

KERRA Artesian LP - March/2021

FINANCIAL RESULTS - FEBRUARY/2020

Rent Income

The rent collection for February was good. We have only one unit with no rental income for this month since it was vacant. tenant moved into it in March.

Expenses

February expenses were high due to unit turnover and some repairs we had.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	9,581	12,900	0	0	0	0	0	0	0	0	0	0	22,481
Repairs & Maintenance	5,174	7,714	0	0	0	0	0	0	0	0	0	0	12,888
Utilities	1,527	2,216	0	0	0	0	0	0	0	0	0	0	3,743
MNG Fee & Leasing Fee	905	656	0	0	0	0	0	0	0	0	0	0	1,562
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee (Accounting & Legal)	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Expenses	0	101	0	0	0	0	0	0	0	0	0	0	101
Total Expenses	7,606	10,688	0	0	0	0	0	0	0	0	0	0	18,294
NOI	1,975	2,212	0	0	0	0	0	0	0	0	0	0	4,187
Mortgage *	6,617	6,617	0	0	0	0	0	0	0	0	0	0	13,234
Net Cash	(4,642)	(4,404)	0	0	0	0	0	0	0	0	0	0	(9,046)
KERRA - 30% Fee	(1,393)	(1,321)	0	0	0	0	0	0	0	0	0	0	(2,714)
Net After KERRA Fee	(3,249)	(3,083)	0	0	0	0	0	0	0	0	0	0	(6,332)
Portion per Partner (20% each) ***	(650)	(617)	0	0	0	0	0	0	0	0	0	0	(1,266)
Major Rehab & Appliances **	0	0	0	0	0	0	0	0	0	0	0	0	0

* Mortgage payments include: principle, Interest & escrow for property tax

** Major Rehab & Appliances are not expenses they are added to the property value

*** Partners' distribution was paid for Oct/2020 and prior months

Cash balance 8,486

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	8,739	8,950	(211)

OTHER UPDATES

Occupancy Status

We currently have one vacant unit.

Tax Return 2020

Tax return for this partnership was submitted and K-1 forms were distributed to partners. The next step will be to approach your USA accountant and work with them on your personal tax.



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