

**Comparative Income Statement  
 Income Statement  
 Property Commerce  
 Evanston Center, LLC**

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
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OPERATING EXPENSES

CAM EXPENSES

UTILITIES

6100-0000 - Elect. - Bldg Lights Ph I	2,741.35	0.00	(2,741.35)	2,741.35	0.00	(2,741.35)
6101-0000 - Gas - Building	975.35	0.00	(975.35)	1,344.05	0.00	(1,344.05)
6140-0000 - Water I	0.00	0.00	0.00	58.19	0.00	(58.19)
TOTAL UTILITIES	3,716.70	0.00	(3,716.70)	4,143.59	0.00	(4,143.59)

BUILDING SERVICES

REPAIRS AND MAINTENANCE

PUBLIC AREA SERVICES

6438-0000 - Landscaping Supplies Ph I	692.00	0.00	(692.00)	692.00	0.00	(692.00)	
6478-0000 - Snow/Ice Removal	3,700.00	0.00	(3,700.00)	7,400.00	0.00	(7,400.00)	Unfavorable variance due to property acquisition in 2025, as no prior budget had been established
TOTAL PUBLIC AREA SERVICES	4,392.00	0.00	(4,392.00)	8,092.00	0.00	(8,092.00)	Unfavorable variance due to property acquisition in 2025, as no prior budget had been established

TOTAL CAM	8,108.70	0.00	(8,108.70)	12,235.59	0.00	(12,235.59)
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GROSS LEASE EXPENSES



Database: JQ9399900001  
 ENTITY: 310500

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Thru:	Current Period			Year-To-Date		
	Actual Dec 2025	Budget Dec 2025	Variance	Actual Dec 2025	Budget Dec 2025	Variance

CAPITALIZED EXPENSES  
 BUILDING COSTS

LEASING COSTS

TOTAL LEASING COSTS	0.00	0.00	0.00	0.00	0.00	0.00
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DEVELOPMENT COSTS

TOTAL CAPITALIZED EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
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PRIOR YEAR ADJUSTMENTS

9007-0000 - Tax Reimbursements - Prior Years	(8,397.15)	0.00	8,397.15	KV - 2024 Prop Tax True up to closing statement. Paid in Arrears.	(8,397.15)	0.00	8,397.15	KV - 2024 Prop Tax True up to closing statement. Paid in Arrears.
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TOTAL PRIOR YEAR ADJUSTMENTS	(8,397.15)	0.00	8,397.15	(8,397.15)	0.00	8,397.15
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NET INCOME (LOSS)	<u>(97,271.34)</u>	<u>0.00</u>	<u>(97,271.34)</u>	<u>(109,599.87)</u>	<u>0.00</u>	<u>(109,599.87)</u>
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