Lincoln Apartments LLC (094)

Budget Comparison

Period = Jun 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	1,100,225.00	999,600.00	100,625.00	10.07	2,009,196.00	Higher income and occupancy YTD. Positive variance expected to carry through remainder of the year.
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**	**1,100,225.00**	**999,650.00**	**100,575.00**	**10.06**	**2,009,296.00**	
	Vacancy										
5220-000	Vacancy	775.00	0.00	775.00	N/A	29,415.94	-4,998.00	34,413.94	688.55	-10,046.00	Anticipate positive variance to carry, as we currently have on notice apartment.
6370-000	Bad Debt Expense	0.00	0.00	0.00	N/A	-9,877.71	0.00	-9,877.71	N/A	0.00	
	TOTAL Vacancy	**775.00**	**0.00**	**775.00**	**N/A**	**19,538.23**	**-4,998.00**	**24,536.23**	**490.92**	**-10,046.00**	
	NET Rental Income	**184,650.00**	**166,600.00**	**18,050.00**	**10.83**	**1,119,763.23**	**994,652.00**	**125,111.23**	**12.58**	**1,999,250.00**	
	Service Income										
5310-000	LAUNDRY INCOME	668.75	634.00	34.75	5.48	3,164.46	3,804.00	-639.54	-16.81	7,608.00	
	TOTAL Service Income	**668.75**	**634.00**	**34.75**	**5.48**	**3,164.46**	**3,804.00**	**-639.54**	**-16.81**	**7,608.00**	
	Financial Income										
5410-000	INTEREST INCOME	2.95	6.00	-3.05	-50.83	17.81	36.00	-18.19	-50.53	72.00	
5411-000	INTEREST INCOME ESCROWS	3.54	4.00	-0.46	-11.50	21.37	24.00	-2.63	-10.96	48.00	
6365-000	S/D INTEREST EXPENSE	-119.93	-109.00	-10.93	-10.03	-364.73	-654.00	289.27	44.23	-1,308.00	
	TOTAL Financial Income	**-113.44**	**-99.00**	**-14.44**	**-14.59**	**-325.55**	**-594.00**	**268.45**	**45.19**	**-1,188.00**	
	TOTAL Income	**185,205.31**	**167,135.00**	**18,070.31**	**10.81**	**1,122,602.14**	**997,862.00**	**124,740.14**	**12.50**	**2,005,670.00**	
	EXPENSES										
	Renting										
6209-000	MINORITY HANDICAPPED ADVERTISE	37.73	26.00	-11.73	-45.12	208.10	156.00	-52.10	-33.40	312.00	
6212-008	CMC WEB	8.41	19.00	10.59	55.74	26.30	114.00	87.70	76.93	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	105.41	0.00	-105.41	N/A	279.95	200.00	-79.95	-39.98	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	**151.55**	**45.00**	**-106.55**	**-236.78**	**514.35**	**770.00**	**255.65**	**33.20**	**1,340.00**	
	Administrative										
6311-000	OFFICE EXPENSES	194.89	224.00	29.11	13.00	1,196.94	1,344.00	147.06	10.94	2,688.00	
6311-001	COMPUTER SERVICE & FEE	0.00	200.00	200.00	100.00	89.84	1,200.00	1,110.16	92.51	2,400.00	
6311-002	POSTAGE & COURIER	0.00	142.00	142.00	100.00	284.65	852.00	567.35	66.59	1,704.00	

Lincoln Apartments LLC (094)

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6311-003	FEDEX / EXPRESS MAIL	0.00	30.00	30.00	100.00	207.13	180.00	-27.13	-15.07	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	441.38	252.00	-189.38	-75.15	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	1,362.36	426.00	-936.36	-219.80	3,940.67	3,256.00	-684.67	-21.03	6,512.00	
6340-000	LEGAL	0.00	63.00	63.00	100.00	1,677.79	378.00	-1,299.79	-343.86	756.00	
6360-000	TELEPHONE	790.00	765.00	-25.00	-3.27	5,251.66	4,590.00	-661.66	-14.42	9,180.00	
6360-007	MOBILE PHONE	65.54	0.00	-65.54	N/A	433.54	0.00	-433.54	N/A	0.00	
6361-000	TELEPHONE ANSWERING/PAGING	53.23	68.00	14.77	21.72	363.30	408.00	44.70	10.96	816.00	
6380-001	MEMBERSHIPS AND DUES	0.00	42.00	42.00	100.00	64.92	427.00	362.08	84.80	679.00	
6390-000	MISC ADMINISTRATIVE	83.01	48.00	-35.01	-72.94	669.96	2,018.00	1,348.04	66.80	2,306.00	
6390-001	BANK CHARGES	490.64	404.00	-86.64	-21.45	2,862.09	2,424.00	-438.09	-18.07	4,848.00	
6390-020	MILEAGE REIMBURSEMENT	47.85	67.00	19.15	28.58	320.18	402.00	81.82	20.35	804.00	
	TOTAL Administrative	**3,087.52**	**2,521.00**	**-566.52**	**-22.47**	**17,887.98**	**19,081.00**	**1,193.02**	**6.25**	**34,907.00**	
	Payroll Expense										
6220-000	COMMISSIONS	0.00	915.00	915.00	100.00	0.00	5,475.00	5,475.00	100.00	10,950.00	
6310-000	OFFICE SALARIES	10,985.63	8,137.00	-2,848.63	-35.01	47,855.55	46,157.00	-1,698.55	-3.68	94,645.00	
6312-000	P/R TAXES & BENEFITS	3,982.74	3,373.00	-609.74	-18.08	19,975.63	28,639.00	8,663.37	30.25	48,826.00	
6312-060	MA Medical Leave (ER)	237.36	0.00	-237.36	N/A	625.00	0.00	-625.00	N/A	0.00	
6313-000	EMPLOYMENT COSTS	130.50	0.00	-130.50	N/A	130.50	0.00	-130.50	N/A	0.00	
6540-000	REPAIRS PAYROLL	9,487.58	5,743.00	-3,744.58	-65.20	43,051.03	33,675.00	-9,376.03	-27.84	69,330.00	Due to vacation coverage and OT.
6538-000	FLOATER P/R TAXES & BENEFITS	3,855.76	0.00	-3,855.76	N/A	10,101.82	0.00	-10,101.82	N/A	0.00	
	TOTAL Payroll Expense	**28,679.57**	**18,168.00**	**-10,511.57**	**-57.86**	**121,739.53**	**113,946.00**	**-7,793.53**	**-6.84**	**223,751.00**	
	Operating Expense										
6431-000	JANITOR SUPPLIES	359.17	217.00	-142.17	-65.52	821.70	1,302.00	480.30	36.89	2,604.00	
6462-000	EXTERMINATING	169.00	350.00	181.00	51.71	1,453.00	2,100.00	647.00	30.81	4,200.00	
6470-000	TRASH REMOVAL	2,491.50	2,100.00	-391.50	-18.64	14,821.08	12,600.00	-2,221.08	-17.63	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 snowfall in Q1. Anticipate variance to carry.
6480-000	RECREATION - FACILITIES	0.00	147.00	147.00	100.00	0.00	882.00	882.00	100.00	1,764.00	
6485-000	RECREATION - ACTIVITIES	79.82	1,000.00	920.18	92.02	2,091.83	6,000.00	3,908.17	65.14	12,000.00	
6486-000	TRAINING	532.81	257.00	-275.81	-107.32	1,679.32	3,042.00	1,362.68	44.80	4,584.00	
6489-000	RESIDENT SERVICES	115.94	116.00	0.06	0.05	695.64	696.00	0.36	0.05	1,392.00	
	TOTAL Operating Expense	**3,748.24**	**4,187.00**	**438.76**	**10.48**	**40,183.33**	**41,622.00**	**1,438.67**	**3.46**	**69,744.00**	
	Utility Expense										
6421-000	GAS	1,759.33	3,995.00	2,235.67	55.96	21,416.16	38,722.00	17,305.84	44.69	57,538.00	
6450-000	ELECTRICITY	1,505.36	2,543.00	1,037.64	40.80	6,754.54	14,515.00	7,760.46	53.47	29,160.00	
6450-001	ELECTRIC APTS (VACANT)	40.73	0.00	-40.73	N/A	114.29	108.00	-6.29	-5.82	216.00	
6451-000	WATER	1,004.00	2,639.00	1,635.00	61.96	6,765.75	10,015.00	3,249.25	32.44	24,964.00	

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6455-000	SEWER	1,581.00	2,255.00	674.00	29.89	8,952.20	8,642.00	-310.20	-3.59	21,416.00	
	TOTAL Utility Expense	**5,890.42**	**11,432.00**	**5,541.58**	**48.47**	**44,002.94**	**72,002.00**	**27,999.06**	**38.89**	**133,294.00**	
	Maintenance										
6521-000	GROUNDS-SUPPLIES	2,679.00	0.00	-2,679.00	N/A	2,679.00	3,025.00	346.00	11.44	3,975.00	
6522-000	GROUNDS-CONTRACT	2,736.03	1,038.00	-1,698.03	-163.59	8,330.87	19,126.00	10,795.13	56.44	24,922.00	
6523-000	ABORIST PAYROLL	0.00	0.00	0.00	N/A	0.00	10,560.00	10,560.00	100.00	10,560.00	
6524-000	ARBORIST P/R TAXES & BENEFITS	0.00	0.00	0.00	N/A	0.00	2,640.00	2,640.00	100.00	2,640.00	
	Subtotal Grounds Expense	**5,415.03**	**1,038.00**	**-4,377.03**	**-421.68**	**11,009.87**	**35,351.00**	**24,341.13**	**68.86**	**42,097.00**	
6531-000	APARTMENT CLEANING	170.00	140.00	-30.00	-21.43	825.00	840.00	15.00	1.79	1,680.00	
6532-000	PUBLIC AREA CONTRACTS	0.00	0.00	0.00	N/A	1,460.00	5,895.00	4,435.00	75.23	8,895.00	
6541-001	ELECTRICAL MATERIALS	68.34	208.00	139.66	67.14	1,140.51	1,248.00	107.49	8.61	2,496.00	
6541-002	PLUMBING MATERIAL	197.12	250.00	52.88	21.15	1,728.78	1,500.00	-228.78	-15.25	3,000.00	
6541-003	INTERIOR MATERIAL	18.53	83.00	64.47	77.67	755.08	498.00	-257.08	-51.62	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	1,802.18	29.00	-1,773.18	-6,114.41	3,371.94	174.00	-3,197.94	-1,837.90	348.00	
6541-006	WINDOWS & SCREEN MATERIAL	0.00	42.00	42.00	100.00	0.00	252.00	252.00	100.00	504.00	
6542-001	ELECTRICAL REPAIRS	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00	
6542-002	PLUMBING REPAIRS	399.00	625.00	226.00	36.16	1,374.00	3,750.00	2,376.00	63.36	7,500.00	
6542-003	INTERIOR REPAIRS	1,345.00	83.00	-1,262.00	-1,520.48	7,335.00	498.00	-6,837.00	-1,372.89	996.00	MTD due to cleanup from a dishwasher leak. Annual variance due to mold testing, and interior repairs.
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	252.00	252.00	100.00	504.00	
6542-009	ROOF REPAIRS	3,583.80	833.00	-2,750.80	-330.23	15,185.10	4,998.00	-10,187.10	-203.82	9,996.00	Higher amount of roof repairs YTD. Still completing 2 annual inspections with repairs as well.
6542-013	EMERGENCY CLEAN UP & RESTORATION	0.00	167.00	167.00	100.00	0.00	1,002.00	1,002.00	100.00	2,004.00	
6550-000	ELEVATOR MAINT	150.00	609.00	459.00	75.37	18,800.00	5,154.00	-13,646.00	-264.77	8,808.00	
6552-000	HEATING/AIR CONDITIONING	0.00	0.00	0.00	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	1,500.00	1,200.00	80.00	3,000.00	
6555-000	FIRE & SAFETY	1,807.75	351.00	-1,456.75	-415.03	5,460.20	4,457.00	-1,003.20	-22.51	10,812.00	
6561-000	DECORATING MATERIALS	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00	
6562-000	DECORATING CONTRACT	0.00	600.00	600.00	100.00	12,650.00	3,600.00	-9,050.00	-251.39	7,200.00	
6590-000	MISC MAINTENANCE EXPENSE	0.00	33.00	33.00	100.00	0.00	248.00	248.00	100.00	496.00	
	TOTAL Maintenance	**14,956.75**	**6,133.00**	**-8,823.75**	**-143.87**	**86,773.36**	**83,717.00**	**-3,056.36**	**-3.65**	**132,332.00**	
	TOTAL Controllable Expenses	**56,514.05**	**42,486.00**	**-14,028.05**	**-33.02**	**311,101.49**	**331,138.00**	**20,036.51**	**6.05**	**595,368.00**	
	NonControllable										
6320-000	MANAGEMENT FEES	4,867.12	4,833.00	-34.12	-0.71	29,202.72	28,855.00	-347.72	-1.21	57,998.00	
6350-000	AUDITING	1,803.00	1,917.00	114.00	5.95	10,818.00	11,502.00	684.00	5.95	23,004.00	

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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	2,034.00	0.00	-2,034.00	N/A	0.00	
6353-000	PROFESSIONAL SERVICES	12.16	333.00	320.84	96.35	1,415.26	1,998.00	582.74	29.17	3,996.00	
6720-000	BUILDING INSURANCE	8,518.19	8,518.00	-0.19	0.00	51,109.14	51,108.00	-1.14	0.00	108,673.00	
	TOTAL NonControllable Expenses	**15,539.47**	**15,601.00**	**61.53**	**0.39**	**94,579.12**	**93,802.00**	**-777.12**	**-0.83**	**194,010.00**	
	TOTAL Expenses before RE Tax Depr Debt	**72,053.52**	**58,087.00**	**-13,966.52**	**-24.04**	**405,680.61**	**424,940.00**	**19,259.39**	**4.53**	**789,378.00**	
	TOTAL NOI Before RE Tax Depr Debt	**113,151.79**	**109,048.00**	**4,103.79**	**3.76**	**716,921.53**	**572,922.00**	**143,999.53**	**25.13**	**1,216,292.00**	
	Taxes										
6709-000	GROUND LEASE	40,979.60	30,734.67	-10,244.93	-33.33	245,877.60	184,408.02	-61,469.58	-33.33	368,816.04	Ground lease was spread over 12 months, but is only 9 payments. Will be the correct amount at year end.
6710-000	REAL ESTATE TAXES	6,681.74	7,528.00	846.26	11.24	40,090.44	45,168.00	5,077.56	11.24	93,970.00	
	TOTAL Taxes	**47,661.34**	**38,262.67**	**-9,398.67**	**-24.56**	**285,968.04**	**229,576.02**	**-56,392.02**	**-24.56**	**462,786.04**	
	Net Operating Income	**65,490.45**	**70,785.33**	**-5,294.88**	**-7.48**	**430,953.49**	**343,345.98**	**87,607.51**	**25.52**	**753,505.96**	
	Depreciation / Amortization										
6620-000	DEPRECIATION	4,095.13	1,247.58	-2,847.55	-228.25	24,570.78	7,485.48	-17,085.30	-228.25	14,970.96	
	TOTAL Depreciation / Amortization	**4,095.13**	**1,247.58**	**-2,847.55**	**-228.25**	**24,570.78**	**7,485.48**	**-17,085.30**	**-228.25**	**14,970.96**	
	Taxable Income (Loss)	**61,395.32**	**69,537.75**	**-8,142.43**	**-11.71**	**406,382.71**	**335,860.50**	**70,522.21**	**21.00**	**738,535.00**	
	Cash Flow Conversion										
6543-001	REPLACEMENTS-APPLIANCES	-270.00	-1,072.33	802.33	74.82	-1,254.67	-5,659.98	4,405.31	77.83	-6,159.96	
6543-002	REPLACEMENTS-CARPETING	0.00	-208.33	208.33	100.00	-5,650.00	-1,249.98	-4,400.02	-352.01	-2,499.96	
6543-003	REPLACEMENTS-FLOORING	0.00	-1,041.67	1,041.67	100.00	-7,100.00	-6,250.02	-849.98	-13.60	-12,500.04	
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	-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	-1,500.00	1,500.00	100.00	-3,000.00	
6543-009	REPLACEMENTS-REASONABLE ACCOM	-250.00	-1,000.00	750.00	75.00	-250.00	-6,000.00	5,750.00	95.83	-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	**-520.00**	**-3,572.33**	**3,052.33**	**85.44**	**-21,824.67**	**-56,159.98**	**34,335.31**	**61.14**	**-71,659.96**	
1315-002	DEPRECIATION (6620-000)	4,095.13	1,247.58	2,847.55	228.25	24,570.78	7,485.48	17,085.30	228.25	14,970.96	

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1315-004	INTEREST INCOME ESCROWS (5411-000)	-3.54	-4.00	0.46	11.50	-21.37	-24.00	2.63	10.96	-48.00	
1315-009	CAPITAL EXP OWNER IMP (1318_1319)	-170,773.78	-25,000.00	-145,773.78	-583.10	-185,222.55	-223,800.00	38,577.45	17.24	-373,800.00	2 laundry service payments, and 1st payment to TM Construction paid out in June.
1321-000	C/Y-REPLACEMENT RESERVE	0.00	-31,000.00	31,000.00	100.00	-157,235.00	-186,000.00	28,765.00	15.47	-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	**-167,202.19**	**-58,328.75**	**-108,873.44**	**-186.65**	**-339,732.81**	**-458,498.50**	**118,765.69**	**25.90**	**-428,737.00**	
	Net Cash Flow	**-105,806.87**	**11,209.00**	**-117,015.87**	**-1,043.95**	**66,649.90**	**-122,638.00**	**189,287.90**	**154.35**	**309,798.00**	