26 Units at 120 2nd Street, Winder - The Flats at 120

	2022	Jan. 24	Fals 24	NA 24	A 2.4	N4= 2.4	1 24	11.24	A 24	Co. 24	0+24	Nav. 24	Dec-24	2024
	2023	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24		_
Rent Collected	\$246,525	\$21,306	\$21,358	\$23,971	\$22,111	\$23,615	\$20,215	\$21,729	\$20,444	\$23,575	\$23,303	\$22,198	\$22,191	
Utility Income (Water)	\$9,852	\$900	\$719	\$939	\$935	\$857	\$840	\$700	\$947	\$727	\$785	\$655	\$1,050	
Pet Fees	\$3,152	\$288	\$325	\$450	\$175	\$575	\$200	\$225	\$525	\$171	\$195	\$100	\$128	\$3,357
Late Fees, Conveniece Fees, Other	\$12,412	\$1,182	\$1,066	\$1,525	\$1,544	\$769	\$1,454	\$918	\$1,560	\$943	\$1,426	\$1,019	\$1,107	\$14,513
Gross Rental Income	\$271,941	\$23,676	\$23,468	\$26,885	\$24,765	\$25,816	\$22,709	\$23,572	\$23,476	\$25,416	\$25,709	\$23,972	\$24,476	\$293,940
Expenses														
Management Fee	\$13,597	\$1,184	\$1,173	\$1,344	\$1,238	\$1,291	\$1,135	\$1,179	\$1,174	\$1,271	\$1,285	\$1,199	\$1,224	\$14,697
Utilities, Water, Garbage and vacant units	\$13,245	\$587	\$1,071	\$1,383	\$1,434	\$1,420	\$1,326	\$1,325	\$1,462	\$756	\$1,188	\$1,239	\$1,308	\$14,499
Pest Control	\$4,200	\$780	\$0	\$780	\$0	\$780	\$0	\$780	\$0	\$780	\$0	\$780	\$0	\$4,680
Maintenance and Supplies	\$21,840	\$1,600	\$1,719	\$1,852	\$1,450	\$1,650	\$2,752	\$1,854	\$1,750	\$1,352	\$1,052	\$1,510	\$1,402	\$19,943
Lawn	\$1,200	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Property Taxes	\$5,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,305	\$1,713	\$7,018
Insurance	\$15,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,351	\$0	\$0	\$0	\$0	\$15,351
Total Expenses	\$75,170	\$4,301	\$4,113	\$5,509	\$4,272	\$5,291	\$5,363	\$5,288	\$19,887	\$4,309	\$3,675	\$10,183	\$5,797	\$77,988
Net Operating Income Before Debt Service & Taxes	\$196,771	\$19,375	\$19,355	\$21,376	\$20,493	\$20,525	\$17,346	\$18,284	\$3,589	\$21,107	\$22,034	\$13,789	\$18,679	\$215,952
Capital Improvements including new roofs in 2024 not incl	r expenses.													
Certified to be true and correct to the best of our knowledge.														
- RISULA														
Dalacia C.C.														
Robert S Scott			-											
Management Member, Sapphire Properties, LP			ļ	ļ										<u> </u>