Combined FY26 Budget - Investment Portfolio

	Prom. Point	Amber Oaks	North Park	Total	Expenditures
Income	$ -	$ 3,674,951	$ 1,519,770	$ 5,194,722	N/A
Operating Expenses	$ 1,488,711	$ 1,704,256	$ 831,890	$ 4,024,857	$4,024,856.82
Net Operating Income	$ (1,488,711)	$ 1,970,695	$ 687,881	$ 1,169,865	N/A
Lease-Up Costs	$ -	$ 352,588	$ 1,681,496	$ 2,034,084	$2,034,083.90
Capital Expenditures	$ -	$ 11,578	$ 348,184	$ 359,762	$359,762.00
Debt Service	$ 1,052	$ 941,171	$ 404,533	$ 1,346,756	$1,346,756.19
Net Cash Flow	**$ (1,490,000)**	**$ 1,030,000**	**$ 283,000**	**$ (177,000)**	$7,765,458.90
Distributions					
FY26 vs. FY25 Budget	**$ (1,811,334)**	**$ 713,894**	**$ (36,097)**	**$ (1,133,537)**	

Existing Vacancy	0%	12.9%	17%	10%
Lease Expirations	100%	3%	22%	42%

CFF Draws	

Combined FY25 Budget Reforecast - Investment Portfolio

	Prom. Point	Amber Oaks	North Park	Total	Expenditures
Income	$ 2,334,435	$ 3,650,221	$ 1,773,468	$ 7,758,124	N/A
Operating Expenses	$ 1,068,931	$ 1,454,900	$ 683,151	$ 3,206,981	$3,206,981
Net Operating Income	$ 1,265,504	$ 2,195,321	$ 1,090,317.5	$ 4,551,143	N/A
Lease-Up Costs	$ -	$ -	$ -	$ -	$0
Capital Expenditures	$ 981	$ 810,713	$ 125,335	$ 937,028	$937,028
Debt Service	$ 619,692	$ 941,171	$ 396,593	$ 1,957,456	$1,957,456
Net Cash Flow	**$ 644,831**	**$ 443,438**	**$ 568,390**	**$ 1,656,659**	$6,101,465
Distributions TO DATE				**$900,000**	

Existing Vacancy	0%	4%	9%	4%
Lease Expirations	100%	16%	8%	41%

CFF Draws	$0	$0	$0	$0