KERRA Artesian LP - November/2022

FINANCIAL RESULTS - OCTOBER/2022

Rent Income

The collected rent for this month was good. Most tenants are up to date with their rent or a bit behind their payments.

Expenses

Expenses this month are combined with operational and CAPEX which is a result of unit work we did on the vacant unit 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**	**15,115**	**0**	**0**	**140,665**
Repairs & Maintenance	1,136	720	2,005	826	847	884	720	1,240	900	4,070	0	0	**13,348**
Utilities	2,515	2,846	2,813	2,363	2,504	1,845	1,051	2,466	1,685	1,776	0	0	**21,865**
MNG Fee & Leasing Fee	1,092	495	859	925	826	1,113	775	789	851	881	0	0	**8,606**
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	130	0	0	**3,281**
CAPEX	0	4,000	5,840	0	0	1,575	8,500	8,900	8,245	4,000	0	0	**41,060**
Mortgage	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	7,575	0	0	**75,755**
Total Cash Out	**12,419**	**15,710**	**19,993**	**12,981**	**14,720**	**13,393**	**19,941**	**21,188**	**20,535**	**18,432**	**0**	**0**	**169,311**
Net Cash	**(4,974)**	**(593)**	**(6,047)**	**(109)**	**4,391**	**227**	**(7,184)**	**(7,652)**	**(3,389)**	**(3,317)**	**0**	**0**	**(28,646)**
KERRA - 30% Fee	(1,492)	(178)	(1,814)	(33)	1,317	68	(2,155)	(2,295)	(1,017)	(995)	0	0	**(8,594)**
Net After KERRA Fee	(3,482)	(415)	(4,233)	(77)	3,074	159	(5,029)	(5,356)	(2,372)	(2,322)	0	0	**(20,052)**
Portion per Partner (20% each) *	(696)	(83)	(847)	(15)	615	32	(1,006)	(1,071)	(474)	(464)	0	0	(4,010)

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

Cash balance: **22,677**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 20% each	7,255	11,265	(4,010)

OTHER UPDATES

Occupancy Status

We have one vacant unit which is rent-ready and listed.