

**WESTCHESTER GARDENS OWNERS INC
 APPROVED OPERATING BUDGET
 FOR THE YEAR ENDED DECEMBER 31, 2021**

RECEIPTS

CARRYING CHARGES	1,318,549	
PARKING	80,000	
LAUNDRY ROOM INCOME	13,200	
STORAGE UNITS	6,000	
SUBLET FEES	0	
MISCELLANEOUS INCOME	500	
TOTAL RECEIPTS	1,418,249	1,418,249

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	36,000	
LEGAL	5,000	
AUDITING	9,000	
TELECOMMUNICATIONS	3,500	
OFFICE AND ADMIN EXPENSES	10,727	
TOTAL ADMINISTRATIVE EXPENSES	64,227	64,227

MAINTENANCE EXPENSES

PAYROLL	170,000	
SUPPLIES	24,000	
REPAIRS AND MAINTENANCE	150,000	
EXTERMINATING EXPENSES	0	
LANDSCAPING AND GROUNDS	5,000	
TREE SERVICES	38,000	
SNOW REMOVAL AND SUPPLIES	10,000	
TOTAL MAINTENANCE EXPENSES	397,000	397,000

UTILITIES EXPENSES

FUEL/GAS HEAT	96,000	
ELECTRICITY AND GAS	18,000	
WATER	25,000	
TOTAL UTILITIES EXPENSES	139,000	139,000

WESTCHESTER GARDENS OWNERS INC

TAXES AND INSURANCE

REAL ESTATE TAXES	380,000	
PAYROLL TAXES	13,200	
LICENSES AND PERMITS	500	
INSURANCE	74,500	
UNION WELFARE AND PENSION FUND	76,000	
FRANCHISE TAXES	3,400	
TOTAL TAXES AND INSURANCE	<u> </u>	547,600

FINANCIAL EXPENSES

INTEREST ON MORTGAGE		<u>147,156</u>
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CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	93,266	
CONTINGENCY RESERVE	30,000	
TOTAL CONTRIBUTIONS TO EQUITY/RESERVES	<u> </u>	123,266

TOTAL EXPENDITURES		<u>1,418,249</u>
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NET SURPLUS		<u><u>0</u></u>
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NOTES

1. CARRYING CHARGES - INCREASE 1% JAN 2021