

KERRA Lamon LP - May/2022

FINANCIAL RESULTS - APRIL/2021

Rent Income

The rent collected for this month was good, we had three tenants who did not need to pay since they covered their rent for April in previous months, this makes our income for April looks low. In addition, we have one tenant who owes us for few months of rent and one vacant unit.

Expenses

Expenses for this month were mainly routine operational expenses, we also had some work done in the vacant unit.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cash In	11,925	7,296	17,573	8,580	0	0	0	0	0	0	0	0	45,374
Repairs & Maintenance	720	720	1,031	979	0	0	0	0	0	0	0	0	3,450
Utilities	3,459	973	939	3,125	0	0	0	0	0	0	0	0	8,495
MNG Fee & Leasing Fee	892	716	532	926	0	0	0	0	0	0	0	0	3,066
Insurance	376	376	376	376	0	0	0	0	0	0	0	0	1,504
Professional Fee & Misc.	52	0	2,503	6	0	0	0	0	0	0	0	0	2,561
CAPEX	0	3,569	3,500	3,700	0	0	0	0	0	0	0	0	10,769
Mortgage	5,196	5,196	5,196	5,196	0	0	0	0	0	0	0	0	20,786
Total Cash Out	10,695	11,550	14,077	14,309	0	0	0	0	0	0	0	0	50,631
Net Cash	1,230	(4,254)	3,496	(5,729)	0	0	0	0	0	0	0	0	(5,256)
KERRA - 30% Fee	369	(1,276)	1,049	(1,719)	0	0	0	0	0	0	0	0	(1,577)
Net After KERRA Fee	861	(2,978)	2,447	(4,010)	0	0	0	0	0	0	0	0	(3,680)
Portion per Partner (25% each) *	215	(744)	612	(1,002)	0	0	0	0	0	0	0	0	(920)

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

Cash balance **32,185**

Profit Distribution - Balance per Partner	Total Accum. Profit	Total Paid Until Now	Remaining Balance to be Paid
All partners are 25% each	14,354	15,274	(920)

OTHER UPDATES

Occupancy Status

We have one vacant unit which was rented at the beginning of May.



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