

Dan Helwig, Inc. Realtors

1415 Bethlehem Pike
 Flourtown, Pa 19031
 215-233-5000

Rick Robinson
 321 Morris Rd.
 Ft. Washington, PA 19034

Owner Statement

Ownerships: 107 Allison Rd

Date Range: 01/01/25 - 12/31/25

	<u>Current</u>	<u>YTD</u>
<i>Beginning Bank Balance</i>	0.00	0.00
Income		
Rents Received	31,150.00	31,150.00
	<u>31,150.00</u>	<u>31,150.00</u>
Expense		
Management Fees	1,869.00	1,869.00
Repairs & Maintenance	1,360.00	1,360.00
Plumbing	2,513.00	2,513.00
Electrician	450.04	450.04
Water	111.50	111.50
Misc Rental Expense	124.00	124.00
	<u>6,427.54</u>	<u>6,427.54</u>
Net Income/Loss	24,722.46	24,722.46
Other Transactions		
Paid to owner	-25,689.50	-25,689.50
	<u>-25,689.50</u>	<u>-25,689.50</u>
<i>Ending Bank Balance</i>	-967.04	-967.04
Cash Requirements		
Total Reserve:	0.00	
Security Deposits Held:	<u>250.00</u>	
Total Requirements	250.00	

COMMENTS

It is the responsibility of all recipients to review owners' statement/reports upon receipt. All owners' statements/reports are considered approved unless notified in writing within thirty (30) days of receipt. Dan Helwig, Inc Realtors and Helwig Property Management will not be held responsible or liable for any discrepancies, errors and / or omissions after the 30 day time period.

General Ledger

Property: 107 Allison Rd

Detail 01/01/25 - 12/31/25 (cash basis)

Date	Type	Unit Name	Reference	Description	Debit	Credit	Balance
1000	TD BANK	Operating (Bank)					0.00
01/02/25	BNKDEF		D9984	Tenant payment bank deposit	2,050.00		2,050.00
01/03/25	CHECK		38061	Rex Plumbing: Inv # 31479/82/31520/21/22		580.00	1,470.00
01/03/25	CHECK		38061	Rex Plumbing: Inv # 31479/82/31520/21/22		966.00	504.00
01/06/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		189.00	315.00
01/07/25	CHECK		38067	Rick Robinson		1,415.00	-1,100.00
01/07/25	BNKDEF		D10004	Tenant payment bank deposit	1,100.00		0.00
01/24/25	BNKDEF		D10036	Tenant payment bank deposit	950.00		950.00
02/04/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		189.00	761.00
02/04/25	BNKDEF		D10056	Tenant payment bank deposit	1,100.00		1,861.00
02/05/25	CHECK		38281	Rick Robinson		2,961.00	-1,100.00
02/05/25	BNKDEF		D10059	Tenant payment bank deposit	1,100.00		0.00
03/03/25	BNKDEF		D10112	Tenant payment bank deposit	2,050.00		2,050.00
03/04/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		189.00	1,861.00
03/05/25	CHECK		38450	Rick Robinson: VOID:		2,961.00	-1,100.00
03/05/25	BNKDEF		D10119	Tenant payment bank deposit	1,100.00		0.00
03/17/25	CHECK		38450	Rick Robinson: VOID:	2,961.00		2,961.00
03/17/25	CHECK		38537	Rick Robinson		2,961.00	0.00
03/25/25	CHECK		38570	Dan Helwig, Inc.: Reimburse smoke det		124.00	-124.00
03/28/25	CHECK		38580	Bergbauer Inc.: Inv # 3732 / 107 Allison Rd		210.00	-334.00
03/28/25	BNKDEF		D10169	Tenant payment bank deposit	950.00		616.00
04/01/25	BNKDEF		D10178	Tenant payment bank deposit	1,100.00		1,716.00
04/02/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		189.00	1,527.00
04/02/25	BNKDEF		D10179	Tenant payment bank deposit	1,100.00		2,627.00
04/03/25	CHECK		38632	Rick Robinson		2,627.00	0.00
04/29/25	BNKDEF		D10228	Tenant payment bank deposit	950.00		950.00
05/01/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		123.00	827.00
05/02/25	BNKDEF		D10235	Tenant payment bank deposit	1,100.00		1,927.00
05/05/25	BNKDEF		D10257	Tenant payment bank deposit	1,100.00		3,027.00
05/06/25	CHECK		38826	Rick Robinson		3,027.00	0.00
06/02/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		198.00	-198.00
06/02/25	BNKDEF		D10333	Tenant payment bank deposit	1,100.00		902.00
06/03/25	CHECK		38986	Rick Robinson		2,002.00	-1,100.00
06/03/25	BNKDEF		D10335	Tenant payment bank deposit	1,100.00		0.00
07/02/25	BNKDEF		D10433	Tenant payment bank deposit	1,100.00		1,100.00
07/03/25	BNKDEF		D10446	Tenant payment bank deposit	1,100.00		2,200.00
07/07/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		132.00	2,068.00
07/08/25	CHECK		39220	Bergbauer Inc.: Inv # 3775 / 107 Allison Rd		300.00	1,768.00
07/08/25	CHECK		39229	Rick Robinson		1,768.00	0.00
07/29/25	CHECK		39308	Aqua PA: 107 Allison Rd		10.45	-10.45
08/04/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		132.00	-142.45
08/04/25	BNKDEF		D10527	Tenant payment bank deposit	1,100.00		957.55
08/04/25	BNKDEF		D10530	Tenant payment bank deposit	1,100.00		2,057.55
08/05/25	CHECK		39382	Rick Robinson		2,057.55	0.00
09/02/25	CHECK		39561	Aqua PA: 107 Allison Rd		101.05	-101.05
09/03/25	BNKDEF		D10625	Tenant payment bank deposit	1,100.00		998.95
09/04/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		132.00	866.95
09/04/25	BNKDEF		D10647	Tenant payment bank deposit	1,100.00		1,966.95
09/05/25	CHECK		39613	Rick Robinson		1,966.95	0.00
10/01/25	CHECK			D. Helwig: Management Fees: 107 Allison Rd		132.00	-132.00
10/01/25	BNKDEF		D10713	Tenant payment bank deposit	1,100.00		968.00
10/02/25	CHECK		40260	Rick Robinson		2,068.00	-1,100.00

Date	Type	Unit Name	Reference	Description	Debit	Credit	Balance
10/02/21	BNKDEF		D10716	Tenant payment bank deposit	1,100.00		0.00
10/27/21	CHECK		40432	Rex Plumbing; Inv # 31808/09/10		450.00	-450.00
11/03/21	BNKDEF		D10792	Tenant payment bank deposit	1,100.00		650.00
11/04/21	BNKDEF		D10795	Tenant payment bank deposit	1,100.00		1,750.00
11/05/21	CHECK			D. Helwig; Management Fees: 107 Allison Rd		132.00	1,618.00
11/06/21	CHECK		40489	Rick Robinson		1,618.00	0.00
11/20/21	CHECK		40604	Technical Restoration: 107 Allison		850.00	-850.00
12/02/21	BNKDEF		D10866	Tenant payment bank deposit	1,100.00		250.00
12/02/21	BNKDEF		D10867	Tenant payment bank deposit	1,100.00		1,350.00
12/03/21	CHECK			D. Helwig; Management Fees: 107 Allison Rd		132.00	1,218.00
12/04/21	CHECK		40682	Rick Robinson		1,218.00	0.00
12/08/21	CHECK		40723	Frank Duff Electric Services, Inc.; Inv # 12063 / 107 Allis		450.04	-450.04
12/19/21	CHECK		39774	Springfield Plumbing LLC; Inv # 2510899 / 107 Allison R		517.00	-967.04
1000 TD BANK Operating			Beg Bal: 0.00	Activity: -967.04	34,111.00	35,078.04	-967.04
Totals:					34,111.00	35,078.04	