

**BRYANT GARDENS CORP.
APPROVED OPERATING BUDGET
FOR THE YEAR ENDING DEC. 31, 2016**

RECEIPTS

CARRYING CHARGES - APTS	4,246,678	
RENTAL INCOME	33,000	
GARAGES	116,000	
PROFESSIONAL APARTMENTS	26,500	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	20,000	
MISCELLANEOUS INCOME	7,000	
TOTAL RECEIPTS		4,480,378

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	112,867	
LEGAL EXPENSES	15,000	
AUDITING	12,600	
TELECOMMUNICATIONS/SOFTWARE	20,000	
COMMUNITY SERVICES	37,000	
OFFICE AND ADMIN. EXPENSES	26,570	
TOTAL ADMINISTRATIVE EXPENSES		224,037

MAINTENANCE EXPENSES

PAYROLL	446,000	
SUPPLIES	100,000	
REPAIRS	270,000	
FLOORING PROJECT	72,000	
EXTERMINATING AND TRAPPING	20,000	
LANDSCAPING AND GROUNDS	210,000	
TREE CARE	35,000	
SNOW REMOVAL AND SUPPLIES	38,000	
SECURITY	60,000	
TRUCK EXPENSES	5,000	
UNIFORMS AND RUBBISH REMOVAL	12,000	
TOTAL MAINTENANCE EXPENSES		1,268,000

UTILITIES EXPENSES

GAS HEAT	300,000	
ELECTRICITY	126,000	
GAS PUBLIC	12,000	
WATER	94,000	
TOTAL UTILITIES EXPENSES		532,000

BRYANT GARDENS CORP.

TAXES AND INSURANCE		
REAL ESTATE TAXES	1,278,000	
PAYROLL TAXES	34,500	
LICENSES AND PERMITS	1,500	
INSURANCE & WORKERS COMP	192,000	
UNION WELFARE AND PENSION FUND	124,000	
CORPORATE INCOME TAXES	15,000	
TOTAL TAXES AND INSURANCE	<u>1,645,000</u>	1,645,000
FINANCIAL EXPENSES		
INTEREST ON MORTGAGE		407,183
CONTRIBUTIONS TO EQUITY/RESERVES		
AMORTIZATION OF MORTGAGE	404,158	
RESERVE CONTINGENCY	<u>0</u>	
TOTAL CONTRIBUTIONS TO EQUITY		404,158
TOTAL EXPENDITURES		<u>4,480,378</u>
NET SURPLUS(DEFICIT)		<u><u>0</u></u>

NOTES:

1. CARRY CHARGES - 2% INCREASE EFFECTIVE JAN. 1, 2016, AS APPROVED BY THE BOARD OF DIRECTORS ON OCTOBER 21, 2015.