

12 Month Income Statement
Income Statement
Property Commerce

Through Period June 2025

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
REPAIRS AND MAINTENANCE													
Electrical Repairs - Outparcel	0.00	0.00	0.00	1,097.38	0.00	248.98							1,346.36
Roof Repairs Phase - Inline	500.00	0.00	0.00	0.00	0.00	0.00							500.00
Roof Repairs Phase - Outparcel	0.00	500.00	0.00	0.00	2,299.00	0.00							2,799.00
Maintenance Labor- Inline	0.00	0.00	0.00	0.00	0.00	1,805.00							1,805.00
Maintenance Labor- Outparcel	0.00	0.00	0.00	0.00	0.00	1,805.00							1,805.00
TOTAL REPAIRS AND MAINTENANCE	500.00	500.00	0.00	1,097.38	2,299.00	3,858.98							8,255.36
PUBLIC AREA SERVICES													
Landscape Contract	2,043.77	674.57	(2,718.34)	0.00	0.00	0.00							0.00
Landscape Contract - Outparcel	0.00	1,403.98	3,798.70	297.19	0.00	0.00							5,499.87
Landscaping Supplies - Inline	847.89	0.00	0.00	0.00	0.00	0.00							847.89
Landscaping Supplies - Outparcel	0.00	433.00	0.00	0.00	0.00	0.00							433.00
Security	1,169.10	1,169.10	1,250.94	0.00	0.00	0.00							3,589.14
TOTAL PUBLIC AREA SERVICES	4,060.76	3,680.65	2,331.30	297.19	0.00	0.00							10,369.90
TOTAL CAM	6,456.48	7,861.39	5,206.91	6,290.88	7,691.81	5,001.67							38,509.14
GROSS LEASE EXPENSES													
OEA/REA EXPENSES													
OEA / REA Contract Sweeping	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38	1,461.38							8,768.28
OEA / REA Electrical Repairs	2,782.03	0.00	0.00	0.00	1,292.51	0.00							4,074.54
OEA / REA Landscape - Contract	1,809.77	1,774.99	2,773.18	3,580.37	3,580.37	3,580.37							17,099.05
OEA / REA Landscape - Supplies	0.00	0.00	7,243.94	0.00	0.00	38,432.91							45,676.85
OEA / REA Parking Lot Repairs/Maint	0.00	24,356.25	0.00	0.00	0.00	0.00							24,356.25
OEA / REA Trash Removal	1,190.75	1,190.75	1,190.75	2,002.63	1,190.75	1,190.75							7,956.38
OEA / REA Water - Irrigation	36.18	1,086.10	103.56	287.94	159.44	167.68							1,840.90
TOTAL OEA/REA EXPENSES	7,280.11	29,869.47	12,772.81	7,332.32	7,684.45	44,833.09							109,772.25
NON CAM EXPENSES													
Outparcel Property Taxes	5,846.73	4,214.77	5,846.73	5,846.73	5,846.73	5,846.73							33,448.42
TOTAL NON CAM EXPENSES	5,846.73	4,214.77	5,846.73	5,846.73	5,846.73	5,846.73							33,448.42

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GENERAL AND ADMIN EXPENSES													
Advertising And Promotion	0.00	0.00	0.00	0.00	216.50	0.00							216.50
Bank Charges	8.00	5.72	40.17	8.72	8.82	13.60							85.03
Bad Debt Expense	15,383.67	0.00	0.00	0.00	0.00	0.00							15,383.67
Management Fee Expense	1,977.52	1,451.97	4,109.79	1,228.95	1,060.34	1,271.18							11,099.75
Management Fee - GL	389.33	1,111.42	(1,500.75)	1,126.64	819.91	483.69							2,430.24
Vacant Space - Electricity	0.00	93.56	0.00	4.95	0.00	0.00							98.51
Vacant Space	26.13	202.80	70.97	150.50	83.44	70.62							604.46
TOTAL GENERAL AND ADMIN EXPENSES	17,784.65	2,865.47	2,720.18	2,519.76	2,189.01	1,839.09							29,918.16
INSURANCE EXPENSE													
Liability Insurance	4,303.10	9,860.28	0.00	0.00	0.00	0.00							14,163.38
Property Insurance	9,153.97	20,656.21	0.00	0.00	0.00	0.00							29,810.18
Property Insurance - Inline	0.00	237.55	0.00	0.00	0.00	0.00							237.55
Plyon Sign Insurance	0.00	389.58	0.00	0.00	0.00	0.00							389.58
Umbrella Insurance	4,251.35	231.32	0.00	0.00	0.00	0.00							4,482.67
Flood	2,723.00	0.00	0.00	0.00	0.00	0.00							2,723.00
TOTAL INSURANCE EXPENSE	20,431.42	31,374.94	0.00	0.00	0.00	0.00							51,806.36
PROPERTY TAX EXPENSE													
Property Taxes In line	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97	8,722.97							52,337.82
Property Tax Outparcel	7,764.04	(4,107.58)	7,764.04	7,764.04	7,764.04	7,764.04							34,712.62
Property Tax Protest Fees	0.00	2,500.00	0.00	0.00	0.00	8,417.92							10,917.92
Property Tax - Prior Years	(934.34)	0.00	0.00	0.00	0.00	0.00							(934.34)
TOTAL PROPERTY TAX EXPENSE	15,552.67	7,115.39	16,487.01	16,487.01	16,487.01	24,904.93							97,034.02
TOTAL EXPENSES	73,352.06	83,301.43	43,033.64	38,476.70	39,899.01	82,425.51							360,488.35
OTHER INCOME/EXPENSE													
Gain / Loss on Sale	(43,150.13)	0.00	0.00	0.00	0.00	1,332,238.71							(1,375,388.84)
Interest Income	(1,432.80)	(1,217.44)	(1,262.45)	(6,541.88)	(1,396.61)	(1,267.43)							(13,118.61)
Leasing Expenses / Commissions	0.00	3,712.50	0.00	0.00	0.00	0.00							3,712.50
TOTAL OTHER INCOME/EXPENSE	(44,582.93)	2,495.06	(1,262.45)	(6,541.88)	(1,396.61)	1,333,506.14							(1,384,794.95)

