

Database: JQ9399900001
 ENTITY: 330500

**Comparative Income Statement
 Income Statement
 Property Commerce
 Plaza At Pearland Vlg Ltd.**

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 Date: 3/12/2026
 Time: 12:03 PM

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
OPERATING EXPENSES							
CAM EXPENSES							
UTILITIES							
BUILDING SERVICES							
REPAIRS AND MAINTENANCE							
6356-0000 - Maintenance Labor Ph I		0.00	0.00	0.00	1,102.00	0.00	(1,102.00)
TOTAL REPAIRS AND MAINTENANCE		0.00	0.00	0.00	1,102.00	0.00	(1,102.00)
PUBLIC AREA SERVICES							
TOTAL CAM		0.00	0.00	0.00	1,102.00	0.00	(1,102.00)
GROSS LEASE EXPENSES							
OEA/REA EXPENSES							
NON CAM EXPENSES							
6881-0000 - Outparcel Mowing		0.00	0.00	0.00	0.00	2,000.00	2,000.00
6887-0000 - Outparcel Maintenance		0.00	95.00	95.00	1,330.00	1,140.00	(190.00)
TOTAL NON CAM EXPENSES		0.00	95.00	95.00	1,330.00	3,140.00	1,810.00

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Thru:	Current Period				Year-To-Date		
	Actual Dec 2025	Budget Dec 2025	Variance		Actual Dec 2025	Budget Dec 2025	Variance
GENERAL AND ADMIN EXPENSES							
6905-0000 - Bank Charges	4.50	0.00	(4.50)		18.46	0.00	(18.46)
6940-0000 - Professional Fees - Audit/Tax	0.00	0.00	0.00		5,010.00	2,500.00	(2,510.00)
TOTAL GENERAL AND ADMIN EXPENSES	4.50	0.00	(4.50)		5,028.46	2,500.00	(2,528.46)
INSURANCE EXPENSE							
7005-0000 - Liability Insurance	0.00	0.00	0.00		0.00	57.20	57.20
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00		0.00	57.20	57.20
PROPERTY TAX EXPENSE							
7110-0000 - Property Taxes	24,270.55	36,716.58	12,446.03	KV - Portion of the Hall Road Pads expensed to 9011-0000 in error, \$17,065.81.	24,270.55	36,716.58	12,446.03
7180-0000 - Property Tax Protest Fees	0.00	0.00	0.00		862.42	225.00	(637.42)
TOTAL PROPERTY TAX EXPENSE	24,270.55	36,716.58	12,446.03		25,132.97	36,941.58	11,808.61
TOTAL EXPENSES	24,275.05	36,811.58	12,536.53		32,593.43	42,638.78	10,045.35
OTHER INCOME/EXPENSE							
TOTAL EXPENSES INCLUDING OTHER INCOME	24,275.05	36,811.58	12,536.53		32,593.43	42,638.78	10,045.35
OPERATING NET INCOME (LOSS)	(24,275.05)	(36,811.58)	12,536.53		(32,593.43)	(42,638.78)	10,045.35
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								
9007-0000 - Tax Reimbursements - Prior Years	49,639.89	0.00	(49,639.89)	KV - Prior year tax expense released from accrual account 2135-0000.	49,639.89	0.00	(49,639.89)	KV - Prior year tax expense released from accrual account 2135-0000.
9011-0000 - Misc Prior Year Adjustment	0.00	0.00	0.00		(3,977.48)	0.00	3,977.48	
TOTAL PRIOR YEAR ADJUSTMENTS	49,639.89	0.00	(49,639.89)		45,662.41	0.00	(45,662.41)	
NET INCOME (LOSS)	<u>(73,914.94)</u>	<u>(36,811.58)</u>	<u>(37,103.36)</u>		<u>(78,255.84)</u>	<u>(42,638.78)</u>	<u>(35,617.06)</u>	