							EAST RIVER HOUSING CORP							
							BUDGET							
							6/30/23							
														BUDGET
														12 MONTHS
			JUL22	AUG22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY23	JUN 23	END 6/23
INCOME															
	4000-100 APT-RENTS		1,768,000	1,768,000	1,768,000	1,768,000	1,768,000	1,768,000	1,991,000	1,991,000	1,768,000	1,768,000	1,768,000	1,768,000	21,662,000
	4000-125 SUBLET FEE INCOME		78,700	78,700	78,700	78,700	78,700	78,700	78,700	78,700	78,700	78,700	78,700	78,700	944,400
	4000-200 ELECTRICITY		66,906	132,678	142,884	150,255	127,008	68,040	74,277	64,638	81,081	65,205	55,566	54,999	1,083,537
	4000-210 ELECTRICITY		13,334	26,442	28,476	29,945	25,312	13,560	14,803	12,882	16,159	12,995	11,074	10,961	215,943
	4050-900 LATE FEES		7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	87,600
	TOTAL APT RENT		1,934,240	2,013,120	2,025,360	2,034,200	2,006,320	1,935,600	2,166,080	2,154,520	1,951,240	1,932,200	1,920,640	1,919,960	23,993,480
	STORES &OFFICES-RENT														
	4010-100 SHOPPING CENTER INCOME		131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	1,575,600
	TOTAL STORES &OFFICES RENT		131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	131,300	1,575,600
	PARKING RENT														
	4030-100 PARKING		80,800	80,800	80,800	80,800	80,800	80,800	80,800	80,800	80,800	80,800	80,800	80,800	969,600
	4030-200 PARKING SUPPLIES		-5,300	-5,300	-5,300	-5,300	-5,300	-5,300	-5,300	-5,300	-5,300	-5,300	-5,300	-5,300	-63,600
	TOTAL PARKING RENT		75,500	75,500	75,500	75,500	75,500	75,500	75,500	75,500	75,500	75,500	75,500	75,500	906,000
	OTHER RENTS														
	4040-050 BIKE STORAGE		4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	57,600
	4040-100 STORAGE		14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100	169,200
	4040-400 MISC		50	50	50	50	50	50	50	50	50	50	50	50	600
	TOTAL OTHER RENTS		18,950	18,950	18,950	18,950	18,950	18,950	18,950	18,950	18,950	18,950	18,950	18,950	227,400
	TOTAL		2,159,990	2,238,870	2,251,110	2,259,950	2,232,070	2,161,350	2,391,830	2,380,270	2,176,990	2,157,950	2,146,390	2,145,710	26,702,480
|::															
OTHER INCOME															
	INTEREST INCOME			0											
	4050-100 INTEREST ACCT		1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	1050	12,600
	4050-480 CONSTRUCTION INCOME		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
	4050-850 FITNESS ROOM		15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	186,000
	4050-450 FLIP TAX		183,333	183,333	183,333	183,333	183,333	183,333	183,333	183,333	183,334	183,334	183,334	183,334	2,200,000
	4050-475 CREDIT CHECK		7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
	TOTAL INTEREST INCOME		211,383	211,383	211,383	211,383	211,383	211,383	211,383	211,383	211,384	211,384	211,384	211,384	2,536,600

EAST RIVER HOUSING CORP

BUDGET

6/30/23

	JUL22	AUG22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY23	JUN 23	BUDGET 12 MONTHS END 6/23
LAUNDRY ROOM INCOME (NET)													
4100-100 LAUNDRY ROOM INCOME	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	244,320
TOTAL LAUNDRY ROOM INCOME	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	244,320
MISC													
4200-600 MISC	500	500	500	500	500	500	500	500	500	500	500	500	6,000
TOTAL MISC	500	500	500	500	500	500	500	500	500	500	500	500	6,000
TOTAL OTHER INCOME	232,243	232,243	232,243	232,243	232,243	232,243	232,243	232,243	232,244	232,244	232,244	232,244	2,786,920
TOTAL INCOME	2,392,233	2,471,113	2,483,353	2,492,193	2,464,313	2,393,593	2,624,073	2,612,513	2,409,234	2,390,194	2,378,634	2,377,954	29,489,400
|::													
REAL ESTATE TAXES													
5000-100 R.E. TAXES	3,100,932	0	-110000	2,906,229	0	0	3,100,932	0	-110000	2,906,229	0	0	11,794,322
TOTAL R.E TAXES	3,100,932	0	-110,000	2,906,229	0	0	3,100,932	0	-110,000	2,906,229	0	0	11,794,322
UTILITIES													
ELECTRICITY													
5010-200 ELECTRICITY	234,000	252,000	265,000	224,000	120,000	131,000	114,000	143,000	115,000	98,000	97,000	118,000	1,911,000
5010-300 ELECTRICITY ADJ	-3,800	-3,800	-3,800	-3,800	-3,800	-3,800	-3,800	-3,800	-3,800	-3,800	-3,800	-3,800	-45,600
5010-100 FUEL	0	0	0	0	0	0	212,673	55,967	0	0	0	0	268,640
5010-150 NATURAL GAS	36,325	34,914	34,500	50,237	123,177	148,167	132,474	174,879	144,900	94,283	51,505	36,825	1,062,186
5010-500 W&S CHARGES	116,500	116,500	116,500	116,500	116,500	116,500	116,500	116,500	116,500	116,500	116,500	116,500	1,398,000
5010-400 GAS	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	74,400
TOTAL UTILITIES	389,225	405,814	418,400	393,137	362,077	398,067	578,047	492,746	378,800	311,183	267,405	273,725	4,668,626
LABOR													
5410-100 DISPATCHER SALARIES	0	0	0	0	0	0	0	0	0	0	0	0	0
5050-100 PORTERS SALARIES	126,920	126,920	158,650	126,920	126,920	158,650	141,920	126,920	163,410	130,728	130,728	163,410	1,682,094
5050-200 HANDYMENS SALARIES	45,500	42,000	47,500	41,000	41,500	50,500	51,000	44,000	55,000	44,000	44,000	55,000	561,000
5050-300 BOILER ROOM SALARIES	65,925	65,925	80,675	65,925	65,925	83,175	69,388	65,925	80,675	65,925	97,903	86,662	894,027
5050-502 SUPERV PRIV PR	10,325	10,325	10,325	10,325	10,325	15,500	10,600	10,600	10,600	10,600	10,600	15,900	136,025
5050-205 PLAYROOM LABOR	0	0	0	0	0	0	0	0	0	0	0	0	0

							EAST RIVER HOUSING CORP							
							BUDGET							
							6/30/23							
														BUDGET
														12 MONTHS
			JUL22	AUG22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY23	JUN 23	END 6/23
TOTAL LABOR			248,670	245,170	297,150	244,170	244,670	307,825	272,908	247,445	309,685	251,253	283,230	320,971	3,273,146
SECURITY															
	5150-100 SECURITY SERVICE		70200	70200	70200	70200	70200	70200	70200	70200	70200	70200	70200	70200	842,400
	5250-100 SECURITY EXPENSE		23,200	6,300	6,300	23,200	6,300	6,300	23,200	6,300	6,300	23,200	6,700	6,700	144,000
TOTAL SECURITY			93,400	76,500	76,500	93,400	76,500	76,500	93,400	76,500	76,500	93,400	76,900	76,900	986,400
|::															
P/R O/H															
	5100-100 PENSION & WELFARE		135,500	135,500	135,500	135,500	135,500	135,500	135,500	135,500	135,500	135,500	135,500	135,500	1,626,000
	5101-100 FICA		26,334	26,066	30,619	25,990	26,028	33,902	28,323	26,240	31,727	26,681	30,375	35,268	347,553
	5101-250 METRO TAX		1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
	5100-300 RETIREMENT EXPENSE		5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	8,900	8,900	8,900	8,900	82,800
	5100-400 GROUP LIFE & MAJOR MEDICAL		20,100	20,100	20,100	20,100	20,100	20,100	21,500	21,500	21,500	21,500	21,500	21,500	249,600
	5100-600 NYS DISABILITY		1,370	-130	-130	1,370	-130	-130	1,370	-130	-130	1,370	-130	-130	4,440
	5100-650 LTD		185	185	185	185	185	185	185	185	185	185	185	185	2,220
	5100-701 PAYROLL OVERHEAD		-21,407	-21,407	-26,197	-21,407	-21,407	-27,008	-22,531	-21,407	-26,197	-21,407	-31,791	-28,141	-290,306
	5101-200 NYS UNEMPLOYMENT		150	150	150	150	150	125	10,900	7,900	2,600	250	175	160	22,860
	5101-300 FEDERAL UNEMPLOYMENT		45	45	25	25	25	1950	700	85	80	60	45	45	3,130
	TOTAL P/R O/H CHG BY OTHERS		169,577	167,809	167,552	169,213	167,751	171,924	183,247	177,173	175,565	174,439	166,159	174,687	2,065,097
FIRE,LIA/W.C,& OTHER															
	5100-902 OTHER INSURANCE		199,500	83,100	83,100	79,100	212,000	145,000	117,000	77,900	145,000	79,900	54,500	241,200	1,517,300
	5100-901 CLAIMS PAID		7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
	TOTAL FIRE,LIA/W.C,& OTHER		207,000	90,600	90,600	86,600	219,500	152,500	124,500	85,400	152,500	87,400	62,000	248,700	1,607,300
CORP TAXES															
xxxx	5100-801 NYS FRANCHISE TAX		0	0	0	24000	0	19,500	0	0	19,500	0	0	19,500	82,500
xxxx	5100-802 NYS METRO TAX		0	0	0	4080	0	3,315	0	0	3,315	0	0	3,315	14,025
xxxx	5100-803 NYC GENERAL CORP TAX		0	0	0	24000	0	19,500	0	0	19,500	0	0	19,500	82,500
	TOTAL CORP TAXES		0	0	0	52080	0	42315	0	0	42315	0	0	42315	179025
|::															
REPAIRS & MAINTENANCE															

EAST RIVER HOUSING CORP

BUDGET

6/30/23

	JUL22	AUG22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY23	JUN 23	BUDGET 12 MONTHS END 6/23
PAINTING & PLASTERING EXP													
5200-100 PAINTING &PLASTERING	0	0	0	0	0	0	0	0	0	0	0	0	0
5200-350 PAINTING CONTRACTOR	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	240,000
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	24,000
5220-150 FLOOR SCRAPING	200	200	200	200	200	200	200	200	200	200	200	200	2,400
TOTAL PAINTG & PLASTERG EXP	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200	266,400
BUILDING & REPAIRS EXP													
5210-200 PLUMBING & GAS SYSTEM REP	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	360,000
5210-300 ELECTRICAL SYSTEM REPAIRS	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,000
5210-100 HEATING & AC REPAIRS	20000	20000	20000	20000	20000	20000	20000	20000	20000	20000	20000	20000	240,000
5220-300 GEN BLDG REPAIRS	31,666	31,666	31,666	31,666	31,667	31,667	31,667	31,667	31,667	31,667	31,667	31,667	380,000
5250-990 MISC REPAIRS	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-48,000
TOTAL BLDG &REPAIR EXP	84,166	84,166	84,166	84,166	84,167	84,167	84,167	84,167	84,167	84,167	84,167	84,167	1,010,000
ELEVATOR SYSTEM EXPENSE													
5230-100 ELEVATOR REPAIRS	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	312,000
TOTAL ELEVATOR SYSTEM EXPENSE	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	312,000
SUPPLIES EXPENSE													
5240-100 JANITORIAL SUPPLIES	5500	5500	5500	5500	5500	5500	5500	5500	5500	5500	5500	5500	66,000
5220-400 INCINERATORS	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5240-300 GARDENING EXP & SUPPLIES	3,700	3,700	3,700	3,700	3,700	18,700	0	0	1850	3,700	18,700	53,700	115,150
5240-200 REPAIR MATERIAL & SUPPLIES	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	348,000
TOTAL SUPPLIES EXPENSE	38,300	38,300	38,300	38,300	38,300	53,300	34,600	34,600	36,450	38,300	53,300	88,300	530,350
UNIFORMS EXPENSE													
5240-600 UNIFORMS& CLEANING	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
TOTAL UNIFORMS EXPENSE	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
EXTERMINATING EXPENSE													
5240-400 EXTERMINATING	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	102,000
TOTAL EXTERMINATING EXPENSE	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	102,000
OTHER EXPENSE													
5250-650 PERMITS & LICENSES	350	350	350	350	350	350	350	350	350	350	350	350	4,200
5250-850 PAYROLL SERVICE	825	825	825	825	825	825	825	825	825	825	825	825	9,900

							EAST RIVER HOUSING CORP							
							BUDGET							
							6/30/23							
														BUDGET
														12 MONTHS
			JUL22	AUG22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY23	JUN 23	END 6/23
	5220-450 COMPACTOR EXPENSE		50	50	50	50	50	50	50	50	50	50	50	50	600
	5220-500 ASBESTOS REMOVAL		100	100	100	100	100	100	100	100	100	100	100	100	1,200
	5250-700 SNOW REMOVAL		2100	0	0	0	10500	0	2500	0	0	0	0	0	15,100
	5250-750 VEHICLE MAINTENANCE		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
	5250-910 GENERAL GROUNDS EXPENSE		50	50	50	50	50	50	50	50	50	50	50	50	600
	TOTAL OTHER EXPENSE		5,975	3,875	3,875	3,875	14,375	3,875	6,375	3,875	3,875	3,875	3,875	3,875	61,600
TOTAL REPAIRS & MAINTENANCE			186,891	184,791	184,791	184,791	195,292	199,792	183,592	181,092	182,942	184,792	199,792	234,792	2,303,350
|::															
MANAGEMENT EXPENSES															
	OFFICE SALARIES		.												
	5410-200 OFFICE SALARIES PRIV P/R		12,700	12,700	12,700	12,700	12,700	19,050	12,700	12,700	13,100	13,100	13,100	19,650	166,900
	TOTAL OFFICE SALARIES		12,700	12,700	12,700	12,700	12,700	19,050	12,700	12,700	13,100	13,100	13,100	19,650	166,900
	MANAGEMENT SALARIES														
xxx	5405-100 MGMT P/R		49,250	49,250	49,250	49,250	49,250	73,875	49,250	49,250	50,800	50,800	50,800	76,200	647,225
	TOTAL MGMT SALARIES		49,250	49,250	49,250	49,250	49,250	73,875	49,250	49,250	50,800	50,800	50,800	76,200	647,225
	LEGAL FEES														
	5400-100 LEGAL		20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,834	20,834	20,834	20,834	250,000
	TOTAL LEGAL FEES		20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,834	20,834	20,834	20,834	250,000
	OTHER PROFESSIONAL FEES														
	5400-235 COMPUTER EXPENSE		750	750	750	750	750	750	750	750	750	750	750	750	9,000
	5420-500 TECHNICAL SERVS & ADV FEES		2,550	2,550	2,550	2,550	2,550	2,550	14,550	2,550	2,550	2,550	2,550	2,550	42,600
	5400-250 OTHER PROF.FEES		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
	TOTAL OTHER PROF FEES		6,300	6,300	6,300	6,300	6,300	6,300	18,300	6,300	6,300	6,300	6,300	6,300	87,600
	AUDIT EXPENSE														
	5400-400 AUDITING FEES		48,000	0	0	0	0	0	0	0	5,000	0	0	0	53,000
	TOTAL AUDIT EXPENSE		48,000	0	0	0	0	0	0	0	5,000	0	0	0	53,000
	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	57,200
	TOTAL SENIOR CARE EXPENSE		0	0	14,300	0	0	14,300	0	0	14,300	0	0	14,300	57,200
	TELEPHONE EXPENSE														
	5400-300 TELEPHONE		7250	7250	7250	7250	7250	7250	7250	7250	7250	7250	7250	7250	87,000

EAST RIVER HOUSING CORP

BUDGET

6/30/23

	JUL22	AUG22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY23	JUN 23	BUDGET 12 MONTHS END 6/23
TOTAL TELEPHONE EXPENSE	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	87,000
STATIONARY & PRINTING EXP													
5400-450 OFFICE SUPPLIES	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
5400-240 STATIONARY & PRINTING	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
5420-100 OFFICE EQUIP MAINT	1025	1025	1025	1025	1025	1025	1025	1025	1025	1025	1025	1025	12,300
TOTAL STAT & PRINTING EXP	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	43,500
POSTAGE EXPENSE													
5400-500 POSTAGE	2000	2300	500	2000	7300	500	2000	2300	2000	500	2300	2000	25,700
TOTAL POSTAGE EXPENSE	2,000	2,300	500	2,000	7,300	500	2,000	2,300	2,000	500	2,300	2,000	25,700
MISCELLANEOUS EXPENSE													
5420-060 DINNER ALLOWANCE	225	225	225	225	225	225	225	225	225	225	225	225	2,700
5420-200 CARFARE AND TRAVEL	50	50	50	50	50	50	50	50	50	50	50	50	600
5420-250 GRAFFITI REMOVAL	0	0	0	0	0	0	0	0	0	0	0	0	0
5420-300 MEETING EXPENSE	150	150	150	150	150	150	150	150	150	150	150	150	1,800
5420-380 WEB SITE	425	425	425	425	425	425	425	425	425	425	425	425	5,100
5420-400 MISC	1325	1325	1325	1325	1325	1325	1325	1325	1325	1325	1325	1325	15,900
5420-450 CONDUIT CHARGES	15700	0	0	0	0	0	0	0	0	0	0	0	15,700
TOTAL MISC EXPENSE	17,875	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	41,800
TOTAL MANAGEMENT EXPENSE	167,833	104,433	116,933	104,133	109,433	147,908	116,133	104,433	125,384	104,584	106,384	152,334	1,459,925
|::													
INTEREST EXPENSE													
INTEREST ON MORTGAGE													
5500-100 INTEREST ON MORTGAGE	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	1,149,996
5500-200 INTEREST ON LINE OF CREDIT	0	0	0	0	0	0	0	0	0	0	0	0	0
5500-300 OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INTEREST	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	1,149,996
TOTAL EXPENSES	4,659,361	1,370,950	1,337,759	4,329,586	1,471,056	1,592,664	4,748,591	1,460,622	1,429,524	4,209,113	1,257,704	1,620,258	29,487,187
NET INCOME (LOSS)	-2,267,128	1,100,163	1,145,594	-1,837,393	993,257	800,929	-2,124,518	1,151,891	979,710	-1,818,919	1,120,930	757,696	2,213