

PATRICIA GARDENS OWNERS, INC.
APPROVED OPERATING BUDGET
For the Year Ending December 31, 2026

RECEIPTS

CARRYING CHARGES - APARTMENTS	838,170 (*)	
PARKING INCOME	29,280 (**)	
LAUNDRY ROOM INCOME	5,400	
INTEREST AND MISCELLANEOUS INCOME	20,500	
TOTAL RECEIPTS		893,350

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	35,000	
LEGAL FEE AND DISBURSEMENTS	2,000	
AUDITING	10,800	
TELEPHONE/INTERNET/BOILER ALARM	720	
OFFICE AND ADMINISTRATIVE EXPENSES	9,000	
TOTAL ADMINISTRATIVE EXPENSES		57,520

UTILITIES EXPENSES

HEATING FUEL	95,000	
ELECTRICITY & GAS	14,000	
WATER	33,000	
TOTAL UTILITIES EXPENSES		142,000

MAINTENANCE EXPENSES

MAINTENANCE PAYROLL	72,500	
ADDITIONAL LABOR	12,000	
SUPPLIES	13,000	
LANDSCAPING AND TREE WORK	22,000	
SNOW REMOVAL	2,000	
REPAIRS AND MAINTENANCE	50,000	
EXTERMINATING	7,800	
TOTAL MAINTENANCE EXPENSES		179,300

PATRICIA GARDENS OWNERS, INC.
APPROVED OPERATING BUDGET (cont'd)
For the Year Ending December 31, 2026

TAXES AND INSURANCE		
REAL ESTATE TAXES	150,000	
PAYROLL TAXES	5,800	
INSURANCE	80,000	
UNION WELFARE AND PENSION FUND	31,500	
NEW YORK STATE FRANCHISE TAX	1,700	
TOTAL TAXES AND INSURANCE	269,000	
 FINANCIAL EXPENSES		
INTEREST ON FIRST MORTGAGE		219,221
 CONTRIBUTIONS TO EQUITY		
AMORTIZATION OF FIRST MORTGAGE	21,927	
CONTINGENCY TO RESERVES	4,382	
TOTAL CONTRIBUTIONS TO EQUITY	26,309	
TOTAL EXPENDITURES		893,350
 NET SURPLUS		-

(*) Carrying Charges reflect an approved increase of 5.5%, effective January 1, 2026.

(**) Parking Income reflects an approved increase of \$10 per space, per month effective January 1, 2026.