

														EAST RIVER HOUSING CORP
														BUDGET
														7/16-6/17
														TOTAL
														CASH
														BUDGET
														12 MONTHS
														END 6/17
														JUL 16
														AUG 16
														SEP 16
														OCT 16
														NOV 16
														DEC 16
														JAN 17
														FEB 17
														MAR 17
														APR 17
														MAY 17
														JUN 17
														END 6/17
INCOME														
4000-100 APT-RENTS	1,210,000	1,191,000	1,196,000	1,139,000	1,209,000	1,189,000	1,367,000	1,380,000	1,150,000	1,150,000	1,150,000	1,150,000	1,150,000	14,481,000
4000-125 SUBLET FEE INCOME	44,000	44,000	41,000	44,000	48,000	51,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000	596,000
4000-200 ELECTRICITY	87,900	124,320	218,050	203,210	179,060	100,240	121,310	111,510	112,210	112,490	93,940	98,700	1,562,940	
4050-900 LATE FEES	900	1,800	600	800	700	1,200	2,000	3,800	3,800	3,800	3,800	3,800	27,000	
TOTAL APT RENT	1,342,800	1,361,120	1,455,650	1,387,010	1,436,760	1,341,440	1,544,310	1,549,310	1,320,010	1,320,290	1,301,740	1,306,500	16,666,940	
STORES & OFFICES-RENT														
4010-100 SHOPPING CENTER INCOME	138,000	101,500	96,700	72,400	159,100	108,000	122,500	127,000	127,000	127,000	127,000	127,000	1,433,200	
TOTAL STORES & OFFICES RENT	138,000	101,500	96,700	72,400	159,100	108,000	122,500	127,000	127,000	127,000	127,000	127,000	1,433,200	
PARKING RENT														
4030-100 PARKING	61,500	61,500	61,500	61,500	61,500	61,500	61,500	61,500	61,500	61,500	61,500	61,500	738,000	
4030-200 PARKING SUPPLIES	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(3,750)	(45,000)	
TOTAL PARKING RENT	57,750	57,750	57,750	57,750	57,750	57,750	57,750	57,750	57,750	57,750	57,750	57,750	693,000	
OTHER RENTS														
4040-050 BIKE STORAGE	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	37,200	
4040-100 STORAGE	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	118,800	
4040-400 MISC	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL OTHER RENTS	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	156,000	
	1,551,550	1,533,370	1,623,100	1,530,160	1,666,610	1,520,190	1,737,560	1,747,060	1,517,760	1,518,040	1,499,490	1,504,250	18,949,140	

EAST RIVER HOUSING CORP													
BUDGET													
7/16-6/17													
TOTAL CASH BUDGET													
12 MONTHS END 6/17													
	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	TOTAL
<b>OTHER INCOME</b>													
INTEREST INCOME													
4050-100 INTEREST ACCT	0	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	12,000
4050-850 FITNESS ROOM	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	210,000
4050-450 FLIP TAX	319,800	198,000	401,000	0	345,000	375,000	141,875	330,000	365,000	365,000	365,000	365,000	3,570,675
4050-475 CREDIT CHECK	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 INTEREST INCOME	344,300	222,500	425,500	24,500	369,500	399,500	166,375	354,500	389,500	389,500	389,500	389,500	3,864,675
LAUNDRY ROOM INCOME (NET)													
4100-100 LAUNDRY ROOM INCOME	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	126,000
TOTAL LAUNDRY ROOM INCOME	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	126,000
MISC													
4200-600 MISC	2,000	132,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	154,000
TOTAL MISC	2,000	132,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	154,000
TOTAL OTHER INCOME	356,800	365,000	438,000	37,000	382,000	412,000	178,875	367,000	402,000	402,000	402,000	402,000	4,144,675
TOTAL INCOME	1,908,350	1,898,370	2,061,100	1,567,160	2,048,610	1,932,190	1,916,435	2,114,060	1,919,760	1,920,040	1,901,490	1,906,250	23,093,815



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7/16-6/17														CASH
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	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17		
P/R O/H														
5100-100 PENSION & WELFARE	135,000	150,000	135,000	135,000	150,000	135,000	135,000	135,000	135,000	150,000	137,000	137,000	1,669,000	
5101-100 FICA	28,010	31,776	26,382	34,608	26,756	34,832	30,148	31,451	37,266	29,713	29,930	37,817	378,689	
5101-250 METRO TAX	1,200	1,500	1,200	1,200	1,500	1,200	1,500	1,200	1,200	1,200	1,200	1,200	15,300	
5100-300 RETIREMENT EXPENSE	5,100	4,800	100	5,600	100	200	5,700	5,700	5,700	5,700	5,700	5,700	50,100	
5100-400 GROUP LIFE & MAJOR MEDICAL	11,200	11,200	11,200	11,200	11,200	11,200	11,200	12,700	12,700	12,700	12,700	12,700	141,900	
5100-600 NYS DISABILITY	2,100	(200)	(200)	2,100	(200)	(200)	2,100	(200)	(200)	2,100	(200)	(200)	6,800	
5100-650 LTD	400	400	400	400	400	400	400	600	600	600	600	600	5,800	
5100-701 PAYROLL OVERHEAD	(47,059)	(45,133)	(56,899)	(44,876)	(45,780)	(58,425)	(49,263)	(51,956)	(58,537)	(48,366)	(48,815)	(65,106)	(620,214)	
5100-702 PRIVATE PAYROLL O/H	(3,809)	(4,604)	(4,160)	(3,513)	(3,154)	(3,914)	(3,817)	(3,817)	(5,715)	(3,817)	(3,817)	(3,817)	(47,954)	
5101-200 NYS UNEMPLOYMENT	300	300	200	100	50	50	6,700	8,000	4,000	400	400	400	20,900	
5101-300 FEDERAL UNEMPLOYMENT	150	100	50	0	0	0	2,300	1,300	200	50	100	100	4,350	
<b>TOTAL P/R O/H CHG BY OTHERS</b>	<u>132,592</u>	<u>150,139</u>	<u>113,274</u>	<u>141,819</u>	<u>140,873</u>	<u>120,343</u>	<u>141,967</u>	<u>139,978</u>	<u>132,214</u>	<u>150,280</u>	<u>134,798</u>	<u>126,394</u>	<u>1,624,670</u>	
<b>FIRE,LIA/W.C.&amp; OTHER</b>														
5100-902 OTHER INSURANCE	0	59,500	149,000	57,500	186,200	88,500	50,300	95,000	162,100	73,000	30,000	245,000	1,196,100	
5100-901 CLAIMS PAID	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	201,000	
<b>TOTAL FIRE,LIA/W.C.&amp; OTHER</b>	<u>16,750</u>	<u>76,250</u>	<u>165,750</u>	<u>74,250</u>	<u>202,950</u>	<u>105,250</u>	<u>67,050</u>	<u>111,750</u>	<u>178,850</u>	<u>89,750</u>	<u>46,750</u>	<u>261,750</u>	<u>1,397,100</u>	
<b>CORP TAXES</b>														
5100-801 NYS FRANCHISE TAX	0	0	18,000	0	0	18,000	0	0	18,000	0	0	18,000	72,000	
5100-802 NYS METRO TAX	0	0	3,558	0	0	3,750	0	0	3,750	0	0	3,750	14,808	
5100-803 NYC GENERAL CORP TAX	0	0	20,250	0	0	17,920	0	0	10,000	0	0	10,000	58,170	
<b>TOTAL CORP TAXES</b>	<u>0</u>	<u>0</u>	<u>41,808</u>	<u>0</u>	<u>0</u>	<u>39,670</u>	<u>0</u>	<u>0</u>	<u>31,750</u>	<u>0</u>	<u>0</u>	<u>31,750</u>	<u>144,978</u>	

EAST RIVER HOUSING CORP														TOTAL
BUDGET														CASH
7/16-6/17														BUDGET
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														END 6/17
	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17		
<b>REPAIRS &amp; MAINTENANCE</b>														
PAINTING & PLASTERING EXP														
5200-100 PAINTING & PLASTERING	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5200-200 PAINT PUB SPACE MATL & SUP	100	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5200-350 PAINTING CONTRACTOR	11,000	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
5200-300 PAINT PUB SPACE CONTRAC	10,000	12,000	8,000	0	5,000	10,000	2,300	2,500	3,500	3,500	3,500	3,500	3,500	63,800
5220-150 FLOOR SCRAPING	0	0	0	0	0	0	500	500	500	500	500	500	500	3,000
TOTAL PAINTG & PLASTERG EXP	21,100	23,100	19,100	11,100	16,100	21,100	13,900	14,100	15,100	15,100	15,100	15,100	15,100	200,000
BUILDING & REPAIRS EXP														
5220-100 CARPENTRY REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5210-200 PLUMBING & GAS SYSTEM REP	8,000	45,000	12,500	36,500	6,200	21,300	29,700	40,000	40,000	40,000	40,000	40,000	40,000	359,200
5210-300 ELECTRICAL SYSTEM REPAIRS	0	39,500	18,700	20,800	22,500	16,800	22,500	24,600	24,600	24,600	24,600	24,600	24,600	263,800
5210-100 HEATING & AC REPAIRS	36,800	30,800	30,100	3,600	42,200	32,600	5,200	18,500	18,500	18,500	18,500	18,500	18,500	273,800
5220-300 GEN BLDG REPAIRS	0	81,500	50,100	2,600	9,600	0	0	16,500	16,500	16,500	16,500	16,500	16,500	226,300
5250-990 MISC REPAIRS	27,200	(5,100)	(3,300)	(1,200)	(1,600)	(2,100)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	4,900
TOTAL BLDG & REPAIR EXP	72,000	191,700	108,100	62,300	78,900	68,600	55,900	98,100	98,100	98,100	98,100	98,100	98,100	1,128,000
ELEVATOR SYSTEM EXPENSE														
5230-100 ELEVATOR REPAIRS	27,600	31,100	17,600	17,600	18,400	17,800	17,800	27,500	18,500	18,500	18,500	18,500	18,500	249,400
TOTAL ELEVATOR SYSTEM EXPENSE	27,600	31,100	17,600	17,600	18,400	17,800	17,800	27,500	18,500	18,500	18,500	18,500	18,500	249,400
SUPPLIES EXPENSE														
5240-100 JANITORIAL SUPPLIES	0	600	3,900	8,800	3,000	10,200	3,700	3,700	6,500	6,500	6,500	6,500	6,500	59,900
5240-300 GARDENING EXP & SUPPLIES	11,800	4,300	68,400	11,500	6,900	20,800	2,900	400	400	36,500	77,000	28,900	28,900	269,800
5240-200 REPAIR MATERIAL & SUPPLIES	32,100	24,000	46,200	16,700	27,800	50,800	38,300	35,000	35,000	35,000	35,000	35,000	35,000	410,900
TOTAL SUPPLIES EXPENSE	43,900	28,900	118,500	37,000	37,700	81,800	44,900	39,100	41,900	78,000	118,500	70,400	70,400	740,600
UNIFORMS EXPENSE														
5240-600 UNIFORMS& CLEANING	2,400	2,500	2,300	1,300	1,400	3,100	1,800	1,400	1,400	1,400	1,400	1,400	1,400	21,800
TOTAL UNIFORMS EXPENSE	2,400	2,500	2,300	1,300	1,400	3,100	1,800	1,400	1,400	1,400	1,400	1,400	1,400	21,800
EXTERMINATING EXPENSE														
5240-400 EXTERMINATING	10,500	19,900	9,300	30,500	19,900	13,100	13,800	15,000	22,000	22,000	22,000	22,000	22,000	220,000
TOTAL EXTERMINATING EXPENSE	10,500	19,900	9,300	30,500	19,900	13,100	13,800	15,000	22,000	22,000	22,000	22,000	22,000	220,000
OTHER EXPENSE														
5250-650 PERMITS & LICENSES	100	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5250-850 PAYROLL SERVICE	1,300	1,700	1,500	2,000	1,200	2,000	1,100	1,750	1,500	1,500	1,500	1,500	1,500	18,550
5220-450 COMPACTOR EXPENSE	200	200	200	200	200	200	200	200	200	200	200	200	200	2,400
5220-500 ASBESTOS REMOVAL	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	12,000
5250-700 SNOW REMOVAL	0	0	0	0	0	0	0	8,600	0	5,000	0	0	0	13,600
5250-750 VEHICLE MAINTENANCE	1,100	3,400	2,400	6,300	2,200	3,400	5,500	3,250	3,250	3,250	3,250	3,250	3,250	40,550
5250-910 GENERAL GROUNDS EXPENSE	1,000	2,300	0	0	4,000	0	0	0	500	500	500	500	500	9,300
TOTAL OTHER EXPENSE	4,700	8,700	5,200	9,600	8,700	6,700	7,900	14,900	6,550	11,550	6,550	6,550	6,550	97,600
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>182,200</b>	<b>305,900</b>	<b>280,100</b>	<b>169,400</b>	<b>181,100</b>	<b>212,200</b>	<b>156,000</b>	<b>210,100</b>	<b>203,550</b>	<b>244,650</b>	<b>280,150</b>	<b>232,050</b>	<b>232,050</b>	<b>2,657,400</b>



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7/16-6/17														
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		JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	
TOTAL MANAGEMENT EXPENSE		82,700	129,000	122,000	65,700	83,700	126,100	78,200	136,300	115,800	114,300	98,800	95,600	1,248,200

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		JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	
INTEREST EXPENSE														
INTEREST ON MORTGAGE														
5500-100 INTEREST ON MORTGAGE		68,542	68,542	68,542	68,542	68,542	68,542	68,542	68,542	68,542	68,542	68,542	68,542	822,501
5500-200 INTEREST ON LINE OF CREDIT		7,800	7,800	7,800	7,800	7,800	8,000	8,200	9,000	9,400	12,700	11,500	8,200	106,000
5500-300 OTHER		1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	0	0	12,530
TOTAL INTEREST		77,595	77,595	77,595	77,595	77,595	77,795	77,995	78,795	79,195	82,495	80,042	76,742	941,031
TOTAL INTEREST EXPENSE		77,595	77,595	77,595	77,595	77,595	77,795	77,995	78,795	79,195	82,495	80,042	76,742	941,031
TOTAL EXPENSES		3,178,137	1,345,704	1,487,476	3,343,038	1,178,817	1,268,508	3,531,337	1,303,747	1,381,909	3,497,200	1,171,565	1,375,510	24,062,949
		(1,269,787)	552,666	573,624	(1,775,878)	869,793	663,682	(1,614,902)	810,313	537,851	(1,577,160)	729,925	530,740	(969,134)