

EAST RIVER HOUSING CORP													
PROJECTED CASH FLOW													
7/1/14-6/30/15													
	JUL 14	AUG 14	SEP 14	OCT 14	NOV 14	DEC 14	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	
INCOME													
4000-100 APT-RENTS	1,045,522	1,045,522	1,045,522	1,045,522	1,045,522	1,045,522	1,264,522	1,264,522	1,104,522	1,104,522	1,104,522	1,104,522	1,104,522
4000-125 SUBLET FEE INCOME	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100
4000-200 ELECTRICITY	80,000	158,620	192,883	154,241	174,715	92,432	99,859	101,733	100,147	81,329	85,799	80,608	80,608
4050-900 LATE FEES	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300
TOTAL APT RENT	1,156,922	1,235,542	1,269,805	1,231,163	1,251,637	1,169,354	1,395,781	1,397,655	1,236,069	1,217,251	1,221,721	1,216,530	1,216,530
STORES & OFFICES-RENT													
4010-100 SHOPPING CENTER INCOME	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000
TOTAL STORES & OFFICES RENT	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000	113,000
PARKING RENT													
4030-100 PARKING	61,400	61,400	61,400	61,400	61,400	61,400	61,400	61,400	61,400	61,400	61,400	61,400	61,400
4030-200 PARKING SUPPLIES	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)
TOTAL PARKING RENT	58,100	58,100	58,100	58,100	58,100	58,100	58,100	58,100	58,100	58,100	58,100	58,100	58,100
OTHER RENTS													
4040-050 BIKE STORAGE	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
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	9,900
4040-400 MISC	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER RENTS	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800
	1,340,822	1,419,442	1,453,705	1,415,063	1,435,537	1,353,254	1,579,681	1,581,555	1,419,969	1,401,151	1,405,621	1,400,430	1,400,430
OTHER INCOME													
INTEREST INCOME													
4050-100 INTEREST ACCT	0	0	0	0	0	0	0	0	0	0	0	0	6,200
4050-480 CONSTRUCTION INCOME	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
4050-850 FITNESS ROOM	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900
4050-450 FLIP TAX	387,500	387,500	387,500	387,500	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
4050-475 CREDIT CHECK	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
TOTAL INTEREST INCOME	405,800	405,800	405,800	405,800	368,300	368,300	368,300	368,300	368,300	368,300	368,300	368,300	374,500
LAUNDRY ROOM INCOME (NET)													
4100-100 LAUNDRY ROOM INCOME	10,500	10,500	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	10,500	10,500	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	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
TOTAL MISC	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
TOTAL OTHER INCOME	418,050	418,050	418,050	418,050	380,550	380,550	380,550	380,550	380,550	380,550	380,550	380,550	386,750
TOTAL INCOME	1,758,872	1,837,492	1,871,755	1,833,113	1,816,087	1,733,804	1,960,231	1,962,105	1,800,519	1,781,701	1,786,171	1,787,180	1,787,180
REAL ESTATE TAXES													
5000-100 R.E. TAXES	1,622,200	0	0	1,501,640	0	(13,000)	1,606,440	0	0	1,501,640	0	(13,000)	(13,000)
TOTAL R.E TAXES	1,622,200	0	0	1,501,640	0	(13,000)	1,606,440	0	0	1,501,640	0	(13,000)	(13,000)
UTILITIES													
ELECTRICITY													
5010-200 ELECTRICITY	226,600	275,547	220,345	249,593	132,046	142,655	145,333	143,067	116,184	122,570	115,154	163,049	163,049
5010-300 ELECTRICITY ADJ	(2,569)	(2,543)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
5010-100 FUEL	0	0	0	0	45,000	28,000	102,000	39,000	0	24,500	0	0	0
5010-150 NATURAL GAS	149,000	36,344	35,256	35,339	53,003	132,506	145,846	145,866	149,431	115,240	67,555	37,219	37,219
5010-500 W&S CHARGES	268,515	0	0	287,000	0	0	287,000	0	0	287,000	0	0	0
5010-400 GAS	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900
TOTAL UTILITIES	649,446	317,248	260,500	576,832	234,949	308,061	685,079	332,833	270,515	554,210	187,609	205,168	205,168
LABOR													
5410-100 DISPATCHER SALARIES	5,200	4,650	4,400	4,750	4,100	4,100	4,600	3,900	3,900	4,600	4,950	4,050	4,050
5050-100 PORTERS SALARIES	120,000	94,500	93,100	123,500	97,800	101,000	122,100	98,500	93,100	114,750	97,100	93,800	93,800
5050-200 HANDYMENS SALARIES	60,700	42,300	42,600	64,400	49,800	47,600	53,200	57,500	44,000	61,250	47,100	47,200	47,200
5050-300 BOILER ROOM SALARIES	59,199	46,914	48,279	57,981	50,694	47,019	59,829	50,589	46,284	58,044	50,526	48,489	48,489
5050-502 SUPERV PRIV PR	8,100	8,100	8,100	12,150	8,100	8,100	8,100	8,100	8,100	8,100	12,150	8,100	8,100
5050-505 PLAYROOM LABOR	650	650	650	650	650	650	650	650	650	650	650	650	650

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TOTAL LABOR	253,849	197,114	197,129	263,431	211,144	208,469	248,479	219,239	196,034	247,394	212,476	202,289	
SECURITY													
5150-100 SECURITY SERVICE	55,250	55,250	55,250	55,250	55,250	55,250	55,250	55,250	55,250	55,250	55,250	55,250	55,250
5250-100 SECURITY EXPENSE	32,500	7,300	7,300	7,300	7,300	7,300	31,500	7,300	7,300	7,300	7,300	7,300	7,300
TOTAL SECURITY	87,750	62,550	62,550	62,550	62,550	62,550	86,750	62,550	62,550	62,550	62,550	62,550	62,550
P/R O/H													
5100-100 PENSION & WELFARE	131,750	122,000	122,000	161,750	122,000	122,000	131,750	122,000	122,000	131,750	122,000	122,000	122,000
5101-100 FICA	28,010	31,776	26,382	34,608	27,667	27,377	31,865	28,688	26,168	31,747	30,390	26,847	
5101-250 METRO TAX	1,355	1,051	1,069	1,452	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
5100-300 RETIREMENT EXPENSE	4,423	4,420	7	404	250	250	5,900	5,900	5,900	5,900	5,900	5,900	5,900
5100-400 GROUP LIFE & MAJOR MEDIC	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400
5100-600 NYS DISABILITY	1,590	(219)	(187)	1,950	(200)	(200)	1,950	(200)	(200)	1,950	(200)	(200)	(200)
5100-650 LTD	345	345	345	345	345	345	345	345	345	345	345	345	345
5100-701 PAYROLL OVERHEAD	(42,435)	(50,466)	(41,192)	(50,022)	(43,523)	(42,923)	(51,901)	(45,340)	(40,132)	(51,658)	(42,913)	(41,536)	
5100-702 PRIVATE PAYROLL O/H	(3,653)	(3,653)	(3,653)	(5,628)	(3,543)	(4,223)	(3,599)	(3,599)	(3,599)	(3,599)	(4,718)	(4,279)	
5101-200 NYS UNEMPLOYMENT	405	380	351	248	480	480	12,600	10,500	5,200	2,600	1,600	650	
5101-300 FEDERAL UNEMPLOYMENT	153	145	140	119	96	96	3,600	2,900	1,400	900	600	280	
TOTAL P/R O/H CHG BY OTHERS	132,343	116,179	115,662	155,626	115,222	114,852	144,160	132,845	128,732	131,586	124,654	121,657	
FIRE, LIA/W.C, & OTHER													
5100-902 OTHER INSURANCE	640,000	35,000	90,274	26,000	15,000	90,274	34,000	15,000	90,274	15,000	15,000	15,000	15,000
5100-901 CLAIMS PAID	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
TOTAL FIRE, LIA/W.C, & OTHER	659,500	54,500	109,774	45,500	34,500	109,774	53,500	34,500	109,774	34,500	34,500	34,500	34,500
CORP TAXES													
5100-801 NYS FRANCHISE TAX	0	0	20,750	0	0	14,000	0	0	13,000	0	0	13,000	
5100-802 NYS METRO TAX	0	0	5,780	0	0	2,000	0	0	2,000	0	0	2,000	
5100-803 NYC GENERAL CORP TAX	0	0	20,760	0	0	14,000	0	0	13,000	0	0	13,000	
TOTAL CORP TAXES	0	0	47,290	0	0	30,000	0	0	28,000	0	0	28,000	
REPAIRS & MAINTENANCE													
PAINTING & PLASTERING EXP													
5200-100 PAINTING & PLASTERING	900	900	900	900	900	900	900	900	900	900	900	900	900
5200-200 PAINT PUB SPACE MATL & S	225	225	225	225	225	225	225	225	225	225	225	225	225
5200-350 PAINTING CONTRACTOR	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200	10,200
5200-300 PAINT PUB SPACE CONTRAC	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
5220-150 FLOOR SCRAPING	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950
TOTAL PAINTG & PLASTERG EXP	15,275	15,275	15,275	15,275	15,275	15,275	15,275	15,275	15,275	15,275	15,275	15,275	15,275
BUILDING & REPAIRS EXP													
5220-100 CARPENTRY REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0
5210-200 PLUMBING & GAS SYSTEM RE	24,600	24,600	24,600	24,600	24,600	24,600	24,600	24,600	24,600	24,600	24,600	24,600	24,600
5210-300 ELECTRICAL SYSTEM REPA	19,500	19,500	34,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500
5210-100 HEATING & AC REPAIRS	24,900	10,200	10,200	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
5220-300 GEN BLDG REPAIRS	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400
5250-990 MISC REPAIRS	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)
TOTAL BLDG & REPAIR EXP	75,600	60,900	75,900	57,200	57,200	57,200	57,200	57,200	57,200	57,200	57,200	57,200	57,200
ELEVATOR SYSTEM EXPENSE													
5230-100 ELEVATOR REPAIRS	33,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	53,100	23,100	23,100	23,100	23,100
TOTAL ELEVATOR SYSTEM EXPENSE	33,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	53,100	23,100	23,100	23,100	23,100
SUPPLIES EXPENSE													
5240-100 JANITORIAL SUPPLIES	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300
5220-400 INCINERATORS	400	400	400	400	400	400	400	400	400	400	400	400	400
5240-300 GARDENING EXP & SUPPLIES	42,000	26,000	29,000	7,200	21,000	1,800	2,250	400	400	2,400	14,700	39,800	
5240-200 REPAIR MATERIAL & SUPPL	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200
TOTAL SUPPLIES EXPENSE	79,900	63,900	66,900	45,100	58,900	39,700	40,150	38,300	38,300	40,300	52,600	77,700	
RANGES & REFRIGERATORS EXP													
5245-100 RANGES	0	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	0
TOTAL RANGES & REFRIGERATORS	0	0	0	0	0	0	0	0	0	0	0	0	0

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UNIFORMS EXPENSE													
5240-600 UNIFORMS& CLEANING	1,700	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 UNIFORMS EXPENSE	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
EXTERMINATING EXPENSE													
5240-400 EXTERMINATING	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
TOTAL EXTERMINATING EXPENSE	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
OTHER EXPENSE													
5250-650 PERMITS & LICENSES	425	425	425	425	425	425	425	425	425	425	425	425	425
5250-850 PAYROLL SERVICE	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650
5220-500 ASBESTOS REMOVAL	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
5250-700 SNOW REMOVAL	0	0	0	0	8,500	10,500	6,500	0	0	0	0	0	0
5250-750 VEHICLE MAINTENANCE	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
5250-910 GENERAL GROUNDS EXPENSE	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
TOTAL OTHER EXPENSE	8,225	8,225	8,225	8,225	16,725	18,725	14,725	8,225	8,225	8,225	8,225	8,225	8,225
TOTAL REPAIRS & MAINTENANCE	228,800	188,100	206,100	165,600	187,900	170,700	167,150	158,800	188,800	160,800	173,100	198,200	
MANAGEMENT EXPENSES													
OFFICE SALARIES													
5410-200 OFFICE SALARIES PRIV P/	10,848	10,848	10,848	16,272	10,848	10,848	11,173	11,173	11,173	11,173	11,173	16,760	11,173
TOTAL OFFICE SALARIES	10,848	10,848	10,848	16,272	10,848	10,848	11,173	11,173	11,173	11,173	11,173	16,760	11,173
MANAGEMENT SALARIES													
5405-100 MGMT P/R	32,700	32,700	32,700	49,050	32,700	32,700	33,681	33,681	33,681	33,681	33,681	50,522	33,681
TOTAL MGMT SALARIES	32,700	32,700	32,700	49,050	32,700	32,700	33,681	33,681	33,681	33,681	33,681	50,522	33,681
LEGAL FEES													
5400-100 LEGAL	50,000	50,000	50,000	50,000	50,000	50,000	(25,000)	(25,000)	50,000	50,000	50,000	50,000	50,000
TOTAL LEGAL FEES	50,000	50,000	50,000	50,000	50,000	50,000	(25,000)	(25,000)	50,000	50,000	50,000	50,000	50,000
OTHER PROFESSIONAL FEES													
5400-235 COMPUTER EXPENSE	150	150	150	150	150	150	150	150	150	150	150	150	150
5420-500 TECHNICAL SERV & ADV FE	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
5400-250 OTHER PROF.FEES	117,000	12,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
TOTAL OTHER PROF FEES	120,650	15,650	7,150	7,150	7,150	7,150	7,150	7,150	7,150	7,150	7,150	7,150	7,150
AUDIT EXPENSE													
5400-400 AUDITING FEES	0	0	7,500	0	0	0	18,500	0	10,000	0	0	0	0
TOTAL AUDIT EXPENSE	0	0	7,500	0	0	0	18,500	0	10,000	0	0	0	0
SENIOR CARE CONTRIBUTIONS													
5420-375 CO-OP SENIOR CARE	0	0	0	0	0	9,800	9,800	0	9,800	0	9,800	0	0
TOTAL SENIOR CARE EXPENSE	0	0	0	0	0	9,800	9,800	0	9,800	0	9,800	0	0
TELEPHONE EXPENSE													
5400-300 TELEPHONE	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100
TOTAL TELEPHONE EXPENSE	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100
STATIONARY & PRINTING EXP													
5400-450 OFFICE SUPPLIES	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
5400-240 STATIONARY & PRINTING	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125
5420-100 OFFICE EQUIP MAINT	650	650	650	650	650	650	650	650	650	650	650	650	650
TOTAL STAT & PRINTING EXP	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825
POSTAGE EXPENSE													
5400-500 POSTAGE	950	950	950	950	5,900	950	950	950	950	950	950	950	950
TOTAL POSTAGE EXPENSE	950	950	950	950	5,900	950	950	950	950	950	950	950	950
MISCELLANEOUS EXPENSE													
5420-060 DINNER ALLOWANCE	350	350	350	350	350	350	350	350	350	350	350	350	350
5420-200 CARFARE AND TRAVEL	50	50	50	50	50	50	50	50	50	50	50	50	50
5420-250 GRAFFITI REMOVAL	100	100	100	100	100	100	100	100	100	100	100	100	100

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7/1/14-6/30/15													
	JUL 14	AUG 14	SEP 14	OCT 14	NOV 14	DEC 14	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	
5420-300 MEETING EXPENSE	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
5420-380 WEB SITE	800	800	800	800	800	800	800	800	800	800	800	800	800
5420-400 MISC	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800
5420-450 CONDUIT CHARGES	13,500	0	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	0
TOTAL MISC EXPENSE	18,900	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400
TOTAL MANAGEMENT EXPENSE	241,973	123,473	122,473	136,747	119,923	124,773	69,579	41,279	136,079	116,279	148,507	116,279	
INTEREST EXPENSE													
INTEREST ON MORTGAGE													
5500-100 INTEREST ON MORTGAGE	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333
5500-300 OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INTEREST	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333
TOTAL INTEREST EXPENSE	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333	78,333
TOTAL EXPENSES	3,954,194	1,137,497	1,199,811	2,986,259	1,044,520	1,194,512	3,139,471	1,060,379	1,198,817	2,887,292	1,021,728	1,033,976	
	(2,195,322)	699,995	671,943	(1,153,145)	771,567	539,292	(1,179,241)	901,726	601,702	(1,105,592)	764,443	753,203	