

**TUDOR ARMS OWNERS CORP.
2019 OPERATING BUDGET**

PROJECTED INCOME

Maintenance Charges.....	\$ 645,882
Exercise Room	5,700
Storage.....	1,750
Interest Income.....	5,000
Misc & Transfer Fees.....	3,500
Laundry.....	7,800
Parking.....	<u>19,800</u>
TOTAL INCOME	\$ 689,432

PROJECTED EXPENSES

Payroll, Union Benefits, Utility.....	90,000
Heating.....	60,000
Utilities (Electricity and Gas).....	18,500
Water Charges.....	12,000
General Repairs and Misc. Maintenance.....	40,000
Elevator Maintenance.....	10,000
Plumbing.....	10,000
Landscaping and Trees.....	10,000
Paint and Plaster.....	1,500
Supplies.....	23,000
Insurance.....	45,000
Extra Help.....	25,000
Management Fees.....	36,000
Legal Fees and Accounting.....	10,500
Administrative and Community Events.....	5,500
Franchise and Corporate Taxes.....	1,500
Real Estate Taxes.....	75,000
STAR Exemption.....	36,500
Mortgage Interest and Amortization.....	176,532
Contingency.....	<u>2,900</u>
TOTAL EXPENSES	\$ 689,432

*3.5 % Increase in Maintenance charges effective January 1, 2019