

Client: **A429172 - Sterling Village, LLC**  
Engagement: **MCMD 2023 - Sterling Village, LLC**  
Period Ending: **12/31/2023**  
Trial Balance: **T-02 - Realty TB**  
Workpaper: **T::01 - MCD REA-CR TB Report**

Account	Description	PP-1	FS CP	JE Ref #	CAIDJE	CAID
		12/31/2022	12/31/2023			12/31/2023
<b>Group : [001] Balance Sheet</b>						
<b>Subgroup : None</b>						
1010.00	Cash - Operating	264,714.34	528,128.68		0.00	528,128.68
1016.00	ALCAJAPE - Escrow Agreement Mass DEP	198,547.48	376,022.43		0.00	376,022.43
1017.00	ALCAJAPE - Trust Agreement Mass DEP	226,257.72	0.00		0.00	0.00
1036.00	Real Estate Tax Escrow	37,302.40	24,325.83		0.00	24,325.83
1037.00	MIP Escrow	5,089.09	8,729.99		0.00	8,729.99
1038.00	Insurance Escrow	98,072.87	99,654.57		0.00	99,654.57
1039.00	Replacement Reserve Escrow	311,792.85	210,982.41		0.00	210,982.41
1280.00	Prepaid Insurance	48,905.77	47,857.18		0.00	47,857.18
1300.00	Prepaid Expenses - Other	18,532.50	20,737.50		0.00	20,737.50
1511.00	Land	528,152.95	528,152.95		0.00	528,152.95
1512.00	Land Improvements	51,500.00	127,150.33		0.00	127,150.33
1513.00	AD - Land Improvements	(35,669.00)	(42,027.00)		0.00	(42,027.00)
1521.00	Building	14,004,342.85	14,004,342.85		0.00	14,004,342.85
1522.00	AD - Building	(6,942,945.27)	(7,293,053.27)		0.00	(7,293,053.27)
1611.00	Building Improvements	673,129.16	673,129.16		0.00	673,129.16
1612.00	Accum Depreciation - Building Improv	(287,271.12)	(330,253.12)		0.00	(330,253.12)
1651.00	Equipment	1,281,302.49	1,281,302.49		0.00	1,281,302.49
1652.00	Accum Depreciation - Equipment	(1,014,369.21)	(1,060,358.96)		0.00	(1,060,358.96)
1822.00	Mortgage Acquisition Costs	107,408.80	107,408.80		0.00	107,408.80
1823.00	Reserve - Mortgage Acquisition Costs	(36,843.73)	(40,308.12)		0.00	(40,308.12)
2070.00	Accrued Interest Payable	(29,053.00)	(28,372.00)		0.00	(28,372.00)
2170.00	MORTGAGE PAYABLE - CURRENT PORTION	(276,893.00)	(285,172.00)		0.00	(285,172.00)
2300.00	Loan Premium	(592,415.70)	(562,605.22)		0.00	(562,605.22)
2310.00	Mortgage Payable	(11,818,054.79)	(11,541,162.15)		0.00	(11,541,162.15)
2380.00	OFFSET TO MORTGAGE PAYABLE - s/t portion	276,883.00	285,172.00		0.00	285,172.00
2625.00	Distributions	100,000.00	100,000.00		0.00	100,000.00
2650.00	Retained Earnings	2,925,922.12	2,901,580.55		0.00	2,901,580.55
<b>Subtotal : None</b>		<b>124,341.57</b>	<b>141,365.88</b>		<b>0.00</b>	<b>141,365.88</b>
<b>Total [001] Balance Sheet</b>		<b>124,341.57</b>	<b>141,365.88</b>		<b>0.00</b>	<b>141,365.88</b>
<b>Group : [002] P &amp; L</b>						
<b>Subgroup : None</b>						
3010.00	Rental Income	(1,220,477.40)	(1,220,477.40)		0.00	(1,220,477.40)
3180.00	Interest Income	(373.77)	(1,461.94)		0.00	(1,461.94)
3181.00	Interest- Other	(919.16)	(826.59)		0.00	(826.59)
4256.00	Bank Fees	0.00	18.00		0.00	18.00
4301.00	License & Dues	500.00	500.00		0.00	500.00
4360.00	Accounting Other	19,453.88	22,417.50		0.00	22,417.50
4370.00	Legal	763.80	0.00		0.00	0.00
4374.00	Professional Services	4,200.00	0.00		0.00	0.00
4420.00	Insurance - Other	83,879.12	94,984.40		0.00	94,984.40
4510.00	Real Estate Taxes	111,511.50	107,780.00		0.00	107,780.00
4520.00	Interest 1st Mortgage	352,287.01	344,227.72		0.00	344,227.72
4525.00	Amortization of Premium	(29,841.57)	(29,810.48)		0.00	(29,810.48)
4528.00	Amortization - MAC	3,459.83	3,464.39		0.00	3,464.39
4541.00	Depreciation - Building	350,108.00	350,108.00		0.00	350,108.00
4565.00	Depreciation - Building Improvements	42,982.00	42,982.00		0.00	42,982.00
4568.00	Depreciation - Other Improvement	2,575.00	6,358.00		0.00	6,358.00
4570.00	Depreciation - Equipment	59,505.19	45,989.75		0.00	45,989.75
4590.00	Insurance - Prop, Bldg & Equip	24,847.00	32,840.00		0.00	32,840.00
5400.00	INSURANCE - MIP	59,698.00	58,476.77		0.00	58,476.77
8025.00	State income tax	11,500.00	1,064.00		0.00	1,064.00
<b>Subtotal : None</b>		<b>(124,341.57)</b>	<b>(141,365.88)</b>		<b>0.00</b>	<b>(141,365.88)</b>
<b>Total [002] P &amp; L</b>		<b>(124,341.57)</b>	<b>(141,365.88)</b>		<b>0.00</b>	<b>(141,365.88)</b>
<b>Sum of Account Groups</b>						
		<b>0.00</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>	<b>0.00</b>

1,080,318.05  
-1164669  
(84,350.95)

Tickmarks

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