Lincoln Apartments LLC (094)

Budget Comparison

Period = Feb 2026

Book = Accrual ; Tree = inv_cmc_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
	CMC Report Format with Cash Flow										
	INCOME										
	Rental										
5120-000	GROSS POTENTIAL RENT	183,875.00	166,600.00	17,275.00	10.37	367,750.00	333,200.00	34,550.00	10.37	2,009,196.00	Higher due to approved rent increase.
5190-002	MISCELLANEOUS INCOME-NSF FEES	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00	
	TOTAL Rental	**183,875.00**	**166,600.00**	**17,275.00**	**10.37**	**367,750.00**	**333,200.00**	**34,550.00**	**10.37**	**2,009,296.00**	
	Vacancy										
5220-000	Vacancy	-11,027.00	0.00	-11,027.00	N/A	30,596.00	-1,666.00	32,262.00	1,936.49	-10,046.00	
6370-000	Bad Debt Expense	0.00	0.00	0.00	N/A	543.00	0.00	543.00	N/A	0.00	
	TOTAL Vacancy	**-11,027.00**	**0.00**	**-11,027.00**	**N/A**	**31,139.00**	**-1,666.00**	**32,805.00**	**1,969.09**	**-10,046.00**	
	NET Rental Income	**172,848.00**	**166,600.00**	**6,248.00**	**3.75**	**398,889.00**	**331,534.00**	**67,355.00**	**20.32**	**1,999,250.00**	
	Service Income										
5310-000	LAUNDRY INCOME	664.68	634.00	30.68	4.84	664.68	1,268.00	-603.32	-47.58	7,608.00	
	TOTAL Service Income	**664.68**	**634.00**	**30.68**	**4.84**	**664.68**	**1,268.00**	**-603.32**	**-47.58**	**7,608.00**	
	Financial Income										
5410-000	INTEREST INCOME	2.76	6.00	-3.24	-54.00	5.81	12.00	-6.19	-51.58	72.00	
5411-000	INTEREST INCOME ESCROWS	3.31	4.00	-0.69	-17.25	6.97	8.00	-1.03	-12.88	48.00	
6365-000	S/D INTEREST EXPENSE	-75.62	-109.00	33.38	30.62	-159.07	-218.00	58.93	27.03	-1,308.00	
	TOTAL Financial Income	**-69.55**	**-99.00**	**29.45**	**29.75**	**-146.29**	**-198.00**	**51.71**	**26.12**	**-1,188.00**	
	TOTAL Income	**173,443.13**	**167,135.00**	**6,308.13**	**3.77**	**399,407.39**	**332,604.00**	**66,803.39**	**20.08**	**2,005,670.00**	
	EXPENSES										
	Renting										
6209-000	MINORITY HANDICAPPED ADVERTISE	21.29	26.00	4.71	18.12	42.46	52.00	9.54	18.35	312.00	
6212-008	CMC WEB	1.49	19.00	17.51	92.16	5.59	38.00	32.41	85.29	228.00	
6250-000	GRAPHICS	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	200.00	
6290-000	MISC. RENTAL EXPENSE	0.00	0.00	0.00	N/A	48.03	100.00	51.97	51.97	400.00	
6290-001	CREDIT REPORTS	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	200.00	
	TOTAL Renting Expense	**22.78**	**95.00**	**72.22**	**76.02**	**96.08**	**340.00**	**243.92**	**71.74**	**1,340.00**	
	Administrative										
6311-000	OFFICE EXPENSES	218.84	224.00	5.16	2.30	415.70	448.00	32.30	7.21	2,688.00	
6311-001	COMPUTER SERVICE & FEE	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00	
6311-002	POSTAGE & COURIER	68.73	142.00	73.27	51.60	70.51	284.00	213.49	75.17	1,704.00	
6311-003	FEDEX / EXPRESS MAIL	35.89	30.00	-5.89	-19.63	70.64	60.00	-10.64	-17.73	360.00	

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6311-004	COMPUTER SUPPLIES	0.00	0.00	0.00	N/A	83.93	0.00	-83.93	N/A	0.00	
6311-006	OFFICE SUPPLIES	0.00	42.00	42.00	100.00	217.76	84.00	-133.76	-159.24	504.00	
6311-007	HARDWARE MAINTENANCE	0.00	337.00	337.00	100.00	0.00	675.00	675.00	100.00	1,350.00	
6311-008	SOFTWARE MAINTENANCE	0.00	426.00	426.00	100.00	1,151.12	1,202.00	50.88	4.23	6,512.00	
6340-000	LEGAL	0.00	63.00	63.00	100.00	0.00	126.00	126.00	100.00	756.00	
6360-000	TELEPHONE	608.58	765.00	156.42	20.45	1,840.20	1,530.00	-310.20	-20.27	9,180.00	
6360-007	MOBILE PHONE	73.60	0.00	-73.60	N/A	147.20	0.00	-147.20	N/A	0.00	
6361-000	TELEPHONE ANSWERING/PAGING	22.50	68.00	45.50	66.91	56.27	136.00	79.73	58.62	816.00	
6380-001	MEMBERSHIPS AND DUES	0.00	42.00	42.00	100.00	64.92	84.00	19.08	22.71	679.00	
6390-000	MISC ADMINISTRATIVE	29.80	598.00	568.20	95.02	529.80	1,726.00	1,196.20	69.30	2,306.00	
6390-001	BANK CHARGES	473.85	404.00	-69.85	-17.29	933.19	808.00	-125.19	-15.49	4,848.00	
6390-020	MILEAGE REIMBURSEMENT	98.16	67.00	-31.16	-46.51	193.36	134.00	-59.36	-44.30	804.00	
	TOTAL Administrative	**1,629.95**	**3,408.00**	**1,778.05**	**52.17**	**5,774.60**	**7,697.00**	**1,922.40**	**24.98**	**34,907.00**	
	Payroll Expense										
6220-000	COMMISSIONS	0.00	915.00	915.00	100.00	0.00	1,825.00	1,825.00	100.00	10,950.00	
6310-000	OFFICE SALARIES	7,387.17	7,151.00	-236.17	-3.30	14,665.07	14,949.00	283.93	1.90	94,645.00	
6312-000	P/R TAXES & BENEFITS	3,488.17	4,029.00	540.83	13.42	7,249.98	11,453.00	4,203.02	36.70	48,826.00	
6312-060	MA Medical Leave (ER)	96.91	0.00	-96.91	N/A	193.82	0.00	-193.82	N/A	0.00	
6540-000	REPAIRS PAYROLL	7,314.43	5,221.00	-2,093.43	-40.10	14,611.19	10,964.00	-3,647.19	-33.27	69,330.00	
6538-000	FLOATER P/R TAXES & BENEFITS	0.00	0.00	0.00	N/A	3,461.37	0.00	-3,461.37	N/A	0.00	
	TOTAL Payroll Expense	**18,286.68**	**17,316.00**	**-970.68**	**-5.61**	**40,181.43**	**39,191.00**	**-990.43**	**-2.53**	**223,751.00**	
	Operating Expense										
6431-000	JANITOR SUPPLIES	394.85	217.00	-177.85	-81.96	424.08	434.00	9.92	2.29	2,604.00	
6462-000	EXTERMINATING	163.00	350.00	187.00	53.43	326.00	700.00	374.00	53.43	4,200.00	
6470-000	TRASH REMOVAL	1,953.79	2,100.00	146.21	6.96	4,045.29	4,200.00	154.71	3.68	25,200.00	
6472-000	SNOW REMOVAL	4,428.04	4,500.00	71.96	1.60	12,971.04	9,500.00	-3,471.04	-36.54	18,000.00	High due to storms and high snow fall in Jan/Feb. Anticipate more bills to come in March and be over budget.
6480-000	RECREATION - FACILITIES	0.00	147.00	147.00	100.00	0.00	294.00	294.00	100.00	1,764.00	
6485-000	RECREATION - ACTIVITIES	636.17	1,000.00	363.83	36.38	636.17	2,000.00	1,363.83	68.19	12,000.00	
6486-000	TRAINING	387.50	257.00	-130.50	-50.78	411.19	514.00	102.81	20.00	4,584.00	
6489-000	RESIDENT SERVICES	115.94	116.00	0.06	0.05	231.88	232.00	0.12	0.05	1,392.00	
	TOTAL Operating Expense	**8,079.29**	**8,687.00**	**607.71**	**7.00**	**19,045.65**	**17,874.00**	**-1,171.65**	**-6.56**	**69,744.00**	
	Utility Expense										
6421-000	GAS	-3,405.00	8,111.00	11,516.00	141.98	9,048.00	15,199.00	6,151.00	40.47	57,538.00	YTD savings due to entering 2026 with a gas credit. Credit has since depleted in March and will reflect true costs moving forward.
6450-000	ELECTRICITY	-1,697.45	2,483.00	4,180.45	168.36	1,007.55	4,975.00	3,967.45	79.75	29,160.00	
6450-001	ELECTRIC APTS (VACANT)	17.03	0.00	-17.03	N/A	17.03	36.00	18.97	52.69	216.00	
6451-000	WATER	2,324.04	1,063.00	-1,261.04	-118.63	2,207.17	2,201.00	-6.17	-0.28	24,964.00	
6455-000	SEWER	2,898.00	935.00	-1,963.00	-209.95	6,106.00	1,936.00	-4,170.00	-215.39	21,416.00	Sewer billed 2x annually, will even out as year progresses.
	TOTAL Utility Expense	**136.62**	**12,592.00**	**12,455.38**	**98.92**	**18,385.75**	**24,347.00**	**5,961.25**	**24.48**	**133,294.00**	
	Maintenance										
6521-000	GROUNDS-SUPPLIES	0.00	0.00	0.00	N/A	0.00	550.00	550.00	100.00	3,975.00	
6522-000	GROUNDS-CONTRACT	0.00	0.00	0.00	N/A	1,577.00	0.00	-1,577.00	N/A	24,922.00	Need to reclass this expense to 6552 heating expense. Will reflect correct on March financials.
6523-000	ABORIST PAYROLL	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,560.00	
6524-000	ARBORIST P/R TAXES & BENEFITS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,640.00	
	Subtotal Grounds Expense	**0.00**	**0.00**	**0.00**	**N/A**	**1,577.00**	**550.00**	**-1,027.00**	**-186.73**	**42,097.00**	
6531-000	APARTMENT CLEANING	0.00	140.00	140.00	100.00	170.00	280.00	110.00	39.29	1,680.00	
6532-000	PUBLIC AREA CONTRACTS	0.00	0.00	0.00	N/A	780.00	0.00	-780.00	N/A	8,895.00	
6541-001	ELECTRICAL MATERIALS	37.17	208.00	170.83	82.13	265.60	416.00	150.40	36.15	2,496.00	
6541-002	PLUMBING MATERIAL	31.83	250.00	218.17	87.27	1,067.06	500.00	-567.06	-113.41	3,000.00	
6541-003	INTERIOR MATERIAL	0.00	83.00	83.00	100.00	66.51	166.00	99.49	59.93	996.00	
6541-004	EXTERIOR MATERIALS	106.22	0.00	-106.22	N/A	175.25	0.00	-175.25	N/A	0.00	
6541-005	APPLIANCE MATERIAL	0.00	29.00	29.00	100.00	0.00	58.00	58.00	100.00	348.00	
6541-006	WINDOWS & SCREEN MATERIAL	0.00	42.00	42.00	100.00	0.00	84.00	84.00	100.00	504.00	

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6542-001	ELECTRICAL REPAIRS	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00	
6542-002	PLUMBING REPAIRS	0.00	625.00	625.00	100.00	0.00	1,250.00	1,250.00	100.00	7,500.00	
6542-003	INTERIOR REPAIRS	0.00	83.00	83.00	100.00	275.00	166.00	-109.00	-65.66	996.00	
6542-004	EXTERIOR REPAIRS	0.00	0.00	0.00	N/A	785.09	0.00	-785.09	N/A	0.00	
6542-005	APPLIANCE REPAIRS	225.00	0.00	-225.00	N/A	225.00	0.00	-225.00	N/A	0.00	
6542-007	CARPET SHAMPOO & REPAIR	0.00	42.00	42.00	100.00	0.00	84.00	84.00	100.00	504.00	
6542-009	ROOF REPAIRS	0.00	833.00	833.00	100.00	0.00	1,666.00	1,666.00	100.00	9,996.00	
6542-013	EMERGENCY CLEAN UP & RESTORATION	0.00	167.00	167.00	100.00	0.00	334.00	334.00	100.00	2,004.00	
6550-000	ELEVATOR MAINT	930.00	609.00	-321.00	-52.71	2,580.00	2,718.00	138.00	5.08	8,808.00	
6552-000	HEATING/AIR CONDITIONING	0.00	2,000.00	2,000.00	100.00	-977.00	6,000.00	6,977.00	116.28	12,000.00	
6554-000	SEWER & DRAIN CLEANING	300.00	250.00	-50.00	-20.00	300.00	500.00	200.00	40.00	3,000.00	
6555-000	FIRE & SAFETY	642.13	351.00	-291.13	-82.94	2,523.93	1,470.00	-1,053.93	-71.70	10,812.00	Variance due to timing. Sprinkler inspection, fire extinguisher inspections done in Feb. Will even out as year progresses.
6561-000	DECORATING MATERIALS	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00	
6562-000	DECORATING CONTRACT	0.00	600.00	600.00	100.00	1,800.00	1,200.00	-600.00	-50.00	7,200.00	
6590-000	MISC MAINTENANCE EXPENSE	0.00	33.00	33.00	100.00	0.00	91.00	91.00	100.00	496.00	
	TOTAL Maintenance	**2,272.35**	**7,095.00**	**4,822.65**	**67.97**	**11,613.44**	**19,033.00**	**7,419.56**	**38.98**	**132,332.00**	
	TOTAL Controllable Expenses	**30,427.67**	**49,193.00**	**18,765.33**	**38.15**	**95,096.95**	**108,482.00**	**13,385.05**	**12.34**	**595,368.00**	
	NonControllable										
6320-000	MANAGEMENT FEES	4,867.12	4,833.00	-34.12	-0.71	9,734.24	9,618.00	-116.24	-1.21	57,998.00	
6350-000	AUDITING	1,803.00	1,917.00	114.00	5.95	3,606.00	3,834.00	228.00	5.95	23,004.00	
6351-000	BOOKKEEPING & DATA PROCESSING	0.00	0.00	0.00	N/A	0.00	339.00	339.00	100.00	339.00	
6351-001	ACCOUNTING SERVICES	339.00	0.00	-339.00	N/A	678.00	0.00	-678.00	N/A	0.00	
6353-000	PROFESSIONAL SERVICES	153.65	333.00	179.35	53.86	4.90	666.00	661.10	99.26	3,996.00	
6720-000	BUILDING INSURANCE	8,518.19	8,518.00	-0.19	0.00	14,976.43	17,036.00	2,059.57	12.09	108,673.00	
	TOTAL NonControllable Expenses	**15,680.96**	**15,601.00**	**-79.96**	**-0.51**	**28,999.57**	**31,493.00**	**2,493.43**	**7.92**	**194,010.00**	
	TOTAL Expenses before RE Tax Depr Debt	**46,108.63**	**64,794.00**	**18,685.37**	**28.84**	**124,096.52**	**139,975.00**	**15,878.48**	**11.34**	**789,378.00**	
	TOTAL NOI Before RE Tax Depr Debt	**127,334.50**	**102,341.00**	**24,993.50**	**24.42**	**275,310.87**	**192,629.00**	**82,681.87**	**42.92**	**1,216,292.00**	
	Taxes										
6709-000	GROUND LEASE	40,979.60	30,734.67	-10,244.93	-33.33	81,959.20	61,469.34	-20,489.86	-33.33	368,816.04	Variance is due to how this was spread in the budget. Spread over 12 vs should be 9. Can either respread and send out updated reports or leave as is and will even out at year end.
6710-000	REAL ESTATE TAXES	8,255.00	7,528.00	-727.00	-9.66	16,510.00	15,056.00	-1,454.00	-9.66	93,970.00	
	TOTAL Taxes	**49,234.60**	**38,262.67**	**-10,971.93**	**-28.68**	**98,469.20**	**76,525.34**	**-21,943.86**	**-28.68**	**462,786.04**	
	Net Operating Income	**78,099.90**	**64,078.33**	**14,021.57**	**21.88**	**176,841.67**	**116,103.66**	**60,738.01**	**52.31**	**753,505.96**	
	Depreciation / Amortization										
6620-000	DEPRECIATION	4,095.13	1,247.58	-2,847.55	-228.25	8,190.26	2,495.16	-5,695.10	-228.25	14,970.96	
	TOTAL Depreciation / Amortization	**4,095.13**	**1,247.58**	**-2,847.55**	**-228.25**	**8,190.26**	**2,495.16**	**-5,695.10**	**-228.25**	**14,970.96**	
	Taxable Income (Loss)	**74,004.77**	**62,830.75**	**11,174.02**	**17.78**	**168,651.41**	**113,608.50**	**55,042.91**	**48.45**	**738,535.00**	
	Cash Flow Conversion										
6543-001	REPLACEMENTS-APPLIANCES	0.00	-183.33	183.33	100.00	0.00	-2,173.66	2,173.66	100.00	-6,159.96	
6543-002	REPLACEMENTS-CARPETING	0.00	-208.33	208.33	100.00	0.00	-416.66	416.66	100.00	-2,499.96	
6543-003	REPLACEMENTS-FLOORING	0.00	-1,041.67	1,041.67	100.00	0.00	-2,083.34	2,083.34	100.00	-12,500.04	
6543-004	REPLACEMENTS-PAVING	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	-10,000.00	

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6543-006	REPLACEMENTS-OTHER	-8,340.00	0.00	-8,340.00	N/A	0.00	0.00	0.00	N/A	-10,500.00	Approved boiler work completed in Feb.
6543-007	REPLACEMENTS-APT. IMPROVEMENTS	0.00	-250.00	250.00	100.00	0.00	-500.00	500.00	100.00	-3,000.00	
6543-009	REPLACEMENTS-REASONABLE ACCOM	0.00	-1,000.00	1,000.00	100.00	0.00	-2,000.00	2,000.00	100.00	-12,000.00	
6543-010	REPLACEMENTS-REGULATORY INSPECTIONS	0.00	-5,000.00	5,000.00	100.00	-5,150.00	-10,000.00	4,850.00	48.50	-15,000.00	
	Subtotal Replacements	**-8,340.00**	**-7,683.33**	**-656.67**	**-8.55**	**-5,150.00**	**-17,173.66**	**12,023.66**	**70.01**	**-71,659.96**	Minimal replacements needed YTD.
1315-002	DEPRECIATION (6620-000)	4,095.13	1,247.58	2,847.55	228.25	8,190.26	2,495.16	5,695.10	228.25	14,970.96	
1315-004	INTEREST INCOME ESCROWS (5411-000)	-3.31	-4.00	0.69	17.25	-6.97	-8.00	1.03	12.88	-48.00	
1315-009	CAPITAL EXP OWNER IMP (1318_1319)	0.00	-25,000.00	25,000.00	100.00	0.00	-50,000.00	50,000.00	100.00	-373,800.00	
1321-000	C/Y-REPLACEMENT RESERVE	-31,447.00	-31,000.00	-447.00	-1.44	-62,894.00	-62,000.00	-894.00	-1.44	-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	**-35,695.18**	**-62,439.75**	**26,744.57**	**42.83**	**-59,860.71**	**-126,686.50**	**66,825.79**	**52.75**	**-428,737.00**	
	Net Cash Flow	**38,309.59**	**391.00**	**37,918.59**	**9,697.85**	**108,790.70**	**-13,078.00**	**121,868.70**	**931.86**	**309,798.00**	