

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

**(APPROVED)
2023**

RECEIPTS

CARRYING CHARGES	1,064,326	
PARKING INCOME	58,000	
RENTAL INCOME	30,000	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	7,000	
INTEREST/NCB DIVIDEND INCOME	500	
MISCELLANEOUS INCOME	<u>1,000</u>	
TOTAL RECEIPTS		1,171,926

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	1,000	
AUDITING	9,000	
TELEPHONE AND BEEPER	4,500	
LEASE COMMISSIONS	<u>7,505</u>	
OFFICE AND ADMIN EXPENSES		
TOTAL ADMINISTRATIVE EXPENSES		52,005

MAINTENANCE EXPENSES

PAYROLL	135,000	
SUPPLIES	12,000	
REPAIRS AND MAINTENANCE	76,000	
MAJOR REPAIRS - STUDY/DOORS	10,000	
ELEVATOR MAINTENANCE	16,000	
LANDSCAPING AND TREE SERVICE	30,000	
SNOW REMOVAL	12,000	
EXTERMINATING SERVICES	5,500	
SECURITY SERVICES	<u>1,000</u>	
TOTAL MAINTENANCE EXPENSES		297,500

UTILITIES EXPENSES

GAS HEAT	121,500	
ELECTRICITY AND GAS	29,000	
WATER	<u>39,000</u>	
TOTAL UTILITIES EXPENSES		189,500

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TAXES AND INSURANCE

REAL ESTATE TAXES	265,000	
PAYROLL TAXES	11,000	
LICENSES AND PERMITS	500	
INSURANCE	66,000	
UNION WELFARE AND PENSION FUND	55,000	
FRANCHISE TAXES	<u>1,500</u>	
TOTAL TAXES AND INSURANCE		399,000

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	123,978	
INTEREST ON 2nd MORTGAGE	<u>8,500</u>	
TOTAL FINANCIAL EXPENSES		132,478

CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	86,443	
CONTINGENCY RESERVE	<u>15,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		101,443

TOTAL EXPENDITURES 1,171,926

NET SURPLUS (DEFICIT) 0

NOTES

1. C.C. INCREASE - 4% '23