

Luck Avenue Properties, Inc.
PL for J&W Wilder
January through December 2023
Jan - Dec 23

Ordinary Income/Expense

Income

Rental Payment Income

Cleaning/ Maintenance Charges 140.00

Companies

PIN: 31205020051 J & W Wilder LLC 1471 Hwy 17, L/R

0.24 ACRES

Capt. David's

12 Clipper 10,450.00

1471 Hwy. 17- Bldg.- C. David's 14,400.00

Total Capt. David's 24,850.00

Total J & W Wilder LLC 24,850.00

PIN: 31205020052 Luck Avenue Properties, Inc. 1479 Hwy 17, L/R

1.2 ACRES

Clipper

1 Clipper 10,470.00

10 Clipper 6,583.00

11 Clipper 8,400.00

2 Clipper 7,950.00

3 Clipper 6,745.00

4 Clipper 7,523.00

5 Clipper 8,000.00

6 Clipper 6,960.00

7 Clipper 6,630.00

8 Clipper 7,660.00

9 Clipper 6,960.00

F2- Commercial 28,908.00

Total Clipper 112,789.00

Total Luck Avenue Properties, Inc. 112,789.00

Total Companies 137,639.00

Rental Payment Income - Other 300.00

Total Rental Payment Income 138,079.00

Total Income 138,079.00

Expense

Banking

Checks 416.21

Safe Deposit Box 75.00

Total Banking 491.21

Insurance

Liability Insurance 14,036.20

Total Insurance 14,036.20

Landscaping 830.00

Licenses and Permits 307.33

Professional Fees

Accounting 4,410.00

Total Professional Fees 4,410.00

Repairs/ Maintenance

4:16 PM
01/10/24
Accrual Basis

Luck Avenue Properties, Inc.
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January through December 2023

	<u>Jan - Dec 23</u>
Electrical	491.00
Equipment Purchase	534.11
Equipment Repairs	1,947.96
Heating and Cooling Repairs	-78.52
Lock Rekeys	62.00
Materials	2,245.51
Plumbing Repairs	2,654.95
Total Repairs/ Maintenance	7,857.01
Services	
Cable Service	987.19
Internet Service	1,791.58
Pest Control	
Clipper	1,503.00
Front Bldg. (1479 Hwy. 17)	300.00
Total Pest Control	1,803.00
Post Office Box	226.00
Waste Disposal	
Clipper	7,372.93
Total Waste Disposal	7,372.93
Total Services	12,180.70
Taxes	
Corporate Tax	117.50
Property	11,672.27
Total Taxes	11,789.77
Utilities	
Electric and Gas	
Clipper	5,668.16
F1, F2 and C11	4,099.67
Other	-31.97
Total Electric and Gas	9,735.86
Water and Sewer	
Capt. David's	1,015.64
Clipper	3,444.76
Total Water and Sewer	4,460.40
Total Utilities	14,196.26
VOID	0.00
Total Expense	66,098.48
Net Ordinary Income	71,980.52
Other Income/Expense	
Other Income	
Other Income	870.00
Total Other Income	870.00
Net Other Income	870.00
Net Income	72,850.52

THERE ARE SOME ITEMS THAT I QUESTION
IF THEY SHOULD BE INCLUDED IN THE EXPENSES.

From: **Rachel Gerland** bingo1@sc.rr.com
Subject: **Reports**
Date: **Jan 10, 2024 at 4:31:57 PM**
To: **jerrymwilder@gmail.com**

The rent roll report is not actual rents. I brought all rents up to at least \$700 and named the report total as potential rent.

Thanks,

Rachel A. Gerland
Director of Operations
Office: 843-457-8212
Fax: 843-399-6450

pdf **PL Report.pdf**
78 KB

Leases	Rent Amount	Lease Type
Atlantic Clipper Apartments - C_01 - 09/09/2022	\$700.00	monthly
Atlantic Clipper Apartments - C_02 - 09/17/2019	\$700.00	monthly
Atlantic Clipper Apartments - C_03 - 10/18/2021	\$700.00	monthly
Atlantic Clipper Apartments - C_04 - 04/01/2023	\$700.00	monthly
Atlantic Clipper Apartments - C_05 - 04/06/2023	\$700.00	monthly
Atlantic Clipper Apartments - C_06 - 02/03/2022	\$700.00	monthly
Atlantic Clipper Apartments - C_07 - 03/31/2012	\$700.00	monthly
Atlantic Clipper Apartments - C_08 - 12/01/2021	\$700.00	monthly
Atlantic Clipper Apartments - C_09 - 09/08/2022	\$700.00	monthly
Atlantic Clipper Apartments - C_10 - 03/09/2023	\$700.00	monthly
Captain David's - 1471 Highway 17 - 04/01/2021	\$1,200.00	monthly
Captain David's - C_12 - 09/01/2022	\$850.00	monthly
Front Bldg. Atlantic Clipper - C_11 - 07/01/2016	\$720.00	monthly
Front Bldg. Atlantic Clipper - F_02 - 10/01/2014	\$2,409.00	monthly
Total Rent Potentional	\$12,179.00	