

Database: JQ9399900001
Report Id: MRI_12MINCS

Eldridge Crossings

12 Month Income Statement
Income Statement
Property Commerce

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Through Period September 2025

Accrual

January February March April May June July August September October November December Total

INCOME

TENANT INCOME

Base Rent	70,576.99	70,895.74	110,273.05	82,799.29	82,799.29	80,715.96	69,062.41	76,549.29	76,549.29				720,221.31
Vacancy	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)	(32,124.99)				(289,124.91)
CAM Reimbursements	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69	4,764.69				42,882.21
Insurance Reimbursements	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29	1,600.29				14,402.61
Tax Reimbursements	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43	7,823.43				70,410.87
OEA / REA CAM Reimb.	9,350.33	16,949.20	11,819.00	3,834.41	9,157.47	3,834.41	9,157.47	9,157.47	9,157.47				82,417.23
OEA / REA Annual Fees	266.16	0.00	0.00	0.00	0.00	2,661.53	0.00	5,323.06	0.00				8,250.75
Ground Lease Rent	13,736.88	13,736.88	(27,473.76)	0.00	0.00	0.00	0.00	0.00	0.00				0.00
TOTAL TENANT INCOME	75,993.78	83,645.24	76,681.71	68,697.12	74,020.18	69,275.32	60,283.30	73,093.24	67,770.18				649,460.07

INVESTMENT/OTHER INCOME EARNED

TOTAL INCOME	75,993.78	83,645.24	76,681.71	68,697.12	74,020.18	69,275.32	60,283.30	73,093.24	67,770.18				649,460.07
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OPERATING EXPENSES

CAM EXPENSES

UTILITIES

Elect. - Bldg Lights - Inline	543.87	581.42	555.95	441.27	410.72	427.97	477.86	455.71	362.99				4,257.76
Elect. - Bldg Lights - Outparcel	373.65	343.78	335.31	327.60	320.98	326.86	290.68	270.26	279.90				2,869.02
Elect. - Signage	0.00	13.30	0.00	0.00	0.00	(13.30)	0.00	0.00	0.00				0.00
Water Inline	0.00	244.04	118.84	231.32	0.00	173.40	260.45	93.41	93.41				1,214.87
Water Outparcel	0.00	0.00	887.31	325.34	491.00	227.76	289.86	526.48	263.25				3,011.00
TOTAL UTILITIES	917.52	1,182.54	1,897.41	1,325.53	1,222.70	1,142.69	1,318.85	1,345.86	999.55				11,352.65

BUILDING SERVICES

Fire Sprinkler Sys/Panel Monitor Inline	0.00	760.00	0.00	1,591.28	0.00	0.00	0.00	0.00	0.00				2,351.28
Fire Sprinkler Building - Outparcel	0.00	0.00	0.00	0.00	2,165.00	0.00	0.00	0.00	0.00				2,165.00
Fire Sprink Sys/Panel Monitoring	0.00	760.00	0.00	757.75	0.00	0.00	614.28	0.00	703.63				2,835.66
Trash Dumpster I	269.59	269.59	318.30	415.72	636.60	(48.71)	269.59	282.58	282.58				2,695.84
Trash Dumpster II	708.61	708.61	659.90	806.03	1,368.51	48.71	659.90	692.40	692.40				6,345.07
TOTAL BUILDING SERVICES	978.20	2,498.20	978.20	3,570.78	4,170.11	0.00	1,543.77	974.98	1,678.61				16,392.85

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REPAIRS AND MAINTENANCE													
Electrical Repairs - Outparcel	0.00	0.00	0.00	1,097.38	0.00	248.98	0.00	28,208.60	0.00				29,554.96
Painting Ph I	0.00	0.00	0.00	0.00	0.00	0.00	10,110.00	0.00	0.00				10,110.00
Painting Ph II	0.00	0.00	0.00	0.00	0.00	0.00	6,740.00	0.00	0.00				6,740.00
Roof Repairs Phase - Inline	500.00	0.00	0.00	0.00	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	0.00	0.00	0.00				2,799.00
Maintenance Labor- Inline	0.00	0.00	0.00	0.00	0.00	1,805.00	570.00	1,140.00	570.00				4,085.00
Maintenance Labor- Outparcel	0.00	0.00	0.00	0.00	0.00	1,805.00	570.00	0.00	0.00				2,375.00
TOTAL REPAIRS AND MAINTENANCE	500.00	500.00	0.00	1,097.38	2,299.00	3,858.98	17,990.00	29,348.60	570.00				56,163.96
PUBLIC AREA SERVICES													
Landscape Contract	2,043.77	674.57	(2,718.34)	0.00	0.00	0.00	0.00	0.00	0.00				0.00
Landscape Contract - Inline	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	297.19				297.19
Landscape Contract - Outparcel	0.00	1,403.98	3,798.70	297.19	0.00	0.00	0.00	0.00	166.86				5,666.73
Landscaping Supplies - Inline	847.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.22				1,278.11
Landscaping Supplies - Outparcel	0.00	433.00	0.00	0.00	0.00	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	0.00	1,714.68	0.00				5,303.82
TOTAL PUBLIC AREA SERVICES	4,060.76	3,680.65	2,331.30	297.19	0.00	0.00	0.00	1,714.68	894.27				12,978.85
TOTAL CAM	6,456.48	7,861.39	5,206.91	6,290.88	7,691.81	5,001.67	20,852.62	33,384.12	4,142.43				96,888.31
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	1,461.38	1,461.38	1,461.38				13,152.42
OEA / REA Electrical Repairs	2,782.03	0.00	0.00	0.00	1,292.51	0.00	3,239.38	0.00	0.00				7,313.92
OEA / REA Electricity Pylon Monument	0.00	0.00	0.00	0.00	0.00	0.00	2,129.22	0.00	0.00				2,129.22
OEA / REA Landscape - Contract	1,809.77	1,774.99	2,773.18	3,580.37	3,580.37	3,580.37	3,580.37	0.00	8,335.99				29,015.41
OEA / REA Landscape - Supplies	0.00	0.00	7,243.94	0.00	0.00	38,432.91	29,883.48	46,312.19	6,873.58				128,746.10
OEA / REA Parking Lot Repairs/Maint	0.00	24,356.25	0.00	0.00	0.00	0.00	5,780.55	936.36	9,691.01				40,764.17
OEA / REA Trash Removal	1,190.75	1,190.75	1,190.75	2,002.63	1,190.75	1,190.75	1,190.75	1,190.75	1,190.75				11,528.63
OEA / REA Water - Irrigation	36.18	1,086.10	103.56	287.94	159.44	167.68	512.49	630.72	1,069.23				4,053.34
OEA Pressure Washing Target	0.00	0.00	0.00	0.00	0.00	0.00	541.25	0.00	0.00				541.25
TOTAL OEA/REA EXPENSES	7,280.11	29,869.47	12,772.81	7,332.32	7,684.45	44,833.09	48,318.87	50,531.40	28,621.94				237,244.46

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NON CAM EXPENSES													
Outparcel Property Taxes	5,846.73	4,214.77	5,846.73	5,846.73	5,846.73	5,846.73	5,846.73	7,478.69	5,846.73				52,620.57
TOTAL NON CAM EXPENSES	5,846.73	4,214.77	5,846.73	5,846.73	5,846.73	5,846.73	5,846.73	7,478.69	5,846.73				52,620.57
GENERAL AND ADMIN EXPENSES													
Advertising And Promotion	0.00	0.00	0.00	0.00	216.50	0.00	0.00	0.00	0.00				216.50
Bank Charges	8.00	5.72	40.17	8.72	8.82	13.60	13.60	19.82	12.38				130.83
Bad Debt Expense	15,383.67	0.00	0.00	0.00	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	1,043.12	5,073.76	2,100.86				19,317.49
Management Fee - GL	389.33	1,111.42	(1,500.75)	1,126.64	819.91	483.69	316.49	(2,746.73)	799.25				799.25
Professional Fees - Audit/Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,520.00	0.00				5,520.00
Vacant - Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,082.50				1,082.50
Vacant Space - Electricity	0.00	93.56	0.00	4.95	0.00	0.00	0.00	0.00	0.00				98.51
Vacant Space	26.13	202.80	70.97	150.50	83.44	70.62	1,237.32	373.60	94.44				2,309.82
TOTAL GENERAL AND ADMIN EXPENSES	17,784.65	2,865.47	2,720.18	2,519.76	2,189.01	1,839.09	2,610.53	8,240.45	4,089.43				44,858.57
INSURANCE EXPENSE													
Liability Insurance	4,303.10	9,860.28	0.00	0.00	0.00	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	0.00	0.00	0.00				29,810.18
Property Insurance - Inline	0.00	237.55	0.00	0.00	0.00	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	0.00	0.00	0.00				389.58
Umbrella Insurance	4,251.35	231.32	0.00	0.00	0.00	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	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	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	8,722.97	8,722.97	8,722.97				78,506.73
Property Tax Outparcel	15,528.08	3,656.46	15,528.08	15,528.08	15,528.08	(31,056.16)	19,635.66	7,764.04	7,764.04				69,876.36
Property Tax Protest Fees	0.00	2,500.00	0.00	0.00	0.00	8,417.92	0.00	938.72	0.00				11,856.64
Property Tax - Prior Years	(934.34)	0.00	0.00	0.00	0.00	0.00	(1,193.40)	(2,908.30)	0.00				(5,036.04)
TOTAL PROPERTY TAX EXPENSE	23,316.71	14,879.43	24,251.05	24,251.05	24,251.05	(13,915.27)	27,165.23	14,517.43	16,487.01				155,203.69
TOTAL EXPENSES	81,116.10	91,065.47	50,797.68	46,240.74	47,663.05	43,605.31	104,793.98	114,152.09	59,187.54				638,621.96

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OTHER INCOME/EXPENSE													
Gain / Loss on Sale	(43,150.13)	0.00	0.00	0.00	0.00	1,324,823.71	0.00	0.00	0.00				(1,367,973.84)
Interest Income	(1,432.80)	(1,217.44)	(1,262.45)	(6,541.88)	(1,396.61)	(1,267.43)	(1,356.54)	(1,402.18)	(1,182.23)				(17,059.56)
Leasing Expenses / Commissions	0.00	3,712.50	0.00	0.00	0.00	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)	1,326,091.14	(1,356.54)	(1,402.18)	(1,182.23)				(1,381,320.90)
TOTAL EXPENSES INCLUDING OTHER INC	36,533.17	93,560.53	49,535.23	39,698.86	46,266.44	1,282,485.83	103,437.44	112,749.91	58,005.31				(742,698.94)
OPERATING NET INCOME (LOSS)	39,460.61	(9,915.29)	27,146.48	28,998.26	27,753.74	1,351,761.15	(43,154.14)	(39,656.67)	9,764.87				1,392,159.01
NON-OPERATING EXPENSES													
DEBT SERVICE													
TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
CAPITALIZED EXPENSES													
BUILDING COSTS													
Center Renovations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,358.30				38,358.30
TOTAL BUILDING COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,358.30				38,358.30
LEASING COSTS													
TOTAL LEASING COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
DEVELOPMENT COSTS													
TOTAL CAPITALIZED EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,358.30				38,358.30
PRIOR YEAR ADJUSTMENTS													
CAM Reimbursements - Prior Years	0.00	0.00	0.00	2,748.33	0.00	0.00	0.00	0.00	0.00				2,748.33
INS Reimbursements - Prior Years	0.00	0.00	0.00	(1,158.85)	0.00	0.00	0.00	0.00	0.00				(1,158.85)
Tax Reimbursements - Prior Years	0.00	0.00	0.00	6,617.63	0.00	0.00	(11,871.62)	0.00	0.00				(5,253.99)
OEA/REA CAM Reimb. Prior Year	0.00	0.00	0.00	0.00	0.00	0.00	(44,809.60)	95,453.65	0.00				50,644.05
Misc Prior Year Adjustment	0.00	0.00	0.00	0.00	0.00	64.87	0.00	0.00	(0.01)				64.86
TOTAL PRIOR YEAR ADJUSTMENTS	0.00	0.00	0.00	8,207.11	0.00	64.87	(56,681.22)	95,453.65	(0.01)				47,044.40

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NET INCOME (LOSS)

39,460.61	(9,915.29)	27,146.48	20,791.15	27,753.74	1,351,696.28	13,527.08	(135,110.32)	(28,593.42)					1,306,756.31
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