

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

**(APPROVED)
2024**

RECEIPTS

CARRYING CHARGES	1,090,934	
ASSESSMENT - \$1/SHARE	33,537	
PARKING INCOME	61,000	
RENTAL INCOME	30,000	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	4,000	
INTEREST/NCB DIVIDEND INCOME	10,000	
MISCELLANEOUS INCOME	<u>2,000</u>	
TOTAL RECEIPTS		1,242,571

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	1,000	
AUDITING	9,300	
TELEPHONE AND INTERCOM	4,600	
OFFICE AND ADMIN EXPENSES	<u>8,911</u>	
TOTAL ADMINISTRATIVE EXPENSES		53,811

MAINTENANCE EXPENSES

PAYROLL	137,000	
SUPPLIES	14,000	
REPAIRS AND MAINTENANCE	100,000	
MAJOR REPAIRS - STUDY/DOORS	20,000	
ELEVATOR MAINTENANCE	22,000	
LANDSCAPING AND TREE SERVICE	32,000	
SNOW REMOVAL	10,000	
EXTERMINATING SERVICES	18,000	
SECURITY SERVICES	<u>1,000</u>	
TOTAL MAINTENANCE EXPENSES		354,000

UTILITIES EXPENSES

GAS HEAT	122,000	
ELECTRICITY AND GAS	32,000	
WATER	<u>26,000</u>	
TOTAL UTILITIES EXPENSES		180,000

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TAXES AND INSURANCE

REAL ESTATE TAXES	258,000	
PAYROLL TAXES	11,100	
LICENSES AND PERMITS	500	
INSURANCE	68,000	
UNION WELFARE AND PENSION FUND	56,000	
FRANCHISE TAXES	<u>2,000</u>	
TOTAL TAXES AND INSURANCE		395,600

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	120,885	
TOTAL FINANCIAL EXPENSES	<u>33,750</u>	154,635

CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE		
CONTINGENCY RESERVE	89,525	
TOTAL CONTRIBUTIONS TO EQUITY	<u>15,000</u>	104,525

TOTAL EXPENDITURES		<u>1,242,571</u>
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NET SURPLUS (DEFICIT)		<u><u>0</u></u>
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NOTES

1. C.C. INCREASE - 2.5% '24