

**BRYANT GARDENS CORP.  
APPROVED OPERATING BUDGET  
FOR THE YEAR ENDING DEC. 31, 2021**

	<u>PROPOSED</u>	
<b>RECEIPTS</b>		
CARRYING CHARGES - APTS	4,675,818	
GARAGES	162,000	
RENTAL INCOME	26,280	
PROFESSIONAL APARTMENTS	20,000	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	23,500	
INTEREST INCOME	50,000	
MISCELLANEOUS INCOME	4,500	
TOTAL RECEIPTS	4,993,298	4,993,298
<b>EXPENDITURES</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
MANAGEMENT FEE	116,000	
LEGAL EXPENSES	18,000	
AUDITING	13,500	
TELECOMMUNICATIONS/SOFTWARE	30,000	
COMMUNITY SERVICES	50,000	
OFFICE AND ADMIN. EXPENSES	23,311	
TOTAL ADMINISTRATIVE EXPENSES	250,811	250,811
<b>MAINTENANCE EXPENSES</b>		
PAYROLL	550,000	
SECURITY	71,000	
SUPPLIES	90,000	
REPAIRS	220,000	
FLOORING AND CARPENTRY EXPENSES	35,000	
EXTERMINATING AND TRAPPING	30,000	
LANDSCAPING AND GROUNDS	210,000	
TREE CARE	30,000	
SNOW REMOVAL AND SUPPLIES	12,000	
TRUCK EXPENSES	5,000	
UNIFORMS AND RUBBISH REMOVAL	18,000	
TOTAL MAINTENANCE EXPENSES	1,271,000	1,271,000
<b>UTILITIES EXPENSES</b>		
GAS HEAT	360,000	
ELECTRICITY AND GAS	126,000	
WATER	148,000	
TOTAL UTILITIES EXPENSES	634,000	634,000

**BRYANT GARDENS CORP.**

**TAXES AND INSURANCE**

REAL ESTATE TAXES	1,445,000	
PAYROLL TAXES	49,000	
LICENSES AND PERMITS	1,500	
INSURANCE & WORKERS COMP	225,000	
UNION WELFARE AND PENSION FUND	175,000	
CORPORATE INCOME TAXES	20,000	
TOTAL TAXES AND INSURANCE	<u>1,915,500</u>	1,915,500

**FINANCIAL EXPENSES**

INTEREST ON MORTGAGE		564,131
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**CONTRIBUTIONS TO EQUITY/RESERVES**

AMORTIZATION OF MORTGAGE	<u>357,856</u>	
TOTAL CONTRIBUTIONS TO EQUITY		357,856

TOTAL EXPENDITURES		<u>4,993,298</u>
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NET SURPLUS(DEFICIT)		<u>0</u>
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**NOTES:**

3% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2021  
GARAGES FROM \$55/MO TO \$75/MO EFFECTIVE JANUARY 1, 2021