

Owner Monthly Report

December 2025

The Villas

Prepared By : ScottWay
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(619) 209-3544

San Diego, CA



12 Months Income Statement

Owner = Chris Ulep (The Villas)
The Villas
Period = Jan 2025-Dec 2025
Book = Cash

ACCOUNT	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
INCOME													
Rent	10,775.00	13,050.00	15,325.00	15,325.00	18,435.00	21,325.00	22,875.00	27,025.00	28,475.00	31,325.00	33,255.00	35,900.00	273,090.00
TOTAL INCOME	10,775.00	13,050.00	15,325.00	15,325.00	18,435.00	21,325.00	22,875.00	27,025.00	28,475.00	31,325.00	33,255.00	35,900.00	273,090.00
EXPENSES													
PROPERTY EXPENSES													
Repair	217.89	207.00	217.89	217.89	217.89	217.89	217.89	207.00	217.89	217.89	207.00	207.00	2,571.12
Janitorial	167.44	150.69	167.44	167.44	167.44	167.44	150.69	150.69	167.44	150.69	150.69	150.69	1,908.78
Painting	58.95	0.00	113.18	54.23	54.23	54.23	54.23	54.23	54.23	58.95	54.23	54.23	684.92
HVAC	535.64	575.96	535.64	575.96	535.64	535.64	575.96	575.96	575.96	535.64	575.96	575.96	6,709.92
Gardening	417.35	417.35	417.35	417.35	417.35	417.35	417.35	417.35	417.35	417.35	417.35	417.35	5,008.20
Management	425.00	425.00	425.00	425.00	353.00	355.00	290.00	355.00	285.00	285.00	239.00	0.00	3,862.00
Insurance	254.65	254.65	254.65	254.65	254.65	254.65	254.65	254.65	254.65	254.65	254.65	254.65	3,055.80
Property Tax	432.12	432.12	432.12	432.12	432.12	432.12	432.12	432.12	432.12	432.12	432.12	432.12	5,185.44
Electricity	555.97	555.97	579.14	555.97	555.97	579.14	555.97	579.14	579.14	579.14	555.97	579.14	6,810.66
Trash Disposal	572.86	572.86	572.86	572.86	572.86	572.86	572.86	572.86	572.86	572.86	572.86	572.86	6,874.32
Miscellaneous Expenses	94.25	91.42	91.42	94.25	94.25	94.25	94.25	94.25	94.25	94.25	91.42	91.42	1,119.68
TOTAL PROPERTY EXPENSES	3,732.12	3,683.02	3,806.69	3,767.72	3,655.40	3,680.57	3,615.97	3,693.25	3,650.89	3,598.54	3,551.25	3,335.42	43,770.84
TOTAL EXPENSES	3,732.12	3,683.02	3,806.69	3,767.72	3,655.40	3,680.57	3,615.97	3,693.25	3,650.89	3,598.54	3,551.25	3,335.42	43,770.84
NET INCOME	7,042.88	9,366.98	11,518.31	11,557.28	14,779.60	17,644.43	19,259.03	23,331.75	24,824.11	27,726.46	29,703.75	32,564.58	229,319.16

Balance Sheet

Owner = Chris Ulep (The Villas)
The Villas
Month = Dec 2025
Book = Cash

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	231,250.00
TOTAL CASH	231,250.00
TOTAL ASSETS	231,250.00
LIABILITIES AND CAPITAL	
LIABILITIES	
Tenant Deposits	37,400.00
TOTAL LIABILITIES	37,400.00
CAPITAL	
Owner Draw	-390,208.25
Retained Earnings	584,058.25
TOTAL CAPITAL	193,850.00
TOTAL LIABILITIES AND CAPITAL	231,250.00

AR Aging Detail

Property = The Villas Status: Current, Past, Future, Eviction, Notice Month From: 12/2025

Property	Tenant	Unit	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
The Villas														
Kayla Thornton														
	Kayla Thornton	104	Current	Chg-12269	rent	04/01/2025	04/2001	2,275.00	0.00	0.00	0.00	2,275.00	0.00	2,275.00
	Total							2,275.00	0.00	0.00	0.00	2,275.00	0.00	2,275.00
	Total							2,275.00	0.00	0.00	0.00	2,275.00	0.00	2,275.00
	Grand Total							2,275.00	0.00	0.00	0.00	2,275.00	0.00	2,275.00
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Owner Statement

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The Villas

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Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			198,153.75
12/01/2025	1508	The Villas	AcDc Heating and Air	Hvac	0.00	575.96	197,577.79
12/01/2025	1509	The Villas	Ace Janitorial		0.00	-16.75	197,594.54
12/01/2025	1509	The Villas	Ace Janitorial	Janitorial	0.00	167.44	197,427.10
12/01/2025	1504	The Villas	Allstate Insurance	Insurance	0.00	254.65	197,172.45
12/01/2025	1510	The Villas	Big Dave Repair		0.00	-10.89	197,183.34
12/01/2025	1510	The Villas	Big Dave Repair	Repair	0.00	217.89	196,965.45
12/01/2025	1515	The Villas	Chris Ulep	:Amount(2393.33) =Property Cash Balance (10893.33) - Deposit(6000) - Cash Reserve(2500)	0.00	2,393.33	194,572.12
12/01/2025	1514	The Villas	Delux Paint		0.00	-4.72	194,576.84
12/01/2025	1514	The Villas	Delux Paint	Paint supplies	0.00	58.95	194,517.89
12/01/2025	1505	The Villas	Denver Landscapers	Gardening	0.00	417.35	194,100.54
12/01/2025	1506	The Villas	Denver Property Tax Collection	Property Tax	0.00	432.12	193,668.42
12/01/2025	1512	The Villas	Staples	Office Supplies	0.00	94.25	193,574.17
12/01/2025	1512	The Villas	Staples		0.00	-2.83	193,577.00
12/01/2025	1513	The Villas	Wastco	Trash Disposal	0.00	572.86	193,004.14
12/01/2025	1511	The Villas	Xcel Energy	Hydro	0.00	579.14	192,425.00
12/01/2025	631	The Villas	Aisha Rahman	Payment December	2,275.00	0.00	194,700.00
12/01/2025	632	The Villas	Andrew Fitzgerald	Payment December	2,850.00	0.00	197,550.00
12/01/2025	633	The Villas	Benjamin Lowell	Payment December	2,275.00	0.00	199,825.00
12/01/2025	70	The Villas	Betsy Cormier	December Payment	1,500.00	0.00	201,325.00
12/01/2025	634	The Villas	Daniel Brooks	Payment December	2,850.00	0.00	204,175.00
12/01/2025	110	The Villas	Jessie Beniot	Payment December	1,500.00	0.00	205,675.00
12/01/2025	635	The Villas	Kayla Thornton	Payment December	2,275.00	0.00	207,950.00
12/01/2025	636	The Villas	Kevin Donnelly	Payment December	2,275.00	0.00	210,225.00
12/01/2025	637	The Villas	Marcus Ellison	Payment December	2,850.00	0.00	213,075.00
12/01/2025	638	The Villas	Mei Lin Carter	Payment December + Deposit	5,850.00	0.00	218,925.00
12/01/2025	639	The Villas	Natalia Petrov	Payment December	2,850.00	0.00	221,775.00
12/01/2025	640	The Villas	Omar Haddad	Payment December	2,275.00	0.00	224,050.00
12/01/2025	641	The Villas	Priya Shah	Payment December	2,850.00	0.00	226,900.00
12/01/2025	8	The Villas	Sean Tillie	December Payment	1,500.00	0.00	228,400.00
12/01/2025	642	The Villas	Yvette Dubois	Payment December	2,850.00	0.00	231,250.00
				Ending Balance	38,825.00	5,728.75	231,250.00
				Reserves Needed		2,500.00	
				Security Deposits (this period)		2,925.00	

Wednesday, April 29, 2026