

Income Statement Report

The Collection

Midrise (Lofts)

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	35,502.12	35,502.00	0.12	390,523.32	390,522.00	1.32	426,024.00	35,500.68
4090 - Electric Assessments	5,381.34	4,300.00	1,081.34	55,211.44	47,300.00	7,911.44	51,600.00	(3,611.44)
Total Assessment Income	40,883.46	39,802.00	1,081.46	445,734.76	437,822.00	7,912.76	477,624.00	31,889.24
User Fee Income								
4215 - Bike & Surf Fees	0.00	24.00	(24.00)	550.00	264.00	286.00	288.00	(262.00)
4220 - Gate & Access Fees/Lockout Fees	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
4225 - Key Receipt	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
4255 - Pet Fees	0.00	38.00	(38.00)	0.00	418.00	(418.00)	456.00	456.00
Total User Fee Income	0.00	62.00	(62.00)	1,500.00	682.00	818.00	744.00	(756.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	4.16	2.00	2.16	37.79	22.00	15.79	24.00	(13.79)
Total Investment Income	4.16	2.00	2.16	37.79	22.00	15.79	24.00	(13.79)
Total Midrise (Lofts) Income	40,887.62	39,866.00	1,021.62	447,272.55	438,526.00	8,746.55	478,392.00	31,119.45
Expense								
Administrative								
5070 - Master Association Dues Expense	1,256.64	1,257.00	(0.36)	13,823.04	13,827.00	(3.96)	15,084.00	1,260.96
Total Administrative	1,256.64	1,257.00	(0.36)	13,823.04	13,827.00	(3.96)	15,084.00	1,260.96
Insurance								
5400 - Insurance Premiums - HO6	0.00	0.00	0.00	2,210.00	0.00	2,210.00	0.00	(2,210.00)
Total Insurance	0.00	0.00	0.00	2,210.00	0.00	2,210.00	0.00	(2,210.00)
Utilities								
6000 - Electric Service	15,833.14	17,000.00	(1,166.86)	167,139.38	187,000.00	(19,860.62)	204,000.00	36,860.62
6020 - Sub-Meter Expenses	607.86	614.00	(6.14)	8,612.81	6,754.00	1,858.81	7,368.00	(1,244.81)
6025 - Water Service	781.95	858.00	(76.05)	8,646.51	9,438.00	(791.49)	10,296.00	1,649.49
6030 - Sewer Service	3,432.10	3,550.00	(117.90)	37,935.55	39,050.00	(1,114.45)	42,600.00	4,664.45

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6035 - Trash and Recycling Service	960.23	981.00	(20.77)	10,562.53	10,791.00	(228.47)	11,772.00	1,209.47
6045 - Cable Service	3,180.64	3,077.00	103.64	33,909.74	33,847.00	62.74	36,924.00	3,014.26
Total Utilities	24,795.92	26,080.00	(1,284.08)	266,806.52	286,880.00	(20,073.48)	312,960.00	46,153.48
Operations								
6310 - Backflow Device Inspection	0.00	15.00	(15.00)	0.00	165.00	(165.00)	180.00	180.00
Total Operations	0.00	15.00	(15.00)	0.00	165.00	(165.00)	180.00	180.00
Contracted Services								
6408 - Elevator Services	1,501.49	1,800.00	(298.51)	17,157.42	19,800.00	(2,642.58)	21,600.00	4,442.58
6410 - Equipment Services	0.00	75.00	(75.00)	0.00	825.00	(825.00)	900.00	900.00
6414 - Fire Prevention & Protection	0.00	374.00	(374.00)	1,404.35	4,114.00	(2,709.65)	4,488.00	3,083.65
6416 - Fitness Room Services	0.00	21.00	(21.00)	256.56	231.00	25.56	252.00	(4.56)
6418 - Generator Services	0.00	50.00	(50.00)	0.00	550.00	(550.00)	600.00	600.00
6422 - Gate Services	0.00	191.00	(191.00)	1,020.94	2,101.00	(1,080.06)	2,292.00	1,271.06
6424 - HVAC Services	642.61	650.00	(7.39)	5,493.08	7,150.00	(1,656.92)	7,800.00	2,306.92
6430 - Janitorial Services	1,047.72	1,200.00	(152.28)	11,329.38	13,200.00	(1,870.62)	14,400.00	3,070.62
6432 - Maintenance Services	207.50	300.00	(92.50)	2,153.22	3,300.00	(1,146.78)	3,600.00	1,446.78
6434 - Pest Control	202.04	195.00	7.04	2,212.80	2,145.00	67.80	2,340.00	127.20
6440 - Safety & Security	612.93	1,000.00	(387.07)	11,201.35	11,000.00	201.35	12,000.00	798.65
6442 - Roof Services	0.00	84.00	(84.00)	0.00	924.00	(924.00)	1,008.00	1,008.00
6446 - Window Cleaning Services	0.00	204.00	(204.00)	1,285.24	2,244.00	(958.76)	2,448.00	1,162.76
Total Contracted Services	4,214.29	6,144.00	(1,929.71)	53,514.34	67,584.00	(14,069.66)	73,728.00	20,213.66
Repair & Maintenance								
6515 - Building Repair & Maintenance	0.00	134.00	(134.00)	177.65	1,474.00	(1,296.35)	1,608.00	1,430.35
6545 - Electrical Supplies/Repair & Maintena	0.00	15.00	(15.00)	0.00	165.00	(165.00)	180.00	180.00
6680 - Painting Services & Supplies	0.00	5.00	(5.00)	0.00	55.00	(55.00)	60.00	60.00
6695 - Plumbing Supplies/Repair & Maintena	183.25	30.00	153.25	183.25	330.00	(146.75)	360.00	176.75

**Income Statement Report
The Collection
Midrise (Lofts)**

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6760 - Trash Chute Cleaning	0.00	110.00	(110.00)	0.00	1,210.00	(1,210.00)	1,320.00	1,320.00
6795 - Other Supplies/Repair & Maintenance	0.00	80.00	(80.00)	0.00	880.00	(880.00)	960.00	960.00
Total Repair & Maintenance	183.25	374.00	(190.75)	360.90	4,114.00	(3,753.10)	4,488.00	4,127.10
Professional Services								
7030 - Legal Services - General Counsel	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)	1,200.00	1,200.00
7095 - Professional Fees,Common	0.00	63.00	(63.00)	0.00	693.00	(693.00)	756.00	756.00
Total Professional Services	0.00	163.00	(163.00)	0.00	1,793.00	(1,793.00)	1,956.00	1,956.00
Other Expenses								
9105 - Reserve Contribution Expense	5,833.00	5,833.00	0.00	64,163.00	64,163.00	0.00	69,996.00	5,833.00
Total Other Expenses	5,833.00	5,833.00	0.00	64,163.00	64,163.00	0.00	69,996.00	5,833.00
Total Midrise (Lofts) Expense	36,283.10	39,866.00	(3,582.90)	400,877.80	438,526.00	(37,648.20)	478,392.00	77,514.20
Total Midrise (Lofts) Income / (Loss)	4,604.52	0.00	4,604.52	46,394.75	0.00	46,394.75	0.00	(46,394.75)

**Income Statement Report
The Collection
Midrise (Lofts) Reserves**

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	5,833.00	5,833.00	0.00	64,163.00	64,163.00	0.00	69,996.00	5,833.00
4910 - Interest Earned - Reserve Accounts	508.63	1,118.00	(609.37)	9,591.51	12,298.00	(2,706.49)	13,416.00	3,824.49
Total Investment Income	6,341.63	6,951.00	(609.37)	73,754.51	76,461.00	(2,706.49)	83,412.00	9,657.49
Total Midrise (Lofts) Reserves Income	6,341.63	6,951.00	(609.37)	73,754.51	76,461.00	(2,706.49)	83,412.00	9,657.49
Expense								
Reserve Expenses								
9800 - Repair & Replacement Expenses	0.00	0.00	0.00	6,739.25	0.00	6,739.25	0.00	(6,739.25)
Total Reserve Expenses	0.00	0.00	0.00	6,739.25	0.00	6,739.25	0.00	(6,739.25)
Total Midrise (Lofts) Reserves Expense	0.00	0.00	0.00	6,739.25	0.00	6,739.25	0.00	(6,739.25)
Total Midrise (Lofts) Reserves Income / (Loss)	6,341.63	6,951.00	(609.37)	67,015.26	76,461.00	(9,445.74)	83,412.00	16,396.74