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## ***2025 UPSES Property Management Annual Report***

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Great news we have completed our renovations for 2025 and all units are fully rented going into 2026 for gross income of \$10,440.00 per month going forward.

Gross income for 2025 was \$99,241.71.

We had approximately 1 unit vacant for 6 months at different times different unit while renovations which took place. Loss of revenue occurred during those months. The renovation/remodel costs was \$53,564.03.

This was for 3 units.

2815 Avenida De Portugal  
2819 Avenida De Portugal  
2821 Avenida De Portugal

Gross expenses including, but not limited to minor maintenance, property management, property taxes water and trash, gardening and pest control, \$34,828.38

For a net profit of \$10,848.30

This information came from UPSES Financial secretary.

Submitted respectfully by,  
Kelly Madruga  
Chairman

Committee:  
Tamy Brandsetter  
Jaclyn Giaquinto  
Deo Holmquist