Lincoln Apartments LLC (094)

Balance Sheet

February 2026

Books = Accrual

	February 2026
CMC Report Format with Cash Flow	
INCOME	
Rental	
GROSS POTENTIAL RENT	367,750
TOTAL Rental	**367,750**
Vacancy	
Vacancy	30,596
Bad Debt Expense	543
TOTAL Vacancy	**31,139**
NET Rental Income	**398,889**
Service Income	
LAUNDRY INCOME	665
TOTAL Service Income	**665**
Financial Income	
INTEREST INCOME	6
INTEREST INCOME ESCROWS	7
S/D INTEREST EXPENSE	-159
TOTAL Financial Income	**-146**
TOTAL Income	**399,407**
EXPENSES	
Renting	
MINORITY HANDICAPPED ADVERTISE	42
CMC WEB	6
MISC. RENTAL EXPENSE	48
TOTAL Renting Expense	**96**
Administrative	
OFFICE EXPENSES	416
POSTAGE & COURIER	71
FEDEX / EXPRESS MAIL	71
COMPUTER SUPPLIES	84
OFFICE SUPPLIES	218
SOFTWARE MAINTENANCE	1,151
TELEPHONE	1,840
MOBILE PHONE	147
TELEPHONE ANSWERING/PAGING	56
MEMBERSHIPS AND DUES	65
MISC ADMINISTRATIVE	530
BANK CHARGES	933

Balance Sheet

February 2026

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	February 2026
MILEAGE REIMBURSEMENT	193
TOTAL Administrative	**5,775**
Payroll Expense	
OFFICE SALARIES	14,665
P/R TAXES & BENEFITS	7,250
MA Medical Leave (ER)	194
REPAIRS PAYROLL	14,611
FLOATER P/R TAXES & BENEFITS	3,461
TOTAL Payroll Expense	**40,181**
Operating Expense	
JANITOR SUPPLIES	424
EXTERMINATING	326
TRASH REMOVAL	4,045
SNOW REMOVAL	12,971
RECREATION - ACTIVITIES	636
TRAINING	411
RESIDENT SERVICES	232
TOTAL Operating Expense	**19,046**
Utility Expense	
GAS	9,048
ELECTRICITY	1,008
ELECTRIC APTS (VACANT)	17
WATER	2,207
SEWER	6,106
TOTAL Utility Expense	**18,386**
Maintenance	
GROUNDS-CONTRACT	1,577
Subtotal Grounds Expense	**1,577**
APARTMENT CLEANING	170
PUBLIC AREA CONTRACTS	780
ELECTRICAL MATERIALS	266
PLUMBING MATERIAL	1,067
INTERIOR MATERIAL	67
EXTERIOR MATERIALS	175
INTERIOR REPAIRS	275
EXTERIOR REPAIRS	785
APPLIANCE REPAIRS	225
ELEVATOR MAINT	2,580
HEATING/AIR CONDITIONING	-977

Balance Sheet

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	February 2026
SEWER & DRAIN CLEANING	300
FIRE & SAFETY	2,524
DECORATING CONTRACT	1,800
TOTAL Maintenance	**11,613**
TOTAL Controllable Expenses	**95,097**
NonControllable	
MANAGEMENT FEES	9,734
AUDITING	3,606
ACCOUNTING SERVICES	678
PROFESSIONAL SERVICES	5
BUILDING INSURANCE	14,976
TOTAL NonControllable Expenses	**29,000**
TOTAL Expenses before RE Tax Depr Debt	**124,097**
TOTAL NOI Before RE Tax Depr Debt	**275,311**
Taxes	
GROUND LEASE	81,959
REAL ESTATE TAXES	16,510
TOTAL Taxes	**98,469**
Net Operating Income	**176,842**
Depreciation / Amortization	
DEPRECIATION	8,190
TOTAL Depreciation / Amortization	**8,190**
Taxable Income (Loss)	**168,651**
Cash Flow Conversion	
REPLACEMENTS-REGULATORY INSPECTIONS	-5,150
Subtotal Replacements	**-5,150**
SITE IMPROVEMENTS	-326,375
BUILDING IMPROVEMENTS	-1,039,838
DEPRECIATION (6620-000)	-8,190
INTEREST INCOME ESCROWS (5411-000)	7
C/Y-REPLACEMENT RESERVE	-62,894
Total Cash Flow Conversion Adjustments	**-1,442,441**
Net Cash Flow	**-1,273,790**