

NO MAINTENANCE INCREASE
Monthly Maintenance Remains the Same

REVENUE:	YR 2020
Total SH Maintenance Revenue	21,816,800
Total Rental Revenue	2,800,510
Non-Maintenance Revenue	3,768,310
TOTAL REVENUE	28,385,620
ADMINISTRATIVE EXPENSES:	
Total Management Staff	1,305,805
Total Professional Fees	183,500
Total Administrative Office	482,900
Total Bad Debt Expense	0
TOTAL ADMINISTRATIVE	1,972,205
MAINTENANCE EXPENSES:	
Total Salaries & Wages	3,722,455
Total Landscape	258,000
Total Vehicles	144,500
Total Property Repairs	1,533,460
Total Maintenance Office	38,000
TOTAL MAINTENANCE EXPENSES	5,696,415
OPERATIONS & SECURITY:	
Total Heating Expense	2,202,000
Total Security Fee	648,000
Total Other Operating Expenses	3,033,000
TOTAL OPER. & SECURITY	5,883,000
TOTAL INSURANCE & PENSION	3,070,200
TOTAL TAXES	6,899,900
TOTAL INTEREST ON DEBT	940,000
TOTAL EXPENSES	24,461,720
Cash Flow Before Capital Expenses	3,923,900
CAPITAL EXPENSES	
Total Debt Principal	2,383,500
Total Capital Improvements	1,540,400
TOTAL CAPITAL EXPENSES	3,923,900
TOTAL EXPENDITURES	28,385,620
Cash Flow + / (-)	0

YOUR UNIT TYPE	Shares	MONTHLY MAINTENANCE
A Lower	104	\$522.16
A Upper	107	\$537.23
B Lower	132	\$662.75
B Upper	136	\$682.83
C Lower	138	\$692.87
C Upper	142	\$712.95
D Lower	150	\$753.12
D Upper	155	\$778.22
E Lower	142	\$712.95
E Upper	146	\$733.04
F Lower	121	\$607.52
F Upper	124	\$622.58
G Lower	142	\$712.95
G Upper	146	\$733.04
H Lower	160	\$803.33
H Upper	165	\$828.43
Professional	157	\$788.27
Professional	169	\$848.52
Professional	179	\$898.72
Professional	190	\$953.95

BOARD OF DIRECTORS

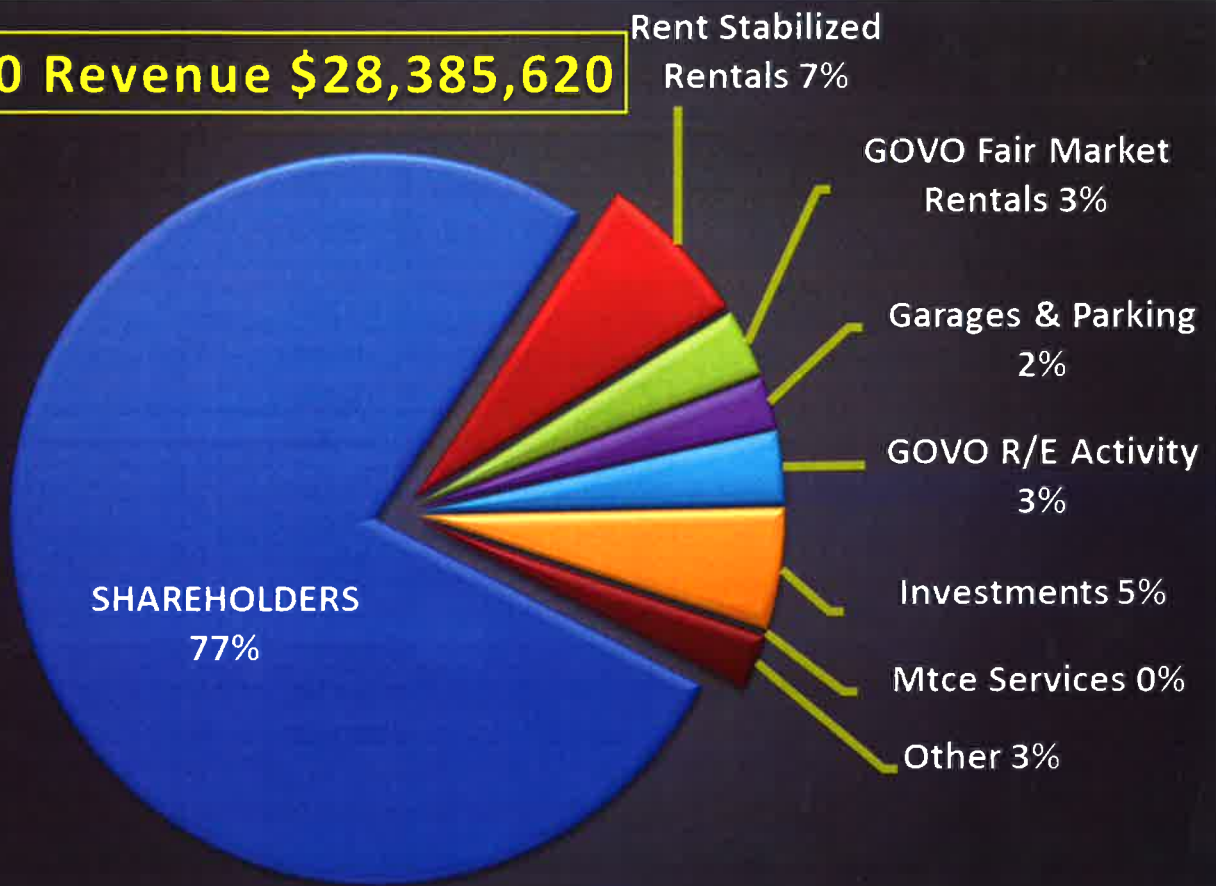
- BOB FRIEDRICH, PRESIDENT 1991
- ROSEANN CIACCIO, VP & TREASURER 1996
- CHRISTINE BERGEN, SECRETARY 1997
- LEE FEINMAN, BOARD MEMBER 1989
- CAROL CARUCCI, BOARD MEMBER 1997
- MITCH JARET, BOARD MEMBER 2006
- SANDRA DRAVES, BOARD MEMBER 2016
- LISA BAGNOLI, BOARD MEMBER 2017
- NAVIEN VASWANI, BOARD MEMBER 2018

FEES THAT HAVE & HAVE NOT CHANGED...

- Fees to sublet an apartment increases \$100 per year to \$300 for renewal sublets, \$400 for new sublets.
- Minimal Closing Fee Adjustments to reflect NYS law.
- NO CHANGES TO: Alteration Fees, Garage Fees, Late Payment Fees, non-commercial Annual Parking Permit Fees, Community Room Rental Fees.
- No Energy Assessments.
- Still No Flip Tax!



2020 Revenue \$28,385,620



2020 Budget Expenses \$28,385,620

