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	Income Statement - DRA	Date: 9/1/2025
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	LAKE POINTE	
Accrual		

		Current Period				Year-To-Date			
		Actual	Budget			Actual	Budget		
	Thru:	Aug 2025	Aug 2025	Variance		Aug 2025	Aug 2025	Variance	
	Property Revenues								
	Base Rent								
MR415100	Base Rent	210,763.89	226,789.35	(16,025.46)	-7.07%	1,940,523.54	1,956,549.00	(16,025.46)	-0.82%
MR424100	Base Rent Abatement (Contra Rev)	0.00	(16,025.46)	16,025.46	100.00%	(10,083.33)	(26,108.79)	16,025.46	61.38%
	Total Base Rent	210,763.89	210,763.89	0.00		1,930,440.21	1,930,440.21	0.00	
	Recovery Income								
MR478100	Recoveries - Oper Expenses	15,295.43	15,295.43	0.00	0.00%	155,944.36	155,944.36	0.00	0.00%
MR478103	Recov - Oper Exp Reconciliation	0.00	0.00	0.00	0.00%	(135.33)	0.00	(135.33)	0.00%
MR479103	Recov - Property Taxes Recon	0.00	0.00	0.00	0.00%	838.12	0.00	838.12	0.00%
	Total Recovery Income	15,295.43	15,295.43	0.00		156,647.15	155,944.36	702.79	0.45%
	Other Income								
MR475200	Antenna Income	324.72	324.72	0.00	0.00%	2,583.19	2,581.86	1.33	0.05%
MR475400	Miscellaneous Income	64,003.20	0.00	64,003.20	0.00%	64,003.20	0.00	64,003.20	0.00%
MR475601	Electricity - Direct Reimb	25.00	325.00	(300.00)	-92.31%	1,925.71	2,600.00	(674.29)	-25.93%
MR475800	Bank Interest Income	583.75	750.00	(166.25)	-22.17%	3,962.68	6,000.00	(2,037.32)	-33.96%
MR476000	Tenant Services Income	0.00	0.00	0.00	0.00%	3,725.10	0.00	3,725.10	0.00%
	Total Other Income	64,936.67	1,399.72	63,536.95	4539.26%	76,199.88	11,181.86	65,018.02	581.46%
	Total Property Revenues	290,995.99	227,459.04	63,536.95	27.93%	2,163,287.24	2,097,566.43	65,720.81	3.13%

		Current Period				Year-To-Date			
		Actual	Budget			Actual	Budget		
	Thru:	Aug 2025	Aug 2025	Variance		Aug 2025	Aug 2025	Variance	
	Operating Expenses								
	Utilities								
MR500200	Electric	45,399.51	32,611.34	(12,788.17)	-39.21%	346,862.75	310,347.51	(36,515.24)	-11.77%
MR500300	Water	1,730.84	2,098.80	367.96	17.53%	10,045.73	9,483.77	(561.96)	-5.93%
	Total Utilities	47,130.35	34,710.14	(12,420.21)	-35.78%	356,908.48	319,831.28	(37,077.20)	-11.59%
	General Repairs and Maintenance								
MR501600	Plumbing Repair	1,700.00	525.15	(1,174.85)	-223.72%	2,660.79	4,201.20	1,540.41	36.67%
MR501700	Electrical Repair	0.00	564.57	564.57	100.00%	3,682.34	4,516.56	834.22	18.47%
MR502000	Doors & Window Repair	0.00	530.46	530.46	100.00%	0.00	4,243.68	4,243.68	100.00%
MR502200	Roof Repairs	1,064.00	439.82	(624.18)	-141.92%	4,344.50	3,518.56	(825.94)	-23.47%
MR502300	Pest Control	90.00	98.34	8.34	8.48%	630.00	1,551.64	921.64	59.40%
MR502600	Elevator Repair	0.00	0.00	0.00	0.00%	2,081.00	0.00	(2,081.00)	0.00%
MR502700	Elevator Maintenance Contract	779.46	779.46	0.00	0.00%	6,235.68	6,235.68	0.00	0.00%
MR502800	HVAC Repairs	56,989.00	3,365.59	(53,623.41)	-1593.28%	93,840.41	36,745.04	(57,095.37)	-155.38%
MR502802	HVAC Supplies	0.00	0.00	0.00	0.00%	51.83	0.00	(51.83)	0.00%
MR503000	Painting	0.00	0.00	0.00	0.00%	0.00	2,185.44	2,185.44	100.00%
MR503300	Direct Reimbursable R&M Expenses	0.00	0.00	0.00	0.00%	3,529.96	0.00	(3,529.96)	0.00%
MR503500	Gen Bldg R&M Supplies	432.04	1,336.94	904.90	67.68%	8,793.69	12,790.27	3,996.58	31.25%
MR503501	Gen Bldg R&M Repairs	209.06	1,417.85	1,208.79	85.26%	21,461.15	11,342.80	(10,118.35)	-89.21%
	Total General Repairs and Mai	61,263.56	9,058.18	(52,205.38)	-576.33%	147,311.35	87,330.87	(59,980.48)	-68.68%
	Cleaning								
MR505100	Waste Removal	1,126.46	1,037.90	(88.56)	-8.53%	8,805.40	8,303.20	(502.20)	-6.05%
MR505200	Cleaning Supplies	186.00	3,333.33	3,147.33	94.42%	14,637.38	26,666.64	12,029.26	45.11%
MR505300	Carpet Cleaning	0.00	0.00	0.00	0.00%	0.00	764.90	764.90	100.00%
MR505400	Janitorial Service	8,792.10	8,955.81	163.71	1.83%	71,537.27	77,344.02	5,806.75	7.51%
MR505401	Janitorial Service - Day	2,809.06	2,872.16	63.10	2.20%	22,914.18	22,977.28	63.10	0.27%
MR505500	Window Washer	200.00	2,404.00	2,204.00	91.68%	5,600.00	8,523.30	2,923.30	34.30%
	Total Cleaning	13,113.62	18,603.20	5,489.58	29.51%	123,494.23	144,579.34	21,085.11	14.58%
	Grounds/Landscaping/Parking Lot								
MR506100	Landscaping Service Contract	3,467.86	3,074.56	(393.30)	-12.79%	23,107.86	37,346.23	14,238.37	38.13%

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Accrual									
			Current Period				**Year-To-Date**		
	Thru:	Actual Aug 2025	Budget Aug 2025	Variance		Actual Aug 2025	Budget Aug 2025	Variance	
MR506401	Snow Removal	0.00	0.00	0.00	0.00%	48,909.76	34,580.00	(14,329.76)	-41.44%
	Total Grounds/Landscaping/Pa	3,467.86	3,074.56	(393.30)	-12.79%	72,017.62	71,926.23	(91.39)	-0.13%
Security/Fire/Safety									
MR507600	Security Patrol	488.00	502.64	14.64	2.91%	3,904.00	4,021.12	117.12	2.91%
MR507700	Alarms	0.00	0.00	0.00	0.00%	2,322.00	2,856.00	534.00	18.70%
MR507801	Security Equipment R&M	0.00	550.52	550.52	100.00%	4,922.68	7,186.56	2,263.88	31.50%
MR508100	Other Security/Fire/Safety Costs	0.00	2,157.04	2,157.04	100.00%	7,790.52	7,871.80	81.28	1.03%
	Total Security/Fire/Safety	488.00	3,210.20	2,722.20	84.80%	18,939.20	21,935.48	2,996.28	13.66%
Insurance									
MR509101	Insurance	4,106.96	5,400.50	1,293.54	23.95%	32,759.68	43,204.00	10,444.32	24.17%
	Total Insurance	4,106.96	5,400.50	1,293.54	23.95%	32,759.68	43,204.00	10,444.32	24.17%
Property Tax Expense									
MR510200	Property Taxes	22,449.51	22,440.75	(8.76)	-0.04%	179,596.05	179,526.00	(70.05)	-0.04%
MR511200	Real Estate Tax Cnsltg/Appeal Fee	0.00	0.00	0.00	0.00%	0.00	25,750.00	25,750.00	100.00%
	Total Property Tax Expense	22,449.51	22,440.75	(8.76)	-0.04%	179,596.05	205,276.00	25,679.95	12.51%
Salaries and Benefits									
MR512600	Wages - Other	10,873.49	11,666.03	792.54	6.79%	77,484.70	73,848.16	(3,636.54)	-4.92%
MR513600	Wages - Admin	(2,082.55)	9,107.97	11,190.52	122.87%	46,813.65	55,667.16	8,853.51	15.90%
	Total Salaries and Benefits	8,790.94	20,774.00	11,983.06	57.68%	124,298.35	129,515.32	5,216.97	4.03%
Administrative									
MR520100	Office Supplies	0.00	0.00	0.00	0.00%	161.76	614.67	452.91	73.68%
MR520200	Telephones/Radios	1,836.30	1,471.66	(364.64)	-24.78%	10,079.65	12,473.28	2,393.63	19.19%
MR520300	Courier/Postage	0.00	30.60	30.60	100.00%	60.34	244.80	184.46	75.35%
MR520400	Dues/Subscriptions	0.00	910.00	910.00	100.00%	224.85	1,260.00	1,035.15	82.15%
MR520500	Seminars/Training	0.00	1,639.10	1,639.10	100.00%	397.99	1,639.10	1,241.11	75.72%
MR520600	Equipment Leases	0.00	0.00	0.00	0.00%	1,186.62	2,373.26	1,186.64	50.00%
MR520700	Travel	959.80	666.66	(293.14)	-43.97%	1,839.83	5,333.28	3,493.45	65.50%

		Current Period				Year-To-Date			
	Thru:	Actual Aug 2025	Budget Aug 2025	Variance		Actual Aug 2025	Budget Aug 2025	Variance	
MR520800	Uniforms	0.00	439.21	439.21	100.00%	0.00	878.42	878.42	100.00%
MR521400	Meals/Entertainment	0.00	0.00	0.00	0.00%	0.00	254.96	254.96	100.00%
MR521500	On-Site Office Rent	5,838.00	5,838.00	0.00	0.00%	46,704.00	46,704.00	0.00	0.00%
MR521700	Other	6.25	0.00	(6.25)	0.00%	1,117.73	3,910.64	2,792.91	71.42%
MR714400	Bank Fees	1,890.32	750.00	(1,140.32)	-152.04%	7,601.58	6,000.00	(1,601.58)	-26.69%
	Total Administrative	10,530.67	11,745.23	1,214.56	10.34%	69,374.35	81,686.41	12,312.06	15.07%
MR523100	Property Management Fee	6,629.35	6,791.52	162.17	2.39%	58,512.48	62,668.97	4,156.49	6.63%
Promotion									
MR525700	Tenant Promotional	0.00	469.00	469.00	100.00%	1,349.02	1,994.00	644.98	32.35%
	Total Promotion	0.00	469.00	469.00	100.00%	1,349.02	1,994.00	644.98	32.35%
Legal and Professional Fees									
MR712600	Legal Fees	8,370.90	200.00	(8,170.90)	-4085.45%	9,266.90	1,600.00	(7,666.90)	-479.18%
MR712700	Audit Fees	0.00	0.00	0.00	0.00%	0.00	10,660.00	10,660.00	100.00%
MR712900	Other Professional Fees	0.00	1,065.34	1,065.34	100.00%	0.00	9,111.75	9,111.75	100.00%
	Total Legal and Professional F	8,370.90	1,265.34	(7,105.56)	-561.55%	9,266.90	21,371.75	12,104.85	56.64%
	Total Operating Expenses	186,341.72	137,542.62	(48,799.10)	-35.48%	1,193,827.71	1,191,319.65	(2,508.06)	-0.21%
	Net Operating Income	104,654.27	89,916.42	14,737.85	16.39%	969,459.53	906,246.78	63,212.75	6.98%
Interest Expense									
MR601100	Interest Expense	90,600.00	90,599.00	(1.00)	0.00%	710,179.54	710,178.00	(1.54)	0.00%
	Total Interest Expense	90,600.00	90,599.00	(1.00)	0.00%	710,179.54	710,178.00	(1.54)	0.00%
Other Non-Operating Expenses									
MR525600	Space Planning	0.00	200.00	200.00	100.00%	1,914.90	1,600.00	(314.90)	-19.68%
MR714500	Other Owner's Expense	619.86	0.00	(619.86)	0.00%	619.86	0.00	(619.86)	0.00%
MR714600	Filing Fees	0.00	0.00	0.00	0.00%	600.00	600.00	0.00	0.00%
	Total Other Non-Operating Exp	619.86	200.00	(419.86)	-209.93%	3,134.76	2,200.00	(934.76)	-42.49%

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		Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Aug 2025	Aug 2025	Variance		Aug 2025	Aug 2025	Variance	
Net Income before Depr/Amort	13,434.41	(882.58)	14,316.99	1622.17%	256,145.23	193,868.78	62,276.45	32.12%
Depreciation and Amortization								
MR605100 Building Depreciation	28,333.33	28,333.33	0.00	0.00%	226,666.64	226,666.64	0.00	0.00%
MR605101 Depreciation	270.12	270.12	0.00	0.00%	2,160.96	2,160.96	0.00	0.00%
MR606700 Bld Imp Depr- Misc Improvements	1,534.61	1,428.22	(106.39)	-7.45%	12,276.88	11,425.76	(851.12)	-7.45%
MR701100 Leasing Cost Amortization	10,421.77	10,192.99	(228.78)	-2.24%	83,374.16	81,543.92	(1,830.24)	-2.24%
MR701101 Amortization	1,012.14	950.66	(61.48)	-6.47%	8,097.12	7,605.28	(491.84)	-6.47%
MR702100 Tenant Improvement Amortization	35,847.37	35,847.37	0.00	0.00%	286,778.96	286,778.96	0.00	0.00%
Total Depreciation and Amortiz	77,419.34	77,022.69	(396.65)	-0.51%	619,354.72	616,181.52	(3,173.20)	-0.51%
Net Income	(63,984.93)	(77,905.27)	13,920.34	17.87%	(363,209.49)	(422,312.74)	59,103.25	14.00%
IMPROVEMENTS AND LEASING COSTS								
MR126700 Bld Imps - Miscellaneous	0.00	0.00	0.00	0.00%	0.00	398,000.00	398,000.00	100.00%
MR131100 Capitalized Leasing Commissions	0.00	53,656.72	53,656.72	100.00%	0.00	76,439.08	76,439.08	100.00%
MR131101 Capitalized Leasing Costs-Other	0.00	4,950.00	4,950.00	100.00%	0.00	12,999.25	12,999.25	100.00%
MR132100 Tenant Improvements	0.00	144,936.00	144,936.00	100.00%	0.00	272,340.00	272,340.00	100.00%
MR132200 Tenant Improvements In Process	0.00	0.00	0.00	0.00%	125,764.01	0.00	(125,764.01)	0.00%
Total Improvements and Leasing	0.00	203,542.72	203,542.72	100.00%	125,764.01	759,778.33	634,014.32	83.45%