The Lofts at Main and Rose Condominium Owners Association

August 2026 Financial Report
Cash Basis

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The Lofts at Main & Rose Condominium Owners Association, Inc.

Balance Sheet

As of Aug 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1000 CASH-Operating	
*Republic Bank - Operating	61,913.93
Total for 1000 CASH-Operating	**$61,913.93**
1200 CASH-Reserve	
#Republic - Reserve ICS	161,953.08
1300 CD Main & Rose	100,000.00
Total for 1200 CASH-Reserve	**$261,953.08**
Total for Bank Accounts	**$323,867.01**
Other Current Assets	
Undeposited Funds	52,771.09
Total for Other Current Assets	**$52,771.09**
Total for Current Assets	**$376,638.10**
Total for Assets	**$376,638.10**
Liabilities and Equity	
Liabilities	
Total for Liabilities	
Equity	
3005 Opening Balance Equity	2,593.41
3010 Retained Earnings	482,634.19
Net Income	-108,589.50
Total for Equity	**$376,638.10**
Total for Liabilities and Equity	**$376,638.10**

The Lofts at Main & Rose Condominium Owners Association, Inc.

Profit and Loss by Month - Operating

January-August, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Income									
4100 COA - MONTHLY DUES									
Commercial Dues	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	22,084.00
Residential Dues	58,675.54	53,449.27	52,722.13	53,085.70	53,036.54	53,134.86	58,675.54	53,085.70	435,865.28
Total for 4100 COA - MONTHLY DUES	**61,436.04**	**56,209.77**	**55,482.63**	**55,846.20**	**55,797.04**	**55,895.36**	**61,436.04**	**55,846.20**	**$457,949.28**
4300 RESERVE FUND CONTRIBUTION	-21,083.37	-21,083.33	-21,083.33	-21,083.33	-21,083.33	-21,083.33	-21,083.33	-21,083.33	-168,666.68
4400 COA - OTHER INCOME									
Key Fobs / Garage Openers				150.00		25.00		150.00	325.00
Late Fees								25.00	25.00
Move In / Out Fees		250.00	510.00	790.00		750.00	250.00	250.00	2,800.00
Storage Closet Rental	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	5,200.00
Total for 4400 COA - OTHER INCOME	**650.00**	**900.00**	**1,160.00**	**1,590.00**	**650.00**	**1,425.00**	**900.00**	**1,075.00**	**$8,350.00**
4900 MISCELLANEOUS INCOME									
Move in / Out Deposits	-140.00	140.00	280.00	130.00		683.25	245.00	140.00	1,478.25
Total for 4900 MISCELLANEOUS INCOME	**-140.00**	**140.00**	**280.00**	**130.00**		**683.25**	**245.00**	**140.00**	**$1,478.25**
Total for Income	**40,862.67**	**36,166.44**	**35,839.30**	**36,482.87**	**35,363.71**	**36,920.28**	**41,497.71**	**35,977.87**	**$299,110.85**
Gross Profit	**40,862.67**	**36,166.44**	**35,839.30**	**36,482.87**	**35,363.71**	**36,920.28**	**41,497.71**	**35,977.87**	**$299,110.85**
Expenses									
5100 CLEANING									
Cleaning Service	3,063.40		2,162.40	1,908.00	2,385.00	1,908.00	2,385.00	1,908.00	15,719.80
Cleaning Supplies	195.12		104.16	96.70		123.84	213.05	81.64	814.51
Trash / Recycling Removal	1,982.71	591.88		2,658.90	542.02	754.21	899.32	899.32	8,328.36
Total for 5100 CLEANING	**5,241.23**	**591.88**	**2,266.56**	**4,663.60**	**2,927.02**	**2,786.05**	**3,497.37**	**2,888.96**	**$24,862.67**
5200 OUTSIDE MAINTENANCE									
Landscape									
Landscape - Monthly Contract	750.48	750.48	750.48	750.48	750.48	750.48	750.48		5,253.36
Landscape Project Work				2,794.10				1,526.40	4,320.50
Total for Landscape	**750.48**	**750.48**	**750.48**	**3,544.58**	**750.48**	**750.48**	**750.48**	**1,526.40**	**$9,573.86**
Snow Removal	535.30	7,764.50		683.70					8,983.50

The Lofts at Main & Rose Condominium Owners Association, Inc.

Profit and Loss by Month - Operating
January-August, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Total for 5200 OUTSIDE MAINTENANCE	**1,285.78**	**8,514.98**	**750.48**	**4,228.28**	**750.48**	**750.48**	**750.48**	**1,526.40**	**$18,557.36**
5300 BUILDING SERVICE CONTRACTS									
Elevator Maintenance	2,562.99			2,287.99			2,287.99		7,138.97
FIre & Safety	445.00	87.79	-360.00					825.89	998.68
Security / Access Control	847.15		547.15	1,694.30	847.15	3,742.15	847.15	847.15	9,372.20
Total for 5300 BUILDING SERVICE CONTRACTS	**3,855.14**	**87.79**	**187.15**	**3,982.29**	**847.15**	**3,742.15**	**3,135.14**	**1,673.04**	**$17,509.85**
5400 REPAIRS and MAINTENANCE									
Electrical						328.22	21.81		350.03
Fitness Room		69.93	25.43						95.36
Garage Gate Repairs		160.00							160.00
General Maintenance	904.91	2,543.00	2,846.62	2,345.70	1,586.37	1,713.13	2,049.88	1,777.50	15,767.11
HVAC maintenance					310.00				310.00
Locksmith				17.50					17.50
Pest Control							75.00		75.00
Plumbing								356.00	356.00
Total for 5400 REPAIRS and MAINTENANCE	**904.91**	**2,772.93**	**2,872.05**	**2,363.20**	**1,896.37**	**2,041.35**	**2,146.69**	**2,133.50**	**$17,131.00**
5500 UTILITIES									
Electricity									
KU - 0084 - Elevator A	244.71	254.06	243.31	200.39	198.41		174.05	161.32	1,476.25
KU - 0225 - Elevator B	281.29	292.00	286.47	243.93	232.05		269.21	190.22	1,795.17
KU - 0842 - Garage Heat	1,657.60	2,205.46	2,120.88	1,669.40	97.89		80.57	83.67	7,915.47
KU - 1022 - House C	591.21	731.74	639.56	298.67	190.21		197.41	244.43	2,893.23
KU - 2380 - Cmmn A	795.59	807.90	856.54	706.75	726.16		690.70	781.31	5,364.95
KU - 3826 - Cmmn B	4,328.89	5,292.18	4,858.76	3,159.07	523.32		569.55	899.81	19,631.58
KU - 4931 - Lobby	997.59	1,236.53	1,099.04	591.41	457.99		425.56	472.88	5,281.00
Total for Electricity	**8,896.88**	**10,819.87**	**10,104.56**	**6,869.62**	**2,426.03**		**2,407.05**	**2,833.64**	**$44,357.65**
Internet / Cable	208.48		462.06	230.99	230.99	230.99	231.33	231.33	1,826.17
Sewer									

The Lofts at Main & Rose Condominium Owners Association, Inc.

Profit and Loss by Month - Operating

January-August, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
LEXserv - 4300 - Bldg A	1,107.43	1,229.57	1,254.73	1,091.87	1,309.80	1,516.97	1,346.93	1,453.87	10,311.17
LEXserv - 6300 - Bldg B	961.30	1,058.30	1,078.65	944.54	1,128.95	1,318.15	1,168.47	1,263.69	8,922.05
Total for Sewer	**2,068.73**	**2,287.87**	**2,333.38**	**2,036.41**	**2,438.75**	**2,835.12**	**2,515.40**	**2,717.56**	**$19,233.22**
Telephone	561.47	558.52	558.52	558.52	557.90	557.90	557.90	561.12	4,471.85
Water									
KY American Water - 4438 - Blg B	705.52	889.80	915.15	814.36	956.85	1,102.34	986.11	1,024.22	7,394.35
KY American Water - 4612 - Blg A	806.26	1,025.47	1,056.99	933.81	1,102.20	1,261.37	1,129.31	1,171.14	8,486.55
KY American Water - 6288 - 333 E Main Fire	94.80	167.45	137.36	141.07	141.07	141.07	141.07	141.07	1,104.96
Total for Water	**1,606.58**	**2,082.72**	**2,109.50**	**1,889.24**	**2,200.12**	**2,504.78**	**2,256.49**	**2,336.43**	**$16,985.86**
Total for 5500 UTILITIES	**13,342.14**	**15,748.98**	**15,568.02**	**11,584.78**	**7,853.79**	**6,128.79**	**7,968.17**	**8,680.08**	**$86,874.75**
5600 INSURANCE									
Director & Officer Liability Insurance	4,045.67								4,045.67
Property Insurance	69,613.13								69,613.13
Total for 5600 INSURANCE	**73,658.80**								**$73,658.80**
5900 GENERAL and ADMINISTRATIVE									
Accounting	1,291.50	291.50	291.50	3,291.50	291.50	338.09	291.50	360.40	6,447.49
Bank Charges & Fees	20.00						1.00		21.00
Dues & Subscriptions						321.00			321.00
Management Fee	4,966.88	4,568.78		9,023.02	4,515.76	4,585.63	4,986.88	4,547.70	37,194.65
Office Supplies & Software	73.75	58.60	92.32	16.25	226.83	22.45	264.12	16.25	770.57
Professional Fees	2,475.00					2,475.00			4,950.00
Security Move In / Out				430.00	306.25	638.75	245.00	140.00	1,760.00
Taxes & Licenses						35.00			35.00
Taxes - Income				-14.74					-14.74
Total for 5900 GENERAL and ADMINISTRATIVE	**8,827.13**	**4,918.88**	**383.82**	**12,746.03**	**5,340.34**	**8,415.92**	**5,788.50**	**5,064.35**	**$51,484.97**
Total for Expenses	**107,115.13**	**32,635.44**	**22,028.08**	**39,568.18**	**19,615.15**	**23,864.74**	**23,286.35**	**21,966.33**	**$290,079.40**
Net Operating Income	**-66,252.46**	**3,531.00**	**13,811.22**	**-3,085.31**	**15,748.56**	**13,055.54**	**18,211.36**	**14,011.54**	**$9,031.45**
Other Income									
Interest Income	28.64	6.91	6.78	7.95	13.72	23.95	25.68	29.32	142.95

The Lofts at Main & Rose Condominium Owners Association, Inc.

Profit and Loss by Month - Operating

January-August, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Total for Other Income	**28.64**	**6.91**	**6.78**	**7.95**	**13.72**	**23.95**	**25.68**	**29.32**	**$142.95**
Net Other Income	**28.64**	**6.91**	**6.78**	**7.95**	**13.72**	**23.95**	**25.68**	**29.32**	**$142.95**
Net Income	**-66,223.82**	**3,537.91**	**13,818.00**	**-3,077.36**	**15,762.28**	**13,079.49**	**18,237.04**	**14,040.86**	**$9,174.40**

The Lofts at Main & Rose Condominium Owners Association, Inc.

Profit and Loss by Month - Reserve

January-August, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Income									
4300 RESERVE FUND CONTRIBUTION	21,083.37	21,083.33	21,083.33	21,083.33	21,083.33	21,083.33	21,083.33	21,083.33	168,666.68
Total for Income	**21,083.37**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**$168,666.68**
Gross Profit	**21,083.37**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**$168,666.68**
Expenses									
5400 REPAIRS and MAINTENANCE									
Roof Repairs				7,563.54			1,012.89		8,576.43
Total for 5400 REPAIRS and MAINTENANCE				**7,563.54**			**1,012.89**		**$8,576.43**
6000 CAPITAL IMPROVEMENTS									
Exterior Building Elements									
Canopies, Steel, Paint Finishes & Capital Repairs							4,724.25	14,172.75	18,897.00
Roof - Thermoplastic				74,601.50		81,607.50	108,892.67	32,784.98	297,886.65
Total for Exterior Building Elements				**74,601.50**		**81,607.50**	**113,616.92**	**46,957.73**	**$316,783.65**
Interior Building Elements									
Artwork					7,500.00				7,500.00
Exercise Room Renovation			5,050.63	451.35					5,501.98
Total for Interior Building Elements			**5,050.63**	**451.35**	**7,500.00**				**$13,001.98**
Water Remediation				500.00		1,000.00		5,669.40	7,169.40
Total for 6000 CAPITAL IMPROVEMENTS			**5,050.63**	**75,552.85**	**7,500.00**	**82,607.50**	**113,616.92**	**52,627.13**	**$336,955.03**
Total for Expenses			**5,050.63**	**83,116.39**	**7,500.00**	**82,607.50**	**114,629.81**	**52,627.13**	**$345,531.46**
Net Operating Income	**21,083.37**	**21,083.33**	**16,032.70**	**-62,033.06**	**13,583.33**	**-61,524.17**	**-93,546.48**	**-31,543.80**	**-$176,864.78**
Other Income									
Interest Income	804.43	769.91	896.81	892.50	801.41	695.84	633.19	472.13	5,966.22
Total for Other Income	**804.43**	**769.91**	**896.81**	**892.50**	**801.41**	**695.84**	**633.19**	**472.13**	**$5,966.22**
Net Other Income	**804.43**	**769.91**	**896.81**	**892.50**	**801.41**	**695.84**	**633.19**	**472.13**	**$5,966.22**
Net Income	**21,887.80**	**21,853.24**	**16,929.51**	**-61,140.56**	**14,384.74**	**-60,828.33**	**-92,913.29**	**-31,071.67**	**-$170,898.56**

The Lofts at Main and Rose Condominium Association, Inc
Operating Account - Remaining Budget
As of Aug 31, 2026

	Actual 2026 Jan	Actual 2026 Feb	Actual 2026 Mar	Actual 2026 Apr	Actual 2026 May	Actual 2026 Jun	Actual 2026 Jul	Actual 2026 Aug	Actual 2026 YTD	Annual Operating Budget	Remaining Annual Budget $	Remaining Annual Budget %
Income												
4100 COA - MONTHLY DUES												
Commercial Dues	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	2,760.50	22,084.00	33,125.00	11,041.00	33.33%
Residential Dues	58,675.54	53,449.27	52,722.13	53,085.70	53,036.54	53,134.86	58,675.54	53,085.70	435,865.28	648,186.00	212,320.72	32.76%
Total 4100 COA - MONTHLY DUES	**61,436.04**	**56,209.77**	**55,482.63**	**55,846.20**	**55,797.04**	**55,895.36**	**61,436.04**	**55,846.20**	**457,949.28**	**681,311.00**	**223,361.72**	32.78%
4300 RESERVE FUND CONTRIBUTION	**(21,083.37)**	**(21,083.33)**	**(21,083.33)**	**(21,083.33)**	**(21,083.33)**	**(21,083.33)**	**(21,083.33)**	**(21,083.33)**	**(168,666.68)**	**(253,000.00)**	**(84,333.32)**	**33.33%**
4400 COA - OTHER INCOME									-			
Fines /Violations	-							25.00	25.00	-	(25.00)	
Key Fobs / Garage Openers				150.00		25.00		150.00	325.00	275.00	(50.00)	-18.18%
Move In / Out Fees		250.00	510.00	790.00		750.00	250.00	250.00	2,800.00	6,000.00	3,200.00	53.33%
Storage Closet Rental	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	5,200.00	7,800.00	2,600.00	33.33%
Total 4400 COA - OTHER INCOME	**650.00**	**900.00**	**1,160.00**	**1,590.00**	**650.00**	**1,425.00**	**900.00**	**1,075.00**	**8,350.00**	**14,075.00**	**5,725.00**	**40.67%**
4900 MISCELLANEOUS INCOME												
Chargeback to Owner									-		-	#DIV/0!
Misc Income									-		-	#DIV/0!
Move In Deposits	**(140.00)**	**140.00**	**280.00**	130.00		683.25	245.00	140.00	1,478.25		(1,478.25)	#DIV/0!
Total 4900 MISCELLANEOUS INCOME	**(140.00)**	**140.00**	**280.00**	**130.00**	-	**683.25**	**245.00**	**140.00**	1,478.25	-	**(1,478.25)**	
Total Income	**40,862.67**	**36,166.44**	**35,839.30**	**36,482.87**	**35,363.71**	**36,920.28**	**41,497.71**	**35,977.87**	**299,110.85**	**442,386.00**	**143,275.15**	**32.39%**
Gross Profit	**40,862.67**	**36,166.44**	**35,839.30**	**36,482.87**	**35,363.71**	**36,920.28**	**41,497.71**	**35,977.87**	**299,110.85**	**442,386.00**	**143,275.15**	**32.39%**
Expenses												
5100 CLEANING												
Carpet Cleaning	-								-	3,500.00	3,500.00	100.00%
Cleaning Service	3,063.40		2,162.40	1,908.00	2,385.00	1,908.00	2,385.00	1,908.00	15,719.80	37,800.00	22,080.20	58.41%
Cleaning Supplies	195.12		104.16	96.70		123.84	213.05	81.64	814.51	3,000.00	2,185.49	72.85%
Dryer Vent Cleaning										15,000.00	15,000.00	100.00%
Garage Cleaning	-								-	3,500.00	3,500.00	100.00%
Trash / Recycling Removal	1,982.71	591.88		2,658.90	542.02	754.21	899.32	899.32	8,328.36	10,000.00	1,671.64	16.72%
Window Cleaning	-								-	10,600.00	10,600.00	100.00%
Total 5100 CLEANING	**5,241.23**	**591.88**	**2,266.56**	**4,663.60**	**2,927.02**	**2,786.05**	**3,497.37**	**2,888.96**	**24,862.67**	**83,400.00**	**58,537.33**	**70.19%**
5200 OUTSIDE MAINTENANCE												
Landscape												
Landscape - Monthly Contract	750.48	750.48	750.48	750.48	750.48	750.48	750.48		5,253.36	9,000.00	3,746.64	41.63%
Landscape Project Work	-	-	-	2,794.10				1,526.40	4,320.50	5,000.00	679.50	13.59%
Total Landscape	**750.48**	**750.48**	**750.48**	**3,544.58**	**750.48**	**750.48**	**750.48**	**1,526.40**	**9,573.86**	**14,000.00**	**4,426.14**	**31.62%**
Snow Removal	535.30	7,764.50		683.70	-	-	-		8,983.50	10,000.00	1,016.50	10.17%
Total 5200 OUTSIDE MAINTENANCE	**1,285.78**	**8,514.98**	**750.48**	**4,228.28**	**750.48**	**750.48**	**750.48**	**1,526.40**	**18,557.36**	**24,000.00**	**5,442.64**	**22.68%**
5300 BUILDING SERVICE CONTRACTS									-			
Elevator Maintenance	2,562.99			2,287.99			2,287.99		7,138.97	10,000.00	2,861.03	28.61%
FIre & Safety	445.00	87.79	(360.00)					825.89	998.68	10,000.00	9,001.32	90.01%
Security / Access Control	847.15		547.15	1,694.30	847.15	3,742.15	847.15	847.15	9,372.20	10,000.00	627.80	6.28%
Total 5300 BUILDING SERVICE CONTRACTS	**3,855.14**	**87.79**	**187.15**	**3,982.29**	**847.15**	**3,742.15**	**3,135.14**	**1,673.04**	**17,509.85**	**30,000.00**	**12,490.15**	**41.63%**
5400 REPAIRS and MAINTENANCE												
Electrical	-					328.22	21.81		350.03	2,000.00	1,649.97	82.50%
Fitness Room	-	69.93	25.43						95.36	1,000.00	904.64	90.46%
Garage Gate Repairs		160.00							160.00	1,000.00	840.00	84.00%
General Maintenance	904.91	2,543.00	2,846.62	2,345.70	1,586.37	1,713.13	2,049.88	1,777.50	15,767.11	18,000.00	2,232.89	12.40%
HVAC maintenance					310.00				310.00	2,000.00	1,690.00	84.50%
Locksmith				17.50					17.50	500.00	482.50	96.50%
Pest Control							75.00		75.00	500.00	425.00	85.00%
Plumbing								356.00	356.00	3,000.00	2,644.00	88.13%
Roof Repairs									-		-	#DIV/0!
Total 5400 REPAIRS and MAINTENANCE	**904.91**	**2,772.93**	**2,872.05**	**2,363.20**	**1,896.37**	**2,041.35**	**2,146.69**	**2,133.50**	**17,131.00**	**28,000.00**	**10,869.00**	**38.82%**
5500 UTILITIES												
Electricity	8,896.88	10,819.87	10,104.56	6,869.62	2,426.03		2,407.05	2,833.64	44,357.65	46,000.00	1,642.35	3.57%
Internet / Cable	208.48		462.06	230.99	230.99	230.99	231.33	231.33	1,826.17	2,400.00	573.83	23.91%
Sewer	2,068.73	2,287.87	2,333.38	2,036.41	2,438.75	2,835.12	2,515.40	2,717.56	19,233.22	30,000.00	10,766.78	35.89%
Telephone	561.47	558.52	558.52	558.52	557.90	557.90	557.90	561.12	4,471.85	6,000.00	1,528.15	25.47%
Water	1,606.58	2,082.72	2,109.50	1,889.24	2,200.12	2,504.78	2,256.49	2,336.43	16,985.86	24,150.00	7,164.14	29.67%
Total 5500 UTILITIES	**13,342.14**	**15,748.98**	**15,568.02**	**11,584.78**	**7,853.79**	**6,128.79**	**7,968.17**	**8,680.08**	**86,874.75**	**108,550.00**	**21,675.25**	**19.97%**
5600 INSURANCE												

The Lofts at Main and Rose Condominium Association, Inc
Operating Account - Remaining Budget
As of Aug 31, 2026

	Actual 2026 Jan	Actual 2026 Feb	Actual 2026 Mar	Actual 2026 Apr	Actual 2026 May	Actual 2026 Jun	Actual 2026 Jul	Actual 2026 Aug	Actual 2026 YTD	Annual Operating Budget	Remaining Annual Budget $	Remaining Annual Budget %
Director & Officer Liability Insurance & Umbrella	4,045.67								4,045.67	-	(4,045.67)	#DIV/0!
Property Insurance	69,613.13								69,613.13	84,000.00	14,386.87	17.13%
Total 5600 INSURANCE	**73,658.80**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**73,658.80**	**84,000.00**	**10,341.20**	**12.31%**
5900 GENERAL and ADMINISTRATIVE									-			
Accounting	1,291.50	291.50	291.50	3,291.50	291.50	338.09	291.50	360.40	6,447.49	10,100.00	3,652.51	36.16%
Bank Charges & Fees	20.00	-	-	-			1.00		21.00	240.00	219.00	91.25%
Chargeback to Owner - Expense									-	-	-	#DIV/0!
Dues & Subscriptions	-					321.00			321.00	300.00	(21.00)	-7.00%
Legal									-	10,000.00	10,000.00	100.00%
Management Fee	4,966.88	4,568.78		9,023.02	4,515.76	4,585.63	4,986.88	4,547.70	37,194.65	55,609.00	18,414.35	33.11%
Office Supplies & Software	73.75	58.60	92.32	16.25	226.83	22.45	264.12	16.25	770.57	1,200.00	429.43	35.79%
Professional Fees	2,475.00					2,475.00			4,950.00	5,000.00	50.00	1.00%
Postage & Shipping									-	370.00	370.00	100.00%
Security Move In/Out				430.00	306.25	638.75	245.00	140.00	1,760.00	-	(1,760.00)	#DIV/0!
Website									-	-	-	#DIV/0!
Taxes & Licenses						35.00			35.00	15.00	(20.00)	-133.33%
Taxes - Income	-			(14.74)					(14.74)	2,000.00	2,014.74	100.74%
Total 5900 GENERAL and ADMINISTRATIVE	**8,827.13**	**4,918.88**	**383.82**	**12,746.03**	**5,340.34**	**8,415.92**	**5,788.50**	**5,064.35**	**51,484.97**	**84,834.00**	**33,349.03**	**39.31%**
Total Expenses	**107,115.13**	**32,635.44**	**22,028.08**	**39,568.18**	**19,615.15**	**23,864.74**	**23,286.35**	**21,966.33**	**290,079.40**	**442,784.00**	**152,704.60**	34.49%
Net Operating Income	**(66,252.46)**	**3,531.00**	**13,811.22**	**(3,085.31)**	**15,748.56**	**13,055.54**	**18,211.36**	**14,011.54**	**9,031.45**	**(398.00)**	**(9,429.45)**	
Other Income									-			
Interest Income	28.64	6.91	6.78	7.95	13.72	23.95	25.68	29.32	142.95	398.00	255.05	
Total Other Income	**28.64**	**6.91**	**6.78**	**7.95**	**13.72**	**23.95**	**25.68**	**29.32**	**142.95**	**398.00**	**255.05**	
Net Other Income	**28.64**	**6.91**	**6.78**	**7.95**	**13.72**	**23.95**	**25.68**	**29.32**	**142.95**	**398.00**	**255.05**	
Net Income	**(66,223.82)**	**3,537.91**	**13,818.00**	**(3,077.36)**	**15,762.28**	**13,079.49**	**18,237.04**	**14,040.86**	**9,174.40**	**-**	**(9,174.40)**	

The Lofts at Main Rose Condominium Owners Association, Inc.
Reserve Account - Remaning Budget
as of Aug 31, 2026

	Actual 2026 Jan	Actual 2026 Feb	Actual 2026 Mar	Actual 2026 Apr	Actual 2026 May	Actual 2026 Jun	Actual 2026 Jul	Actual 2026 Aug	Actual 2026 YTD	Annual Reserve Budget	Remaining Annual Budget $	Remaining Annual Budget %
Income												
4300 RESERVE FUND CONTRIBUTION	**21,083.37**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**168,666.68**	**253,000.00**	**84,333.32**	33.33%
Total Income	**21,083.37**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**168,666.68**	**253,000.00**	**84,333.32**	33.33%
Gross Profit	**21,083.37**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**21,083.33**	**168,666.68**	**253,000.00**	**84,333.32**	33.33%
Expenses												
5400 REPAIRS AND MAINTENANCE												
Roof Repairs				**7,563.54**			**1,012.89**		8,576.43	0.00	(8,576.43)	#DIV/0!
Total 5400 REPAIRS AND MAINTENANCE	**0.00**	**0.00**	**0.00**	**7,563.54**	**0.00**	**0.00**	**1,012.89**	**0.00**	8,576.43	0.00	(8,576.43)	#DIV/0!
6000 CAPITAL IMPROVEMENTS												
Building Services Elements												
HVAC Replacements									0.00	50,000.00	50,000.00	100.00%
Total Building Services Elements	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**50,000.00**	**50,000.00**	100.00%
Exterior Building Elements												
Canopies							**4,724.25**	**14,172.75**	18,897.00	6,500.00	(12,397.00)	-190.72%
Masonry									0.00	46,500.00	46,500.00	100.00%
Roof - Thermoplastic				**74,601.50**		**81,607.50**	**108,892.67**	**32,784.98**	297,886.65	175,499.00	(122,387.65)	-69.74%
Sealants, Windows & Doors									0.00	11,849.00	11,849.00	100.00%
Total Exterior Building Elements	**0.00**	**0.00**	**0.00**	**74,601.50**	**0.00**	**81,607.50**	**113,616.92**	**46,957.73**	**316,783.65**	**240,348.00**	**(76,435.65)**	-31.80%
Interior Building Elements												
Artwork					**7,500.00**				7,500.00	7,500.00	0.00	0.00%
Exercise Room Renovation			**5,050.63**	**451.35**					5,501.98	7,000.00	1,498.02	21.40%
Total Interior Building Elements	**0.00**	**0.00**	**5,050.63**	**451.35**	**7,500.00**	**0.00**	**0.00**	**0.00**	**13,001.98**	**14,500.00**	**1,498.02**	10.33%
Water Remediation				**500.00**		**1,000.00**		**5,669.40**	7,169.40	80,000.00	72,830.60	91.04%
Total 6000 CAPITAL IMPROVEMENTS	**0.00**	**0.00**	**5,050.63**	**75,552.85**	**7,500.00**	**82,607.50**	**113,616.92**	**52,627.13**	**336,955.03**	**384,848.00**	**47,892.97**	12.44%
Total Expenses	**0.00**	**0.00**	**5,050.63**	**83,116.39**	**7,500.00**	**82,607.50**	**114,629.81**	**52,627.13**	**345,531.46**	**384,848.00**	**39,316.54**	10.22%
Net Operating Income	**21,083.37**	**21,083.33**	**16,032.70**	**(62,033.06)**	**13,583.33**	**(61,524.17)**	**(93,546.48)**	**(31,543.80)**	**(176,864.78)**	**(131,848.00)**	**45,016.78**	
Other Income												
Interest Income	**804.43**	**769.91**	**896.81**	**892.50**	**801.41**	**695.84**	**633.19**	**472.13**	5,966.22	3,000.00	(2,966.22)	-98.87%
Total Other Income	**804.43**	**769.91**	**896.81**	**892.50**	**801.41**	**695.84**	**633.19**	**472.13**	**5,966.22**	**3,000.00**	**(2,966.22)**	-98.87%
Net Other Income	**804.43**	**769.91**	**896.81**	**892.50**	**801.41**	**695.84**	**633.19**	**472.13**	**5,966.22**	**3,000.00**	**(2,966.22)**	-98.87%
Net Income	**21,887.80**	**21,853.24**	**16,929.51**	**(61,140.56)**	**14,384.74**	**(60,828.33)**	**(92,913.29)**	**(31,071.67)**	**-170,898.56**	**(128,848.00)**	**42,050.56**	