

Client: **A285181 - Bane Bay Path LLC**  
Engagement: **MDMC 2022 - Bane Baypath LLC**  
Period Ending: **12/31/2022**  
Trial Balance: **T-01 - Realty TB**  
Workpaper: **T:02 - MCD REA-CR Groupings Report**

Account	Description	OBAL5 12/31/2022	1st PP Mcaid 12/31/2021
<b>Group : [1025.0] Cash &amp; Cash Equivalents</b>			
<b>Subgroup : None</b>			
100020	Operating Secondary Acct.	9,862,177.73	8,052,619.44
<b>Subtotal : None</b>		<b>9,862,177.73</b>	<b>8,052,619.44</b>
<b>Total [1025.0] Cash &amp; Cash Equivalents</b>		<b>9,862,177.73</b>	<b>8,052,619.44</b>
<b>Group : [1120.0] Accounts Receivable</b>			
<b>Subgroup : None</b>			
110010	A/R - Auto	4,379.24	0.00
110090	A/R - Trade - Other	872.67	0.00
<b>Subtotal : None</b>		<b>5,251.91</b>	<b>0.00</b>
<b>Total [1120.0] Accounts Receivable</b>		<b>5,251.91</b>	<b>0.00</b>
<b>Group : [1130.0] Rent Receivable</b>			
<b>Subgroup : None</b>			
192010	FASB 13 St. Line Rent Receiv	1,149,543.69	1,030,868.76
<b>Subtotal : None</b>		<b>1,149,543.69</b>	<b>1,030,868.76</b>
<b>Total [1130.0] Rent Receivable</b>		<b>1,149,543.69</b>	<b>1,030,868.76</b>
<b>Group : [1185.0] Loans Receivable: Other</b>			
<b>Subgroup : None</b>			
196210	Lease Comm - FAS 141	1,800,219.08	1,800,219.08
196250	A/A - Lease Comm-FAS 141	(780,095.09)	(660,080.45)
<b>Subtotal : None</b>		<b>1,020,123.99</b>	<b>1,140,138.63</b>
<b>Total [1185.0] Loans Receivable: Other</b>		<b>1,020,123.99</b>	<b>1,140,138.63</b>
<b>Group : [1280.0] Prepaid Expenses: Prepaid Insurance</b>			
<b>Subgroup : None</b>			
121010	Prepaid Insurance	5,174.18	4,906.05
<b>Subtotal : None</b>		<b>5,174.18</b>	<b>4,906.05</b>
<b>Total [1280.0] Prepaid Expenses: Prepaid Insurance</b>		<b>5,174.18</b>	<b>4,906.05</b>
<b>Group : [1511.1] Land: Cost</b>			
<b>Subgroup : None</b>			
150100	Land	2,920,969.83	2,920,969.83
<b>Subtotal : None</b>		<b>2,920,969.83</b>	<b>2,920,969.83</b>
<b>Total [1511.1] Land: Cost</b>		<b>2,920,969.83</b>	<b>2,920,969.83</b>
<b>Group : [1521.1] Building: Cost</b>			
<b>Subgroup : None</b>			
151000	Building	10,366,000.66	10,366,000.66
<b>Subtotal : None</b>		<b>10,366,000.66</b>	<b>10,366,000.66</b>
<b>Total [1521.1] Building: Cost</b>		<b>10,366,000.66</b>	<b>10,366,000.66</b>
<b>Group : [1522.2] Building: Accum. Depr.</b>			
<b>Subgroup : None</b>			
158015	A/D - Building	(1,727,667.07)	(1,461,872.11)
<b>Subtotal : None</b>		<b>(1,727,667.07)</b>	<b>(1,461,872.11)</b>
<b>Total [1522.2] Building: Accum. Depr.</b>		<b>(1,727,667.07)</b>	<b>(1,461,872.11)</b>
<b>Group : [1611.1] Building Improvements: Cost</b>			

Client: **A285181 - Bane Bay Path LLC**  
Engagement: **MDMC 2022 - Bane Baypath LLC**  
Period Ending: **12/31/2022**  
Trial Balance: **T-01 - Realty TB**  
Workpaper: **T:02 - MCD REA-CR Groupings Report**

Account	Description	OBAL5 12/31/2022	1st PP Mcaid 12/31/2021
<b>Subgroup : None</b>			
153030	Site Improvements - FAS141	508,465.12	508,465.12
<b>Subtotal : None</b>		<b>508,465.12</b>	<b>508,465.12</b>
<b>Total [1611.1] Building Improvements: Cost</b>		<b>508,465.12</b>	<b>508,465.12</b>
<b>Group : [1612.2] Building Improvements: Accum. Depr.</b>			
<b>Subgroup : None</b>			
158023	A/D Site Improvements - FAS141	(413,127.83)	(349,569.71)
<b>Subtotal : None</b>		<b>(413,127.83)</b>	<b>(349,569.71)</b>
<b>Total [1612.2] Building Improvements: Accum. Depr.</b>		<b>(413,127.83)</b>	<b>(349,569.71)</b>
<b>Group : [1631.1] Other Improvements: Cost</b>			
<b>Subgroup : None</b>			
153000	Capital Improvements	2,031,379.18	2,031,379.18
154620	Tenant Improvements - FAS 141	271,345.31	271,345.31
<b>Subtotal : None</b>		<b>2,302,724.49</b>	<b>2,302,724.49</b>
<b>Total [1631.1] Other Improvements: Cost</b>		<b>2,302,724.49</b>	<b>2,302,724.49</b>
<b>Group : [1632.2] Other Improvements: Accum. Depr.</b>			
<b>Subgroup : None</b>			
158020	A/D - Capital Improvements	(416,067.72)	(282,861.00)
158021	A/D CMF-Capital Imprvmt	(125.42)	(125.42)
158030	A/D - Tenant Improv FAS 141	(117,582.76)	(99,493.12)
<b>Subtotal : None</b>		<b>(533,775.90)</b>	<b>(382,479.54)</b>
<b>Total [1632.2] Other Improvements: Accum. Depr.</b>		<b>(533,775.90)</b>	<b>(382,479.54)</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)	(4,723.49)
209091	Accrued - CapEx Reserve	(470,875.83)	(427,013.72)
210012	Accrued Property Mgmt Fee	0.00	(1,483.80)
<b>Subtotal : None</b>		<b>(472,078.62)</b>	<b>(433,549.01)</b>
<b>Total [2030.0] Accrued Expenses</b>		<b>(472,078.62)</b>	<b>(433,549.01)</b>
<b>Group : [2230.0] Other Current Liabilities</b>			
<b>Subgroup : None</b>			
232010	Prepaid Rent	(3,799.32)	0.00
245010	Deferred Revenue	(5,174.17)	(4,906.05)
<b>Subtotal : None</b>		<b>(8,973.49)</b>	<b>(4,906.05)</b>
<b>Total [2230.0] Other Current Liabilities</b>		<b>(8,973.49)</b>	<b>(4,906.05)</b>
<b>Group : [2330.0] Due Affiliates/Related Parties</b>			
<b>Subgroup : None</b>			
114900	Intercompany - manual	(1,483.80)	0.00
<b>Subtotal : None</b>		<b>(1,483.80)</b>	<b>0.00</b>
<b>Total [2330.0] Due Affiliates/Related Parties</b>		<b>(1,483.80)</b>	<b>0.00</b>
<b>Group : [2545.0] Contributions</b>			
<b>Subgroup : None</b>			
300014	Contributions - REIT	(15,943,739.27)	(15,919,734.55)
<b>Subtotal : None</b>		<b>(15,943,739.27)</b>	<b>(15,919,734.55)</b>

Client: **A285181 - Bane Bay Path LLC**  
Engagement: **MDMC 2022 - Bane Baypath LLC**  
Period Ending: **12/31/2022**  
Trial Balance: **T-01 - Realty TB**  
Workpaper: **T:02 - MCD REA-CR Groupings Report**

Account	Description	OBAL5	1st PP Mcaid
		12/31/2022	12/31/2021
<b>Total [2545.0] Contributions</b>		<b>(15,943,739.27)</b>	<b>(15,919,734.55)</b>
<b>Group : [2650.0] Retained Earnings (Corp)</b>			
<b>Subgroup : None</b>			
390000	Retained Earnings - Auto	(7,774,582.01)	(6,574,372.85)
<b>Subtotal : None</b>		<b>(7,774,582.01)</b>	<b>(6,574,372.85)</b>
<b>Total [2650.0] Retained Earnings (Corp)</b>		<b>(7,774,582.01)</b>	<b>(6,574,372.85)</b>
<b>Group : [3510.1] Rental Income: Nursing Facility</b>			
<b>Subgroup : None</b>			
400000	Base Rent	(1,725,857.13)	(1,679,295.51)
404010	Straight Line Rent - FAS 13	(118,674.93)	(144,700.72)
<b>Subtotal : None</b>		<b>(1,844,532.06)</b>	<b>(1,823,996.23)</b>
<b>Total [3510.1] Rental Income: Nursing Facility</b>		<b>(1,844,532.06)</b>	<b>(1,823,996.23)</b>
<b>Group : [3530.0] Other Income</b>			
<b>Subgroup : None</b>			
405930	Direct Charges	(2,020.93)	0.00
405940	Passthru - Legal	(5,427.18)	0.00
900010	Interest Income	(19,880.28)	0.00
909090	Misc Other Income	0.00	(0.04)
<b>Subtotal : None</b>		<b>(27,328.39)</b>	<b>(0.04)</b>
<b>Total [3530.0] Other Income</b>		<b>(27,328.39)</b>	<b>(0.04)</b>
<b>Group : [9540.0] Taxes, Real Estate</b>			
<b>Subgroup : None</b>			
405410	Property Taxes Recoveries	(105,047.09)	(60,130.51)
523010	Property Tax	105,047.11	60,130.51
<b>Subtotal : None</b>		<b>0.02</b>	<b>0.00</b>
<b>Total [9540.0] Taxes, Real Estate</b>		<b>0.02</b>	<b>0.00</b>
<b>Group : [9550.0] Building Depreciation</b>			
<b>Subgroup : None</b>			
880015	Depr - Building	265,794.96	265,794.96
<b>Subtotal : None</b>		<b>265,794.96</b>	<b>265,794.96</b>
<b>Total [9550.0] Building Depreciation</b>		<b>265,794.96</b>	<b>265,794.96</b>
<b>Group : [9560.8] Building Improvement Depreciation</b>			
<b>Subgroup : None</b>			
880020	Depr - Capital Improvements	133,206.72	133,206.72
880023	Depr - SiteImprovements - FAS141	63,558.12	63,558.12
880030	Depr - Tenant Improv - FAS 141	18,089.64	18,089.64
<b>Subtotal : None</b>		<b>214,854.48</b>	<b>214,854.48</b>
<b>Total [9560.8] Building Improvement Depreciation</b>		<b>214,854.48</b>	<b>214,854.48</b>
<b>Group : [9580.0] Insurance- Building, Building Improvement, and Equipment</b>			
<b>Subgroup : None</b>			
405210	Insurance Recoveries	(20,428.53)	(18,413.03)
522510	Insurance - Property	20,428.52	18,413.06
<b>Subtotal : None</b>		<b>(0.01)</b>	<b>0.03</b>
<b>Total [9580.0] Insurance- Building, Building Improvement, and Equipment</b>		<b>(0.01)</b>	<b>0.03</b>

Client: **A285181 - Bane Bay Path LLC**  
Engagement: **MDMC 2022 - Bane Baypath LLC**  
Period Ending: **12/31/2022**  
Trial Balance: **T-01 - Realty TB**  
Workpaper: **T:02 - MCD REA-CR Groupings Report**

Account	Description	OBAL5 12/31/2022	1st PP Mcaid 12/31/2021
<b>Group : [9502.5]</b>	<b>Other Operating Expenses</b>		
<b>Subgroup : None</b>			
522010	Property Management Fee	0.00	13,139.10
522515	Insurance - Liability	2,718.65	2,470.81
523045	Tax Appeals/Service	171.00	642.84
540010	Direct Tenant Expenses	2,020.93	0.00
582040	NR - Legal Fees	1,189.75	5,165.81
582090	NR - Professional Fees - Other	0.00	888.00
584010	NR - Travel Airfare	0.00	258.28
584015	NR - Travel Lodging	0.00	261.71
584020	NR - Travel Meals	0.00	67.19
584030	NR - Travel Auto	0.00	139.48
589035	NR - Postage & Delivery	2.00	2.00
832030	Profess. Fees-Registered Agent	90.42	87.78
882020	Amort. Lease Commis-FAS 141	120,014.64	120,014.64
<b>Subtotal : None</b>		<b>126,207.39</b>	<b>143,137.64</b>
<b>Total [9502.5] Other Operating Expenses</b>		<b>126,207.39</b>	<b>143,137.64</b>
<b>Sum of Account Groups</b>		<b>(1,154,795.60)</b>	<b>(1,030,868.76)</b>
<b>Net (Income) Loss</b>		<b>(1,265,003.61)</b>	<b>(1,200,209.16)</b>

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}	