

**WESTCHESTER GARDENS OWNERS INC  
APPROVED OPERATING BUDGET  
FOR THE YEAR ENDED DECEMBER 31, 2022**

**RECEIPTS**

CARRYING CHARGES	1,344,918	
PARKING	80,000	
LAUNDRY ROOM INCOME	13,200	
STORAGE UNITS	6,000	
MISCELLANEOUS INCOME	1,000	
TOTAL RECEIPTS	1,445,118	1,445,118

**EXPENDITURES**

**ADMINISTRATIVE EXPENSES**

MANAGEMENT FEE	36,000	
LEGAL	5,000	
AUDITING	9,000	
TELECOMMUNICATIONS	3,500	
OFFICE AND ADMIN EXPENSES	11,708	
TOTAL ADMINISTRATIVE EXPENSES	65,208	65,208

**MAINTENANCE EXPENSES**

PAYROLL	182,000	
SUPPLIES	20,000	
REPAIRS AND MAINTENANCE	152,000	
EXTERMINATING EXPENSES	10,000	
LANDSCAPING, GROUNDS AND TREE SERVICES	40,000	
SNOW REMOVAL AND SUPPLIES	12,000	
TOTAL MAINTENANCE EXPENSES	416,000	416,000

**UTILITIES EXPENSES**

FUEL/GAS HEAT	112,000	
ELECTRICITY AND GAS	21,000	
WATER	24,000	
TOTAL UTILITIES EXPENSES	157,000	157,000

**WESTCHESTER GARDENS OWNERS INC**

**TAXES AND INSURANCE**

REAL ESTATE TAXES	376,000	
PAYROLL TAXES	15,000	
LICENSES AND PERMITS	500	
INSURANCE	80,000	
UNION WELFARE AND PENSION FUND	78,000	
FRANCHISE TAXES	2,000	
TOTAL TAXES AND INSURANCE		551,500

**FINANCIAL EXPENSES**

INTEREST ON MORTGAGE		143,477
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**CONTRIBUTIONS TO EQUITY/RESERVES**

AMORTIZATION OF MORTGAGE	96,933	
CONTINGENCY RESERVE	15,000	
TOTAL CONTRIBUTIONS TO EQUITY/RESERVES		111,933

TOTAL EXPENDITURES		1,445,118
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**NET SURPLUS**

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**NOTES**

1. CARRYING CHARGES - INCREASE 2% JAN 2022