

Database: JQ9399900001
 ENTITY: 316000

**Comparative Income Statement
 Income Statement
 Property Commerce
 J Property Com Inv (Harlingen)**

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 Date: 3/4/2026
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Accrual

Report includes an open period. Entries are not final.

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

INCOME

TENANT INCOME

INVESTMENT/OTHER INCOME EARNED

TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00
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OPERATING EXPENSES

CAM EXPENSES

UTILITIES

BUILDING SERVICES

REPAIRS AND MAINTENANCE

PUBLIC AREA SERVICES

TOTAL CAM	0.00	0.00	0.00	0.00	0.00	0.00
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GROSS LEASE EXPENSES

OEA/REA EXPENSES

6703-0000 - OEA / REA Annual Fee	78.16	0.00	(78.16)	156.32	109.34	(46.98)
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TOTAL OEA/REA EXPENSES	78.16	0.00	(78.16)	156.32	109.34	(46.98)
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NON CAM EXPENSES

6881-0000 - Outparcel Mowing	86.60	86.60	0.00	1,039.20	1,039.20	0.00
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6887-0000 - Outparcel Maintenance	0.00	380.00	380.00	0.00	1,140.00	1,140.00
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TOTAL NON CAM EXPENSES	86.60	466.60	380.00	1,039.20	2,179.20	1,140.00
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	Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance
GENERAL AND ADMIN EXPENSES						
6905-0000 - Bank Charges	0.00	0.00	0.00	2.00	0.00	(2.00)
6940-0000 - Professional Fees - Audit/Tax	0.00	0.00	0.00	1,492.00	1,492.05	0.05
6945-0000 - Professional Fees - Legal	0.00	0.00	0.00	0.00	800.00	800.00
TOTAL GENERAL AND ADMIN EXPENSES	0.00	0.00	0.00	1,494.00	2,292.05	798.05
INSURANCE EXPENSE						
7005-0000 - Liability Insurance	0.00	0.00	0.00	0.06	53.08	53.02
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	0.06	53.08	53.02
PROPERTY TAX EXPENSE						
7110-0000 - Property Taxes	0.00	5,042.65	5,042.65	4,735.16	5,042.65	307.49
7180-0000 - Property Tax Protest Fees	0.00	0.00	0.00	0.00	225.00	225.00
TOTAL PROPERTY TAX EXPENSE	0.00	5,042.65	5,042.65	4,735.16	5,267.65	532.49
TOTAL EXPENSES	164.76	5,509.25	5,344.49	7,424.74	9,901.32	2,476.58
OTHER INCOME/EXPENSE						
TOTAL EXPENSES INCLUDING OTHER INCOME	164.76	5,509.25	5,344.49	7,424.74	9,901.32	2,476.58
OPERATING NET INCOME (LOSS)	(164.76)	(5,509.25)	5,344.49	(7,424.74)	(9,901.32)	2,476.58
NON-OPERATING EXPENSES						
DEBT SERVICE						
TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED EXPENSES						
BUILDING COSTS						

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Thru:	Current Period			Year-To-Date		
	Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance
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)	(164.76)	(5,509.25)	5,344.49	(7,424.74)	(9,901.32)	2,476.58