							EAST RIVER HOUSING CORP							
							Budget							TOTAL
							6/30/24							CASH
														BUDGET
														12 MONTHS
		JUL23	AUG23	SEP 23	OCT 23	NOV 23	DEC23	JAN24	FEB 24	MAR 24	APR 24	MAY24	JUN24	END 6/24
INCOME														
	4000-100 APT-RENTS	1,867,510	1,867,510	1,867,510	1,867,510	1,867,510	1,867,510	2,087,510	2,087,510	1,867,510	1,867,510	1,867,510	1,867,510	22,850,120
	4000-125 SUBLET FEE INCOME	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	984,000
	4000-200 ELECTRICITY	66,906	154,791	142,884	150,255	127,008	68,040	74,277	64,638	81,081	65,205	55,566	54,999	1,105,650
	4000-210 ELECTRICITY	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000
	4050-900 LATE FEES	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,000
	TOTAL APT RENT	2,034,416	2,122,301	2,110,394	2,117,765	2,094,518	2,035,550	2,261,787	2,252,148	2,048,591	2,032,715	2,023,076	2,022,509	25,155,770
	STORES &OFFICES-RENT													
	4010-100 SHOPPING CENTER INCOME	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	1,578,000
	TOTAL STORES &OFFICES RENT	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	131,500	1,578,000
	PARKING RENT													
	4030-100 PARKING	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	1,026,000
	4030-200 PARKING SUPPLIES	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-72,000
	TOTAL PARKING RENT	79,500	79,500	79,500	79,500	79,500	79,500	79,500	79,500	79,500	79,500	79,500	79,500	954,000
	OTHER RENTS													
	4040-050 BIKE STORAGE	5,120	5,120	5,120	5,120	5,120	5,120	5,120	5,120	5,120	5,120	5,120	5,120	61,440
	4040-100 STORAGE	15,225	15,225	15,225	15,225	15,225	15,225	15,225	15,225	15,225	15,225	15,225	15,225	182,700
	4040-400 MISC	50	50	50	50	50	50	50	50	50	50	50	50	600
	TOTAL OTHER RENTS	20,395	20,395	20,395	20,395	20,395	20,395	20,395	20,395	20,395	20,395	20,395	20,395	244,740
		2,265,811	2,353,696	2,341,789	2,349,160	2,325,913	2,266,945	2,493,182	2,483,543	2,279,986	2,264,110	2,254,471	2,253,904	27,932,510
|::														
OTHER INCOME														
	INTEREST INCOME													
	4050-100 INTEREST ACCT	750	750	750	750	750	750	750	750	750	750	750	750	9,000
	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	16,815	16,815	16,815	16,815	16,815	16,815	16,815	16,815	16,815	16,815	16,815	16,815	201,780
	4050-450 FLIP TAX	181,250	181,250	181,250	181,250	181,250	181,250	181,250	181,250	181,250	181,250	181,250	181,250	2,175,000
	4050-475 CREDIT CHECK	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
	TOTAL INTEREST INCOME	212,815	212,815	212,815	212,815	212,815	212,815	212,815	212,815	212,815	212,815	212,815	212,815	2,553,780
	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

							EAST RIVER HOUSING CORP							
							Budget							TOTAL
							6/30/24							CASH
														BUDGET
														12 MONTHS
			JUL23	AUG23	SEP 23	OCT 23	NOV 23	DEC23	JAN24	FEB 24	MAR 24	APR 24	MAY24	JUN24	END 6/24
INCOME															
	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		750	750	750	750	750	750	750	750	750	750	750	750	9,000
	TOTAL MISC		750	750	750	750	750	750	750	750	750	750	750	750	9,000
TOTAL OTHER INCOME			233,925	233,925	233,925	233,925	233,925	233,925	233,925	233,925	233,925	233,925	233,925	233,925	2,807,100
TOTAL INCOME			2,499,736	2,587,621	2,575,714	2,583,085	2,559,838	2,500,870	2,727,107	2,717,468	2,513,911	2,498,035	2,488,396	2,487,829	30,739,610
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REAL ESTATE TAXES															
	5000-100 R.E. TAXES		3,260,755	-18,839	-128839	3,066,052	-18,839	-18839	3,294,505	-18,839	-95839	3,066,052	-18,839	-18839	12,349,651
TOTAL R.E TAXES			3,260,755	-18,839	-128,839	3,066,052	-18,839	-18,839	3,294,505	-18,839	-95,839	3,066,052	-18,839	-18,839	12,349,651
UTILITIES															
	ELECTRICITY														
	5010-200 ELECTRICITY		273,000	252,000	265,000	224,000	120,000	131,000	114,000	143,000	115,000	98,000	97,000	118,000	1,950,000
	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	159,008	41,844	0	0	0	0	200,852
	5010-150 NATURAL GAS		40,735	40,822	42,633	87,106	133,910	187,225	221,697	196,352	165,908	121,959	62,615	41,770	1,342,733
	5010-500 W&S CHARGES		108,000	108,000	108,000	108,000	108,000	108,000	108,000	108,000	108,000	108,000	108,000	108,000	1,296,000
	5010-400 GAS		7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	85,200
TOTAL UTILITIES			425,035	404,122	418,933	422,406	365,210	429,525	606,005	492,496	392,208	331,259	270,915	271,070	4,829,185
LABOR															
	5410-100 DISPATCHER SALARIES		0	0	0	0	0	0	0	0	0	0	0	0	0
	5050-100 PORTERS SALARIES		130,728	163,410	130,728	130,728	163,410	130,728	130,728	174,100	130,728	130,728	168,312	134,649	1,718,973
	5050-200 HANDYMENS SALARIES		46,865	58,581	46,865	46,865	58,581	46,865	46,865	77,475	46,865	46,865	60,339	48,271	631,302
	5050-300 BOILER ROOM SALARIES		64,169	78,332	64,169	64,169	78,332	64,169	64,169	78,332	64,169	64,169	112,618	65,696	862,493
	5050-502 SUPERV PRIV PR		11,826	11,826	11,826	11,826	11,826	11,826	11,826	12,180	12,180	12,180	12,180	12,180	143,682
	5050-205 PLAYROOM LABOR		0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL LABOR			253,587	312,148	253,587	253,587	312,148	253,587	253,587	342,087	253,942	253,942	353,448	260,797	3,356,450
SECURITY															

							EAST RIVER HOUSING CORP							
							Budget							TOTAL
							6/30/24							CASH
														BUDGET
														12 MONTHS
			JUL23	AUG23	SEP 23	OCT 23	NOV 23	DEC23	JAN24	FEB 24	MAR 24	APR 24	MAY24	JUN24	END 6/24
INCOME															
	5150-100 SECURITY SERVICE		119524	119524	119524	119524	119524	119524	119524	119524	119524	119524	119524	119524	1,434,288
	5250-100 SECURITY EXPENSE		23,200	4,525	4,525	23,200	4,525	4,525	23,200	4,525	4,525	23,200	4,525	4,525	129,000
TOTAL SECURITY			142,724	124,049	124,049	142,724	124,049	124,049	142,724	124,049	124,049	142,724	124,049	124,049	1,563,288
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P/R O/H															
	5100-100 PENSION & WELFARE		145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	1,740,000
	5101-100 FICA		26,630	31,663	26,630	26,630	31,663	28,994	26,630	34,119	26,823	26,823	36,326	29,854	352,785
	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		9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	114,000
	5100-400 GROUP LIFE & MAJOR MEDICAL		21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	21,200	254,400
	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		250	250	250	250	250	250	250	250	250	250	250	250	3,000
	5100-701 PAYROLL OVERHEAD		-20,837	-25,436	-20,837	-20,837	-25,436	-20,837	-20,837	-25,436	-20,837	-20,837	-36,569	-21,333	-280,066
	5101-200 NYS UNEMPLOYMENT		150	150	150	150	150	125	9,500	7,100	2,500	250	175	160	20,560
	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		184,708	183,642	183,188	184,688	183,622	187,452	194,713	193,088	185,786	185,016	177,197	185,946	2,229,049
FIRE,LIA/W.C,& OTHER															
	5100-902 OTHER INSURANCE		197,000	80,600	80,600	76,600	209,500	142,500	114,500	77,900	142,500	77,400	54,500	250,700	1,504,300
	5100-901 CLAIMS PAID		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 FIRE,LIA/W.C,& OTHER		205,500	89,100	89,100	85,100	218,000	151,000	123,000	86,400	151,000	85,900	63,000	259,200	1,606,300
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	179,025
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REPAIRS & MAINTENANCE															
	PAINTING & PLASTERING EXP														
	5200-100 PAINTING &PLASTERING		0	0	0	0	0	0	0	0	0	0	0	0	0
	5200-350 PAINTING CONTRACTOR		22,100	22,100	22,100	22,100	22,100	22,100	22,100	22,100	22,100	22,100	22,100	22,100	265,200
	5200-300 PAINT PUB SPACE CONTRAC		500	500	500	500	500	500	500	500	500	500	500	500	6,000
	5220-150 FLOOR SCRAPING		400	400	400	400	400	400	400	400	400	400	400	400	4,800
	TOTAL PAINTG & PLASTERG EXP		23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	276,000

							EAST RIVER HOUSING CORP							
							Budget							TOTAL
							6/30/24							CASH
														BUDGET
														12 MONTHS
			JUL23	AUG23	SEP 23	OCT 23	NOV 23	DEC23	JAN24	FEB 24	MAR 24	APR 24	MAY24	JUN24	END 6/24
INCOME															
	BUILDING & REPAIRS EXP														
	5210-200 PLUMBING & GAS SYSTEM REP		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
	5210-300 ELECTRICAL SYSTEM REPAIRS		5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	68,400
	5210-100 HEATING & AC REPAIRS		18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	216,000
	5220-300 GEN BLDG REPAIRS		11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	132,000
	5250-990 MISC REPAIRS		-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 BLDG &REPAIR EXP		51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	620,400
	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		9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	108,000
	5220-400 INCINERATORS		100	100	100	100	100	100	100	100	100	100	100	100	1,200
	5240-300 GARDENING EXP & SUPPLIES		4,650	4,650	4,650	4,650	4,650	18,700	550	550	1850	3,700	18,700	33,700	101,000
	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		42,750	42,750	42,750	42,750	42,750	56,800	38,650	38,650	39,950	41,800	56,800	71,800	558,200
	UNIFORMS EXPENSE														
	5240-600 UNIFORMS& CLEANING		2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
	TOTAL UNIFORMS EXPENSE		2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
	EXTERMINATING EXPENSE														
	5240-400 EXTERMINATING		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
	TOTAL EXTERMINATING EXPENSE		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
	OTHER EXPENSE														
	5250-650 PERMITS & LICENSES		350	350	350	350	350	350	350	350	350	350	350	350	4,200
	5250-850 PAYROLL SERVICE		955	955	955	955	955	955	955	955	955	955	955	955	11,460
	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	0	0	0	0	0	0	12,600
	5250-750 VEHICLE MAINTENANCE		2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
	5250-910 GENERAL GROUNDS EXPENSE		50	50	50	50	50	50	50	50	50	50	50	50	600
	TOTAL OTHER EXPENSE		5,705	3,605	3,605	3,605	14,105	3,605	3,605	3,605	3,605	3,605	3,605	3,605	55,860
TOTAL REPAIRS & MAINTENANCE			158,255	156,155	156,155	156,155	166,655	170,205	152,055	152,055	153,355	155,205	170,205	185,205	1,931,660
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							EAST RIVER HOUSING CORP							
							Budget							TOTAL
							6/30/24							CASH
														BUDGET
														12 MONTHS
		JUL23	AUG23	SEP 23	OCT 23	NOV 23	DEC23	JAN24	FEB 24	MAR 24	APR 24	MAY24	JUN24	END 6/24
INCOME														
MANAGEMENT EXPENSES														
	OFFICE SALARIES	.												
xxx	5410-200 OFFICE SALARIES PRIV P/R	9,700	9,700	9,700	9,700	9,700	14,550	9,700	10,040	10,040	10,040	10,040	15,060	127,970
	TOTAL OFFICE SALARIES	9,700	9,700	9,700	9,700	9,700	14,550	9,700	10,040	10,040	10,040	10,040	15,060	127,970
	MANAGEMENT SALARIES													
xxx	5405-100 MGMT P/R	52,100	52,100	52,100	52,100	52,100	78,150	52,100	53,924	53,924	53,924	53,924	80,886	687,332
	TOTAL MGMT SALARIES	52,100	52,100	52,100	52,100	52,100	78,150	52,100	53,924	53,924	53,924	53,924	80,886	687,332
	LEGAL FEES													
	5400-100 LEGAL	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*270,000*
	TOTAL LEGAL FEES	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*22,500*	*270,000*
	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	3,750	3,750	3,750	3,750	3,750	3,750	14,500	3,750	3,750	3,750	3,750	3,750	55,750
	5400-250 OTHER PROF.FEES	3,000	3,000	9,500	3,000	3,000	3,000	3,000	3,000	9,500	3,000	3,000	3,000	49,000
	TOTAL OTHER PROF FEES	7,500	7,500	14,000	7,500	7,500	7,500	18,250	7,500	14,000	7,500	7,500	7,500	113,750
	AUDIT EXPENSE													
	5400-400 AUDITING FEES	0	0	0	0	0	49000	0	0	5,000	0	0	0	54,000
	TOTAL AUDIT EXPENSE	0	0	0	0	0	49,000	0	0	5,000	0	0	0	54,000
	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
	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	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	17,700
	5400-240 STATIONARY & PRINTING	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
	5420-100 OFFICE EQUIP MAINT	950	950	950	950	950	950	950	950	950	950	950	950	11,400
	TOTAL STAT & PRINTING EXP	3,925	3,925	3,925	3,925	3,925	3,925	3,925	3,925	3,925	3,925	3,925	3,925	47,100
	POSTAGE EXPENSE													
	5400-500 POSTAGE	2000	2300	1000	2000	7300	1000	2000	2300	2000	1000	2300	2000	27,200

							EAST RIVER HOUSING CORP							
							Budget							TOTAL
							6/30/24							CASH
														BUDGET
														12 MONTHS
			JUL23	AUG23	SEP 23	OCT 23	NOV 23	DEC23	JAN24	FEB 24	MAR 24	APR 24	MAY24	JUN24	END 6/24
INCOME															
	TOTAL POSTAGE EXPENSE		2,000	2,300	1,000	2,000	7,300	1,000	2,000	2,300	2,000	1,000	2,300	2,000	27,200
	MISCELLANEOUS EXPENSE														
	5420-060 DINNER ALLOWANCE		75	75	75	75	75	75	75	75	75	75	75	75	900
	5420-200 CARFARE AND TRAVEL		50	50	50	50	50	50	50	50	50	50	50	50	600
	5420-250 GRAFFITI REMOVAL		500	500	500	500	500	500	500	500	500	500	500	500	6,000
	5420-300 MEETING EXPENSE		250	250	250	250	250	250	250	250	250	250	250	250	3,000
	5420-380 WEB SITE		425	425	425	425	425	425	425	425	425	425	425	425	5,100
	5420-400 MISC		1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	1825	21,900
	5420-450 CONDUIT CHARGES		16100	0	0	0	0	0	0	0	0	0	0	0	16,100
	TOTAL MISC EXPENSE		19,225	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	53,600
TOTAL MANAGEMENT EXPENSE			124,200	108,400	127,900	108,100	113,400	201,300	118,850	110,564	136,064	109,264	110,564	156,546	1,525,152
|::															
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
	5500-300 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 INTEREST EXPENSE			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			4,850,598	1,454,610	1,319,906	4,566,726	1,560,079	1,636,427	4,981,272	1,577,734	1,438,713	4,425,195	1,346,373	1,562,122	30,719,756
NET Income (loss)			-2,350,862	1,133,011	1,255,808	-1,983,641	999,759	864,443	-2,254,165	1,139,734	1,075,198	-1,927,160	1,142,023	925,707	19,854