

**TUDOR ARMS OWNERS CORP.
OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31,**

(APPROVED)

2025

RECEIPTS

CARRYING CHARGES	769,962	
PARKING INCOME	26,400	
LAUNDRY ROOM INCOME	8,100	
EXERCISE ROOM INCOME	2,000	
FLIP TAX INCOME - TO RESERVE	0	
STORAGE UNITS	2,700	
INTEREST INCOME - TO RESERVE	0	
MISCELLANEOUS INCOME	<u>2,000</u>	
TOTAL RECEIPTS		811,162

EXPENDITURES

ADMINISTRATIVE EXPENSES

MANAGEMENT FEE	36,000	
LEGAL EXPENSES	2,000	
AUDITING	6,720	
TELEPHONE AND INTERCOM	3,300	
OFFICE AND ADMIN EXPENSES	<u>8,341</u>	
TOTAL ADMINISTRATIVE EXPENSES		56,361

MAINTENANCE EXPENSES

PAYROLL	80,000	
JANITORIAL SERVICES	32,000	
SUPPLIES	18,000	
REPAIRS	49,000	
MAJOR REPAIRS	0	
ELEVATOR MAINTENANCE	12,000	
LANDSCAPING AND TREE SERVICE	8,000	
EXTERMINATING SERVICES	<u>9,500</u>	
TOTAL MAINTENANCE EXPENSES		208,500

UTILITIES EXPENSES

GAS HEAT AND FUEL OIL	84,000	
ELECTRICITY AND GAS	22,000	
WATER	<u>16,000</u>	
TOTAL UTILITIES EXPENSES		122,000

**TUDOR ARMS OWNERS CORP.
OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31,**

	(APPROVED)	
	<u>2025</u>	
TAXES AND INSURANCE		
REAL ESTATE TAXES	133,000	
PAYROLL TAXES	6,000	
LICENSES AND PERMITS	1,000	
INSURANCE	60,000	
UNION WELFARE AND PENSION FUND	33,000	
FRANCHISE TAXES	<u>0</u>	
TOTAL TAXES AND INSURANCE		233,000
 FINANCIAL EXPENSES		
INTEREST ON MORTGAGE	<u>105,912</u>	
TOTAL FINANCIAL EXPENSES		105,912
 CONTRIBUTIONS TO EQUITY/RESERVES		
AMORTIZATION OF MORTGAGE	79,389	
CONTINGENCY RESERVE	<u>6,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		85,389
TOTAL EXPENDITURES		<u>811,162</u>
 NET DEFICIT		 <u><u>0</u></u>

NOTES

1. C.C. - 2.5% 1/21, 2% 1/22, 4.5% 1/23, 2.5%, 1/24 2%, 1/25 7.5%
2. PARKING INCOME - \$25. INCREASE 1/22 (to \$100)