



															EAST RIVER HOUSING CORP
															PROJECTED CASH FLOW
															6/30/25
															TOTAL
															CASH
															BUDGET
															12 MONTHS
															END 6/25
		JUL24	AUG24	SEP 24	OCT 24	NOV 24	DEC24	JAN25	FEB 25	MAR 25	APR 25	MAY25	JUN25		
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		229,827	229,827	229,827	229,827	229,827	229,827	229,827	229,827	229,827	229,827	229,827	229,827	2,757,920	
TOTAL INCOME		2,615,431	2,649,595	2,680,816	2,639,608	2,669,936	2,569,569	2,808,617	2,795,765	2,587,929	2,591,122	2,575,354	2,578,639	31,762,382	
REAL ESTATE TAXES															
5000-100 R.E. TAXES		3,485,248	-114,000	0	3,346,560	0	0	3,485,248	-114,000	0	3,346,560	0	0	13,435,615	
TOTAL R.E TAXES		3,485,248	-114,000	0	3,346,560	0	0	3,485,248	-114,000	0	3,346,560	0	0	13,435,615	
UTILITIES															
ELECTRICITY															
5010-200 ELECTRICITY		234,000	281,520	218,799	264,960	112,194	136,620	117,059	140,139	145,000	121,000	126,000	182,000	2,079,291	
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	30,000	0	0	0	0	0	0	30,000	
5010-150 NATURAL GAS		41,100	42,200	45,100	65,600	185,100	197,500	194,300	187,500	163,200	100,600	73,200	46,200	1,341,600	
5010-500 WATER		108,400	108,400	108,400	108,400	108,400	108,400	108,400	108,400	108,400	108,400	108,400	108,400	1,300,800	
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		386,800	435,420	375,599	442,260	408,994	475,820	423,059	439,339	419,900	333,300	310,900	339,900	4,791,291	
5050-100 PORTERS SALARIES		145,121	156,635	125,325	164,850	132,598	132,598	199,085	142,477	146,751	146,751	136,576	146,751	1,775,519	
5050-200 HANDYMENS SALARIES		49,722	65,607	51,722	63,032	48,317	47,077	75,750	46,776	47,500	47,500	77,200	47,500	667,704	
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		4,408	4,408	4,408	6,611	4,408	4,408	4,408	4,408	4,408	4,408	6,611	4,408	57,298	
TOTAL LABOR		265,176	292,575	262,130	300,419	251,248	267,258	348,630	259,586	279,334	264,584	318,290	285,320	3,394,547	





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5250-700 SNOW REMOVAL	0	0	0	0	0	0	5000	0	0	0	0	0	5,000		
5250-750 VEHICLE MAINTENANCE	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	27,600	
5250-910 GENERAL GROUNDS EXPENSE	50	50	50	50	50	50	50	50	50	50	50	50	50	600	
TOTAL OTHER EXPENSE	4,350	4,350	4,350	4,350	4,350	4,350	9,350	4,350	4,350	4,350	4,350	4,350	57,200		
TOTAL REPAIRS & MAINTENANCE	173,500	173,500	173,500	173,500	173,500	173,900	174,600	169,600	170,850	191,500	187,700	222,700	2,158,350		
MANAGEMENT EXPENSES															
OFFICE SALARIES															
5410-200 OFFICE SALARIES PRIV P/R	10,078	10,078	10,078	10,078	15,117	10,078	10,078	10,078	10,078	10,078	10,078	15,117	10,078	131,014	
TOTAL OFFICE SALARIES	10,078	10,078	10,078	10,078	15,117	10,078	10,078	10,078	10,078	10,078	10,078	15,117	131,014		
MANAGEMENT SALARIES															
5405-100 MGMT P/R	54,470	54,470	54,470	54,470	81,705	54,470	54,470	54,470	54,470	54,470	54,470	81,705	54,470	708,110	
TOTAL MGMT SALARIES	54,470	54,470	54,470	54,470	81,705	54,470	54,470	54,470	54,470	54,470	54,470	81,705	708,110		
LEGAL FEES															
5400-100 LEGAL	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	336,000	
TOTAL LEGAL FEES	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	336,000		
OTHER PROFESSIONAL FEES															
5400-235 COMPUTER EXPENSE	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,000	
5420-500 TECHNICAL SERVS & ADV FEES	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	32,400	
5400-250 OTHER PROF.FEES	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	24,000	3,000	3,000	3,000	57,000		
TOTAL OTHER PROF FEES	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	27,700	6,700	6,700	6,700	101,400		
AUDIT EXPENSE															
5400-400 AUDITING FEES	57,000	0	0	0	0	0	0	0	6,500	0	0	0	63,500		
TOTAL AUDIT EXPENSE	57,000	0	0	0	0	0	0	0	6,500	0	0	0	63,500		
SENIOR CARE CONTRIBUTIONS															
5420-375 CO-OP SENIOR CARE	0	0	8,000	0	0	8,000	0	0	8,000	0	0	8,000	32,000		
TOTAL SENIOR CARE EXPENSE	0	0	8,000	0	0	8,000	0	0	8,000	0	0	8,000	32,000		
TELEPHONE EXPENSE															
5400-300 TELEPHONE	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	98,400	
TOTAL TELEPHONE EXPENSE	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	98,400		

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STATIONARY & PRINTING EXP															
5400-450 OFFICE SUPPLIES		1,250	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
5400-240 STATIONARY & PRINTING		1,800	1,800	1,800	1,800	7,300	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	27,100
5420-100 OFFICE EQUIP MAINT		1150	1150	1150	1150	1150	1150	1150	1150	1150	1150	1150	1150	1150	13,800
TOTAL STAT & PRINTING EXP		4,200	4,200	4,200	4,200	9,700	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	55,900
POSTAGE EXPENSE															
5400-500 POSTAGE		2000	2300	700	2000	7500	500	2000	2300	2000	700	2300	2000	2000	26,300
TOTAL POSTAGE EXPENSE		2,000	2,300	700	2,000	7,500	500	2,000	2,300	2,000	700	2,300	2,000	26,300	
MISCELLANEOUS EXPENSE															
5420-060 DINNER ALLOWANCE		100	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5420-200 CARFARE AND TRAVEL		50	50	50	50	50	50	50	50	50	50	50	50	50	600
5420-250 GRAFFITI REMOVAL		200	200	200	200	200	200	200	200	200	200	200	200	200	2,400
5420-300 MEETING EXPENSE		150	150	150	150	150	150	150	150	150	150	150	150	150	1,800
5420-380 WEB SITE		225	225	225	225	225	225	225	225	225	225	225	225	225	2,700
5420-400 MISC		1825	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	0	16,100
TOTAL MISC EXPENSE		18,650	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	46,700
TOTAL MANAGEMENT EXPENSE		189,298	116,498	122,898	116,198	159,472	122,698	116,198	116,498	151,698	114,898	148,772	124,198	1,599,324	
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	95,833	1,149,996
5500-300 OTHER		0	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	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	95,833	1,149,996
TOTAL EXPENSES		5,162,615	1,287,356	1,330,926	5,032,330	1,413,953	1,438,873	5,282,245	1,258,882	1,428,802	4,901,628	1,344,750	1,875,432	31,757,793	
INCOME ( LOSS)		-2,547,184	1,362,240	1,349,890	-2,392,721	1,255,983	1,130,695	-2,473,629	1,536,883	1,159,126	-2,310,505	1,230,604	703,207	4,589	