

Database: JQ9399900001
 ENTITY: 343500

Comparative Income Statement
Income Statement
Property Commerce
Vlg at Summerwood 35, Ltd

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 Date: 3/5/2026
 Time: 10:17 AM

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								
4370-0000 - Misc Income	5,500.00	0.00	5,500.00	KV - Waffle House termination fee.	5,500.00	0.00	5,500.00	KV - Waffle House termination fee.
TOTAL TENANT INCOME	<u>5,500.00</u>	<u>0.00</u>	<u>5,500.00</u>		<u>5,500.00</u>	<u>0.00</u>	<u>5,500.00</u>	
INVESTMENT/OTHER INCOME EARNED								
TOTAL INCOME	<u>5,500.00</u>	<u>0.00</u>	<u>5,500.00</u>		<u>5,500.00</u>	<u>0.00</u>	<u>5,500.00</u>	
OPERATING EXPENSES								
CAM EXPENSES								
UTILITIES								
BUILDING SERVICES								
REPAIRS AND MAINTENANCE								
PUBLIC AREA SERVICES								
6401-0000 - Association Dues	0.00	0.00	0.00		3,238.25	3,026.40	(211.85)	
TOTAL PUBLIC AREA SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>3,238.25</u>	<u>3,026.40</u>	<u>(211.85)</u>	
TOTAL CAM	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>3,238.25</u>	<u>3,026.40</u>	<u>(211.85)</u>	
GROSS LEASE EXPENSES								
OEA/REA EXPENSES								
NON CAM EXPENSES								

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Thru:	Current Period			Year-To-Date		
	Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance
6881-0000 - Outparcel Mowing	384.67	384.67	0.00	4,616.04	4,622.04	6.00
6887-0000 - Outparcel Maintenance	95.00	0.00	(95.00)	1,425.00	380.00	(1,045.00)
TOTAL NON CAM EXPENSES	479.67	384.67	(95.00)	6,041.04	5,002.04	(1,039.00)
GENERAL AND ADMIN EXPENSES						
6905-0000 - Bank Charges	38.23	27.93	(10.30)	377.85	330.63	(47.22)
6940-0000 - Professional Fees - Audit/Tax	0.00	0.00	0.00	2,713.00	3,281.25	568.25
6945-0000 - Professional Fees - Legal	2,380.00	0.00	(2,380.00)	2,380.00	0.00	(2,380.00)
6950-0000 - Professional Fees - Other	0.00	0.00	0.00	0.00	800.00	800.00
TOTAL GENERAL AND ADMIN EXPENSES	2,418.23	27.93	(2,390.30)	5,470.85	4,411.88	(1,058.97)
INSURANCE EXPENSE						
7005-0000 - Liability Insurance	0.00	0.00	0.00	0.36	74.44	74.08
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	0.36	74.44	74.08
PROPERTY TAX EXPENSE						
7110-0000 - Property Taxes	18,821.96	0.00	(18,821.96)	33,753.51	35,536.43	1,782.92
7180-0000 - Property Tax Protest Fees	0.00	0.00	0.00	1,197.11	225.00	(972.11)
TOTAL PROPERTY TAX EXPENSE	18,821.96	0.00	(18,821.96)	34,950.62	35,761.43	810.81
TOTAL EXPENSES	21,719.86	412.60	(21,307.26)	49,701.12	48,276.19	(1,424.93)
OTHER INCOME/EXPENSE						
8050-0000 - Gain / Loss on Sale	0.00	0.00	0.00	(64,199.10)	0.00	64,199.10
TOTAL OTHER INCOME/EXPENSE	0.00	0.00	0.00	(64,199.10)	0.00	64,199.10
TOTAL EXPENSES INCLUDING OTHER INCOME	21,719.86	412.60	(21,307.26)	(14,497.98)	48,276.19	62,774.17
OPERATING NET INCOME (LOSS)	(16,219.86)	(412.60)	(15,807.26)	19,997.98	(48,276.19)	68,274.17

KV- due to refund of escrow related to the Home Depot Development in 2018.

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	Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance
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						
9007-0000 - Tax Reimbursements - Prior Years	0.00	0.00	0.00	(2,966.72)	0.00	2,966.72
9011-0000 - Misc Prior Year Adjustment	2,036.14	0.00	(2,036.14)	2,036.14	0.00	(2,036.14)
TOTAL PRIOR YEAR ADJUSTMENTS	2,036.14	0.00	(2,036.14)	(930.58)	0.00	930.58
NET INCOME (LOSS)	(18,256.00)	(412.60)	(17,843.40)	20,928.56	(48,276.19)	69,204.75