

East River Housing
Budget 2011-2012

	JUL 11	AUG 11	SEP 11	OCT 11	NOV 11	DEC 11	JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12
INCOME												
4000-100 APT-RENTS	1,126,000	1,126,000	1,126,000	1,126,000	1,126,000	1,126,000	1,263,000	1,048,000	1,126,000	1,048,000	1,126,000	1,126,000
4000-125 SUBLET FEE INCOME	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400
4000-200 ELECTRICITY	108,000	174,892	214,214	167,027	160,286	92,127	107,107	98,868	110,103	96,621	90,629	101,864
4050-900 LATE FEES	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900
TOTAL APT RENT	1,258,300	1,325,192	1,364,514	1,317,327	1,310,586	1,242,427	1,394,407	1,171,168	1,260,403	1,168,921	1,240,929	1,252,164
STORES & OFFICES-RENT												
4010-100 SHOPPING CENTER INCOME	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300
TOTAL STORES & OFFICES RENT	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300	111,300
PARKING RENT												
4030-100 PARKING	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000
4030-200 PARKING SUPPLIES	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)
TOTAL PARKING RENT	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250
OTHER RENTS												
4040-050 BIKE STORAGE	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
4040-100 STORAGE	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900
4040-400 MISC	250	250	250	250	250	250	250	250	250	250	250	250
TOTAL OTHER RENTS	13,550	13,550	13,550	13,550	13,550	13,550	13,550	13,550	13,550	13,550	13,550	13,550
	1,440,400	1,507,292	1,546,614	1,499,427	1,492,686	1,424,527	1,576,507	1,353,268	1,442,503	1,351,021	1,423,029	1,434,264
OTHER INCOME												
INTEREST INCOME												
4050-100 INTEREST ACCT	0	0	0	0	0	0	0	0	0	0	0	0
4050-200 SPECIAL INTEREST INCOME	125	125	125	125	125	125	125	125	125	125	125	125
4050-300 INVESTMENT INCOME	0	0	0	0	0	0	0	0	0	0	0	0
4050-480 CONSTRUCTION INCOME	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
4050-850 FITNESS ROOM	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300	14,300
4050-450 FLIP TAX	316,667	316,667	316,667	316,667	316,667	316,667	316,667	316,667	316,667	316,667	316,667	316,663
4050-475 CREDIT CHECK	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
TOTAL INTEREST INCOME	334,792	334,792	334,792	334,792	334,792	334,792	334,792	334,792	334,792	334,792	334,792	334,788
LAUNDRY ROOM INCOME (NET)												
4100-100 LAUNDRY ROOM INCOME	5,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500
TOTAL LAUNDRY ROOM INCOME	5,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500
MISC												
4200-600 MISC	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL MISC	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL OTHER INCOME	341,292	346,292	346,292	346,292	346,292	346,292	346,292	346,292	346,292	346,292	346,292	346,288
TOTAL INCOME	1,781,692	1,853,584	1,892,906	1,845,719	1,838,978	1,770,819	1,922,799	1,699,560	1,788,795	1,697,313	1,769,321	1,780,552

East River Housing
Budget 2011-2012

	JUL 11	AUG 11	SEP 11	OCT 11	NOV 11	DEC 11	JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12
REAL ESTATE TAXES												
5000-100 R.E. TAXES	1,542,242	0	(13,000)	1,211,688	(233,000)	0	1,301,400	0	0	1,230,000	0	(13,000)
TOTAL R.E TAXES	1,542,242	0	(13,000)	1,211,688	(233,000)	0	1,301,400	0	0	1,230,000	0	(13,000)
UTILITIES												
ELECTRICITY												
5010-200 ELECTRICITY	249,845	306,020	238,610	228,980	131,610	153,010	141,240	157,290	138,030	129,470	145,520	186,180
5010-300 ELECTRICITY ADJ	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
5010-100 FUEL	161,095	167,411	156,069	163,651	219,309	571,426	652,805	516,440	507,379	237,043	107,890	80,100
5010-500 W&S CHARGES	0	256,000	0	0	256,000	0	0	256,000	0	0	271,360	0
5010-400 GAS	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
TOTAL UTILITIES	416,940	735,431	400,679	398,631	612,919	730,436	800,045	935,730	651,409	372,513	530,770	272,280
LABOR												
5410-100 DISPATCHER SALARIES	3,500	3,200	4,100	3,250	3,600	4,200	3,450	3,400	4,150	3,400	4,150	3,400
5050-100 PORTERS SALARIES	91,000	81,500	106,000	93,000	89,500	118,000	99,000	106,500	109,500	84,500	109,500	91,000
5050-200 HANDYMENS SALARIES	39,500	35,000	50,500	42,500	43,000	53,000	38,500	52,500	52,000	43,500	54,000	38,500
5050-201 COMPACTOR LABOR	0	0	0	0	0	0	0	0	0	0	0	0
5050-300 BOILER ROOM SALARIES	51,375	43,875	61,375	47,375	47,375	58,062	43,375	44,375	52,875	49,225	45,975	70,563
5050-502 SUPERV PRIV PR	7,300	7,300	7,300	7,300	7,300	10,900	7,300	7,300	7,300	7,300	7,300	10,900
5050-600 PAINT LABOR	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL LABOR	192,675	170,875	229,275	193,425	190,775	244,162	191,625	214,075	225,825	187,925	220,925	214,363
SECURITY												
5150-100 SECURITY SERVICE	55,700	55,700	55,700	55,700	55,700	55,700	55,700	55,700	55,700	55,700	55,700	55,700
5250-100 SECURITY EXPENSE	34,000	10,500	10,500	10,500	10,500	10,500	34,000	10,500	10,500	10,500	10,500	10,500
TOTAL SECURITY	89,700	66,200	66,200	66,200	66,200	66,200	89,700	66,200	66,200	66,200	66,200	66,200
P/R O/H												
5100-100 PENSION & WELFARE	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000
5101-100 FICA	25,127	22,759	29,103	25,208	24,921	31,955	24,438	26,876	28,153	24,036	27,620	28,718
5101-250 METRO TAX	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
5100-300 RETIREMENT EXPENSE	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400
5100-400 GROUP LIFE & MAJOR MEDICA	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200
5100-600 NYS DISABILITY	(200)	(200)	850	(200)	(200)	850	(200)	(200)	850	(200)	(200)	850
5100-650 LTD	350	350	350	350	350	350	350	350	350	350	350	350
5100-701 PAYROLL OVERHEAD	(39,558)	(34,666)	(47,771)	(39,726)	(39,132)	(50,304)	(39,323)	(44,360)	(46,997)	(38,492)	(45,897)	(43,617)
5100-702 PRIVATE PAYROLL O/H	(3,982)	(3,302)	(3,302)	(3,302)	(3,302)	(4,615)	(3,078)	(3,078)	(3,078)	(3,078)	(3,078)	(4,615)
5101-200 NYS UNEMPLOYMENT	480	480	480	480	480	480	14,500	12,500	4,800	2,000	1,600	650
5100-300 FEDERAL UNEMPLOYMENT	75	75	75	75	75	75	2,100	1,800	600	400	300	300
TOTAL P/R O/H CHG BY OTHERS	109,892	113,096	107,385	110,485	110,792	106,391	126,388	121,488	112,278	112,616	108,295	110,236
FIRE,LIA/W.C.& OTHER												
5100-902 OTHER INSURANCE	605,000	8,700	8,700	11,000	8,700	(11,000)	31,000	9,100	9,100	9,100	16,500	9,100
5100-901 CLAIMS PAID	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500
TOTAL FIRE,LIA/W.C.& OTHER	617,500	21,200	21,200	23,500	21,200	1,500	43,500	21,600	21,600	21,600	29,000	21,600
CORP TAXES												
5100-801 NYS FRANCHISE TAX	0	0	10,000	0	0	10,000	0	0	10,000	0	0	10,000
5100-802 NYS METRO TAX	0	0	1,750	0	0	1,750	0	0	1,750	0	0	1,750
5100-803 NYC GENERAL CORP TAX	0	0	10,000	0	0	10,000	0	0	10,000	0	0	10,000
TOTAL CORP TAXES	0	0	21,750	0	0	21,750	0	0	21,750	0	0	21,750

East River Housing
Budget 2011-2012

	JUL 11	AUG 11	SEP 11	OCT 11	NOV 11	DEC 11	JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12
REPAIRS & MAINTENANCE												
PAINTING & PLASTERING EXP												
5200-200 PAINT PUB SPACE MATL & SU	180	180	180	180	180	180	180	180	180	180	180	180
5200-350 PAINTING CONTRACTOR	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200	9,200
5200-300 PAINT PUB SPACE CONTRAC	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
5220-150 FLOOR SCRAPING	200	200	200	200	200	200	200	200	200	200	200	200
TOTAL PAINTG & PLASTERG EXP	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280
BUILDING & REPAIRS EXP												
5220-100 CARPENTRY REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0
5210-200 PLUMBING & GAS SYSTEM RE	24,100	24,100	24,100	24,100	24,100	24,100	24,100	24,100	24,100	24,100	24,100	24,100
5210-300 ELECTRICAL SYSTEM REPAIR	20,100	20,100	20,100	20,100	20,100	22,500	22,500	22,500	22,500	22,500	22,500	22,500
5210-100 HEATING & AC REPAIRS	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500
5220-300 GEN BLDG REPAIRS	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
5250-990 MISC REPAIRS	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)	(900)
TOTAL BLDG & REPAIR EXP	74,200	74,200	74,200	74,200	74,200	76,600	76,600	76,600	76,600	76,600	76,600	76,600
ELEVATOR SYSTEM EXPENSE												
5230-100 ELEVATOR REPAIRS	35,000	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	20,600	20,600
TOTAL ELEVATOR SYSTEM EXPENSE	35,000	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	20,600	20,600
SUPPLIES EXPENSE												
5240-100 JANITORIAL SUPPLIES	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900
5220-400 INCINERATORS	700	700	700	700	700	700	700	700	700	700	700	700
5240-300 GARDENING EXP & SUPPLIES	35,000	33,200	5,700	4,300	4,300	6,700	433	433	433	7,200	12,000	12,000
5240-200 REPAIR MATERIAL & SUPPLIES	17,200	17,200	17,200	17,200	17,200	17,200	17,200	17,200	17,200	17,200	17,200	17,200
TOTAL SUPPLIES EXPENSE	58,800	57,000	29,500	28,100	28,100	30,500	24,233	24,233	24,233	31,000	35,800	35,800
RANGES & REFRIGERATORS EXP												
5245-100 RANGES	0	0	0	0	0	0	0	0	0	0	0	0
5245-200 REFRIGERATORS	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RANGES & REFRIGERATORS	0	0	0	0	0	0	0	0	0	0	0	0
UNIFORMS EXPENSE												
5240-600 UNIFORMS& CLEANING	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
TOTAL UNIFORMS EXPENSE	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
EXTERMINATING EXPENSE												
5240-400 EXTERMINATING	26,250	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
TOTAL EXTERMINATING EXPENSE	26,250	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
OTHER EXPENSE												
5250-650 PERMITS & LICENSES	600	600	600	4,100	600	600	600	600	600	600	600	600
5250-850 PAYROLL SERVICE	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
5220-500 ASBESTOS REMOVAL	700	700	700	700	700	700	700	700	700	700	700	700
5250-700 SNOW REMOVAL	0	0	0	4,000	4,000	4,000	2,000	0	0	0	0	0
5250-750 VEHICLE MAINTENANCE	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180
5250-910 GENERAL GROUNDS EXPENS	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
TOTAL OTHER EXPENSE	6,980	6,980	6,980	14,480	10,980	10,980	8,980	6,980	6,980	6,980	6,980	6,980
TOTAL REPAIRS & MAINTENANCE	213,935	198,385	170,885	176,985	173,485	178,285	170,018	168,018	168,018	174,785	180,685	180,685

East River Housing
Budget 2011-2012

	JUL 11	AUG 11	SEP 11	OCT 11	NOV 11	DEC 11	JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12
MANAGEMENT EXPENSES												
OFFICE SALARIES												
5410-200 OFFICE SALARIES PRIV P/R	11,237	11,237	11,237	11,237	11,237	16,856	11,237	11,237	11,237	11,237	11,237	16,856
TOTAL OFFICE SALARIES	11,237	11,237	11,237	11,237	11,237	16,856	11,237	11,237	11,237	11,237	11,237	16,856
MANAGEMENT SALARIES												
5405-100 MGMT P/R	27,396	27,396	27,396	27,396	27,396	33,150	22,100	22,100	22,100	22,100	22,100	33,150
TOTAL MGMT SALARIES	27,396	27,396	27,396	27,396	27,396	33,150	22,100	22,100	22,100	22,100	22,100	33,150
LEGAL FEES												
5400-100 LEGAL	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
TOTAL LEGAL FEES	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
OTHER PROFESSIONAL FEES												
5400-235 COMPUTER EXPENSE	250	250	250	250	250	250	250	250	250	250	250	250
5420-500 TECHNICAL SERV & ADV FEE	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900
5400-250 OTHER PROF. FEES	7,500	175,000	2,300	2,300	2,300	60,300	19,700	2,300	2,300	2,300	2,300	2,300
TOTAL OTHER PROF FEES	12,650	180,150	7,450	7,450	7,450	65,450	24,850	7,450	7,450	7,450	7,450	7,450
AUDIT EXPENSE												
5400-400 AUDITING FEES	0	0	0	0	14,200	14,200	0	0	0	0	0	0
TOTAL AUDIT EXPENSE	0	0	0	0	14,200	14,200	0	0	0	0	0	0
SENIOR CARE CONTRIBUTIONS												
5420-375 CO-OP SENIOR CARE	0	9,800	0	0	9,800	0	0	9,800	0	0	9,800	0
TOTAL SENIOR CARE EXPENSE	0	9,800	0	0	9,800	0	0	9,800	0	0	9,800	0
TELEPHONE EXPENSE												
5400-300 TELEPHONE	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
TOTAL TELEPHONE EXPENSE	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
STATIONARY & PRINTING EXP												
5400-450 OFFICE SUPPLIES	875	875	875	875	875	875	875	875	875	875	875	875
5400-240 STATIONARY & PRINTING	980	980	980	980	980	980	980	980	980	980	980	980
5420-100 OFFICE EQUIP MAINT	800	800	800	800	800	800	800	800	800	800	800	800
TOTAL STAT & PRINTING EXP	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655
POSTAGE EXPENSE												
5400-500 POSTAGE	1,300	1,300	1,300	3,500	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
TOTAL POSTAGE EXPENSE	1,300	1,300	1,300	3,500	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
MISCELLANEOUS EXPENSE												
5420-060 DINNER ALLOWANCE	375	375	375	375	375	375	375	375	375	375	375	375
5420-200 CARFARE AND TRAVEL	20	20	20	20	20	20	20	20	20	20	20	20
5420-250 GRAFFITI REMOVAL	100	100	100	100	100	100	100	100	100	100	100	100
5420-300 MEETING EXPENSE	875	875	875	875	875	875	875	875	875	875	875	875
5420-380 WEB SITE	600	600	600	600	600	600	600	600	600	600	600	600
5420-400 MISC	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920
5420-450 CONDUIT CHARGES	12,500	0	0	0	0	0	0	0	0	0	0	0
5420-350 CARTING	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL MISC EXPENSE	16,390	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890
TOTAL MANAGEMENT EXPENSE	87,028	251,828	69,328	71,528	93,328	152,901	81,432	73,832	64,032	64,032	73,832	80,701

East River Housing
Budget 2011-2012

	JUL 11	AUG 11	SEP 11	OCT 11	NOV 11	DEC 11	JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12
INTEREST EXPENSE												
INTEREST ON MORTGAGE												
5500-100 INTEREST ON MORTGAGE	35,202	35,500	73,888	83,333	83,333	83,333	83,333	83,333	83,333	83,333	83,333	83,333
5500-300 OTHER	7,680	7,680	7,680	0	0	0	0	0	0	0	0	0
TOTAL INTEREST	42,882	43,180	81,568	83,333	83,333	83,333	83,333	83,333	83,333	83,333	83,333	83,333
TOTAL INTEREST EXPENSE	42,882	43,180	81,568	83,333	83,333	83,333	83,333	83,333	83,333	83,333	83,333	83,333
TOTAL EXPENSES	3,312,794	1,600,195	1,155,270	2,335,775	1,119,033	1,584,958	2,887,440	1,684,276	1,414,445	2,313,004	1,293,040	1,038,148
	(1,531,102)	253,389	737,636	(490,056)	719,945	185,861	(964,641)	15,284	374,350	(615,691)	476,281	742,404