

**Harlingen- J Property Commerce
2026 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	109	Detention Pond Only
Less REA Reimbursement	-	
	109	
Management Fees	-	
Less Management Fee Reimbursement	-	
	-	
Insurance	53	
Less Insurance Reimbursement	-	
	53	
Property Taxes	5,017	
Less Property Tax Reimbursement	-	
	5,017	
Total Operating Expenses	5,179	
Non-CAM Expenses	2,179	
General and Administrative	2,367	
Net Operating Income	(9,725)	
Net Income (Loss)	\$ (9,725)	
Funding From Reserve	-	
Net Income (Loss) after Reserves	<u>\$ (9,725)</u>	needs to be funded by the Mezz

**Harlingen- J Property Commerce
2026 Budget**

2026 - Budget Income Statement

						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Budget
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 2024 Recon Est.		0.00	0.00	0.00	0.00	0.00	0.00	109.34	0.00	0.00	0.00	0.00	0.00	109.34
TOTAL OEA / REA EXPENSES		6799-0000				0.00	0.00	0.00	0.00	0.00	0.00	109.34	0.00	0.00	0.00	0.00	0.00	109.34
NON CAM EXPENSES																		
Outparcel Mowing	(5)	6881-0000	3	Contract - Too Cut Lawn Care		86.60	86.60	86.60	86.60	86.60	86.60	86.60	86.60	86.60	86.60	86.60	86.60	1,039.20
Maintenance Labor	(6)	6887-0000	6	Per Schedule		0.00	0.00	0.00	380.00	0.00	0.00	0.00	380.00	0.00	0.00	0.00	380.00	1,140.00
TOTAL NON CAM EXPENSES		6899-0000				86.60	86.60	86.60	466.60	86.60	86.60	86.60	466.60	86.60	86.60	86.60	466.60	2,179.20
GENERAL AND ADMINISTRATIVE - PROPERTIES																		
Bank Charges	(7)	6905-0000	4	No Budget		0	0	0	0	0	0	0	0	0	0	0	0	0.00
Professional Fees - Audit/Tax	(8)	6940-0000	1	Plus 5% of prior year actuals		0.00	0.00	1,566.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,566.60
Professional Fees - Legal	(9)	6945-0000				0.00	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	1,566.60	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	2,366.60
INSURANCE EXPENSE																		
Liability Insurance	(10)	7005-0000	6	Per Schedule		53.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.08
TOTAL INSURANCE EXPENSE		7099-0000				53.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.08
PROPERTY TAX EXPENSE																		
Property Taxes	(11)	7110-0000	6	Per Schedule		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,016.67	5,016.67
Property Tax Protest Fees	(12)	7180-0000	3	Set Amount		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROPERTY TAX EXPENSE		7199-0000				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,016.67	5,016.67
TOTAL EXPENSES		8197-0000				139.68	86.60	1,653.20	466.60	86.60	86.60	195.94	1,266.60	86.60	86.60	86.60	5,483.27	9,724.88
OPERATING NET INCOME		8199-0000				(\$139.68)	(\$86.60)	(\$1,653.20)	(\$466.60)	(\$86.60)	(\$86.60)	(\$195.94)	(\$1,266.60)	(\$86.60)	(\$86.60)	(\$86.60)	(\$5,483.27)	(\$9,724.88)