Balance Sheet

July 2026

Books = Accrual

	July 2026
CMC Report Format with Cash Flow	
INCOME	
Rental	
GROSS POTENTIAL RENT	1,284,100
TOTAL Rental	**1,284,100**
Vacancy	
Vacancy	25,975
Bad Debt Expense	-10,304
TOTAL Vacancy	**15,671**
NET Rental Income	**1,299,771**
Service Income	
LAUNDRY INCOME	3,358
TOTAL Service Income	**3,358**
Financial Income	
INTEREST INCOME	21
INTEREST INCOME ESCROWS	25
S/D INTEREST EXPENSE	-452
TOTAL Financial Income	**-407**
TOTAL Income	**1,302,723**
EXPENSES	
Renting	
MINORITY HANDICAPPED ADVERTISE	246
CMC WEB	26
APARTMENTS.COM	225
MISC. RENTAL EXPENSE	280
TOTAL Renting Expense	**777**
Administrative	
OFFICE EXPENSES	1,392
COMPUTER SERVICE & FEE	90
POSTAGE & COURIER	285
FEDEX / EXPRESS MAIL	207
COMPUTER SUPPLIES	84
OFFICE SUPPLIES	441
SOFTWARE MAINTENANCE	4,116
LEGAL	1,893
TELEPHONE	6,163
MOBILE PHONE	497
TELEPHONE ANSWERING/PAGING	421

Balance Sheet

July 2026

Books = Accrual

	July 2026
MEMBERSHIPS AND DUES	65
MISC ADMINISTRATIVE	670
BANK CHARGES	3,329
MILEAGE REIMBURSEMENT	742
TOTAL Administrative	**20,396**
Payroll Expense	
OFFICE SALARIES	55,445
P/R TAXES & BENEFITS	23,186
MA Medical Leave (ER)	625
EMPLOYMENT COSTS	131
UNIFORMS	113
REPAIRS PAYROLL	50,288
FLOATER P/R TAXES & BENEFITS	10,934
TOTAL Payroll Expense	**140,721**
Operating Expense	
JANITOR SUPPLIES	822
EXTERMINATING	1,622
TRASH REMOVAL	16,913
SNOW REMOVAL	27,581
RECREATION - ACTIVITIES	2,172
TRAINING	1,738
RESIDENT SERVICES	812
TOTAL Operating Expense	**51,658**
Utility Expense	
GAS	20,765
ELECTRICITY	7,787
ELECTRIC APTS (VACANT)	123
WATER	9,738
SEWER	10,585
TOTAL Utility Expense	**48,999**
Maintenance	
GROUNDS-SUPPLIES	2,780
GROUNDS-CONTRACT	10,997
Subtotal Grounds Expense	**13,777**
APARTMENT CLEANING	825
PUBLIC AREA CONTRACTS	1,460
ELECTRICAL MATERIALS	1,141
PLUMBING MATERIAL	1,729
INTERIOR MATERIAL	755

Balance Sheet

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	July 2026
EXTERIOR MATERIALS	175
APPLIANCE MATERIAL	3,372
PLUMBING REPAIRS	2,072
INTERIOR REPAIRS	7,335
EXTERIOR REPAIRS	1,408
APPLIANCE REPAIRS	225
CARPET SHAMPOO & REPAIR	3,400
ROOF REPAIRS	17,043
EMERGENCY CLEAN UP & RESTORATION	1,485
ELEVATOR MAINT	18,950
HEATING/AIR CONDITIONING	3,929
SEWER & DRAIN CLEANING	850
FIRE & SAFETY	6,281
DECORATING CONTRACT	15,800
TOTAL Maintenance	**102,011**
TOTAL Controllable Expenses	**364,561**
NonControllable	
MANAGEMENT FEES	34,070
AUDITING	12,621
ACCOUNTING SERVICES	2,373
PROFESSIONAL SERVICES	1,432
BUILDING INSURANCE	60,100
TOTAL NonControllable Expenses	**110,596**
TOTAL Expenses before RE Tax Depr Debt	**475,157**
TOTAL NOI Before RE Tax Depr Debt	**827,566**
Taxes	
GROUND LEASE	286,857
REAL ESTATE TAXES	46,772
TOTAL Taxes	**333,629**
Net Operating Income	**493,936**
Depreciation / Amortization	
DEPRECIATION	28,666
TOTAL Depreciation / Amortization	**28,666**
Taxable Income (Loss)	**465,270**
Cash Flow Conversion	
REPLACEMENTS-APPLIANCES	-6,980
REPLACEMENTS-CARPETING	-5,650

Balance Sheet

July 2026

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	July 2026
REPLACEMENTS-FLOORING	-11,250
REPLACEMENTS-OTHER	-2,420
REPLACEMENTS-REASONABLE ACCOM	-250
REPLACEMENTS-REGULATORY INSPECTIONS	-5,150
Subtotal Replacements	**-31,700**
SITE IMPROVEMENTS	-326,375
BUILDING IMPROVEMENTS	-1,039,838
DEPRECIATION (6620-000)	-28,666
INTEREST INCOME ESCROWS (5411-000)	25
CAPITAL EXP OWNER IMP (1318_1319)	-302,953
C/Y-REPLACEMENT RESERVE	-220,129
Total Cash Flow Conversion Adjustments	**-1,949,637**
Net Cash Flow	**-1,484,367**