

Database: JQ9399900001  
 Report Id: MRI\_12MINCS  
 ENTITY: 314000

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

Page: 1  
 Date: 5/28/2026  
 Time: 1:00 PM

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b>TENANT INCOME</b>													
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
<b>TOTAL TENANT INCOME</b>	<b>10,429.07</b>	<b>10,429.07</b>	<b>10,429.07</b>										<b>31,287.21</b>
<b>INVESTMENT/OTHER INCOME EARNED</b>													
<b>TOTAL INCOME</b>	<b>10,429.07</b>	<b>10,429.07</b>	<b>10,429.07</b>										<b>31,287.21</b>
<b>OPERATING EXPENSES</b>													
<b>CAM EXPENSES</b>													
<b>UTILITIES</b>													
<b>BUILDING SERVICES</b>													
<b>REPAIRS AND MAINTENANCE</b>													
Maintenance Labor Ph I	0.00	190.00	190.00										380.00
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>0.00</b>	<b>190.00</b>	<b>190.00</b>										<b>380.00</b>
<b>PUBLIC AREA SERVICES</b>													
<b>TOTAL CAM</b>	<b>0.00</b>	<b>190.00</b>	<b>190.00</b>										<b>380.00</b>
<b>GROSS LEASE EXPENSES</b>													
<b>OEA/REA EXPENSES</b>													
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
<b>TOTAL OEA/REA EXPENSES</b>	<b>2,558.12</b>	<b>4,054.36</b>	<b>5,590.09</b>										<b>12,202.57</b>



Database: JQ9399900001  
Report Id: MRI\_12MINCS  
ENTITY: 314000

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

Page: 3  
Date: 5/28/2026  
Time: 1:00 PM

Accrual

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

Database: JQ9399900001  
ENTITY: 314000

**BALANCE SHEET**  
**Property Commerce**  
**Humble Shopping Center, Ltd**

Page: 1  
Date: 5/28/2026  
Time: 1:00 PM

Accrual

Report includes an open period. Entries are not final.

Mar 2026

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

Database: JQ9399900001  
ENTITY: 314000

**BALANCE SHEET**  
**Property Commerce**  
**Humble Shopping Center, Ltd**

Page: 2  
Date: 5/28/2026  
Time: 1:00 PM

Accrual

Report includes an open period. Entries are not final.

Mar 2026

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

Database: JQ9399900001  
ENTITY: 314000

**BALANCE SHEET**  
**Property Commerce**  
**Humble Shopping Center, Ltd**

Page: 3  
Date: 5/28/2026  
Time: 1:00 PM

Accrual

Report includes an open period. Entries are not final.

Mar 2026

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>

Database: JQ9399900001  
 ENTITY: 314000

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

Page: 1  
 Date: 5/28/2026  
 Time: 1:00 PM

Accrual

Report includes an open period. Entries are not final.

	Actual	Current Period	Variance	Actual	Year-To-Date	Variance
Thru:	Mar 2026	Budget Mar 2026		Mar 2026	Budget Mar 2026	
<b>INCOME</b>						
<b>TENANT INCOME</b>						
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
<b>TOTAL TENANT INCOME</b>	<b>10,429.07</b>	<b>10,429.07</b>	<b>0.00</b>	<b>31,287.21</b>	<b>31,287.21</b>	<b>0.00</b>
<b>INVESTMENT/OTHER INCOME EARNED</b>						
<b>TOTAL INCOME</b>	<b>10,429.07</b>	<b>10,429.07</b>	<b>0.00</b>	<b>31,287.21</b>	<b>31,287.21</b>	<b>0.00</b>
<b>OPERATING EXPENSES</b>						
<b>CAM EXPENSES</b>						
<b>UTILITIES</b>						
<b>BUILDING SERVICES</b>						
<b>REPAIRS AND MAINTENANCE</b>						
6356-0000 - Maintenance Labor Ph I	190.00	142.50	(47.50)	380.00	427.50	47.50
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>190.00</b>	<b>142.50</b>	<b>(47.50)</b>	<b>380.00</b>	<b>427.50</b>	<b>47.50</b>
<b>PUBLIC AREA SERVICES</b>						
<b>TOTAL CAM</b>	<b>190.00</b>	<b>142.50</b>	<b>(47.50)</b>	<b>380.00</b>	<b>427.50</b>	<b>47.50</b>
<b>GROSS LEASE EXPENSES</b>						
<b>OEA/REA EXPENSES</b>						
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

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

Accrual

Report includes an open period. Entries are not final.

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	Favorable variance due to deferral of lift station replacement, as 2025 repairs remain effective.
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	
<b>TOTAL OEA/REA EXPENSES</b>	<b>5,590.09</b>	<b>57,245.22</b>	<b>51,655.13</b>	<b>12,202.57</b>	<b>70,975.80</b>	<b>58,773.23</b>	
<b>NON CAM EXPENSES</b>							
6887-0000 - Outparcel Maintenance	269.86	269.86	0.00	809.58	809.58	0.00	
<b>TOTAL NON CAM EXPENSES</b>	<b>269.86</b>	<b>269.86</b>	<b>0.00</b>	<b>809.58</b>	<b>809.58</b>	<b>0.00</b>	
<b>GENERAL AND ADMIN EXPENSES</b>							
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)	
<b>TOTAL GENERAL AND ADMIN EXPENSES</b>	<b>139.32</b>	<b>30.00</b>	<b>(109.32)</b>	<b>1,819.78</b>	<b>90.00</b>	<b>(1,729.78)</b>	
<b>INSURANCE EXPENSE</b>							
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)	
<b>TOTAL INSURANCE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,437.01</b>	<b>206.25</b>	<b>(1,230.76)</b>	
<b>PROPERTY TAX EXPENSE</b>							
7180-0000 - Property Tax Protest Fees	0.00	0.00	0.00	678.13	0.00	(678.13)	
<b>TOTAL PROPERTY TAX EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>678.13</b>	<b>0.00</b>	<b>(678.13)</b>	
<b>TOTAL EXPENSES</b>	<b>6,189.27</b>	<b>57,687.58</b>	<b>51,498.31</b>	<b>17,327.07</b>	<b>72,509.13</b>	<b>55,182.06</b>	
<b>OTHER INCOME/EXPENSE</b>							

Database: JQ9399900001  
 ENTITY: 314000

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

Page: 3  
 Date: 5/28/2026  
 Time: 1:00 PM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period			Year-To-Date		
	Actual Mar 2026	Budget Mar 2026	Variance	Actual Mar 2026	Budget Mar 2026	Variance
TOTAL EXPENSES INCLUDING OTHER INCOME	6,189.27	57,687.58	51,498.31	17,327.07	72,509.13	55,182.06
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