

FY26 Budget - Program-Related Real Estate

	Cordova	TAB	Assets, Inc.	Sobering Ctr	Fahrenkamp	Total	Expenditures
Income	\$ 578,992	\$ -	\$ 72,613	\$ 165,130	\$ 148,909	\$ 965,644.00	n/a
Operating Expenses	\$ 342,459	\$ 321,622	\$ 45,600	\$ 15,271	\$ 17,813	\$ 742,765.00	\$742,765
Net Operating Income	\$ 236,533	\$ (321,622)	\$ 27,013	\$ 149,859	\$ 131,096	\$ 222,879	n/a
Owner Expenses	\$ 42,330	\$ 7,144	\$ 10,000	\$ 10,000	\$ 10,000	\$ 79,474	\$79,474
Lease-Up Costs	\$ 92,282	\$ -	\$ -	\$ -	\$ -	\$ 92,282	\$92,282
Capital Expenditures	\$ 50,000	\$ 40,000	\$ -	\$ -	\$ -	\$ 90,000	\$90,000
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Net Cash Flow	\$ 51,921	\$ (368,766)	\$ 17,013	\$ 139,859	\$ 121,096	\$ (38,877)	\$1,004,521
Distributions	\$ 50,000	\$ -	\$ 17,000	\$ 139,000	\$ 121,000	\$ 327,000	

CFF Draws*	\$ -	\$ 365,000	\$ -	\$ -	\$ -	\$ 365,000
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* TAB renovation/building systems repair may necessitate CFF draws; full analysis/evaluation in process.

Actuals

	Cordova	TAB	Assets, Inc.	Sobering Ctr	Fahrenkamp	Total	Expenditures
Income	\$ 557,168	\$ 32,295	\$ 73,351	\$ 13,456	\$ 47,579	\$ 723,849.50	n/a
Operating Expenses	\$ 290,569	\$ 309,717	\$ 9,600	\$ 15,245	\$ 4,800	\$ 629,930.02	\$629,930
Net Operating Income	\$ 266,600	\$ (277,422)	\$ 63,751	\$ (1,789)	\$ 42,779	\$ 93,919	n/a
Owner Expenses	\$ 9,762	\$ 9,074	\$ -	\$ 78	\$ -	\$ 18,914	\$18,914
Lease-Up Costs	\$ 16,239	\$ -	\$ -	\$ -	\$ -	\$ 16,239	\$16,239
Capital Expenditures	\$ 31,383	\$ -	\$ -	\$ -	\$ -	\$ 31,383	\$31,383
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Net Cash Flow	\$ 209,216	\$ (286,496)	\$ 63,751	\$ (1,867)	\$ 42,779	\$ 27,384	\$696,466
Distributions	\$ 125,000	\$ -	\$ 42,500	\$ 41,494	\$ 77,685	\$ 286,679	

Owner Contributions*	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
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*Fund source selected by CFO/CEO; unobligated income funds used

Note: FY26 insurance costs and related tenant billings were offset by the State insurance program credits and tenant refunds. These amounts were excluded to give a more meaningful presentation of property operations.