

**BRYANT GARDENS CORP.
APPROVED OPERATING BUDGET
FOR THE YEAR ENDING DEC. 31, 2017**

RECEIPTS

CARRYING CHARGES - APTS	4,272,191	
GARAGES	116,500	
RENTAL INCOME	45,000	
PROFESSIONAL APARTMENTS	27,300	
LAUNDRY ROOM INCOME	31,200	
STORAGE UNITS	21,000	
MISCELLANEOUS INCOME	6,500	
TOTAL RECEIPTS	4,519,691	4,519,691

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	116,000	
LEGAL EXPENSES	13,500	
AUDITING	12,900	
TELECOMMUNICATIONS/SOFTWARE	20,500	
COMMUNITY SERVICES	37,000	
OFFICE AND ADMIN. EXPENSES	28,848	
TOTAL ADMINISTRATIVE EXPENSES	228,748	228,748

MAINTENANCE EXPENSES

PAYROLL	452,000	
SUPPLIES	80,000	
REPAIRS	260,000	
FLOORING AND CARPENTRY EXPENSES	60,000	
EXTERMINATING AND TRAPPING	26,000	
LANDSCAPING AND GROUNDS	200,000	
TREE CARE	50,000	
SNOW REMOVAL AND SUPPLIES	20,000	
SECURITY	64,000	
TRUCK EXPENSES	10,000	
UNIFORMS AND RUBBISH REMOVAL	10,000	
TOTAL MAINTENANCE EXPENSES	1,232,000	1,232,000

UTILITIES EXPENSES

GAS HEAT	280,000	
ELECTRICITY	118,000	
GAS PUBLIC	10,000	
WATER	102,000	
TOTAL UTILITIES EXPENSES	510,000	510,000

BRYANT GARDENS CORP.

TAXES AND INSURANCE

REAL ESTATE TAXES	1,279,000	
PAYROLL TAXES	36,000	
LICENSES AND PERMITS	1,500	
INSURANCE & WORKERS COMP	182,000	
UNION WELFARE AND PENSION FUND	142,000	
CORPORATE INCOME TAXES	15,000	
TOTAL TAXES AND INSURANCE	<u>1,655,500</u>	1,655,500

FINANCIAL EXPENSES

INTEREST ON MORTGAGE		382,452
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CONTRIBUTIONS TO EQUITY/RESERVES

AMORTIZATION OF MORTGAGE	426,991	
RESERVE CONTINGENCY	84,000	
TOTAL CONTRIBUTIONS TO EQUITY	<u>510,991</u>	510,991

TOTAL EXPENDITURES	<u>4,519,691</u>	
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NET SURPLUS(DEFICIT)	<u><u>0</u></u>	
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NOTES:

1% INCREASE IN CARRYING CHARGES EFFECTIVE JANUARY 1, 2017