

EAST RIVER HOUSING CORPORATION

BUDGET

2020 - 2021

	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	TOTAL
INCOME													
4000-100 APT-RENTS	1,363,026	1,540,611	1,540,611	1,540,611	1,540,611	1,540,611	1,754,415	1,754,415	1,540,611	1,540,611	1,540,611	1,540,611	18,737,355
4000-125 SUBLET FEE INCOME	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	774,000
4000-200 ELECTRICITY	74,300	147,550	154,450	88,100	103,400	84,800	84,150	117,550	79,150	74,400	76,950	104,572	1,189,372
4050-900 LATE FEES	0	0	0	0	0	0	0	4,700	4,700	4,700	4,700	4,700	23,500
TOTAL APT RENT	<u>1,501,826</u>	<u>1,752,661</u>	<u>1,759,561</u>	<u>1,693,211</u>	<u>1,708,511</u>	<u>1,689,911</u>	<u>1,903,065</u>	<u>1,941,165</u>	<u>1,688,961</u>	<u>1,684,211</u>	<u>1,686,761</u>	<u>1,714,383</u>	<u>20,724,227</u>
STORES & OFFICES-RENT													
4010-100 SHOPPING CENTER INCOME	119,300	119,300	119,300	119,300	119,300	119,300	119,300	119,300	119,300	119,300	119,300	119,300	1,431,600
TOTAL STORES & OFFICES RENT	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>119,300</u>	<u>1,431,600</u>
PARKING RENT													
4030-100 PARKING	80,100	80,100	80,100	80,100	80,100	80,100	80,100	80,100	80,100	80,100	80,100	80,100	961,200
4030-200 PARKING SUPPLIES	-5,100	-5,100	-5,100	-5,100	-5,100	-5,100	-5,100	-5,100	-5,100	-5,100	-5,100	-5,100	-61,200
TOTAL PARKING RENT	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>900,000</u>
OTHER RENTS													
4040-050 BIKE STORAGE	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	52,800
4040-100 STORAGE	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	174,000
4040-400 MISC	50	50	50	50	50	50	50	50	50	50	50	50	600
TOTAL OTHER RENTS	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>18,950</u>	<u>227,400</u>
TOTAL	<u>1,715,076</u>	<u>1,965,911</u>	<u>1,972,811</u>	<u>1,906,461</u>	<u>1,921,761</u>	<u>1,903,161</u>	<u>2,116,315</u>	<u>2,154,415</u>	<u>1,902,211</u>	<u>1,897,461</u>	<u>1,900,011</u>	<u>1,927,633</u>	<u>23,283,227</u>
OTHER INCOME													
INTEREST INCOME													
4050-100 INTEREST ACCT	0	0	0	0	0	0	0	0	0	0	0	0	0
4050-480 CONSTRUCTION INCOME	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
4050-850 FITNESS ROOM	0	0	0	0	0	0	0	17,500	17,500	17,500	17,500	17,500	87,500
4050-450 FLIP TAX	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	3,600,000
4050-475 CREDIT CHECK	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	38,400
TOTAL INTEREST INCOME	<u>306,700</u>	<u>306,700</u>	<u>306,700</u>	<u>306,700</u>	<u>306,700</u>	<u>306,700</u>	<u>306,700</u>	<u>324,200</u>	<u>324,200</u>	<u>324,200</u>	<u>324,200</u>	<u>324,200</u>	<u>3,767,900</u>
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	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>20,360</u>	<u>244,320</u>

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BUDGET

2020 - 2021

		JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	TOTAL
	MISC													
	4200-600 MISC	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>14,400</u>
	TOTAL MISC	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>14,400</u>
	TOTAL OTHER INCOME	<u>328,260</u>	<u>328,260</u>	<u>328,260</u>	<u>328,260</u>	<u>328,260</u>	<u>328,260</u>	<u>328,260</u>	<u>345,760</u>	<u>345,760</u>	<u>345,760</u>	<u>345,760</u>	<u>345,760</u>	<u>4,026,620</u>
	TOTAL INCOME	<u>2,043,336</u>	<u>2,294,171</u>	<u>2,301,071</u>	<u>2,234,721</u>	<u>2,250,021</u>	<u>2,231,421</u>	<u>2,444,575</u>	<u>2,500,175</u>	<u>2,247,971</u>	<u>2,243,221</u>	<u>2,245,771</u>	<u>2,273,393</u>	<u>27,309,847</u>
	REAL ESTATE TAXES													
	5000-100 R.E. TAXES	<u>2,795,817</u>	<u>-16,600</u>	<u>-16,600</u>	<u>2,600,892</u>	<u>-16,600</u>	<u>-16,600</u>	<u>2,795,817</u>	<u>-16,600</u>	<u>-16,600</u>	<u>2,600,892</u>	<u>-16,600</u>	<u>-16,600</u>	<u>10,660,618</u>
	TOTAL R.E TAXES	<u>2,795,817</u>	<u>-16,600</u>	<u>-16,600</u>	<u>2,600,892</u>	<u>-16,600</u>	<u>-16,600</u>	<u>2,795,817</u>	<u>-16,600</u>	<u>-16,600</u>	<u>2,600,892</u>	<u>-16,600</u>	<u>-16,600</u>	<u>10,660,618</u>
	UTILITIES													
	ELECTRICITY													
	5010-200 ELECTRICITY	<u>284,500</u>	<u>235,100</u>	<u>226,900</u>	<u>123,200</u>	<u>138,400</u>	<u>119,800</u>	<u>126,300</u>	<u>192,100</u>	<u>114,700</u>	<u>103,600</u>	<u>109,700</u>	<u>209,100</u>	<u>1,983,400</u>
	5010-300 ELECTRICITY ADJ	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-4,500</u>	<u>-54,000</u>
	5010-100 FUEL	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>22,000</u>	<u>11,000</u>	<u>70,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>103,000</u>
	5010-150 NATURAL GAS	<u>29,200</u>	<u>24,400</u>	<u>25,300</u>	<u>25,100</u>	<u>43,700</u>	<u>135,400</u>	<u>125,600</u>	<u>116,500</u>	<u>123,300</u>	<u>121,500</u>	<u>61,400</u>	<u>43,200</u>	<u>874,600</u>
	5010-500 W&S CHARGES	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>106,700</u>	<u>1,280,400</u>
	5010-400 GAS	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>7,100</u>	<u>85,200</u>
	TOTAL UTILITIES	<u>423,000</u>	<u>368,800</u>	<u>361,500</u>	<u>257,600</u>	<u>313,400</u>	<u>375,500</u>	<u>431,200</u>	<u>417,900</u>	<u>347,300</u>	<u>334,400</u>	<u>280,400</u>	<u>361,600</u>	<u>4,272,600</u>
	LABOR													
	5410-100 DISPATCHER SALARIES	<u>5,406</u>	<u>5,422</u>	<u>5,422</u>	<u>6,636</u>	<u>5,422</u>	<u>6,636</u>	<u>5,422</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>40,366</u>
	5050-100 PORTERS SALARIES	<u>139,500</u>	<u>125,400</u>	<u>118,500</u>	<u>158,000</u>	<u>120,300</u>	<u>157,700</u>	<u>112,400</u>	<u>106,900</u>	<u>106,500</u>	<u>134,700</u>	<u>109,400</u>	<u>116,900</u>	<u>1,506,200</u>
	5050-200 HANDYMENS SALARIES	<u>68,100</u>	<u>61,500</u>	<u>53,000</u>	<u>63,500</u>	<u>50,000</u>	<u>65,000</u>	<u>50,500</u>	<u>54,200</u>	<u>54,800</u>	<u>68,000</u>	<u>56,000</u>	<u>58,000</u>	<u>702,600</u>
	5050-300 BOILER ROOM SALARIES	<u>77,250</u>	<u>56,400</u>	<u>61,500</u>	<u>77,500</u>	<u>62,400</u>	<u>77,500</u>	<u>62,400</u>	<u>62,400</u>	<u>62,400</u>	<u>77,500</u>	<u>72,000</u>	<u>64,200</u>	<u>813,450</u>
	5050-502 SUPERV payroll	<u>17,563</u>	<u>12,542</u>	<u>12,542</u>	<u>12,542</u>	<u>10,016</u>	<u>15,024</u>	<u>10,016</u>	<u>10,016</u>	<u>10,016</u>	<u>15,024</u>	<u>10,016</u>	<u>10,016</u>	<u>145,333</u>
	5050-205 PLAYROOM LABOR	<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>	<u>0</u>
	TOTAL LABOR	<u>307,819</u>	<u>261,264</u>	<u>250,964</u>	<u>318,178</u>	<u>248,138</u>	<u>321,860</u>	<u>240,738</u>	<u>233,516</u>	<u>233,716</u>	<u>295,224</u>	<u>247,416</u>	<u>249,116</u>	<u>3,207,949</u>
	SECURITY													
	5150-100 SECURITY SERVICE	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>73060</u>	<u>876,720</u>
	5250-100 SECURITY EXPENSE	<u>20,200</u>	<u>5,300</u>	<u>5,300</u>	<u>11,200</u>	<u>5,300</u>	<u>5,300</u>	<u>20,200</u>	<u>5,300</u>	<u>5,300</u>	<u>11,200</u>	<u>5,700</u>	<u>5,700</u>	<u>106,000</u>
	TOTAL SECURITY	<u>93,260</u>	<u>78,360</u>	<u>78,360</u>	<u>84,260</u>	<u>78,360</u>	<u>78,360</u>	<u>93,260</u>	<u>78,360</u>	<u>78,360</u>	<u>84,260</u>	<u>78,760</u>	<u>78,760</u>	<u>982,720</u>

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2020 - 2021

	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	TOTAL
P/R O/H													
5100-100 PENSION & WELFARE	164,000	164,000	140,200	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	1,638,200
5101-100 FICA	40,628	38,755	34,342	41,754	34,042	44,452	34,039	32,362	32,384	39,169	33,938	34,069	439,934
5101-250 METRO TAX	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
5100-300 RETIREMENT EXPENSE	8,200	8,200	700	700	700	700	8,200	8,200	8,200	8,200	8,200	8,200	68,400
5100-400 GROUP LIFE & MAJOR MEDICAL	15,300	15,300	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	250,600
5100-600 NYS DISABILITY	1,881	-219	-187	1,881	-200	-200	1,881	-200	-200	1,881	-200	-200	5,918
5100-650 LTD	310	310	310	310	310	310	310	310	310	310	310	310	3,720
5100-701 PAYROLL OVERHEAD	-70,664	-60,152	-18,247	-22,994	-18,514	-22,994	-18,514	-18,514	-18,514	-22,994	-21,362	-19,048	-332,512
5100-702 PRIVATE PAYROLL O/H	-5,183	-6,266	-4,971	0	0	0	0	0	0	0	0	0	-16,420
5101-200 NYS UNEMPLOYMENT	250	175	175	125	125	5300	5,300	21,000	1,150	1,100	260	190	35,150
5101-300 FEDERAL UNEMPLOYMENT	70	40	25	25	25	1950	350	80	40	35	45	45	2,730
TOTAL P/R O/H CHG BY OTHERS	155,892	161,243	175,447	174,901	169,588	182,618	184,666	196,338	176,470	180,801	174,291	176,666	2,108,920
FIRE, LIA/W.C. & OTHER													
5100-902 OTHER INSURANCE	69,500	59,100	59,100	59,100	162,700	26,800	177,000	73,900	176,000	73,900	39,400	195,400	1,171,900
5100-901 CLAIMS PAID	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 FIRE, LIA/W.C. & OTHER	79,500	69,100	69,100	69,100	172,700	36,800	187,000	83,900	186,000	83,900	49,400	205,400	1,291,900
CORP TAXES													
5100-801 NYS FRANCHISE TAX	0	0	0	25,000	0	25,000	0	0	11,500	0	0	11,500	73,000
5100-802 NYS METRO TAX	0	0	0	2,000	0	1,690	0	0	4,000	0	0	4,000	11,690
5100-803 NYC GENERAL CORP TAX	0	0	0	20,000	0	17,500	0	0	17,500	0	0	17,500	72,500
TOTAL CORP TAXES	0	0	0	47,000	0	44,190	0	0	33,000	0	0	33,000	157,190
REPAIRS & MAINTENANCE													
PAINING & PLASTERING EXP													
5200-100 PAINTING & PLASTERING	0	0	0	0	0	0	0	0	0	0	0	0	0
5200-200 PAINT PUB SPACE MAT & SUP	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5200-350 PAINTING CONTRACTOR	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	181,200
5200-300 PAINT PUB SPACE CONTRAC	500	500	500	500	500	500	500	500	500	500	500	500	6,000
5220-150 FLOOR SCRAPING	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TOTAL PAINTG & PLASTERG EXP	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	189,600
BUILDING & REPAIRS EXP													
5220-100 CARPENTRY REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0
5210-200 PLUMBING & GAS SYSTEM REP	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
5210-300 ELECTRICAL SYSTEM REPAIRS	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	109,800

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5210-100 HEATING & AC REPAIRS	16300	16300	16300	16300	16300	16300	16300	16300	16300	16300	16300	16300	195,600
5220-300 GEN BLDG REPAIRS	512	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	165,512
5250-990 MISC REPAIRS	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-3,000</u>	<u>-36,000</u>
TOTAL BLDG & REPAIR EXP	<u>45,062</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>59,550</u>	<u>700,112</u>
ELEVATOR SYSTEM EXPENSE													
5230-100 ELEVATOR REPAIRS	<u>20,434</u>	<u>20,434</u>	<u>20,434</u>	<u>20,434</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>312,136</u>
TOTAL ELEVATOR SYSTEM EXPENSE	<u>20,434</u>	<u>20,434</u>	<u>20,434</u>	<u>20,434</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>28,800</u>	<u>312,136</u>
SUPPLIES EXPENSE													
5240-100 JANITORIAL SUPPLIES	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	73,800
5220-400 INCINERATORS	200	200	200	200	200	200	200	200	200	200	200	200	2,400
5240-300 GARDENING EXP & SUPPLIES	46,600	41,000	24,000	3,500	6,400	6,500	250	250	18,500	4,000	31,000	10,000	192,000
5240-200 REPAIR MATERIAL & SUPPLIES	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>26,250</u>	<u>315,000</u>
TOTAL SUPPLIES EXPENSE	<u>79,200</u>	<u>73,600</u>	<u>56,600</u>	<u>36,100</u>	<u>39,000</u>	<u>39,100</u>	<u>32,850</u>	<u>32,850</u>	<u>51,100</u>	<u>36,600</u>	<u>63,600</u>	<u>42,600</u>	<u>583,200</u>
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 & REFRIGERATORS EXP	0	0	0	0	0	0	0	0	0	0	0	0	0
UNIFORMS EXPENSE													
5240-600 UNIFORMS& CLEANING	<u>1,550</u>	<u>1,550</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>14,600</u>
TOTAL UNIFORMS EXPENSE	<u>1,550</u>	<u>1,550</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>	<u>14,600</u>
EXTERMINATING EXPENSE													
5240-400 EXTERMINATING	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>150,000</u>
TOTAL EXTERMINATING EXPENSE	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>12,500</u>	<u>150,000</u>
OTHER EXPENSE													
5250-650 PERMITS & LICENSES	250	250	250	250	250	250	250	250	250	250	250	250	3,000
5250-850 PAYROLL SERVICE	725	725	725	725	725	725	725	725	725	725	725	725	8,700
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	0	0	5500	0	3000	0	1000	0	0	0	0	0	9,500
5250-750 VEHICLE MAINTENANCE	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	34,800
5250-910 GENERAL GROUNDS EXPENSE	900	900	900	900	900	900	900	900	900	900	900	900	10,800
TOTAL OTHER EXPENSE	<u>4,925</u>	<u>4,925</u>	<u>10,425</u>	<u>4,925</u>	<u>7,925</u>	<u>4,925</u>	<u>5,925</u>	<u>4,925</u>	<u>4,925</u>	<u>4,925</u>	<u>4,925</u>	<u>4,925</u>	<u>68,600</u>
TOTAL REPAIRS & MAINTENANCE	<u>179,471</u>	<u>188,359</u>	<u>176,459</u>	<u>150,459</u>	<u>164,725</u>	<u>161,825</u>	<u>156,575</u>	<u>155,575</u>	<u>173,825</u>	<u>159,325</u>	<u>186,325</u>	<u>165,325</u>	<u>2,018,248</u>

EAST RIVER HOUSING CORPORATION

BUDGET

2020 - 2021

	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	TOTAL
MANAGEMENT EXPENSES													
OFFICE SALARIES													
5410-200 OFFICE SALARIES	<u>17,280</u>	<u>25,920</u>	<u>17,280</u>	<u>17,280</u>	<u>17,280</u>	<u>16,440</u>	<u>24,660</u>	<u>16,440</u>	<u>16,440</u>	<u>16,440</u>	<u>16,440</u>	<u>16,440</u>	<u>218,340</u>
TOTAL OFFICE SALARIES	<u>17,280</u>	<u>25,920</u>	<u>17,280</u>	<u>17,280</u>	<u>17,280</u>	<u>16,440</u>	<u>24,660</u>	<u>16,440</u>	<u>16,440</u>	<u>16,440</u>	<u>16,440</u>	<u>16,440</u>	<u>218,340</u>
MANAGEMENT SALARIES													
5405-100 MGMT P/R	<u>44,000</u>	<u>66,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>66,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>572,000</u>
TOTAL MGMT SALARIES	<u>44,000</u>	<u>66,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>66,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>44,000</u>	<u>572,000</u>
LEGAL FEES													
5400-100 LEGAL	<u>8,400</u>	<u>8,400</u>	<u>8,400</u>	<u>50,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>155,200</u>
TOTAL LEGAL FEES	<u>8,400</u>	<u>8,400</u>	<u>8,400</u>	<u>50,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>155,200</u>
OTHER PROFESSIONAL FEES													
5400-235 COMPUTER EXPENSE	<u>185</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>5,685</u>
5420-500 TECHNICAL SERV & ADV FEES	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>3,300</u>	<u>39,600</u>
5400-250 OTHER PROF FEES	<u>2,500</u>	<u>2,500</u>	<u>32,500</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>69,000</u>
TOTAL OTHER PROF FEES	<u>5,985</u>	<u>6,300</u>	<u>36,300</u>	<u>7,300</u>	<u>7,300</u>	<u>7,300</u>	<u>7,300</u>	<u>7,300</u>	<u>7,300</u>	<u>7,300</u>	<u>7,300</u>	<u>7,300</u>	<u>114,285</u>
AUDIT EXPENSE													
5400-400 AUDITING FEES	<u>0</u>	<u>48,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>54,500</u>
TOTAL AUDIT EXPENSE	<u>0</u>	<u>48,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>54,500</u>
SENIOR CARE CONTRIBUTIONS													
5420-375 CO-OP SENIOR CARE	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>57,200</u>
TOTAL SENIOR CARE EXPENSE	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>0</u>	<u>0</u>	<u>14,300</u>	<u>57,200</u>
TELEPHONE EXPENSE													
5400-300 TELEPHONE	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>12,800</u>	<u>12,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>73,600</u>
TOTAL TELEPHONE EXPENSE	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>12,800</u>	<u>12,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>73,600</u>
STATIONARY & PRINTING EXP													
5400-450 OFFICE SUPPLIES	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>950</u>	<u>11,400</u>
5400-240 STATIONARY & PRINTING	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>5,700</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>18,900</u>
5420-100 OFFICE EQUIP MAINT	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>9,600</u>
TOTAL STAT & PRINTING EXP	<u>2,950</u>	<u>2,950</u>	<u>2,950</u>	<u>2,950</u>	<u>2,950</u>	<u>7,450</u>	<u>2,950</u>	<u>2,950</u>	<u>2,950</u>	<u>2,950</u>	<u>2,950</u>	<u>2,950</u>	<u>39,900</u>
POSTAGE EXPENSE													
5400-500 POSTAGE	<u>200</u>	<u>1,900</u>	<u>800</u>	<u>100</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>4,700</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>16,100</u>
TOTAL POSTAGE EXPENSE	<u>200</u>	<u>1,900</u>	<u>800</u>	<u>100</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>4,700</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>16,100</u>

EAST RIVER HOUSING CORPORATION
BUDGET
2020 - 2021

	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	TOTAL
MISCELLANEOUS EXPENSE													
5420-060 DINNER ALLOWANCE	0	0	0	0	2700	0	0	800	800	800	800	800	6,700
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	0	0	0	0	0	0	0	0	0	0	0	0	0
5420-380 WEB SITE	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5420-400 MISC	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
5420-450 CONDUIT CHARGES	14,500	0	0	0	0	0	0	0	0	0	0	0	14,500
5420-350 CARTING	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL MISC EXPENSE	<u>17,150</u>	<u>2,650</u>	<u>2,650</u>	<u>2,650</u>	<u>5,350</u>	<u>2,650</u>	<u>2,650</u>	<u>3,450</u>	<u>3,450</u>	<u>3,450</u>	<u>3,450</u>	<u>3,450</u>	<u>53,000</u>
TOTAL MANAGEMENT EXPENSE	<u>100,765</u>	<u>166,920</u>	<u>131,480</u>	<u>129,080</u>	<u>92,880</u>	<u>138,140</u>	<u>105,560</u>	<u>93,640</u>	<u>110,940</u>	<u>90,140</u>	<u>90,140</u>	<u>104,440</u>	<u>1,354,125</u>
INTEREST EXPENSE													
INTEREST ON MORTGAGE													
5500-100 INTEREST ON MORTGAGE	68,542	68,542	68,542	68,542	68,542	68,542	95,833	95,833	95,833	95,833	95,833	95,833	986,252
5500-200 INTEREST ON LINE OF CREDIT	24,200	24,200	24,200	24,200	24,200	24,200	24,200	0	0	0	0	0	169,400
5500-300 OTHER	100	100	18,805	18,500	18,500	18,500	100	100	100	100	100	100	75,105
TOTAL INTEREST	<u>92,842</u>	<u>92,842</u>	<u>111,547</u>	<u>111,242</u>	<u>111,242</u>	<u>111,242</u>	<u>120,133</u>	<u>95,933</u>	<u>95,933</u>	<u>95,933</u>	<u>95,933</u>	<u>95,933</u>	<u>1,230,757</u>
TOTAL INTEREST EXPENSE	<u>92,842</u>	<u>92,842</u>	<u>111,547</u>	<u>111,242</u>	<u>111,242</u>	<u>111,242</u>	<u>120,133</u>	<u>95,933</u>	<u>95,933</u>	<u>95,933</u>	<u>95,933</u>	<u>95,933</u>	<u>1,230,757</u>
TOTAL EXPENSES	<u>4,228,366</u>	<u>1,370,288</u>	<u>1,338,257</u>	<u>3,942,712</u>	<u>1,334,433</u>	<u>1,433,935</u>	<u>4,314,949</u>	<u>1,338,562</u>	<u>1,418,944</u>	<u>3,924,875</u>	<u>1,186,065</u>	<u>1,453,640</u>	<u>27,285,027</u>
NET INCOME (LOSS)	<u>(2,185,030)</u>	<u>923,883</u>	<u>962,814</u>	<u>(1,707,991)</u>	<u>915,588</u>	<u>797,486</u>	<u>(1,870,374)</u>	<u>1,161,613</u>	<u>829,027</u>	<u>(1,681,654)</u>	<u>1,059,706</u>	<u>819,753</u>	<u>24,820</u>