

Lincoln Apartments LLC (094)

Budget Comparison

Period = May 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	916,350.00	833,000.00	83,350.00	10.01	2,009,196.00	
5190-002	MISCELLANEOUS INCOME-NSF FEES	0.00	0.00	0.00	N/A	0.00	50.00	-50.00	-100.00	100.00	
TOTAL Rental		183,875.00	166,600.00	17,275.00	10.37	916,350.00	833,050.00	83,300.00	10.00	2,009,296.00	
Vacancy											
5220-000	Vacancy	-6,700.00	-1,666.00	-5,034.00	-302.16	28,640.94	-4,998.00	33,638.94	673.05	-10,046.00	Higher vacancy YTD. Primarily due to illness/death.
6370-000	Bad Debt Expense	-276.00	0.00	-276.00	N/A	-9,877.71	0.00	-9,877.71	N/A	0.00	
TOTAL Vacancy		-6,976.00	-1,666.00	-5,310.00	-318.73	18,763.23	-4,998.00	23,761.23	475.41	-10,046.00	
NET Rental Income		176,899.00	164,934.00	11,965.00	7.25	935,113.23	828,052.00	107,061.23	12.93	1,999,250.00	
Service Income											
5310-000	LAUNDRY INCOME	669.64	634.00	35.64	5.62	2,495.71	3,170.00	-674.29	-21.27	7,608.00	
TOTAL Service Income		669.64	634.00	35.64	5.62	2,495.71	3,170.00	-674.29	-21.27	7,608.00	
Financial Income											
5410-000	INTEREST INCOME	3.05	6.00	-2.95	-49.17	14.86	30.00	-15.14	-50.47	72.00	
5411-000	INTEREST INCOME ESCROWS	3.66	4.00	-0.34	-8.50	17.83	20.00	-2.17	-10.85	48.00	
6365-000	S/D INTEREST EXPENSE	0.00	-109.00	109.00	100.00	-244.80	-545.00	300.20	55.08	-1,308.00	
TOTAL Financial Income		6.71	-99.00	105.71	106.78	-212.11	-495.00	282.89	57.15	-1,188.00	
TOTAL Income		177,575.35	165,469.00	12,106.35	7.32	937,396.83	830,727.00	106,669.83	12.84	2,005,670.00	
EXPENSES											
Renting											
6209-000	MINORITY HANDICAPPED ADVERTISE	37.73	26.00	-11.73	-45.12	170.37	130.00	-40.37	-31.05	312.00	
6212-008	CMC WEB	0.00	19.00	19.00	100.00	17.89	95.00	77.11	81.17	228.00	
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	10.46	0.00	-10.46	N/A	174.54	200.00	25.46	12.73	400.00	
6290-001	CREDIT REPORTS	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00	
TOTAL Renting Expense		48.19	45.00	-3.19	-7.09	362.80	725.00	362.20	49.96	1,340.00	
Administrative											
6311-000	OFFICE EXPENSES	194.89	224.00	29.11	13.00	1,002.05	1,120.00	117.95	10.53	2,688.00	
6311-001	COMPUTER SERVICE & FEE	0.00	200.00	200.00	100.00	89.84	1,000.00	910.16	91.02	2,400.00	
6311-002	POSTAGE & COURIER	89.57	142.00	52.43	36.92	284.65	710.00	425.35	59.91	1,704.00	

Lincoln Apartments LLC (094)

Budget Comparison

Period = May 2026

Book = Accrual ; Tree = inv_cmc_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
6311-003	FEDEX / EXPRESS MAIL	35.11	30.00	-5.11	-17.03	207.13	150.00	-57.13	-38.09	360.00	

Lincoln Apartments LLC (094)

Budget Comparison

Period = May 2026

Book = Accrual ; Tree = inv_cmc_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
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	441.38	210.00	-231.38	-110.18	504.00	
6311-007	HARDWARE MAINTENANCE	0.00	0.00	0.00	N/A	0.00	1,350.00	1,350.00	100.00	1,350.00	
6311-008	SOFTWARE MAINTENANCE	193.92	426.00	232.08	54.48	2,578.31	2,830.00	251.69	8.89	6,512.00	
6340-000	LEGAL	0.00	63.00	63.00	100.00	1,677.79	315.00	-1,362.79	-432.63	756.00	
6360-000	TELEPHONE	790.00	765.00	-25.00	-3.27	4,461.66	3,825.00	-636.66	-16.64	9,180.00	
6360-007	MOBILE PHONE	73.60	0.00	-73.60	N/A	368.00	0.00	-368.00	N/A	0.00	
6361-000	TELEPHONE ANSWERING/PAGING	76.24	68.00	-8.24	-12.12	310.07	340.00	29.93	8.80	816.00	
6380-001	MEMBERSHIPS AND DUES	0.00	42.00	42.00	100.00	64.92	385.00	320.08	83.14	679.00	
6390-000	MISC ADMINISTRATIVE	14.50	48.00	33.50	69.79	586.95	1,970.00	1,383.05	70.21	2,306.00	
6390-001	BANK CHARGES	475.11	404.00	-71.11	-17.60	2,371.45	2,020.00	-351.45	-17.40	4,848.00	
6390-020	MILEAGE REIMBURSEMENT	49.24	67.00	17.76	26.51	272.33	335.00	62.67	18.71	804.00	
TOTAL Administrative		1,992.18	2,521.00	528.82	20.98	14,800.46	16,560.00	1,759.54	10.63	34,907.00	
Payroll Expense											
6220-000	COMMISSIONS	0.00	910.00	910.00	100.00	0.00	4,560.00	4,560.00	100.00	10,950.00	
6310-000	OFFICE SALARIES	7,090.41	7,475.00	384.59	5.14	36,869.92	38,020.00	1,150.08	3.02	94,645.00	
6312-000	P/R TAXES & BENEFITS	2,965.16	3,544.00	578.84	16.33	15,992.89	25,266.00	9,273.11	36.70	48,826.00	
6312-060	MA Medical Leave (ER)	0.00	0.00	0.00	N/A	387.64	0.00	-387.64	N/A	0.00	
6540-000	REPAIRS PAYROLL	6,309.42	5,482.00	-827.42	-15.09	33,563.45	27,932.00	-5,631.45	-20.16	69,330.00	
6538-000	FLOATER P/R TAXES & BENEFITS	1,337.79	0.00	-1,337.79	N/A	6,246.06	0.00	-6,246.06	N/A	0.00	
TOTAL Payroll Expense		17,702.78	17,411.00	-291.78	-1.68	93,059.96	95,778.00	2,718.04	2.84	223,751.00	
Operating Expense											
6431-000	JANITOR SUPPLIES	38.45	217.00	178.55	82.28	462.53	1,085.00	622.47	57.37	2,604.00	
6462-000	EXTERMINATING	632.00	350.00	-282.00	-80.57	1,284.00	1,750.00	466.00	26.63	4,200.00	
6470-000	TRASH REMOVAL	2,491.50	2,100.00	-391.50	-18.64	12,329.58	10,500.00	-1,829.58	-17.42	25,200.00	
6472-000	SNOW REMOVAL	0.00	0.00	0.00	N/A	18,620.76	15,000.00	-3,620.76	-24.14	18,000.00	Higher snow removal due to high snowfall in Q1. Anticipate this variance to carry.
6480-000	RECREATION - FACILITIES	0.00	147.00	147.00	100.00	0.00	735.00	735.00	100.00	1,764.00	
6485-000	RECREATION - ACTIVITIES	791.81	1,000.00	208.19	20.82	2,012.01	5,000.00	2,987.99	59.76	12,000.00	
6486-000	TRAINING	345.33	257.00	-88.33	-34.37	1,146.51	2,785.00	1,638.49	58.83	4,584.00	
6489-000	RESIDENT SERVICES	115.94	116.00	0.06	0.05	579.70	580.00	0.30	0.05	1,392.00	
TOTAL Operating Expense		4,415.03	4,187.00	-228.03	-5.45	36,435.09	37,435.00	999.91	2.67	69,744.00	
Utility Expense											
6421-000	GAS	-292.93	5,794.00	6,086.93	105.06	19,656.83	34,727.00	15,070.17	43.40	57,538.00	Savings due to credit issued in Q42025.
6450-000	ELECTRICITY	1,553.00	2,364.00	811.00	34.31	5,249.18	11,972.00	6,722.82	56.15	29,160.00	
6450-001	ELECTRIC APTS (VACANT)	45.64	36.00	-9.64	-26.78	73.56	108.00	34.44	31.89	216.00	
6451-000	WATER	2,318.04	1,978.00	-340.04	-17.19	5,761.75	7,376.00	1,614.25	21.89	24,964.00	
6455-000	SEWER	-4,872.80	1,690.00	6,562.80	388.33	7,371.20	6,387.00	-984.20	-15.41	21,416.00	

Lincoln Apartments LLC (094)
Budget Comparison
Period = May 2026
Book = Accrual ; Tree = inv_cmc_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
TOTAL Utility Expense		-1,249.05	11,862.00	13,111.05	110.53	38,112.52	60,570.00	22,457.48	37.08	133,294.00	
Maintenance											
6521-000	GROUNDS-SUPPLIES	0.00	0.00	0.00	N/A	0.00	3,025.00	3,025.00	100.00	3,975.00	
6522-000	GROUNDS-CONTRACT	323.30	2,481.00	2,157.70	86.97	5,594.84	18,088.00	12,493.16	69.07	24,922.00	
6523-000	ABORIST PAYROLL	0.00	5,280.00	5,280.00	100.00	0.00	10,560.00	10,560.00	100.00	10,560.00	
6524-000	ARBORIST P/R TAXES & BENEFITS	0.00	1,320.00	1,320.00	100.00	0.00	2,640.00	2,640.00	100.00	2,640.00	
Subtotal Grounds Expense		323.30	9,081.00	8,757.70	96.44	5,594.84	34,313.00	28,718.16	83.69	42,097.00	
6531-000	APARTMENT CLEANING	0.00	140.00	140.00	100.00	655.00	700.00	45.00	6.43	1,680.00	
6532-000	PUBLIC AREA CONTRACTS	680.00	2,895.00	2,215.00	76.51	1,460.00	5,895.00	4,435.00	75.23	8,895.00	
6541-001	ELECTRICAL MATERIALS	0.00	208.00	208.00	100.00	1,072.17	1,040.00	-32.17	-3.09	2,496.00	
6541-002	PLUMBING MATERIAL	273.93	250.00	-23.93	-9.57	1,531.66	1,250.00	-281.66	-22.53	3,000.00	
6541-003	INTERIOR MATERIAL	358.98	83.00	-275.98	-332.51	736.55	415.00	-321.55	-77.48	996.00	
6541-004	EXTERIOR MATERIALS	0.00	0.00	0.00	N/A	175.25	0.00	-175.25	N/A	0.00	
6541-005	APPLIANCE MATERIAL	320.00	29.00	-291.00	-1,003.45	1,569.76	145.00	-1,424.76	-982.59	348.00	
6541-006	WINDOWS & SCREEN MATERIAL	0.00	42.00	42.00	100.00	0.00	210.00	210.00	100.00	504.00	
6542-001	ELECTRICAL REPAIRS	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00	
6542-002	PLUMBING REPAIRS	975.00	625.00	-350.00	-56.00	975.00	3,125.00	2,150.00	68.80	7,500.00	
6542-003	INTERIOR REPAIRS	1,285.00	83.00	-1,202.00	-1,448.19	5,990.00	415.00	-5,575.00	-1,343.37	996.00	
6542-004	EXTERIOR REPAIRS	0.00	0.00	0.00	N/A	1,407.63	0.00	-1,407.63	N/A	0.00	
6542-005	APPLIANCE REPAIRS	0.00	0.00	0.00	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	210.00	210.00	100.00	504.00	
6542-009	ROOF REPAIRS	7,854.70	833.00	-7,021.70	-842.94	11,601.30	4,165.00	-7,436.30	-178.54	9,996.00	Higher amount of repairs needed upon inspection. Due to completing these repairs, we have seen fewer leaks/issues YTD.
6542-013	EMERGENCY CLEAN UP & RESTORATION	0.00	167.00	167.00	100.00	0.00	835.00	835.00	100.00	2,004.00	
6550-000	ELEVATOR MAINT	9,605.00	609.00	-8,996.00	-1,477.18	18,650.00	4,545.00	-14,105.00	-310.34	8,808.00	Due to unanticipated elevator repairs needed. All have been completed and has been operating well since. Variance will carry.
6552-000	HEATING/AIR CONDITIONING	2,140.00	0.00	-2,140.00	N/A	3,570.00	8,000.00	4,430.00	55.38	12,000.00	
6554-000	SEWER & DRAIN CLEANING	0.00	250.00	250.00	100.00	300.00	1,250.00	950.00	76.00	3,000.00	
6555-000	FIRE & SAFETY	162.13	936.00	773.87	82.68	3,652.45	4,106.00	453.55	11.05	10,812.00	
6561-000	DECORATING MATERIALS	0.00	500.00	500.00	100.00	0.00	2,500.00	2,500.00	100.00	6,000.00	
6562-000	DECORATING CONTRACT	3,600.00	600.00	-3,000.00	-500.00	12,650.00	3,000.00	-9,650.00	-321.67	7,200.00	Variance due to higher vacancy YTD, more apartment turnovers than anticipated. Variance will carry.
6590-000	MISC MAINTENANCE EXPENSE	0.00	33.00	33.00	100.00	0.00	215.00	215.00	100.00	496.00	
TOTAL Maintenance		27,578.04	17,656.00	-9,922.04	-56.20	71,816.61	77,584.00	5,767.39	7.43	132,332.00	
TOTAL Controllable Expenses		50,487.17	53,682.00	3,194.83	5.95	254,587.44	288,652.00	34,064.56	11.80	595,368.00	
NonControllable											
6320-000	MANAGEMENT FEES	4,867.12	4,785.00	-82.12	-1.72	24,335.60	24,022.00	-313.60	-1.31	57,998.00	
6350-000	AUDITING	1,803.00	1,917.00	114.00	5.95	9,015.00	9,585.00	570.00	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	

Lincoln Apartments LLC (094)

Budget Comparison

Period = May 2026

Book = Accrual ; Tree = inv_cmc_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
6351-001	ACCOUNTING SERVICES	339.00	0.00	-339.00	N/A	1,695.00	0.00	-1,695.00	N/A	0.00	
6353-000	PROFESSIONAL SERVICES	12.18	333.00	320.82	96.34	1,403.10	1,665.00	261.90	15.73	3,996.00	
6720-000	BUILDING INSURANCE	8,518.19	8,518.00	-0.19	0.00	42,590.95	42,590.00	-0.95	0.00	108,673.00	
TOTAL NonControllable Expenses		15,539.49	15,553.00	13.51	0.09	79,039.65	78,201.00	-838.65	-1.07	194,010.00	
TOTAL Expenses before RE Tax Depr Debt		66,026.66	69,235.00	3,208.34	4.63	333,627.09	366,853.00	33,225.91	9.06	789,378.00	
TOTAL NOI Before RE Tax Depr Debt		111,548.69	96,234.00	15,314.69	15.91	603,769.74	463,874.00	139,895.74	30.16	1,216,292.00	
Taxes											
6709-000	GROUND LEASE	40,979.60	30,734.67	-10,244.93	-33.33	204,898.00	153,673.35	-51,224.65	-33.33	368,816.04	
6710-000	REAL ESTATE TAXES	6,681.74	7,528.00	846.26	11.24	34,981.96	37,640.00	2,658.04	7.06	93,970.00	
TOTAL Taxes		47,661.34	38,262.67	-9,398.67	-24.56	239,879.96	191,313.35	-48,566.61	-25.39	462,786.04	
Net Operating Income		63,887.35	57,971.33	5,916.02	10.21	363,889.78	272,560.65	91,329.13	33.51	753,505.96	
Depreciation / Amortization											
6620-000	DEPRECIATION	4,095.13	1,247.58	-2,847.55	-228.25	20,475.65	6,237.90	-14,237.75	-228.25	14,970.96	
TOTAL Depreciation / Amortization		4,095.13	1,247.58	-2,847.55	-228.25	20,475.65	6,237.90	-14,237.75	-228.25	14,970.96	
Taxable Income (Loss)		59,792.22	56,723.75	3,068.47	5.41	343,414.13	266,322.75	77,091.38	28.95	738,535.00	
Cash Flow Conversion											
6543-001	REPLACEMENTS-APPLIANCES	0.00	-827.33	827.33	100.00	-984.67	-4,587.65	3,602.98	78.54	-6,159.96	
6543-002	REPLACEMENTS-CARPETING	-5,000.00	-208.33	-4,791.67	-2,300.04	-5,650.00	-1,041.65	-4,608.35	-442.41	-2,499.96	
6543-003	REPLACEMENTS-FLOORING	0.00	-1,041.67	1,041.67	100.00	-7,100.00	-5,208.35	-1,891.65	-36.32	-12,500.04	
6543-004	REPLACEMENTS-PAVING	0.00	-5,000.00	5,000.00	100.00	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	-2,420.00	-10,500.00	8,080.00	76.95	-10,500.00	
6543-007	REPLACEMENTS-APT. IMPROVEMENTS	0.00	-250.00	250.00	100.00	0.00	-1,250.00	1,250.00	100.00	-3,000.00	
6543-009	REPLACEMENTS-REASONABLE ACCOM	0.00	-1,000.00	1,000.00	100.00	0.00	-5,000.00	5,000.00	100.00	-12,000.00	
6543-010	REPLACEMENTS-REGULATORY INSPECTIONS	0.00	0.00	0.00	N/A	-5,150.00	-15,000.00	9,850.00	65.67	-15,000.00	
Subtotal Replacements		-5,000.00	-8,327.33	3,327.33	39.96	-21,304.67	-52,587.65	31,282.98	59.49	-71,659.96	
1315-002	DEPRECIATION (6620-000)	4,095.13	1,247.58	2,847.55	228.25	20,475.65	6,237.90	14,237.75	228.25	14,970.96	
1315-004	INTEREST INCOME ESCROWS (5411-000)	-3.66	-4.00	0.34	8.50	-17.83	-20.00	2.17	10.85	-48.00	

Lincoln Apartments LLC (094)
Budget Comparison
Period = May 2026
Book = Accrual ; Tree = inv_cmc_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
1315-009	CAPITAL EXP OWNER IMP (1318_1319)	-14,448.77	-25,000.00	10,551.23	42.20	-14,448.77	-198,800.00	184,351.23	92.73	-373,800.00	Laundry bags, patio furniture, balance and ADA consult with Egan Architects.
1321-000	C/Y-REPLACEMENT RESERVE	-31,447.00	-31,000.00	-447.00	-1.44	-157,235.00	-155,000.00	-2,235.00	-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		-46,804.30	-63,083.75	16,279.45	25.81	-172,530.62	-400,169.75	227,639.13	56.89	-428,737.00	
Net Cash Flow		12,987.92	-6,360.00	19,347.92	304.21	170,883.51	-133,847.00	304,730.51	227.67	309,798.00	