

Capital improvements

All Properties Owned By: D&D Residential LLC
2010 OCEAN BLVD

Expenses	Amount			
Installed new pex water lines throughout building.	\$85,000			
Sprinkler system installation	\$151,000			
New fire alarm installation	\$38,500			
Drywall repairs and interior painting	\$55,000			
New parking lot on cassandra lane	\$88,000			
Service all the stand pipes with aaa fire protection	\$8,500			
Exterior painting and stucco repair	\$61,000			
Elevator repairs to calvinder elevator	\$14,500			
Installed new 120 gallon boiler	\$17,500			
Landscaping per city of myrtle beach approved plans	\$39,000			
Replaced kitchen cabinets and counter tops in 39 units.	\$17,500			
Installed 39 new ptac ac units	\$44,000			
Repaired all broken tile on exterior of building.	\$4,500			
Appliances	\$28,000			
Demo of previous dwelling on cassandra lane	\$35,000			
Total	\$687,000			

Profit and Loss
D&D Residential 1, LLC
January 1-June 30, 2025

Distribution account	Total
Income	
Rental Income	443,340.00
Total for Income	\$443,340.00
Cost of Goods Sold	
Gross Profit	\$443,340.00
Expenses	
Automobile Expense	655.79
Bank Service Charges	86.81
Business License	859.28
Cleaning/ Janitorial	3,166.31
Computer and Internet Expenses	1,290.00
Elevator Maintenance	2,807.00
Eviction fees	105.37
Insurance Expense	15,672.13
Interest Expense	0.00
Legal and Eviction	50.81
Merchant Fees	0.19
Payroll Expenses	1,473.00
Taxes	837.88
Wages	1,802.00
Total for Payroll Expenses	\$28,806.57
Penalties	200.00
Pest Control	100.00
Professional Fees	4,559.50
Property Management Fees	5,100.00
Adams Realty Management	3,330.09
Skyline AMC	1,700.00
Total for Property Management Fees	\$14,989.59
Rent expense	2,550.00
Repairs and Maintenance	2,383.27
Security	5,376.00
Taxes - Property	58,524.44
Trash Pickup	362.45
Travel Expense	20.73
Utilities	24,927.14
Electricity	23,186.97
Water Sewer	6.22
Total for Utilities	\$117,337.22
Waste Management	6,279.59
Total for Expenses	\$167,412.97
Net Operating Income	\$275,927.03

Other Income	
Other Expenses	
Net Other Income	0.00
Net Income	\$275,927.03
Accrual Basis Thursday, July 17, 2025 01:58 PM GMTZ	

