

EAST RIVER HOUSING CORP													
BUDGET													
7/15-6/16													
	JUL 15	AUG 15	SEP 15	OCT 15	NOV 15	DEC 15	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	
<b>INCOME</b>													
4000-100 APT-RENTS	1,042,210	1,042,210	1,042,210	1,042,210	1,042,210	1,042,210	1,264,000	1,264,000	1,042,210	1,042,210	1,042,210	1,042,210	1,042,210
4000-125 SUBLET FEE INCOME	25,300	25,300	25,300	25,300	30,510	30,510	30,510	30,510	30,510	30,510	30,510	30,510	30,510
4000-200 ELECTRICITY	113,256	175,500	186,200	172,200	198,100	107,100	126,000	105,700	127,400	120,400	100,800	100,100	100,100
4050-900 LATE FEES	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
TOTAL APT RENT	1,184,566	1,246,810	1,257,510	1,243,510	1,274,620	1,183,620	1,424,310	1,404,010	1,203,920	1,196,920	1,177,320	1,176,620	1,176,620
STORES & OFFICES-RENT													
4010-100 SHOPPING CENTER INCOME	115,200	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400
TOTAL STORES & OFFICES RENT	115,200	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400	116,400
PARKING RENT													
4030-100 PARKING	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600	61,600
4030-200 PARKING SUPPLIES	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)	(3,550)
TOTAL PARKING RENT	58,050	58,050	58,050	58,050	58,050	58,050	58,050	58,050	58,050	58,050	58,050	58,050	58,050
OTHER RENTS													
4040-050 BIKE STORAGE	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
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	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200
	1,371,016	1,434,460	1,445,160	1,431,160	1,462,270	1,371,270	1,611,960	1,591,660	1,391,570	1,384,570	1,364,970	1,364,270	1,364,270

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<b>INCOME</b>													
I::													
<b>OTHER INCOME</b>													
INTEREST INCOME													
4050-100 INTEREST ACCT	0	0	0	0	0	0	0	0	0	0	0	0	6,200
4050-480 CONSTRUCTION INCOME	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
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	243,650	220,750	523,560	523,560	523,560	523,560	523,560	523,560	523,560	523,560	523,560	523,560	523,560
4050-475 CREDIT CHECK	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 INTEREST INCOME	264,900	242,000	544,810	544,810	544,810	544,810	544,810	544,810	544,810	544,810	544,810	544,810	551,010
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	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
TOTAL MISC	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
<b>TOTAL OTHER INCOME</b>	277,400	254,500	557,310	557,310	557,310	557,310	557,310	557,310	557,310	557,310	557,310	557,310	563,510
<b>TOTAL INCOME</b>	1,648,416	1,688,960	2,002,470	1,988,470	2,019,580	1,928,580	2,169,270	2,148,970	1,948,880	1,941,880	1,922,280	1,927,780	

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<b>INCOME</b>													
I::													
<b>REAL ESTATE TAXES</b>													
5000-100 R.E. TAXES	1,812,152	0	0	1,686,420	0	(22,000)	1,884,638	0	0	1,753,877	0	(22,000)	
<b>TOTAL R.E TAXES</b>	<u>1,812,152</u>	<u>0</u>	<u>0</u>	<u>1,686,420</u>	<u>0</u>	<u>(22,000)</u>	<u>1,884,638</u>	<u>0</u>	<u>0</u>	<u>1,753,877</u>	<u>0</u>	<u>(22,000)</u>	
<b>UTILITIES</b>													
ELECTRICITY													
5010-200 ELECTRICITY	243,000	266,000	246,000	283,000	153,000	180,000	151,000	182,000	172,000	144,000	143,000	174,000	
5010-300 ELECTRICITY ADJ	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	
5010-100 FUEL	0	0	0	0	10,800	0	17,100	272,700	9,000	0	0	0	
5010-150 NATURAL GAS	36,546	35,000	32,932	32,029	54,613	116,207	147,907	170,410	167,125	151,932	80,072	40,652	
5010-500 W&S CHARGES	268,000	0	0	271,500	0	0	267,000	0	0	273,000	0	0	
5010-400 GAS	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	
<b>TOTAL UTILITIES</b>	<u>549,546</u>	<u>303,000</u>	<u>280,932</u>	<u>588,529</u>	<u>220,413</u>	<u>298,207</u>	<u>585,007</u>	<u>627,110</u>	<u>350,125</u>	<u>570,932</u>	<u>225,072</u>	<u>216,652</u>	
<b>LABOR</b>													
	(5)	(4)	(4)	(5)	(4)	(4)	(5)	(4)	(4)	(5)	(4)	(4)	
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	
5050-100 PORTERS SALARIES	126,690	107,120	97,850	129,780	99,910	104,030	129,780	151,410	115,360	132,870	104,030	111,240	
5050-200 HANDYMENS SALARIES	60,770	47,380	40,170	55,620	46,350	42,230	51,500	54,590	44,290	52,530	46,350	47,380	
5050-300 BOILER ROOM SALARIES	65,122	52,762	49,569	62,251	50,702	52,865	58,427	55,852	45,861	58,749	49,955	53,560	
5050-502 SUPERV PRIV PR	8,343	8,343	8,343	12,515	8,343	8,343	8,343	8,343	8,343	12,515	8,343	8,343	
5050-205 PLAYROOM LABOR	1,125	900	900	1,125	900	900	1,125	900	900	1,125	900	900	
<b>TOTAL LABOR</b>	<u>267,250</u>	<u>221,155</u>	<u>201,232</u>	<u>266,041</u>	<u>210,305</u>	<u>212,468</u>	<u>253,775</u>	<u>274,995</u>	<u>218,654</u>	<u>262,389</u>	<u>214,528</u>	<u>225,473</u>	
<b>SECURITY</b>													
5150-100 SECURITY SERVICE	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	57,250	
5250-100 SECURITY EXPENSE	25,000	5,300	5,300	5,300	5,300	5,300	30,200	5,300	5,300	5,300	5,300	5,300	
<b>TOTAL SECURITY</b>	<u>82,250</u>	<u>62,550</u>	<u>62,550</u>	<u>62,550</u>	<u>62,550</u>	<u>62,550</u>	<u>87,450</u>	<u>62,550</u>	<u>62,550</u>	<u>62,550</u>	<u>62,550</u>	<u>62,550</u>	

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<b>INCOME</b>													
I::													
<b>P/R O/H</b>	(4)	(5)	(4)	(4)	(5)	(4)	(5)	(4)	(4)	(5)	(4)	(4)	
5100-100 PENSION & WELFARE	216,000	122,000	122,000	161,750	122,000	122,000	131,750	122,000	122,000	131,750	122,000	122,000	
5101-100 FICA	28,010	31,776	26,382	34,608	27,410	27,645	32,133	34,438	28,317	35,351	27,869	29,058	
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	
5100-300 RETIREMENT EXPENSE	5,000	4,420	7	404	250	250	5,900	5,900	5,900	5,900	5,900	5,900	
5100-400 GROUP LIFE & MAJOR MEDICAL	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)	
5100-650 LTD	345	345	345	345	345	345	345	345	345	345	345	345	
5100-701 PAYROLL OVERHEAD	(42,435)	(50,466)	(41,192)	(50,022)	(43,280)	(43,766)	(53,035)	(57,797)	(45,154)	(54,032)	(44,228)	(46,684)	
5100-702 PRIVATE PAYROLL O/H	(3,653)	(3,653)	(3,653)	(5,628)	(3,489)	(4,169)	(3,489)	(3,489)	(3,489)	(4,554)	(3,489)	(4,169)	
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	
<b>TOTAL P/R O/H CHG BY OTHERS</b>	<b>217,170</b>	<b>116,179</b>	<b>115,662</b>	<b>155,626</b>	<b>115,261</b>	<b>114,331</b>	<b>143,404</b>	<b>126,247</b>	<b>125,969</b>	<b>131,860</b>	<b>122,047</b>	<b>118,830</b>	
<b>FIRE, LIA/W.C. &amp; OTHER</b>													
5100-902 OTHER INSURANCE	195,000	76,000	149,998	71,910	60,910	186,999	79,910	60,910	149,998	60,910	15,000	15,000	
5100-901 CLAIMS PAID	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750	14,750	
<b>TOTAL FIRE, LIA/W.C. &amp; OTHER</b>	<b>209,750</b>	<b>90,750</b>	<b>164,748</b>	<b>86,660</b>	<b>75,660</b>	<b>201,749</b>	<b>94,660</b>	<b>75,660</b>	<b>164,748</b>	<b>75,660</b>	<b>29,750</b>	<b>29,750</b>	
<b>CORP TAXES</b>													
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	
<b>TOTAL CORP TAXES</b>	<b>0</b>	<b>0</b>	<b>47,290</b>	<b>0</b>	<b>0</b>	<b>30,000</b>	<b>0</b>	<b>0</b>	<b>28,000</b>	<b>0</b>	<b>0</b>	<b>28,000</b>	

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<b>INCOME</b>													
<b>REPAIRS &amp; MAINTENANCE</b>													
PAINTING & PLASTERING EXP													
5200-100 PAINTING & PLASTERING	0	0	0	0	0	0	0	0	0	0	0	0	0
5200-200 PAINT PUB SPACE MATL & SUP	250	250	250	250	250	250	250	250	250	250	250	250	250
5200-350 PAINTING CONTRACTOR	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
5200-300 PAINT PUB SPACE CONTRAC	3,500	10,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
5220-150 FLOOR SCRAPPING	5,000	500	500	500	500	500	500	500	500	500	500	500	500
TOTAL PAINTG & PLASTERG EXP	19,150	21,150	14,650	14,650	14,650	14,650	14,650	14,650	14,650	14,650	14,650	14,650	14,650
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 REP	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900
5210-300 ELECTRICAL SYSTEM REPAIRS	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
5210-100 HEATING & AC REPAIRS	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
5220-300 GEN BLDG REPAIRS	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500
5250-990 MISC REPAIRS	(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)
TOTAL BLDG & REPAIR EXP	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000
ELEVATOR SYSTEM EXPENSE													
5230-100 ELEVATOR REPAIRS	35,000	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700
TOTAL ELEVATOR SYSTEM EXPENSE	35,000	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700	24,700
SUPPLIES EXPENSE													
5240-100 JANITORIAL SUPPLIES	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900
5220-400 INCINERATORS	400	400	400	400	400	400	400	400	400	400	400	400	400
5240-300 GARDENING EXP & SUPPLIES	27,500	50,000	27,500	7,200	19,000	1,800	2,250	400	400	2,400	14,700	39,800	
5240-200 REPAIR MATERIAL & SUPPLIES	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
TOTAL SUPPLIES EXPENSE	60,800	83,300	60,800	40,500	52,300	35,100	35,550	33,700	33,700	35,700	48,000	73,100	
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 EXP	0	0	0	0	0	0	0	0	0	0	0	0	0
UNIFORMS EXPENSE													
5240-600 UNIFORMS & CLEANING	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
TOTAL UNIFORMS EXPENSE	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
EXTERMINATING EXPENSE													
5240-400 EXTERMINATING	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100
TOTAL EXTERMINATING EXPENSE	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100
OTHER EXPENSE													
5250-650 PERMITS & LICENSES	425	425	425	425	425	425	425	425	425	425	425	425	425
5250-850 PAYROLL SERVICE	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
5220-450 COMPACTOR EXPENSE	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
5220-500 ASBESTOS REMOVAL	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
5250-700 SNOW REMOVAL	0	0	0	11,000	16,500	19,500	8,500	0	0	0	0	0	0
5250-750 VEHICLE MAINTENANCE	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250
5250-910 GENERAL GROUNDS EXPENSE	750	750	750	750	750	750	750	750	750	750	750	750	750
TOTAL OTHER EXPENSE	10,825	10,825	10,825	21,825	27,325	30,325	19,325	10,825	10,825	10,825	10,825	10,825	10,825
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>213,275</b>	<b>227,475</b>	<b>198,475</b>	<b>189,175</b>	<b>206,475</b>	<b>192,275</b>	<b>181,725</b>	<b>171,375</b>	<b>171,375</b>	<b>173,375</b>	<b>185,675</b>	<b>210,775</b>	

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<b>INCOME</b>													
<b>MANAGEMENT EXPENSES</b>													
OFFICE SALARIES	2	2	2	3	2	2	2	2	2	3	2	2	
5410-200 OFFICE SALARIES PRIV P/R	9,785	9,785	9,785	14,678	9,785	9,785	9,785	9,785	9,785	14,678	9,785	9,785	
TOTAL OFFICE SALARIES	9,785	9,785	9,785	14,678	9,785	9,785	9,785	9,785	9,785	14,678	9,785	9,785	
MANAGEMENT SALARIES													
5405-100 MGMT P/R	32,239	32,239	32,239	48,359	32,239	32,239	32,239	32,239	32,239	48,359	32,239	32,239	
TOTAL MGMT SALARIES	32,239	32,239	32,239	48,359	32,239	32,239	32,239	32,239	32,239	48,359	32,239	32,239	
LEGAL FEES													
5400-100 LEGAL	45,000	45,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	
TOTAL LEGAL FEES	45,000	45,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	
OTHER PROFESSIONAL FEES													
5400-235 COMPUTER EXPENSE	200	150	150	150	150	150	150	150	150	150	150	150	
5420-500 TECHNICAL SERV & ADV FEES	3,500	3,500	3,500	3,500	3,500	3,500	3,500	22,700	3,500	3,500	3,500	3,500	
5400-250 OTHER PROF.FEES	90,000	12,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	
TOTAL OTHER PROF FEES	93,700	15,650	7,150	7,150	7,150	7,150	7,150	26,350	7,150	7,150	7,150	7,150	
AUDIT EXPENSE													
5400-400 AUDITING FEES	0	0	7,500	0	0	0	19,500	0	11,000	0	0	0	
TOTAL AUDIT EXPENSE	0	0	7,500	0	0	0	19,500	0	11,000	0	0	0	
SENIOR CARE CONTRIBUTIONS													
5420-375 CO-OP SENIOR CARE	0	0	14,300	0	0	14,300	0	0	14,300	0	0	14,300	
TOTAL SENIOR CARE EXPENSE	0	0	14,300	0	0	14,300	0	0	14,300	0	0	14,300	
TELEPHONE EXPENSE													
5400-300 TELEPHONE	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	
TOTAL TELEPHONE EXPENSE	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	
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	
5400-240 STATIONARY & PRINTING	1,200	1,200	1,200	2,500	1,700	3,200	1,200	1,200	1,200	1,200	1,200	1,200	
5420-100 OFFICE EQUIP MAINT	650	650	650	650	650	650	650	650	650	650	650	650	
TOTAL STAT & PRINTING EXP	2,900	2,900	2,900	4,200	3,400	4,900	2,900	2,900	2,900	2,900	2,900	2,900	
POSTAGE EXPENSE													
5400-500 POSTAGE	950	950	950	950	5,900	950	950	950	950	950	950	950	
TOTAL POSTAGE EXPENSE	950	950	950	950	5,900	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	
5420-200 CARFARE AND TRAVEL	50	50	50	50	50	50	50	50	50	50	50	50	
5420-250 GRAFFITI REMOVAL	100	100	100	100	0	0	0	0	0	0	0	0	
5420-300 MEETING EXPENSE	1,300	1,300	1,300	1,300	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	
5420-380 WEB SITE	800	800	800	800	900	900	900	900	900	900	900	900	
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	
5420-450 CONDUIT CHARGES	13,500	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	18,900	5,400	5,400	5,400	5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275	
<b>TOTAL MANAGEMENT EXPENSE</b>	<b>209,174</b>	<b>117,624</b>	<b>116,924</b>	<b>117,436</b>	<b>100,449</b>	<b>111,299</b>	<b>114,499</b>	<b>114,199</b>	<b>120,299</b>	<b>116,011</b>	<b>94,999</b>	<b>109,299</b>	

