

COLDWELL BANKER VANGUARD REALTY  
 PROPERTY MANAGEMENT  
 4371 US HIGHWAY 17, SUITE 103  
 FLEMING ISLAND, FL 32003

2160 FORBES LLC CHEIKH MBOUP  
 9770 OLD BAYMEADOWS STE 135  
 JACKSONVILLE, FL 32256

## YEAR TO DATE 2024

January 1, 2024 to December 31, 2024

Transaction Summary 2160 FORBES LLC					
Date	Description	Income	Expense	Other	Balance
1/1/2024	Beginning Balance				\$0.00
<b>2160 FORBES LLC</b>					
	Amount Due Owner			(\$20,875.60)	
<b>2160 FORBES STREET UNIT A</b>					
	Rent	\$24,180.00			
	Pet Rent			\$330.00	
	Plumbing		\$275.00		
	Maintenance/Repair		\$908.40		
	Management Fee		\$2,451.00		
	Net for 2160 FORBES STREET UNIT A \$20,875.60	\$24,180.00	\$3,634.40	\$330.00	
	Net Balance Change \$0.00	\$24,180.00	\$3,634.40	(\$20,545.60)	
12/31/2024	Ending Balance				\$0.00

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## YEAR TO DATE 2024

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Transaction Summary 2160 FORBES LLC					
Date	Description	Income	Expense	Other	Balance
1/1/2024	Beginning Balance				\$0.00
<b>2160 FORBES LLC</b>					
	Amount Due Owner			(\$19,324.35)	
<b>2160 FORBES STREET UNIT B</b>					
	Rent	\$22,000.00			
	Pet Rent			\$660.00	
	Pet Fee			\$600.00	
	Heating&Air Conditioning		\$275.00		
	Plumbing		\$325.00		
	Appliance Repair		\$356.83		
	Maintenance/Repair		\$712.82		
	Management Fee		\$2,266.00		
	Net for 2160 FORBES STREET UNIT B	\$19,324.35	\$22,000.00	\$3,935.65	\$1,260.00
	Net Balance Change	\$0.00	\$22,000.00	\$3,935.65	(\$18,064.35)
12/31/2024	Ending Balance				\$0.00

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YEAR TO DATE 2024  
January 1, 2024 to December 31, 2024

Transaction Summary 2160 FORBES LLC					
Date	Description	Income	Expense	Other	Balance
1/1/2024	Beginning Balance				\$0.00
2160 FORBES LLC					
	Amount Due Owner			(\$21,042.10)	
2160 FORBES STREET UNIT C					
	Rent	\$24,240.00			
	Pet Rent			\$360.00	
	Glass/Screen Repair		\$316.33		
	Maintenance/Repair		\$386.57		
	Heating&Air Conditioning		\$395.00		
	Management Fee		\$2,460.00		
	Net for 2160 FORBES STREET UNIT C \$21,042.10	\$24,240.00	\$3,557.90	\$360.00	
	Net Balance Change \$0.00	\$24,240.00	\$3,557.90	(\$20,682.10)	
12/31/2024	Ending Balance				\$0.00

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## YEAR TO DATE 2024

January 1, 2024 to December 31, 2024

Transaction Summary 2160 FORBES LLC					
Date	Description	Income	Expense	Other	Balance
1/1/2024	Beginning Balance				\$0.00
<b>2160 FORBES LLC</b>					
	Maintenance/Repair		\$150.00		
	Amount Due Owner			(\$21,286.78)	
	Net for 2160 FORBES LLC (\$21,436.78)	\$0.00	\$150.00	(\$21,286.78)	
<b>2160 FORBES STREET UNIT D</b>					
	Rent	\$24,840.00			
	Maintenance/Repair		\$919.22		
	Management Fee		\$2,484.00		
	Net for 2160 FORBES STREET UNIT D \$21,436.78	\$24,840.00	\$3,403.22	\$0.00	
	Net Balance Change \$0.00	\$24,840.00	\$3,553.22	(\$21,286.78)	
12/31/2024	Ending Balance				\$0.00