

Database: JQ9399900001
 Report Id: MRI_12MINCS
 ENTITY: 343500

12 Month Income Statement
Income Statement
Property Commerce
Vlg at Summerwood 35, Ltd
Through Period December 2025

Page: 1
 Date: 3/5/2026
 Time: 10:16 AM

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
TENANT INCOME													
Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
TOTAL TENANT INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
INVESTMENT/OTHER INCOME EARNED													
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
OPERATING EXPENSES													
CAM EXPENSES													
UTILITIES													
BUILDING SERVICES													
REPAIRS AND MAINTENANCE													
PUBLIC AREA SERVICES													
Association Dues	3,238.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,238.25
TOTAL PUBLIC AREA SERVICES	3,238.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,238.25
TOTAL CAM	3,238.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,238.25
GROSS LEASE EXPENSES													
OEA/REA EXPENSES													
NON CAM EXPENSES													
Outparcel Mowing	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	384.67	4,616.04
Outparcel Maintenance	0.00	0.00	0.00	0.00	0.00	855.00	190.00	190.00	95.00	0.00	0.00	95.00	1,425.00
TOTAL NON CAM EXPENSES	384.67	384.67	384.67	384.67	384.67	1,239.67	574.67	574.67	479.67	384.67	384.67	479.67	6,041.04

Database: JQ9399900001
 Report Id: MRI_12MINCS
 ENTITY: 343500

**12 Month Income Statement
 Income Statement
 Property Commerce
 Vlg at Summerwood 35, Ltd
 Through Period December 2025**

Page: 2
 Date: 3/5/2026
 Time: 10:16 AM

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
GENERAL AND ADMIN EXPENSES													
Bank Charges	38.00	33.74	30.33	28.70	29.08	28.72	29.31	33.75	29.47	29.63	28.89	38.23	377.85
Professional Fees - Audit/Tax	0.00	0.00	0.00	0.00	0.00	0.00	2,713.00	0.00	0.00	0.00	0.00	0.00	2,713.00
Professional Fees - Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,380.00	2,380.00
TOTAL GENERAL AND ADMIN EXPENSES	38.00	33.74	30.33	28.70	29.08	28.72	2,742.31	33.75	29.47	29.63	28.89	2,418.23	5,470.85
INSURANCE EXPENSE													
Liability Insurance	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
TOTAL INSURANCE EXPENSE	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
PROPERTY TAX EXPENSE													
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,931.55	18,821.96	33,753.51
Property Tax Protest Fees	1,197.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,197.11
TOTAL PROPERTY TAX EXPENSE	1,197.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,931.55	18,821.96	34,950.62
TOTAL EXPENSES	4,858.03	418.77	415.00	413.37	413.75	1,268.39	3,316.98	608.42	509.14	414.30	15,345.11	21,719.86	49,701.12
OTHER INCOME/EXPENSE													
Gain / Loss on Sale	(64,199.10)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(64,199.10)
TOTAL OTHER INCOME/EXPENSE	(64,199.10)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(64,199.10)
TOTAL EXPENSES INCLUDING OTHER INC	(59,341.07)	418.77	415.00	413.37	413.75	1,268.39	3,316.98	608.42	509.14	414.30	15,345.11	21,719.86	(14,497.98)
OPERATING NET INCOME (LOSS)	59,341.07	(418.77)	(415.00)	(413.37)	(413.75)	(1,268.39)	(3,316.98)	(608.42)	(509.14)	(414.30)	(15,345.11)	(16,219.86)	19,997.98
NON-OPERATING EXPENSES													
DEBT SERVICE													
TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED EXPENSES													
BUILDING COSTS													

Database: JQ9399900001
 Report Id: MRI_12MINCS
 ENTITY: 343500

12 Month Income Statement
Income Statement
Property Commerce
Vlg at Summerwood 35, Ltd
Through Period December 2025

Page: 3
 Date: 3/5/2026
 Time: 10:16 AM

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
LEASING COSTS													
TOTAL LEASING COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR ADJUSTMENTS													
Tax Reimbursements - Prior Years	(2,966.72)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,966.72)
Misc Prior Year Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,036.14	2,036.14
TOTAL PRIOR YEAR ADJUSTMENTS	(2,966.72)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,036.14	(930.58)
NET INCOME (LOSS)	62,307.79	(418.77)	(415.00)	(413.37)	(413.75)	(1,268.39)	(3,316.98)	(608.42)	(509.14)	(414.30)	(15,345.11)	(18,256.00)	20,928.56