

**WESTCHESTER GARDENS OWNERS INC  
OPERATING BUDGET  
FOR THE YEAR ENDED DECEMBER 31, 2025**

|                                 | <b>(APPROVED)</b> |           |
|---------------------------------|-------------------|-----------|
| <b>RECEIPTS</b>                 |                   |           |
| CARRYING CHARGES - 3%           | 1,462,425         |           |
| PARKING                         | 80,000            |           |
| LAUNDRY ROOM INCOME             | 13,200            |           |
| STORAGE UNITS                   | 6,500             |           |
| MISCELLANEOUS INCOME            | 2,000             |           |
| TOTAL RECEIPTS                  |                   | 1,564,125 |
| <br><b>EXPENDITURES</b>         |                   |           |
| <b>ADMINISTRATIVE EXPENSES</b>  |                   |           |
| MANAGEMENT FEE                  | 39,500            |           |
| LEGAL                           | 3,000             |           |
| AUDITING                        | 9,300             |           |
| TELECOMMUNICATIONS              | 4,000             |           |
| OFFICE AND ADMIN EXPENSES       | 8,354             |           |
| TOTAL ADMINISTRATIVE EXPENSES   |                   | 64,154    |
| <br><b>MAINTENANCE EXPENSES</b> |                   |           |
| PAYROLL                         | 185,000           |           |
| SUPPLIES                        | 18,000            |           |
| REPAIRS AND MAINTENANCE         | 120,000           |           |
| MAJOR REPAIRS                   | 25,000            |           |
| EXTERMINATING EXPENSES          | 6,000             |           |
| LANDSCAPING, GROUNDS AND TREES  | 40,000            |           |
| SNOW REMOVAL AND SUPPLIES       | 10,000            |           |
| TOTAL MAINTENANCE EXPENSES      |                   | 404,000   |
| <br><b>UTILITIES EXPENSES</b>   |                   |           |
| GAS HEAT                        | 98,000            |           |
| ELECTRICITY AND GAS             | 25,000            |           |
| WATER                           | 39,000            |           |
| TOTAL UTILITIES EXPENSES        |                   | 162,000   |

**WESTCHESTER GARDENS OWNERS INC**

**(APPROVED)**  
**2025**

**TAXES AND INSURANCE**

|                                |              |         |
|--------------------------------|--------------|---------|
| REAL ESTATE TAXES              | 410,000      |         |
| REAL ESTATE TAXES - REFUSE FEE | 22,000       |         |
| PAYROLL TAXES                  | 17,100       |         |
| LICENSES AND PERMITS           | 500          |         |
| INSURANCE                      | 130,000      |         |
| UNION WELFARE AND PENSION FUND | 83,000       |         |
| FRANCHISE TAXES                | <u>2,000</u> |         |
| TOTAL TAXES AND INSURANCE      |              | 664,600 |

**FINANCIAL EXPENSES**

|                          |                |         |
|--------------------------|----------------|---------|
| INTEREST ON MORTGAGE     | <u>131,563</u> |         |
| TOTAL FINANCIAL EXPENSES |                | 131,563 |

**CONTRIBUTIONS TO EQUITY**

|                               |               |                |
|-------------------------------|---------------|----------------|
| AMORTIZATION OF MORTGAGE      | 108,808       |                |
| NEW MORTGAGE                  | 17,000        |                |
| RESERVE CONTINGENCY/CAPITAL   | <u>12,000</u> |                |
| TOTAL CONTRIBUTIONS TO EQUITY |               | <u>137,808</u> |

TOTAL EXPENDITURES 1,564,125

**NET SURPLUS (DEFICIT)** 0

INCREASE OF 3% EFFECTIVE 1/1/25