

Client: **A285161 - Bane John Scott LLC**  
Engagement: **MDMC 2023 - Bane John Scott LLC**  
Period Ending: **12/31/2023**  
Trial Balance: **T-01 - Realty TB**  
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	Other 12/31/2023	1st PP Mcaid 12/31/2022
<b>Group : [1025.0] Cash &amp; Equivalent</b>			
<b>Subgroup : None</b>			
100020	Operating Secondary Acct.	11,281,217.98	9,900,341.52
<b>Subtotal : None</b>		<b>11,281,217.98</b>	<b>9,900,341.52</b>
<b>Total [1025.0] Cash &amp; Equivalent</b>		<b>11,281,217.98</b>	<b>9,900,341.52</b>
<b>Group : [1130.0] Rent Recivable</b>			
<b>Subgroup : None</b>			
192010	FASB 13 St. Line Rent Receiv	1,241,243.87	1,123,965.87
<b>Subtotal : None</b>		<b>1,241,243.87</b>	<b>1,123,965.87</b>
<b>Total [1130.0] Rent Recivable</b>		<b>1,241,243.87</b>	<b>1,123,965.87</b>
<b>Group : [1280.0] Prepaid Expenses: Prepaid Insurance</b>			
<b>Subgroup : None</b>			
121010	Prepaid Insurance	7,136.71	5,502.24
<b>Subtotal : None</b>		<b>7,136.71</b>	<b>5,502.24</b>
<b>Total [1280.0] Prepaid Expenses: Prepaid Insurance</b>		<b>7,136.71</b>	<b>5,502.24</b>
<b>Group : [1300.0] Prepaid Expenses: Other Prepaid Expenses</b>			
<b>Subgroup : None</b>			
121015	Prepaid Property Taxes	0.00	0.01
<b>Subtotal : None</b>		<b>0.00</b>	<b>0.01</b>
<b>Total [1300.0] Prepaid Expenses: Other Prepaid Expenses</b>		<b>0.00</b>	<b>0.01</b>
<b>Group : [1311.0] Other Current Assets</b>			
<b>Subgroup : None</b>			
110010	A/R - Auto	0.00	22,464.36
110090	A/R - Trade - Other	0.00	872.67
196210	Lease Comm - FAS 141	1,777,581.20	1,777,581.20
196250	A/A - Lease Comm-FAS 141	(888,790.53)	(770,285.13)
<b>Subtotal : None</b>		<b>888,790.67</b>	<b>1,030,633.10</b>
<b>Total [1311.0] Other Current Assets</b>		<b>888,790.67</b>	<b>1,030,633.10</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	(1,999,548.10)	(1,732,941.70)
<b>Subtotal : None</b>		<b>(1,999,548.10)</b>	<b>(1,732,941.70)</b>
<b>Total [1522.2] Building: Accum. Depr.</b>		<b>(1,999,548.10)</b>	<b>(1,732,941.70)</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	(186,918.36)	(161,995.92)
<b>Subtotal : None</b>		<b>(186,918.36)</b>	<b>(161,995.92)</b>
<b>Total [1612.2] Building Improvements: Accum. Depr.</b>		<b>(186,918.36)</b>	<b>(161,995.92)</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
		12/31/2023	12/31/2022
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	(140,562.84)	(121,821.12)
<b>Subtotal : None</b>		<b>(140,562.84)</b>	<b>(121,821.12)</b>
<b>Total [1632.2] Other Improvements: Accum. Depr.</b>		<b>(140,562.84)</b>	<b>(121,821.12)</b>
<b>Group : [2030.0] Accrued Expenses</b>			
<b>Subgroup : None</b>			
209018	Accrued - Legal	0.00	(1,202.79)
209091	Accrued - CapEx Reserve	(96,039.14)	(489,638.39)
<b>Subtotal : None</b>		<b>(96,039.14)</b>	<b>(490,841.18)</b>
<b>Total [2030.0] Accrued Expenses</b>		<b>(96,039.14)</b>	<b>(490,841.18)</b>
<b>Group : [2230.0] Other Current Liabilities</b>			
<b>Subgroup : None</b>			
232010	Prepaid Rent	0.00	(19.08)
245010	Deferred Revenue	(11,430.17)	(5,502.24)
<b>Subtotal : None</b>		<b>(11,430.17)</b>	<b>(5,521.32)</b>
<b>Total [2230.0] Other Current Liabilities</b>		<b>(11,430.17)</b>	<b>(5,521.32)</b>
<b>Group : [2330.0] Due Affiliates/Related Parties</b>			
<b>Subgroup : None</b>			
114900	Intercompany - manual	(1,488.54)	(1,488.54)
<b>Subtotal : None</b>		<b>(1,488.54)</b>	<b>(1,488.54)</b>
<b>Total [2330.0] Due Affiliates/Related Parties</b>		<b>(1,488.54)</b>	<b>(1,488.54)</b>
<b>Group : [2520.0] Capital (Sole or Part)</b>			
<b>Subgroup : None</b>			
390000	Retained Earnings - Auto	(7,686,955.25)	(6,291,438.40)
<b>Subtotal : None</b>		<b>(7,686,955.25)</b>	<b>(6,291,438.40)</b>
<b>Total [2520.0] Capital (Sole or Part)</b>		<b>(7,686,955.25)</b>	<b>(6,291,438.40)</b>
<b>Group : [2545.0] Contributions</b>			
<b>Subgroup : None</b>			
300014	Contributions - REIT	(14,614,459.83)	(14,581,296.51)
<b>Subtotal : None</b>		<b>(14,614,459.83)</b>	<b>(14,581,296.51)</b>
<b>Total [2545.0] Contributions</b>		<b>(14,614,459.83)</b>	<b>(14,581,296.51)</b>
<b>Group : [3510.1] Rental Income: Nursing Facilities</b>			
<b>Subgroup : None</b>			
400000	Base Rent	(1,719,172.56)	(1,688,088.63)
404010	Straight Line Rent - FAS 13	(117,278.00)	(116,293.84)
405930	Direct Charges	(31,977.59)	(32,925.62)
<b>Subtotal : None</b>		<b>(1,868,428.15)</b>	<b>(1,837,308.09)</b>
<b>Total [3510.1] Rental Income: Nursing Facilities</b>		<b>(1,868,428.15)</b>	<b>(1,837,308.09)</b>
<b>Group : [3530.0] Other Income</b>			
<b>Subgroup : None</b>			
900010	Interest Income	(945.63)	(19,359.01)
<b>Subtotal : None</b>		<b>(945.63)</b>	<b>(19,359.01)</b>
<b>Total [3530.0] Other Income</b>		<b>(945.63)</b>	<b>(19,359.01)</b>
<b>Group : [9540.0] Taxes, Real Estate</b>			
<b>Subgroup : None</b>			
405410	Property Taxes Recoveries	(80,431.81)	(117,010.06)
523010	Property Tax	80,431.80	117,010.07
<b>Subtotal : None</b>		<b>(0.01)</b>	<b>0.01</b>
<b>Total [9540.0] Taxes, Real Estate</b>		<b>(0.01)</b>	<b>0.01</b>
<b>Group : [9550.0] Building Depreciation</b>			
<b>Subgroup : None</b>			
880015	Depr - Building	266,606.40	266,606.40

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Account	Description	Other	1st PP Mcaid
		12/31/2023	12/31/2022
<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	(26,912.50)	(21,723.81)
522510	Insurance - Property	26,912.51	21,723.81
<b>Subtotal : None</b>		<b>0.01</b>	<b>0.00</b>
<b>Total [9580.0] Insurance- Building, Building Improvement, and Equipment</b>		<b>0.01</b>	<b>0.00</b>
<b>Group : [9502.5] Other Operating Expenses</b>			
<b>Subgroup : None</b>			
405910	Prior Year CAM, Tax & Ins	455.40	0.00
405940	Passthru - Legal	0.00	(4,278.91)
522515	Insurance - Liability	3,107.78	3,422.68
522540	Insurance - Environmental	758.56	0.00
523045	Tax Appeals/Service	750.00	171.00
540010	Direct Tenant Expenses	31,977.59	31,777.34
582040	NR - Legal Fees	140.69	1,189.75
589035	NR - Postage & Delivery	2.00	2.00
832030	Profess. Fees-Registered Agent	0.00	90.42
882020	Amort. Lease Commis-FAS 141	118,505.40	118,505.40
<b>Subtotal : None</b>		<b>155,697.42</b>	<b>150,879.68</b>
<b>Total [9502.5] Other Operating Expenses</b>		<b>155,697.42</b>	<b>150,879.68</b>
<b>Sum of Account Groups</b>		<b>(1,143,716.19)</b>	<b>(631,636.15)</b>
<b>Net (Income) Loss</b>		<b>(1,403,405.80)</b>	<b>(1,395,516.85)</b>

Tickmarks

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