

Database: JQ9399900001
 Report Id: MRI_12MINCS
 ENTITY: 314000

12 Month Income Statement
Income Statement
Property Commerce
Humble Shopping Center, Ltd
Through Period March 2026

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Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
TENANT INCOME													
OEA / REA CAM Reimb.	10,309.81	10,309.81	10,309.81										30,929.43
OEA / REA Sign Income	119.26	119.26	119.26										357.78
TOTAL TENANT INCOME	10,429.07	10,429.07	10,429.07										31,287.21
INVESTMENT/OTHER INCOME EARNED													
TOTAL INCOME	10,429.07	10,429.07	10,429.07										31,287.21
OPERATING EXPENSES													
CAM EXPENSES													
UTILITIES													
BUILDING SERVICES													
REPAIRS AND MAINTENANCE													
Maintenance Labor Ph I	0.00	190.00	190.00										380.00
TOTAL REPAIRS AND MAINTENANCE	0.00	190.00	190.00										380.00
PUBLIC AREA SERVICES													
TOTAL CAM	0.00	190.00	190.00										380.00
GROSS LEASE EXPENSES													
OEA/REA EXPENSES													
OEA Drainage Easement	1,395.32	1,395.32	1,395.32										4,185.96
OEA / REA Electricity-Lift Station	328.02	(17.88)	143.24										453.38
OEA / REA Landscape - Detention Ponds	775.20	775.20	775.20										2,325.60
OEA / REA Lift Station-Maint Contract	0.00	1,902.38	3,247.50										5,149.88
OEA Electricity - Pylon - Kohl's	33.84	(0.05)	16.83										50.62
OEA Electricity - Pylon - Target	25.74	(0.61)	12.00										37.13
TOTAL OEA/REA EXPENSES	2,558.12	4,054.36	5,590.09										12,202.57

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

CAPITALIZED EXPENSES

BUILDING COSTS

LEASING COSTS

TOTAL LEASING COSTS

0.00 0.00 0.00

0.00

DEVELOPMENT COSTS

TOTAL CAPITALIZED EXPENSES

0.00 0.00 0.00

0.00

PRIOR YEAR ADJUSTMENTS

TOTAL PRIOR YEAR ADJUSTMENTS

0.00 0.00 0.00

0.00

NET INCOME (LOSS)

7,041.44 2,678.90 4,239.80

13,960.14

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ASSETS

CURRENT ASSETS

Operating Cash - 04905 6,166.69
Operating Cash - 89362 5,697.17

TOTAL CASH AND CASH EQUIVALENTS 11,863.86

Tenant A/R 29,466.88
NNN AR 56,097.57

TOTAL ACCOUNTS RECEIVABLE 85,564.45

Property Commerce Management Co 3,868.84
Development Holding Inc (815.78)

TOTAL INTERCOMPANY 3,053.06

TOTAL CURRENT ASSETS 100,481.37

LONG TERM ASSETS

Land 110,088.00
Site Costs 311,000.95
Pylon Sign 31,235.48
Other Assets 26,211.31
Construction In Progress 53,722.22

TOTAL FIXED ASSETS, NET 532,257.96

Capitalized Property Taxes 209,156.64
Construction Interest 26,097.48
Capitalized Soft Costs 155,567.76
Organizational Costs 1,290.35
Start Up Costs 127,639.59
Accum Amortization (1,290.35)

CAPITALIZED COSTS, NET 518,461.47

Syndication Costs 184,224.00

TOTAL OTHER ASSETS 184,224.00

TOTAL LONG TERM ASSETS 1,234,943.43

TOTAL ASSETS 1,335,424.80

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LIABILITIES

CURRENT LIABILITIES

Accounts Payable 4,822.65

TOTAL ACCOUNTS PAYABLE 4,822.65

Prepaid Rent 9,004.79

TOTAL TENANT PREPAYMENTS 9,004.79

TOTAL CURRENT LIABILITIES 13,827.44

LONG TERM LIABILITIES

NOTES PAYABLE

TOTAL LONG TERM LIABILITIES 0.00

TOTAL LIABILITIES 13,827.44

EQUITY

PARTNER EQUITY

S. Jay Williams Contr. Class A 99,636.51

S. Jay Williams Distr. Class A (446,425.54)

S. Jay Williams Ret.Earn. Partner 780,798.89

434,009.86

Dena M. Williams Contr. Class A 99,636.51

Dena M. Williams Distr. Class A (446,425.54)

Dena M. Williams Ret.Earn. Partner 783,501.89

436,712.86

A. Diane Williams 195,287.56

A. Diane Williams Distr. Initial (874,994.06)

A. Diane Williams . Partner 1,527,663.25

847,956.75

PC Mezzanine Inv LTD A 58,630.58

PC Mezzanine Inv LTD B 25,300.40

PC Mezzanine Inv LTD SF 779,594.75

PC Mezzanine Inv LTD Contr. Syndication 184,224.00

PC Mezzanine Inv LTD Distr. Initial (1,590,469.75)

PC Mezzanine Inv LTD . Partner 124,729.47

(417,990.55)

HSC GP LLC 3,985.46

HSC GP LLC Distr. Initial (17,857.02)

HSC GP LLC . Partner 32,491.26

18,619.70

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TOTAL PARTNER EQUITY	<u>1,319,308.62</u>
Retained Earnings	<u>2,288.74</u>
	<u>2,288.74</u>
TOTAL EQUITY	<u>1,321,597.36</u>
TOTAL LIABILITIES AND EQUITY	<u><u>1,335,424.80</u></u>

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Thru:	Actual Mar 2026	Current Period Budget Mar 2026	Variance	Actual Mar 2026	Year-To-Date Budget Mar 2026	Variance
INCOME						
TENANT INCOME						
4300-0000 - OEA / REA CAM Reimb.	10,309.81	10,309.81	0.00	30,929.43	30,929.43	0.00
4344-0000 - OEA / REA Sign Income	119.26	119.26	0.00	357.78	357.78	0.00
TOTAL TENANT INCOME	10,429.07	10,429.07	0.00	31,287.21	31,287.21	0.00
INVESTMENT/OTHER INCOME EARNED						
TOTAL INCOME	10,429.07	10,429.07	0.00	31,287.21	31,287.21	0.00
OPERATING EXPENSES						
CAM EXPENSES						
UTILITIES						
BUILDING SERVICES						
REPAIRS AND MAINTENANCE						
6356-0000 - Maintenance Labor Ph I	190.00	142.50	(47.50)	380.00	427.50	47.50
TOTAL REPAIRS AND MAINTENANCE	190.00	142.50	(47.50)	380.00	427.50	47.50
PUBLIC AREA SERVICES						
TOTAL CAM	190.00	142.50	(47.50)	380.00	427.50	47.50
GROSS LEASE EXPENSES						
OEA/REA EXPENSES						
6711-0000 - OEA Drainage Easement	1,395.32	1,395.32	0.00	4,185.96	4,185.96	0.00
6716-0000 - OEA / REA Electricity-Lift Station	143.24	155.91	12.67	453.38	525.41	72.03
6724-0000 - OEA / REA Landscape - Detention Ponds	775.20	1,250.00	474.80	2,325.60	3,750.00	1,424.40

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Thru:	Current Period			Year-To-Date		
	Actual Mar 2026	Budget Mar 2026	Variance	Actual Mar 2026	Budget Mar 2026	Variance
6732-0000 - OEA / REA Lift Station-Maint Contract	3,247.50	2,083.33	(1,164.17)	5,149.88	8,749.99	3,600.11
6733-0000 - OEA/REA Lift Station Equipment Repairs	0.00	52,330.42	52,330.42	0.00	52,330.42	52,330.42
6771-0000 - OEA Electricity - Pylon - Kohl's	16.83	18.46	1.63	50.62	77.32	26.70
6772-0000 - OEA Electricity - Pylon - Target	12.00	11.78	(0.22)	37.13	37.00	(0.13)
6773-0000 - OEA / REA Sign Insurance Kohls	0.00	0.00	0.00	0.00	659.85	659.85
6774-0000 - OEA / REA Sign Insurance Target	0.00	0.00	0.00	0.00	659.85	659.85
TOTAL OEA/REA EXPENSES	5,590.09	57,245.22	51,655.13	12,202.57	70,975.80	58,773.23
NON CAM EXPENSES						
6887-0000 - Outparcel Maintenance	269.86	269.86	0.00	809.58	809.58	0.00
TOTAL NON CAM EXPENSES	269.86	269.86	0.00	809.58	809.58	0.00
GENERAL AND ADMIN EXPENSES						
6905-0000 - Bank Charges	139.32	30.00	(109.32)	819.78	90.00	(729.78)
6940-0000 - Professional Fees - Audit/Tax	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)
TOTAL GENERAL AND ADMIN EXPENSES	139.32	30.00	(109.32)	1,819.78	90.00	(1,729.78)
INSURANCE EXPENSE						
7005-0000 - Liability Insurance	0.00	0.00	0.00	376.07	206.25	(169.82)
7010-0000 - Property Insurance	0.00	0.00	0.00	1,060.94	0.00	(1,060.94)
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	1,437.01	206.25	(1,230.76)
PROPERTY TAX EXPENSE						
7180-0000 - Property Tax Protest Fees	0.00	0.00	0.00	678.13	0.00	(678.13)
TOTAL PROPERTY TAX EXPENSE	0.00	0.00	0.00	678.13	0.00	(678.13)
TOTAL EXPENSES	6,189.27	57,687.58	51,498.31	17,327.07	72,509.13	55,182.06
OTHER INCOME/EXPENSE						
TOTAL EXPENSES INCLUDING OTHER INCOME	6,189.27	57,687.58	51,498.31	17,327.07	72,509.13	55,182.06

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Thru:	Current Period			Year-To-Date		
	Actual Mar 2026	Budget Mar 2026	Variance	Actual Mar 2026	Budget Mar 2026	Variance
OPERATING NET INCOME (LOSS)	4,239.80	(47,258.51)	51,498.31	13,960.14	(41,221.92)	55,182.06
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						
TOTAL PRIOR YEAR ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME (LOSS)	4,239.80	(47,258.51)	51,498.31	13,960.14	(41,221.92)	55,182.06