

**BRYANT GARDENS CORP.
APPROVED OPERATING BUDGET
YEAR ENDING DECEMBER 31, 2012**

RECEIPTS

CARRYING CHARGES - APTS	4,001,737	
RENTAL INCOME	30,000	
GARAGES	104,000	
PROFESSIONAL APARTMENTS	25,200	
LAUNDRY ROOM INCOME	30,000	
PRIVATE STORAGE	21,000	
INTEREST INCOME	24,000	
MISCELLANEOUS INCOME	5,000	
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TOTAL RECEIPTS		<u>4,240,937</u>

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	92,000	
LEGAL EXPENSES	18,000	
AUDITING	11,400	
TELEPHONE SERVICES	8,200	
COMMUNITY SERVICES	23,000	
OFFICE AND ADMIN. EXPENSES	23,452	
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TOTAL ADMINISTRATIVE EXPENSES		176,052

MAINTENANCE EXPENSES

PAYROLL	362,000	
SUPPLIES	72,000	
REPAIRS	194,000	
EXTERMINATING/TRAPPING SERVICES	25,000	
LANDSCAPING AND GROUNDS	172,000	
TREE CARE	14,000	
SNOW REMOVAL AND SUPPLIES	16,000	
SECURITY	50,000	
TRUCK EXPENSES	12,000	
UNIFORM EXPENSE	2,000	
REFUSE AND MISC. MAINT. EXPENSE	8,000	
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TOTAL MAINTENANCE EXPENSES		927,000

UTILITIES EXPENSES

FUEL	656,000	
ELECTRICITY	114,000	
GAS PUBLIC	13,000	
WATER	72,000	
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TOTAL UTILITIES EXPENSES		855,000

BRYANT GARDENS CORP.

TAXES AND INSURANCE

REAL ESTATE TAXES	1,178,000	
PAYROLL TAXES	30,000	
LICENSES AND PERMITS	1,000	
INSURANCE	134,000	
UNION WELFARE AND PENSION FUND	112,000	
CORPORATE INCOME TAXES	18,000	
TOTAL TAXES AND INSURANCE	<u>1,473,000</u>	1,473,000

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	482,256	
INTEREST ON 2ND MORTGAGE	0	
INTEREST ON LINE OF CREDIT	0	
TOTAL FINANCIAL EXPENSES	<u>482,256</u>	482,256

CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	327,629	
AMORTIZATION OF 2ND MORTGAGE	0	
TOTAL CONTRIBUTIONS TO EQUITY	<u>327,629</u>	327,629

TOTAL EXPENDITURES 4,240,937

NET SURPLUS(DEFICIT) 0

NOTES:

1. CARRYING CHARGES - INCREASE OF 3% EFFECTIVE JAN 1, 2012
2. FUEL - 202,500 GALLONS (REDUCED CONSUMPTION/DANFOSS VALVES) @ 3.13/GALL + TAX