

**BRYANT GARDENS CORP.
APPROVED OPERATING BUDGET
FOR THE YEAR ENDING DEC. 31, 2018**

RECEIPTS

CARRYING CHARGES - APTS	4,325,105	
GARAGES	117,000	
RENTAL INCOME	41,000	
PROFESSIONAL APARTMENTS	27,500	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	21,000	
MISCELLANEOUS INCOME	7,000	
TOTAL RECEIPTS		<u>4,569,805</u>

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	116,000	
LEGAL EXPENSES	14,000	
AUDITING	13,200	
TELECOMMUNICATIONS/SOFTWARE	21,000	
COMMUNITY SERVICES	36,000	
OFFICE AND ADMIN. EXPENSES	29,263	
TOTAL ADMINISTRATIVE EXPENSES		229,463

MAINTENANCE EXPENSES

PAYROLL	472,000	
SUPPLIES	64,000	
REPAIRS	210,000	
FLOORING AND CARPENTRY EXPENSES	66,000	
EXTERMINATING AND TRAPPING	26,000	
LANDSCAPING AND GROUNDS	194,000	
TREE CARE	30,000	
SNOW REMOVAL AND SUPPLIES	20,000	
SECURITY	72,000	
TRUCK EXPENSES	9,000	
UNIFORMS AND RUBBISH REMOVAL	12,000	
TOTAL MAINTENANCE EXPENSES		1,175,000

UTILITIES EXPENSES

GAS HEAT	312,000	
ELECTRICITY	122,000	
GAS PUBLIC	10,000	
WATER	104,000	
TOTAL UTILITIES EXPENSES		548,000

BRYANT GARDENS CORP.

TAXES AND INSURANCE

REAL ESTATE TAXES	1,304,000	
PAYROLL TAXES	45,000	
LICENSES AND PERMITS	1,000	
INSURANCE & WORKERS COMP	204,000	
UNION WELFARE AND PENSION FUND	148,000	
CORPORATE INCOME TAXES	<u>20,000</u>	
TOTAL TAXES AND INSURANCE		1,722,000

FINANCIAL EXPENSES

INTEREST ON MORTGAGE		361,467
----------------------	--	---------

CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	447,875	
RESERVE CONTINGENCY	<u>86,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		533,875

TOTAL EXPENDITURES		<u>4,569,805</u>
--------------------	--	------------------

NET SURPLUS(DEFICIT)		<u><u>0</u></u>
----------------------	--	-----------------

NOTES:

1% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2018