

**WESTCHESTER GARDENS OWNERS INC
 APPROVED OPERATING BUDGET
 FOR THE YEAR ENDED DECEMBER 31, 2012**

RECEIPTS

| | | |
|----------------------|-----------|-----------|
| CARRYING CHARGES | 1,140,316 | |
| PARKING | 74,000 | |
| LAUNDRY ROOM INCOME | 8,700 | |
| STORAGE UNITS | 4,500 | |
| INTEREST INCOME | 100 | |
| MISCELLANEOUS INCOME | 800 | |
| TOTAL RECEIPTS | 1,228,416 | 1,228,416 |

EXPENDITURES

ADMINISTRATIVE EXPENSES

| | | |
|-------------------------------|--------|--------|
| MANAGEMENT FEE | 31,500 | |
| LEGAL | 4,000 | |
| AUDITING | 8,400 | |
| TELECOMMUNICATIONS | 3,700 | |
| OFFICE AND ADMIN EXPENSES | 5,480 | |
| TOTAL ADMINISTRATIVE EXPENSES | 53,080 | 53,080 |

MAINTENANCE EXPENSES

| | | |
|----------------------------|---------|---------|
| PAYROLL | | |
| SUPPLIES | 133,000 | |
| REPAIRS AND MAINTENANCE | 15,000 | |
| MAJOR REPAIRS/CONTINGENCY | 70,000 | |
| EXTERMINATING EXPENSES | 2,800 | |
| LANDSCAPING AND GROUNDS | 16,000 | |
| TREE SERVICES | 6,000 | |
| SNOW REMOVAL AND SUPPLIES | 16,000 | |
| TOTAL MAINTENANCE EXPENSES | 258,800 | 258,800 |

UTILITIES EXPENSES

| | | |
|--------------------------|---------|---------|
| FUEL | 199,000 | |
| ELECTRICITY AND GAS | 21,000 | |
| WATER | 16,000 | |
| TOTAL UTILITIES EXPENSES | 236,000 | 236,000 |

WESTCHESTER GARDENS OWNERS INC

| | | |
|---|---------|-----------|
| TAXES AND INSURANCE | | |
| REAL ESTATE TAXES | 325,000 | |
| PAYROLL TAXES | 12,000 | |
| LICENSES AND PERMITS | 500 | |
| INSURANCE | 54,000 | |
| UNION WELFARE AND PENSION FUND | 48,500 | |
| FRANCHISE TAXES | 2,600 | |
| TOTAL TAXES AND INSURANCE | | 442,600 |
| FINANCIAL EXPENSES | | |
| INTEREST ON MORTGAGE | 184,226 | |
| INTEREST ON CREDIT LINE | 2,500 | |
| TOTAL FINANCIAL EXPENSES | | 186,726 |
| CONTRIBUTIONS TO EQUITY/RESERVES | | |
| AMORTIZATION OF MORTGAGE | | 51,210 |
| TOTAL EXPENDITURES | | 1,228,416 |
| NET SURPLUS | | <u>0</u> |

NOTES

1. CARRYING CHARGES - INCREASE 5% JAN 2012
2. PARKING FROM 45 TO 55 PER MONTH AS OF JAN 2012
3. FUEL - 64,000 GALLONS @ \$3/GALLON PLUS TAX