11 Units at Sunset Ridge, Winder GA (295 and 301 E Wright)

	2023	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	2024
Rent Collected	\$105,192	\$8,650	\$9,315	\$11,661	\$9,527	\$10,872	\$10,443	\$8,907	\$9,575	\$9,572	\$9,784	\$9,725	\$10,990	\$119,021
Utility Income (Water)	\$810	\$175	\$140	\$105	\$315	\$210	\$140	\$140	\$315	\$245	\$175	\$175	\$255	\$2,390
Pet Fees	\$1,025	\$50	\$25	\$225	\$375	\$75	\$75	\$50	\$75	\$100	\$50	\$175	\$225	\$1,500
Late Fees, Conveniece Fees, Application, other	\$3,527	\$356	\$195	\$353	\$348	\$283	\$329	\$471	\$407	\$165	\$120	\$80	\$240	\$3,347
Gross Rental Income	\$110,554	\$9,231	\$9,675	\$12,344	\$10,565	\$11,440	\$10,987	\$9,568	\$10,372	\$10,082	\$10,129	\$10,155	\$11,710	\$126,258
Expenses														
Management Fee (5%)	\$5,528	\$462	\$484	\$617	\$528	\$572	\$549	\$478	\$519	\$504	\$506	\$508	\$586	
Utilities, Water, Garbage and vacant units	\$3,657	\$782	\$725	\$657	\$849	\$701	\$898	\$733	\$615	\$675	\$742	\$672	\$701	\$8,750
Maintenance and Supplies	\$7,215	\$428	\$1,381	\$700	\$1,056	\$300	\$250	\$0	\$1,381	\$700	\$1,056	\$1,128	\$528	
Lawn	\$5,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Property Taxes	\$2,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,154	\$0	\$2,154
Insurance	\$1,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250	\$0	\$0	\$0	\$2,250
Total Expenses	\$25,188	\$2,172	\$3,090	\$2,474	\$2,933	\$2,073	\$2,197	\$1,711	\$3,015	\$4,629	\$2,804	\$4,962	\$2,315	\$34,375
Net Operating Income Before Debt Service & Taxes	\$85,366	\$7,059	\$6,585	\$9,870	\$7,632	\$9,367	\$8,790	\$7,857	\$7,357	\$5,453	\$7,325	\$5,193	\$9,396	\$91,883
Capital Improvements including in Repair expenses.														
Certified to be true and correct to the best of our knowledge.														
- Phyllos -														
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Robert S Scott														
Management Member, Sapphire Properties, LP														