

BRYANT GARDENS CORP.
FOR THE YEAR ENDING DEC. 31, 2025

	<u>APPROVED</u>	
RECEIPTS		
CARRYING CHARGES - APTS	5,352,681	
GARAGES	160,000	
RENTAL INCOME	60,000	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	28,000	
INTEREST INCOME	0	
MISCELLANEOUS INCOME	9,000	
TOTAL RECEIPTS	<u>5,640,881</u>	
EXPENDITURES		
ADMINISTRATIVE EXPENSES		
MANAGEMENT FEE	125,000	
LEGAL EXPENSES	15,000	
AUDITING	14,100	
TELECOMMUNICATIONS/SOFTWARE	33,000	
COMMUNITY SERVICES	25,000	
OFFICE AND ADMIN. EXPENSES	31,132	
TOTAL ADMINISTRATIVE EXPENSES	<u>243,232</u>	
MAINTENANCE EXPENSES		
PAYROLL	530,000	
SUPPLIES	90,000	
REPAIRS	255,000	
MAJOR REPAIRS	50,000	
FLOORING AND CARPENTRY EXPENSES	40,000	
EXTERMINATING AND TRAPPING	40,000	
LANDSCAPING AND GROUNDS	260,000	
TREE CARE	40,000	
SNOW REMOVAL AND SUPPLIES	15,000	
SECURITY	80,000	
MAINTENANCE - RUBBISH, TRUCKS, MISC	31,000	
TOTAL MAINTENANCE EXPENSES	<u>1,431,000</u>	
UTILITIES EXPENSES		
GAS HEAT	530,000	
ELECTRICITY AND GAS	190,000	
WATER	120,000	
TOTAL UTILITIES EXPENSES	<u>840,000</u>	

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TAXES AND INSURANCE		
REAL ESTATE TAXES	1,495,000	
PAYROLL TAXES	47,300	
LICENSES AND PERMITS	3,000	
INSURANCE & WORKERS COMP	365,000	
UNION WELFARE AND PENSION FUND	190,000	
CORPORATE INCOME TAXES	4,500	
TOTAL TAXES AND INSURANCE		2,104,800
FINANCIAL EXPENSES		
INTEREST ON MORTGAGE		532,263
CONTRIBUTIONS TO EQUITY/RESERVES		
AMORTIZATION OF MORTGAGE	389,586	
RESERVE CONTINGENCY	100,000	
TOTAL CONTRIBUTIONS TO EQUITY		489,586
TOTAL EXPENDITURES		<u>5,640,881</u>
NET SURPLUS(DEFICIT)		<u><u>0</u></u>

NOTES:

3% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2025