

KERRA Artesian LP - April/2022

FINANCIAL RESULTS - MARCH/2022

Rent Income

Rent collection for this month seems low since we have two tenants who paid rent in advance during 2021 and one tenant who did not pay rent for March yet.

Expenses

March expenses were high mainly due to repair and work related to HVAC and plumbing.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	7,445	15,117	13,946	0	0	0	0	0	0	0	0	0	36,508
Repairs & Maintenance	1,136	720	2,005	0	0	0	0	0	0	0	0	0	3,861
Utilities	2,515	2,846	2,813	0	0	0	0	0	0	0	0	0	8,175
MNG Fee & Leasing Fee	1,092	495	859	0	0	0	0	0	0	0	0	0	2,446
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional Fee & Misc.	100	73	900	0	0	0	0	0	0	0	0	0	1,073
CAPEX	0	4,000	5,840	0	0	0	0	0	0	0	0	0	9,840
Mortgage	7,575	7,575	7,575	0	0	0	0	0	0	0	0	0	22,726
Total Cash Out	12,419	15,710	19,993	0	0	0	0	0	0	0	0	0	48,121
Net Cash	(4,974)	(593)	(6,047)	0	0	0	0	0	0	0	0	0	(11,613)
KERRA - 30% Fee	(1,492)	(178)	(1,814)	0	0	0	0	0	0	0	0	0	(3,484)
Net After KERRA Fee	(3,482)	(415)	(4,233)	0	0	0	0	0	0	0	0	0	(8,129)
Portion per Partner (20% each) *	(696)	(83)	(847)	0	0	0	0	0	0	0	0	0	(1,626)

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

Cash balance **21,113**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	9,639	11,265	(1,626)

OTHER UPDATES

Occupancy Status

The property is fully rented.



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