

**HARTSDALE GARDENS OWNERS CORP.  
APPROVED OPERATING BUDGET  
FOR THE YEAR ENDED DECEMBER 31, 2017**

**RECEIPTS**

CARRYING CHARGES	832,274	
PARKING	60,000	
RENTAL INCOME	50,000	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	6,000	
MISCELLANEOUS INCOME	<u>1,000</u>	
TOTAL RECEIPTS		960,374

**EXPENDITURES**

**ADMINISTRATIVE EXPENSES**

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	12,000	
AUDITING	8,700	
TELEPHONE AND ANSWERING SERVICE	4,000	
OFFICE AND ADMIN EXPENSES	<u>5,793</u>	
TOTAL ADMINISTRATIVE EXPENSES		60,493

**MAINTENANCE EXPENSES**

PAYROLL	110,000	
SUPPLIES	14,000	
REPAIRS AND MAINTENANCE	52,000	
ELEVATOR MAINTENANCE	14,000	
LANDSCAPING AND TREE SERVICE	10,000	
SNOW REMOVAL AND SUPPLIES	10,000	
EXTERMINATING SERVICES	<u>6,000</u>	
TOTAL MAINTENANCE EXPENSES		216,000

**UTILITIES EXPENSES**

GAS HEAT	72,000	
ELECTRICITY AND GAS	15,000	
WATER	<u>33,000</u>	
TOTAL UTILITIES EXPENSES		120,000

**HARTSDALE GARDENS OWNERS CORP.**

**TAXES AND INSURANCE**

REAL ESTATE TAXES	247,000	
PAYROLL TAXES	9,000	
LICENSES AND PERMITS	500	
INSURANCE	55,000	
UNION WELFARE AND PENSION FUND	40,000	
FRANCHISE TAXES	1,900	
TOTAL TAXES AND INSURANCE	<u>353,400</u>	353,400

**FINANCIAL EXPENSES**

INTEREST ON MORTGAGE	142,007
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**CONTRIBUTIONS TO EQUITY/RESERVES**

AMORTIZATION OF MORTGAGE	68,474
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TOTAL EXPENDITURES	<u>960,374</u>
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**NET SURPLUS**

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**NOTES**

1. CARRYING CHARGES - 3% INCREASE JAN 2017