

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

**(APPROVED)
2026**

RECEIPTS

CARRYING CHARGES	1,192,055	
ASSESSMENT - \$1/SHARE	0	
PARKING INCOME	58,000	
RENTAL INCOME	35,000	
LAUNDRY ROOM INCOME	12,300	
STORAGE UNITS	6,000	
INTEREST INCOME	50,000	
MISCELLANEOUS INCOME	<u>2,000</u>	
TOTAL RECEIPTS		1,355,355

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	30,000	
AUDITING	9,900	
TELEPHONE AND INTERCOM	6,000	
OFFICE AND ADMIN EXPENSES	<u>8,720</u>	
TOTAL ADMINISTRATIVE EXPENSES		84,620

MAINTENANCE EXPENSES

PAYROLL	145,000	
SUPPLIES	14,000	
REPAIRS AND MAINTENANCE	102,000	
ELEVATOR MAINTENANCE	25,000	
LANDSCAPING AND TREE SERVICE	31,000	
SNOW REMOVAL	15,000	
EXTERMINATING SERVICES	<u>10,000</u>	
TOTAL MAINTENANCE EXPENSES		342,000

UTILITIES EXPENSES

GAS HEAT	122,000	
ELECTRICITY AND GAS	37,000	
WATER	<u>34,000</u>	
TOTAL UTILITIES EXPENSES		193,000

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TAXES AND INSURANCE

REAL ESTATE TAXES	280,000	
PAYROLL TAXES	11,200	
LICENSES AND PERMITS	500	
INSURANCE	80,000	
UNION WELFARE AND PENSION FUND	62,000	
FRANCHISE TAXES	<u>2,000</u>	
TOTAL TAXES AND INSURANCE		435,700

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	<u>269,996</u>	
TOTAL FINANCIAL EXPENSES		269,996

CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	30,039	
CONTINGENCY RESERVE	<u>0</u>	
TOTAL CONTRIBUTIONS TO EQUITY		30,039

TOTAL EXPENDITURES	<u>1,355,355</u>	
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NET SURPLUS (DEFICIT)	<u><u>0</u></u>	
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NOTES

1. NET INCREASE (ASSESSMENT ROLLED INTO CC) - 3.5% - 2026