

Client: **A285185 - Bane Hancock Park LLC**  
Engagement: **MDMC 2023 - Bane Hancock Park LLC**  
Period Ending: **12/31/2023**  
Trial Balance: **T-01 - Realty TB**  
Workpaper: **T:::01 - MCD REA-CR TB Report**

Account	Description	1st PP Mcaid 12/31/2022	JE Ref #	MCD JE	Other 12/31/2023
<b>Group : [1] Balance</b>					
<b>Subgroup : None</b>					
100020	Operating Secondary Acct.	517,024.32		0.00	769,713.32
110010	A/R - Auto	69,025.18		0.00	0.00
110090	A/R - Trade - Other	872.68		0.00	0.00
114900	Intercompany - manual	(1,970.01)		0.00	(1,970.01)
115010	Virtual Card Due To/Due From	(25,400.00)		0.00	(44,300.00)
121010	Prepaid Insurance	11,331.28		0.00	14,167.26
121090	Prepaid Expenses - Other	25,319.59		0.00	24,534.91
132920	Reserve - Property Taxes	66,712.80		0.00	83,305.30
132924	Reserve - Insurance	27,575.76		0.00	57,676.19
132942	Reserve - Capital Replacement	659,477.62		0.00	679,806.21
132990	Reserve - Miscellaneous	54,013.75		0.00	49,069.92
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
153126	Roof	31,169.60		0.00	125,459.56
154620	Tenant Improvements - FAS 141	630,693.32		0.00	630,693.32
158015	A/D - Building	(2,045,853.62)		0.00	(2,377,613.66)
158020	A/D - Capital Improvements	(97,512.32)		0.00	(115,250.90)
158023	A/D Site Improvements - FAS141	(98,647.92)		0.00	(114,644.88)
158030	A/D - Tenant Improv FAS 141	(265,177.64)		0.00	(308,179.40)
158126	A/D Roof	(129.87)		0.00	(14,449.86)
192010	FASB 13 St. Line Rent Receiv	1,466,876.37		0.00	1,547,843.38
196210	Lease Comm - FAS 141	2,889,587.24		0.00	2,889,587.24
196250	A/A - Lease Comm-FAS 141	(1,214,940.12)		0.00	(1,411,957.44)
203010	Accrued Int Payable	(35,542.66)		0.00	(34,432.73)
209010	Accrued Expenses	(500.00)		0.00	0.00
209018	Accrued - Legal	(1,202.82)		0.00	0.00
209091	Accrued - CapEx Reserve	(10,660.50)		0.00	(50,835.26)
232010	Prepaid Rent	(63,519.05)		0.00	0.00
245010	Deferred Revenue	(9,890.64)		0.00	(14,867.94)
270010	Notes Payable - 1st TD	(13,758,450.38)		0.00	(13,328,798.49)
270025	Deferred Financing Fees	121,083.65		0.00	121,083.65
270026	A/A - Deferred Financing Fees	(26,076.10)		0.00	(30,314.38)
270050	Below Market Debt FAS 141	2,067,136.12		0.00	2,067,136.12
270055	A/A Below Market Debt FAS 141	(446,705.40)		0.00	(518,992.32)
300014	Contributions - REIT	(7,850,449.66)		0.00	(8,058,632.99)
310010	Distributions - REIT	5,200,064.65		0.00	6,235,957.22
390000	Retained Earnings - Auto	(3,836,754.47)		0.00	(4,821,954.98)
<b>Subtotal : None</b>		<b>985,200.51</b>		<b>0.00</b>	<b>985,458.12</b>
<b>Total [1] Balance</b>		<b>985,200.51</b>		<b>0.00</b>	<b>985,458.12</b>
<b>Group : [2] P &amp; L</b>					
<b>Subgroup : None</b>					
400000	Base Rent	(2,058,645.36)		0.00	(2,120,404.74)
404010	Straight Line Rent - FAS 13	(142,726.40)		0.00	(80,967.01)
405210	Insurance Recoveries	(39,050.34)		0.00	(48,468.15)
405410	Property Taxes Recoveries	(330,402.56)		0.00	(314,117.82)
405930	Direct Charges	(203,922.66)		0.00	803.33
405940	Passthru - Legal	(6,575.46)		0.00	0.00
522510	Insurance - Property	39,050.32		0.00	48,468.14
522515	Insurance - Liability	5,841.28		0.00	5,364.90
523010	Property Tax	330,402.53		0.00	314,117.78
523045	Tax Appeals/Service	171.00		0.00	750.00
540010	Direct Tenant Expenses	205,070.95		0.00	(803.33)
582030	NR - Accounting Fees	17,900.00		0.00	18,400.00
582040	NR - Legal Fees	1,189.75		0.00	140.69
832030	Profess. Fees-Registered Agent	90.42		0.00	0.00
880015	Depr - Building	331,760.04		0.00	331,760.04
880020	Depr - Capital Improvements	23,553.48		0.00	17,738.58
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
880126	Depr - Roof	129.87		0.00	14,319.99

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Account	Description	1st PP Mcaid	JE Ref #	MCD JE	Other
		<b>12/31/2022</b>			<b>12/31/2023</b>
882020	Amort. Lease Commis-FAS 141	197,017.32		0.00	197,017.32
900010	Interest Income	(761.74)		0.00	579.23
950014	Interest Exp - 1st TD	432,463.58		0.00	419,331.50
950060	Amort Below Market Debt FAS 14	72,286.92		0.00	72,286.92
950070	Mortgage Insurance Premium	76,719.55		0.00	74,389.41
951000	Amort.-Deferred Financing	4,238.28		0.00	4,238.28
<b>Subtotal : None</b>		<b>(985,200.51)</b>		<b>0.00</b>	<b>(985,458.12)</b>
<b>Total [2] P &amp; L</b>		<b>(985,200.51)</b>		<b>0.00</b>	<b>(985,458.12)</b>
	<b>Sum of Account Groups</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>
	<b>Net (Income) Loss</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>

Tickmarks

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