

Client: **A285161 - Bane John Scott LLC**  
Engagement: **MDMC 2022 - Bane John Scott 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
<b>Group : [1025.0] Cash &amp; Equivalent</b>			
<b>Subgroup : None</b>			
100020	Operating Secondary Acct.	9,900,341.52	8,095,841.88
<b>Subtotal : None</b>		<b>9,900,341.52</b>	<b>8,095,841.88</b>
<b>Total [1025.0] Cash &amp; Equivalent</b>		<b>9,900,341.52</b>	<b>8,095,841.88</b>
<b>Group : [1130.0] Rent Recivable</b>			
<b>Subgroup : None</b>			
192010	FASB 13 St. Line Rent Receiv	1,123,965.87	1,007,672.03
<b>Subtotal : None</b>		<b>1,123,965.87</b>	<b>1,007,672.03</b>
<b>Total [1130.0] Rent Recivable</b>		<b>1,123,965.87</b>	<b>1,007,672.03</b>
<b>Group : [1280.0] Prepaid Expenses: Prepaid Insurance</b>			
<b>Subgroup : None</b>			
121010	Prepaid Insurance	5,502.24	5,217.09
<b>Subtotal : None</b>		<b>5,502.24</b>	<b>5,217.09</b>
<b>Total [1280.0] Prepaid Expenses: Prepaid Insurance</b>		<b>5,502.24</b>	<b>5,217.09</b>
<b>Group : [1300.0] Prepaid Expenses: Other Prepaid Expenses</b>			
<b>Subgroup : None</b>			
121015	Prepaid Property Taxes	0.01	0.00
<b>Subtotal : None</b>		<b>0.01</b>	<b>0.00</b>
<b>Total [1300.0] Prepaid Expenses: Other Prepaid Expenses</b>		<b>0.01</b>	<b>0.00</b>
<b>Group : [1311.0] Other Current Assets</b>			
<b>Subgroup : None</b>			
110010	A/R - Auto	22,464.36	0.00
110090	A/R - Trade - Other	872.67	0.00
196210	Lease Comm - FAS 141	1,777,581.20	1,777,581.20
196250	A/A - Lease Comm-FAS 141	(770,285.13)	(651,779.73)
<b>Subtotal : None</b>		<b>1,030,633.10</b>	<b>1,125,801.47</b>
<b>Total [1311.0] Other Current Assets</b>		<b>1,030,633.10</b>	<b>1,125,801.47</b>
<b>Group : [1511.1] Land: Cost</b>			
<b>Subgroup : None</b>			
150100	Land	1,844,262.25	1,844,262.25
<b>Subtotal : None</b>		<b>1,844,262.25</b>	<b>1,844,262.25</b>
<b>Total [1511.1] Land: Cost</b>		<b>1,844,262.25</b>	<b>1,844,262.25</b>
<b>Group : [1521.1] Building: Cost</b>			
<b>Subgroup : None</b>			
151000	Building	10,397,651.47	10,397,651.47
<b>Subtotal : None</b>		<b>10,397,651.47</b>	<b>10,397,651.47</b>
<b>Total [1521.1] Building: Cost</b>		<b>10,397,651.47</b>	<b>10,397,651.47</b>
<b>Group : [1522.2] Building: Accum. Depr.</b>			
<b>Subgroup : None</b>			
158015	A/D - Building	(1,732,941.70)	(1,466,335.30)
<b>Subtotal : None</b>		<b>(1,732,941.70)</b>	<b>(1,466,335.30)</b>
<b>Total [1522.2] Building: Accum. Depr.</b>		<b>(1,732,941.70)</b>	<b>(1,466,335.30)</b>
<b>Group : [1611.1] Building Improvements: Cost</b>			
<b>Subgroup : None</b>			
153030	Site Improvements - FAS141	199,379.70	199,379.70
<b>Subtotal : None</b>		<b>199,379.70</b>	<b>199,379.70</b>
<b>Total [1611.1] Building Improvements: Cost</b>		<b>199,379.70</b>	<b>199,379.70</b>
<b>Group : [1612.2] Building Improvements: Accum. Depr.</b>			
<b>Subgroup : None</b>			
158023	A/D Site Improvements - FAS141	(161,995.92)	(137,073.48)
<b>Subtotal : None</b>		<b>(161,995.92)</b>	<b>(137,073.48)</b>
<b>Total [1612.2] Building Improvements: Accum. Depr.</b>		<b>(161,995.92)</b>	<b>(137,073.48)</b>
<b>Group : [1631.1] Other Improvements: Cost</b>			
<b>Subgroup : None</b>			

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

Account	Description	Other	1st PP Mcaid
		12/31/2022	12/31/2021
154620	Tenant Improvements - FAS 141	281,125.38	281,125.38
<b>Subtotal : None</b>		<b>281,125.38</b>	<b>281,125.38</b>
<b>Total [1631.1] Other Improvements: Cost</b>		<b>281,125.38</b>	<b>281,125.38</b>
<b>Group : [1632.2] Other Improvements: Accum. Depr.</b>			
<b>Subgroup : None</b>			
158030	A/D - Tenant Improv FAS 141	(121,821.12)	(103,079.40)
<b>Subtotal : None</b>		<b>(121,821.12)</b>	<b>(103,079.40)</b>
<b>Total [1632.2] Other Improvements: Accum. Depr.</b>		<b>(121,821.12)</b>	<b>(103,079.40)</b>
<b>Group : [2030.0] Accrued Expenses</b>			
<b>Subgroup : None</b>			
209010	Accrued Expenses	0.00	(328.00)
209018	Accrued - Legal	(1,202.79)	(4,723.50)
209091	Accrued - CapEx Reserve	(489,638.39)	(391,992.11)
210012	Accrued Property Mgmt Fee	0.00	(1,488.54)
<b>Subtotal : None</b>		<b>(490,841.18)</b>	<b>(398,532.15)</b>
<b>Total [2030.0] Accrued Expenses</b>		<b>(490,841.18)</b>	<b>(398,532.15)</b>
<b>Group : [2230.0] Other Current Liabilities</b>			
<b>Subgroup : None</b>			
232010	Prepaid Rent	(19.08)	0.00
245010	Deferred Revenue	(5,502.24)	(5,217.09)
<b>Subtotal : None</b>		<b>(5,521.32)</b>	<b>(5,217.09)</b>
<b>Total [2230.0] Other Current Liabilities</b>		<b>(5,521.32)</b>	<b>(5,217.09)</b>
<b>Group : [2330.0] Due Affiliates/Related Parties</b>			
<b>Subgroup : None</b>			
114900	Intercompany - manual	(1,488.54)	0.00
<b>Subtotal : None</b>		<b>(1,488.54)</b>	<b>0.00</b>
<b>Total [2330.0] Due Affiliates/Related Parties</b>		<b>(1,488.54)</b>	<b>0.00</b>
<b>Group : [2520.0] Capital (Sole or Part)</b>			
<b>Subgroup : None</b>			
390000	Retained Earnings - Auto	(6,291,438.40)	(4,967,244.67)
<b>Subtotal : None</b>		<b>(6,291,438.40)</b>	<b>(4,967,244.67)</b>
<b>Total [2520.0] Capital (Sole or Part)</b>		<b>(6,291,438.40)</b>	<b>(4,967,244.67)</b>
<b>Group : [2545.0] Contributions</b>			
<b>Subgroup : None</b>			
300014	Contributions - REIT	(14,581,296.51)	(14,555,275.45)
<b>Subtotal : None</b>		<b>(14,581,296.51)</b>	<b>(14,555,275.45)</b>
<b>Total [2545.0] Contributions</b>		<b>(14,581,296.51)</b>	<b>(14,555,275.45)</b>
<b>Group : [3510.1] Rental Income: Nursing Facilities</b>			
<b>Subgroup : None</b>			
400000	Base Rent	(1,688,088.63)	(1,635,887.50)
404010	Straight Line Rent - FAS 13	(116,293.84)	(140,552.92)
405930	Direct Charges	(32,925.62)	0.00
<b>Subtotal : None</b>		<b>(1,837,308.09)</b>	<b>(1,776,440.42)</b>
<b>Total [3510.1] Rental Income: Nursing Facilities</b>		<b>(1,837,308.09)</b>	<b>(1,776,440.42)</b>
<b>Group : [3530.0] Other Income</b>			
<b>Subgroup : None</b>			
900010	Interest Income	(19,359.01)	0.00
909090	Misc Other Income	0.00	(0.02)
<b>Subtotal : None</b>		<b>(19,359.01)</b>	<b>(0.02)</b>
<b>Total [3530.0] Other Income</b>		<b>(19,359.01)</b>	<b>(0.02)</b>
<b>Group : [9540.0] Taxes, Real Estate</b>			
<b>Subgroup : None</b>			
405410	Property Taxes Recoveries	(117,010.06)	(116,718.93)
523010	Property Tax	117,010.07	116,718.93
<b>Subtotal : None</b>		<b>0.01</b>	<b>0.00</b>
<b>Total [9540.0] Taxes, Real Estate</b>		<b>0.01</b>	<b>0.00</b>

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

Account	Description	Other 12/31/2022	1st PP Mcaid 12/31/2021
<b>Group : [9550.0] Building Depreciation</b>			
<b>Subgroup : None</b>			
880015	Depr - Building	266,606.40	266,606.40
<b>Subtotal : None</b>		<b>266,606.40</b>	<b>266,606.40</b>
<b>Total [9550.0] Building Depreciation</b>		<b>266,606.40</b>	<b>266,606.40</b>
<b>Group : [9560.8] Building Improvement Depreciation</b>			
<b>Subgroup : None</b>			
880023	Depr - SiteImprovements - FAS141	24,922.44	24,922.44
880030	Depr - Tenant Improv - FAS 141	18,741.72	18,741.72
<b>Subtotal : None</b>		<b>43,664.16</b>	<b>43,664.16</b>
<b>Total [9560.8] Building Improvement Depreciation</b>		<b>43,664.16</b>	<b>43,664.16</b>
<b>Group : [9580.0] Insurance- Building, Building Improvement, and Equipment</b>			
<b>Subgroup : None</b>			
405210	Insurance Recoveries	(21,723.81)	(19,580.57)
522510	Insurance - Property	21,723.81	19,580.58
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.01</b>
<b>Total [9580.0] Insurance- Building, Building Improvement, and Equipment</b>		<b>0.00</b>	<b>0.01</b>
<b>Group : [9502.5] Other Operating Expenses</b>			
<b>Subgroup : None</b>			
405940	Passthru - Legal	(4,278.91)	0.00
522010	Property Management Fee	0.00	13,269.11
522515	Insurance - Liability	3,422.68	2,815.18
523045	Tax Appeals/Service	171.00	642.84
540010	Direct Tenant Expenses	31,777.34	0.00
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	266.78
584015	NR - Travel Lodging	0.00	261.71
584020	NR - Travel Meals	0.00	67.19
584030	NR - Travel Auto	0.00	4.58
589035	NR - Postage & Delivery	2.00	1.75
832030	Profess. Fees-Registered Agent	90.42	87.78
882020	Amort. Lease Commis-FAS 141	118,505.40	118,505.40
<b>Subtotal : None</b>		<b>150,879.68</b>	<b>141,976.14</b>
<b>Total [9502.5] Other Operating Expenses</b>		<b>150,879.68</b>	<b>141,976.14</b>
<b>Sum of Account Groups</b>		<b>(631,636.15)</b>	<b>(609,139.88)</b>
<b>Net (Income) Loss</b>		<b>(1,395,516.85)</b>	<b>(1,324,193.73)</b>

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