

Hilton Head Main Street Office Campus
Profit & Loss
For the years ended December 31st

	2026 YTD to June 26	2025	2024	2023	2022
Ordinary Income/Expense					
Income					
Total 7000 - Rent	451,280.27	850,671.22	816,179.40	785,930.00	761,304.39
Total 7100 - Recoveries	7,759.09	15,034.36	14,951.44	15,322.32	17,406.81
Total 7200 - Other Income	75.00	50.00	55.00	100.00	25.00
Total Income	459,114.36	865,755.58	831,185.84	801,352.32	778,736.20
Expense					
8100 - Utility Expenses					
8100010 - Electric Expense	22,640.77	43,269.08	40,569.95	43,404.62	49,097.42
8100020 - Water/Sewer	8,497.00	14,115.00	14,500.00	14,472.00	13,836.00
8100040 - Trash Disposal	5,530.11	9,687.94	9,520.17	9,145.09	8,817.40
8100121 - Common Area Electric	1,334.00	2,582.00	2,467.00	2,331.00	2,271.00
Total 8100 - Utility Expenses	38,001.88	69,654.02	67,077.12	69,352.71	74,021.82
8200 - Repairs & Maintenance					
8200010 - HVAC	61,670.74	27,801.01	24,597.67	12,823.59	24,038.23
8200020 - Electric/Lighting	9,658.40	5,473.04	4,388.15	5,375.89	12,218.88
8200030 - Plumbing	442.00	435.21	1,371.50	1,035.68	4,500.31
8200040 - Locksmith/Door	1,806.89	1,884.67	1,100.08	1,139.87	1,059.56
8200060 - Painting	7,898.36	19,656.31	15,093.79	20,450.82	13,734.69
8200066 - Window Repair	9,884.65	10,273.79	16,109.94	14,310.00	20,075.72
8200067 - Window/Gutter Clear	0.00	216.00	0.00	3,750.00	2,620.16
8200070 - Exterior Maintenance	17,211.23	38,974.72	28,474.46	6,354.66	4,831.17
8200075 - Janitorial Supplies	2,670.93	4,289.28	5,068.37	4,133.66	4,140.11
8200080 - Janitor Expense	11,400.00	24,462.00	22,800.00	20,730.78	20,050.00
8200090 - Signage	0.00	0.00	0.00	762.21	1,388.42
8200100 - Pest Control	2,916.65	5,598.00	5,211.88	5,835.90	4,667.99
8200110 - Interior Maintenance	9,812.76	48,423.36	68,703.71	12,362.39	18,692.12
8200111 - Maintenance-Fire Eq	19,607.10	33,910.83	26,729.79	54,212.45	5,252.60
Total 8200 - Repairs & Maintenance	154,979.51	221,398.22	219,649.34	163,277.80	137,269.96
8300 - Grounds & Security					
8300030 - Landscaping	14,670.00	21,125.00	36,385.00	30,630.00	24,700.00
Total 8300 - Grounds & Security	14,670.00	21,125.00	36,385.00	30,630.00	24,700.00
8400 - Marketing & Admin					
8400010 - Marketing	2,655.30	5,310.60	5,208.75	4,925.79	4,196.00
8400035 - Professional Fees	0.00	3,700.00	2,760.00	0.00	0.00
8400030 - Legal Expense	0.00	0.00	0.00	0.00	7,069.37
8400040 - Licenses & Fees	1,471.40	1,503.50	1,452.50	1,413.40	1,306.30
8400050 - Management Fees	34,032.48	58,125.21	43,853.28	52,452.24	53,535.04
8400065 - Telephone/Communic	5,108.33	13,026.65	10,699.33	9,529.65	9,530.57
8400070 - Office Expense	5,417.34	9,527.25	10,392.98	9,144.66	9,482.28
8400080 - Association Dues	0.00	0.00	0.00	11,062.32	0.00
8400095 - Bank Charges	1,070.60	2,281.32	1,932.09	2,427.45	1,078.20
Total 8400 - Marketing & Admin	49,755.45	93,474.53	76,298.93	90,955.51	86,197.76
8600 - Taxes & Ins. Expense					
8600010 - Insurance	17,897.00	25,249.19	24,171.04	21,870.62	25,144.44
8600 - Taxes & Ins. Expense - Oth	0.00	0.00	0.00	10,890.17	0.00
8600020 - Property Taxes	51,080.00	95,574.65	94,030.00	82,316.07	87,650.08
Total 8600 - Taxes & Ins. Expense	68,977.00	120,823.84	118,201.04	115,076.86	112,794.52
8800 - Other Expenses					
8800091 - Expensed Commissions	6,014.00	14,434.73	5,615.90	7,837.95	8,756.20
Total 8800 - Other Expenses	6,014.00	14,434.73	5,615.90	7,837.95	8,756.20
Total Expense	332,117.84	540,910.34	523,227.33	477,130.83	443,740.26
Net Ordinary Income	126,996.52	324,845.24	307,958.51	324,221.49	334,995.94
Net Normalized Income	126,996.52	324,845.24	307,958.51	324,221.49	334,995.94

Notes:

There is currently 2,260 rentable square feet that is vacant, donated or held for personal use of the owner that has the potential to generate an additional \$67,800 of annual rental income.

Also, there are leases expiring in the upcoming six months that are below the current market rents. Renewal or new leases at current market rents has the potential to generate an additional \$85,796 of annual rental income.

Total potential additional annual gross rental income is \$153,596.

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	2026 YTD to June 26	2025	2024	2023	2022
RENTAL REVENUE	459,114	865,756	831,186	801,352	778,736
NORMALIZED OPERATING EXPENSES	332,118	540,910	523,227	477,131	443,740
NORMALIZED NET RENTAL INCOME	126,997	324,845	307,959	324,221	334,996
ADD:					
MANAGEMENT FEES	34,032	58,125	43,853	52,452	53,535
POTENTIAL ADDITIONAL RENTAL REVENUE FOR VACANCIES AND BELOW MARKET RENT					153,596
POTENTIAL NET RENTAL INCOME	203,795	536,566	505,408	530,270	542,127