

Lincoln School

	2026 (Budget)	2027	2028	2029	2030	2031	2032	
CASH FLOW								
Total Income	\$2,206,500	\$2,272,695	\$2,340,876	\$2,411,102	\$2,483,435	\$2,557,938	\$2,634,676	<i>Growing at 3% annually</i>
Total Exp. Before Taxes and Debt	\$860,997	\$886,827	\$913,431	\$940,834	\$969,059	\$998,131	\$1,028,075	<i>Growing at 3% annually</i>
Taxes	\$93,970	\$96,789	\$99,693	\$102,684	\$105,764	\$108,937	\$112,205	<i>Growing at 3% annually</i>
Reserves	\$377,000	\$388,310	\$399,959	\$411,958	\$424,317	\$437,046	\$450,158	<i>Growing at 3% annually</i>
Ground Lease	\$376,619	\$362,210	\$447,944	\$112,889	\$112,444	\$112,000	\$111,558	<i>\$100,000 paid annually begi</i>
Cash Flow	\$497,914	\$538,559	\$479,848	\$842,737	\$871,851	\$901,824	\$932,680	
REPLACEMENT RESERVES								
Beginning Balance	\$1,883,353	\$2,082,914	\$268,347	\$295,009	\$698,831	\$1,128,111	\$2,311,323	
Contributions from operating	\$377,000	\$388,310	\$399,959	\$411,958	\$424,317	\$437,046	\$450,158	<i>As shown above</i>
Contributions from prior year cash flow	\$196,361	\$448,123	\$484,703	\$431,864	\$758,463	\$784,666	\$811,641	<i>90% of prior year cash flow</i>
Withdrawals (Capital)	\$373,800	\$2,651,000	\$858,000	\$440,000	\$753,500	\$38,500	\$38,500	<i>From Capital tab</i>
Ending Balance	\$2,082,914	\$268,347	\$295,009	\$698,831	\$1,128,111	\$2,311,323	\$3,534,623	

Annual cash flow rent goes to reserves?
yes

inning in 2028 for window repayment