

**WESTCHESTER GARDENS OWNERS INC
OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31, 2026**

(APPROVED)

RECEIPTS

CARRYING CHARGES - 4.5%	1,528,234	
FUEL SURCHARGE - \$.75 PER SHARE	38,111	
PARKING	80,000	
LAUNDRY ROOM INCOME	14,400	
LAUNDRY INCOME - BONUS	10,000	
STORAGE UNITS	20,000	
INTEREST INCOME	35,000	
MISCELLANEOUS INCOME	1,000	
TOTAL RECEIPTS	1,726,745	1,726,745

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	42,500	
LEGAL	6,000	
AUDITING	9,600	
TELECOMMUNICATIONS	4,600	
OFFICE AND ADMIN EXPENSES	8,754	
TOTAL ADMINISTRATIVE EXPENSES	71,454	71,454

MAINTENANCE EXPENSES

PAYROLL	195,000	
SUPPLIES	32,000	
REPAIRS AND MAINTENANCE	100,000	
EXTERMINATING EXPENSES	8,000	
LANDSCAPING, GROUNDS AND TREES	47,000	
SNOW REMOVAL AND SUPPLIES	12,000	
TOTAL MAINTENANCE EXPENSES	394,000	394,000

UTILITIES EXPENSES

GAS HEAT	230,000	
ELECTRICITY AND GAS	30,000	
WATER	33,000	
TOTAL UTILITIES EXPENSES	293,000	293,000

WESTCHESTER GARDENS OWNERS INC

	<u>(APPROVED)</u>	
	<u>2026</u>	
TAXES AND INSURANCE		
REAL ESTATE TAXES	408,000	
REAL ESTATE TAXES - REFUSE FEE	22,000	
PAYROLL TAXES	15,500	
LICENSES AND PERMITS	1,500	
INSURANCE	135,000	
UNION WELFARE AND PENSION FUND	83,000	
FRANCHISE TAXES	2,000	
TOTAL TAXES AND INSURANCE		<u>667,000</u>
FINANCIAL EXPENSES		
INTEREST ON MORTGAGE	272,392	
TOTAL FINANCIAL EXPENSES		<u>272,392</u>
CONTRIBUTIONS TO EQUITY		
AMORTIZATION OF MORTGAGE	28,899	
RESERVE CONTINGENCY/CAPITAL	0	
TOTAL CONTRIBUTIONS TO EQUITY		<u>28,899</u>
TOTAL EXPENDITURES		<u>1,726,745</u>
NET SURPLUS (DEFICIT)		<u>0</u>

INCREASE OF 4.5% EFFECTIVE 1/1/26
FUEL SURCHARGE - \$.75 PER SHARE - 2026