

Client: **A443472 - 221 Fitzgerald Drive Operating Company, LLC-New Bedford**  
Engagement: **MD 2023 - Care One at New Bedford**  
Period Ending: **12/31/2023**  
Trial Balance: **T-02 - Realty TB**  
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

| Account                 | Description                                         | CAID<br>12/31/2023 | 1st PP<br>12/31/2022 |
|-------------------------|-----------------------------------------------------|--------------------|----------------------|
| <b>Group : [1025.0]</b> | <b>Cash &amp; Equivalent</b>                        |                    |                      |
| <b>Subgroup : None</b>  |                                                     |                    |                      |
| 10000                   | Cash - Operating                                    | 0.00               | 0.00                 |
| 10010                   | Cash - Lockbox                                      | 71,034.20          | 30,439.77            |
| <b>Subtotal : None</b>  |                                                     | <b>71,034.20</b>   | <b>30,439.77</b>     |
| <b>Total [1025.0]</b>   | <b>Cash &amp; Equivalent</b>                        | <b>71,034.20</b>   | <b>30,439.77</b>     |
| <b>Group : [1050.0]</b> | <b>Cash: Other Cash</b>                             |                    |                      |
| <b>Subgroup : None</b>  |                                                     |                    |                      |
| 10230                   | Escrows - Real Estate Tax                           | 145,709.71         | 107,444.68           |
| 10240                   | Escrows - Property Insurance                        | 22,789.17          | 13,314.33            |
| 10250                   | Escrows - Repair & Replacement Costs                | 365,306.13         | 252,856.81           |
| 10260                   | Escrows - PMI                                       | 58,309.89          | 56,391.07            |
| <b>Subtotal : None</b>  |                                                     | <b>592,114.90</b>  | <b>430,006.89</b>    |
| <b>Total [1050.0]</b>   | <b>Cash: Other Cash</b>                             | <b>592,114.90</b>  | <b>430,006.89</b>    |
| <b>Group : [1120.0]</b> | <b>Accounts Receivable</b>                          |                    |                      |
| <b>Subgroup : None</b>  |                                                     |                    |                      |
| 12550                   | Other Receivable - Related Party                    | 84,262.08          | 84,262.08            |
| <b>Subtotal : None</b>  |                                                     | <b>84,262.08</b>   | <b>84,262.08</b>     |
| <b>Total [1120.0]</b>   | <b>Accounts Receivable</b>                          | <b>84,262.08</b>   | <b>84,262.08</b>     |
| <b>Group : [1180.0]</b> | <b>Loans Receivable: Affiliates/Related Parties</b> |                    |                      |
| <b>Subgroup : None</b>  |                                                     |                    |                      |
| 23000                   | Due to / from Affiliates                            | 0.00               | 0.00                 |
| <b>Subtotal : None</b>  |                                                     | <b>0.00</b>        | <b>0.00</b>          |
| <b>Total [1180.0]</b>   | <b>Loans Receivable: Affiliates/Related F</b>       | <b>0.00</b>        | <b>0.00</b>          |
| <b>Group : [1280.0]</b> | <b>Prepaid Expenses: Prepaid Insurance</b>          |                    |                      |
| <b>Subgroup : None</b>  |                                                     |                    |                      |
| 13010                   | Prepaid Property Insurance                          | 10,066.62          | 7,496.77             |
| 13040                   | Prepaid Other Insurance                             | 10,585.26          | 9,355.90             |
| <b>Subtotal : None</b>  |                                                     | <b>20,651.88</b>   | <b>16,852.67</b>     |
| <b>Total [1280.0]</b>   | <b>Prepaid Expenses: Prepaid Insurance</b>          | <b>20,651.88</b>   | <b>16,852.67</b>     |
| <b>Group : [1300.0]</b> | <b>Prepaid Expenses: Other Prepaid Expenses</b>     |                    |                      |
| <b>Subgroup : None</b>  |                                                     |                    |                      |
| 13090                   | Prepaid Real Estate Taxes                           | 0.00               | 0.00                 |
| <b>Subtotal : None</b>  |                                                     | <b>0.00</b>        | <b>0.00</b>          |
| <b>Total [1300.0]</b>   | <b>Prepaid Expenses: Other Prepaid Exp</b>          | <b>0.00</b>        | <b>0.00</b>          |
| <b>Group : [1311.0]</b> | <b>Other Current Assets</b>                         |                    |                      |
| <b>Subgroup : None</b>  |                                                     |                    |                      |
| 10270                   | Escrows - Other                                     | 650,786.73         | 647,413.13           |
| 15116                   | ARF Clearing                                        | 8,252.13           | 147,461.43           |
| 18700                   | Other Assets                                        | 0.00               | 0.00                 |
| <b>Subtotal : None</b>  |                                                     | <b>659,038.86</b>  | <b>794,874.56</b>    |

|                         |                                            |                       |                       |            |
|-------------------------|--------------------------------------------|-----------------------|-----------------------|------------|
| <b>Total [1311.0]</b>   | <b>Other Current Assets</b>                | <b>659,038.86</b>     | <b>794,874.56</b>     |            |
| <b>Group : [1511.1]</b> | <b>Land: Cost</b>                          |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15100                   | Land                                       | 1,444,200.00          | 1,444,200.00          |            |
| <b>Subtotal : None</b>  |                                            | <b>1,444,200.00</b>   | <b>1,444,200.00</b>   |            |
| <b>Total [1511.1]</b>   | <b>Land: Cost</b>                          | <b>1,444,200.00</b>   | <b>1,444,200.00</b>   |            |
| <b>Group : [1521.1]</b> | <b>Building: Cost</b>                      |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15110                   | Building                                   | 6,040,030.00          | 6,040,030.00          |            |
| <b>Subtotal : None</b>  |                                            | <b>6,040,030.00</b>   | <b>6,040,030.00</b>   |            |
| <b>Total [1521.1]</b>   | <b>Building: Cost</b>                      | <b>6,040,030.00</b>   | <b>6,040,030.00</b>   | 0.00       |
| <b>Group : [1522.2]</b> | <b>Building: Accum. Depr.</b>              |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15210                   | Accum Depr - Building                      | (3,435,267.16)        | (3,284,266.36)        |            |
| <b>Subtotal : None</b>  |                                            | <b>(3,435,267.16)</b> | <b>(3,284,266.36)</b> |            |
| <b>Total [1522.2]</b>   | <b>Building: Accum. Depr.</b>              | <b>(3,435,267.16)</b> | <b>(3,284,266.36)</b> |            |
| <b>Group : [1611.1]</b> | <b>Building Improvements: Cost</b>         |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15115                   | Building Improvements                      | 654,003.33            | 529,728.42            |            |
| 15125                   | Flooring & Renovations                     | 640,002.42            | 507,269.61            |            |
| <b>Subtotal : None</b>  |                                            | <b>1,294,005.75</b>   | <b>1,036,998.03</b>   |            |
| <b>Total [1611.1]</b>   | <b>Building Improvements: Cost</b>         | <b>1,294,005.75</b>   | <b>1,036,998.03</b>   | 257,007.72 |
| <b>Group : [1612.2]</b> | <b>Building Improvements: Accum. Depr.</b> |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15215                   | Accum Depr - Building Improvements         | (321,265.31)          | (297,551.46)          |            |
| 15225                   | Accum Depr - Flooring & Renovations        | (261,241.03)          | (218,574.07)          |            |
| <b>Subtotal : None</b>  |                                            | <b>(582,506.34)</b>   | <b>(516,125.53)</b>   |            |
| <b>Total [1612.2]</b>   | <b>Building Improvements: Accum. Depr</b>  | <b>(582,506.34)</b>   | <b>(516,125.53)</b>   |            |
| <b>Group : [1631.1]</b> | <b>Other Improvements: Cost</b>            |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15105                   | Land Improvements                          | 57,858.00             | 29,308.00             |            |
| <b>Subtotal : None</b>  |                                            | <b>57,858.00</b>      | <b>29,308.00</b>      |            |
| <b>Total [1631.1]</b>   | <b>Other Improvements: Cost</b>            | <b>57,858.00</b>      | <b>29,308.00</b>      | 28,550.00  |
| <b>Group : [1632.2]</b> | <b>Other Improvements: Accum. Depr.</b>    |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15205                   | Accum Depr - Land Improvements             | (16,525.84)           | (13,937.56)           |            |
| <b>Subtotal : None</b>  |                                            | <b>(16,525.84)</b>    | <b>(13,937.56)</b>    |            |
| <b>Total [1632.2]</b>   | <b>Other Improvements: Accum. Depr.</b>    | <b>(16,525.84)</b>    | <b>(13,937.56)</b>    |            |
| <b>Group : [1651.1]</b> | <b>Equipment: Cost</b>                     |                       |                       |            |
| <b>Subgroup : None</b>  |                                            |                       |                       |            |
| 15130                   | Furniture & Fixtures                       | 373,128.69            | 373,362.58            |            |
| 15140                   | Equipment - Movable                        | 731,801.51            | 715,876.94            |            |
| 15141                   | Equipment - Fixed                          | 690,146.52            | 625,409.80            |            |
| 15150                   | Computer Hardware                          | 170,811.62            | 170,811.62            |            |
| <b>Subtotal : None</b>  |                                            | <b>1,965,888.34</b>   | <b>1,885,460.94</b>   |            |
| <b>Total [1651.1]</b>   | <b>Equipment: Cost</b>                     | <b>1,965,888.34</b>   | <b>1,885,460.94</b>   | 80,427.40  |

|                         |                                                          |                       |                       |
|-------------------------|----------------------------------------------------------|-----------------------|-----------------------|
| <b>Group : [1652.2]</b> | <b>Equipment: Accum. Depr.</b>                           |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 15230                   | Accum Depr - Furniture & Fixtures                        | (342,924.58)          | (320,357.38)          |
| 15240                   | Accum Depr - Equipment - Movable                         | (479,590.83)          | (429,605.89)          |
| 15241                   | Accum Depr - Equipment - Fixed                           | (527,536.78)          | (496,923.16)          |
| 15250                   | Accum Depr - Computer Hardware                           | (163,253.14)          | (158,839.00)          |
| <b>Subtotal : None</b>  |                                                          | <b>(1,513,305.33)</b> | <b>(1,405,725.43)</b> |
| <b>Total [1652.2]</b>   | <b>Equipment: Accum. Depr.</b>                           | <b>(1,513,305.33)</b> | <b>(1,405,725.43)</b> |
| <b>Group : [1710.1]</b> | <b>Software: Cost</b>                                    |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 15151                   | Computer Software                                        | 715.16                | 715.16                |
| <b>Subtotal : None</b>  |                                                          | <b>715.16</b>         | <b>715.16</b>         |
| <b>Total [1710.1]</b>   | <b>Software: Cost</b>                                    | <b>715.16</b>         | <b>715.16</b>         |
| <b>Group : [1710.2]</b> | <b>Software: Accum. Depr.</b>                            |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 15251                   | Accum Depr - Computer Software                           | (715.16)              | (715.16)              |
| <b>Subtotal : None</b>  |                                                          | <b>(715.16)</b>       | <b>(715.16)</b>       |
| <b>Total [1710.2]</b>   | <b>Software: Accum. Depr.</b>                            | <b>(715.16)</b>       | <b>(715.16)</b>       |
| <b>Group : [175.1]</b>  | <b>Mortgage Acquisition Costs</b>                        |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 16050                   | Financing Cost                                           | 152,671.97            | 152,671.97            |
| <b>Subtotal : None</b>  |                                                          | <b>152,671.97</b>     | <b>152,671.97</b>     |
| <b>Total [175.1]</b>    | <b>Mortgage Acquisition Costs</b>                        | <b>152,671.97</b>     | <b>152,671.97</b>     |
| <b>Group : [175.2]</b>  | <b>Accumulated Amort. of Mort. Acq. Costs</b>            |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 16055                   | Accum Amort - Financing Cost                             | (10,102.72)           | (5,919.76)            |
| <b>Subtotal : None</b>  |                                                          | <b>(10,102.72)</b>    | <b>(5,919.76)</b>     |
| <b>Total [175.2]</b>    | <b>Accumulated Amort. of Mort. Acq. Co:</b>              | <b>(10,102.72)</b>    | <b>(5,919.76)</b>     |
| <b>Group : [1979.0]</b> | <b>Construction in Progress</b>                          |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 15195                   | Construction in Progress                                 | 40,476.67             | 40,476.67             |
| <b>Subtotal : None</b>  |                                                          | <b>40,476.67</b>      | <b>40,476.67</b>      |
| <b>Total [1979.0]</b>   | <b>Construction in Progress</b>                          | <b>40,476.67</b>      | <b>40,476.67</b>      |
| <b>Group : [2020.0]</b> | <b>Trade Payable</b>                                     |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 20000                   | AP - Trade                                               | (132,694.99)          | (18,259.38)           |
| 2020                    | Accounts Payable Other                                   | 0.00                  | 0.00                  |
| <b>Subtotal : None</b>  |                                                          | <b>(132,694.99)</b>   | <b>(18,259.38)</b>    |
| <b>Total [2020.0]</b>   | <b>Trade Payable</b>                                     | <b>(132,694.99)</b>   | <b>(18,259.38)</b>    |
| <b>Group : [2030.0]</b> | <b>Accrued Expenses</b>                                  |                       |                       |
| <b>Subgroup : None</b>  |                                                          |                       |                       |
| 20020                   | AP - General Accruals                                    | 0.00                  | (2,250.00)            |
| 21020                   | Accrued Interest - Third Party                           | (20,927.34)           | (21,345.10)           |
| 21035                   | Accrued Property Insurance                               | (6,606.38)            | (3,770.61)            |
| <b>Subtotal : None</b>  |                                                          | <b>(27,533.72)</b>    | <b>(27,365.71)</b>    |
| <b>Total [2030.0]</b>   | <b>Accrued Expenses</b>                                  | <b>(27,533.72)</b>    | <b>(27,365.71)</b>    |
| <b>Group : [2110.0]</b> | <b>Notes Payable: Officer, Owner, or Related Parties</b> |                       |                       |

|                         |                                               |                        |                        |
|-------------------------|-----------------------------------------------|------------------------|------------------------|
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 20030                   | AP - Related Party                            | (34,645.93)            | (6,356.86)             |
| <b>Subtotal : None</b>  |                                               | <b>(34,645.93)</b>     | <b>(6,356.86)</b>      |
| <b>Total [2110.0]</b>   | <b>Notes Payable: Officer, Owner, or Reli</b> | <b>(34,645.93)</b>     | <b>(6,356.86)</b>      |
| <b>Group : [2310.0]</b> |                                               |                        |                        |
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 25145                   | Mortgage Payable - Current Portion            | (212,714.00)           | (207,944.00)           |
| 25150                   | Loan Payable - Current Portion                | (12,502.00)            | (12,204.00)            |
| 25645                   | Mortgage Payable - Long Term Portion          | (10,188,522.25)        | (10,401,235.93)        |
| 25650                   | Loan Payable - Long Term                      | (613,331.23)           | (625,833.16)           |
| <b>Subtotal : None</b>  |                                               | <b>(11,027,069.48)</b> | <b>(11,247,217.09)</b> |
| <b>Total [2310.0]</b>   | <b>Mortgages</b>                              | <b>(11,027,069.48)</b> | <b>(11,247,217.09)</b> |
| <b>Group : [2330.0]</b> |                                               |                        |                        |
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 2024                    | Intercompany - Concord Health Care Ce         | 0.00                   | 0.00                   |
| <b>Subtotal : None</b>  |                                               | <b>0.00</b>            | <b>0.00</b>            |
| <b>Total [2330.0]</b>   | <b>Due Affiliates/Related Parties</b>         | <b>0.00</b>            | <b>0.00</b>            |
| <b>Group : [2650.0]</b> |                                               |                        |                        |
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 30035                   | Equity Transfer                               | 349,460.46             | 349,460.46             |
| 30060                   | Retained Earnings                             | 4,190,131.64           | 3,278,108.01           |
| <b>Subtotal : None</b>  |                                               | <b>4,539,592.10</b>    | <b>3,627,568.47</b>    |
| <b>Total [2650.0]</b>   | <b>Retained Earnings (Corp)</b>               | <b>4,539,592.10</b>    | <b>3,627,568.47</b>    |
| <b>Group : [3510.1]</b> |                                               |                        |                        |
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 46005                   | Rental Income - Related Party                 | 0.00                   | (928,891.85)           |
| 460050                  | Rental Income - Related Party                 | (1,011,147.36)         | 0.00                   |
| 80000                   | Rent                                          | 0.00                   | 0.00                   |
| 80005                   | Rent - Related Party                          | 0.00                   | 0.00                   |
| <b>Subtotal : None</b>  |                                               | <b>(1,011,147.36)</b>  | <b>(928,891.85)</b>    |
| <b>Total [3510.1]</b>   | <b>Rental Income: Nursing Facility</b>        | <b>(1,011,147.36)</b>  | <b>(928,891.85)</b>    |
| <b>Group : [3530.0]</b> |                                               |                        |                        |
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 87500                   | Interest Income                               | (5,146.92)             | (599.67)               |
| <b>Subtotal : None</b>  |                                               | <b>(5,146.92)</b>      | <b>(599.67)</b>        |
| <b>Total [3530.0]</b>   | <b>Other Income</b>                           | <b>(5,146.92)</b>      | <b>(599.67)</b>        |
| <b>Group : [9540.0]</b> |                                               |                        |                        |
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 63400                   | Real Estate Tax Expense - Third Party         | 161,606.73             | 191,379.62             |
| <b>Subtotal : None</b>  |                                               | <b>161,606.73</b>      | <b>191,379.62</b>      |
| <b>Total [9540.0]</b>   | <b>Taxes, Real Estate</b>                     | <b>161,606.73</b>      | <b>191,379.62</b>      |
| <b>Group : [9545.1]</b> |                                               |                        |                        |
| <b>Subgroup : None</b>  |                                               |                        |                        |
| 86055                   | Amortization - Deferred Financing Cost        | 4,182.96               | 207,179.49             |
| 87010                   | Interest Expense - Mortgages                  | 253,435.23             | 1,050,821.49           |
| <b>Subtotal : None</b>  |                                               | <b>257,618.19</b>      | <b>1,258,000.98</b>    |
| <b>Total [9545.1]</b>   | <b>Long Term Interest: Nursing Facility</b>   | <b>257,618.19</b>      | <b>1,258,000.98</b>    |

|                         |                                                                 |                     |                   |
|-------------------------|-----------------------------------------------------------------|---------------------|-------------------|
| <b>Group : [9550.0]</b> | <b>Building Depreciation</b>                                    |                     |                   |
| <b>Subgroup : None</b>  |                                                                 |                     |                   |
| 85210                   | Depreciation - Building                                         | 151,000.80          | 151,000.75        |
| <b>Subtotal : None</b>  |                                                                 | <b>151,000.80</b>   | <b>151,000.75</b> |
| <b>Total [9550.0]</b>   | <b>Building Depreciation</b>                                    | <b>151,000.80</b>   | <b>151,000.75</b> |
| <b>Group : [9560.8]</b> | <b>Building Improvement Depreciation</b>                        |                     |                   |
| <b>Subgroup : None</b>  |                                                                 |                     |                   |
| 85205                   | Depreciation - Land Improvements                                | 2,954.28            | 2,319.86          |
| 85215                   | Depreciation - Building Improvements                            | 23,347.85           | 21,602.95         |
| 85220                   | Depreciation + Leasehold Improvements                           | 0.00                | 0.00              |
| 85225                   | Depreciation -+ Flooring & Renovations                          | 42,666.96           | 33,817.91         |
| <b>Subtotal : None</b>  |                                                                 | <b>68,969.09</b>    | <b>57,740.72</b>  |
| <b>Total [9560.8]</b>   | <b>Building Improvement Depreciation</b>                        | <b>68,969.09</b>    | <b>57,740.72</b>  |
| <b>Group : [9570.0]</b> | <b>Equipment Depreciation</b>                                   |                     |                   |
| <b>Subgroup : None</b>  |                                                                 |                     |                   |
| 85230                   | Depreciation - Furniture & Fixtures                             | 22,567.20           | 23,390.44         |
| 85240                   | Depreciation - Movable                                          | 49,984.94           | 49,429.66         |
| 85241                   | Depreciation - Fixed                                            | 30,595.86           | 28,313.76         |
| 85250                   | Depreciation - Computer Hardware                                | 4,431.90            | 4,674.46          |
| <b>Subtotal : None</b>  |                                                                 | <b>107,579.90</b>   | <b>105,808.32</b> |
| <b>Total [9570.0]</b>   | <b>Equipment Depreciation</b>                                   | <b>107,579.90</b>   | <b>105,808.32</b> |
| <b>Group : [9580.0]</b> | <b>Insurance- Building, Building Improvement, and Equipment</b> |                     |                   |
| <b>Subgroup : None</b>  |                                                                 |                     |                   |
| 63271                   | Property Insurance - Third Party                                | 17,563.36           | 12,141.39         |
| <b>Subtotal : None</b>  |                                                                 | <b>17,563.36</b>    | <b>12,141.39</b>  |
| <b>Total [9580.0]</b>   | <b>Insurance- Building, Building Improve</b>                    | <b>17,563.36</b>    | <b>12,141.39</b>  |
| <b>Group : [9502.5]</b> | <b>Other Operating Expenses</b>                                 |                     |                   |
| <b>Subgroup : None</b>  |                                                                 |                     |                   |
| 63065                   | Accounting                                                      | 7,041.67            | 10,510.00         |
| 63070                   | Legal Fees                                                      | 0.00                | 0.00              |
| 63230                   | Bank Charges                                                    | 0.00                | 0.00              |
| 63250                   | Other Fees                                                      | 0.00                | 0.00              |
| 63275                   | Other Insurance Expense                                         | 62,282.30           | 54,933.37         |
| 63415                   | Annual Report Fees                                              | 459.00              | 0.00              |
| 67010                   | Maintenance Supplies                                            | 0.00                | 0.00              |
| 67030                   | Facility Equipment Repairs & Maintenan                          | 0.00                | 0.00              |
| 67035                   | Building Repairs & Maintenance                                  | 0.00                | 0.00              |
| <b>Subtotal : None</b>  |                                                                 | <b>69,782.97</b>    | <b>65,443.37</b>  |
| <b>Total [9502.5]</b>   | <b>Other Operating Expenses</b>                                 | <b>69,782.97</b>    | <b>65,443.37</b>  |
|                         | <b>NET (INCOME) LOSS</b>                                        | <b>(182,173.24)</b> | <b>912,023.63</b> |
|                         | <b>Sum of Account Groups</b>                                    | <b>(0.00)</b>       | <b>0.00</b>       |

Tickmarks

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