

# FRED A. SMITH COMPANY

730 24TH STREET, N.W. STE 19  
WASHINGTON, DC 20037

Owner	Report Date
Est. of Mary Lusby Scott	02/29/2024
Prior Month	5,599.16
Owner Distribution	-5,599.16
	-----
Beginning Balance	0.00
Building Proceeds	
713 Tuckerman Street, NW	2,170.32
6424 7th Street, NW	1,220.83
	-----
Total Building Proceeds	3,391.15
Total Current Proceeds	----- 3,391.15
Beg. Bal. -Plus- Cur. Proceeds	3,391.15
Check To Owner	-3,391.15
	-----
Owner Balance	0.00

# Cash Flow Report

713 Tuckerman Street, NW  
 Period 2/1/2024 - 2/29/2024 (Cash basis)

	<u>Month To Date</u>	<u>Year To Date</u>
<b>OPERATING ACTIVITIES</b>		
<b>INCOME</b>		
RENTS AND ASSESSMENTS		
RENTAL INCOME	2,448.04	4,898.70
TOTAL RENTS AND ASSESSMENTS	2,448.04	4,898.70
UTILITY REIMBURSEMENT		
WATER & SEWER	1.96	36.30
TOTAL UTILITY REIMBURSEMENT	1.96	36.30
<b>TOTAL INCOME</b>	<b>2,450.00</b>	<b>4,935.00</b>
<b>EXPENSE</b>		
ADMINISTRATIVE & MANAGEMENT		
MANAGEMENT FEES	-245.00	-493.50
TOTAL ADMINISTRATIVE & MANAGEMENT	-245.00	-493.50
UTILITIES		
WATER	-34.68	-69.02
TOTAL UTILITIES	-34.68	-69.02
<b>TOTAL EXPENSE</b>	<b>-279.68</b>	<b>-562.52</b>
<b>OTHER INCOME AND EXPENSE</b>		
<b>TOTAL OTHER INCOME AND EXPENSE</b>	<b>0.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>2,170.32</b>	<b>4,372.48</b>
<b>OTHER ACCOUNTS</b>		
<b>TOTAL OTHER ACCOUNTS</b>	<b>0.00</b>	<b>0.00</b>
<b>NET CASH AFTER OTHER ACCOUNTS</b>	<b>2,170.32</b>	<b>4,372.48</b>
<b>OWNERS EQUITY</b>		
CAPITAL ACCOUNTS		
OWNER DISTRIBUTION	-2,170.32	-4,372.48
TOTAL CAPITAL ACCOUNTS	-2,170.32	-4,372.48
<b>TOTAL OWNERS EQUITY</b>	<b>-2,170.32</b>	<b>-4,372.48</b>
<b>NET INCREASE CASH FOR PERIOD</b>	<b>0.00</b>	<b>2,202.16</b>
<b>BANK ACCOUNT</b>	<b>Starting</b>	<b>Increase /</b>
CASH	<b>Balance</b>	<b>Decrease</b>
		<b>Ending</b>
		<b>Balance</b>
<b>TOTAL CASH</b>	<b>0.00</b>	<b>0.00</b>
	<b>0.00</b>	<b>0.00</b>

# Rent Roll

FRED A. SMITH COMPANY  
730 24TH STREET, N.W. STE 19  
WASHINGTON, D.C. 20037  
2/29/2024

Property: 713 Tuckerman Street, NW

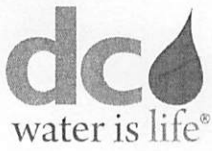
Unit	Status	Account Name	Code	Description	Opening Balance	Current Charges	Current Credits	Payments / Credits	Balance
House	Current	Marsinah Jackson	RC	RENT	-2451.96	2450.00	0.00	2448.04	-2450.00
			WATER	Water	0.00	34.68	0.00	1.96	32.72
									<hr/>
					-2,451.96	2,484.68	0.00	2,450.00	-2,417.28

# Owner Expense Detail

Ownerships: 713 Tuckerman Street, NW

Date Range: 02/01/24 - 02/29/24

Date	WO	Reference	Chart Account	Comment	Amount
2/13/24		EFT	5106 Water	DC WATER AND SEWER AUTHORITY: ACCT#43405-0 12/20/23 -1/19/24 ACT AUTOPAY 2/13/24	34.68
2/29/24		2994	5004 Management Fees	FRED A SMITH COMPANY: Management fees	245.00
					<hr/> <hr/> <b>279.68</b>



Account Number: 43405-0  
 Service Address: 713 TUCKERMAN ST NW  
 Square/Suffix/Lot: 3163/ /0010  
 Impervious Sq. Ft.: 500

Questions/Preguntas: (202) 354-3600  
 Emergencies/Emergencia: (202) 612-3400  
 Visit Us Online: DCWater.com

Meter Number	Meter Size	Prior Read Date	Current Read Date	Number of Days	Prior Read	Current Read	Usage (CCF)	Usage (Gallons)	Read Type
82926152	5/8"	12/20/23	1/19/24	31	33,858	33,893	0.35	261.80	EST

**BILL SUMMARY**

Bill Date	1/19/24
Previous Balance	\$34.34
Payments as of 1/19/24	\$34.34 cr
Outstanding Amount Due	\$0.00
Other Charges and Credits	\$0.00
Current Charges	\$34.68
<b>Total Amount Due by 2/13/24</b>	<b>\$34.68</b>

**CURRENT CHARGES - RESIDENTIAL**

Metering Fee 5/8"	\$7.75
Water System Replacement Fee 5/8"	\$6.30
Water Services 0.35 CCF X \$4.38	\$1.53
Sewer Services 0.35 CCF X \$11.70	\$4.10
Clean Rivers IAC 0.60 ERU X \$21.86	\$13.12

**DC GOVERNMENT FEES**

DC Government PILOT Fee 0.35 CCF X \$0.61	\$0.21
DC Government ROW Fee 0.35 CCF X \$0.19	\$0.07
DC Govt Stormwater Fee 0.60 ERU X \$2.67	\$1.60

**Total Current Charges \$34.68**

**TOTAL CURRENT BILL \$34.68**

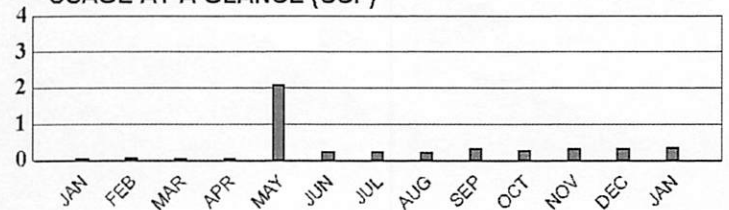
Dispute Deadline for Current Bill: 2/8/24

**IMPORTANT MESSAGES**

Starting Feb 2024, a processing fee will be charged for debit/credit card payments. The fee will be \$1.95 per transaction for residential customers (2.65% for non-residential).

With paperless billing, you can receive and pay your bill online. Log into My DC Water for more information.

USAGE AT A GLANCE (CCF)



Please return the portion below with your payment to ensure proper credit to your account.



**Make a SPLASH to help those in need pay their water bill**

Enroll in recurring Round Up by logging into MyDCWater.com.

Account Number 43405-0

**Total Amount Due: 2/13/24 \$34.68**

Amount Due After: 2/18/24 \$38.15

**Amount Enclosed \$ \_\_\_\_\_**

Please allow time for your payment to reach us.

**ENROLLED IN AUTO PAY**

BALANCE WILL BE AUTOMATICALLY DEDUCTED ON THE DUE DATE.

000004340506 1 0000034681 0000038157

# Cash Flow Report

6424 7th Street, NW  
 Period 2/1/2024 - 2/29/2024 (Cash basis)

	Month To Date	Year To Date
<b>OPERATING ACTIVITIES</b>		
<b>INCOME</b>		
RENTS AND ASSESSMENTS		
RENTAL INCOME	2,400.00	4,800.00
TOTAL RENTS AND ASSESSMENTS	2,400.00	4,800.00
UTILITY REIMBURSEMENT		
WATER & SEWER	0.00	145.79
TOTAL UTILITY REIMBURSEMENT	0.00	145.79
<b>TOTAL INCOME</b>	<b>2,400.00</b>	<b>4,945.79</b>
<b>EXPENSE</b>		
ADMINISTRATIVE & MANAGEMENT		
MANAGEMENT FEES	-275.00	-550.00
TOTAL ADMINISTRATIVE & MANAGEMENT	-275.00	-550.00
UTILITIES		
WATER	-154.17	-299.96
TOTAL UTILITIES	-154.17	-299.96
REPAIRS & MAINTENANCE		
PLUMBING	-750.00	-750.00
TOTAL REPAIRS & MAINTENANCE	-750.00	-750.00
CONTRACTED SERVICES		
EXTERMINATING	0.00	1,272.00
TOTAL CONTRACTED SERVICES	0.00	1,272.00
<b>TOTAL EXPENSE</b>	<b>-1,179.17</b>	<b>-327.96</b>
<b>OTHER INCOME AND EXPENSE</b>		
<b>TOTAL OTHER INCOME AND EXPENSE</b>	0.00	0.00
<b>NET INCOME</b>	<b>1,220.83</b>	<b>4,617.83</b>
<b>OTHER ACCOUNTS</b>		
<b>TOTAL OTHER ACCOUNTS</b>	0.00	0.00
<b>NET CASH AFTER OTHER ACCOUNTS</b>	<b>1,220.83</b>	<b>4,617.83</b>
<b>OWNERS EQUITY</b>		
CAPITAL ACCOUNTS		
OWNER DISTRIBUTION	-1,220.83	-4,617.83
TOTAL CAPITAL ACCOUNTS	-1,220.83	-4,617.83
<b>TOTAL OWNERS EQUITY</b>	<b>-1,220.83</b>	<b>-4,617.83</b>
<b>NET INCREASE CASH FOR PERIOD</b>	<b>0.00</b>	<b>3,397.00</b>
<b>BANK ACCOUNT</b>	<b>Starting</b>	<b>Increase /</b>
CASH	<b>Balance</b>	<b>Decrease</b>
		<b>Ending</b>
		<b>Balance</b>
<b>TOTAL CASH</b>	<b>0.00</b>	<b>0.00</b>

# Rent Roll

FRED A. SMITH COMPANY  
 730 24TH STREET, N.W. STE 19  
 WASHINGTON, D.C. 20037  
 2/29/2024

Property: 6424 7th Street, NW

Unit	Status	Account Name	Code	Description	Opening Balance	Current Charges	Current Credits	Payments / Credits	Balance
House	Current	St Johns CommunityService Di	RC	RENT	0.00	2400.00	0.00	2400.00	0.00
			WATER	Water	0.00	154.17	0.00	0.00	154.17
					0.00	2,554.17	0.00	2,400.00	154.17

# Owner Expense Detail

Ownerships: 6424 7th Street, NW

Date Range: 02/01/24 - 02/29/24

Date	WO	Reference	Chart Account	Comment	Amount
2/7/24		2990	5214 Plumbing	D & A Service Company: INV#136055 - 12/17/23 Emergency midnight service call for basement flooding, find about 12 inches of water in bsmt from the rain/ pump out some water to find the drain/ snake and clear the areaway drain and finish the job at 2:00AM	750.00
2/13/24		EFT	5106 Water	DC WATER AND SEWER AUTHORITY: ACCT#43439-9 12/20/23 -1/19/24 ACT AUTOPAY 2/13/24	154.17
2/29/24		2994	5004 Management Fees	FRED A SMITH COMPANY: Management fees	275.00
					<hr/> <hr/> <b>1,179.17</b>



**D & A Service Company**  
**4506 Emerson St # 7**  
**Hyattsville, MD. 20781**  
**301-277-7004**  
**DC 944 WSSC 70201**

### Invoice

Date 12/17/2023  
Invoice # 136055  
WO#

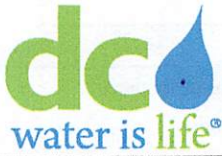
<b>Bill To</b>
Fred A. Smith 730 24th St N.W. Ste.#19 Washington,, D.C. , 20037

<b>Job Location</b>
64227th St NW <i>6424 7th St NW</i>

Description	Amount
Emergency midnight service call for basement flooding. Found about 12 inches of water in the basement from the rain. pumped out some water to find the drain. Snaked and cleared the areaway drain. Finished the job at 2:00 in the morning.	\$750.00
Order by: luis	

Amount Due	\$750.00
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Total	\$750.00
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Account Number: 43439-9  
 Service Address: 6424 7TH ST NW  
 Square/Suffix/Lot: 3163/ /0070  
 Impervious Sq. Ft.: 600

Questions/Preguntas: (202) 354-3600  
 Emergencies/Emergencia: (202) 612-3400  
 Visit Us Online: DCWater.com

Meter Number	Meter Size	Prior Read Date	Current Read Date	Number of Days	Prior Read	Current Read	Usage (CCF)	Usage (Gallons)	Read Type
83120207	5/8"	12/20/23	1/19/24	31	38,403	39,121	7.18	5370.64	EST

**BILL SUMMARY**

Bill Date 1/19/24  
 Previous Balance \$145.79  
 Payments as of 1/19/24 \$145.79 cr  
 Outstanding Amount Due \$0.00  
 Other Charges and Credits \$0.00  
 Current Charges \$154.17  
**Total Amount Due by 2/13/24 \$154.17**

**CURRENT CHARGES - RESIDENTIAL**

Metering Fee 5/8" \$7.75  
 Water System Replacement Fee 5/8" \$6.30  
 Water Services 4.00 CCF X \$4.38 \$17.52  
 Water Services 3.18 CCF X \$5.70 \$18.13  
 Sewer Services 7.18 CCF X \$11.70 \$84.01  
 Clean Rivers IAC 0.60 ERU X \$21.86 \$13.12

**DC GOVERNMENT FEES**

DC Government PILOT Fee 7.18 CCF X \$0.61 \$4.38  
 DC Government ROW Fee 7.18 CCF X \$0.19 \$1.36  
 DC Govt Stormwater Fee 0.60 ERU X \$2.67 \$1.60

**Total Current Charges \$154.17**

**TOTAL CURRENT BILL \$154.17**

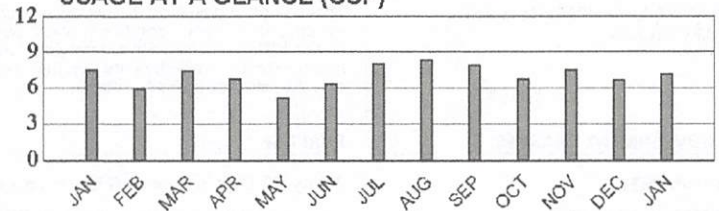
Dispute Deadline for Current Bill: 2/8/24

**IMPORTANT MESSAGES**

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**USAGE AT A GLANCE (CCF)**



Please return the portion below with your payment to ensure proper credit to your account.



**Make a SPLASH to help those in need pay their water bill**

Enroll in recurring Round Up by logging into MyDCWater.com.

Account Number 43439-9  
**Total Amount Due: 2/13/24 \$154.17**  
 Amount Due After: 2/18/24 \$169.59  
**Amount Enclosed \$**

Please allow time for your payment to reach us.

004296 000000212



MARY SCOTT  
 730 24TH ST NW STE 19  
 WASHINGTON DC 20037-2518



**ENROLLED IN AUTO PAY**

BALANCE WILL BE AUTOMATICALLY DEDUCTED ON THE DUE DATE.



Account Number: 43439-9

**EXPLANATION OF TERMS**

<b>ACT</b>	ACTUAL METER READING	<b>CUST</b>	CUSTOMER METER READING	<b>ERU</b>	EQUIVALENT RESIDENTIAL UNIT
<b>CAP</b>	CUSTOMER ASSISTANCE PROGRAM	<b>EST</b>	ESTIMATED METER READING	<b>NSF</b>	INSUFFICIENT FUNDS
<b>CCF</b>	CENTUM CUBIC FEET (100)		1 CCF = 748 GALLONS 		

**CUSTOMER CLASSIFICATION****DESCRIPTION – Please see 21 DCMR § 4104 for full description of the customer classifications.****RESIDENTIAL**

A single-family dwelling used for domestic purposes, within a single-family home, apartment building, condominium or cooperative housing association where each unit is served by a separate service line and is individually metered, or a multi-family structure or development used for domestic purposes (less than 4 units) served by a single service line that is master metered. See 21 DCMR § 4104 for excluded premises.

**MULTI-FAMILY (MF)**

A multi-family structure or development used for domestic purposes, with four or more residential dwelling units, including single-family, apartment, condominium, or cooperative housing association served by the same service line that is master metered. See 21 DCMR § 4104 for excluded premises.

**NON-RESIDENTIAL OR COMMERCIAL**

All customers not referenced within the Residential or Multi-Family class including premises where one or more units are not used for domestic purposes and all units are served by the same master metered service line.

**SERVICE FEES & CHARGES****REASON****AMOUNT**

<b>LATE FEE</b>	Bill is not paid within 30 calendar days after bill date Bill is not paid 60 or more days after bill date	10% 1% interest, compounded monthly
<b>SERVICE DISCONNECTION/RESTORATION</b>	Disconnection of service Restoration of service	\$55 \$50 -Residential; \$100 -Non-Residential and MF
<b>UNAUTHORIZED TURN-ON</b>	Water is illegally turned on without authorization following disconnection	\$260
<b>METERING FEE</b>	Installation, operation and repair of DC Water-owned meters	Based on meter size
<b>CHECK RETURN FEE</b>	Returned check or electronic funds transfer (EFT)	\$30
<b>RETURNED CREDIT CARD FEE</b>	Returned credit card or chargeback charge	\$40
<b>WATER SYSTEM REPLACEMENT FEE</b>	Funds replacement of aging water infrastructure	Based on meter size and average water flow
<b>MANUAL METER READING FEE</b>	If a customer refuses installation of automated meter reading device or does not satisfy meter transmission requirements, a fee of \$20 is charged for residential customers, and \$100 to \$500 is charged based on meter size for non-residential and MF customers.	
<b>NON-COMPLIANCE FEE</b>	A \$475 fee is charged for failure to comply with a notice of repair order issued to the customer.	
<b>NEW CUSTOMER ACCOUNT INITIATION FEE (SERVICE INITIATION FEE)</b>	A \$55 fee for new account setup. If you are a property owner in the District of Columbia and need to start water service, have your title company contact DC Water and provide a copy of your settlement statement. Tenants are unable to start service.	
<b>CLEAN RIVERS IMPERVIOUS AREA CHARGE (CRIAC)</b>	This charge is based on the impervious area of a property and was designed so that property owners pay a fair share towards the cost of the Long Term Combined Sewer Overflow Control Plan. The charge structure uses the term equivalent residential unit or ERU to measure the impervious area. Residential properties are categorized into tiered ranges. Multi-family and non-residential properties are charged based on square footage of impervious area. For more information, please visit us at <a href="http://dcwater.com/impervious-area-faq">dcwater.com/impervious-area-faq</a> .	

**DC GOVERNMENT CHARGES****PURPOSE**

<b>STORMWATER</b>	Set by DC Dept. of Energy & Environment per amount of impervious area, funds DC stormwater management program.
<b>ROW (RIGHT-OF-WAY)</b>	Payment made to DC government for DC Water's sewer and water mains that occupy the Public Right-of-Way.
<b>PILOT (PAYMENT IN LIEU OF TAXES)</b>	Payment made to DC government for services, like public safety, that are provided to DC Water.

**BILLING & PAYMENT****ACTION**

<b>PAYING BY MAIL</b>	Write your account number on your check or money order and make it payable to DC Water.
<b>SELLING PROPERTY / FINAL BILL REQUEST</b>	If you are selling your property in the District of Columbia and need to close your account, have your title company contact DC Water and provide a copy of your settlement statement. DC Water holds the owner of the property responsible for payment of the final bill. Listed tenants vacating the property are encouraged to contact DC Water to be removed from the account.
<b>CAP (CUSTOMER ASSISTANCE PROGRAM)</b>	DC Water assistance program for low-income residents that may qualify for discounts on water and sewer charges and CRIAC. Contact the DC Department of Energy & Environment (DOEE) at (202) 673-6750 or 311 to apply for assistance.
<b>SPLASH (SERVING PEOPLE BY LENDING A SUPPORTING HAND)</b>	SPLASH is a DC Water customer assistance program designed to provide emergency assistance to financially challenged District residential owner/tenant customers pay their water and sewer bill. For assistance, contact the Greater Washington Urban League at 202-265-8200. To support this program, please round your bill up to the next dollar or two, and donate the difference to a DC resident in need. To automatically contribute to the roundup program, please check the appropriate box on the payment stub. The monthly roundup contribution will be made automatically. Please be sure your account balance is current before contributing.

**BILLING DISPUTES**

An owner or occupant may challenge the most recent charges on the bill by either: (a) paying the current charges in the bill and notifying DC Water in writing within 20 calendar days after the bill date, the reason(s) why the bill is believed to be incorrect and that the bill is being paid under protest; or, (b) not paying the current charges in the bill and notifying DC Water in writing, within 20 calendar days after the bill date, the reason(s) why the bill is believed to be incorrect. Challenges received after the 20 day period, will be deemed untimely and will not stop the imposition of a penalty for nonpayment of charges or the possibility of termination of service for nonpayment. DC Water will investigate and suspend an owner or occupant's obligation to pay the disputed bill until they have been provided written results of the investigation and the date that the bill should be paid. If it is determined that the bill is erroneous, DC Water shall adjust the bill accordingly and refund any overcharges paid. If the owner/occupant is not satisfied with DC Water's decision, then they may request in writing an administrative hearing within fifteen (15) calendar days of the date of the decision. The owner or occupant is not relieved of the responsibility for paying all previously or subsequently rendered bill(s), uncontested service charges, penalties, interest, and administrative costs. For more information on your rights please visit us at [dcwater.com/disputing-bill](http://dcwater.com/disputing-bill).

