

Database: JQ9399900001
 ENTITY: 314000

**Comparative Income Statement
 Income Statement
 Property Commerce
 Humble Shopping Center, Ltd**

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Accrual

Report includes an open period. Entries are not final.

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

TENANT INCOME

4300-0000 - OEA / REA CAM Reimb.	61,698.16	5,402.45	56,295.71	KV - Includes 2025 recon. Increased lift station and maint costs than projected.	120,569.01	64,828.63	55,740.38	KV - Includes 2025 recon. Increased lift station and maint costs than projected.
4344-0000 - OEA / REA Sign Income	(130.07)	144.96	(275.03)		1,381.57	1,738.31	(356.74)	
TOTAL TENANT INCOME	61,568.09	5,547.41	56,020.68		121,950.58	66,566.94	55,383.64	

INVESTMENT/OTHER INCOME EARNED

TOTAL INCOME	61,568.09	5,547.41	56,020.68		121,950.58	66,566.94	55,383.64	
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OPERATING EXPENSES

CAM EXPENSES

UTILITIES

BUILDING SERVICES

REPAIRS AND MAINTENANCE

6356-0000 - Maintenance Labor Ph I	380.00	142.50	(237.50)		3,230.00	1,710.00	(1,520.00)	
TOTAL REPAIRS AND MAINTENANCE	380.00	142.50	(237.50)		3,230.00	1,710.00	(1,520.00)	

PUBLIC AREA SERVICES

TOTAL CAM	380.00	142.50	(237.50)		3,230.00	1,710.00	(1,520.00)	
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GROSS LEASE EXPENSES

OEA/REA EXPENSES

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	Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance	
6711-0000 - OEA Drainage Easement	1,395.32	1,395.33	0.01		16,743.84	16,743.85	0.01	
6716-0000 - OEA / REA Electricity-Lift Station	118.21	151.61	33.40		1,522.41	2,343.71	821.30	
6724-0000 - OEA / REA Landscape - Detention Ponds	4,009.20	775.20	(3,234.00)	Unfavorable variance due to major maintenance needed to the detention pond	19,736.40	9,302.40	(10,434.00)	Unfavorable variance due to major maintenance needed to the detention pond
6732-0000 - OEA / REA Lift Station-Maint Contract	7,454.75	2,083.37	(5,371.38)		39,400.88	35,000.00	(4,400.88)	
6733-0000 - OEA/REA Lift Station Equipment Repairs	0.00	0.00	0.00	Unfavorable variance due to unplanned major lift station repairs that were unforeseen	39,049.97	0.00	(39,049.97)	Unfavorable variance due to unplanned major lift station repairs that were unforeseen
6734-0000 - OEA / REA Maintenance - Labor	0.00	0.00	0.00		1,800.00	0.00	(1,800.00)	
6746-0000 - OEA / REA Parking Lot Repairs/Maint	0.00	0.00	0.00		6,333.58	5,000.00	(1,333.58)	
6771-0000 - OEA Electricity - Pylon - Kohl's	12.00	23.09	11.09		237.96	211.53	(26.43)	
6772-0000 - OEA Electricity - Pylon - Target	11.64	0.00	(11.64)		140.30	721.52	581.22	
6773-0000 - OEA / REA Sign Insurance Kohls	0.00	0.00	0.00		659.85	659.85	0.00	
6774-0000 - OEA / REA Sign Insurance Target	0.00	0.00	0.00		659.85	659.85	0.00	
TOTAL OEA/REA EXPENSES	13,001.12	4,428.60	(8,572.52)		126,285.04	70,642.71	(55,642.33)	
NON CAM EXPENSES								
6887-0000 - Outparcel Maintenance	269.86	269.93	0.07		3,238.32	3,238.28	(0.04)	
TOTAL NON CAM EXPENSES	269.86	269.93	0.07		3,238.32	3,238.28	(0.04)	
GENERAL AND ADMIN EXPENSES								
6905-0000 - Bank Charges	1.01	30.00	28.99		4.01	360.00	355.99	
6925-0000 - Management Fee Expense	0.00	0.00	0.00		221.56	0.00	(221.56)	
6940-0000 - Professional Fees - Audit/Tax	0.00	0.00	0.00		2,282.00	2,281.65	(0.35)	
6945-0000 - Professional Fees - Legal	0.00	0.00	0.00		9,163.82	800.00	(8,363.82)	KV - due to legal fees related to the Target OEA Amendment.
TOTAL GENERAL AND ADMIN EXPENSES	1.01	30.00	28.99		11,671.39	3,441.65	(8,229.74)	
INSURANCE EXPENSE								
7005-0000 - Liability Insurance	0.00	0.00	0.00		0.66	206.25	205.59	
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00		0.66	206.25	205.59	
PROPERTY TAX EXPENSE								

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7110-0000 - Property Taxes	28,675.36	26,792.14	(1,883.22)	28,675.36	26,792.14	(1,883.22)
7120-0000 - Property Tax Detention Pond	0.00	2,580.79	2,580.79	0.00	2,580.79	2,580.79
7180-0000 - Property Tax Protest Fees	0.00	0.00	0.00	1,020.66	225.00	(795.66)
TOTAL PROPERTY TAX EXPENSE	28,675.36	29,372.93	697.57	29,696.02	29,597.93	(98.09)
TOTAL EXPENSES	42,327.35	34,243.96	(8,083.39)	174,121.43	108,836.82	(65,284.61)
OTHER INCOME/EXPENSE						
TOTAL EXPENSES INCLUDING OTHER INCOME	42,327.35	34,243.96	(8,083.39)	174,121.43	108,836.82	(65,284.61)
OPERATING NET INCOME (LOSS)	19,240.74	(28,696.55)	47,937.29	(52,170.85)	(42,269.88)	(9,900.97)
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						
TOTAL CAPITALIZED EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR ADJUSTMENTS						
9008-0000 - OEA/REA CAM Reimb. Prior Year	0.00	0.00	0.00	(0.02)	0.00	0.02
9011-0000 - Misc Prior Year Adjustment	0.00	0.00	0.00	35.77	0.00	(35.77)

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	Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance
TOTAL PRIOR YEAR ADJUSTMENTS	0.00	0.00	0.00	35.75	0.00	(35.75)
NET INCOME (LOSS)	19,240.74	(28,696.55)	47,937.29	(52,206.60)	(42,269.88)	(9,936.72)