

Harlingen- J Property Commerce
2024 Budget

	YTD Budget	
Revenues		
Gross Potential Rent	\$ -	
Less: Vacancies, Abatements, and Concessions	-	
Net Rental Income	-	
Percentage Rents	-	
Other Income	-	
Total Revenues	-	
Expenses		
Utilities	-	
Common Area Maintenance, ex utilities	-	
Less Utility and CAM Reimbursement	-	
	-	
REA Expense	86	Detention Pond Only
Less REA Reimbursement	-	
	86	
Management Fees	-	
Less Management Fee Reimbursement	-	
	-	
Insurance	12	
Less Insurance Reimbursement	-	
	12	
Property Taxes	5,360	
Less Property Tax Reimbursement	-	
	5,360	
Total Operating Expenses	5,458	
Non-CAM Expenses	2,689	
General and Administrative	2,249	
Net Operating Income	(10,396)	
Net Income (Loss)	\$ (10,396)	
Funding From Reserve	-	
Net Income (Loss) after Reserves	<u>\$ (10,396)</u>	needs to be funded by the Mezz

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2024 - Budget Income Statement

			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sen	Oct	Nov	Dec	Total Budeet	
INCOME																
TENANT INCOME																
INTEREST INCOME EARNED																
INCOME FROM INVESTMENTS																
OPERATING EXPENSES																
CAM EXPENSES																
UTILITIES																
OEA / REA EXPENSES																
REA Annual Fee	(4)	6703-0000	5	Per REA	0.00	0.00	0.00	0.00	0.00	0.00	85.96	0.00	0.00	0.00	0.00	85.96
TOTAL OEA / REA EXPENSES		6799-0000			0.00	0.00	0.00	0.00	0.00	85.96	0.00	0.00	0.00	0.00	0.00	85.96
NON CAM EXPENSES																
Outparcel Mowing	(5)	6881-0000	3	- Top Cut La'	86.60	86.60	86.60	86.60	86.60	86.60	236.60	86.60	86.60	86.60	86.60	1,189.20
Maintenance Labor	(6)	6887-0000	6	'er Schedule	0.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00	1,500.00
TOTAL NON CAM EXPENSES		6899-0000			86.60	86.60	86.60	586.60	86.60	86.60	236.60	586.60	86.60	86.60	586.60	2,689.20
GENERAL AND ADMINISTRATIVE - PROPERTIES																
Bank Charges	(7)	6905-0000	4	No Budget	0	0	0	0	0	0	0	0	0	0	0	0.00
Professional Fees - Audit/Tax	(8)	6940-0000	1	Plus 5% of p	0.00	0.00	1,449.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,449.00
Professional Fees - Legal	(9)	6945-0000			0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	800.00
TOTAL PROPERTY GEN & ADMIN		6999-0000			0.00	0.00	1,449.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	2,249.00
INSURANCE EXPENSE																
Liabilitv Insurance	(10)	7005-0000	6	'er Schedule	11.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.74
TOTAL INSURANCE EXPENSE		7099-0000			11.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.74
PROPERTY TAX EXPENSE																
Propertv Taxes	(11)	7110-0000	6	'er Schedule	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,135.03	5,135.03
Propertv Tax Protest Fees	(12)	7180-0000	3	Set Amount	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
TOTAL PROPERTY TAX EXPENSE		7199-0000			0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,135.03	5,360.03
TOTAL EXPENSES		8197-0000			98.34	86.60	1,760.60	586.60	86.60	86.60	322.56	1,386.60	86.60	86.60	5,721.63	10,395.93
OPERATING NET INCOME		8199-0000			(\$98.34)	(\$86.60)	(\$1,760.60)	(\$586.60)	(\$86.60)	(\$86.60)	(\$322.56)	(\$1,386.60)	(\$86.60)	(\$86.60)	(\$5,721.63)	(\$10,395.93)