

**HARTSDALE GARDENS OWNERS CORP.
APPROVED OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31, 2018**

RECEIPTS

CARRYING CHARGES	881,365	
PARKING	60,500	
RENTAL INCOME	71,000	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	6,000	
MISCELLANEOUS INCOME	1,000	
TOTAL RECEIPTS	<u> </u>	1,030,965

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	3,000	
AUDITING	9,000	
TELEPHONE AND ANSWERING SERVICE	3,000	
OFFICE AND ADMIN EXPENSES	4,593	
TOTAL ADMINISTRATIVE EXPENSES	<u> </u>	49,593

MAINTENANCE EXPENSES

PAYROLL	110,000	
SUPPLIES	12,000	
REPAIRS AND MAINTENANCE	52,000	
ELEVATOR MAINTENANCE	15,000	
LANDSCAPING AND TREE SERVICE	11,200	
SNOW REMOVAL AND SUPPLIES	10,000	
EXTERMINATING SERVICES	5,000	
TOTAL MAINTENANCE EXPENSES	<u> </u>	215,200

UTILITIES EXPENSES

GAS HEAT	72,000	
ELECTRICITY AND GAS	22,000	
WATER	38,000	
TOTAL UTILITIES EXPENSES	<u> </u>	132,000

HARTSDALE GARDENS OWNERS CORP.

TAXES AND INSURANCE

REAL ESTATE TAXES	310,000	
PAYROLL TAXES	8,800	
LICENSES AND PERMITS	500	
INSURANCE	59,000	
UNION WELFARE AND PENSION FUND	43,000	
FRANCHISE TAXES	<u>2,400</u>	
TOTAL TAXES AND INSURANCE		423,700

FINANCIAL EXPENSES

INTEREST ON MORTGAGE		139,284
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CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE		71,188
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TOTAL EXPENDITURES	<u>1,030,965</u>	
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NET SURPLUS	<u><u>0</u></u>	
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NOTES

1. CARRYING CHARGES - 7% INCREASE JAN 2018