

Hillman Housing Corporation														
Cash Budget														
For Year Ending December 31,2016														
			JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16
INCOME														
	4000-100 APT-RENTS		684,000	684,000	581,400	581,400	581,400	581,400	581,400	581,400	581,400	581,400	581,400	581,400
	4000-125 SUBLET FEE INCOME		24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300
	4000-200 ELECTRICITY		46,000	53,010	36,580	45,880	42,160	42,780	44,516	53,630	64,480	66,960	65,100	66,960
	4050-900 LATE FEES		1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650
	TOTAL APT RENT		755,950	762,960	643,930	653,230	649,510	650,130	651,866	660,980	671,830	674,310	672,450	674,310
	STORES & OFFICES-RENT													
	4010-100 SHOPPING CENTER IN		25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100
	TOTAL STORES & OFFICES R		25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100
	PARKING RENT													
	4030-100 PARKING		39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895
	TOTAL PARKING RENT		39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895	39,895
	OTHER RENTS													
	4040-050 BIKE STORAGE		1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495
	4040-100 STORAGE		12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100
	4040-400 MISC		100	100	100	100	100	100	100	100	100	100	100	100
	TOTAL OTHER RENTS		13,695	13,695	13,695	13,695	13,695	13,695	13,695	13,695	13,695	13,695	13,695	13,695
	TOTAL INCOME		834,640	841,650	722,620	731,920	728,200	728,820	730,556	739,670	750,520	753,000	751,140	753,000

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			JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16
OTHER INCOME														
INTEREST INCOME														
	4050-100 INTEREST INCOME		400	400	400	400	400	400	400	400	400	400	400	400
	4050-495 PLAYROOM		0	0	0	0	0	0	0	0	0	0	0	0
	4200-350 CANINE		0	0	0	0	0	0	3,500	0	0	0	0	0
	4050-480 CONSTRUCTION INCO		2,000	3,000	2,000	3,000	2,000	4,000	4,000	4,000	4,000	4,000	2,000	4,000
	4050-850 FITNESS ROOM		6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
	4050-450 FLIP TAX		112,000	59,750	162,825	162,825	162,825	162,825	162,825	162,825	162,825	162,825	162,825	162,825
	4050-475 CREDIT CHECK		425	425	425	425	425	425	425	425	425	425	425	425
	TOTAL INTEREST INCOME		<u>120,825</u>	<u>69,575</u>	<u>171,650</u>	<u>172,650</u>	<u>171,650</u>	<u>173,650</u>	<u>177,150</u>	<u>173,650</u>	<u>173,650</u>	<u>173,650</u>	<u>171,650</u>	<u>173,650</u>
LAUNDRY ROOM INCOME (NET)														
	4100-100 LAUNDRY ROOM INCO		3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
	TOTAL LAUNDRY ROOM INCO		<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>	<u>3,600</u>
	TOTAL OTHER INCOME		<u>124,425</u>	<u>73,175</u>	<u>175,250</u>	<u>176,250</u>	<u>175,250</u>	<u>177,250</u>	<u>180,750</u>	<u>177,250</u>	<u>177,250</u>	<u>177,250</u>	<u>175,250</u>	<u>177,250</u>
	TOTAL INCOME		<u>959,065</u>	<u>914,825</u>	<u>897,870</u>	<u>908,170</u>	<u>903,450</u>	<u>906,070</u>	<u>911,306</u>	<u>916,920</u>	<u>927,770</u>	<u>930,250</u>	<u>926,390</u>	<u>930,250</u>

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:														
REAL ESTATE TAXES														
	5000-100 R.E. TAXES		815,000	0	(22,000)	815,000	0	(22,000)	840,000	0	(22,000)	840,000	0	(22,000)
TOTAL R.E TAXES			815,000	0	(22,000)	815,000	0	(22,000)	840,000	0	(22,000)	840,000	0	(22,000)
UTILITIES														
ELECTRICITY														
	5010-200 ELECTRICITY		85,500	59,000	74,000	68,000	69,000	71,800	86,500	104,000	108,000	105,000	108,000	65,500
	5010-300 ELECTRICITY ADJ		3,000	3,000	4,000	3,500	3,500	3,500	3,000	3,000	3,000	3,000	3,000	3,000
	5010-100 FUEL		62,000	10,000	50,000	0	0	0	0	0	0	0	15,000	20,000
	5010-150 NATURAL GAS		48,200	66,000	54,000	56,043	23,536	16,393	12,958	12,021	11,865	12,646	20,262	52,140
	5010-500 W&S CHARGES		52,500	0	53,200	105,100	67,500	21,000	104,800	64,100	67,500	0	76,800	115,200
	5010-400 GAS		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 UTILITIES			253,200	140,000	237,200	234,643	165,536	114,693	209,258	185,121	192,365	122,646	225,062	257,840
LABOR														
	5410-300 DISPATCHERS SALAR		5	4	4	5	4	4	5	4	4	5	4	4
	5050-100 PORTERS SALARIES		1,950	1,550	1,550	1,950	1,550	1,750	2,250	1,575	1,575	2,050	1,820	1,775
	5050-200 HANDYMENS SALARIE		66,800	57,100	77,600	64,900	54,600	54,900	71,900	61,500	54,800	64,800	54,900	59,200
	5050-300 BOILER ROOM SALAR		25,400	20,300	26,500	19,300	25,800	20,300	24,700	19,700	19,700	24,800	19,700	21,100
	5050-500 SUPERV PR/PR ADJ		24,400	22,000	25,016	26,100	21,185	21,185	26,100	20,085	20,085	25,106	21,085	22,050
	5050-500 SUPERV PR/PR ADJ		3,160	3,160	3,160	3,160	4,740	3,160	3,160	3,160	3,160	4,740	3,160	3,160
TOTAL LABOR			121,710	104,110	133,826	115,410	107,875	101,295	128,110	106,020	99,320	121,496	100,665	107,285

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P/R O/H,OTHER TAXES & INS														
P/R O/H CHARGED BY OTHERS														
5100-300 RETIREMENT EXPENS	100	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	100	100	100
5100-400 GROUP LIFE & MAJOR	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400
5100-650 GROUP L.T.D.INSURA	150	150	150	150	150	150	150	150	150	150	150	150	150	150
5100-701 PAYROLL OVERHEAD	52,595	45,336	58,695	50,706	46,083	43,841	55,436	45,797	42,883	52,403	43,529	46,562	46,562	46,562
5100-702 PRIVATE PAYROLL O/	3,823	3,823	3,823	3,823	4,824	3,823	3,823	3,823	3,823	3,823	4,824	3,823	3,823	3,823
TOTAL P/R O/H CHG BY OTH	61,068	55,909	69,269	61,279	57,657	54,414	66,009	56,370	53,456	61,877	52,002	55,036	55,036	55,036
FIRE,LIA/W.C.& OTHER														
5100-902 OTHER INSURANCE	13,500	0	34,600	0	0	216,500	0	0	34,000	0	9,100	33,000	33,000	33,000
5100-901 CLAIMS PAID	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	3,500
TOTAL FIRE,LIA/W.C.& OTH	17,000	3,500	38,100	3,500	3,500	220,000	3,500	3,500	37,500	3,500	12,600	36,500	36,500	36,500
TAXES														
5100-801 NYS FRANCHISE TAX	0	0	8,250	0	0	8,250	0	0	8,250	0	0	8,250	0	8,250
5100-802 NYS METRO TAX	0	0	6,200	0	0	6,200	0	0	6,200	0	0	6,200	0	6,200
5100-803 NYC GENERAL CORP	0	0	8,250	0	0	8,250	0	0	8,250	0	0	8,250	0	8,250
5100-804 FEDERAL CORP TAX	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CORP TAXES	0	0	22,700	0	0	22,700	0	0	22,700	0	0	22,700	0	22,700
TOTAL P/R OH,OTHER TAXES & INS	78,068	59,409	130,069	64,779	61,157	297,114	69,509	59,870	113,656	65,377	64,602	114,236	114,236	114,236

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REPAIRS & MAINTENANCE														
PAINTING & PLASTERING EXP														
5200-100 PAINT & PLASTERING		200	200	200	200	200	200	200	200	200	200	200	200	200
5200-200 PAINT PUB SPACE MA		175	175	175	175	175	175	175	175	175	175	175	175	175
5200-300 PAINT PUB SPACE CO		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
5200-350 PAINTING CONTRACT		4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600
5200-400 PAINTING APTS		0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PAINTG & PLASTERG		8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975	8,975
BUILDING & REPAIRS EXP														
5220-100 CARPENTRY REPAIRS		100	100	100	100	100	100	100	100	100	100	100	100	100
5210-200 PLUMBING & GAS SYS		9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100
5210-300 ELECTRICAL SYSTEM		8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750
5210-100 HEATING & AC REPAIR		10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750
5220-200 FLOOR REPAIR & SCR		0	0	0	0	0	0	0	0	0	0	0	0	0
5220-300 GEN BLDG REPAIRS		11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600
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)	(1,000)
TOTAL BLDG & REPAIR EXP		39,300	39,300	39,300	39,300	39,300	39,300	39,300	39,300	39,300	39,300	39,300	39,300	39,300
ELEVATOR SYSTEM EXPENSE														
5230-100 ELEVATOR EXPENSE		16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700
TOTAL ELEVATOR SYSTEM E		16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700	16,700
SUPPLIES EXPENSE														
5240-100 JANITORIAL SUPPLIES		4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
5220-400 INCINERATORS		150	150	150	150	150	150	150	150	150	150	150	150	150
5240-300 GARDENING EXP & SU		0	0	4,200	6,300	4,300	27,500	29,800	4,200	3,300	2,800	2,400	2,400	2,400
5240-200 REPAIR MATERIAL & S		12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500
TOTAL SUPPLIES EXPENSE		17,450	17,450	21,650	23,750	21,750	44,950	47,250	21,650	20,750	20,250	19,850	19,850	19,850
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 & REFRIGER		0	0	0	0	0	0	0	0	0	0	0	0	0
UNIFORMS EXPENSE														
5240-600 UNIFORMS & CLEANIN		720	720	720	720	720	720	720	720	720	720	720	720	720
TOTAL UNIFORMS EXPENSE		720	720	720	720	720	720	720	720	720	720	720	720	720
EXTERMINATING EXPENSE														
5240-400 EXTERMINATING		7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
TOTAL EXTERMINATING EXP		7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
OTHER EXPENSE														
5250-650 PERMITS & LICENSES		125	125	125	125	125	125	125	125	125	125	125	125	125
5250-850 PAYROLL SERVICE		725	725	725	725	725	725	725	725	725	725	725	725	725

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	5220-500 ASBESTOS REMOVAL		100	100	100	100	100	100	100	100	100	100	100	100
	5250-700 SNOW REMOVAL		7,500	4,500	2,500	0	0	0	0	3,000	0	0	0	0
	5250-910 GENERAL GROUND E		625	625	625	625	625	625	625	625	625	625	625	625
	5250-750 VEHICLE MAINTENAN		1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
	TOTAL OTHER EXPENSE		10,500	7,500	5,500	3,000	3,000	3,000	3,000	6,000	3,000	3,000	3,000	3,000
	TOTAL REPAIRS & MAINTENANCE		101,145	98,145	100,345	99,945	97,945	121,145	123,445	100,845	96,945	96,445	96,045	96,045

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MANAGEMENT EXPENSES														
OFFICE SALARIES														
	5410-200 OFFICE PRIV P/R ADJ	4,100	4,100	4,100	4,100	6,150	4,100	4,100	4,100	4,100	6,150	4,100	4,100	
	TOTAL OFFICE SALARIES	4,100	4,100	4,100	4,100	6,150	4,100	4,100	4,100	4,100	6,150	4,100	4,100	
MANAGEMENT SALARIES														
	5405-200 MGMT P/R ADJ	12,750	12,750	12,750	12,750	19,125	12,750	12,750	12,750	12,750	19,125	12,750	12,750	
	TOTAL MGMT SALARIES	12,750	12,750	12,750	12,750	19,125	12,750	12,750	12,750	12,750	19,125	12,750	12,750	
LEGAL FEES														
	5400-100 LEGAL	7,900	7,900	7,900	7,900	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	TOTAL LEGAL FEES	7,900	7,900	7,900	7,900	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
OTHER PROFESSIONAL FEES														
	5400-235 COMPUTER EXPENSE	350	350	350	350	350	350	350	350	350	350	350	350	
	5420-500 TECHNICAL SERVS &	2,580	2,580	2,580	2,580	2,580	2,580	2,580	2,580	2,580	2,580	2,580	2,580	
	5400-250 OTHER PROF.FEES	4,500	4,500	4,500	4,500	4,500	4,500	24,000	4,500	4,500	4,500	4,500	4,500	
	TOTAL OTHER PROF FEES	7,430	7,430	7,430	7,430	7,430	7,430	26,930	7,430	7,430	7,430	7,430	7,430	
AUDIT EXPENSE														
	5400-400 AUDITING FEES	0	0	7,500	0	0	9,500	17,500	0	0	0	0	0	
	TOTAL AUDIT EXPENSE	0	0	7,500	0	0	9,500	17,500	0	0	0	0	0	
SENIOR CARE CONTRIBUTIONS														
	5420-375 CO-OP SENIOR CARE	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 SENIOR CARE EXPEN	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
TELEPHONE EXPENSE														
	5400-300 TELEPHONE	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 TELEPHONE EXPENS	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	
STATIONARY & PRINTING EXP														
	5400-450 OFFICE SUPPLIES	550	550	550	550	550	550	550	550	550	550	550	550	
	5400-240 STATIONARY & PRINT	650	650	650	650	1,650	1,850	650	650	650	650	650	650	
	5420-100 OFFICE EQUIP MAINT	280	280	280	280	280	280	280	280	280	280	280	280	
	TOTAL STAT & PRINTING EXP	1,480	1,480	1,480	1,480	2,480	2,680	1,480	1,480	1,480	1,480	1,480	1,480	
POSTAGE EXPENSE														
	5400-500 POSTAGE	490	490	490	490	1,525	490	490	490	490	490	490	490	
	TOTAL POSTAGE EXPENSE	490	490	490	490	1,525	490	490	490	490	490	490	490	
SECURITY														
	5150-100 SECURITY SERVICE	37,200	37,200	37,200	37,200	37,200	37,200	37,200	37,200	37,200	37,200	37,200	37,200	
	5250-100 SECURITY EXPENSE	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	
	TOTAL SECURITY EXPENSE	45,300	45,300	45,300	45,300	45,300	45,300	45,300	45,300	45,300	45,300	45,300	45,300	

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		MISCELLANEOUS EXPENSE												
		5420-060 DINNER ALLOWANCE	450	480	230	190	190	190	190	190	190	190	190	190
		5420-200 CARFARE AND TRAVE	40	40	40	40	40	40	40	40	40	40	40	40
		5420-250 GRAFFITI REMOVAL	0	0	0	0	0	0	0	0	0	0	0	0
		5420-300 MEETING EXPENSE	425	425	425	425	425	425	425	425	425	425	425	425
		5420-400 MISC	980	980	980	980	980	980	980	980	980	980	980	980
		5420-380 WEBSITE	550	550	550	550	550	550	550	550	550	550	550	550
		5420-450 CONDUIT CHARGE	0	0	0	0	0	0	11,400	0	0	0	0	0
		TOTAL MISC EXPENSE	2,445	2,475	2,225	2,185	2,185	2,185	13,585	2,185	2,185	2,185	2,185	2,185
		TOTAL MANAGEMENT EXPENSE	86,695	86,725	93,975	86,435	98,995	99,235	136,935	88,535	88,535	96,960	88,535	88,535

Hillman Housing Corporation														
Cash Budget														
For Year Ending December 31,2016														
			JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16
::														
INTEREST EXPENSE														
INTEREST ON MORTGAGE														
	5500-100 INTEREST ON MORTG		33,542	33,542	33,542	33,542	33,542	33,542	33,542	33,542	33,542	33,542	33,542	33,542
	5500-200 INTEREST ON LOAN		0	0	0	0	0	0	0	0	0	0	0	0
	5500-300 INTEREST-OTHER		341	341	341	341	0	0	350	350	350	350	350	350
	TOTAL INTEREST ON MORTG		33,883	33,883	33,883	33,883	33,542	33,542	33,892	33,892	33,892	33,892	33,892	33,892
TOTAL INTEREST EXPENSE			33,883	33,883	33,883	33,883	33,542	33,542	33,892	33,892	33,892	33,892	33,892	33,892
TOTAL EXPENSES			1,489,701	522,272	707,298	1,450,095	565,050	745,024	1,541,149	574,284	602,713	1,376,816	608,801	675,833
TOTAL INCOME			959,065	914,825	897,870	908,170	903,450	906,070	911,306	916,920	927,770	930,250	926,390	930,250
CASH PROFIT (LOSS)			(530,636)	392,553	190,572	(541,925)	338,400	161,046	(629,843)	342,636	325,057	(446,566)	317,589	254,417