

**TUDOR ARMS OWNERS CORP.
OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31,**

**(APPROVED)
2026**

RECEIPTS

CARRYING CHARGES	827,709	
PARKING INCOME	33,000	
LAUNDRY ROOM INCOME	8,100	
EXERCISE ROOM INCOME	3,800	
FLIP TAX INCOME - TO RESERVE	0	
STORAGE UNITS	2,700	
INTEREST INCOME	5,000	
MISCELLANEOUS INCOME	<u>1,000</u>	
TOTAL RECEIPTS		881,309

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	36,000	
LEGAL EXPENSES	1,000	
AUDITING	6,900	
TELEPHONE AND INTERCOM	4,500	
OFFICE AND ADMIN EXPENSES	<u>7,850</u>	
TOTAL ADMINISTRATIVE EXPENSES		56,250

MAINTENANCE EXPENSES

PAYROLL	81,000	
JANITORIAL SERVICES	30,000	
SUPPLIES	14,000	
REPAIRS	55,000	
MAJOR REPAIRS	0	
ELEVATOR MAINTENANCE	11,000	
LANDSCAPING AND TREE SERVICE	13,000	
EXTERMINATING SERVICES	<u>12,000</u>	
TOTAL MAINTENANCE EXPENSES		216,000

UTILITIES EXPENSES

GAS HEAT AND FUEL OIL	93,000	
ELECTRICITY AND GAS	24,000	
WATER	<u>17,000</u>	
TOTAL UTILITIES EXPENSES		134,000

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TAXES AND INSURANCE

REAL ESTATE TAXES	138,000	
PAYROLL TAXES	6,400	
LICENSES AND PERMITS	1,000	
INSURANCE	72,000	
UNION WELFARE AND PENSION FUND	38,000	
FRANCHISE TAXES	<u>0</u>	
TOTAL TAXES AND INSURANCE		255,400

FINANCIAL EXPENSES

INTEREST ON MORTGAGE	<u>198,977</u>	
TOTAL FINANCIAL EXPENSES		198,977

CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	20,682	
CONTINGENCY RESERVE	<u>0</u>	
TOTAL CONTRIBUTIONS TO EQUITY		20,682

TOTAL EXPENDITURES	<u>881,309</u>	
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NET DEFICIT	<u><u>0</u></u>	
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NOTES

1. C.C. - 2.5% 1/21, 2% 1/22, 4.5% 1/23, 2.5%, 1/24 2%, 1/25 7.5%, 1/26 7.5%
2. PARKING INCOME - \$25 INCREASE 1/22 (to \$100); \$25 INCREASE 1/26 (to \$125)