

**BRYANT GARDENS CORP.
PROPOSED OPERATING BUDGET
FOR THE YEAR ENDING DEC. 31, 2026**

	<u>APPROVED</u>	
	<u>12.31.26</u>	
RECEIPTS		
CARRYING CHARGES - APTS	5,513,244	
GARAGES	170,000	
RENTAL INCOME	62,000	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	38,000	
INTEREST INCOME	25,000	
MISCELLANEOUS INCOME	12,000	
TOTAL RECEIPTS	<u>5,851,444</u>	
EXPENDITURES		
ADMINISTRATIVE EXPENSES		
MANAGEMENT FEE	125,500	
LEGAL EXPENSES	20,000	
AUDITING	14,400	
TELECOMMUNICATIONS/SOFTWARE	34,000	
COMMUNITY SERVICES	25,000	
OFFICE AND ADMIN. EXPENSES	24,919	
TOTAL ADMINISTRATIVE EXPENSES	<u>243,819</u>	
MAINTENANCE EXPENSES		
PAYROLL	555,000	
SUPPLIES	105,000	
REPAIRS	315,000	
MAJOR REPAIRS	75,000	
FLOORING AND CARPENTRY EXPENSES	20,000	
EXTERMINATING AND TRAPPING	45,000	
LANDSCAPING AND GROUNDS	230,000	
TREE CARE	40,000	
SNOW REMOVAL AND SUPPLIES	10,000	
SECURITY	70,000	
MAINTENANCE - RUBBISH, TRUCKS, MISC	35,000	
TOTAL MAINTENANCE EXPENSES	<u>1,500,000</u>	
UTILITIES EXPENSES		
GAS HEAT	590,000	
ELECTRICITY AND GAS	194,000	
WATER	125,000	
TOTAL UTILITIES EXPENSES	<u>909,000</u>	

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TAXES AND INSURANCE		
REAL ESTATE TAXES	1,520,000	
PAYROLL TAXES	46,400	
LICENSES AND PERMITS	3,000	
INSURANCE & WORKERS COMP	435,000	
UNION WELFARE AND PENSION FUND	190,000	
CORPORATE INCOME TAXES	4,500	
TOTAL TAXES AND INSURANCE		2,198,900
FINANCIAL EXPENSES		
INTEREST ON MORTGAGE		494,346
CONTRIBUTIONS TO EQUITY/RESERVES		
AMORTIZATION OF MORTGAGE	427,379	
RESERVE CONTINGENCY	78,000	
TOTAL CONTRIBUTIONS TO EQUITY		505,379
TOTAL EXPENDITURES		<u>5,851,444</u>
NET SURPLUS(DEFICIT)		<u><u>0</u></u>

NOTES:

3% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2026

ALL STORAGE TO \$40 JANUARY 1, 2026

GARAGES INCREASE FROM \$75 TO \$80 JANUARY 1, 2026