

Hillman Housing Corporation
Budget 2012

				JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12	JUL 12	AUG 12	SEP 12	OCT 12	NOV 12	DEC 12
INCOME															
	4000-100 APT-RENTS			711,000	599,000	632,000	599,000	632,000	632,000	632,000	632,000	632,000	632,000	632,000	632,000
	4000-125 SUBLET FEE INCOME			19,800	19,800	19,800	19,800	19,800	19,800	19,800	19,800	19,800	19,800	19,800	19,800
	4000-200 ELECTRICITY			0	0	0	0	0	0	0	0	0	0	0	0
	4050-900 LATE FEES			2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,750
	TOTAL APT RENT			733,350	621,350	654,350	621,350	654,350	654,350	654,350	654,350	654,350	654,350	654,350	654,550
	STORES & OFFICES-RENT														
	4010-100 SHOPPING CENTER INCOME			28,800	28,800	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900
	TOTAL STORES & OFFICES RENT			28,800	28,800	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900
	PARKING RENT														
	4030-100 PARKING			44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895
	TOTAL PARKING RENT			44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895	44,895
	OTHER RENTS														
	4040-050 BIKE STORAGE			675	675	675	675	675	675	675	675	675	675	675	675
	4040-100 STORAGE			5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
	4040-400 MISC			150	150	150	150	150	150	150	150	150	150	150	150
	TOTAL OTHER RENTS			6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325
	TOTAL INCOME			813,370	701,370	738,470	705,470	738,470	738,470	738,470	738,470	738,470	738,470	738,470	738,670
	OTHER INCOME														
	INTEREST INCOME														
	4050-200 SPECIAL INTEREST ACCT			0	0	0	0	0	0	0	0	0	0	0	0
	4050-100 INTEREST INCOME			0	0	0	0	0	0	0	0	0	0	0	0
	4050-480 CONSTRUCTION INCOME			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	4050-850 FITNESS ROOM			4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
	4050-450 FLIP TAX			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	4050-475 CREDIT CHECK			100	100	100	100	100	100	100	100	100	100	100	100
	TOTAL INTEREST INCOME			105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800
	LAUNDRY ROOM INCOME (NET)														
	4100-100 LAUNDRY ROOM INCOME			3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250

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	TOTAL LAUNDRY ROOM INCOME			<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>	<u>3,250</u>
	MISC														
	4050-050 AIR CONDITIONER			18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400
	4200-100 TV ANTENNA EXPENSE			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	TOTAL MISC			<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>	<u>18,400</u>
	TOTAL OTHER INCOME			<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>	<u>127,450</u>
	TOTAL INCOME			<u>940,820</u>	<u>828,820</u>	<u>865,920</u>	<u>832,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>866,120</u>

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					JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12	JUL 12	AUG 12	SEP 12	OCT 12	NOV 12	DEC 12
REAL ESTATE TAXES																
	5000-100 R.E. TAXES				783,554	0	(40,000)	783,554	0	0	807,061	0	(40,000)	807,061	0	0
	TOTAL R.E TAXES				783,554	0	(40,000)	783,554	0	0	807,061	0	(40,000)	807,061	0	0
UTILITIES																
	ELECTRICITY															
	5010-200 ELECTRICITY				149,100	76,600	78,900	68,700	82,900	87,000	116,800	145,300	122,100	100,400	82,700	88,300
	5010-300 ELECTRICITY ADJ				2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	5010-100 FUEL				256,470	202,896	199,336	93,128	42,387	31,469	22,344	38,477	31,572	30,823	74,655	119,732
	5010-500 W&S CHARGES				36,420	37,940	58,745	45,920	49,435	52,285	51,525	47,915	47,725	39,175	45,920	46,490
	5010-400 GAS				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 UTILITIES				447,790	323,236	342,781	213,548	180,522	176,554	196,469	237,492	207,197	176,198	209,075	260,322
LABOR																
	5410-300 DISPATCHERS SALARIES				1,850	1,525	1,525	1,775	1,525	1,775	1,550	1,600	1,750	1,525	1,550	1,950
	5050-100 PORTERS SALARIES				52,100	43,350	47,800	47,700	41,300	48,500	43,400	43,600	50,100	41,100	40,900	52,200
	5050-200 HANDYMENS SALARIES				21,900	22,900	17,050	20,500	19,150	16,400	23,800	17,700	15,350	19,650	17,500	16,100
	5050-300 BOILER ROOM SALARIES				20,200	17,600	17,600	22,300	17,850	22,450	19,100	18,050	23,350	18,350	18,350	23,050
	5050-500 SUPERV PR/PR ADJ				0	3,020	3,020	3,020	3,020	3,020	4,530	3,020	3,020	3,020	3,020	3,020
	5050-600 PAINT LABOR				0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL LABOR				96,050	88,395	86,995	95,295	82,845	92,145	92,380	83,970	93,570	83,645	81,320	96,320

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P/R O/H, OTHER TAXES & INS															
P/R O/H CHARGED BY OTHERS															
	5100-300 RETIREMENT EXPENSE			2,000	2,000	1,970	1,970	3,570	1,970	1,970	1,970	50	50	50	50
	5100-400 GROUP LIFE & MAJOR MEDICA			3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
	5100-650 GROUP L.T.D.INSURANCE			155	155	155	155	155	155	155	155	155	155	155	155
	5100-701 PAYROLL OVERHEAD			42,238	37,938	37,329	41,530	35,473	40,095	38,527	35,966	40,852	35,893	34,873	41,938
	5100-702 PRIVATE PAYROLL O/H			0	3,099	3,099	3,099	3,099	3,186	4,737	3,186	3,186	3,186	3,186	3,186
	TOTAL P/R O/H CHG BY OTHERS			47,893	46,692	46,053	50,255	45,797	48,906	48,889	44,777	47,743	42,784	41,764	48,829
FIRE, LIA/W.C., & OTHER															
	5100-902 OTHER INSURANCE			31,621	21,621	21,621	21,621	21,621	24,800	21,700	21,700	21,700	21,700	26,800	21,700
	5100-901 CLAIMS PAID			4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600
	TOTAL FIRE, LIA/W.C., & OTHER			36,221	26,221	26,221	26,221	26,221	29,400	26,300	26,300	26,300	26,300	31,400	26,300
TAXES															
	5100-801 NYS FRANCHISE TAX			0	0	6,000	0	0	6,000	0	0	6,000	0	0	6,000
	5100-802 NYS METRO TAX			0	0	1,020	0	0	1,020	0	0	1,020	0	0	1,020
	5100-803 NYC GENERAL CORP TAX			0	0	6,000	0	0	6,000	0	0	6,000	0	0	6,000
	5100-804 FEDERAL CORP TAX			0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CORP TAXES			0	0	13,020	0	0	13,020	0	0	13,020	0	0	13,020
TOTAL P/R OH, OTHER TAXES & INS				84,114	72,913	85,294	76,476	72,018	91,326	75,189	71,077	87,063	69,084	73,164	88,149

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REPAIRS & MAINTENANCE															
PAINTING & PLASTERING EXP															
	5200-100 PAINT & PLASTERING			0	0	0	0	0	0	0	0	0	0	0	0
	5200-200 PAINT PUB SPACE MATL & SUP			50	50	50	50	50	50	50	50	50	50	50	50
	5200-300 PAINT PUB SPACE CONTRAC			250	250	250	250	250	250	250	250	250	250	250	250
	5200-350 PAINTING CONTRACTORS			3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
	5200-400 PAINTING APTS			0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL PAINTG & PLASTERG EXP			4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100
BUILDING & REPAIRS EXP															
	5220-100 CARPENTRY REPAIRS			100	100	100	100	100	100	100	100	100	100	100	100
	5210-200 PLUMBING & GAS SYSTEM REI			6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
	5210-300 ELECTRICAL REPAIRS			4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900
	5210-100 HEATING & AC REPAIRS			5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100
	5220-200 FLOOR REPAIR & SCRAPING			50	50	50	50	50	50	50	50	50	50	50	50
	5220-300 GEN BLDG REPAIRS			5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800
	5250-990 MISC REPAIRS			(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
	TOTAL BLDG & REPAIR EXP			21,450	21,450	21,450	21,450	21,450	21,450	21,450	21,450	21,450	21,450	21,450	21,450
ELEVATOR SYSTEM EXPENSE															
	5230-100 ELEVATOR EXPENSE			14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500
	TOTAL ELEVATOR SYSTEM EXPENSE			14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500
SUPPLIES EXPENSE															
	5240-100 JANITORIAL SUPPLIES			3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
	5220-400 INCINERATORS			250	250	250	250	250	250	250	250	250	250	250	250
	5240-300 GARDENING EXP & SUPPLIES			0	0	3,800	5,800	2,300	23,500	26,100	3,700	2,900	2,400	2,400	2,400
	5240-200 REPAIR MATERIAL & SUPPLIES			6,950	6,950	6,950	6,950	6,950	6,950	6,950	6,950	6,950	6,950	6,950	6,950
	TOTAL SUPPLIES EXPENSE			11,000	11,000	14,800	16,800	13,300	34,500	37,100	14,700	13,900	13,400	13,400	13,400
RANGES & REFRIGERATORS EXP															
	5245-100 RANGES			50	50	50	50	50	50	50	50	50	50	50	50
	5245-200 REFRIGERATORS			50	50	50	50	50	50	50	50	50	50	50	50
	TOTAL RANGES & REFRIGERATORS E			100	100	100	100	100	100	100	100	100	100	100	100
UNIFORMS EXPENSE															

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5240-600 UNIFORMS& CLEANING				<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>
TOTAL UNIFORMS EXPENSE				<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>	<u>580</u>
EXTERMINATING EXPENSE															
5240-400 EXTERMINATING				<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>
TOTAL EXTERMINATING EXPENSE				<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>	<u>6,100</u>
OTHER EXPENSE															
5250-650 PERMITS & LICENSES				125	125	125	125	125	125	125	125	125	125	125	125
5250-850 PAYROLL SERVICE				550	550	550	550	550	550	550	550	550	550	550	550
5220-500 ASBESTOS REMOVAL				50	50	50	50	50	50	50	50	50	50	50	50
5250-700 SNOW REMOVAL				5,000	4,500	0	0	0	0	0	0	0	0	0	0
5250-910 GENERAL GROUND EXP				300	300	300	300	300	300	300	300	300	300	300	300
5250-750 VEHICLE MAINTENANCE				1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195
TOTAL OTHER EXPENSE				<u>7,220</u>	<u>6,720</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>	<u>2,220</u>
TOTAL REPAIRS & MAINTENANCE				<u>65,050</u>	<u>64,550</u>	<u>63,850</u>	<u>65,850</u>	<u>62,350</u>	<u>83,550</u>	<u>86,150</u>	<u>63,750</u>	<u>62,950</u>	<u>62,450</u>	<u>62,450</u>	<u>62,450</u>

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MANAGEMENT EXPENSES															
OFFICE SALARIES															
	5410-200 OFFICE PRIV P/R ADJ			0	3,500	3,500	3,500	3,500	3,500	5,250	3,500	3,500	3,500	3,500	3,500
	TOTAL OFFICE SALARIES			0	3,500	3,500	3,500	3,500	3,500	5,250	3,500	3,500	3,500	3,500	3,500
MANAGEMENT SALARIES															
	5405-200 MGMT P/R ADJ			0	12,325	12,325	12,325	12,325	12,325	18,500	12,325	12,325	12,325	12,325	12,325
	TOTAL MGMT SALARIES			0	12,325	12,325	12,325	12,325	12,325	18,500	12,325	12,325	12,325	12,325	12,325
LEGAL FEES															
	5400-100 LEGAL			15,000	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500
	TOTAL LEGAL FEES			15,000	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500
OTHER PROFESSIONAL FEES															
	5400-235 COMPUTER EXPENSE			150	150	150	150	150	150	150	150	150	150	150	150
	5420-500 TECHNICAL SERV & ADV FEE			2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
	5400-250 OTHER PROF.FEES			22,000	2,000	2,000	2,000	2,000	2,000	85,000	2,000	2,000	2,000	2,000	2,000
	TOTAL OTHER PROF FEES			24,350	4,350	4,350	4,350	4,350	4,350	87,350	4,350	4,350	4,350	4,350	4,350
AUDIT EXPENSE															
	5400-400 AUDITING FEES			0	0	0	0	21,000	0	0	0	0	8,500	0	0
	TOTAL AUDIT EXPENSE			0	0	0	0	21,000	0	0	0	0	8,500	0	0
SENIOR CARE CONTRIBUTIONS															
	5420-375 CO-OP SENIOR CARE			0	0	4,150	0	0	8,300	0	0	4,150	0	0	8,300
	TOTAL SENIOR CARE EXPENSE			0	0	4,150	0	0	8,300	0	0	4,150	0	0	8,300
TELEPHONE EXPENSE															
	5400-300 TELEPHONE			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 TELEPHONE EXPENSE			1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950
STATIONARY & PRINTING EXP															
	5400-450 OFFICE SUPPLIES			380	380	380	380	380	380	380	380	380	380	380	380
	5400-240 STATIONARY & PRINTING			290	290	290	290	290	3,690	290	290	290	290	290	290
	5420-100 OFFICE EQUIP MAINT			280	280	280	280	280	280	280	280	280	280	280	280
	TOTAL STAT & PRINTING EXP			950	950	950	950	950	4,350	950	950	950	950	950	950

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	POSTAGE EXPENSE														
	5400-500 POSTAGE			<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>2,625</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>
	TOTAL POSTAGE EXPENSE			<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>2,625</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>	<u>425</u>
	SECURITY														
	5150-100 SECURITY SERVICE			33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500
	5250-100 SECURITY EXPENSE			<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>
	TOTAL SECURITY EXPENSE			<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>	<u>41,500</u>
	MISCELLANEOUS EXPENSE														
	5420-060 DINNER ALLOWANCE			110	110	110	110	110	110	110	110	110	110	110	110
	5420-200 CARFARE AND TRAVEL			25	25	25	25	25	25	25	25	25	25	25	25
	5420-250 GRAFFITI REMOVAL			0	0	0	0	0	0	0	0	0	0	0	0
	5420-300 MEETING EXPENSE			510	510	510	510	510	510	510	510	510	510	510	510
	5420-400 MISC			355	355	355	355	355	355	355	355	355	355	355	355
	5420-380 WEBSITE			280	280	280	280	280	280	280	280	280	280	280	280
	5420-450 CONDUIT CHARGE			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	TOTAL MISC EXPENSE			<u>1,280</u>	<u>1,280</u>	<u>1,280</u>	<u>1,280</u>	<u>1,280</u>	<u>1,280</u>	<u>11,780</u>	<u>1,280</u>	<u>1,280</u>	<u>1,280</u>	<u>1,280</u>	<u>1,280</u>
	TOTAL MANAGEMENT EXPENSE			<u>85,455</u>	<u>75,780</u>	<u>79,930</u>	<u>75,780</u>	<u>96,780</u>	<u>87,480</u>	<u>179,405</u>	<u>75,780</u>	<u>79,930</u>	<u>84,280</u>	<u>75,780</u>	<u>84,080</u>

Hillman Housing Corporation
Budget 2012

				JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12	JUL 12	AUG 12	SEP 12	OCT 12	NOV 12	DEC 12
INTEREST EXPENSE															
	INTEREST ON MORTGAGE														
	5500-100 INTEREST ON MORTGAGE			40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
	5500-200 INTEREST ON LOAN			0	0	0	0	0	0	0	0	0	0	0	0
	5500-300 INTEREST-OTHER			550	550	550	550	550	0	550	550	550	550	550	550
	TOTAL INTEREST ON MORTGAGE			<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,000</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>
	TOTAL INTEREST EXPENSE			<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,000</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>	<u>40,550</u>
	TOTAL EXPENSES			1,602,563	665,424	659,400	1,351,052	535,065	571,055	1,477,204	572,619	531,260	1,323,267	542,339	631,872
	TOTAL INCOME			<u>940,820</u>	<u>828,820</u>	<u>865,920</u>	<u>832,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>865,920</u>	<u>866,120</u>
				<u>(661,743)</u>	<u>163,396</u>	<u>206,520</u>	<u>(518,132)</u>	<u>330,855</u>	<u>294,865</u>	<u>(611,284)</u>	<u>293,301</u>	<u>334,660</u>	<u>(457,347)</u>	<u>323,581</u>	<u>234,248</u>