

Client: **A285173 - Bane Brighton House LLC**
Engagement: **MDMC 2022 - Bane Brighton LLC**
Period Ending: **12/31/2022**
Trial Balance: **T-01 - Realty TB**
Workpaper: **T:::02 - MCD REA-CR Groupings Report**

Account	Description	Other 12/31/2022	1st PP Mcaid 12/31/2021
Group : [1025.0] Cash & Equivalents			
Subgroup : None			
100020	Operating Secondary Acct.	(32,361,996.67)	(26,949,105.57)
Subtotal : None		(32,361,996.67)	(26,949,105.57)
Total [1025.0] Cash & Equivalents		(32,361,996.67)	(26,949,105.57)
Group : [1120.0] Accounts Receivable			
Subgroup : None			
110010	A/R - Auto	12,562.75	0.00
110090	A/R - Trade - Other	872.67	0.00
Subtotal : None		13,435.42	0.00
Total [1120.0] Accounts Receivable		13,435.42	0.00
Group : [1130.0] Rent Receivable			
Subgroup : None			
192010	FASB 13 St. Line Rent Receiv	334,613.52	295,512.27
196210	Lease Comm - FAS 141	504,096.07	504,096.07
196250	A/A - Lease Comm-FAS 141	(218,441.94)	(184,835.46)
Subtotal : None		620,267.65	614,772.88
Total [1130.0] Rent Receivable		620,267.65	614,772.88
Group : [1280.0] Prepaid Expenses: Prepaid Insurance			
Subgroup : None			
121010	Prepaid Insurance	3,221.69	3,055.02
Subtotal : None		3,221.69	3,055.02
Total [1280.0] Prepaid Expenses: Prepaid Insurance		3,221.69	3,055.02
Group : [1511.1] Land: Cost			
Subgroup : None			
150100	Land	778,504.59	778,504.59
Subtotal : None		778,504.59	778,504.59
Total [1511.1] Land: Cost		778,504.59	778,504.59
Group : [1521.1] Building: Cost			
Subgroup : None			
151000	Building	2,393,901.62	2,393,901.62
Subtotal : None		2,393,901.62	2,393,901.62
Total [1521.1] Building: Cost		2,393,901.62	2,393,901.62
Group : [1522.2] Building: Accum. Depr.			
Subgroup : None			
158015	A/D - Building	(398,983.38)	(337,601.34)
Subtotal : None		(398,983.38)	(337,601.34)
Total [1522.2] Building: Accum. Depr.		(398,983.38)	(337,601.34)
Group : [1611.1] Building Improvements: Cost			
Subgroup : None			
153000	Capital Improvements	355,140.70	355,140.70
153030	Site Improvements - FAS141	52,549.06	52,549.06
Subtotal : None		407,689.76	407,689.76
Total [1611.1] Building Improvements: Cost		407,689.76	407,689.76
Group : [1612.2] Building Improvements: Accum. Depr.			
Subgroup : None			
158020	A/D - Capital Improvements	(76,791.15)	(61,245.27)
158023	A/D Site Improvements - FAS141	(52,549.06)	(52,549.06)
Subtotal : None		(129,340.21)	(113,794.33)
Total [1612.2] Building Improvements: Accum. Depr.		(129,340.21)	(113,794.33)
Group : [1631.1] Other Improvements: Cost			
Subgroup : None			
154620	Tenant Improvements - FAS 141	193,448.66	193,448.66
Subtotal : None		193,448.66	193,448.66
Total [1631.1] Other Improvements: Cost		193,448.66	193,448.66

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Account	Description	Other 12/31/2022	1st PP Mcaid 12/31/2021	
Group : [1632.2] Other Improvements: Accum. Depr.				
Subgroup : None				
158030	A/D - Tenant Improv FAS 141	(83,827.50)	(70,930.98)	
Subtotal : None		(83,827.50)	(70,930.98)	
Total [1632.2] Other Improvements: Accum. Depr.		(83,827.50)	(70,930.98)	
Group : [2030.0] Accrued Expenses				
Subgroup : None				
209010	Accrued Expenses	0.00	(656.00)	
209018	Accrued - Legal	(1,202.79)	(4,723.49)	
209091	Accrued - CapEx Reserve	(139,441.95)	(87,553.01)	
210012	Accrued Property Mgmt Fee	0.00	(509.26)	
Subtotal : None		(140,644.74)	(93,441.76)	
Total [2030.0] Accrued Expenses		(140,644.74)	(93,441.76)	
Group : [2110.0] Notes Payable: Officer, Owner, or Related Parties				
Subgroup : None				
114900	Intercompany - manual	(509.26)	0.00	
Subtotal : None		(509.26)	0.00	
Total [2110.0] Notes Payable: Officer, Owner, or Related Parties		(509.26)	0.00	
Group : [2230.0] Other Current Liabilities				
Subgroup : None				
232010	Prepaid Rent	(657.67)	(473.48)	
245010	Deferred Revenue	(3,221.65)	(3,055.02)	
Subtotal : None		(3,879.32)	(3,528.50)	
Total [2230.0] Other Current Liabilities		(3,879.32)	(3,528.50)	
Group : [2520.0] Capital (Sole or Part)				
Subgroup : None				
300014	Contributions - REIT	(8,904,943.86)	(8,849,422.48)	(55,521.38)
310010	Distributions - REIT	38,255,329.05	32,211,329.05	6,044,000.00
390000	Retained Earnings - Auto	(184,876.62)	226,688.55	
Subtotal : None		29,165,508.57	23,588,595.12	
Total [2520.0] Capital (Sole or Part)		29,165,508.57	23,588,595.12	5,988,481.57
Group : [3510.1] Rental Income: Nursing Facilities				
Subgroup : None				
400000	Base Rent	(533,208.72)	(511,627.38)	
404010	Straight Line Rent - FAS 13	(39,101.25)	(46,277.50)	
405930	Direct Charges	(2,020.93)	0.00	
Subtotal : None		(574,330.90)	(557,904.88)	
Total [3510.1] Rental Income: Nursing Facilities		(574,330.90)	(557,904.88)	
Group : [3530.0] Other Income				
Subgroup : None				
405940	Passthru - Legal	(5,427.18)	0.00	
900010	Interest Income	(6,096.38)	0.00	
909090	Misc Other Income	0.00	0.02	
Subtotal : None		(11,523.56)	0.02	
Total [3530.0] Other Income		(11,523.56)	0.02	
Group : [9540.0] Taxes, Real Estate				
Subgroup : None				
405410	Property Taxes Recoveries	(87,402.24)	(83,967.85)	
523010	Property Tax	87,402.25	83,967.85	
Subtotal : None		0.01	0.00	
Total [9540.0] Taxes, Real Estate		0.01	0.00	
Group : [9550.0] Building Depreciation				
Subgroup : None				
880015	Depr - Building	61,382.04	61,382.04	
Subtotal : None		61,382.04	61,382.04	
Total [9550.0] Building Depreciation		61,382.04	61,382.04	

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Account	Description	Other 12/31/2022	1st PP Mcaid 12/31/2021
Group : [9560.8] Building Improvement Depreciation			
Subgroup : None			
880020	Depr - Capital Improvements	15,545.88	15,545.88
880023	Depr - SiteImprovements - FAS141	0.00	5,254.87
880030	Depr - Tenant Improv - FAS 141	12,896.52	12,896.52
Subtotal : None		28,442.40	33,697.27
Total [9560.8] Building Improvement Depreciation		28,442.40	33,697.27
Group : [9502.5] Other Operating Expenses			
Subgroup : None			
405210	Insurance Recoveries	(12,720.12)	(11,463.98)
522010	Property Management Fee	0.00	4,555.11
522510	Insurance - Property	12,720.08	11,463.97
522515	Insurance - Liability	2,064.17	1,930.21
523045	Tax Appeals/Service	171.00	970.84
540010	Direct Tenant Expenses	2,020.93	0.00
582040	NR - Legal Fees	1,189.75	6,447.35
582090	NR - Professional Fees - Other	0.00	2,890.00
584010	NR - Travel Airfare	0.00	258.28
584015	NR - Travel Lodging	0.00	261.72
584020	NR - Travel Meals	0.00	94.18
584030	NR - Travel Auto	0.00	70.66
832030	Profess. Fees-Registered Agent	180.84	175.56
882020	Amort. Lease Commis-FAS 141	33,606.48	33,606.48
Subtotal : None		39,233.13	51,260.38
Total [9502.5] Other Operating Expenses		39,233.13	51,260.38
Sum of Account Groups		140,644.74	93,441.76
Net (Income) Loss		(456,796.88)	(411,565.17)

Tickmarks

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