

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

**(APPROVED)
2021**

RECEIPTS

CARRYING CHARGES	972,739	
PARKING INCOME	59,000	
RENTAL INCOME	53,100	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	8,000	
INTEREST/NCB DIVIDEND INCOME	0	
MISCELLANEOUS INCOME	<u>1,000</u>	
TOTAL RECEIPTS		1,104,939

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	2,000	
AUDITING	9,000	
TELEPHONE AND BEEPER	3,500	
LEASE COMMISSIONS	0	
OFFICE AND ADMIN EXPENSES	<u>8,597</u>	
TOTAL ADMINISTRATIVE EXPENSES		53,097

MAINTENANCE EXPENSES

PAYROLL	131,000	
SUPPLIES	19,000	
REPAIRS AND MAINTENANCE	70,000	
MAJOR REPAIRS - STUDY/DOORS	0	
ELEVATOR MAINTENANCE	16,000	
LANDSCAPING AND TREE SERVICE	34,000	
SNOW REMOVAL	9,000	
EXTERMINATING SERVICES	5,500	
SECURITY SERVICES	<u>0</u>	
TOTAL MAINTENANCE EXPENSES		284,500

UTILITIES EXPENSES

GAS HEAT	78,000	
ELECTRICITY AND GAS	25,000	
WATER	<u>40,000</u>	
TOTAL UTILITIES EXPENSES		143,000

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TAXES AND INSURANCE		
REAL ESTATE TAXES	281,000	
PAYROLL TAXES	9,900	
LICENSES AND PERMITS	500	
INSURANCE	56,000	
UNION WELFARE AND PENSION FUND	51,000	
FRANCHISE TAXES	<u>3,500</u>	
TOTAL TAXES AND INSURANCE		401,900
 FINANCIAL EXPENSES		
INTEREST ON MORTGAGE	<u>130,465</u>	
TOTAL FINANCIAL EXPENSES		130,465
 CONTRIBUTIONS TO EQUITY/RESERVES		
AMORTIZATION OF MORTGAGE	79,977	
CONTINGENCY RESERVE	<u>12,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		91,977
 TOTAL EXPENDITURES		 <u>1,104,939</u>
 NET SURPLUS (DEFICIT)		 <u><u>0</u></u>

NOTES

1. C.C. INCREASE - 1% '21