

**HARTSDALE GARDENS OWNERS CORP.
APPROVED OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31, 2020**

RECEIPTS

CARRYING CHARGES	963,108	
PARKING	59,000	
RENTAL INCOME	52,000	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	6,000	
INTEREST INCOME	7,000	
MISCELLANEOUS INCOME	<u>1,000</u>	
TOTAL RECEIPTS		1,099,208

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	1,500	
AUDITING	9,000	
TELEPHONE AND ANSWERING SERVICE	3,000	
OFFICE AND ADMIN EXPENSES	<u>6,654</u>	
TOTAL ADMINISTRATIVE EXPENSES		50,154

MAINTENANCE EXPENSES

PAYROLL	123,000	
SUPPLIES	12,000	
REPAIRS AND MAINTENANCE	48,000	
ELEVATOR MAINTENANCE	15,000	
LANDSCAPING AND TREE SERVICE	30,000	
SNOW REMOVAL AND SUPPLIES	20,000	
EXTERMINATING SERVICES	5,500	
SECURITY SERVICES	<u>5,000</u>	
TOTAL MAINTENANCE EXPENSES		258,500

UTILITIES EXPENSES

GAS HEAT	95,000	
ELECTRICITY AND GAS	23,000	
WATER	<u>38,000</u>	
TOTAL UTILITIES EXPENSES		156,000

HARTSDALE GARDENS OWNERS CORP.

TAXES AND INSURANCE

REAL ESTATE TAXES	282,000	
PAYROLL TAXES	9,600	
LICENSES AND PERMITS	500	
INSURANCE	62,000	
UNION WELFARE AND PENSION FUND	48,500	
FRANCHISE TAXES	3,500	
TOTAL TAXES AND INSURANCE		406,100

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	133,891
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CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	76,563
CONTINGENCY RESERVE	18,000

TOTAL EXPENDITURES	<u>1,089,208</u>
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NET SURPLUS	<u><u>0</u></u>
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NOTES

1. CARRYING CHARGES - 3% INCREASE JAN 2020