

**HARTSDALE GARDENS OWNERS CORP.
APPROVED OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31, 2019**

RECEIPTS

CARRYING CHARGES	924,757	
PARKING	60,000	
RENTAL INCOME	72,000	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	5,500	
INTEREST INCOME	8,000	
MISCELLANEOUS INCOME	500	
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TOTAL RECEIPTS		1,081,857

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	2,500	
AUDITING	9,000	
TELEPHONE AND ANSWERING SERVICE	3,000	
OFFICE AND ADMIN EXPENSES	5,895	
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TOTAL ADMINISTRATIVE EXPENSES		50,395

MAINTENANCE EXPENSES

PAYROLL	119,000	
SUPPLIES	14,000	
REPAIRS AND MAINTENANCE	56,000	
ELEVATOR MAINTENANCE	16,000	
LANDSCAPING AND TREE SERVICE	20,000	
SNOW REMOVAL AND SUPPLIES	14,000	
EXTERMINATING SERVICES	5,500	
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TOTAL MAINTENANCE EXPENSES		244,500

UTILITIES EXPENSES

GAS HEAT	80,000	
ELECTRICITY AND GAS	24,000	
WATER	36,000	
	<u> </u>	
TOTAL UTILITIES EXPENSES		140,000

HARTSDALE GARDENS OWNERS CORP.

TAXES AND INSURANCE

REAL ESTATE TAXES	315,000	
PAYROLL TAXES	9,500	
LICENSES AND PERMITS	500	
INSURANCE	62,000	
UNION WELFARE AND PENSION FUND	46,000	
FRANCHISE TAXES	3,500	
TOTAL TAXES AND INSURANCE		436,500

FINANCIAL EXPENSES

INTEREST ON MORTGAGE		136,453
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CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE		74,009
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TOTAL EXPENDITURES		<u>1,081,857</u>
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NET SURPLUS		<u><u>0</u></u>
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NOTES

1. CARRYING CHARGES - 5% INCREASE JAN 2019