

BRYANT GARDENS CORP.
FOR THE YEAR ENDING DEC. 31, 2022

	<u>APPROVED</u>	
RECEIPTS		
CARRYING CHARGES - APTS	4,773,879	
GARAGES	158,000	
RENTAL INCOME	27,000	
PROFESSIONAL APARTMENTS	0	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	24,000	
INTEREST INCOME	38,000	
MISCELLANEOUS INCOME	6,000	
TOTAL RECEIPTS	5,058,079	
EXPENDITURES		
ADMINISTRATIVE EXPENSES		
MANAGEMENT FEE	116,000	
LEGAL EXPENSES	16,000	
AUDITING	13,500	
TELECOMMUNICATIONS/SOFTWARE	30,000	
COMMUNITY SERVICES	30,000	
OFFICE AND ADMIN. EXPENSES	28,592	
TOTAL ADMINISTRATIVE EXPENSES	234,092	
MAINTENANCE EXPENSES		
PAYROLL	530,000	
SECURITY	70,000	
SUPPLIES	76,000	
REPAIRS	250,000	
MAJOR REPAIRS	20,000	
FLOORING AND CARPENTRY EXPENSES	30,000	
EXTERMINATING AND TRAPPING	28,000	
LANDSCAPING AND GROUNDS	240,000	
TREE CARE	36,000	
SNOW REMOVAL AND SUPPLIES	40,000	
TRUCK EXPENSES	8,000	
UNIFORMS AND RUBBISH REMOVAL	19,000	
TOTAL MAINTENANCE EXPENSES	1,347,000	
UTILITIES EXPENSES		
GAS HEAT	368,000	
ELECTRICITY AND GAS	142,000	
WATER	140,000	
TOTAL UTILITIES EXPENSES	650,000	

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TAXES AND INSURANCE		
REAL ESTATE TAXES	1,442,000	
PAYROLL TAXES	49,000	
LICENSES AND PERMITS	2,000	
INSURANCE & WORKERS COMP	218,000	
UNION WELFARE AND PENSION FUND	184,000	
CORPORATE INCOME TAXES	10,000	
TOTAL TAXES AND INSURANCE		1,905,000
FINANCIAL EXPENSES		
INTEREST ON MORTGAGE		564,131
CONTRIBUTIONS TO EQUITY/RESERVES		
AMORTIZATION OF MORTGAGE	357,856	
TOTAL CONTRIBUTIONS TO EQUITY		357,856
TOTAL EXPENDITURES		<u>5,058,079</u>
NET SURPLUS(DEFICIT)		<u><u>0</u></u>

NOTES:

2% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2022
GARAGES FROM \$55/MO TO \$75/MO EFFECTIVE JANUARY 1, 2021