

**WESTCHESTER GARDENS OWNERS INC
OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31, 2023**

	(APPROVED)	
RECEIPTS		
CARRYING CHARGES - 3.5%	1,391,990	
FUEL SURCHARGE - 1\$/SHARE	50,815	
PARKING	80,000	
LAUNDRY ROOM INCOME	13,200	
STORAGE UNITS	6,500	
MISCELLANEOUS INCOME	1,000	
TOTAL RECEIPTS		1,543,505
 EXPENDITURES		
ADMINISTRATIVE EXPENSES		
MANAGEMENT FEE	36,000	
LEGAL	3,000	
AUDITING	9,000	
TELECOMMUNICATIONS	4,000	
OFFICE AND ADMIN EXPENSES	7,658	
TOTAL ADMINISTRATIVE EXPENSES		59,658
 MAINTENANCE EXPENSES		
PAYROLL	180,000	
SUPPLIES	24,000	
SECURITY	5,000	
REPAIRS AND MAINTENANCE	120,000	
MAJOR REPAIRS	10,000	
EXTERMINATING EXPENSES	13,000	
LANDSCAPING, GROUNDS AND TREES	46,000	
SNOW REMOVAL AND SUPPLIES	14,000	
TOTAL MAINTENANCE EXPENSES		412,000
 UTILITIES EXPENSES		
GAS HEAT	180,000	
ELECTRICITY AND GAS	24,000	
WATER	30,000	
TOTAL UTILITIES EXPENSES		234,000

WESTCHESTER GARDENS OWNERS INC

(APPROVED)
2023

TAXES AND INSURANCE

REAL ESTATE TAXES	388,000	
REAL ESTATE TAXES - REFUSE FEE	22,500	
PAYROLL TAXES	1,450	
LICENSES AND PERMITS	500	
INSURANCE	89,000	
UNION WELFARE AND PENSION FUND	82,000	
FRANCHISE TAXES	<u>2,000</u>	
TOTAL TAXES AND INSURANCE		585,450

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	<u>139,652</u>	
TOTAL FINANCIAL EXPENSES		139,652

CONTRIBUTIONS TO EQUITY

AMORTIZATION OF MORTGAGE	100,745	
RESERVE CONTINGENCY/CAPITAL	<u>12,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		<u>112,745</u>

TOTAL EXPENDITURES		<u>1,543,505</u>
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NET SURPLUS (DEFICIT)		<u><u>0</u></u>
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