

**Comparative Income Statement  
Income Statement  
Property Commerce**

Accrual

Report includes an open period. Entries are not final.

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

INCOME

TENANT INCOME

4100-0000 - Base Rent	17,311.67	17,311.67	0.00	0.00%	103,745.02	103,745.02	0.00	0.00%
4150-0000 - Vacancy	(4,982.50)	(4,982.50)	0.00	0.00%	(29,895.00)	(29,895.00)	0.00	0.00%
4200-0000 - CAM Reimbursements	2,862.49	2,646.40	216.09	8.17%	17,174.94	15,878.40	1,296.54	8.17%
4220-0000 - Insurance Reimbursements	668.97	668.97	0.00	0.00%	4,013.82	4,013.82	0.00	0.00%
4240-0000 - Tax Reimbursements	1,587.80	1,587.80	0.00	0.00%	9,526.80	9,526.80	0.00	0.00%
<b>TOTAL TENANT INCOME</b>	<b>17,448.43</b>	<b>17,232.34</b>	<b>216.09</b>	<b>1.25%</b>	<b>104,565.58</b>	<b>103,269.04</b>	<b>1,296.54</b>	<b>1.26%</b>

INVESTMENT/OTHER INCOME EARNED

<b>TOTAL INCOME</b>	<b>17,448.43</b>	<b>17,232.34</b>	<b>216.09</b>	<b>1.25%</b>	<b>104,565.58</b>	<b>103,269.04</b>	<b>1,296.54</b>	<b>1.26%</b>
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OPERATING EXPENSES

CAM EXPENSES

UTILITIES

6161-0000 - Elect. - Parking Lot Lights	451.43	350.00	(101.43)	-28.98%	2,635.83	2,100.00	(535.83)	-25.52%
6165-0000 - Water - Domestic	1,425.34	910.00	(515.34)	-56.63%	6,616.70	5,460.00	(1,156.70)	-21.18%
<b>TOTAL UTILITIES</b>	<b>1,876.77</b>	<b>1,260.00</b>	<b>(616.77)</b>	<b>-48.95%</b>	<b>9,252.53</b>	<b>7,560.00</b>	<b>(1,692.53)</b>	<b>-22.39%</b>

BUILDING SERVICES

6220-0000 - Telephone / Fire Alarm PH I	1,369.80	65.00	(1,304.80)	-2007.38%	1,369.80	390.00	(979.80)	-251.23%
6221-0000 - Fire Sprinkler Sys/Panel Monitoring PHI	0.00	0.00	0.00	0.00%	246.10	0.00	(246.10)	0.00%
6250-0000 - Trash Removal Porter	100.00	100.00	0.00	0.00%	500.00	600.00	100.00	16.67%
<b>TOTAL BUILDING SERVICES</b>	<b>1,469.80</b>	<b>165.00</b>	<b>(1,304.80)</b>	<b>-790.79%</b>	<b>2,115.90</b>	<b>990.00</b>	<b>(1,125.90)</b>	<b>-113.73%</b>

REPAIRS AND MAINTENANCE

6306-0000 - Building Repair Ph I	0.00	75.00	75.00	100.00%	0.00	75.00	75.00	100.00%
6314-0000 - Electrical Repairs Ph I	0.00	250.00	250.00	100.00%	0.00	250.00	250.00	100.00%
6332-0000 - Maintenance Supplies Ph I	0.00	75.00	75.00	100.00%	40.00	75.00	35.00	46.67%

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6340-0000 - Plumbing Repairs Ph I	0.00	250.00	250.00	100.00%	1,096.37	250.00	(846.37)	-338.55%
6348-0000 - Roof Repairs Phase I	0.00	0.00	0.00	0.00%	500.00	500.00	0.00	0.00%
6356-0000 - Maintenance Labor Ph I	350.00	350.00	0.00	0.00%	1,750.00	2,100.00	350.00	16.67%
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>350.00</b>	<b>1,000.00</b>	<b>650.00</b>	<b>65.00%</b>	<b>3,386.37</b>	<b>3,250.00</b>	<b>(136.37)</b>	<b>-4.20%</b>
<b>PUBLIC AREA SERVICES</b>								
6426-0000 - Landscape Contract	300.00	400.00	100.00	25.00%	1,500.00	2,400.00	900.00	37.50%
6428-0000 - Landscape Contract Detention OEA	300.00	400.00	100.00	25.00%	1,500.00	2,400.00	900.00	37.50%
6478-0000 - Snow/Ice Removal	0.00	0.00	0.00	0.00%	1,651.83	0.00	(1,651.83)	0.00%
<b>TOTAL PUBLIC AREA SERVICES</b>	<b>600.00</b>	<b>800.00</b>	<b>200.00</b>	<b>25.00%</b>	<b>4,651.83</b>	<b>4,800.00</b>	<b>148.17</b>	<b>3.09%</b>
<b>TOTAL CAM</b>	<b>4,296.57</b>	<b>3,225.00</b>	<b>(1,071.57)</b>	<b>-33.23%</b>	<b>19,406.63</b>	<b>16,600.00</b>	<b>(2,806.63)</b>	<b>-16.91%</b>
<b>GROSS LEASE EXPENSES</b>								
<b>OEA/REA EXPENSES</b>								
<b>NON CAM EXPENSES</b>								
<b>GENERAL AND ADMIN EXPENSES</b>								
6905-0000 - Bank Charges	1.22	50.00	48.78	97.56%	7.32	300.00	292.68	97.56%
6925-0000 - Management Fee Expense	872.43	854.49	(17.94)	-2.10%	5,154.03	5,120.69	(33.34)	-0.65%
6940-0000 - Professional Fees - Audit/Tax	0.00	0.00	0.00	0.00%	0.00	3,053.40	3,053.40	100.00%
<b>TOTAL GENERAL AND ADMIN EXPENSES</b>	<b>873.65</b>	<b>904.49</b>	<b>30.84</b>	<b>3.41%</b>	<b>5,161.35</b>	<b>8,474.09</b>	<b>3,312.74</b>	<b>39.09%</b>
<b>INSURANCE EXPENSE</b>								
7005-0000 - Liability Insurance	0.00	0.00	0.00	0.00%	4,829.38	5,585.53	756.15	13.54%
7010-0000 - Property Insurance	0.00	0.00	0.00	0.00%	8,661.38	9,044.35	382.97	4.23%
7015-0000 - Umbrella Insurance	0.00	0.00	0.00	0.00%	4,771.30	1,194.34	(3,576.96)	-299.49%
<b>TOTAL INSURANCE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>18,262.06</b>	<b>15,824.22</b>	<b>(2,437.84)</b>	<b>-15.41%</b>
<b>PROPERTY TAX EXPENSE</b>								



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9005-0000 - CAM Reimbursements - Prior Years	0.00	0.00	0.00	0.00%	(0.01)	0.00	0.01	0.00%
9006-0000 - INS Reimbursements - Prior Years	0.00	0.00	0.00	0.00%	0.01	0.00	(0.01)	0.00%
9007-0000 - Tax Reimbursements - Prior Years	0.00	0.00	0.00	0.00%	(0.01)	0.00	0.01	0.00%
9011-0000 - Misc Prior Year Adjustment	0.00	0.00	0.00	0.00%	316.67	0.00	(316.67)	0.00%
<b>TOTAL PRIOR YEAR ADJUSTMENTS</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>316.66</u>	<u>0.00</u>	<u>(316.66)</u>	
<b>NET INCOME (LOSS)</b>	<u><u>78,017.97</u></u>	<u><u>11,039.35</u></u>	<u><u>66,978.62</u></u>	606.73%	<u><u>182,074.44</u></u>	<u><u>49,764.73</u></u>	<u><u>132,309.71</u></u>	265.87%