

	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Sep 2025	Sep 2025	Variance	Sep 2025	Sep 2025	Variance

INCOME

TENANT INCOME

4100-0000 - Base Rent	17,311.67	17,311.67	0.00	155,680.03	155,680.03	0.00
4150-0000 - Vacancy	(4,982.50)	(4,982.50)	0.00	(44,842.50)	(44,842.50)	0.00
4200-0000 - CAM Reimbursements	2,862.49	2,646.40	216.09	25,762.41	23,817.60	1,944.81
4220-0000 - Insurance Reimbursements	668.97	668.97	0.00	6,020.73	6,020.73	0.00
4240-0000 - Tax Reimbursements	1,587.80	1,587.80	0.00	14,290.20	14,290.20	0.00
TOTAL TENANT INCOME	17,448.43	17,232.34	216.09	156,910.87	154,966.06	1,944.81

INVESTMENT/OTHER INCOME EARNED

TOTAL INCOME	17,448.43	17,232.34	216.09	156,910.87	154,966.06	1,944.81
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OPERATING EXPENSES

CAM EXPENSES

UTILITIES

6161-0000 - Elect. - Parking Lot Lights	356.94	350.00	(6.94)	3,691.82	3,150.00	(541.82)
6165-0000 - Water - Domestic	1,416.38	910.00	(506.38)	10,516.44	8,190.00	(2,326.44)
TOTAL UTILITIES	1,773.32	1,260.00	(513.32)	14,208.26	11,340.00	(2,868.26)

BUILDING SERVICES

6220-0000 - Telephone / Fire Alarm PH I	0.00	65.00	65.00	1,369.80	585.00	(784.80)
6221-0000 - Fire Sprinkler Sys/Panel Monitoring PHI	0.00	0.00	0.00	246.10	0.00	(246.10)
6250-0000 - Trash Removal Porter	100.00	100.00	0.00	900.00	900.00	0.00
TOTAL BUILDING SERVICES	100.00	165.00	65.00	2,515.90	1,485.00	(1,030.90)

REPAIRS AND MAINTENANCE

6306-0000 - Building Repair Ph I	0.00	75.00	75.00	0.00	150.00	150.00
6314-0000 - Electrical Repairs Ph I	0.00	250.00	250.00	0.00	500.00	500.00
6332-0000 - Maintenance Supplies Ph I	0.00	75.00	75.00	40.00	150.00	110.00

Thru:	Actual Sep 2025	Current Period Budget Sep 2025	Variance	Actual Sep 2025	Year-To-Date Budget Sep 2025	Variance
6340-0000 - Plumbing Repairs Ph I	0.00	250.00	250.00	1,096.37	500.00	(596.37)
6348-0000 - Roof Repairs Phase I	0.00	0.00	0.00	500.00	1,000.00	500.00
6356-0000 - Maintenance Labor Ph I	350.00	350.00	0.00	3,150.00	3,150.00	0.00
TOTAL REPAIRS AND MAINTENANCE	350.00	1,000.00	650.00	4,786.37	5,450.00	663.63
PUBLIC AREA SERVICES						
6426-0000 - Landscape Contract	300.00	400.00	100.00	2,700.00	3,600.00	900.00
6428-0000 - Landscape Contract Detention OEA	300.00	400.00	100.00	2,700.00	3,600.00	900.00
6456-0000 - Sign Maintenance	0.00	100.00	100.00	0.00	100.00	100.00
6478-0000 - Snow/Ice Removal	0.00	0.00	0.00	1,651.83	0.00	(1,651.83)
TOTAL PUBLIC AREA SERVICES	600.00	900.00	300.00	7,051.83	7,300.00	248.17
TOTAL CAM	2,823.32	3,325.00	501.68	28,562.36	25,575.00	(2,987.36)
GROSS LEASE EXPENSES						
OEA/REA EXPENSES						
NON CAM EXPENSES						
GENERAL AND ADMIN EXPENSES						
6905-0000 - Bank Charges	1.22	50.00	48.78	10.98	450.00	439.02
6925-0000 - Management Fee Expense	872.43	854.49	(17.94)	7,771.32	7,684.16	(87.16)
6940-0000 - Professional Fees - Audit/Tax	0.00	0.00	0.00	3,205.00	3,053.40	(151.60)
6945-0000 - Professional Fees - Legal	0.00	0.00	0.00	0.00	800.00	800.00
TOTAL GENERAL AND ADMIN EXPENSES	873.65	904.49	30.84	10,987.30	11,987.56	1,000.26
INSURANCE EXPENSE						
7005-0000 - Liability Insurance	0.00	0.00	0.00	4,829.38	5,585.53	756.15
7010-0000 - Property Insurance	0.00	0.00	0.00	8,661.38	9,044.35	382.97
7015-0000 - Umbrella Insurance	0.00	0.00	0.00	4,771.30	1,194.34	(3,576.96)
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	18,262.06	15,824.22	(2,437.84)

	Current Period			Year-To-Date		
Thru:	Actual Sep 2025	Budget Sep 2025	Variance	Actual Sep 2025	Budget Sep 2025	Variance
PROPERTY TAX EXPENSE						
7120-0000 - Property Tax Detention Pond	247.62	247.62	0.00	2,228.58	2,228.58	0.00
7180-0000 - Property Tax Protest Fees	0.00	0.00	0.00	0.00	225.00	225.00
7185-0000 - Property Tax Retail	1,815.88	1,815.88	0.00	16,342.92	16,342.92	0.00
TOTAL PROPERTY TAX EXPENSE	2,063.50	2,063.50	0.00	18,571.50	18,796.50	225.00
TOTAL EXPENSES	5,760.47	6,292.99	532.52	76,383.22	72,183.28	(4,199.94)
OTHER INCOME/EXPENSE						
8055-0000 - Interest Income	(66,062.62)	0.00	66,062.62	(199,099.18)	0.00	199,099.18
TOTAL OTHER INCOME/EXPENSE	(66,062.62)	0.00	66,062.62	(199,099.18)	0.00	199,099.18
TOTAL EXPENSES INCLUDING OTHER INCOME	(60,302.15)	6,292.99	66,595.14	(122,715.96)	72,183.28	194,899.24
OPERATING NET INCOME (LOSS)	77,750.58	10,939.35	66,811.23	279,626.83	82,782.78	196,844.05
NON-OPERATING EXPENSES						
DEBT SERVICE						
TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED EXPENSES						
BUILDING COSTS						
LEASING COSTS						
TOTAL LEASING COSTS	0.00	0.00	0.00	0.00	0.00	0.00
DEVELOPMENT COSTS						

Database: JQ9399900001
ENTITY: 313500

Comparative Income Statement
Income Statement
Property Commerce
HornLake Shopping Center

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Accrual

Report includes an open period. Entries are not final.

	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Sep 2025	Sep 2025	Variance	Sep 2025	Sep 2025	Variance

TOTAL CAPITALIZED EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR ADJUSTMENTS						
9005-0000 - CAM Reimbursements - Prior Years	3,593.17	0.00	(3,593.17)	3,593.16	0.00	(3,593.16)
9006-0000 - INS Reimbursements - Prior Years	(17.76)	0.00	17.76	(17.75)	0.00	17.75
9007-0000 - Tax Reimbursements - Prior Years	(100.81)	0.00	100.81	(100.82)	0.00	100.82
9011-0000 - Misc Prior Year Adjustment	735.30	0.00	(735.30)	1,051.97	0.00	(1,051.97)
TOTAL PRIOR YEAR ADJUSTMENTS	4,209.90	0.00	(4,209.90)	4,526.56	0.00	(4,526.56)
NET INCOME (LOSS)	73,540.68	10,939.35	62,601.33	275,100.27	82,782.78	192,317.49