

**BRYANT GARDENS CORP.**  
**FOR THE YEAR ENDING DEC. 31, 2024**

	<u><b>APPROVED</b></u>	
<b>RECEIPTS</b>		
CARRYING CHARGES - APTS	5,196,778	
GARAGES	161,000	
RENTAL INCOME	56,000	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	30,000	
INTEREST INCOME	48,000	
MISCELLANEOUS INCOME	6,000	
TOTAL RECEIPTS	5,528,978	
<b>EXPENDITURES</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
MANAGEMENT FEE	113,000	
LEGAL EXPENSES	14,000	
AUDITING	13,800	
TELECOMMUNICATIONS/SOFTWARE	36,000	
COMMUNITY SERVICES	20,000	
OFFICE AND ADMIN. EXPENSES	29,529	
TOTAL ADMINISTRATIVE EXPENSES	226,329	
<b>MAINTENANCE EXPENSES</b>		
PAYROLL	525,000	
SECURITY	80,000	
SUPPLIES	80,000	
REPAIRS	268,000	
MAJOR REPAIRS	0	
FLOORING AND CARPENTRY EXPENSES	85,000	
EXTERMINATING AND TRAPPING	40,000	
LANDSCAPING AND GROUNDS	295,000	
TREE CARE	30,000	
SNOW REMOVAL AND SUPPLIES	15,000	
TRUCK EXPENSES	16,000	
UNIFORMS AND RUBBISH REMOVAL	10,000	
TOTAL MAINTENANCE EXPENSES	1,444,000	
<b>UTILITIES EXPENSES</b>		
GAS HEAT	560,000	
ELECTRICITY AND GAS	162,000	
WATER	135,000	
TOTAL UTILITIES EXPENSES	857,000	

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<b>TAXES AND INSURANCE</b>		
REAL ESTATE TAXES	1,466,000	
PAYROLL TAXES	47,300	
LICENSES AND PERMITS	1,500	
INSURANCE & WORKERS COMP	325,000	
UNION WELFARE AND PENSION FUND	190,000	
CORPORATE INCOME TAXES	2,000	
TOTAL TAXES AND INSURANCE		2,031,800
<b>FINANCIAL EXPENSES</b>		
INTEREST ON MORTGAGE		532,263
<b>CONTRIBUTIONS TO EQUITY/RESERVES</b>		
AMORTIZATION OF MORTGAGE	389,586	
RESERVE CONTINGENCY	48,000	
TOTAL CONTRIBUTIONS TO EQUITY		437,586
TOTAL EXPENDITURES		<u>5,528,978</u>
NET SURPLUS(DEFICIT)		<u><u>0</u></u>

**NOTES:**

4.5% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2024