

Evanston Center LLC
2026 Budget

	YTD Budget	Per Sq. Ft.
Revenues		
Gross Potential Rent	1,045,464.00	23.05
Ground Lease Rent	-	-
Less: Vacancies, Abatements, and Concessions	(1,045,464.00)	(23.05)
Net Rental Income	-	-
Percentage Rents	-	-
Other Income	-	-
Total Revenues	-	-
Expenses		
Non CAM Expenses	-	-
Less Non-CAM Reimbursements	-	-
OEA /REA Expenses	-	-
Less OEA / REA Reimbursements	-	-
CAM	83,280.00	1.84
Less Reimbursements	-	-
	83,280.00	1.84
Management Fees	-	-
Less Management Fee Reimbursement	-	-
Insurance	36,161.42	0.80
Less Insurance Reimbursement	-	-
	36,161.42	0.80

Property Taxes	356,410.66	7.86
Less Property Tax Reimbursement	-	-
	<u>356,410.66</u>	<u>7.86</u>
Total Operating Expenses	475,852.08	10.49
General and Administrative	<u>800.00</u>	<u>0.02</u>
Net Operating Income	(476,652.08)	(10.51)
Capital Expenses	-	-
Leasing Expenses	-	-
Capital Reserve Escrow	-	-
Leasing Reserve Escrow	-	-
	<u>-</u>	<u>-</u>
Net Income (Loss) Before Debt Service	(476,652.08)	(10.51)
Interest on Debt Service	-	-
Principal on Debt Service	-	-
Total Debt Service	<u>-</u>	<u>-</u>
Net Income (Loss)	(476,652.08)	(10.51)
Funding From Reserve	-	-
Net Income (Loss) after Reserves	<u><u>(476,652.08)</u></u>	<u><u>(10.51)</u></u>

TOTAL OTHER INCOME / EXPENSE	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
TOTAL EXPENSES INCLUDING OTHER INCOME	74,968.31	37,732.89	39,232.89	36,906.89	34,282.89	34,282.89	35,356.89	34,282.89	34,282.89	38,356.89	39,232.89	37,732.89	476,652.08
OPERATING NET INCOME	(74,968.31)	(37,732.89)	(39,232.89)	(36,906.89)	(34,282.89)	(34,282.89)	(35,356.89)	(34,282.89)	(34,282.89)	(38,356.89)	(39,232.89)	(37,732.89)	(476,652.08)
DEBT SERVICE													
IntBank of Texas													0.00
PrinBank of Texas													0.00
NON-OPERATING EXPENSES													
CAPITALIZED EXPENSES													
Center Renovations	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
Leasing Commissions	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
Tenant Fit Out	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
PCDF - Fund from TILC	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
PCDF - Fund from Capital	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
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
DEVELOPMENT SOFT COSTS													
CONSTRUCTION DEPT: NEW PROJECT EXPENSES													
TOTAL OTHER 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 REIMBURSEMENTS													
Tax Reimbursements - Prior Years	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00
TOTAL PRIOR YEAR REIMBURSEMENTS	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
NET INCOME	(\$74,968.31)	(\$37,732.89)	(\$39,232.89)	(\$36,906.89)	(\$34,282.89)	(\$34,282.89)	(\$35,356.89)	(\$34,282.89)	(\$34,282.89)	(\$38,356.89)	(\$39,232.89)	(\$37,732.89)	(\$476,652.08)