

BALABAN PLAZA T-12 ACTUAL OPERATING STATEMENT September 2025 – August 2026 Cash Basis													
T-12 ADJUSTED / NORMALIZED	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	T12 Total
INCOME													
Gross Potential Rent	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$39,165.00	\$469,980.00
Less: Vacancy / Collection Loss (8%)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$3,133.20)	(\$37,598.40)
Net Rental Income	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$36,031.80	\$432,381.60
Gross Potential Water / Other Income	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$3,106.00	\$37,272.00
Less: Water Vacancy / Collection Loss (8%)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$248.48)	(\$2,981.76)
Net Water / Other Income	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$2,857.52	\$34,290.24
Gross Operating Income	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$38,889.32	\$466,671.84
OPERATING EXPENSES													
Management Fee (3% of GOI)	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$1,166.68	\$14,000.16
Electricity	\$42.28	\$2,174.16	\$1,038.67	\$1,088.65	\$1,036.88	\$1,001.79	\$1,024.48	\$1,276.85	\$1,239.56	\$1,182.11	\$1,361.37	\$1,065.11	\$13,531.91
Gas	-	\$1,213.01	\$1,452.94	\$883.50	\$1,188.54	\$1,052.11	\$972.62	\$773.86	\$746.83	\$857.21	\$811.02	\$960.62	\$10,912.26
Internet	\$51.96	-	\$110.97	\$51.96	-	-	-	-	-	-	-	-	\$214.89
Landscaping	-	-	-	-	-	-	\$540.00	-	\$500.00	\$750.00	\$500.00	\$500.00	\$2,790.00
Licenses & Permits	-	-	\$1,611.21	-	-	-	-	-	-	\$321.36	-	-	\$1,932.57
Maintenance & Cleaning Labor	\$9,800.00	\$2,000.00	\$5,700.00	\$4,850.00	\$2,108.25	\$5,800.00	\$4,000.00	\$4,000.00	\$4,000.00	\$3,900.00	\$4,000.00	\$4,000.00	\$54,158.25
Materials & Supplies	\$1,008.51	\$3,430.74	\$819.26	\$4,278.57	\$1,874.66	\$2,330.17	\$3,377.99	\$839.71	\$1,147.96	\$1,615.32	\$3,185.36	\$283.79	\$24,192.04
Office Expense	\$90.46	\$14.06	\$14.06	\$296.41	-	-	-	-	-	-	\$220.31	-	\$635.30
Property Taxes	-	-	-	\$38,592.44	\$15,978.98	-	-	-	-	-	-	-	\$54,571.42
Repairs & Maintenance	-	-	-	\$1,150.00	-	\$2,675.00	\$8,510.00	\$2,186.18	\$1,820.00	-	\$31.62	\$2,300.00	\$18,672.80
Telephone	\$17.82	\$17.82	\$17.88	\$17.88	-	-	-	-	-	-	-	-	\$71.40
Waste / Dumpster	\$800.00	\$769.87	\$1,801.75	\$860.28	\$860.28	\$938.79	\$860.28	\$860.28	-	\$2,021.12	\$1,010.56	\$1,091.75	\$11,874.96
Water & Wastewater Operations	\$2,254.21	\$2,613.38	\$2,044.57	\$2,421.49	\$2,492.49	\$2,047.24	\$1,755.81	\$1,492.49	\$1,492.49	\$2,164.30	\$2,480.25	\$1,817.24	\$25,075.96
Total Operating Expenses	\$15,231.92	\$13,399.72	\$15,777.99	\$55,657.86	\$26,706.76	\$17,011.78	\$22,207.86	\$12,596.05	\$12,113.52	\$13,978.10	\$14,767.17	\$13,185.19	\$232,633.92
NET OPERATING INCOME (NOI)	\$23,657.40	\$25,489.60	\$23,111.33	(\$16,768.54)	\$12,182.56	\$21,877.54	\$16,681.46	\$26,293.27	\$26,775.80	\$24,911.22	\$24,122.15	\$25,704.13	\$234,037.92
BELOW NOI / NON-OPERATING													
Capital Expenditures	-	\$40.00	-	-	-	\$386.73	-	\$2,288.19	\$3,596.68	\$8,995.16	-	-	\$15,306.76
Total Below-NOI Items	-	\$40.00	-	-	-	\$386.73	-	\$2,288.19	\$3,596.68	\$8,995.16	-	-	\$15,306.76
Net Cash Flow After CapEx	\$23,657.40	\$25,449.60	\$23,111.33	(\$16,768.54)	\$12,182.56	\$21,490.81	\$16,681.46	\$24,005.08	\$23,179.12	\$15,916.06	\$24,122.15	\$25,704.13	\$218,731.16