

Client: **A350698 - Craneville Place**
Engagement: **MDMC 2023 - Craneville Place**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID CP 12/31/2023	CAID PP-1 12/31/2022
Group : [1130.0] Rent Receivable			
Subgroup : None			
11115-000	Tenant Receivables-Unbilled Recoveries	0.00	24,504.04
11320-000	SL Rent Receivable	0.00	14,232.56
16345000	AR - Clearing	27,897.60	0.00
16350000	AR - SL Rent	9,558.34	0.00
16351000	AR - SL Rent Reserve	(9,558.34)	0.00
16460200	AR MOB - Allowance for Expense Reconciliation CY	(27,897.60)	0.00
Subtotal : None		0.00	38,736.60
Total [1130.0] Rent Receivable		0.00	38,736.60
Group : [1180.0] Loans Receivable: Affiliates/Related Parties			
Subgroup : None			
13120-000	Due To/From-Other	0.00	(0.28)
Subtotal : None		0.00	(0.28)
Total [1180.0] Loans Receivable: Affiliates/Related Parties		0.00	(0.28)
Group : [1280.0] Prepaid Expenses: Prepaid Insurance			
Subgroup : None			
17102-000	Prepaid Ins-Property	0.00	11,585.74
17130-000	Prepaid Tax-Property	0.00	0.02
Subtotal : None		0.00	11,585.76
Total [1280.0] Prepaid Expenses: Prepaid Insurance		0.00	11,585.76
Group : [1511.1] Land: Cost			
Subgroup : None			
10100000	Land	100,004.12	0.00
16205-000	Land	0.00	91,064.63
Subtotal : None		100,004.12	91,064.63
Total [1511.1] Land: Cost		100,004.12	91,064.63
Group : [1521.1] Building: Cost			
Subgroup : None			
10300000	Buildings	2,172,991.07	0.00
16405-000	Buildings	0.00	1,709,987.54
Subtotal : None		2,172,991.07	1,709,987.54
Total [1521.1] Building: Cost		2,172,991.07	1,709,987.54
Group : [1522.2] Building: Accum. Depr.			
Subgroup : None			
11300000	A/D Buildings	(41,390.29)	0.00
158015	A/D - Building	(31,338.00)	(31,338.00)
16450-100	Acum Depr-Building	0.00	(45,124.71)
Subtotal : None		(72,728.29)	(76,462.71)
Total [1522.2] Building: Accum. Depr.		(72,728.29)	(76,462.71)
Group : [1611.1] Building Improvements: Cost			
Subgroup : None			
10200000	Land Improvements	70,002.88	0.00
16305-000	Site Improvements	0.00	26,764.57
Subtotal : None		70,002.88	26,764.57

Client: **A350698 - Craneville Place**
Engagement: **MDMC 2023 - Craneville Place**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID CP	CAID PP-1
		12/31/2023	12/31/2022
Total [1611.1] Building Improvements: Cost		70,002.88	26,764.57
Group : [1612.2] Building Improvements: Accum. Depr.			
Subgroup : None			
11200000	A/D Land Improvements	(6,666.93)	0.00
158023	A/D Site Improvements - FAS141	(2,959.00)	(2,959.00)
16320-100	Accum Depr-Site Improvements	0.00	(2,667.32)
Subtotal : None		(9,625.93)	(5,626.32)
Total [1612.2] Building Improvements: Accum. Depr.		(9,625.93)	(5,626.32)
Group : [1631.1] Other Improvements: Cost			
Subgroup : None			
16705-000	Tenant Improvements	0.00	80,950.27
Subtotal : None		0.00	80,950.27
Total [1631.1] Other Improvements: Cost		0.00	80,950.27
Group : [1632.2] Other Improvements: Accum. Depr.			
Subgroup : None			
16730-100	Accum Depr-Tenant Improvements	0.00	(11,309.18)
Subtotal : None		0.00	(11,309.18)
Total [1632.2] Other Improvements: Accum. Depr.		0.00	(11,309.18)
Group : [1651.1] Equipment: Cost			
Subgroup : None			
10600000	Furniture and Equipment	495,020.35	0.00
Subtotal : None		495,020.35	0.00
Total [1651.1] Equipment: Cost		495,020.35	0.00
Group : [1652.2] Equipment: Accum. Depr.			
Subgroup : None			
11600000	A/D Furn and Equip	(66,002.72)	0.00
Subtotal : None		(66,002.72)	0.00
Total [1652.2] Equipment: Accum. Depr.		(66,002.72)	0.00
Group : [1979.0] Construction in Progress			
Subgroup : None			
18292-200	NS-HC Certificate of Need	0.00	4,350.87
Subtotal : None		0.00	4,350.87
Total [1979.0] Construction in Progress		0.00	4,350.87
Group : [1985.0] Other Deferred Charges & Other Non-Current Assets			
Subgroup : None			
18225-000	Above Market Lease Value	0.00	65,853.31
18235-000	In-Place Lease Value	0.00	69,712.95
18235-200	Intangible Asset-Lease Orig Costs PPA	0.00	2,871.07
18282-105	Accum Amort-Above Market Lease Value-Add	0.00	(9,200.06)
18285-105	Accum Amort-In-Place Lease Value	0.00	(9,739.22)
18335-105	Accum Amort-Lease Commissions	0.00	(401.09)
Subtotal : None		0.00	119,096.96
Total [1985.0] Other Deferred Charges & Other Non-Current Assets		0.00	119,096.96
Group : [2030.0] Accrued Expenses			

Client: **A350698 - Craneville Place**
Engagement: **MDMC 2023 - Craneville Place**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID CP 12/31/2023	CAID PP-1 12/31/2022
Subgroup : None			
21490-000	Accrued Exp-Real Estate Tax	0.00	683.13
21515000	RE Taxes Payable - Current	(2,683.99)	0.00
21800000	Deposits & Escrows	(204,176.26)	0.00
Subtotal : None		(206,860.25)	683.13
Total [2030.0] Accrued Expenses		(206,860.25)	683.13
Group : [2230.0] Other Current Liabilities			
Subgroup : None			
10749904	In Place Lease Intangibles	302,950.92	0.00
11998154	A/A In Place Lease Intangibles	(44,881.61)	0.00
22499152	Below Market Lease Intangibles	(500,969.33)	0.00
22499172	A/A Below Market Lease Intangibles	74,217.68	0.00
24330-000	Replacement Reserve	0.00	(328,952.17)
26145-000	Def Revenue	0.00	(69,557.30)
Subtotal : None		(168,682.34)	(398,509.47)
Total [2230.0] Other Current Liabilities		(168,682.34)	(398,509.47)
Group : [2310.0] Mortgages			
Subgroup : None			
27505-140	Notes Payable-3rd Party-Adv	0.00	(4,592,894.00)
Subtotal : None		0.00	(4,592,894.00)
Total [2310.0] Mortgages		0.00	(4,592,894.00)
Group : [2330.0] Due Affiliates / Related Parties			
Subgroup : None			
29723000	Interco JPM AP	(79,640.69)	0.00
29729000	Interco Rent AR	65,717.20	0.00
29730000	Interco General	(3,089,178.76)	0.00
29741000	Interco VTR WFB AP	(211,739.76)	0.00
29770000	Interco AR	210,790.58	0.00
Subtotal : None		(3,104,051.43)	0.00
Total [2330.0] Due Affiliates / Related Parties		(3,104,051.43)	0.00
Group : [2520.0] Capital (Sole or Part or LLC)			
Subgroup : None			
32150000	Partner Capital	767,495.87	0.00
33005-888	Member's Equity-Contributions-Elim	0.00	0.00 x
33008-888	Member Equity-PPA Step Up-Elim	0.00	2,840,073.42 x
33010-888	Member Equity-Distribution-Elim	0.00	0.00 x
33615-200	Elimination	0.00	261,946.53
390000	Retained Earnings - Auto	34,297.00	34,297.00 x
39020-000	Current Period Retained Earnings	0.00	21,670.16
Subtotal : None		801,792.87	3,157,987.11
Total [2520.0] Capital (Sole or Part or LLC)		801,792.87	3,157,987.11
Group : [3510.1] Rental Income: Nursing Facility			
Subgroup : None			
40011000	Rental Income - 3rd Party	(158,406.28)	0.00
40017000	Rental Income - SL Adjustment	(9,558.34)	0.00
40021000	Straight Line Reserve - NNN	9,558.34	0.00
40024000	NNN Market Lease Amortization	(74,217.68)	0.00

Client: **A350698 - Craneville Place**
Engagement: **MDMC 2023 - Craneville Place**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID CP	CAID PP-1
		12/31/2023	12/31/2022
40026000	NNN RET and Insurance Escrows	(46,151.16)	0.00
43010-000	Rental Inc-Base Rent	0.00	(223,902.94)
43023-000	Rental Inc-Incentive Amortization	0.00	(14,391.12)
43070-000	Rental Inc-Straight Line Rent-CFFO	0.00	(16,174.76)
43090-000	Rental Inc-Above Market Revenue-CFFO	0.00	9,200.06
74001000	NNN RET Escrows	38,701.93	0.00
74001200	NNN Insurance Escrows	7,449.23	0.00
Subtotal : None		(232,623.96)	(245,268.76)
Total [3510.1] Rental Income: Nursing Facility		(232,623.96)	(245,268.76)
Group : [3530.0] Other Income			
Subgroup : None			
44010-000	Property-Tax Escalation	0.00	(51,431.88)
44010-002	Property-Tax Over/Under Billed	0.00	1,317.01
53075-000	Prop Oper Exp-Prop Taxes	0.00	49,557.79
Subtotal : None		0.00	(557.08)
Total [3530.0] Other Income		0.00	(557.08)
Group : [9545.1] Interest: Long Term Interest Nursing Facilities			
Subgroup : None			
54450000	Interest - Mortgages	56,022.06	0.00
Subtotal : None		56,022.06	0.00
Total [9545.1] Interest: Long Term Interest Nursing Facilities		56,022.06	0.00
Group : [9550.0] Building Depreciation			
Subgroup : None			
55110-165	Invest Depre-Buildings-FFO	0.00	57,173.49
64252000	Depreciation	114,059.94	0.00
64402000	Amortization - Other	44,881.61	0.00
Subtotal : None		158,941.55	57,173.49
Total [9550.0] Building Depreciation		158,941.55	57,173.49
Group : [9560.8] Building Improvement Depreciation			
Subgroup : None			
55120-165	Invest Depre-Site Improvements-FFO	0.00	4,200.75
55125-165	Invest Depre-Tenant Improvements-FFO	0.00	13,707.70
Subtotal : None		0.00	17,908.45
Total [9560.8] Building Improvement Depreciation		0.00	17,908.45
Group : [9580.0] Insurance- Building, Building Improvement, and Equipment			
Subgroup : None			
44025-000	Property-Insurance Income	0.00	(6,598.68)
44025-002	Property-Insurance Over/Under Billed	0.00	(16,898.32)
59210-000	Prop Oper Exp-Insurance-Property & Casualty	0.00	23,497.00
Subtotal : None		0.00	0.00
Total [9580.0] Insurance- Building, Building Improvement, and Equipment		0.00	0.00
Group : [9502.5] Other Variable Expenses Reported			
Subgroup : None			
51050-000	Invest Exp-Other	0.00	2,448.46
55155-165	Invest Amort-In-Place Lease-FFO	0.00	9,739.22
55160-000	Invest Amort-Tenant Leasing Costs-FFO	0.00	2,150.74

Client: **A350698 - Craneville Place**
Engagement: **MDMC 2023 - Craneville Place**
Period Ending: **12/31/2023**
Trial Balance: **T-02 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	CAID CP	CAID PP-1
		12/31/2023	12/31/2022
87250000	Cash Gain/Loss on Ext of Debt	5,774.02	0.00
93300000	Unreimbursed Expense	26.00	0.00
Subtotal : None		5,800.02	14,338.42
Total [9502.5] Other Variable Expenses Reported		5,800.02	14,338.42
Sum of Account Groups		0.00	0.00
Net (Income) Loss		(11,860.33)	(156,405.48)

Tickmarks

{a}	
{b}	
{c}	
{d}	
{e}	
{f}	
{g}	
{h}	
{i}	
{j}	
{k}	
{l}	
{m}	
{n}	
{o}	
{p}	

{q}	
{r}	
{s}	
{t}	
{u}	
{v}	
{w}	
{x}	
{y}	
{z}	