<b>Group : [2310.0] MORTGAGES</b>			
<b>Subgroup : None</b>			
2300 Wells Fargo Loan		(1,099,801.03)	(1,153,400.46)
<b>Subtotal : None</b>		<b>(1,099,801.03)</b>	<b>(1,153,400.46)</b>
<b>Total [2310.0] MORTGAGES</b>		<b>(1,099,801.03)</b>	<b>(1,153,400.46)</b>
<b>Group : [2520.0] CAPITAL</b>			
<b>Subgroup : None</b>			
2800 Equity		(60,004.32)	(152,796.32)
<b>Subtotal : None</b>		<b>(60,004.32)</b>	<b>(152,796.32)</b>
<b>Total [2520.0] CAPITAL</b>		<b>(60,004.32)</b>	<b>(152,796.32)</b>
<b>Group : [2540.0] DRAWINGS</b>			
<b>Subgroup : None</b>			
2900 Draw		92,661.02	144,000.00
<b>Subtotal : None</b>		<b>92,661.02</b>	<b>144,000.00</b>
<b>Total [2540.0] DRAWINGS</b>		<b>92,661.02</b>	<b>144,000.00</b>
<b>Group : [3510.1] RENTAL INCOME</b>			
<b>Subgroup : None</b>			
3000 Rent Revenue		(204,000.00)	(144,000.00)
<b>Subtotal : None</b>		<b>(204,000.00)</b>	<b>(144,000.00)</b>
<b>Total [3510.1] RENTAL INCOME</b>		<b>(204,000.00)</b>	<b>(144,000.00)</b>
<b>Group : [9545.1] INTEREST-LONG TERM</b>			
<b>Subgroup : None</b>			
4210 Interest Expense		55,052.83	55,000.00
4580 Amortization Expense		2,480.00	2,480.00
<b>Subtotal : None</b>		<b>57,532.83</b>	<b>57,480.00</b>
<b>Total [9545.1] INTEREST-LONG TERM</b>		<b>57,532.83</b>	<b>57,480.00</b>
<b>Group : [9550.0] BUILDING DEPRECIATION</b>			
<b>Subgroup : None</b>			
4570 Building Depreciation Expense		31,250.00	31,250.00
<b>Subtotal : None</b>		<b>31,250.00</b>	<b>31,250.00</b>
<b>Total [9550.0] BUILDING DEPRECIATION</b>		<b>31,250.00</b>	<b>31,250.00</b>
<b>Group : [9570.0] EQUIPMENT DEPRECIATION</b>			
<b>Subgroup : None</b>			
4575 Equipment Depreciation Expense		0.00	4,062.00
<b>Subtotal : None</b>		<b>0.00</b>	<b>4,062.00</b>
<b>Total [9570.0] EQUIPMENT DEPRECIATION</b>		<b>0.00</b>	<b>4,062.00</b>
<b>Sum of Account Groups</b>		<b>0.00</b>	<b>0.00</b>
<b>Net (Income) Loss</b>		<b>0.00</b>	<b>0.00</b>

Tickmarks

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