Database: MJWILKOW	Comparative Income Statement	Page: 1
	Income Statement - DRA	Date: 10/1/2025
	M & J Wilkow	Time: 07:21 PM
	LAKE POINTE	
Accrual		

			Current Period				Year-To-Date		
		Actual	Budget			Actual	Budget		
	Thru:	Sep 2025	Sep 2025	Variance		Sep 2025	Sep 2025	Variance	
	Property Revenues								
	Base Rent								
MR415100	Base Rent	211,006.74	227,032.20	(16,025.46)	-7.06%	2,151,530.28	2,183,581.20	(32,050.92)	-1.47%
MR424100	Base Rent Abatement (Contra Rev)	0.00	(16,025.46)	16,025.46	100.00%	(10,083.33)	(42,134.25)	32,050.92	76.07%
	Total Base Rent	211,006.74	211,006.74	0.00		2,141,446.95	2,141,446.95	0.00	
	Recovery Income								
MR478100	Recoveries - Oper Expenses	15,295.43	15,295.43	0.00	0.00%	171,239.79	171,239.79	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		171,942.58	171,239.79	702.79	0.41%
	Other Income								
MR475200	Antenna Income	324.72	324.72	0.00	0.00%	2,907.91	2,906.58	1.33	0.05%
MR475400	Miscellaneous Income	0.00	0.00	0.00	0.00%	64,003.20	0.00	64,003.20	0.00%
MR475601	Electricity - Direct Reimb	925.92	325.00	600.92	184.90%	2,851.63	2,925.00	(73.37)	-2.51%
MR475800	Bank Interest Income	585.23	750.00	(164.77)	-21.97%	4,547.91	6,750.00	(2,202.09)	-32.62%
MR476000	Tenant Services Income	(1,186.00)	0.00	(1,186.00)	0.00%	2,539.10	0.00	2,539.10	0.00%
	Total Other Income	649.87	1,399.72	(749.85)	-53.57%	76,849.75	12,581.58	64,268.17	510.81%
	Total Property Revenues	226,952.04	227,701.89	(749.85)	-0.33%	2,390,239.28	2,325,268.32	64,970.96	2.79%

		Current Period				Year-To-Date			
		Actual	Budget			Actual	Budget		
	Thru:	Sep 2025	Sep 2025	Variance		Sep 2025	Sep 2025	Variance	
Operating Expenses									
Utilities									
MR500200	Electric	43,730.69	30,266.26	(13,464.43)	-44.49%	390,593.44	340,613.77	(49,979.67)	-14.67%
MR500300	Water	4,346.97	2,486.06	(1,860.91)	-74.85%	14,392.70	11,969.83	(2,422.87)	-20.24%
	Total Utilities	48,077.66	32,752.32	(15,325.34)	-46.79%	404,986.14	352,583.60	(52,402.54)	-14.86%
General Repairs and Maintenance									
MR501600	Plumbing Repair	952.40	525.15	(427.25)	-81.36%	3,613.19	4,726.35	1,113.16	23.55%
MR501700	Electrical Repair	775.03	564.57	(210.46)	-37.28%	4,457.37	5,081.13	623.76	12.28%
MR502000	Doors & Window Repair	0.00	530.46	530.46	100.00%	0.00	4,774.14	4,774.14	100.00%
MR502200	Roof Repairs	0.00	439.82	439.82	100.00%	4,344.50	3,958.38	(386.12)	-9.75%
MR502300	Pest Control	90.00	98.34	8.34	8.48%	720.00	1,649.98	929.98	56.36%
MR502600	Elevator Repair	0.00	1,639.10	1,639.10	100.00%	2,081.00	1,639.10	(441.90)	-26.96%
MR502700	Elevator Maintenance Contract	779.46	779.46	0.00	0.00%	7,015.14	7,015.14	0.00	0.00%
MR502800	HVAC Repairs	5,226.84	3,365.59	(1,861.25)	-55.30%	99,067.25	40,110.63	(58,956.62)	-146.99%
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	519.32	1,336.94	817.62	61.16%	9,313.01	14,127.21	4,814.20	34.08%
MR503501	Gen Bldg R&M Repairs	418.12	1,417.85	999.73	70.51%	21,879.27	12,760.65	(9,118.62)	-71.46%
	Total General Repairs and Mai	8,761.17	10,697.28	1,936.11	18.10%	156,072.52	98,028.15	(58,044.37)	-59.21%
Cleaning									
MR505100	Waste Removal	1,120.50	1,037.90	(82.60)	-7.96%	9,925.90	9,341.10	(584.80)	-6.26%
MR505200	Cleaning Supplies	186.00	3,333.33	3,147.33	94.42%	14,823.38	29,999.97	15,176.59	50.59%
MR505300	Carpet Cleaning	0.00	764.90	764.90	100.00%	0.00	1,529.80	1,529.80	100.00%
MR505400	Janitorial Service	8,792.12	8,955.81	163.69	1.83%	80,329.39	86,299.83	5,970.44	6.92%
MR505401	Janitorial Service - Day	2,809.04	2,872.16	63.12	2.20%	25,723.22	25,849.44	126.22	0.49%
MR505500	Window Washer	0.00	655.64	655.64	100.00%	5,600.00	9,178.94	3,578.94	38.99%
	Total Cleaning	12,907.66	17,619.74	4,712.08	26.74%	136,401.89	162,199.08	25,797.19	15.90%
Grounds/Landscaping/Parking Lot									
MR506100	Landscaping Service Contract	3,467.86	3,074.56	(393.30)	-12.79%	26,575.72	40,420.79	13,845.07	34.25%

		Current Period				Year-To-Date			
		Actual	Budget			Actual	Budget		
	Thru:	Sep 2025	Sep 2025	Variance		Sep 2025	Sep 2025	Variance	
MR506202	Repairs to Curb/Sidewalk	0.00	60,000.00	60,000.00	100.00%	0.00	60,000.00	60,000.00	100.00%
MR506300	Parking Lot Sweeping	660.00	0.00	(660.00)	0.00%	660.00	0.00	(660.00)	0.00%
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	4,127.86	63,074.56	58,946.70	93.46%	76,145.48	135,000.79	58,855.31	43.60%
	Security/Fire/Safety								
MR507600	Security Patrol	488.00	502.64	14.64	2.91%	4,392.00	4,523.76	131.76	2.91%
MR507700	Alarms	831.00	660.00	(171.00)	-25.91%	3,153.00	3,516.00	363.00	10.32%
MR507801	Security Equipment R&M	495.05	1,618.21	1,123.16	69.41%	5,417.73	8,804.77	3,387.04	38.47%
MR508100	Other Security/Fire/Safety Costs	660.00	2,157.04	1,497.04	69.40%	8,450.52	10,028.84	1,578.32	15.74%
	Total Security/Fire/Safety	2,474.05	4,937.89	2,463.84	49.90%	21,413.25	26,873.37	5,460.12	20.32%
	Insurance								
MR509101	Insurance	4,106.96	5,400.50	1,293.54	23.95%	36,866.64	48,604.50	11,737.86	24.15%
	Total Insurance	4,106.96	5,400.50	1,293.54	23.95%	36,866.64	48,604.50	11,737.86	24.15%
	Property Tax Expense								
MR510200	Property Taxes	22,449.51	22,440.75	(8.76)	-0.04%	202,045.56	201,966.75	(78.81)	-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%	202,045.56	227,716.75	25,671.19	11.27%
	Salaries and Benefits								
MR512600	Wages - Other	9,735.07	8,419.35	(1,315.72)	-15.63%	87,219.77	82,267.51	(4,952.26)	-6.02%
MR513600	Wages - Admin	3,490.78	6,241.87	2,751.09	44.07%	50,304.43	61,909.03	11,604.60	18.74%
	Total Salaries and Benefits	13,225.85	14,661.22	1,435.37	9.79%	137,524.20	144,176.54	6,652.34	4.61%
	Administrative								
MR520100	Office Supplies	0.00	0.00	0.00	0.00%	161.76	614.67	452.91	73.68%
MR520200	Telephones/Radios	1,119.01	1,471.66	352.65	23.96%	11,198.66	13,944.94	2,746.28	19.69%
MR520300	Courier/Postage	0.00	30.60	30.60	100.00%	60.34	275.40	215.06	78.09%
MR520400	Dues/Subscriptions	0.00	0.00	0.00	0.00%	224.85	1,260.00	1,035.15	82.15%
MR520500	Seminars/Training	0.00	0.00	0.00	0.00%	397.99	1,639.10	1,241.11	75.72%

		Current Period Actual Sep 2025	Current Period Budget Sep 2025	Current Period Variance		Year-To-Date Actual Sep 2025	Year-To-Date Budget Sep 2025	Year-To-Date Variance	
	Thru:								
MR520600	Equipment Leases	0.00	0.00	0.00	0.00%	1,186.62	2,373.26	1,186.64	50.00%
MR520700	Travel	0.00	666.66	666.66	100.00%	1,839.83	5,999.94	4,160.11	69.34%
MR520800	Uniforms	0.00	0.00	0.00	0.00%	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%	52,542.00	52,542.00	0.00	0.00%
MR521700	Other	0.00	273.19	273.19	100.00%	1,117.73	4,183.83	3,066.10	73.28%
MR714400	Bank Fees	922.97	750.00	(172.97)	-23.06%	8,524.55	6,750.00	(1,774.55)	-26.29%
	Total Administrative	7,879.98	9,030.11	1,150.13	12.74%	77,254.33	90,716.52	13,462.19	14.84%
MR523100	Property Management Fee	6,663.66	6,798.81	135.15	1.99%	65,176.14	69,467.78	4,291.64	6.18%
Promotion									
MR525700	Tenant Promotional	0.00	0.00	0.00	0.00%	1,349.02	1,994.00	644.98	32.35%
	Total Promotion	0.00	0.00	0.00		1,349.02	1,994.00	644.98	32.35%
Legal and Professional Fees									
MR712600	Legal Fees	3,512.30	200.00	(3,312.30)	-1656.15%	12,779.20	1,800.00	(10,979.20)	-609.96%
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	0.00	0.00	0.00%	0.00	9,111.75	9,111.75	100.00%
	Total Legal and Professional F	3,512.30	200.00	(3,312.30)	-1656.15%	12,779.20	21,571.75	8,792.55	40.76%
	Total Operating Expenses	134,186.66	187,613.18	53,426.52	28.48%	1,328,014.37	1,378,932.83	50,918.46	3.69%
	Net Operating Income	92,765.38	40,088.71	52,676.67	131.40%	1,062,224.91	946,335.49	115,889.42	12.25%
Interest Expense									
MR601100	Interest Expense	87,676.00	87,676.00	0.00	0.00%	797,855.54	797,854.00	(1.54)	0.00%
	Total Interest Expense	87,676.00	87,676.00	0.00		797,855.54	797,854.00	(1.54)	0.00%
Other Non-Operating Expenses									
MR525600	Space Planning	0.00	200.00	200.00	100.00%	1,914.90	1,800.00	(114.90)	-6.38%
MR714500	Other Owner's Expense	0.00	0.00	0.00	0.00%	619.86	0.00	(619.86)	0.00%

		Current Period				Year-To-Date			
		Actual	Budget			Actual	Budget		
	Thru:	Sep 2025	Sep 2025	Variance		Sep 2025	Sep 2025	Variance	
MR714501	Late Fees-Utilities	1,166.37	0.00	(1,166.37)	0.00%	1,166.37	0.00	(1,166.37)	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	1,166.37	200.00	(966.37)	-483.19%	4,301.13	2,400.00	(1,901.13)	-79.21%
	Net Income before Depr/Amort	3,923.01	(47,787.29)	51,710.30	108.21%	260,068.24	146,081.49	113,986.75	78.03%
	Depreciation and Amortization								
MR605100	Building Depreciation	28,333.33	28,333.33	0.00	0.00%	254,999.97	254,999.97	0.00	0.00%
MR605101	Depreciation	270.12	270.12	0.00	0.00%	2,431.08	2,431.08	0.00	0.00%
MR606700	Bld Imp Depr- Misc Improvements	1,534.61	1,428.22	(106.39)	-7.45%	13,811.49	12,853.98	(957.51)	-7.45%
MR701100	Leasing Cost Amortization	10,421.77	10,192.99	(228.78)	-2.24%	93,795.93	91,736.91	(2,059.02)	-2.24%
MR701101	Amortization	1,012.14	950.66	(61.48)	-6.47%	9,109.26	8,555.94	(553.32)	-6.47%
MR702100	Tenant Improvement Amortization	35,847.37	35,847.37	0.00	0.00%	322,626.33	322,626.33	0.00	0.00%
	Total Depreciation and Amortiz	77,419.34	77,022.69	(396.65)	-0.51%	696,774.06	693,204.21	(3,569.85)	-0.51%
	Net Income	(73,496.33)	(124,809.98)	51,313.65	41.11%	(436,705.82)	(547,122.72)	110,416.90	20.18%
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	46,197.75	46,197.75	100.00%	0.00	122,636.83	122,636.83	100.00%
MR131101	Capitalized Leasing Costs-Other	0.00	0.00	0.00	0.00%	0.00	12,999.25	12,999.25	100.00%
MR132100	Tenant Improvements	0.00	206,400.00	206,400.00	100.00%	0.00	478,740.00	478,740.00	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	252,597.75	252,597.75	100.00%	125,764.01	1,012,376.08	886,612.07	87.58%