

**HARTSDALE GARDENS OWNERS CORP.  
OPERATING BUDGET  
FOR THE YEAR ENDED DECEMBER 31,**

**(APPROVED)  
2025**

**RECEIPTS**

CARRYING CHARGES	1,118,207	
ASSESSMENT - \$1/SHARE	33,537	
PARKING INCOME	61,000	
RENTAL INCOME	35,000	
LAUNDRY ROOM INCOME	11,100	
STORAGE UNITS	4,000	
INTEREST/NCB DIVIDEND INCOME	9,000	
MISCELLANEOUS INCOME	<u>3,000</u>	
TOTAL RECEIPTS		1,274,844

**EXPENDITURES**

**ADMINISTRATIVE EXPENSES**

MANAGEMENT FEE	30,000	
LEGAL EXPENSES	2,000	
AUDITING	9,600	
TELEPHONE AND INTERCOM	6,000	
OFFICE AND ADMIN EXPENSES	<u>7,396</u>	
TOTAL ADMINISTRATIVE EXPENSES		54,996

**MAINTENANCE EXPENSES**

PAYROLL	143,000	
SUPPLIES	12,000	
REPAIRS AND MAINTENANCE	100,000	
MAJOR REPAIRS - STUDY/DOORS	20,000	
ELEVATOR MAINTENANCE	25,000	
LANDSCAPING AND TREE SERVICE	30,000	
SNOW REMOVAL	15,000	
EXTERMINATING SERVICES	18,000	
SECURITY SERVICES	<u>0</u>	
TOTAL MAINTENANCE EXPENSES		363,000

**UTILITIES EXPENSES**

GAS HEAT	122,000	
ELECTRICITY AND GAS	33,000	
WATER	<u>36,000</u>	
TOTAL UTILITIES EXPENSES		191,000

**HARTSDALE GARDENS OWNERS CORP.  
OPERATING BUDGET  
FOR THE YEAR ENDED DECEMBER 31,**

**(PROPOSED)  
2025**

**TAXES AND INSURANCE**

REAL ESTATE TAXES	252,000	
PAYROLL TAXES	11,200	
LICENSES AND PERMITS	500	
INSURANCE	83,000	
UNION WELFARE AND PENSION FUND	58,000	
FRANCHISE TAXES	<u>2,000</u>	
TOTAL TAXES AND INSURANCE		406,700

**FINANCIAL EXPENSES**

INTEREST ON MORTGAGE	116,980	
INTEREST ON SECOND MORTGAGE	<u>33,750</u>	
TOTAL FINANCIAL EXPENSES		150,730

**CONTRIBUTIONS TO EQUITY/RESERVES**

AMORTIZATION OF MORTGAGE	93,418	
CONTINGENCY RESERVE	<u>15,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		108,418

	<u>1,274,844</u>	
TOTAL EXPENDITURES		

NET SURPLUS (DEFICIT)	<u><u>0</u></u>	
-----------------------	-----------------	--

**NOTES**

1. C.C. INCREASE - 2.5% '24