KERRA Artesian LP - March/2022

FINANCIAL RESULTS - FEBRUARY/2022

Rent Income

Rent collection for February was high. We have only one tenant who did not pay February rent yet. all other tenants have this month's rent paid this month or in past months. In addition, we have two tenants who paid for a few months in advance.

Expenses

February expenses are higher than usual as we had some unit work done.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	**7,445**	**15,117**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22,562**
Repairs & Maintenance	1,136	720	0	0	0	0	0	0	0	0	0	0	**1,856**
Utilities	2,515	2,846	0	0	0	0	0	0	0	0	0	0	**5,361**
MNG Fee & Leasing Fee	1,092	495	0	0	0	0	0	0	0	0	0	0	**1,587**
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Professional Fee & Misc.	100	73	0	0	0	0	0	0	0	0	0	0	**173**
CAPEX	0	4,000	0	0	0	0	0	0	0	0	0	0	**4,000**
Mortgage	7,575	7,575	0	0	0	0	0	0	0	0	0	0	**15,151**
Total Cash Out	**12,419**	**15,710**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28,128**
Net Cash	**(4,974)**	**(593)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(5,566)**
KERRA - 30% Fee	(1,492)	(178)	0	0	0	0	0	0	0	0	0	0	**(1,670)**
Net After KERRA Fee	(3,482)	(415)	0	0	0	0	0	0	0	0	0	0	**(3,896)**
Portion per Partner (20% each) *	(696)	(83)	0	0	0	0	0	0	0	0	0	0	(779)

* Partners' distribution was paid for Dec/2021 and prior months

Cash balance **29,155**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	10,486	11,265	(779)

OTHER UPDATES

Occupancy Status

The property is fully rented.

Tax Return

During the past few weeks, we have been working on the US tax return. We are at the final stages before submitting to the tax authorities. K-1 forms were distributed to all partners via emails. You can now work with your American accountant on your personal tax return. if you have any questions, please let us know.