

KERRA Artesian LP - October/2022

FINANCIAL RESULTS - SEPTEMBER/2022

Rent Income

The collected rent for this month was very good. Most tenants are up to date with their rent or just slightly behind. We have two tenants who had some debt, they agreed to our request to use their security deposit against missing rent payments. It is applied to our rent income this month.

Expenses

Expenses this month are combined with operational and CAPEX which is a result of unit work we did on the two vacant units we have.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	7,445	15,117	13,946	12,872	19,111	13,620	12,757	13,536	17,146	0	0	0	125,550
Repairs & Maintenance	1,136	720	2,005	826	847	884	720	1,240	900	0	0	0	9,278
Utilities	2,515	2,846	2,813	2,363	2,504	1,845	1,051	2,466	1,685	0	0	0	20,089
MNG Fee & Leasing Fee	1,092	495	859	925	826	1,113	775	789	851	0	0	0	7,725
Insurance	0	0	0	1,286	2,882	0	0	0	1,228	0	0	0	5,397
Professional Fee & Misc.	100	73	900	6	85	401	1,319	217	50	0	0	0	3,151
CAPEX	0	4,000	5,840	0	0	1,575	8,500	8,900	8,245	0	0	0	37,060
Mortgage	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	0	0	0	68,179
Total Cash Out	12,419	15,710	19,993	12,981	14,720	13,393	19,941	21,188	20,535	0	0	0	150,879
Net Cash	(4,974)	(593)	(6,047)	(109)	4,391	227	(7,184)	(7,652)	(3,389)	0	0	0	(25,329)
KERRA - 30% Fee	(1,492)	(178)	(1,814)	(33)	1,317	68	(2,155)	(2,295)	(1,017)	0	0	0	(7,599)
Net After KERRA Fee	(3,482)	(415)	(4,233)	(77)	3,074	159	(5,029)	(5,356)	(2,372)	0	0	0	(17,730)
Portion per Partner (20% each) *	(696)	(83)	(847)	(15)	615	32	(1,006)	(1,071)	(474)	0	0	0	(3,546)

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

Cash balance **25,994**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	7,719	11,265	(3,546)

OTHER UPDATES

Occupancy Status

We have two vacant units, one of them was rented and the tenant moved in at the beginning of October. The second unit is rent ready and listed on the market.



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