

Lincoln Apartments LLC (094)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = inv_cmc_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<i>CMC Report Format with Cash Flow</i>											
INCOME											
Rental											
5120-000	Gross Potential Rent	166,600.00	163,935.00	2,665.00	1.63	1,332,800.00	1,311,480.00	21,320.00	1.63	1,977,056.00	
5190-001	MISCELLANEOUS INCOME-OTHER	0.00	5.00	-5.00	-100.00	0.00	40.00	-40.00	-100.00	60.00	
5190-002	MISCELLANEOUS INCOME-NSF FEES	25.00	0.00	25.00	N/A	50.00	0.00	50.00	N/A	0.00	
	TOTAL Rental	166,625.00	163,940.00	2,685.00	1.64	1,332,850.00	1,311,520.00	21,330.00	1.63	1,977,116.00	
Vacancy											
5220-000	Vacancy	0.00	0.00	0.00	N/A	-9,641.00	-6,556.00	-3,085.00	-47.06	-9,884.00	Property is currently 100% occupied at this point we anticipate this to carry through the rem
	TOTAL Vacancy	0.00	0.00	0.00	N/A	-9,641.00	-6,556.00	-3,085.00	-47.06	-9,884.00	
	NET Rental Income	166,625.00	163,940.00	2,685.00	1.64	1,323,209.00	1,304,964.00	18,245.00	1.40	1,967,232.00	
Service Income											
5310-000	LAUNDRY INCOME	630.96	487.00	143.96	29.56	5,064.98	3,896.00	1,168.98	30.00	5,844.00	
	TOTAL Service Income	630.96	487.00	143.96	29.56	5,064.98	3,896.00	1,168.98	30.00	5,844.00	
Financial Income											
5410-000	INTEREST INCOME	3.01	6.00	-2.99	-49.83	23.61	48.00	-24.39	-50.81	72.00	
5411-000	INTEREST INCOME ESCROWS	3.66	4.00	-0.34	-8.50	28.68	32.00	-3.32	-10.38	48.00	
6365-000	S/D INTEREST EXPENSE	-194.94	-108.00	-86.94	-80.50	-787.60	-864.00	76.40	8.84	-1,296.00	
	TOTAL Financial Income	-188.27	-98.00	-90.27	-92.11	-735.31	-784.00	48.69	6.21	-1,176.00	
	TOTAL Income	167,067.69	164,329.00	2,738.69	1.67	1,327,538.67	1,308,076.00	19,462.67	1.49	1,971,900.00	
EXPENSES											
Renting											
6209-000	MINORITY HANDICAPPED ADVERTISE	16.28	26.00	9.72	37.38	263.49	208.00	-55.49	-26.68	312.00	
6212-001	BROKER COMMISSIONS	0.00	0.00	0.00	N/A	4.39	0.00	-4.39	N/A	0.00	
6212-008	CMC WEB	8.78	20.00	11.22	56.10	59.26	160.00	100.74	62.96	240.00	
6250-000	GRAPHICS	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00	
6290-000	MISC. RENTAL EXPENSE	0.00	0.00	0.00	N/A	216.82	300.00	83.18	27.73	400.00	
6290-001	CREDIT REPORTS	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	200.00	
	TOTAL Renting Expense	25.06	46.00	20.94	45.52	543.96	1,018.00	474.04	46.57	1,352.00	
Administrative											
6311-000	OFFICE EXPENSES	218.41	224.00	5.59	2.50	3,529.75	1,792.00	-1,737.75	-96.97	2,688.00	
6311-001	COMPUTER SERVICE & FEE	0.00	194.00	194.00	100.00	1,537.50	1,552.00	14.50	0.93	2,328.00	
6311-002	POSTAGE & COURIER	35.00	125.00	90.00	72.00	1,060.01	1,000.00	-60.01	-6.00	1,500.00	
6311-003	FEDEX / EXPRESS MAIL	0.00	30.00	30.00	100.00	122.05	240.00	117.95	49.15	360.00	
6311-004	COMPUTER SUPPLIES	0.00	0.00	0.00	N/A	358.31	0.00	-358.31	N/A	0.00	
6311-007	HARDWARE MAINTENANCE	0.00	42.00	42.00	100.00	0.00	336.00	336.00	100.00	504.00	
6311-008	SOFTWARE MAINTENANCE	865.67	447.00	-418.67	-93.66	2,800.68	4,626.00	1,825.32	39.46	6,764.00	
6340-000	LEGAL	0.00	42.00	42.00	100.00	464.75	336.00	-128.75	-38.32	504.00	
6360-000	TELEPHONE	740.98	667.00	-73.98	-11.09	5,703.58	5,336.00	-367.58	-6.89	8,004.00	
6360-007	MOBILE PHONE	72.06	0.00	-72.06	N/A	225.54	0.00	-225.54	N/A	0.00	
6361-000	TELEPHONE ANSWERING/PAGING	0.00	58.00	58.00	100.00	460.92	464.00	3.08	0.66	696.00	
6380-001	MEMBERSHIPS AND DUES	0.00	42.00	42.00	100.00	220.16	511.00	290.84	56.92	679.00	
6390-000	MISC ADMINISTRATIVE	0.00	28.00	28.00	100.00	102.72	1,954.00	1,851.28	94.74	2,066.00	

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6390-001 BANK CHARGES	425.75	342.00	-83.75	-24.49	3,318.58	2,736.00	-582.58	-21.29	4,104.00	
6390-020 MILEAGE REIMBURSEMENT	9.68	25.00	15.32	61.28	496.14	200.00	-296.14	-148.07	300.00	
TOTAL Administrative	2,367.55	2,266.00	-101.55	-4.48	20,400.69	21,083.00	682.31	3.24	30,497.00	
Payroll Expense										
6220-000 COMMISSIONS	0.00	0.00	0.00	N/A	37.50	0.00	-37.50	N/A	0.00	
6310-000 OFFICE SALARIES	7,617.77	11,354.00	3,736.23	32.91	64,505.71	57,876.00	-6,629.71	-11.46	82,942.00	
6312-000 P/R TAXES & BENEFITS	2,663.78	3,475.00	811.22	23.34	23,498.71	36,838.00	13,339.29	36.21	51,365.00	
6312-060 MA Medical Leave (ER)	118.17	0.00	-118.17	N/A	880.92	0.00	-880.92	N/A	0.00	
6313-000 EMPLOYMENT COSTS	0.00	0.00	0.00	N/A	194.79	0.00	-194.79	N/A	0.00	
6540-000 REPAIRS PAYROLL	6,040.76	5,481.00	-559.76	-10.21	52,457.51	45,153.00	-7,304.51	-16.18	69,318.00	
6538-000 FLOATER P/R TAXES & BENEFITS	378.52	470.00	91.48	19.46	2,079.79	5,360.00	3,280.21	61.20	7,288.00	
TOTAL Payroll Expense	16,819.00	20,780.00	3,961.00	19.06	143,654.93	145,227.00	1,572.07	1.08	210,913.00	
Operating Expense										
6431-000 JANITOR SUPPLIES	0.00	175.00	175.00	100.00	1,452.64	1,400.00	-52.64	-3.76	2,100.00	
6462-000 EXTERMINATING	0.00	350.00	350.00	100.00	1,388.00	2,800.00	1,412.00	50.43	4,200.00	
6470-000 TRASH REMOVAL	1,852.50	1,900.00	47.50	2.50	15,570.00	15,200.00	-370.00	-2.43	22,800.00	
6472-000 SNOW REMOVAL	0.00	0.00	0.00	N/A	9,746.50	15,000.00	5,253.50	35.02	18,000.00	
6480-000 RECREATION - FACILITIES	0.00	147.00	147.00	100.00	0.00	1,176.00	1,176.00	100.00	1,764.00	
6485-000 RECREATION - ACTIVITIES	1,308.42	1,000.00	-308.42	-30.84	4,459.23	8,000.00	3,540.77	44.26	12,000.00	
6486-000 TRAINING	701.11	158.00	-543.11	-343.74	2,933.39	2,344.00	-589.39	-25.14	2,976.00	
6489-000 RESIDENT SERVICES	115.94	116.00	0.06	0.05	927.52	928.00	0.48	0.05	1,392.00	
TOTAL Operating Expense	3,977.97	3,846.00	-131.97	-3.43	36,477.28	46,848.00	10,370.72	22.14	65,232.00	
Utility Expense										
6421-000 GAS	2,977.00	796.00	-2,181.00	-274.00	69,050.57	34,512.00	-34,538.57	-100.08	48,006.00	We were issued a large credit of \$33k that we anticipate will cover the remainder of the bills
6450-000 ELECTRICITY	1,846.23	1,773.00	-73.23	-4.13	13,787.94	13,916.00	128.06	0.92	20,466.00	
6450-001 ELECTRIC APTS (VACANT)	0.00	0.00	0.00	N/A	276.65	72.00	-204.65	-284.24	108.00	
6451-000 WATER	166.00	2,221.00	2,055.00	92.53	12,401.94	13,057.00	655.06	5.02	19,303.00	
6455-000 SEWER	1,080.00	3,172.00	2,092.00	65.95	13,492.00	18,652.00	5,160.00	27.66	27,574.00	
TOTAL Utility Expense	6,069.23	7,962.00	1,892.77	23.77	109,009.10	80,209.00	-28,800.10	-35.91	115,457.00	
Maintenance										
6521-000 GROUNDS-SUPPLIES	0.00	0.00	0.00	N/A	2,561.00	2,900.00	339.00	11.69	3,975.00	
6522-000 GROUNDS-CONTRACT	518.30	1,273.00	754.70	59.29	11,942.52	20,648.00	8,705.48	42.16	23,918.00	
6523-000 ARBORIST PAYROLL	0.00	0.00	0.00	N/A	747.26	0.00	-747.26	N/A	0.00	
6524-000 ARBORIST P/R TAXES & BENEFITS	33.63	0.00	-33.63	N/A	201.77	13,200.00	12,998.23	98.47	13,200.00	
Subtotal Grounds Expense	551.93	1,273.00	721.07	56.64	15,452.55	36,748.00	21,295.45	57.95	41,093.00	
6531-000 APARTMENT CLEANING	0.00	140.00	140.00	100.00	485.00	1,120.00	635.00	56.70	1,680.00	
6532-000 PUBLIC AREA CONTRACTS	680.00	3,241.00	2,561.00	79.02	680.00	7,928.00	7,248.00	91.42	8,892.00	
6541-000 REPAIRS MATERIAL	0.00	0.00	0.00	N/A	-23.51	0.00	23.51	N/A	0.00	
6541-001 ELECTRICAL MATERIALS	616.18	0.00	-616.18	N/A	1,186.60	4,125.00	2,938.40	71.23	4,125.00	
6541-002 PLUMBING MATERIAL	74.76	0.00	-74.76	N/A	4,364.46	75.00	-4,289.46	-5,719.28	75.00	
6541-003 INTERIOR MATERIAL	0.00	0.00	0.00	N/A	210.17	2,000.00	1,789.83	89.49	2,000.00	
6541-004 EXTERIOR MATERIALS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00	
6541-005 APPLIANCE MATERIAL	0.00	0.00	0.00	N/A	165.19	0.00	-165.19	N/A	0.00	
6542-000 REPAIRS CONTRACT	0.00	0.00	0.00	N/A	-485.00	0.00	485.00	N/A	0.00	
6542-001 ELECTRICAL REPAIRS	0.00	250.00	250.00	100.00	2,108.85	2,000.00	-108.85	-5.44	3,000.00	
6542-002 PLUMBING REPAIRS	0.00	292.00	292.00	100.00	460.00	2,336.00	1,876.00	80.31	3,504.00	
6542-003 INTERIOR REPAIRS	0.00	0.00	0.00	N/A	4,770.00	0.00	-4,770.00	N/A	0.00	
6542-007 Carpet Shampoo & Repair	0.00	0.00	0.00	N/A	325.00	0.00	-325.00	N/A	0.00	

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6542-008 Equipment & Leases	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00	
6542-009 Roof Repair & Supplies	0.00	0.00	0.00	N/A	9,271.75	3,600.00	-5,671.75	-157.55	7,000.00	
6550-000 ELEVATOR MAINT	1,500.00	597.00	-903.00	-151.26	5,322.19	6,276.00	953.81	15.20	8,664.00	Monthly variance due to one OT call to adjust the hoistway. Savings year to date due to low
6552-000 HEATING/AIR CONDITIONING	0.00	0.00	0.00	N/A	10,070.16	3,000.00	-7,070.16	-235.67	5,000.00	
6554-000 SEWER & DRAIN CLEANING	0.00	167.00	167.00	100.00	1,875.00	1,336.00	-539.00	-40.34	2,004.00	
6555-000 FIRE & SAFETY	156.23	155.00	-1.23	-0.79	3,322.42	6,534.00	3,211.58	49.15	10,600.00	
6561-000 DECORATING MATERIALS	0.00	292.00	292.00	100.00	3,903.80	2,336.00	-1,567.80	-67.11	3,504.00	
6562-000 DECORATING CONTRACT	0.00	600.00	600.00	100.00	3,930.00	4,800.00	870.00	18.12	7,200.00	
6590-000 MISC MAINTENANCE EXPENSE	0.00	33.00	33.00	100.00	0.00	339.00	339.00	100.00	496.00	
TOTAL Maintenance	3,579.10	7,290.00	3,710.90	50.90	67,394.63	86,553.00	19,158.37	22.13	112,037.00	
TOTAL Controllable Expenses	32,837.91	42,190.00	9,352.09	22.17	377,480.59	380,938.00	3,457.41	0.91	535,488.00	
NonControllable										
6320-000 MANAGEMENT FEES	4,743.75	4,744.00	0.25	0.01	37,950.00	37,760.00	-190.00	-0.50	56,923.00	
6350-000 AUDITING	1,803.00	1,803.00	0.00	0.00	14,424.00	14,424.00	0.00	0.00	21,636.00	
6351-000 BOOKKEEPING & DATA PROCESSING	0.00	375.00	375.00	100.00	339.00	3,000.00	2,661.00	88.70	4,500.00	
6351-001 ACCOUNTING SERVICES	339.00	0.00	-339.00	N/A	2,373.00	0.00	-2,373.00	N/A	0.00	
6353-000 PROFESSIONAL SERVICES	250.23	159.00	-91.23	-57.38	4,246.50	1,272.00	-2,974.50	-233.84	1,908.00	
6720-000 BUILDING INSURANCE	6,458.24	7,671.00	1,212.76	15.81	51,850.92	53,274.00	1,423.08	2.67	83,228.00	
TOTAL NonControllable Expenses	13,594.22	14,752.00	1,157.78	7.85	111,183.42	109,730.00	-1,453.42	-1.32	168,195.00	
TOTAL Expenses before RE Tax Depr Debt	46,432.13	56,942.00	10,509.87	18.46	488,664.01	490,668.00	2,003.99	0.41	703,683.00	
TOTAL NOI Before RE Tax Depr Debt	120,635.56	107,387.00	13,248.56	12.34	838,874.66	817,408.00	21,466.66	2.63	1,268,217.00	
Taxes										
6709-000 GROUND LEASE	42,539.15	31,904.33	-10,634.82	-33.33	340,313.20	255,234.64	-85,078.56	-33.33	382,851.96	
6710-000 REAL ESTATE TAXES	8,255.00	8,255.00	0.00	0.00	57,695.62	62,356.00	4,660.38	7.47	95,377.00	
TOTAL Taxes	50,794.15	40,159.33	-10,634.82	-26.48	398,008.82	317,590.64	-80,418.18	-25.32	478,228.96	
Net Operating Income	69,841.41	67,227.67	2,613.74	3.89	440,865.84	499,817.36	-58,951.52	-11.79	789,988.04	
Depreciation / Amortization										
6620-000 DEPRECIATION	4,095.13	1,746.92	-2,348.21	-134.42	32,761.04	13,975.36	-18,785.68	-134.42	20,963.04	
TOTAL Depreciation / Amortization	4,095.13	1,746.92	-2,348.21	-134.42	32,761.04	13,975.36	-18,785.68	-134.42	20,963.04	
Taxable Income (Loss)	65,746.28	65,480.75	265.53	0.41	408,104.80	485,842.00	-77,737.20	-16.00	769,025.00	
Cash Flow Conversion										
6543-001 REPLACEMENTS-APPLIANCES	0.00	-744.00	744.00	100.00	-2,932.07	-4,240.00	1,307.93	30.85	-6,160.00	
6543-002 REPLACEMENTS-CARPETING	0.00	-208.33	208.33	100.00	0.00	-1,666.64	1,666.64	100.00	-2,499.96	
6543-003 REPLACEMENTS-FLOORING	0.00	-833.33	833.33	100.00	-8,050.00	-6,666.64	-1,383.36	-20.75	-9,999.96	
6543-004 REPLACEMENTS-PAVING	0.00	0.00	0.00	N/A	0.00	-10,000.00	10,000.00	100.00	-10,000.00	
6543-006 REPLACEMENTS-OTHER	0.00	0.00	0.00	N/A	-12,356.41	-9,350.00	-3,006.41	-32.15	-9,350.00	YTD unexpected boiler repair, roof leak repair on roof deck, pruning and tree removal per ar
6543-007 REPLACEMENTS-APT. IMPROVEMENTS	0.00	-250.00	250.00	100.00	0.00	-2,000.00	2,000.00	100.00	-3,000.00	

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6543-009	REPLACEMENTS-REASONABLE ACCOM	0.00	-1,500.00	1,500.00	100.00	0.00	-12,000.00	12,000.00	100.00	-18,000.00	
	Subtotal Replacements	0.00	-3,535.66	3,535.66	100.00	-23,338.48	-45,923.28	22,584.80	49.18	-59,009.92	
1315-002	DEPRECIATION (6620-000)	4,095.13	1,746.92	2,348.21	134.42	32,761.04	13,975.36	18,785.68	134.42	20,963.04	
1315-004	INTEREST INCOME ESCROWS (5411-000)	-3.66	-4.00	0.34	8.50	-28.68	-32.00	3.32	10.38	-48.00	
1315-009	CAPITAL EXP OWNER IMP (1318_1319)	0.00	-25,000.00	25,000.00	100.00	-5,332.50	-273,800.00	268,467.50	98.05	-373,800.00	
1321-000	C/Y-REPLACEMENT RESERVE	-31,447.00	-31,000.00	-447.00	-1.44	-452,058.00	-248,000.00	-204,058.00	-82.28	-372,000.00	
1322-000	REPLACEMENT RESERVE REFUNDS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	373,800.00	
	Total Cash Flow Conversion Adjustments	-27,355.53	-57,792.74	30,437.21	52.67	-447,996.62	-553,779.92	105,783.30	19.10	-410,094.88	
	Net Cash Flow	38,390.75	7,688.01	30,702.74	399.36	-39,891.82	-67,937.92	28,046.10	41.28	358,930.12	