

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:::01 - MCD REA-CR TB Report**

Account	Description	1st PP Mcaid 12/31/2021	JE Ref #	MCD JE	Other 12/31/2022
Group : [1]	Balance				
Subgroup : None					
100020	Operating Secondary Acct.	576,130.75		0.00	517,024.32
115010	Virtual Card Due To/Due From	(16,000.00)		0.00	(25,400.00)
121010	Prepaid Insurance	10,897.65		0.00	11,331.28
121090	Prepaid Expenses - Other	26,080.36		0.00	25,319.59
132920	Reserve - Property Taxes	90,662.08		0.00	66,712.80
132924	Reserve - Insurance	36,450.48		0.00	27,575.76
132942	Reserve - Capital Replacement	658,715.88		0.00	659,477.62
132990	Reserve - Miscellaneous	58,680.90		0.00	54,013.75
150100	Land	3,536,965.37		0.00	3,536,965.37
151000	Building	12,938,642.28		0.00	12,938,642.28
153000	Capital Improvements	333,036.44		0.00	333,036.44
153030	Site Improvements - FAS141	127,975.67		0.00	127,975.67
154620	Tenant Improvements - FAS 141	630,693.32		0.00	630,693.32
158015	A/D - Building	(1,714,093.58)		0.00	(2,045,853.62)
158020	A/D - Capital Improvements	(73,958.84)		0.00	(97,512.32)
158023	A/D Site Improvements - FAS141	(82,650.96)		0.00	(98,647.92)
158030	A/D - Tenant Improv FAS 141	(222,175.88)		0.00	(265,177.64)
192010	FASB 13 St. Line Rent Receiv	1,324,149.97		0.00	1,466,876.37
196210	Lease Comm - FAS 141	2,889,587.24		0.00	2,889,587.24
196250	A/A - Lease Comm-FAS 141	(1,017,922.80)		0.00	(1,214,940.12)
209010	Accrued Expenses	(328.00)		0.00	(500.00)
209018	Accrued - Legal	(4,723.50)		0.00	(1,202.82)
209091	Accrued - CapEx Reserve	(243,275.62)		0.00	(10,660.50)
210012	Accrued Property Mgmt Fee	(1,970.01)		0.00	0.00
245010	Deferred Revenue	(9,378.33)		0.00	(9,890.64)
270010	Notes Payable - 1st TD	(14,140,781.67)		0.00	(13,758,450.38)
270025	Deferred Financing Fees	121,083.65		0.00	121,083.65
270026	A/A - Deferred Financing Fees	(21,837.82)		0.00	(26,076.10)
270050	Below Market Debt FAS 141	2,067,136.12		0.00	2,067,136.12
270055	A/A Below Market Debt FAS 141	(374,418.48)		0.00	(446,705.40)
300014	Contributions - REIT	(7,849,860.21)		0.00	(7,850,449.66)
310010	Distributions - REIT	4,183,242.01		0.00	5,200,064.65
390000	Retained Earnings - Auto	(2,896,262.53)		0.00	(3,836,754.47)
Subtotal : None		940,491.94		0.00	985,200.51
Total [1] Balance		940,491.94		0.00	985,200.51
Group : [2]	P & L				
Subgroup : None					
400000	Base Rent	(1,998,684.83)		0.00	(2,058,645.36)
404010	Straight Line Rent - FAS 13	(199,015.53)		0.00	(142,726.40)
405210	Insurance Recoveries	(35,202.30)		0.00	(39,050.34)
405410	Property Taxes Recoveries	(332,693.22)		0.00	(330,402.56)
522010	Property Management Fee	17,778.90		0.00	0.00
522510	Insurance - Property	35,202.33		0.00	39,050.32
522515	Insurance - Liability	4,557.94		0.00	5,841.28
523010	Property Tax	332,693.22		0.00	330,402.53
523045	Tax Appeals/Service	642.84		0.00	171.00
582030	NR - Accounting Fees	16,000.00		0.00	17,900.00
582040	NR - Legal Fees	5,165.82		0.00	1,189.75
582090	NR - Professional Fees - Other	888.00		0.00	0.00
584010	NR - Travel Airfare	258.28		0.00	0.00
584015	NR - Travel Lodging	261.71		0.00	0.00
584020	NR - Travel Meals	67.19		0.00	0.00
584030	NR - Travel Auto	35.32		0.00	0.00
832030	Profess. Fees-Registered Agent	87.78		0.00	90.42
880015	Depr - Building	331,760.04		0.00	331,760.04
880020	Depr - Capital Improvements	23,553.48		0.00	23,553.48
880023	Depr - SiteImprovements - FAS141	15,996.96		0.00	15,996.96
880030	Depr - Tenant Improv - FAS 141	43,001.76		0.00	43,001.76
882020	Amort. Lease Commis-FAS 141	197,017.32		0.00	197,017.32
900010	Interest Income	(564.09)		0.00	(761.74)
950014	Interest Exp - 1st TD	445,195.30		0.00	432,463.58
950060	Amort Below Market Debt FAS 14	72,286.92		0.00	72,286.92

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Account	Description	1st PP Mcaid	JE Ref #	MCD JE	Other
		12/31/2021			12/31/2022
950070	Mortgage Insurance Premium	78,978.64		0.00	76,719.55
951000	Amort.-Deferred Financing	4,238.28		0.00	4,238.28
Subtotal : None		(940,491.94)		0.00	(985,200.51)
Total [2] P & L		(940,491.94)		0.00	(985,200.51)
	Sum of Account Groups	0.00		0.00	0.00
	Net (Income) Loss	0.00		0.00	0.00

Tickmarks

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