UNIT/R#	TENANT NAME/T#	SIZE	RENT	BUSINESS/STORAGE/CONTENTS	LEASE TERM	SECURITY DEP
STORAGE						
HAL 2-669	part of 3149	10x10	$0.00	Zillacor, LLC Low Voltage wiring installations supplies	12/01/25-11/31/26	
HAL 3-670	EAAHC - 1384	10x10	$80.00	Eustis African Heritage Club-Parade, banquet supplies	01/01/26-12/31/26	
HAL 4 - 671	Fuller-976	10x15	$75.00	Household furniture/goods	mth to mth	
HAL 5-	HALMARK Properties	10x15	$0.00	Chandelier	Owners unit	
HAL 6-695	combined with #11	10x40	$0.00	Wrapmasters-Sign supplies	08/01/25-07/31/26	
HAL 7-672	Vincycom - 1436	10x15	$90.00	Building supplies	08/01/25-07/31/26	
HAL 8-673	Sloan - 1286	5x10	$40.00	Household goods/furniture, bldg. supplies	mth to mth	
HAL 9-674	Stasky-1006	5x10	$55.00	Household furniture/goods	mth to mth	
HAL 10-675	Bass-980	10x15	$80.00	Aquarian Plumbing-Plumbing supplies	mth to mth	
HAL 11-676	Garner-965	10x40	$155.00	Wrapmasters-Sign supplies	08/01/25-07/31/26	
HAL 12-677	Solar Glass - 1373	10x25	$100.00	Solar-Tec Glass Tinting- window tint supplies	08/01/25-07/31/26	
HAL 13-678	Fletcher-1002	10x25	$95.00	Household goods	mth to mth	
HAL-14-679	Bivins - 1409	10x30	$125.00	Banquet/serving supplies	02/01/26-01/31/27	
HAL 15-680	TransAtlantic - 915	10x30	$125.00	Building supplies	06/01/25-05/31/26	
HAL 16-681	Pray	10x20	$105.00	Household goods	12/01/25-11/31/26	
OFFICE/WAREHOUSE					**LEASE TERM**	**Security Deposit**
3101-682	Garner-965	20x50	$1,300.00	Wrap Masters-Auto wrap, sign supplies	08/01/25-07/31/26	0
3103-683	Garner-965	20x50	$1,300.00	Wrap Masters-Auto wrap, sign supplies etc.	08/01/25-07/31/26	0
3105-684	Tangie LLC -1406	20x50	$1,400.00	Tangie,LLC Soap/laundry supply distribution	09/01/25-08/31/26	1000
3107-685	Apex Elec - 1423	20x50	$1,500.00	Apex Electric-Office & electrical supplies	03/01/25-02/28/26	1500
3109-686	Shockwave Threads-	20x50	$1,500.00	T-Shirt business	02/01/26-01/31/2028	1500
3111-687	Solar Glass - 1373	20x50	$1,300.00	Solar-Tec Glass Tinting- window tinting & supplies	08/01/25-07/31/26	0
3115-688	Fennell - 1341	20x50	$1,300.00	Fennell Electric-Electrical supplies	09/01/25-08/31/26	1300
3117-689	Hritzik/LCAC-969	20x50	$1,300.00	Lake Co. AC-Office & AC supplies	08/01/25-07/31/26	0
3149-690	Zillacor LLC - 1411	20x20	$800.00	Zillacor, LLC-Low Voltage wiring installations	12/1/25-11/31/26	1000
3151-691	Jones/Auto Prep-1305	10x20	$400.00	Office for address only-Desk & Signage	08/01/25-07/31/30	500

R#	Address	Tenant	How Paid	Amount Paid	Late Fee	PM FEE	$ TO RF	Total Disbursement	Balance to Owner
669	2	Vacant				$ -		$ -	$ -
670	3	EAAHC - 1384	Adv. Pymt	$ 950.00		$ 95.00	-	$ 95.00	$ 855.00
671	4	Fuller - 976	Adv. Pymt	$ 225.00		$ 22.50	$ -	$ 22.50	$ 202.50
695	6	NO LONGER USED				$ -		$ -	$ -
672	7	Vincycom, LLC - 1436	Check	$ 180.00		$ 18.00		$ 18.00	$ 162.00
673	8	Sloan - 1286	Check	$ 40.00		$ 4.00		$ 4.00	$ 36.00
674	9	Stasky - 1006	Adv. Pymt	$ 165.00		$ 16.50		$ 16.50	$ 148.50
675	10	Bass - 980	Check	$ 90.00		$ 9.00		$ 9.00	$ 81.00
676	11	Garner - 965	Check	$ 155.00		$ 15.50		$ 15.50	$ 139.50
677	12	Solar Glass - 1373	Check	$ 115.00		$ 11.50		$ 11.50	$ 103.50
678	13	Fletcher - 1002	Check	$ 95.00		$ 9.50		$ 9.50	$ 85.50
679	14	Bivins - 1409	Money Order	$ 110.00		$ 11.00		$ 11.00	$ 99.00
680	15	TransAtlantic - 1354	Check	$ 125.00		$ 12.50		$ 12.50	$ 112.50
681	16	Pray - 1447	Check	$ 105.00		$ 10.50		$ 10.50	$ 94.50
682	3101	Garner - 965	Check	$ 1,300.00		$ 130.00	$ 200.00	$ 330.00	$ 970.00
683	3103	Garner - 965	Check	$ 1,300.00		$ 130.00	$ 200.00	$ 330.00	$ 970.00
684	3105	Tangie LLC - 1406	Check	$ 1,500.00		$ 150.00	$ 200.00	$ 350.00	$ 1,150.00
685	3107	Apex Electrical Contr.	Check	$ 1,500.00		$ 150.00	$ 200.00	$ 350.00	$ 1,150.00
686	3109	Vacant						$ -	$ -
687	3111	Solar Glass - 1373	Check	$ 1,300.00		$ 130.00	$ 200.00	$ 330.00	$ 970.00
688	3115	Fennell - 1341	Check	$ 1,300.00		$ 130.00	$ 200.00	$ 330.00	$ 970.00
689	3117	Hritzik - 969	Check	$ 1,300.00		$ 130.00	$ 200.00	$ 330.00	$ 970.00
690	3149	Zillacor, LLC - 1411	Check	$ 800.00	$ 50.00	$ 85.00	$ 200.00	$ 285.00	$ 565.00
691	3151	Jones - 1305	Check	$ 400.00		$ 40.00	$ 194.50	$ 234.50	$ 165.50
			TOTALS:	$ 13,055.00	$ 50.00	$ 1,310.50	$ 1,794.50	$ 3,105.00	$ 10,000.00

STORAGE UNIT TOTAL	$ 2,355.00
OFFICE UNIT TOTAL	$ 10,700.00
LATE FEE	$ 50.00
PM FEE	$ 1,310.50
RF FUND	$ 1,794.50

TOTAL TO OWNER :	$ 10,000.00
CHECK NUMBER:	33635 & 33640

Halmark, LLC
Profit & Loss by Class
January through December 2025

Jan.-Dec. 2025	Kurt Street
Ordinary Income/Expense	
Income	
Eustis RV & Boat Storage	
Billboard Rental Income	0.00
Eustis RV & Boat Storage Income	0.00
Total Eustis RV & Boat Storage	0.00
Kurt St Rent Income	
Kurt St Office Rent	131,010.50
Kurt St Storage Rent	10,110.00
Sales Tax Paid	-3,043.75
Total Kurt St Rent Income	138,076.75
Rent-Rossiter Street Bldg	0.00
Revenue JVL	
Covered Storage	0.00
Open Storage	0.00
Total Revenue JVL	0.00
Total Income	138,076.75
Gross Profit	138,076.75
Expense	
Internet	0.00
Advertising	0.00
Automobile Expense	0.00
Bank Service Charges	
Bank Service Charges	74.16
Merchant Fees	0.00
Total Bank Service Charges	74.16
Customer Relations	0.00
Depreciation Expense	4,862.00
Dues and Subscriptions	0.00
Insurance	
Liability Insurance	18,320.45
Property Insurance	5,131.64
Total Insurance	23,452.09
Interest Expense	
Finance Charge	0.00
Loan Interest	0.00
Mortgage	
Total Interest Expense	0.00
Licenses and Permits	46.25
Management Fees	
Property Management Fee	16,567.05
Rossiter Maintenance Fees	0.00
Total Management Fees	16,567.05
Postage and Delivery	0.00
Professional Fees	

Halmark, LLC
Profit & Loss by Class
January through December 2025

Jan.-Dec. 2025	Kurt Street
Accounting	450.00
Legal Fees	1,575.00
Total Professional Fees	2,025.00
Repairs/ Maint	
Security Expense	0.00
Building Repairs	11,046.46
Equipment Repairs	2,583.44
Lawn & Property Care	2,160.00
Pest Control	0.00
Waste Management	9,388.12
Total Repairs/ Maint	25,178.02
Supplies	
Office	243.29
Supplies	0.00
Total Supplies	243.29
Taxes	
Property	14,001.54
Total Taxes	14,001.54
Telephone	0.00
Travel & Ent	
Meals	
Total Travel & Ent	
Utilities	
Gas and Electric	2,452.39
Water	11,551.29
Total Utilities	14,003.68
Total Expense	95,516.92
Net Ordinary Income	42,559.83
Other Income/Expense	
Other Income	
Late Fee Income	410.00
Other Income	
Collection Allowance	0.00
Interest Income	0.00
Total Other Income	0.00
Total Other Income	410.00
Other Expense	
Suspense	0.00
Total Other Expense	0.00
Net Other Income	410.00
Net Income	**42,969.83**