

Client: **A285185 - Bane Hancock Park LLC**
Engagement: **MDMC 2022 - Bane Hancock Park LLC**
Period Ending: **12/31/2022**
Trial Balance: **T-01 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	Other 12/31/2022	1st PP Mcaid 12/31/2021
Group : [1025.0] Cash & Equivalents			
Subgroup : None			
100020	Operating Secondary Acct.	517,024.32	576,130.75
Subtotal : None		517,024.32	576,130.75
Total [1025.0] Cash & Equivalents		517,024.32	576,130.75
Group : [1120.0] Accounts Receivable			
Subgroup : None			
110010	A/R - Auto	69,025.18	0.00
110090	A/R - Trade - Other	872.68	0.00
Subtotal : None		69,897.86	0.00
Total [1120.0] Accounts Receivable		69,897.86	0.00
Group : [1280.0] Prepaid Expenses: Prepaid Insurance			
Subgroup : None			
121010	Prepaid Insurance	11,331.28	10,897.65
Subtotal : None		11,331.28	10,897.65
Total [1280.0] Prepaid Expenses: Prepaid Insurance		11,331.28	10,897.65
Group : [1300.0] Prepaid Expenses: Other Prepaid Expenses			
Subgroup : None			
121090	Prepaid Expenses - Other	25,319.59	26,080.36
Subtotal : None		25,319.59	26,080.36
Total [1300.0] Prepaid Expenses: Other Prepaid Expenses		25,319.59	26,080.36
Group : [1311.0] Other Current Assets			
Subgroup : None			
115010	Virtual Card Due To/Due From	(25,400.00)	(16,000.00)
132920	Reserve - Property Taxes	66,712.80	90,662.08
132924	Reserve - Insurance	27,575.76	36,450.48
132942	Reserve - Capital Replacement	659,477.62	658,715.88
132990	Reserve - Miscellaneous	54,013.75	58,680.90
192010	FASB 13 St. Line Rent Receiv	1,466,876.37	1,324,149.97
196210	Lease Comm - FAS 141	2,889,587.24	2,889,587.24
196250	A/A - Lease Comm-FAS 141	(1,214,940.12)	(1,017,922.80)
270050	Below Market Debt FAS 141	2,067,136.12	2,067,136.12
270055	A/A Below Market Debt FAS 141	(446,705.40)	(374,418.48)
Subtotal : None		5,544,334.14	5,717,041.39
Total [1311.0] Other Current Assets		5,544,334.14	5,717,041.39
Group : [1511.1] Land: Cost			
Subgroup : None			
150100	Land	3,536,965.37	3,536,965.37
Subtotal : None		3,536,965.37	3,536,965.37
Total [1511.1] Land: Cost		3,536,965.37	3,536,965.37
Group : [1521.1] Building: Cost			
Subgroup : None			
151000	Building	12,938,642.28	12,938,642.28
Subtotal : None		12,938,642.28	12,938,642.28
Total [1521.1] Building: Cost		12,938,642.28	12,938,642.28
Group : [1522.2] Building: Accum. Depr.			
Subgroup : None			
158015	A/D - Building	(2,045,853.62)	(1,714,093.58)
Subtotal : None		(2,045,853.62)	(1,714,093.58)
Total [1522.2] Building: Accum. Depr.		(2,045,853.62)	(1,714,093.58)
Group : [1611.1] Building Improvements: Cost			
Subgroup : None			
153000	Capital Improvements	333,036.44	333,036.44
153030	Site Improvements - FAS141	127,975.67	127,975.67

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Account	Description	Other	1st PP Mcaid
		12/31/2022	12/31/2021
153126	Roof	31,169.60	0.00
Subtotal : None		492,181.71	461,012.11
Total [1611.1] Building Improvements: Cost		492,181.71	461,012.11
Group : [1612.2] Building Improvements: Accum. Depr.			
Subgroup : None			
158020	A/D - Capital Improvements	(97,512.32)	(73,958.84)
158023	A/D Site Improvements - FAS141	(98,647.92)	(82,650.96)
158126	A/D Roof	(129.87)	0.00
Subtotal : None		(196,290.11)	(156,609.80)
Total [1612.2] Building Improvements: Accum. Depr.		(196,290.11)	(156,609.80)
Group : [1631.1] Other Improvements: Cost			
Subgroup : None			
154620	Tenant Improvements - FAS 141	630,693.32	630,693.32
Subtotal : None		630,693.32	630,693.32
Total [1631.1] Other Improvements: Cost		630,693.32	630,693.32
Group : [1632.2] Other Improvements: Accum. Depr.			
Subgroup : None			
158030	A/D - Tenant Improv FAS 141	(265,177.64)	(222,175.88)
Subtotal : None		(265,177.64)	(222,175.88)
Total [1632.2] Other Improvements: Accum. Depr.		(265,177.64)	(222,175.88)
Group : [1975.1] Mortgage Acquisition Costs			
Subgroup : None			
270025	Deferred Financing Fees	121,083.65	121,083.65
Subtotal : None		121,083.65	121,083.65
Total [1975.1] Mortgage Acquisition Costs		121,083.65	121,083.65
Group : [1975.2] Accumulated Amort. of Mort. Acq. Costs			
Subgroup : None			
270026	A/A - Deferred Financing Fees	(26,076.10)	(21,837.82)
Subtotal : None		(26,076.10)	(21,837.82)
Total [1975.2] Accumulated Amort. of Mort. Acq. Costs		(26,076.10)	(21,837.82)
Group : [2030.0] Accrued Expenses			
Subgroup : None			
203010	Accrued Int Payable	(35,542.66)	0.00
209010	Accrued Expenses	(500.00)	(328.00)
209018	Accrued - Legal	(1,202.82)	(4,723.50)
209091	Accrued - CapEx Reserve	(10,660.50)	(243,275.62)
210012	Accrued Property Mgmt Fee	0.00	(1,970.01)
232010	Prepaid Rent	(63,519.05)	0.00
Subtotal : None		(111,425.03)	(250,297.13)
Total [2030.0] Accrued Expenses		(111,425.03)	(250,297.13)
Group : [2230.0] Other Current Liabilities			
Subgroup : None			
245010	Deferred Revenue	(9,890.64)	(9,378.33)
Subtotal : None		(9,890.64)	(9,378.33)
Total [2230.0] Other Current Liabilities		(9,890.64)	(9,378.33)
Group : [2310.0] Mortgages			
Subgroup : None			
270010	Notes Payable - 1st TD	(13,758,450.38)	(14,140,781.67)
Subtotal : None		(13,758,450.38)	(14,140,781.67)
Total [2310.0] Mortgages		(13,758,450.38)	(14,140,781.67)
Group : [2330.0] Due Affiliates / Related Parties			
Subgroup : None			
114900	Intercompany - manual	(1,970.01)	0.00
Subtotal : None		(1,970.01)	0.00

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Account	Description	Other	1st PP Mcaid
		12/31/2022	12/31/2021
Total [2330.0] Due Affiliates / Related Parties		(1,970.01)	0.00
Group : [2520.0] Capital (Sole or Part)			
Subgroup : None			
300014	Contributions - REIT	(7,850,449.66)	(7,849,860.21)
310010	Distributions - REIT	5,200,064.65	4,183,242.01
390000	Retained Earnings - Auto	(3,836,754.47)	(2,896,262.53)
Subtotal : None		(6,487,139.48)	(6,562,880.73)
Total [2520.0] Capital (Sole or Part)		(6,487,139.48)	(6,562,880.73)
Group : [3510.1] Rental Income-Nursing Facilities			
Subgroup : None			
400000	Base Rent	(2,058,645.36)	(1,998,684.83)
404010	Straight Line Rent - FAS 13	(142,726.40)	(199,015.53)
405930	Direct Charges	(203,922.66)	0.00
Subtotal : None		(2,405,294.42)	(2,197,700.36)
Total [3510.1] Rental Income-Nursing Facilities		(2,405,294.42)	(2,197,700.36)
Group : [3530.0] Other Income			
Subgroup : None			
405940	Passthru - Legal	(6,575.46)	0.00
900010	Interest Income	(761.74)	(564.09)
Subtotal : None		(7,337.20)	(564.09)
Total [3530.0] Other Income		(7,337.20)	(564.09)
Group : [9540.0] Taxes, Real Estate			
Subgroup : None			
405410	Property Taxes Recoveries	(330,402.56)	(332,693.22)
523010	Property Tax	330,402.53	332,693.22
Subtotal : None		(0.03)	0.00
Total [9540.0] Taxes, Real Estate		(0.03)	0.00
Group : [9545.1] Long Term Interest-Nursing Facilities			
Subgroup : None			
950014	Interest Exp - 1st TD	432,463.58	445,195.30
950060	Amort Below Market Debt FAS 14	72,286.92	72,286.92
950070	Mortgage Insurance Premium	76,719.55	78,978.64
951000	Amort.-Deferred Financing	4,238.28	4,238.28
Subtotal : None		585,708.33	600,699.14
Total [9545.1] Long Term Interest-Nursing Facilities		585,708.33	600,699.14
Group : [9550.0] Building Depreciation			
Subgroup : None			
880015	Depr - Building	331,760.04	331,760.04
Subtotal : None		331,760.04	331,760.04
Total [9550.0] Building Depreciation		331,760.04	331,760.04
Group : [9560.8] Building Improvement Depreciation			
Subgroup : None			
880020	Depr - Capital Improvements	23,553.48	23,553.48
880023	Depr - SiteImprovements - FAS141	15,996.96	15,996.96
880030	Depr - Tenant Improv - FAS 141	43,001.76	43,001.76
880126	Depr - Roof	129.87	0.00
Subtotal : None		82,682.07	82,552.20
Total [9560.8] Building Improvement Depreciation		82,682.07	82,552.20
Group : [9502.5] Other Operating Expenses			
Subgroup : None			
405210	Insurance Recoveries	(39,050.34)	(35,202.30)
522010	Property Management Fee	0.00	17,778.90
522510	Insurance - Property	39,050.32	35,202.33
522515	Insurance - Liability	5,841.28	4,557.94
523045	Tax Appeals/Service	171.00	642.84

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		12/31/2022	12/31/2021
540010	Direct Tenant Expenses	205,070.95	0.00
582030	NR - Accounting Fees	17,900.00	16,000.00
582040	NR - Legal Fees	1,189.75	5,165.82
582090	NR - Professional Fees - Other	0.00	888.00
584010	NR - Travel Airfare	0.00	258.28
584015	NR - Travel Lodging	0.00	261.71
584020	NR - Travel Meals	0.00	67.19
584030	NR - Travel Auto	0.00	35.32
832030	Profess. Fees-Registered Agent	90.42	87.78
882020	Amort. Lease Commis-FAS 141	197,017.32	197,017.32
Subtotal : None		427,280.70	242,761.13
Total [9502.5] Other Operating Expenses		427,280.70	242,761.13
Sum of Account Groups		43,497.18	250,297.13
Net (Income) Loss		(985,200.51)	(940,491.94)

Tickmarks

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