

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

**(APPROVED)
2022**

RECEIPTS

CARRYING CHARGES	1,011,649	
PARKING INCOME	59,000	
RENTAL INCOME	29,400	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	7,000	
INTEREST/NCB DIVIDEND INCOME	10,000	
MISCELLANEOUS INCOME	1,000	
TOTAL RECEIPTS	<u>1,129,149</u>	1,129,149

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	1,000	
AUDITING	9,000	
TELEPHONE AND BEEPER	3,500	
LEASE COMMISSIONS	0	
OFFICE AND ADMIN EXPENSES	8,718	
TOTAL ADMINISTRATIVE EXPENSES	<u>52,218</u>	52,218

MAINTENANCE EXPENSES

PAYROLL	132,000	
SUPPLIES	20,000	
REPAIRS AND MAINTENANCE	60,000	
MAJOR REPAIRS - STUDY/DOORS	0	
ELEVATOR MAINTENANCE	15,000	
LANDSCAPING AND TREE SERVICE	36,000	
SNOW REMOVAL	15,000	
EXTERMINATING SERVICES	6,000	
SECURITY SERVICES	3,500	
TOTAL MAINTENANCE EXPENSES	<u>287,500</u>	287,500

UTILITIES EXPENSES

GAS HEAT	92,000	
ELECTRICITY AND GAS	26,000	
WATER	37,000	
TOTAL UTILITIES EXPENSES	<u>155,000</u>	155,000

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TAXES AND INSURANCE

REAL ESTATE TAXES	282,000	
PAYROLL TAXES	10,500	
LICENSES AND PERMITS	500	
INSURANCE	61,000	
UNION WELFARE AND PENSION FUND	53,000	
FRANCHISE TAXES	<u>2,000</u>	
TOTAL TAXES AND INSURANCE		409,000

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	<u>127,284</u>	
TOTAL FINANCIAL EXPENSES		127,284

CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	83,147	
CONTINGENCY RESERVE	<u>15,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		98,147

TOTAL EXPENDITURES	<u>1,129,149</u>	
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NET SURPLUS (DEFICIT)	<u><u>0</u></u>	
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NOTES

1. C.C. INCREASE - 4% '22