PROPERTY MANAGEMENT REPORT

OCT 2026

OMP Colima, LLC

4272 and 4314 South Zevek
Park Lane
Murray, UT

Prepared For :
Timur Tecimer



SLC · GLC
SALT LAKE CITY
GLOBAL LOGISTICS CENTER

WADSWORTH
DEVELOPMENT GROUP

EXECUTIVE SUMMARY



OMP Colima, LLC
4272 & 4314 S. Zevex Park Lane
Murray, UT

Reporting Period: October 2026
Property Manager: Tim Stroshine

KEY METRICS

Description	Actual	Budget	Variance - Explanation
Income	$0	$0	Next Rent Payment - November
Expenses	$5,410	$2,320	Landscaping invoices paid
NOI	$(5,410)	$(2,320)	-
Capital Expenses	$0	$0	-

LEASING ACTIVITY:

Buildings full.

MAJOR HIGHLIGHTS:

Rent received for November .Property taxes paid by home office.

KEY RISKS/ISSUES:

N/A

EXECUTIVE SUMMARY



Manager Summary:

11/13/2026 - No major concerns to report.

Waiting on decision from MOOG to move forward with solar install.

Next owner distribution will be from Q4 rent and will be distributed January 2027.

FINANCIAL REPORTS

WE AIM TO BE LONG TIME PARTNERS WITH OUR CLIENTS.

OMP Colima, LLC
4272 S. Zevex Park Lane
Murray, UT

Reporting Period: October 2026

General Ledger

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

Property Name	Date	Period	Person/Description	Ctrl Number	Reference	Debit	Credit	Balance	Remarks
1000.2503			**Cash - Checking - WaFD**					**7,353**	**= Beginning Balance =**
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	150	7,203	HVAC Filter Change - 0826
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	500	6,703	Landscape Maintenance Contract - 0926
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	186	6,517	Tree Care & Removal 091826
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	150	6,367	Filter Change
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	150	6,217	0726 HVAC Filter Change
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	219	5,999	Irrigation Repair 09/30/2026
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	500	5,499	0326 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	500	4,999	0426 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	500	4,499	0526 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	500	3,999	0626 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	500	3,499	0726 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	0	500	2,999	0826 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30053	101626	0	1,000	1,999	0926 Property Management Fee
			Check Batch 3615				55	1,944	
			Journal Batch 7295				31	1,913	
			Net Change=-5,440			**0.00**	**5,440.00**	**1,913.00**	**= Ending Balance =**
2100.3510			**Inter-Company Payable**					**15,000**	**= Beginning Balance =**
			Net Change=0			**0.00**	**0.00**	**15,000.00**	**= Ending Balance =**
3700.2000			**Retained Earnings**					**0**	**= Beginning Balance =**
			Net Change=0			**0.00**	**0.00**	**0.00**	**= Ending Balance =**
4600.6500			**Prepaid Rent**					**-35,104**	**= Beginning Balance =**
			Net Change=0			**0.00**	**0.00**	**-35,104.00**	**= Ending Balance =**
5100.1000			**Electric**					**933**	**= Beginning Balance =**
			Net Change=0			**0.00**	**0.00**	**933.00**	**= Ending Balance =**

General Ledger

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

Property Name	Date	Period	Person/Description	Ctrl Number	Reference	Debit	Credit	Balance	Remarks
5100.1100			**Water/Sewer**					**1,510**	**= Beginning Balance =**
			Net Change=0			**0.00**	**0.00**	**1,510.00**	**= Ending Balance =**
5100.3300			**Fire Sprinkler System**					**1,613**	**= Beginning Balance =**
OMP Colima LLC (omp)	10/7/2026	Octob...	Summit Fire & Security (...	K-29958	118	55	0	1,668	1026 Monthly Fire alarm Monitoring
			Net Change=55			**55.00**	**0.00**	**1,668.00**	**= Ending Balance =**
5100.6000			**Landscaping**					**0**	**= Beginning Balance =**
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	500	0	500	Landscape Maintenance Contract - 0926
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	186	0	686	Tree Care & Removal 091826
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	219	0	905	Irrigation Repair 09/30/2026
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	500	0	1,405	0326 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	500	0	1,905	0426 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	500	0	2,405	0526 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	500	0	2,905	0626 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	500	0	3,405	0726 Landscape Maintenance Contract
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	500	0	3,905	0826 Landscape Maintenance Contract
			Net Change=3,905			**3,905.00**	**0.00**	**3,905.00**	**= Ending Balance =**
5100.8000			**HVAC**					**0**	**= Beginning Balance =**
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	150	0	150	HVAC Filter Change - 0826
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	150	0	300	Filter Change
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30052	101626	150	0	450	0726 HVAC Filter Change
			Net Change=450			**450.00**	**0.00**	**450.00**	**= Ending Balance =**
5100.9100			**Property Management Fees**					**8,500**	**= Beginning Balance =**
OMP Colima LLC (omp)	10/16/2026	Octob...	GLC PM, LLC (v0001357)	K-30053	101626	1,000	0	9,500	0926 Property Management Fee
			Net Change=1,000			**1,000.00**	**0.00**	**9,500.00**	**= Ending Balance =**

General Ledger

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

Property Name	Date	Period	Person/Description	Ctrl Number	Reference	Debit	Credit	Balance	Remarks
5200.1000			**Bank Charges**					**195**	**= Beginning Balance =**
OMP Colima LLC (omp)	10/31/2026	Octob...	Bank Interest 010/2026	J-13715	Bank Intere...	31	0	226	Bank Fee
			Net Change=31			**31.00**	**0.00**	**226.00**	**= Ending Balance =**
						5,440	**5,440**		

Cash Flow Statement

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
REVENUE				
OTHER REVENUE				
Prepaid Rent	0	0	35,104	100
TOTAL OTHER REVENUE	0	0	35,104	100
TOTAL REVENUE	0	0	35,104	100
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
Electric	0	0	933	3
Water/Sewer	0	0	1,510	4
Fire Sprinkler System	55	0	1,668	5
Landscaping	3,905	0	3,905	11
HVAC	450	0	450	1
Property Management Fees	1,000	0	9,500	27
TOTAL RECOVERABLE EXPENSES	**5,410**	**0**	**17,966**	**51**
GENERAL AND ADMINISTRATIVE EXPENSES				
Bank Charges	31	0	226	1
TOTAL GENERAL AND ADMINISTRATIVE	5,440	0	18,191	52
BUILDING OPERATING EXPENSES				
TOTAL RECOVERABLE EXPENSES	5,440	0	18,191	52
TOTAL OPERATING EXPENSES	5,440	0	18,191	52
NET OPERATING INCOME	-5,440	0	16,913	48
FUNDS FROM OPERATION	-5,440	0	16,913	48
NET INCOME (LOSS)	-5,440	0	16,913	48
Cash Flow	**-5,440**	**0**	**16,913**	**48**

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Cash - Checking - WaFD	7,353	1,913	-5,440
TOTAL CASH	**7,353**	**1,913**	**-5,440**

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Cash - Checking - WaFD	0	1,913	1,913

Cash Flow Statement

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
TOTAL CASH	0	1,913	1,913	

Income Statement

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
REVENUE				
OTHER REVENUE				
Prepaid Rent	0	0	35,104	100
TOTAL OTHER REVENUE	0	0	35,104	100
TOTAL REVENUE	0	0	35,104	100
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
Electric	0	0	933	3
Water/Sewer	0	0	1,510	4
Fire Sprinkler System	55	0	1,668	5
Landscaping	3,905	0	3,905	11
HVAC	450	0	450	1
Property Management Fees	1,000	0	9,500	27
TOTAL RECOVERABLE EXPENSES	**5,410**	**0**	**17,966**	**51**
GENERAL AND ADMINISTRATIVE EXPENSES				
Bank Charges	31	0	226	1
TOTAL GENERAL AND ADMINISTRATIVE	5,440	0	18,191	52
BUILDING OPERATING EXPENSES				
TOTAL RECOVERABLE EXPENSES	5,440	0	18,191	52
TOTAL OPERATING EXPENSES	5,440	0	18,191	52
NET OPERATING INCOME	-5,440	0	16,913	48
FUNDS FROM OPERATION	-5,440	0	16,913	48
NET INCOME (LOSS)	-5,440	0	16,913	48

Trial Balance

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

ACCOUNT	BEGINNING BALANCE	DEBIT	CREDIT	ENDING BALANCE
Cash - Checking - WaFD	7,353	0	5,440	1,913
Inter-Company Payable	15,000	0	0	15,000
Retained Earnings	0	0	0	0
Prepaid Rent	-35,104	0	0	-35,104
Electric	933	0	0	933
Water/Sewer	1,510	0	0	1,510
Fire Sprinkler System	1,613	55	0	1,668
Landscaping	0	3,905	0	3,905
HVAC	0	450	0	450
Property Management Fees	8,500	1,000	0	9,500
Bank Charges	195	31	0	226
TOTAL	**-0**	**5,440**	**5,440**	**-0**

Balance Sheet

Property = OMP Colima LLC (omp)
Period = 10/2026 - 10/2026
Book = Cash

ACCOUNT	CURRENT BALANCE
ASSETS	
CURRENT ASSETS	
CASH AND CASH EQUIVALENTS	
Cash - Checking - WaFD	1,913
TOTAL CASH AND CASH EQUIVALENTS	1,913
TOTAL CURRENT ASSETS	1,913
TOTAL ASSETS	1,913
LIABILITIES AND STOCKHOLDERS EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Inter-Company Payable	-15,000
TOTAL CURRENT LIABILITIES	-15,000
LONG TERM LIABILITIES	
TOTAL LIABILITIES	-15,000
STOCKHOLDERS EQUITY	
Retained Earnings	16,913
TOTAL STOCKHOLDERS EQUITY	16,913
TOTAL LIABILITIES AND STOCKHOLDERS EQUITY	1,913