

BRYANT GARDENS CORP.

FOR THE YEAR ENDING DECEMBER 31, 2023

	<u>APPROVED</u>	
RECEIPTS		
CARRYING CHARGES - APTS	4,972,944	
GARAGES	160,000	
RENTAL INCOME	20,000	
PROFESSIONAL APARTMENTS	27,000	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	26,000	
INTEREST INCOME	5,000	
MISCELLANEOUS INCOME	8,000	
TOTAL RECEIPTS	<u>5,250,144</u>	
EXPENDITURES		
ADMINISTRATIVE EXPENSES		
MANAGEMENT FEE	113,000	
LEGAL EXPENSES	14,000	
AUDITING	13,800	
TELECOMMUNICATIONS/SOFTWARE	30,000	
COMMUNITY SERVICES	20,000	
OFFICE AND ADMIN. EXPENSES	25,418	
TOTAL ADMINISTRATIVE EXPENSES	<u>216,218</u>	
MAINTENANCE EXPENSES		
PAYROLL	520,000	
SECURITY	75,000	
SUPPLIES	85,000	
REPAIRS	250,000	
MAJOR REPAIRS	20,000	
FLOORING AND CARPENTRY EXPENSES	60,000	
EXTERMINATING AND TRAPPING	27,000	
LANDSCAPING AND GROUNDS	260,000	
TREE CARE	20,000	
SNOW REMOVAL AND SUPPLIES	19,000	
TRUCK EXPENSES	6,000	
UNIFORMS AND RUBBISH REMOVAL	15,000	
TOTAL MAINTENANCE EXPENSES	<u>1,357,000</u>	
UTILITIES EXPENSES		
GAS HEAT	525,000	
ELECTRICITY AND GAS	162,000	
WATER	133,000	
TOTAL UTILITIES EXPENSES	<u>820,000</u>	

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TAXES AND INSURANCE		
REAL ESTATE TAXES	1,433,000	
PAYROLL TAXES	47,000	
LICENSES AND PERMITS	2,000	
INSURANCE & WORKERS COMP	242,000	
UNION WELFARE AND PENSION FUND	185,000	
CORPORATE INCOME TAXES	2,000	
TOTAL TAXES AND INSURANCE		1,911,000
FINANCIAL EXPENSES		
INTEREST ON MORTGAGE		547,813
CONTRIBUTIONS TO EQUITY/RESERVES		
AMORTIZATION OF MORTGAGE	374,113	
RESERVE CONTINGENCY	24,000	
TOTAL CONTRIBUTIONS TO EQUITY		398,113
TOTAL EXPENDITURES		<u>5,250,144</u>
NET SURPLUS(DEFICIT)		<u><u>0</u></u>

NOTES:

4% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2023