



A Division of Wilkin & Guttenplan, P.C.  
Certified Public Accountants & Consultants

## COOPERATIVE & CONDOMINIUM DATABASE - 2017

Effective October 1, 2018, Kleiman & Weinshank merged with Wilkin & Guttenplan, P.C., a CPA firm that represents hundreds of housing cooperatives and condominiums in the New York area.

Kleiman & Weinshank has specialized in representing cooperative housing corporations and condominiums in the New York metropolitan area since 1985. As a result of this experience, we have accumulated vast amounts of financial information on the industry.

On a regular basis, our clients, managing agents, and colleagues have asked us to share this information with them and to provide data as to how their buildings compare to others. Accordingly, we are pleased to present our annual “Cooperative and Condominium Database” for 2017. As an additional resources tool, the database may be downloaded as an Excel file, and tailored by the user to his or her needs by visiting our New York Condominiums and Co-Ops page on our website<sup>1</sup>.

This database provides a wealth of information that can be viewed from many different perspectives. Although each property is unique, we have assembled the financial data into commonly used income and expense categories. At the top of each column we’ve provided a description of the property, including general location and number of units. At the bottom of the columns is valuable information on average monthly maintenance per unit, mortgage debt per unit (for co-ops), the percentage of maintenance charges tax deductible to the tenant-stockholders (for co-ops), and the lending institution. Also included is the cooperative’s or condominium’s available working capital. This can be very useful in assisting a board in determining how its level of reserves compares to others.

In the future we expect to expand our database to include many of the buildings represented by Wilkin & Guttenplan, P.C. We hope you find this information interesting and useful. If we can provide any additional information, please do not hesitate to contact us.

*Wilkin & Guttenplan, P.C.*

<sup>1</sup> [www.wgcpas.com/industries/new-york-condominiums-co-ops](http://www.wgcpas.com/industries/new-york-condominiums-co-ops)

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	BKLYN	MAN	MAN
	E. Village	Soho	E. 22nd St.	E. 82nd St.	Park Slope	W. 13th St.	E. Village
	CONDO	CONDO	CONDO	COOP	COOP	CONDO	CONDO
	4 Units	5 Units	7 Units	8 Units	8 Units	9 Units	10 Units
<b>INCOME</b>							
Maintenance / Common Charges	34,260	128,405	138,436	191,678	66,528	159,420	60,239
Less: Abatements				(13,981)	(9,230)		
Operating Assessments				11,445	19,764		
Electric							
Cable							
Commercial Rent / Common Charges	6,286	11,895					
Late Fees		600				25	
Parking							
Recreation Facilities							
Laundry							
Interest / Investment		1,677		134		22	54
Transfer Fees				54,000			
Moving Fees							3,500
Sublet Fees							
Storage Fees							
Other Income	20		1,000	3,922			25
<b>TOTAL INCOME</b>	<b>40,566</b>	<b>142,577</b>	<b>139,436</b>	<b>247,198</b>	<b>77,062</b>	<b>159,467</b>	<b>63,818</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID				100,209	27,513		
Less: Abatements				(13,981)	(9,230)		
Less: Refund							
Mortgages & Loans (P & I)				67,202	12,844		
Payroll	6,100	12,100	21,084	0		26,700	6,262
Payroll Taxes			1,690				
Pension & Welfare							
Workers Comp. Insurance		223	(689)			1,665	
Uniforms							
Supt. Rent / Parking							
Payroll Processing			525				
Other Payroll Costs		76					
Gas & Electric	4,143	6,680	11,771	11,833	5,632	7,311	4,113
Heating			9,923				
Water & Sewer	2,275	3,745	7,695	2,499	3,510	15,050	4,418
Cable		2,551					
Building Supplies	304	4,704	1,190	110		1,448	856
Building Repairs & Maintenance	2,897	27,945	25,000	22,633	10,010	35,822	7,259
Elevator Repairs & Maintenance	8,122	5,681	6,609	13,077		10,632	
Recreation Facilities							
Security Services							
Insurance	7,386	31,977	16,056	16,548	4,614	31,433	14,267
Management Fee	4,800	30,000	12,600			12,000	15,000
Legal		305	1,170	400		443	450
Accounting	5,903	9,000	7,053	8,200	5,500	7,876	6,376
Other Professional	299				665	2,336	
Corporation Tax	58	517	42	2,173	1,162	298	111
Office & Administration	1,126	7,035	1,562	2,414	148	5,559	1,063
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>43,413</b>	<b>142,539</b>	<b>123,281</b>	<b>233,317</b>	<b>62,368</b>	<b>158,573</b>	<b>60,175</b>
<b>EXCESS(DEFICIT)</b>	<b>(2,847)</b>	<b>38</b>	<b>16,155</b>	<b>13,881</b>	<b>14,694</b>	<b>894</b>	<b>3,643</b>
Monthly Maint. / Charges Per Unit	714	2,140	1,648	1,970	803	1,476	502
% Increase from Prior Year	0.76%	0.00%	0.00%	0.00%	5.00%	0.00%	5.00%
Tax Deduction %				47%	38%		
Debt per Unit					16,916		
Mortgagee					JPM		
Working Capital	(6,323)	168,981	87,993	207,440	77,512	21,163	40,191
Working Capital Per Unit	(1,581)	33,796	12,570	25,930	9,689	2,351	4,019

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN E. 62nd St. CONDO 10 Units	MAN E. 74th St. CONDO 10 Units	MAN Tribeca CONDO 13 Units	MAN Fifth Ave. COOP 13 Units	BKLYN Bklyn Heights CONDO 14 Units	MAN E. 16th St. COND-OP 14 Units	MAN E. 24th St. CONDO 14 Units
<b>INCOME</b>							
Maintenance / Common Charges	459,131	748,976	590,569	1,747,092	227,519	159,290	525,466
Less: Abatements				(69,803)		(68,040)	
Operating Assessments				127,836		66,972	
Electric							
Cable							
Commercial Rent / Common Charges	293,526	42,733	21,216			52,500	15,341
Late Fees	400		2,500			95	
Parking							
Recreation Facilities							
Laundry							
Interest / Investment	117	356	60	2,375	152	1,396	805
Transfer Fees				330,000			
Moving Fees		1,000				550	
Sublet Fees							
Storage Fees		4,236				12,500	
Other Income	90	7,839	3,196	11,359	2,539	4,469	5,153
<b>TOTAL INCOME</b>	<b>753,264</b>	<b>805,140</b>	<b>617,541</b>	<b>2,148,859</b>	<b>230,210</b>	<b>229,732</b>	<b>546,765</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID				717,529		403,106	
Less: Abatements				(69,803)		(68,040)	
Less: Refund							
Mortgages & Loans (P & I)				2,661		33,856	
Payroll	347,502	368,218	249,939	566,765	46,397	23,816	260,741
Payroll Taxes	26,081	33,909	20,408	44,557	3,953		24,914
Pension & Welfare	117,548	6,287	81,643	182,087			10,635
Workers Comp. Insurance	12,017	19,170	9,576	17,234	3,902		13,988
Uniforms	594	12,532	105	5,244			7,880
Supt. Rent / Parking							
Payroll Processing	1,603		2,755	3,687			3,404
Other Payroll Costs							623
Gas & Electric	3,544	77,411	52,319	13,507	34,319	10,211	55,782
Heating	84,998	15,691	19,342	65,632	14,185	26,841	8,999
Water & Sewer	28,057	15,943	17,686	21,525	8,950	10,474	14,554
Cable							
Building Supplies	1,785	6,594	9,647	36,714	4,353	2,328	4,250
Building Repairs & Maintenance	48,975	77,327	92,651	106,854	38,147	74,476	54,993
Elevator Repairs & Maintenance	32,566	30,168	11,917	19,167	5,829	18,120	10,918
Recreation Facilities							
Security Services					15,498		
Insurance	27,560	65,236	51,056	36,239	23,465	27,867	28,921
Management Fee	19,400	20,417	31,650	59,000	20,367	34,940	21,144
Legal	1,158	2,489	995	16,235		8,931	1,200
Accounting	9,226	9,576	8,570	11,768	8,830	25,049	9,300
Other Professional	1,336	3,066	1,438	3,864	6,474	12,177	1,410
Corporation Tax	1,140	1,321	1,210	12,970	729		1,803
Office & Administration	6,618	20,161	11,231	19,864	6,773	5,122	15,981
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>771,708</b>	<b>785,516</b>	<b>674,138</b>	<b>1,893,300</b>	<b>242,171</b>	<b>649,274</b>	<b>551,440</b>
<b>EXCESS(DEFICIT)</b>	<b>(18,444)</b>	<b>19,624</b>	<b>(56,597)</b>	<b>255,559</b>	<b>(11,961)</b>	<b>(419,542)</b>	<b>(4,675)</b>
Monthly Maint. / Charges Per Unit	3,826	6,241	3,786	11,571	1,354	942	3,128
% Increase from Prior Year	0.00%	0.00%	2.50%	4.46%	18.00%	0.00%	2.46%
Tax Deduction %				35%		62%	
Debt per Unit				3,846		71,429	
Mortgagee				Valley		Valley	
Working Capital	172,398	377,259	(45,969)	732,900	96,511	566,363	218,412
Working Capital Per Unit	17,240	37,726	(3,536)	56,377	6,894	40,455	15,601

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN E. 9th St. CONDO 14 Units	MAN W. 24th St. CONDO 15 Units	MAN E. 72nd St. CONDO 18 Units	MAN Financial Dist CONDO 18 Units	MAN SOHO CONDO 19 Units	MAN E. Village CONDO 20 Units	MAN Park Ave. COOP 20 Units
<b>INCOME</b>							
Maintenance / Common Charges	84,057	934,755	858,375	523,972	204,914	122,550	1,848,511
Less: Abatements							(116,777)
Operating Assessments							124,605
Electric							
Cable							
Commercial Rent / Common Charges	40,880			20,500			
Late Fees		100		860			
Parking							
Recreation Facilities							
Laundry						601	
Interest / Investment	262	2,954	123	388	126	12	971
Transfer Fees							
Moving Fees				1,000			
Sublet Fees							
Storage Fees							
Other Income	52	4,120	433	408	1,575	13,140	51,554
<b>TOTAL INCOME</b>	<b>125,251</b>	<b>941,929</b>	<b>858,931</b>	<b>547,128</b>	<b>206,615</b>	<b>136,303</b>	<b>1,908,864</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID							824,701
Less: Abatements							(116,777)
Less: Refund							
Mortgages & Loans (P & I)							40,700
Payroll	10,840	264,750	377,928	62,045	18,950	23,642	563,723
Payroll Taxes		23,566	29,366	5,810		1,652	44,602
Pension & Welfare		62,069	122,184				215,751
Workers Comp. Insurance	775	9,936	19,261	11,866	561	4,409	26,387
Uniforms		4,300	6,208	59			10,161
Supt. Rent / Parking		16,192					4,800
Payroll Processing		1,627	2,756	3,169		884	6,473
Other Payroll Costs							1,053
Gas & Electric	10,698	78,368	37,556	84,850	8,625	17,447	14,250
Heating	11,958	30,196	58,903	8,865	16,068		40,602
Water & Sewer	19,744	41,118	27,386	17,366	31,075	9,095	18,746
Cable							
Building Supplies	1,669	13,827	3,177	4,574	883	154	11,782
Building Repairs & Maintenance	11,352	211,060	62,054	91,076	21,435	8,722	44,006
Elevator Repairs & Maintenance	15,556	21,716	22,215	13,733	8,232		42,611
Recreation Facilities							
Security Services				99,939			
Insurance	21,292	52,956	32,850	37,043	31,480	15,522	27,709
Management Fee	13,564	45,000	20,000	30,864	19,878	10,710	49,680
Legal	720	6,759	18,359	3,550	1,350	7,811	3,421
Accounting	5,800	11,025	9,599	9,599	9,200	8,076	10,802
Other Professional	1,498	18,408	45	2,093			9,003
Corporation Tax	97	1,092	1,783	993	451	27	9,668
Office & Administration	2,452	16,061	5,476	14,812	1,654	1,479	3,188
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>128,015</b>	<b>930,026</b>	<b>857,106</b>	<b>502,306</b>	<b>169,842</b>	<b>109,630</b>	<b>1,907,042</b>
<b>EXCESS(DEFICIT)</b>	<b>(2,764)</b>	<b>11,903</b>	<b>1,825</b>	<b>44,822</b>	<b>36,773</b>	<b>26,673</b>	<b>1,822</b>
Monthly Maint. / Charges Per Unit	500	5,193	3,974	2,426	899	511	7,735
% Increase from Prior Year	2.50%	0.00%	2.50%	3.15%	0.00%	2.48%	2.00%
Tax Deduction %							40%
Debt per Unit							55,000
Mortgagee							Investors
Working Capital	31,838	783,873	15,741	350,915	315,185	31,388	650,036
Working Capital Per Unit	2,274	52,258	875	19,495	16,589	1,569	32,502

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN E. 20th St. CONDO 21 Units	MAN E. 71st St. COOP 21 Units	MAN E. 83rd St. COOP 22 Units	MAN W. 20th St. CONDO 23 Units	MAN W. 115th St. COOP 24 Units	MAN Sullivan St CONDO 24 Units	MAN Park Ave. COOP 25 Units
<b>INCOME</b>							
Maintenance / Common Charges	319,833	604,628	403,386	813,494	403,732	802,491	2,309,776
Less: Abatements		(46,742)	(22,957)		(47,814)		(141,688)
Operating Assessments		42,275	28,411		64,767		137,410
Electric							
Cable							
Commercial Rent / Common Charges							
Late Fees	1,470	400	700		1,751		17,377
Parking							
Recreation Facilities							
Laundry		719	1,250		6,200		
Interest / Investment	4,662	642	991	609	194	200	513
Transfer Fees		17,000			44,975		
Moving Fees					16,065	1,500	1,500
Sublet Fees				5,693			
Storage Fees							
Other Income	688	4,582	3,077	1,882	25,389	27,704	28,093
<b>TOTAL INCOME</b>	<b>326,653</b>	<b>623,504</b>	<b>414,858</b>	<b>821,678</b>	<b>515,259</b>	<b>831,895</b>	<b>2,352,981</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID		307,923	160,543		243,899		1,113,738
Less: Abatements		(46,742)	(22,957)		(47,814)		(141,688)
Less: Refund							
Mortgages & Loans (P & I)		56,800	37,961		0		90,276
Payroll	69,403	77,587	69,681	348,224	19,360	394,210	699,159
Payroll Taxes	5,327	6,277	5,912	26,639	1,863	22,227	55,005
Pension & Welfare	23,525	24,926	19,541	90,860	2,396		259,575
Workers Comp. Insurance	4,362	4,511	2,934	(313)	20,710	4,463	25,605
Uniforms				1,739			18,495
Supt. Rent / Parking				35,273			
Payroll Processing	2,051	3,602	1,362		537		4,498
Other Payroll Costs	1,047			10,091			
Gas & Electric	14,405	6,839	5,020	75,898	6,294	61,466	24,466
Heating	31,923	27,877	17,140	19,309	24,924	36,179	57,065
Water & Sewer	14,334	14,590	4,274	19,093	15,061	16,710	25,121
Cable							
Building Supplies	2,224	5,167	3,415	9,849	9,985	21,188	24,212
Building Repairs & Maintenance	36,266	37,201	14,363	91,301	35,542	156,969	43,229
Elevator Repairs & Maintenance	18,739	5,896	6,455	21,280	5,118	66,943	52,406
Recreation Facilities							
Security Services							
Insurance	23,847	26,078	25,496	46,405	25,422	76,300	37,614
Management Fee	37,000	36,488	25,000	34,591	12,000	41,000	41,421
Legal	1,380	5,772	2,818	550	12,411	2,067	(1,991)
Accounting	9,291	9,399	9,357	10,300	10,522	10,099	9,899
Other Professional	2,234	436	840	5,800	3,918	10,609	
Corporation Tax	1,062	5,972	1,828	503	2,929	1,140	12,963
Office & Administration	8,748	2,396	2,463	18,419	2,426	25,749	6,619
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>307,168</b>	<b>618,995</b>	<b>393,446</b>	<b>865,811</b>	<b>407,503</b>	<b>947,319</b>	<b>2,457,687</b>
<b>EXCESS(DEFICIT)</b>	<b>19,485</b>	<b>4,509</b>	<b>21,412</b>	<b>(44,133)</b>	<b>107,756</b>	<b>(115,424)</b>	<b>(104,706)</b>
Monthly Maint. / Charges Per Unit	1,269	2,382	1,549	2,947	1,461	2,786	7,685
% Increase from Prior Year	0.00%	1.87%	5.00%	0.00%	0.00%	0.00%	3.00%
Tax Deduction %		53%	40%		48%		46%
Debt per Unit		47,619	26,792		10,798		108,000
Mortgagee		Santander	NCB		NCB		Investors
Working Capital	828,843	157,759	115,782	176,688	613,878	113,066	524,047
Working Capital Per Unit	39,469	7,512	5,263	7,682	25,578	4,711	20,962

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN Tribeca CONDO 28 Units	MAN E. 90th St. COOP 30 Units	MAN E. 74th St. COND-OP 31 Units	MAN E. 79th St. CONDO 31 Units	MAN E. 82nd St. COND-OP 32 Units	MAN W. 64th St. CONDO 32 Units	MAN Park Ave. CONDO 32 Units
<b>INCOME</b>							
Maintenance / Common Charges	1,187,919	405,047	1,379,348	2,107,200	1,400,835	1,387,795	1,134,482
Less: Abatements		(29,080)	(85,632)		(81,685)		
Operating Assessments		41,033	110,637		87,303		
Electric							
Cable							
Commercial Rent / Common Charges		8,901	107,242		122,506	4,318	29,737
Late Fees	6,461	1,625	850		600	2,500	2,000
Parking							
Recreation Facilities							
Laundry		849			1,800		
Interest / Investment	2,187	2,066	3,867	6,512	683		302
Transfer Fees		40,695	14,720		39,500		
Moving Fees	4,000		2,049			21,000	20,000
Sublet Fees						9,600	
Storage Fees		4,068	1,200				27,055
Other Income		9,745	25	50	1,675	515	39,979
<b>TOTAL INCOME</b>	<b>1,200,567</b>	<b>484,949</b>	<b>1,534,306</b>	<b>2,113,762</b>	<b>1,573,217</b>	<b>1,425,728</b>	<b>1,253,555</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID		196,038	650,932		512,133	10,511	
Less: Abatements		(29,080)	(85,632)		(81,685)		
Less: Refund							
Mortgages & Loans (P & I)		62,600	80,000		92,947	65,399	
Payroll	442,458		363,315	666,661	432,316	682,273	533,088
Payroll Taxes	34,280		30,572	56,139	38,712	52,332	42,523
Pension & Welfare	61,599		112,919	262,971	150,816	242,717	191,063
Workers Comp. Insurance	19,634		12,800	27,748	22,538	30,055	21,747
Uniforms	12,217		6,427	9,608	6,534	15,211	5,328
Supt. Rent / Parking			4,500	70,800			34,594
Payroll Processing	2,055		1,613		2,638	3,687	1,374
Other Payroll Costs	224			1,554	517		5,000
Gas & Electric	74,605	6,510	14,766	156,836	13,467	137,778	22,923
Heating	135,044	21,378	51,309	97,246	40,928	120,612	138,422
Water & Sewer	22,020	19,109	26,098	47,866	21,874	41,576	30,762
Cable							
Building Supplies	16,302	2,849	14,323	21,220	12,945	10,539	34,520
Building Repairs & Maintenance	40,241	40,274	95,778	274,226	42,019	65,672	39,410
Elevator Repairs & Maintenance	32,097		13,691	51,377	26,932	37,592	21,716
Recreation Facilities							
Security Services							
Insurance	44,876	24,154	24,671	54,406	45,113	43,227	34,057
Management Fee	46,667	13,200	43,750	41,674	45,000	70,800	48,997
Legal	3,837	948	18,281	1,300	9,716	17,447	342
Accounting	11,237	10,099	15,529	10,376	20,000	12,000	10,399
Other Professional	30,155	581	2,817	12,776	3,365	23,881	6,927
Corporation Tax	2,112	2,150	14,077	4,379	6,697	1,957	768
Office & Administration	9,206	4,604	7,809	35,001	11,303	16,035	16,149
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>1,040,866</b>	<b>375,414</b>	<b>1,520,345</b>	<b>1,904,164</b>	<b>1,476,825</b>	<b>1,701,301</b>	<b>1,240,109</b>
<b>EXCESS(DEFICIT)</b>	<b>159,701</b>	<b>109,535</b>	<b>13,961</b>	<b>209,598</b>	<b>96,392</b>	<b>(275,573)</b>	<b>13,446</b>
Monthly Maint. / Charges Per Unit	3,535	1,158	3,775	5,665	3,663	3,614	2,954
% Increase from Prior Year	0.00%	0.00%	1.50%	0.00%	2.75%	0.00%	4.25%
Tax Deduction %		50%	46%		34%		
Debt per Unit		37,299	64,516		46,496		
Mortgagee		Dime	Sterling Natl		NYCB		
Working Capital	629,627	304,638	687,945	1,862,996	593,457	155,204	531,098
Working Capital Per Unit	22,487	10,155	22,192	60,097	18,546	4,850	16,597

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	BKLYN	MAN	MAN	MAN	MAN	MAN
	E. 72nd St.	Bklyn Hgts	W. 71st St.	Tribeca	E. 88th St.	Park Ave.	E. 84th St.
	CONDO	CONDO	COOP	COND-OP	COOP	COOP	COOP
	33 Units	33 Units	34 Units	34 Units	35 Units	35 Units	36 Units
<b>INCOME</b>							
Maintenance / Common Charges	1,063,667	790,970	1,355,088	1,099,772	1,264,483	7,690,798	1,599,675
Less: Abatements			(90,531)	(112,295)	(84,836)	(531,258)	(106,775)
Operating Assessments			99,678	100,425	78,640	690,199	100,671
Electric							
Cable							
Commercial Rent / Common Charges			37,841	35,598			
Late Fees	2,957			8,600	481		3,375
Parking							
Recreation Facilities						11,427	5,200
Laundry			4,071		3,600		6,900
Interest / Investment	1,304	3,008		1,555	1,728	35,122	12,217
Transfer Fees	13,553		38,000	61,200			
Moving Fees							
Sublet Fees	9,900	15,603		5,206			
Storage Fees	900		38,040		7,945		3,375
Other Income	3,783	45,375	641	2,425	16,021	761,996	5,310
<b>TOTAL INCOME</b>	<b>1,096,064</b>	<b>854,956</b>	<b>1,482,828</b>	<b>1,202,486</b>	<b>1,288,062</b>	<b>8,658,284</b>	<b>1,629,948</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID		4,326	630,048	556,005	480,341	4,018,791	598,348
Less: Abatements			(90,531)	(112,295)	(84,836)	(514,938)	(106,775)
Less: Refund							
Mortgages & Loans (P & I)		54,149	63,680	146,728	16,657	325,000	204,364
Payroll	536,604	323,781	371,456	133,329	366,770	1,639,459	432,205
Payroll Taxes	42,278	26,698	29,024	10,614	33,890	142,255	34,839
Pension & Welfare	193,723	60,300	149,300	30,983	142,910	566,148	136,304
Workers Comp. Insurance	25,359	26,196	24,369	10,488	21,296	117,002	17,683
Uniforms	11,307	5,757	8,310		4,175	32,575	2,935
Supt. Rent / Parking						7,920	
Payroll Processing	1,782	1,724	4,705	3,641	3,326	8,908	3,485
Other Payroll Costs			5,761			4,750	558
Gas & Electric	32,833	62,595	19,489	23,432	18,395	75,499	16,749
Heating	40,686	15,447	61,574	23,970	45,828	476,296	40,038
Water & Sewer	26,417	24,864	41,226	19,426	26,458	42,480	29,499
Cable							
Building Supplies	13,151	6,789	9,356	3,678	12,559	64,133	12,039
Building Repairs & Maintenance	76,965	68,088	24,589	65,470	91,828	342,362	52,610
Elevator Repairs & Maintenance	14,475	18,876	32,820	19,328	14,948	90,409	23,100
Recreation Facilities							
Security Services							
Insurance	20,961	41,542	22,470	72,569	29,849	84,079	31,593
Management Fee	46,202	23,287	39,391	54,548	48,266	93,590	49,763
Legal	4,879	2,608	1,929	16,478	2,858	93,428	2,757
Accounting	11,422	10,899	10,576	20,944	10,000	14,000	10,350
Other Professional	3,392	19,806	3,317	7,667	13,128	26,683	4,046
Corporation Tax	181	3,545	9,605	6,906	7,930	75,170	7,218
Office & Administration	14,116	7,294	8,042	8,184	21,250	40,387	6,119
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>1,116,733</b>	<b>808,571</b>	<b>1,480,506</b>	<b>1,122,093</b>	<b>1,327,826</b>	<b>7,866,386</b>	<b>1,609,827</b>
<b>EXCESS(DEFICIT)</b>	<b>(20,669)</b>	<b>46,385</b>	<b>2,322</b>	<b>80,393</b>	<b>(39,764)</b>	<b>791,898</b>	<b>20,121</b>
Monthly Maint. / Charges Per Unit	2,686	1,997	3,344	2,386	2,996	18,690	3,689
% Increase from Prior Year	0.00%	1.10%	2.00%	0.00%	1.00%	5.72%	1.85%
Tax Deduction %			43%	48%	33%	49%	38%
Debt per Unit		22,789	47,059	68,691	9,206	285,714	91,706
Mortgagee		Darien	NCB	NCB	Signature	Valley	NCB
Working Capital	1,827	404,001	846,280	578,150	276,161	6,645,547	1,376,798
Working Capital Per Unit	55	12,242	24,891	17,004	7,890	189,873	38,244

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN W. 20th St. CONDO 36 Units	MAN Central Pk So COOP 37 Units	MAN W. 82nd St. COOP 37 Units	MAN Gr. Village COOP 37 Units	MAN SOHO CONDO 38 Units	MAN E. 80th St. COOP 40 Units	MAN W. 50th St. COOP 40 Units
<b>INCOME</b>							
Maintenance / Common Charges	623,400	2,154,814	993,339	1,614,576	245,901	1,981,870	432,763
Less: Abatements		(136,896)	(80,040)	(168,523)		(140,838)	(33,136)
Operating Assessments		210,408	66,705	173,077		142,710	
Electric						154,139	
Cable							
Commercial Rent / Common Charges		599,335		188,572	12,300	1,030,089	
Late Fees	950				950	4,053	250
Parking							
Recreation Facilities							
Laundry	6,780	1,650			2,760	6,035	
Interest / Investment	497	6,979	7,386	1,923	3,295	1,324	216
Transfer Fees		173,000	22,695			166,000	
Moving Fees			1,000		6,815		
Sublet Fees	4,679	7,262					14,140
Storage Fees			8,885		10,485	16,508	
Other Income	3,650	13,939	5,065	815	56,884	4,566	5,165
<b>TOTAL INCOME</b>	<b>639,956</b>	<b>3,030,491</b>	<b>1,025,035</b>	<b>1,810,440</b>	<b>339,390</b>	<b>3,366,456</b>	<b>419,398</b>
<b>EXPENSES</b>							
Ground Rent						569,730	
Real Estate Taxes / PILOT / BID		1,171,868	523,928	1,020,288		848,566	172,748
Less: Abatements		(136,896)	(80,040)	(168,523)		(140,838)	(33,136)
Less: Refund							
Mortgages & Loans (P & I)		262,398	195,319	95,813		123,282	99,774
Payroll	162,754	640,208	91,247	335,317	70,587	491,972	14,476
Payroll Taxes	12,030	51,306	5,691	27,521	5,870	38,919	1,146
Pension & Welfare	19,843	238,976	24,717	120,334	21,844	170,046	
Workers Comp. Insurance	5,622	23,751	4,175	13,497	1,408	21,076	1,712
Uniforms		8,031		872		3,795	
Supt. Rent / Parking	34,976	7,665	22,775				
Payroll Processing		2,160	2,550		939		937
Other Payroll Costs			1,025		10,225	2,442	80
Gas & Electric	30,717	146,646	9,756	43,579	12,544	179,322	3,744
Heating	22,289	43,985	41,278	18,242	32,304	86,229	22,720
Water & Sewer	14,009	25,305	38,604	18,560	13,427	60,815	16,546
Cable		9,796					
Building Supplies	8,997	17,027	6,291	9,764	4,864	3,480	1,226
Building Repairs & Maintenance	75,771	63,109	71,616	91,671	58,379	137,968	30,479
Elevator Repairs & Maintenance	15,383	15,793	9,842	8,708	4,237	25,812	
Recreation Facilities							
Security Services							
Insurance	50,245	64,488	21,543	32,497	23,954	50,184	29,447
Management Fee	36,465	39,000	38,000	56,067	22,092	54,000	17,032
Legal	1,113	18,242	480	27,038	29,206	16,380	3,104
Accounting	11,076	15,599	10,000	11,791	9,000	12,253	10,827
Other Professional	5,421	10,162	6,074	1,694	15,769	6,148	13,149
Corporation Tax	1,566	9,618	7,775	11,366	1,134	14,681	1,231
Office & Administration	6,099	27,590	16,482	11,667	3,238	15,480	3,429
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>514,376</b>	<b>2,775,827</b>	<b>1,069,128</b>	<b>1,787,763</b>	<b>341,021</b>	<b>2,791,742</b>	<b>410,671</b>
<b>EXCESS(DEFICIT)</b>	<b>125,580</b>	<b>254,664</b>	<b>(44,093)</b>	<b>22,677</b>	<b>(1,631)</b>	<b>574,714</b>	<b>8,727</b>
Monthly Maint. / Charges Per Unit	1,443	5,019	2,207	3,647	539	4,133	833
% Increase from Prior Year	0.00%	2.77%	5.00%	0.00%	0.00%	0.00%	0.00%
Tax Deduction %		45%	59%	52%		26%	55%
Debt per Unit		179,473	91,749	75,676		47,019	42,377
Mortgagee		NCB	Apple	Valley		Signature	NCB
Working Capital	660,993	1,061,223	482,482	389,403	248,660	1,905,265	139,217
Working Capital Per Unit	18,361	28,682	13,040	10,524	6,544	47,632	3,480



**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	BKLYN	MAN	MAN	MAN	MAN	MAN	MAN
	Grand Army Pl	Park Ave.	E. 84th St.	W. 12th St	W. 93rd St.	Tribeca	Tribeca
	COOP	COOP	COOP	CONDO	COOP	COOP	COOP
	41 Units	41 Units	42 Units	42 Units	42 Units	45 Units	45 Units
<b>INCOME</b>							
Maintenance / Common Charges	834,406	2,254,905	4,972,485	1,338,249	406,046	974,883	1,740,289
Less: Abatements	(63,840)	(147,533)	(323,862)		(42,760)	(151,320)	(196,929)
Operating Assessments	56,690	169,075	413,230		57,832	139,950	185,725
Electric			298,807	68,804		51,722	
Cable							
Commercial Rent / Common Charges	25,775	78,272			34,500	564,606	148,799
Late Fees	300	1,224	1,249		400	15,953	1,050
Parking							
Recreation Facilities				102,239			
Laundry	4,722	228			4,200	2,015	
Interest / Investment	936	5,039	11,851	1,141	1,104	2,783	1,754
Transfer Fees	28,500	104,500	247,500		8,325		
Moving Fees	750				900		
Sublet Fees					4,704	21,427	
Storage Fees	12,500		200,912		8,282	11,105	
Other Income	9,879	11,148		7,888	0	8,991	6,660
<b>TOTAL INCOME</b>	<b>910,618</b>	<b>2,476,858</b>	<b>5,822,172</b>	<b>1,518,321</b>	<b>483,533</b>	<b>1,642,115</b>	<b>1,887,348</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	340,516	1,003,988	2,381,533		209,319	846,684	1,331,276
Less: Abatements	(63,840)	(147,533)	(323,862)		(42,760)	(151,320)	(196,929)
Less: Refund							
Mortgages & Loans (P & I)	99,000	156,181	265,538		75,637	343,350	215,542
Payroll	203,822	637,230	1,312,465	459,887	46,921	70,692	100,587
Payroll Taxes	17,069	51,005	104,503	39,394	4,515	5,796	7,837
Pension & Welfare	29,292	223,032	416,925	175,387			21,387
Workers Comp. Insurance	8,650	24,525	41,126	29,814	1,225	4,299	6,039
Uniforms	872	7,955	30,307	6,378			780
Supt. Rent / Parking			5,553				
Payroll Processing	1,680	2,395	4,400	2,941		1,939	1,591
Other Payroll Costs		1,052				8,430	
Gas & Electric	10,380	26,209	276,379	158,539	7,812	38,647	25,792
Heating	32,750	53,998	109,062	75,884	30,958	61,191	33,715
Water & Sewer	37,014	42,627	43,207	30,038	23,860	22,076	29,613
Cable							
Building Supplies	11,724	11,783	39,572	38,708	7,704	7,644	18,817
Building Repairs & Maintenance	53,656	57,615	320,981	171,636	9,810	53,156	46,418
Elevator Repairs & Maintenance	26,773	16,463	46,681	23,538	38,600	22,673	20,092
Recreation Facilities				102,239			
Security Services							
Insurance	26,859	59,596	140,759	74,209	39,640	62,335	40,257
Management Fee	36,473	54,000	83,000	60,534	25,932	34,800	31,673
Legal	4,204	8,784	5,387	6,982	400	22,090	19,515
Accounting	11,999	11,661	11,352	9,576	10,276	15,906	11,099
Other Professional	5,355	2,250	69,007	8,756	923	5,300	2,641
Corporation Tax	4,056	10,504	34,281	2,214	1,498	7,688	15,803
Office & Administration	10,113	36,475	23,616	18,307	2,376	10,291	10,503
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>908,417</b>	<b>2,351,795</b>	<b>5,441,772</b>	<b>1,494,961</b>	<b>494,646</b>	<b>1,493,667</b>	<b>1,794,048</b>
<b>EXCESS(DEFICIT)</b>	<b>2,201</b>	<b>125,063</b>	<b>380,400</b>	<b>23,360</b>	<b>(11,113)</b>	<b>148,448</b>	<b>93,300</b>
Monthly Maint. / Charges Per Unit	1,681	4,627	10,043	2,655	836	1,784	3,202
% Increase from Prior Year	0.00%	3.50%	2.00%	3.76%	0.00%	2.00%	4.70%
Tax Deduction %	42%	46%	46%		44%	56%	62%
Debt per Unit	58,537	102,439	107,143		22,249	124,687	79,811
Mortgagee	Astoria	Valley	Berkadia		NCB	Customers	Hunt Mtge
Working Capital	413,913	1,297,329	2,346,392	356,239	(487,771)	278,863	953,877
Working Capital Per Unit	10,095	31,642	55,866	8,482	214,423	6,197	21,197

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN W. 26th St. COOP 46 Units	MAN E. 49th St. COOP 48 Units	MAN Park Ave. COOP 48 Units	MAN E. 71st St. COOP 49 Units	MAN Fifth Ave COOP 49 Units	MAN Park Ave. CONDO 52 Units	MAN E. 75th St. COOP 52 Units
<b>INCOME</b>							
Maintenance / Common Charges	1,106,633	983,546	2,771,383	2,307,084	4,746,173	1,910,719	3,175,921
Less: Abatements		(89,351)	(216,886)	(111,783)	(308,743)		(255,695)
Operating Assessments		99,150	233,158	112,008			
Electric			106,711				130,493
Cable							39,846
Commercial Rent / Common Charges		7,101				8,576	1,526,645
Late Fees	4,103	1,177	3,300	4,382		12,387	4,460
Parking							
Recreation Facilities			5,000				
Laundry		(132)	2,888	831			880
Interest / Investment	1,468	430	1,257	4,644	3,668		5,317
Transfer Fees	10,000		39,375	249,800			
Moving Fees	2,150					4,000	
Sublet Fees		15,805					
Storage Fees					115,000	8,900	6,455
Other Income	28,168	519	5,771	4,528		2,658	152,157
<b>TOTAL INCOME</b>	<b>1,152,522</b>	<b>1,018,245</b>	<b>2,951,957</b>	<b>2,571,494</b>	<b>4,556,098</b>	<b>1,947,240</b>	<b>4,786,479</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	548,601	606,936	1,398,176	963,569	2,191,165		2,118,641
Less: Abatements		(89,351)	(216,886)	(111,783)	(308,743)		(255,695)
Less: Refund							
Mortgages & Loans (P & I)	170,000	82,500	80,452	207,956	116,587		74,250
Payroll	65,694	105,947	650,488	619,340	1,092,550	812,281	904,437
Payroll Taxes		8,550	58,137	47,227	86,223	64,544	68,182
Pension & Welfare		24,422	243,881	241,358	399,986	286,398	313,546
Workers Comp. Insurance	2,467	5,891	22,310	32,687	32,483	34,315	33,369
Uniforms			11,148	8,055	18,131	9,271	7,293
Supt. Rent / Parking				5,388	5,400	4,375	
Payroll Processing		2,145		2,675		3,451	
Other Payroll Costs			476		862		
Gas & Electric	17,229	17,324	135,587	20,131	46,130	33,685	142,905
Heating	60,889	28,648	86,916	119,931	114,647	193,985	91,615
Water & Sewer	27,335	26,861	39,661	23,099	56,621	48,977	40,046
Cable		4,323					44,525
Building Supplies	3,181	7,089	12,124	5,665	18,483	30,424	16,259
Building Repairs & Maintenance	59,488	45,672	150,921	105,582	186,942	116,372	172,363
Elevator Repairs & Maintenance	22,772	41,611	33,393	23,966	64,704	26,045	58,037
Recreation Facilities							
Security Services							
Insurance	40,886	34,204	47,805	38,483	79,594	48,988	44,440
Management Fee	34,000	44,641	52,000	56,100	75,000	74,305	56,833
Legal	4,005	6,315	20,184	3,325	10,178	3,743	7,300
Accounting	11,869	10,522	11,276	11,503	14,299	10,524	14,725
Other Professional	6,602	6,856	22,110	9,728	25,165	6,370	26,662
Corporation Tax	7,667	6,187	15,654	12,002	42,265	518	26,420
Office & Administration	13,576	8,479	18,144	11,235	17,115	13,600	19,951
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>1,096,261</b>	<b>1,035,772</b>	<b>2,893,957</b>	<b>2,457,222</b>	<b>4,385,787</b>	<b>1,822,171</b>	<b>4,026,104</b>
<b>EXCESS(DEFICIT)</b>	<b>56,261</b>	<b>(17,527)</b>	<b>58,000</b>	<b>114,272</b>	<b>170,311</b>	<b>125,069</b>	<b>760,375</b>
Monthly Maint. / Charges Per Unit	2,005	1,725	4,840	3,924	7,547	3,062	4,680
% Increase from Prior Year	0.00%	5.00%	3.83%	2.91%	3.48%	0.00%	0.00%
Tax Deduction %	62%	59%	45%	39%	45%		45%
Debt per Unit	108,696	41,667	47,917	16,336	65,631		42,308
Mortgagee	Valley	NYCB	First Republic	NYCB	Valley		NYCB
Working Capital	1,898,284	191,623	1,176,139	617,065	2,342,214	674,801	3,126,747
Working Capital Per Unit	41,267	3,992	24,503	12,593	47,800	12,977	60,130

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN W. 21st St. COOP 52 Units	MAN E. 79th St. CONDO 53 Units	MAN W. 21st St. COOP 54 Units	MAN E. 75th St. CONDOP 54 Units	MAN Park Ave. COOP 55 Units	MAN W. 110th St. CONDO 55 Units	MAN E. 88th St. COOP 59 Units
<b>INCOME</b>							
Maintenance / Common Charges	583,305	1,541,814	3,027,933	2,804,364	3,167,311	945,085	2,103,593
Less: Abatements	(72,361)			(191,861)	(245,658)		(341,416)
Operating Assessments	76,364			248,656			337,515
Electric	37,274	109,377					171,697
Cable							
Commercial Rent / Common Charges	183,614		114,609	31,117		22,079	1,267,811
Late Fees	1,300	5,203	3,050	10,400	650		1,300
Parking							
Recreation Facilities				16,792	5,000		15,500
Laundry	9,970				600		5,836
Interest / Investment	2,698	292	680	4,500	2,619	318	4,233
Transfer Fees	3,960			222,700			202,240
Moving Fees	15,750	14,000				16,500	
Sublet Fees	20,016	4,500				80,067	
Storage Fees		1,900			44,960	4,083	94,555
Other Income	28,606	5,742	7,500	9,815	21,195	16,759	2,800
<b>TOTAL INCOME</b>	<b>890,496</b>	<b>1,682,828</b>	<b>3,153,772</b>	<b>3,156,483</b>	<b>2,996,677</b>	<b>1,084,891</b>	<b>3,865,664</b>
<b>EXPENSES</b>							
Ground Rent			477,180				
Real Estate Taxes / PILOT / BID	451,145		1,291,663	1,414,206	1,525,353	12,401	1,931,737
Less: Abatements	(72,361)			(191,861)	(245,658)		(341,416)
Less: Refund							
Mortgages & Loans (P & I)	161,477			79,489	165,600	46,677	208,950
Payroll	47,292	601,102	393,610	678,945	704,844	417,845	868,057
Payroll Taxes	4,001	50,266	30,825	54,002	65,763	40,437	69,821
Pension & Welfare	11,829	228,447	145,797	266,429	244,580	84,713	320,431
Workers Comp. Insurance	1,697	18,549	18,499	27,820	34,753	19,412	34,142
Uniforms		7,650	6,607	7,182	16,478	8,817	12,260
Supt. Rent / Parking		63,600	59,189	8,880			5,100
Payroll Processing	2,703			1,566		5,384	3,870
Other Payroll Costs		973		3,129	2,424	126	625
Gas & Electric	35,412	229,053	97,240	31,956	29,591	57,673	171,633
Heating	38,350	50,601	64,989	101,544	70,344	41,838	72,541
Water & Sewer	12,791	44,353	42,543	49,212	44,324	52,923	65,416
Cable							
Building Supplies	6,066	10,071	15,904	11,449	10,286	27,988	26,586
Building Repairs & Maintenance	43,872	130,819	133,216	83,953	117,732	118,934	154,195
Elevator Repairs & Maintenance	6,451	33,183	21,837	54,855	21,262	32,339	37,096
Recreation Facilities							
Security Services							
Insurance	34,647	47,905	73,932	53,664	46,061	55,141	54,381
Management Fee	26,594	50,952	36,000	52,800	75,000	36,771	59,500
Legal	11,731	17,427	13,594	11,746	2,610	1,200	63
Accounting	13,130	10,853	12,250	19,299	11,622	10,876	14,199
Other Professional	4,145	4,174	2,295	11,703	14,115	3,444	11,293
Corporation Tax	2,594	2,449	44,639	16,191	17,501	3,421	29,330
Office & Administration	5,733	27,530	27,252	13,982	27,173	15,673	30,998
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>849,299</b>	<b>1,629,957</b>	<b>3,009,061</b>	<b>2,862,141</b>	<b>3,001,758</b>	<b>1,094,033</b>	<b>3,840,808</b>
<b>EXCESS(DEFICIT)</b>	<b>41,197</b>	<b>52,871</b>	<b>144,711</b>	<b>294,342</b>	<b>(5,081)</b>	<b>(9,142)</b>	<b>24,856</b>
Monthly Maint. / Charges Per Unit	941	2,424	4,673	4,415	4,427	1,432	2,966
% Increase from Prior Year	5.40%	0.33%	8.00%	4.25%	2.00%	3.00%	10.00%
Tax Deduction %	58%		41%	46%	49%		47%
Debt per Unit	54,837			37,037	65,455	14,906	59,322
Mortgagee	NCB			NCB	NYCB	Apple	Prudential
Working Capital	723,722	248,483	1,022,224	1,251,450	752,264	516,659	2,601,630
Working Capital Per Unit	13,918	4,688	18,930	23,175	13,678	9,394	44,095

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	WEA	E. 79th St.	E. 86th St.	E. 66th St.	E. 59th St.	Park Ave.	Tribeca
	COOP	COOP	CONDO	COOP	CONDO	COOP	CONDO
	59 Units	60 Units	60 Units	60 Units	62 Units	62 Units	63 Units
<b>INCOME</b>							
Maintenance / Common Charges	838,534	1,614,875	847,880	2,145,645	1,761,390	3,879,286	1,717,797
Less: Abatements	(63,346)	(133,820)		(70,497)		(284,951)	
Operating Assessments		129,301		146,391	50,000	293,240	
Electric						121,063	
Cable							
Commercial Rent / Common Charges			36,124		30,404		26,088
Late Fees	529	925	14,480			1,125	
Parking							
Recreation Facilities						15,100	
Laundry		12,658	3,600	1,800	4,990	662	
Interest / Investment	4,410	2,566	658	446	930	2,406	6,263
Transfer Fees		192,650		14,150		112,900	42,775
Moving Fees			39,160		8,000		
Sublet Fees	11,269	5,254					
Storage Fees		13,440			4,288		600
Other Income	8,178	3,044	13,986	5,300	1,900	15,023	89,919
<b>TOTAL INCOME</b>	<b>799,574</b>	<b>1,840,893</b>	<b>955,888</b>	<b>2,243,235</b>	<b>1,861,902</b>	<b>4,155,854</b>	<b>1,883,442</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	218,514	763,913		846,210	8,762	1,803,087	14,913
Less: Abatements	(63,346)	(133,820)		(70,497)		(284,951)	
Less: Refund							
Mortgages & Loans (P & I)	80,000	84,375		167,689	174,112	203,690	108,095
Payroll	151,294	398,649	438,439	470,623	723,554	860,679	542,294
Payroll Taxes	14,402	34,964	35,302	45,837	61,089	67,244	44,099
Pension & Welfare	51,134	145,893	170,585	172,976	281,839	325,978	192,620
Workers Comp. Insurance	15,691	16,942	15,657	20,140	25,161	32,047	23,001
Uniforms		6,554	3,622	9,003	4,273	8,367	1,183
Supt. Rent / Parking	6,615				7,200	6,446	
Payroll Processing	380	2,767	3,010	2,062			4,527
Other Payroll Costs	364		1,212		214		3,029
Gas & Electric	16,118	18,050	30,285	89,684	135,638	154,929	153,202
Heating	59,993	36,110	37,952	60,469	30,070	104,412	66,002
Water & Sewer	24,178	30,767	32,082	24,168	40,889	54,983	65,548
Cable							
Building Supplies	17,219	9,250	26,825	13,322	19,884	22,127	30,953
Building Repairs & Maintenance	13,659	76,278	68,248	195,696	168,852	131,573	200,385
Elevator Repairs & Maintenance	12,539	18,770	14,828	23,524	27,000	42,894	26,376
Recreation Facilities							
Security Services							
Insurance	31,214	28,682	36,607	45,327	49,503	114,035	81,960
Management Fee	45,000	45,000	24,800	69,525	40,000	77,484	39,052
Legal	4,785	10,827	41,974	24,216	6,106	91,591	117,832
Accounting	11,599	9,800	11,399	11,675	16,099	13,276	11,622
Other Professional		500	5,133	1,753	10,239	26,128	36,721
Corporation Tax	2,942	8,992	1,478	6,084	4,231	27,055	3,544
Office & Administration	8,487	21,172	8,888	22,698	16,565	24,659	27,580
Bad Debts (Recovery)			(23,805)				
<b>TOTAL EXPENSES</b>	<b>722,781</b>	<b>1,634,435</b>	<b>984,521</b>	<b>2,252,184</b>	<b>1,851,280</b>	<b>3,907,733</b>	<b>1,794,538</b>
<b>EXCESS(DEFICIT)</b>	<b>76,793</b>	<b>206,458</b>	<b>(28,633)</b>	<b>(8,949)</b>	<b>10,622</b>	<b>248,121</b>	<b>88,904</b>
Monthly Maint. / Charges Per Unit	1,095	2,237	1,178	3,085	2,435	5,225	2,272
% Increase from Prior Year	0.00%	0.00%	3.97%	0.00%	3.12%	5.70%	0.00%
Tax Deduction %	30%	44%		43%		47%	
Debt per Unit	33,898	41,667		66,667		56,452	13,652
Mortgagee	Customers	NYCB		Apple		NCB	Popular
Working Capital	892,478	971,903	142,555	1,376,869	592,364	2,121,069	872,142
Working Capital Per Unit	15,127	16,198	2,376	22,948	9,554	34,211	13,844

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN E. 96th St.	MAN E. 11th St.	MAN W. 56th St.	MAN W. 19th St.	MAN E. 80th St.	MAN W. 76th St.	BKLYN Bklyn Heights
	COOP 64 Units	COOP 66 Units	CONDO 66 Units	CONDO 67 Units	CONDO 67 Units	CONDO 69 Units	CONDO 70 Units
<b>INCOME</b>							
Maintenance / Common Charges	2,267,887	3,774,831	1,212,778	1,023,341	1,209,331	2,257,368	598,548
Less: Abatements	(197,433)	(270,955)					
Operating Assessments	198,078	239,800					
Electric						214,872	
Cable							
Commercial Rent / Common Charges			56,725	57,409	21,761	80,473	
Late Fees	701	40	1,638	4,817	5,962	3,600	634
Parking							
Recreation Facilities							
Laundry	2,611	5,511	5,040		9,775		8,168
Interest / Investment	4,336	7,233	708	407	687	7,164	5,793
Transfer Fees	133,050	291,390					
Moving Fees			6,500	6,500	9,000		
Sublet Fees			2,400	15,500	24,496		
Storage Fees		16,359	4,800		30,169	8,825	18,600
Other Income	12	43,382	7,077	2,209	38,509	14,181	1,655
<b>TOTAL INCOME</b>	<b>2,409,242</b>	<b>4,107,591</b>	<b>1,297,666</b>	<b>1,110,183</b>	<b>1,349,690</b>	<b>2,586,483</b>	<b>633,398</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	1,157,442	1,692,227		25,367	18,925	8,327	
Less: Abatements	(197,433)	(270,955)					
Less: Refund							
Mortgages & Loans (P & I)	88,717	118,321		126,967		89,658	
Payroll	508,920	1,229,026	517,088	342,111	577,000	879,020	162,804
Payroll Taxes	40,730	96,366	43,841	28,153	46,375	69,115	13,558
Pension & Welfare	191,962	482,438	189,405	43,963	173,032	288,153	66,691
Workers Comp. Insurance	21,643	45,788	20,064	19,713	21,416	49,295	8,236
Uniforms	8,326	20,739	3,795	3,636	13,240	13,584	1,157
Supt. Rent / Parking		5,023				60,590	38,000
Payroll Processing	2,654			2,513	6,398		3,938
Other Payroll Costs	1,113			1,148	700	1,098	
Gas & Electric	19,129	29,617	32,183	140,355	81,111	396,252	33,537
Heating	77,946	105,347	64,837	39,860	25,900	28,842	38,738
Water & Sewer	36,942	50,749	93,709	50,180	67,934	67,736	45,963
Cable							
Building Supplies	11,563	56,015	13,414	7,117	27,273	29,293	8,871
Building Repairs & Maintenance	36,881	29,580	61,977	125,957	105,762	266,381	77,651
Elevator Repairs & Maintenance	21,018	27,236	30,175	14,794	24,982	30,296	14,363
Recreation Facilities							
Security Services							
Insurance	47,932	67,063	52,682	50,289	30,704	98,328	49,269
Management Fee	68,250	73,040	54,000	36,000	50,004	53,045	47,737
Legal	3,208	3,492	20,056	32,297	32,732	39,721	1,432
Accounting	11,300	11,345	11,799	11,000	11,500	11,000	10,076
Other Professional	23,940	12,961	11,780	12,276	5,560	33,150	535
Corporation Tax	13,389	20,848	1,170	3,465	1,285	5,531	1,106
Office & Administration	10,564	32,663	17,689	17,796	25,637	31,415	7,050
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>2,206,136</b>	<b>3,938,929</b>	<b>1,239,664</b>	<b>1,134,957</b>	<b>1,347,470</b>	<b>2,549,830</b>	<b>630,712</b>
<b>EXCESS(DEFICIT)</b>	<b>203,106</b>	<b>168,662</b>	<b>58,002</b>	<b>(24,774)</b>	<b>2,220</b>	<b>36,653</b>	<b>2,686</b>
Monthly Maint. / Charges Per Unit	2,954	4,727	1,531	1,273	1,504	2,726	713
% Increase from Prior Year	0.00%	4.50%	0.34%	6.47%	0.00%	1.31%	2.04%
Tax Deduction %	46%	41%					
Debt per Unit	39,063	45,455		10,866			
Mortgagee	Valley	NCB		NCB			
Working Capital	943,390	872,256	(76,124)	202,929	153,493	930,674	1,164,353
Working Capital Per Unit	14,740	13,216	(1,153)	3,029	2,291	13,488	16,634

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	Gr. Village	Park Ave.	W. 96th St.	West End Ave.	E. 83rd St.	W. 12th St.	East End Ave.
	COOP	COOP	COOP	COOP	COOP	COOP	COOP
	70 Units	70 Units	72 Units	72 Units	74 Units	75 Units	75 Units
<b>INCOME</b>							
Maintenance / Common Charges	1,501,062	3,300,438	2,059,327	1,892,835	570,386	1,621,629	1,926,122
Less: Abatements	(124,387)	(204,009)	(217,604)	(166,692)	(81,526)	(116,669)	(158,783)
Operating Assessments	120,008	230,825	199,718	162,333	72,951	143,001	146,099
Electric							
Cable							
Commercial Rent / Common Charges			58,671		81,898	242,279	
Late Fees	1,450	900		1,200	1,770	2,025	4,355
Parking							
Recreation Facilities		21,500					
Laundry	9,383		4,800	9,750	8,168	5,175	10,200
Interest / Investment	166	2,464	2,534	6,755	1,467	1,992	1,464
Transfer Fees		22,500	80,320			27,000	63,990
Moving Fees						1,500	
Sublet Fees					6,090	8,365	
Storage Fees				3,510	8,341	28,010	
Other Income	2,704	28,586	9,059	2,253	2,626	4,468	9,198
<b>TOTAL INCOME</b>	<b>1,510,386</b>	<b>3,403,204</b>	<b>2,196,825</b>	<b>1,911,944</b>	<b>672,171</b>	<b>1,968,775</b>	<b>2,002,645</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	847,649	1,477,832	1,209,947	978,791	339,667	844,313	855,285
Less: Abatements	(124,387)	(204,009)	(217,604)	(166,692)	(81,526)	(116,669)	(158,783)
Less: Refund							
Mortgages & Loans (P & I)	108,500	182,500	68,250		83,647	188,886	57,043
Payroll	120,181	974,103	431,482	285,138	68,861	392,049	434,734
Payroll Taxes	9,571	78,377	34,271	22,577	5,312	32,044	34,387
Pension & Welfare	8,580	328,074	144,731	96,190	4,279	144,370	168,578
Workers Comp. Insurance	7,511	28,950	17,370	14,310	4,504	16,070	18,909
Uniforms		12,147	3,910			6,735	9,777
Supt. Rent / Parking			7,270	13,275			
Payroll Processing	4,369	4,660	3,731	3,480		3,435	2,640
Other Payroll Costs		1,531					47
Gas & Electric	31,109	29,051	26,994	20,744	11,273	30,459	27,074
Heating	38,836	90,352	62,036	72,701	30,157	65,798	48,829
Water & Sewer	25,610	68,202	48,968	58,950	17,305	36,745	41,237
Cable							59,630
Building Supplies	8,802	23,543	22,543	20,162	9,912	10,374	17,340
Building Repairs & Maintenance	81,850	122,461	79,296	40,582	88,997	71,918	100,047
Elevator Repairs & Maintenance	14,730	38,444	12,823	28,308	4,105	16,656	15,538
Recreation Facilities							
Security Services	211,516			245,994			
Insurance	39,828	67,563	44,993	44,827	34,072	45,356	35,506
Management Fee	47,438	104,500	47,077	48,087	48,954	53,880	48,250
Legal	71,533	3,022	14,111	3,465	225	4,644	3,747
Accounting	11,322	12,699	11,930	11,000	10,122	12,130	11,645
Other Professional	14,521	13,489	1,746	2,809	1,833	265	311
Corporation Tax	9,469	22,284	12,580	13,127	3,408	7,333	10,192
Office & Administration	7,687	40,212	13,449	11,930	9,378	18,664	20,551
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>1,596,225</b>	<b>3,519,987</b>	<b>2,101,904</b>	<b>1,869,755</b>	<b>694,485</b>	<b>1,885,455</b>	<b>1,862,514</b>
<b>EXCESS(DEFICIT)</b>	<b>(85,839)</b>	<b>(116,783)</b>	<b>94,921</b>	<b>42,189</b>	<b>(22,314)</b>	<b>83,320</b>	<b>140,131</b>
Monthly Maint. / Charges Per Unit	1,782	3,961	2,363	2,186	633	1,831	2,126
% Increase from Prior Year	7.00%	2.79%	4.80%	0.00%	0.00%	1.37%	0.02%
Tax Deduction %	56%	44%	49%	39%	53%	46%	39%
Debt per Unit	40,000	71,429	29,167	0	22,297	46,844	19,998
Mortgagee	Investors	NYCB	NYCB		Valley	Sterling	Valley
Working Capital	106,226	945,550	962,856	1,087,632	564,669	798,927	970,254
Working Capital Per Unit	1,518	13,508	13,373	15,106	7,631	10,652	12,937

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	Park Ave.	Fifth Ave.	Gramercy Pk	E. 88th St.	W. 104th St.	E. 12th St.	E. 84th St.
	COOP	COOP	COOP	COOP	COOP	COOP	COOP
	75 Units	76 Units	77 Units	77 Units	78 Units	81 Units	81 Units
<b>INCOME</b>							
Maintenance / Common Charges	3,810,377	5,346,185	2,019,356	2,229,105	1,791,858	1,056,114	1,695,657
Less: Abatements	(306,641)	(292,157)	(157,829)	(401,049)	(120,605)	(50,592)	(203,480)
Operating Assessments		360,022	171,253	378,014	112,527	142,187	198,704
Electric	163,206			123,965			87,081
Cable							
Commercial Rent / Common Charges	390,222			1,882,458	428,826	584,805	135,736
Late Fees	4,703	3,550		63,044	1,078	4,500	650
Parking							
Recreation Facilities	57,160			33,825			
Laundry	4,050		14,880	2,400	1,730	5,400	3,600
Interest / Investment	14,813	4,835	807	10,222	1,732	2,215	272,378
Transfer Fees	92,400	381,000			113,977		
Moving Fees	5,000			10,000			
Sublet Fees			3,881				
Storage Fees	6,560			45,924	14,500	13,452	
Other Income	31,327	17,430	5,063	7,045	13,674	2,900	6,562
<b>TOTAL INCOME</b>	<b>4,273,177</b>	<b>5,820,865</b>	<b>2,057,411</b>	<b>4,384,953</b>	<b>2,359,297</b>	<b>1,760,981</b>	<b>2,196,888</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	1,916,811	2,172,481	1,006,333	2,369,029	891,896	820,926	1,002,437
Less: Abatements	(306,641)	(292,157)	(157,829)	(401,049)	(120,605)	(50,592)	(203,480)
Less: Refund							
Mortgages & Loans (P & I)	146,200	511,937	91,129	108,000	291,409	143,612	90,750
Payroll	945,694	1,241,548	465,581	962,694	405,280	378,255	410,634
Payroll Taxes	74,752	94,774	37,094	72,512	33,392	30,799	32,517
Pension & Welfare	326,168	455,414	169,379	303,763	167,946	151,586	145,591
Workers Comp. Insurance	35,777	44,833	18,588	35,671	20,666	17,241	15,909
Uniforms	9,495	18,563	3,831	29,164	10,211	4,424	3,903
Supt. Rent / Parking		6,425					
Payroll Processing			2,501		3,021	1,261	2,804
Other Payroll Costs		348		829			
Gas & Electric	204,336	42,551	12,758	171,955	31,147	17,589	94,913
Heating	73,916	97,226	72,871	131,536	90,859	58,263	89,606
Water & Sewer	62,049	76,366	58,666	68,052	83,090	34,219	41,208
Cable							48,878
Building Supplies	16,133	42,278	10,244	29,417	9,545	7,579	12,513
Building Repairs & Maintenance	123,256	235,228	82,537	196,837	100,657	48,248	95,471
Elevator Repairs & Maintenance	60,816	37,454	13,581	31,200	31,614	17,576	14,358
Recreation Facilities							
Security Services							
Insurance	79,488	77,201	40,036	76,672	71,264	47,930	72,380
Management Fee	58,541	87,000	58,700	88,958	43,285	34,352	60,000
Legal	29,110	24,547	19,473	12,479	5,020	21,181	4,566
Accounting	12,614	12,977	11,376	16,000	14,053	14,690	14,500
Other Professional	30,996	8,329	20,822	13,913	7,570	37,850	17,579
Corporation Tax	28,308	29,162	12,524	41,763	8,432	9,406	15,838
Office & Administration	25,805	21,746	11,984	24,292	15,514	6,492	10,597
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>3,953,624</b>	<b>5,046,231</b>	<b>2,062,179</b>	<b>4,383,687</b>	<b>2,215,266</b>	<b>1,852,887</b>	<b>2,093,472</b>
<b>EXCESS(DEFICIT)</b>	<b>319,553</b>	<b>774,634</b>	<b>(4,768)</b>	<b>1,266</b>	<b>144,031</b>	<b>(91,906)</b>	<b>103,416</b>
Monthly Maint. / Charges Per Unit	3,893	5,936	2,200	2,298	1,906	1,181	1,740
% Increase from Prior Year	0.92%	3.00%	3.66%	6.40%	4.75%	0.00%	3.91%
Tax Deduction %	45%	40%	46%	53%	43%	53%	45%
Debt per Unit	57,333	113,386	34,636	38,961	59,738	45,259	18,519
Mortgagee	Valley	Prudential	NYCB	Investors	NCB	Sterling	NCB
Working Capital	3,578,634	3,307,717	309,884	3,447,440	357,169	897,336	8,614,733
Working Capital Per Unit	47,715	43,523	4,024	44,772	4,579	11,078	106,355

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN E. 83rd St.	MAN W. 12th St.	MAN Ft. Wash	MAN E. 51st St.	MAN E. 9th St.	MAN Park Ave.	MAN W. 90th St.
	COOP	COOP	COOP	CONDO	COOP	COOP	CONDO
	82 Units	83 Units	84 Units	87 Units	90 Units	91 Units	91 Units
<b>INCOME</b>							
Maintenance / Common Charges	2,098,980	1,550,536	937,088	2,132,389	3,369,449	5,087,859	1,110,146
Less: Abatements	(135,007)	(166,556)	(50,787)		(211,319)	(449,237)	
Operating Assessments	126,744	155,626	45,275			462,435	
Electric						147,919	
Cable							
Commercial Rent / Common Charges		192,864		24,024			2,360
Late Fees	4,425	159	750		733	1,900	
Parking			21,000				
Recreation Facilities							
Laundry	7,925	14,166	12,726	1,620	1,030		
Interest / Investment	1,823	14,201	4,932	2,386	26,477	6,191	10,543
Transfer Fees	18,450	28,161			5,600		
Moving Fees	2,000	5,100	400	11,057	1,055		
Sublet Fees		7,850	932				
Storage Fees	43,832	16,170			35,932	14,823	27,795
Other Income	9,798	8,511	10,901	8,921	108,312	842	4,485
<b>TOTAL INCOME</b>	<b>2,178,970</b>	<b>1,826,788</b>	<b>983,217</b>	<b>2,180,397</b>	<b>3,337,269</b>	<b>5,272,732</b>	<b>1,155,329</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	858,979	920,121	169,504	13,092	1,451,540	2,709,438	21,529
Less: Abatements	(135,007)	(166,556)	(50,787)		(211,319)	(449,237)	
Less: Refund							
Mortgages & Loans (P & I)	199,221	203,150	292,574	73,505	252,702	178,921	
Payroll	421,463	275,517	104,280	891,312	809,858	1,030,757	404,172
Payroll Taxes	36,830	23,654	9,883	75,097	67,785	84,355	34,412
Pension & Welfare	169,652	98,447	37,295	269,886	318,252	401,090	50,390
Workers Comp. Insurance	19,192	9,814	5,334	40,192	35,187	37,959	14,198
Uniforms	5,118	1,628		16,329	5,198	10,505	910
Supt. Rent / Parking				2,151			
Payroll Processing		960	1,065		4,818		3,922
Other Payroll Costs		2,274	101	1,827	1,005	399	8,439
Gas & Electric	21,635	19,445	19,521	122,578	30,663	203,390	37,796
Heating	72,804	49,348	63,699	75,198	84,527	208,699	127,444
Water & Sewer	40,873	23,376	50,647	68,457	41,590	76,614	76,160
Cable							
Building Supplies	25,271	4,367	10,920	61,357	21,298	18,853	14,266
Building Repairs & Maintenance	239,719	77,364	83,392	262,513	142,825	301,160	147,274
Elevator Repairs & Maintenance	24,295	31,093	18,501	35,692	41,259	72,531	36,477
Recreation Facilities							
Security Services					20,973		
Insurance	39,385	48,028	40,375	100,436	43,390	90,675	81,495
Management Fee	55,620	40,000	55,000	72,726	64,890	81,300	48,431
Legal	9,520	7,348	2,100	43,572	9,045	23,963	6,004
Accounting	11,922	13,199	11,353	14,053	10,500	13,022	14,500
Other Professional	15,335	11,093	136	15,840	7,052	11,110	8,455
Corporation Tax	9,014	10,395	1,140	2,594	16,353	46,330	4,004
Office & Administration	29,533	18,939	14,449	29,306	10,313	25,244	11,565
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>2,170,374</b>	<b>1,723,004</b>	<b>940,482</b>	<b>2,287,713</b>	<b>3,279,704</b>	<b>5,177,078</b>	<b>1,151,843</b>
<b>EXCESS(DEFICIT)</b>	<b>8,596</b>	<b>103,784</b>	<b>42,735</b>	<b>(107,316)</b>	<b>57,565</b>	<b>95,654</b>	<b>3,486</b>
Monthly Maint. / Charges Per Unit	2,125	1,546	924	2,043	2,924	4,671	1,017
% Increase from Prior Year	0.00%	14.53%	0.00%	4.78%	6.65%	3.84%	1.51%
Tax Deduction %	39%	52%	30%		43%	48%	
Debt per Unit	41,451	40,293	59,411		57,382	87,912	
Mortgagee	NCB	NCB	NCB		NCB	Farmington	
Working Capital	837,963	2,126,346	651,871	302,661	2,921,502	4,645,135	1,049,884
Working Capital Per Unit	10,219	25,619	7,760	3,479	32,461	51,045	11,537



**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN W. 80th St. CONDO 91 Units	MAN W. 77th St. COOP 92 Units	MAN W. 88th St. CONDO 92 Units	BKLYN Park Slope COOP 93 Units	MAN Riverside Dr. COOP 93 Units	MAN E. 65th St. CONDO 93 Units	MAN West End Ave. COOP 95 Units
<b>INCOME</b>							
Maintenance / Common Charges	694,943	4,305,979	1,601,080	1,570,506	2,870,915	3,391,903	3,377,728
Less: Abatements		(325,066)		(118,140)	(151,719)		(302,210)
Operating Assessments		190,509		98,404	219,757		313,689
Electric						93,907	
Cable							
Commercial Rent / Common Charges	101,471	97,966	26,260			117,899	
Late Fees	2,600	2,200	600	2,500	1,250	2,400	1,011
Parking							
Recreation Facilities					9,875		
Laundry		5,200	2,257	17,386	19,200		10,800
Interest / Investment	4,503	12,012	7,681	479	457		7,249
Transfer Fees				41,500			23,240
Moving Fees	9,300		8,000		4,350		4,000
Sublet Fees	68,058	12,626	16,848	5,639	13,875		
Storage Fees		53,420		27,876	33,417		66,290
Other Income	6,591	9,559	11,098	22,875	17,186	31,027	472
<b>TOTAL INCOME</b>	<b>887,466</b>	<b>4,364,405</b>	<b>1,673,824</b>	<b>1,669,025</b>	<b>3,038,563</b>	<b>3,637,136</b>	<b>3,502,269</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	9,571	2,116,977	13,105	656,168	1,303,655	9,612	1,872,372
Less: Abatements		(325,066)		(118,140)	(151,719)		(302,210)
Less: Refund							
Mortgages & Loans (P & I)		170,052		108,502	195,173	46,943	127,750
Payroll	346,858	1,058,882	599,705	324,711	664,252	1,113,378	704,312
Payroll Taxes	28,283	87,680	48,533	32,143	50,757	96,790	60,980
Pension & Welfare	102,934	410,831	229,812	120,548	207,674	410,169	261,322
Workers Comp. Insurance	14,242	34,131	26,054	17,548	24,207	71,139	32,562
Uniforms	10,882	10,035	1,499	2,166	8,133	13,707	16,264
Supt. Rent / Parking	6,807		3,050		7,944		
Payroll Processing							
Other Payroll Costs	8,930	6,056	901			3,695	1,942
Gas & Electric	32,999	31,303	61,829	86,925	23,356	341,282	39,799
Heating	55,709	71,440	104,762	43,622	80,705	219,951	124,272
Water & Sewer	33,741	56,842	70,371	31,822	60,998	122,660	60,319
Cable							
Building Supplies	33,851	14,302	29,541	24,123	23,006	18,968	18,700
Building Repairs & Maintenance	83,449	90,228	133,099	69,582	151,705	519,871	62,434
Elevator Repairs & Maintenance	18,770	30,315	30,726	17,545	23,441	31,955	45,921
Recreation Facilities							
Security Services							
Insurance	44,127	78,763	82,479	45,918	85,945	137,117	64,415
Management Fee	54,877	73,939	45,939	51,000	59,500	95,067	52,250
Legal	19,145	6,834	4,346	8,106	9,802	42,852	23,595
Accounting	13,576	13,799	13,349	11,676	12,072	14,145	12,576
Other Professional	13,451	6,330	17,176	9,000	34,285	11,620	10,150
Corporation Tax	2,197	30,515	4,528	8,776	13,321	3,467	24,593
Office & Administration	19,325	24,949	17,320	7,354	14,844	40,263	28,306
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>953,724</b>	<b>4,099,137</b>	<b>1,538,124</b>	<b>1,559,095</b>	<b>2,903,056</b>	<b>3,364,651</b>	<b>3,342,624</b>
<b>EXCESS(DEFICIT)</b>	<b>(66,258)</b>	<b>265,268</b>	<b>135,700</b>	<b>109,930</b>	<b>135,507</b>	<b>272,485</b>	<b>159,645</b>
Monthly Maint. / Charges Per Unit	636	3,778	1,450	1,390	2,633	3,039	2,973
% Increase from Prior Year	0.00%	2.60%	2.06%	1.52%	3.00%	3.00%	0.00%
Tax Deduction %		45%		42%	45%		50%
Debt per Unit		33,265		33,333	59,140		42,105
Mortgagee		Prudential		Investors	Valley		Farmington
Working Capital	483,719	2,803,251	1,438,026	369,585	454,986	731,697	1,252,705
Working Capital Per Unit	5,316	30,470	15,631	3,974	4,892	7,868	13,186

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	East End Ave.	E. 23rd St.	E. 86th St.	Riverside Dr.	E. 37th St.	E. 78th St.	E. 74th St
	CONDO	CONDO	COOP	COOP	CONDO	CONDO	COOP
	96 Units	98 Units	98 Units	98 Units	101 Units	102 Units	102 Units
<b>INCOME</b>							
Maintenance / Common Charges	3,739,081	1,689,105	3,246,466	2,651,056	1,061,759	1,785,952	509,173
Less: Abatements			(412,180)	(145,339)			(251,624)
Operating Assessments			386,724				
Electric			225,268				
Cable							
Commercial Rent / Common Charges	71,301	69,013	1,573,980		11,916	78,057	3,600,000
Late Fees	7,800	7,260	21,045	2,400	348	3,000	10,109
Parking							
Recreation Facilities	3,800						
Laundry			8,400		13,853	21,440	8,400
Interest / Investment	9,253	11,808	41,062	19,353	3,475	1,092	15,528
Transfer Fees							24,000
Moving Fees	22,000	25,000	2,000		5,750	11,400	1,000
Sublet Fees							
Storage Fees	48,500	19,600		36,464		2,175	
Other Income	3,367	4,494	16,524	14,480	1,424	299	27,798
<b>TOTAL INCOME</b>	<b>3,905,102</b>	<b>1,826,280</b>	<b>5,109,289</b>	<b>2,578,414</b>	<b>1,098,525</b>	<b>1,903,415</b>	<b>3,944,384</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID			2,373,494	765,431			2,059,473
Less: Abatements			(412,180)	(145,339)			(251,624)
Less: Refund							
Mortgages & Loans (P & I)			392,578	334,440			120,693
Payroll	1,147,863	542,853	1,242,592	598,960	439,347	833,023	660,642
Payroll Taxes	93,884	45,605	96,939	47,800	37,010	65,500	56,102
Pension & Welfare	389,118	193,331	416,464	205,568	166,373	322,346	223,202
Workers Comp. Insurance	43,213	27,009	44,542	21,582	18,972	41,260	28,328
Uniforms	24,089	7,901	38,867	7,029	3,910	9,952	14,781
Supt. Rent / Parking	50,103	143,950			38,433		
Payroll Processing	2,792	0	4,244			4,045	
Other Payroll Costs	4,245	2,857	5,001		1,415		
Gas & Electric	353,207	174,186	233,152	23,438	26,642	67,326	34,858
Heating	147,982	71,753	127,286	97,849	62,025	154,645	111,342
Water & Sewer	110,135	49,105	81,716	76,274	42,279	92,344	45,679
Cable							97,870
Building Supplies	50,658	30,499	40,115	48,438	14,074	28,291	43,473
Building Repairs & Maintenance	570,309	228,377	209,669	277,162	54,460	103,077	269,126
Elevator Repairs & Maintenance	67,321	16,473	40,474	39,046	15,264	43,543	29,612
Recreation Facilities	288,857						
Security Services							
Insurance	93,131	96,042	84,688	57,559	64,297	66,148	54,299
Management Fee	107,500	55,050	58,716	60,864	58,600	80,000	61,902
Legal	7,750	79,946	24,675	38,450	9,998	3,890	18,315
Accounting	14,626	12,691	16,653	13,200	13,205	15,168	17,725
Other Professional		89,877	18,003	12,216	4,438	23,802	15,237
Corporation Tax	4,575	4,078	39,331	6,877	2,554	1,054	30,236
Office & Administration	41,018	35,526	30,744	23,948	13,268	18,908	27,485
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>3,612,376</b>	<b>1,907,109</b>	<b>5,207,763</b>	<b>2,610,792</b>	<b>1,086,564</b>	<b>1,974,322</b>	<b>3,768,756</b>
<b>EXCESS(DEFICIT)</b>	<b>292,726</b>	<b>(80,829)</b>	<b>(98,474)</b>	<b>(32,378)</b>	<b>11,961</b>	<b>(70,907)</b>	<b>175,628</b>
Monthly Maint. / Charges Per Unit	3,246	1,436	2,739	2,131	876	1,459	210
% Increase from Prior Year	3.33%	3.29%	0.00%	2.00%	0.00%	0.00%	0.00%
Tax Deduction %			48%	31%			
Debt per Unit			112,245	59,773			31,373
Mortgagee			HSBC	TD			NCB
Working Capital	1,429,661	1,445,879	4,113,890	2,357,881	596,931	99,838	1,793,379
Working Capital Per Unit	14,892	14,754	41,978	24,060	5,910	979	17,582

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	Sutton Pl.	E. 49th St.	Park Ave.	W. 89th St.	W. 52nd St.	W. 48/49th St.	Central Pk So
	COOP	COOP	COOP	CONDO	CONDO	CONDO	COOP
	103 Units	103 Units	104 Units	108 Units	109 Units	110 Units	114 Units
<b>INCOME</b>							
Maintenance / Common Charges	2,842,127	1,905,422	2,770,394	1,362,280	2,008,806	1,124,465	2,673,938
Less: Abatements	(234,469)	(187,578)	(184,985)				(113,342)
Operating Assessments	194,682		228,609				135,841
Electric		94,208					
Cable							
Commercial Rent / Common Charges	52,698	460,277	142,113	39,385	57,703	21,600	
Late Fees		291	1,650	1,655	9,515	7,342	6,600
Parking							
Recreation Facilities							
Laundry	11,515	12,000	6,300				5,700
Interest / Investment	1,700	1,613	12,095	1,563	2,709	595	1,171
Transfer Fees			217,900				117,000
Moving Fees			1,500	9,500	17,000	250	
Sublet Fees							4,045
Storage Fees	2,725	32,425				50,000	2,375
Other Income	6,000	2,846	8,231	21,585	8,650	4,720	16,199
<b>TOTAL INCOME</b>	<b>2,876,978</b>	<b>2,321,504</b>	<b>3,203,807</b>	<b>1,435,968</b>	<b>2,104,383</b>	<b>1,208,972</b>	<b>2,849,527</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	1,372,416	1,113,458	1,273,726	13,627		1,090	1,277,789
Less: Abatements	(234,469)	(187,578)	(184,985)				(113,342)
Less: Refund							
Mortgages & Loans (P & I)	197,100	234,062	371,900	30,742			295,413
Payroll	688,008	452,796	625,669	506,785	726,530	650,995	637,732
Payroll Taxes	56,620	38,551	48,841	38,939	58,695	6,462	53,523
Pension & Welfare	289,402	168,556	210,058	216,360	196,073		241,578
Workers Comp. Insurance	27,577	18,992	26,071	19,775	29,255	3,191	26,753
Uniforms	8,254	3,668	12,324	6,250	21,115		7,115
Supt. Rent / Parking	4,800				158,319		
Payroll Processing	4,931	3,249		2,640	4,192	2,702	7,659
Other Payroll Costs		633					709
Gas & Electric	42,710	86,645	59,568	69,682	331,937	104,552	24,814
Heating	73,135	55,437	113,071	90,402	70,923	55,757	50,071
Water & Sewer	60,579	61,067	79,649	71,201	59,263	24,449	47,607
Cable							
Building Supplies	26,657	19,618	28,522	16,052	38,522	14,313	26,046
Building Repairs & Maintenance	127,641	68,005	130,138	69,030	264,771	136,659	104,616
Elevator Repairs & Maintenance	22,918	4,573	32,944	15,043	19,144	15,821	35,291
Recreation Facilities					123,223		
Security Services							
Insurance	48,595	64,027	80,310	67,733	109,111	44,586	41,764
Management Fee	57,995	51,900	83,028	64,500	71,400	52,242	67,488
Legal	3,843	20,524	80,903	13,131	12,939	14,777	45,429
Accounting	14,079	13,899	14,345	13,145	14,326	12,000	12,099
Other Professional	10,475	(626)	42,638	4,020	16,409	28,051	3,433
Corporation Tax	12,392	13,004	10,993	3,434	3,384	3,437	13,576
Office & Administration	14,923	24,175	17,871	27,448	26,425	23,253	24,955
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>2,930,581</b>	<b>2,328,635</b>	<b>3,157,584</b>	<b>1,359,939</b>	<b>2,355,956</b>	<b>1,194,337</b>	<b>2,932,118</b>
<b>EXCESS(DEFICIT)</b>	<b>(53,603)</b>	<b>(7,131)</b>	<b>46,223</b>	<b>76,029</b>	<b>(251,573)</b>	<b>14,635</b>	<b>(82,591)</b>
Monthly Maint. / Charges Per Unit	2,267	1,390	2,212	1,051	1,536	852	1,971
% Increase from Prior Year	2.52%	2.00%	5.44%	2.50%	0.00%	5.54%	4.50%
Tax Deduction %	48%	51%	49%				53%
Debt per Unit	52,427	33,623	54,808				37,137
Mortgagee	Investors	NYCB	JPM				NCB
Working Capital	750,824	1,190,146	1,792,138	1,564,188	350,654	380,736	285,038
Working Capital Per Unit	7,290	11,555	17,232	14,483	3,217	3,525	2,500

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN E. 62nd St. CONDO 115 Units	MAN W. 16th St. COOP 119 Units	MAN Battery Park CONDO 121 Units	MAN E. 37th St. COOP 124 Units	MAN E. 38th St. COOP 127 Units	QUEENS Kew Gardens COOP 129 Units	MAN W. 12th St. CONDO 129 Units
<b>INCOME</b>							
Maintenance / Common Charges	2,521,336	1,660,226	2,916,248	2,547,881	2,103,685	1,549,358	1,387,059
Less: Abatements		(236,000)	(143,554)	(171,087)	(197,693)	(166,068)	
Operating Assessments		247,670		139,996	229,594	132,262	
Electric		109,259					79,225
Cable							
Commercial Rent / Common Charges	132,608	425,428	147,682	38,861	187,274		54,886
Late Fees		450	1,428	5,692	12,967	1,650	79
Parking		44,625					
Recreation Facilities							
Laundry	9,163	16,373	27,600	17,081	9,000	16,200	24,000
Interest / Investment	28,979	4,055	13,913	5,465	2,199	540	9,901
Transfer Fees		16,500			34,125	1,405	
Moving Fees		6,453			2,708		
Sublet Fees		6,150			13,127		20,700
Storage Fees		16,618	36,450	35,578	15,730	23,365	30,715
Other Income	595		59,279	7,235	16,300	6,808	20,697
<b>TOTAL INCOME</b>	<b>2,692,681</b>	<b>2,317,807</b>	<b>3,059,046</b>	<b>2,626,702</b>	<b>2,429,016</b>	<b>1,565,520</b>	<b>1,627,262</b>
<b>EXPENSES</b>							
Ground Rent			525,394				
Real Estate Taxes / PILOT / BID		1,446,930	1,521,943	1,366,767	1,341,075	580,566	
Less: Abatements		(236,000)	(143,554)	(171,087)	(197,693)	(166,068)	
Less: Refund							
Mortgages & Loans (P & I)		171,094		153,460	140,160	245,300	
Payroll	869,751	191,480	482,331	476,592	457,932	228,780	573,115
Payroll Taxes	68,877	14,750	37,938	38,901	39,526	20,106	44,452
Pension & Welfare	306,060	72,726	178,220	159,559	158,190	82,284	210,370
Workers Comp. Insurance	47,405	9,151	21,328	39,346	27,528	13,230	23,939
Uniforms	9,682		4,384	5,158	5,571		1,463
Supt. Rent / Parking	108,000		453				
Payroll Processing	1,770	514	2,458	1,593		4,935	4,811
Other Payroll Costs	843			560	2,168		4,866
Gas & Electric	138,803	123,961	61,870	33,087	31,852	23,565	165,896
Heating	309,545	88,248	55,263	93,289	60,566	150,510	114,687
Water & Sewer	73,968	87,370	61,109	44,001	47,925	61,201	52,227
Cable							
Building Supplies	50,055	12,959	13,761	15,655	17,377	15,562	9,555
Building Repairs & Maintenance	323,061	35,846	92,700	124,892	72,846	55,736	108,772
Elevator Repairs & Maintenance	48,602	19,159	12,109	30,170	27,562	27,487	19,199
Recreation Facilities							
Security Services		53,251					
Insurance	123,236	58,700	92,763	49,736	45,946	64,235	57,958
Management Fee	100,000	65,700	55,500	75,712	54,945	40,788	67,000
Legal	9,076	17,051	27,816	8,318	36,912	7,062	8,497
Accounting	14,849	13,945	13,500	12,402	12,622	13,822	10,800
Other Professional	12,510	4,988	15,541	14,144	12,980	3,998	(1,980)
Corporation Tax	6,816	15,398	3,182	14,412	14,044	6,566	310
Office & Administration	20,807	11,299	15,478	19,015	16,913	14,618	18,238
Bad Debts (Recovery)			4,072				
<b>TOTAL EXPENSES</b>	<b>2,643,716</b>	<b>2,278,520</b>	<b>3,155,559</b>	<b>2,605,682</b>	<b>2,426,947</b>	<b>1,494,283</b>	<b>1,494,175</b>
<b>EXCESS(DEFICIT)</b>	<b>48,965</b>	<b>39,287</b>	<b>(96,513)</b>	<b>21,020</b>	<b>2,069</b>	<b>71,237</b>	<b>133,087</b>
Monthly Maint. / Charges Per Unit	1,827	1,171	1,910	1,691	1,401	979	896
% Increase from Prior Year	4.54%	3.74%	3.00%	2.70%	3.00%	2.73%	0.00%
Tax Deduction %		67%	44%	53%	55%	36%	
Debt per Unit		42,017		35,399	28,346	31,773	
Mortgagee		Sterling National		NYCB	NCB	NCB	
Working Capital	6,065,295	734,513	1,997,184	1,043,544	124,963	669,169	850,764
Working Capital Per Unit	52,742	6,172	16,506	8,416	984	5,187	6,595

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	NJ	BKLYN	MAN	MAN	MAN	MAN
	W. 21st St.	Ft. Lee	Grand Army Pl	E. 75th St.	Riverside Dr.	Gr. Village	Central Pk W
	COOP	COOP	COOP	COOP	COOP	COOP	COOP
	130 Units	131 Units	132 Units	134 Units	135 Units	137 Units	138 Units
<b>INCOME</b>							
Maintenance / Common Charges	1,729,423	2,297,720	1,487,371	3,107,480	3,916,835	1,864,025	12,237,930
Less: Abatements	(177,684)		(150,876)	(244,362)	(270,387)	(184,274)	(883,336)
Operating Assessments	176,297		83,847	316,977	217,082	249,550	978,165
Electric							509,630
Cable		82,944					
Commercial Rent / Common Charges	581,907		170,500	335,049		258,609	
Late Fees	3,270	2,541		4,254	3,275	2,438	
Parking		123,245					
Recreation Facilities				19,850			74,925
Laundry		23,640	15,179	12,600	8,792	23,115	8,100
Interest / Investment	474	2,726	3,329	6,343	12,244	4,516	16,534
Transfer Fees	75,830		16,800	352,580	312,900	160,120	
Moving Fees	4,200		2,125	4,000		20,600	
Sublet Fees				6,382		37,884	
Storage Fees	17,410	8,000	21,070	3,850	45,190	16,375	
Other Income	22,682	25,857	19,826	6,088	19,552	36,717	207,226
<b>TOTAL INCOME</b>	<b>2,433,809</b>	<b>2,566,673</b>	<b>1,669,171</b>	<b>3,931,091</b>	<b>4,265,483</b>	<b>2,489,675</b>	<b>13,149,174</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	1,140,897	495,250	514,044	1,850,255	2,064,851	1,498,138	6,351,242
Less: Abatements	(177,684)		(150,876)	(244,362)	(270,387)	(184,274)	(883,336)
Less: Refund							
Mortgages & Loans (P & I)	386,818	663,734	164,657	410,405	486,515	160,002	1,678,077
Payroll	393,114	429,585	397,739	591,384	608,740	280,731	2,159,936
Payroll Taxes	37,544	7,512	31,260	50,001	52,680	22,699	153,789
Pension & Welfare	100,169	15,568	74,543	216,380	197,677	59,728	693,546
Workers Comp. Insurance	17,285	7,773	19,044	28,109	23,811	12,456	81,106
Uniforms	7,316		7,667	10,390	6,513		14,241
Supt. Rent / Parking	18,900				2,676		
Payroll Processing		3,138	1,920	3,070	3,838		9,174
Other Payroll Costs	1,484					1,757	12,444
Gas & Electric	81,048	177,240	40,391	119,213	39,893	20,461	503,823
Heating	50,540	71,291	92,181	85,250	96,707	32,598	417,456
Water & Sewer	57,841	53,559	73,960	57,828	61,279	40,349	137,393
Cable		100,926					
Building Supplies	19,044	10,673	3,956	30,263	41,292	18,467	109,020
Building Repairs & Maintenance	136,054	145,189	73,108	183,986	191,029	84,045	518,759
Elevator Repairs & Maintenance	17,212	30,981	35,040	33,596	22,486	12,087	96,378
Recreation Facilities		30,379					
Security Services							
Insurance	47,053	94,699	61,537	87,203	68,248	57,310	231,073
Management Fee	62,652	58,765	54,600	65,325	47,850	55,856	131,500
Legal	43,863	48,369	4,000	34,108	56,070	20,110	25,915
Accounting	13,441	13,500	13,099	14,549	13,030	15,222	16,724
Other Professional	5,245	2,887	1,859	28,671	15,727	15,107	15,451
Corporation Tax	11,332	2,000	7,734	17,957	32,178	16,374	75,794
Office & Administration	28,262	21,039	28,017	23,311	23,254	22,130	31,698
Bad Debts (Recovery)							
<b>TOTAL EXPENSES</b>	<b>2,499,430</b>	<b>2,484,057</b>	<b>1,549,480</b>	<b>3,696,892</b>	<b>3,885,957</b>	<b>2,261,353</b>	<b>12,581,203</b>
<b>EXCESS(DEFICIT)</b>	<b>(65,621)</b>	<b>82,616</b>	<b>119,691</b>	<b>234,199</b>	<b>379,526</b>	<b>228,322</b>	<b>567,971</b>
Monthly Maint. / Charges Per Unit	1,108	1,462	897	1,978	2,385	1,174	7,447
% Increase from Prior Year	2.00%	0.00%	1.00%	1.50%	2.60%	3.50%	6.28%
Tax Deduction %	57%	43%	31%	53%	56%	63%	58%
Debt per Unit	52,988	75,954	22,565	52,194	44,366	31,387	213,406
Mortgagee	NCB	NCB	NCB	Sterling	NCB	NCB	Prudential
Working Capital	122,452	3,656,425	1,741,103	1,418,775	1,574,009	819,812	7,817,097
Working Capital Per Unit	942	27,912	13,190	10,588	11,659	5,984	56,646

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	E. 92nd St.	E. 9th St.	W. 92nd St.	E. 80th St.	Gramercy Pk	E. 56th St.	Battery Park
	CONDO	CONDOP	COOP	CONDO	COOP	CONDO	CONDO
	142 Units	145 Units	146 Units	146 Units	149 Units	157 Units	162 Units
<b>INCOME</b>							
Maintenance / Common Charges	1,769,998	2,732,454	2,936,530	1,339,452	3,947,121	1,218,740	5,547,632
Less: Abatements		(184,880)	(278,528)		(298,090)		(108,731)
Operating Assessments	26,367	59,879	300,574		339,619		
Electric							
Cable							
Commercial Rent / Common Charges		191,654	206,524			57,307	982,484
Late Fees	8,594	400	1,650	4,157	3,450	1,499	22,200
Parking							
Recreation Facilities				1,675	2,000		
Laundry	3,198	25,200	21,693	27,000	5,498	24,494	38,400
Interest / Investment	1,119	10,533	7,102	5,250	14,204	2,206	30,678
Transfer Fees		18,570	50,468	10,000	195,056		
Moving Fees	15,250		1,000			23,500	
Sublet Fees	1,250	87,594		19,750			
Storage Fees	7,123	66,600	31,290	46,025		25,003	
Other Income	1,900	17,150	5,675	24,041		2,847	35,003
<b>TOTAL INCOME</b>	<b>1,834,799</b>	<b>3,025,154</b>	<b>3,283,978</b>	<b>1,477,350</b>	<b>4,208,858</b>	<b>1,355,596</b>	<b>6,547,666</b>
<b>EXPENSES</b>							
Ground Rent							2,031,516
Real Estate Taxes / PILOT / BID	10,746	1,236,239	1,755,576		1,996,537		2,761,826
Less: Abatements		(184,880)	(278,528)		(298,090)		(108,731)
Less: Refund							
Mortgages & Loans (P & I)	51,044	411,685	113,765		262,500		22,598
Payroll	610,405	591,540	579,874	499,968	890,749	434,952	567,461
Payroll Taxes	48,330	42,899	45,729	40,011	71,100	34,705	43,825
Pension & Welfare	234,831	168,001	198,869	215,382	298,674	146,086	220,304
Workers Comp. Insurance	26,093	19,270	21,625	24,142	26,970	15,987	21,363
Uniforms	8,514	13,825	7,639	4,538	7,794	2,331	4,916
Supt. Rent / Parking					5,554		
Payroll Processing	3,850	3,459		1,688	3,779		3,617
Other Payroll Costs	681					6,648	413
Gas & Electric	115,110	50,053	64,226	50,697	45,699	58,907	108,626
Heating	96,336	120,361	145,923	100,368	140,147	137,799	103,754
Water & Sewer	112,383	79,315	121,916	76,578	70,516	101,815	126,603
Cable							
Building Supplies	44,497	25,267	19,923	12,594	26,969	14,603	33,108
Building Repairs & Maintenance	223,283	165,845	225,862	107,401	178,131	91,580	73,733
Elevator Repairs & Maintenance	33,536	31,380	22,646	20,121	63,989	42,890	25,567
Recreation Facilities							
Security Services							
Insurance	57,440	85,187	91,444	84,471	81,498	63,226	135,711
Management Fee	52,800	86,052	73,500	70,000	75,000	70,000	76,493
Legal	43,772	20,214	572	7,682	21,251	21,337	28,235
Accounting	11,500	25,725	13,976	13,376	17,185	14,176	14,000
Other Professional	18,139	8,104	4,416	12,728	11,964	5,365	15,410
Corporation Tax	3,326	12,228	19,193	3,525	23,330	4,220	5,248
Office & Administration	14,446	35,934	11,721	16,264	16,607	17,870	16,881
Bad Debts (Recovery)							(60,714)
<b>TOTAL EXPENSES</b>	<b>1,821,062</b>	<b>3,047,703</b>	<b>3,259,867</b>	<b>1,361,534</b>	<b>4,037,853</b>	<b>1,284,497</b>	<b>6,271,763</b>
<b>EXCESS(DEFICIT)</b>	<b>13,737</b>	<b>(22,549)</b>	<b>24,111</b>	<b>115,816</b>	<b>171,005</b>	<b>71,099</b>	<b>275,903</b>
Monthly Maint. / Charges Per Unit	1,054	1,499	1,689	765	2,231	627	2,798
% Increase from Prior Year	0.00%	0.00%	3.00%	0.00%	0.00%	0.00%	2.50%
Tax Deduction %		47%	47%		49%		42%
Debt per Unit	1,750	50,735	13,136		46,980		
Mortgagee	Flushing	First Republic	NCB		Sterling		
Working Capital	807,656	1,480,348	720,537	830,740	3,007,050	392,200	4,058,226
Working Capital Per Unit	5,688	10,209	4,935	5,690	20,182	2,498	25,051

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	E. 63rd St.	E. 90th St.	E. 35th St.	E. 25th St.	Battery Park	W. 59th St.	E. 79th St.
	COOP	COOP	COND-OP	COOP	CONDO	CONDO	COOP
	165 Units	166 Units	166 Units	172 Units	182 Units	186 Units	189 Units
<b>INCOME</b>							
Maintenance / Common Charges	4,428,431	3,492,053	3,097,403	3,041,799	6,054,953	2,693,947	4,124,456
Less: Abatements	(244,056)	(335,528)	(286,075)	(275,571)	(257,014)		(378,755)
Operating Assessments	239,419	315,743	483,556	293,066			312,432
Electric	127,997				160,482		
Cable							
Commercial Rent / Common Charges	716,651	490,907	330,640	237,909	922,512	123,504	144,456
Late Fees	12,900	7,877	3,000	3,150	53,919	2,410	4,500
Parking				127,835			
Recreation Facilities			12,026				
Laundry	3,750	29,668	24,600	12,872		5,717	13,026
Interest / Investment	8,041	10,878	3,776	5,778	9,186	8,560	12,937
Transfer Fees	47,496			65,643			127,500
Moving Fees	500	12,600	10,150			32,500	3,000
Sublet Fees	19,000	34,410		21,120		38,833	6,702
Storage Fees		39,668	31,866				50,530
Other Income	18,335	22,230	5,660	10,115	49,427	9,718	7,043
<b>TOTAL INCOME</b>	<b>5,378,464</b>	<b>4,120,506</b>	<b>3,716,602</b>	<b>3,543,716</b>	<b>6,993,465</b>	<b>2,915,189</b>	<b>4,427,827</b>
<b>EXPENSES</b>							
Ground Rent					2,113,543		
Real Estate Taxes / PILOT / BID	1,471,152	2,178,705	1,998,871	1,817,203	3,189,852		2,316,134
Less: Abatements	(244,056)	(335,528)	(286,075)	(275,571)	(257,014)		(378,755)
Less: Refund							
Mortgages & Loans (P & I)	2,592,013	539,795	279,453	244,644	26,292		463,235
Payroll	475,686	635,941	531,614	551,199	529,436	927,967	826,790
Payroll Taxes	37,551	51,683	42,707	45,381	42,428	76,550	69,944
Pension & Welfare	170,119	243,555	198,011	182,376	210,504	335,338	301,074
Workers Comp. Insurance	18,742	24,245	21,119	18,732	21,549	71,448	46,415
Uniforms	6,787	3,449	2,626	9,711	4,182	16,872	11,338
Supt. Rent / Parking	6,852					107,820	
Payroll Processing	3,390	8,049	1,553		2,574		
Other Payroll Costs	389	832			228	4,119	4,786
Gas & Electric	149,595	64,459	192,471	95,348	306,412	271,145	34,452
Heating	117,823	112,407	96,135	144,999	130,048	100,726	74,849
Water & Sewer	129,249	116,675	111,071	96,236	115,702	110,937	108,966
Cable							
Building Supplies	27,888	11,316	30,583	43,307	14,089	51,867	65,303
Building Repairs & Maintenance	136,736	145,885	136,061	211,065	104,018	294,799	157,727
Elevator Repairs & Maintenance	14,698	36,798	23,455	15,294	47,348	41,149	25,072
Recreation Facilities						166,945	
Security Services							
Insurance	80,369	77,633	77,104	68,997	233,297	115,312	58,798
Management Fee	98,908	77,614	85,509	75,013	71,059	103,216	82,000
Legal	17,249	61,804	14,517	42,546	54,661	3,922	59,690
Accounting	15,580	14,760	19,900	15,291	14,000	15,124	18,199
Other Professional	11,132	7,670	6,468	24,200	16,040	10,768	22,917
Corporation Tax	3,438	29,437	21,828	27,270	3,771	3,114	31,956
Office & Administration	13,943	25,149	24,763	27,224	16,234	75,705	32,224
Bad Debts (Recovery)					65,877		
<b>TOTAL EXPENSES</b>	<b>5,355,233</b>	<b>4,132,333</b>	<b>3,629,744</b>	<b>3,480,465</b>	<b>7,076,130</b>	<b>2,904,843</b>	<b>4,433,114</b>
<b>EXCESS(DEFICIT)</b>	<b>23,231</b>	<b>(11,827)</b>	<b>86,858</b>	<b>63,251</b>	<b>(82,665)</b>	<b>10,346</b>	<b>(5,287)</b>
Monthly Maint. / Charges Per Unit	2,234	1,743	1,654	1,482	2,655	1,207	1,789
% Increase from Prior Year	0.00%	0.00%	2.00%	0.00%	0.50%	2.00%	3.00%
Tax Deduction %	46%	52%	54%	51%	43%		53%
Debt per Unit	262,735	55,583	31,627	23,177			43,098
Mortgagee	NYCB	Principal	Beech St Capital	TD			Investors
Working Capital	1,637,196	2,415,878	1,592,092	730,932	1,397,402	1,407,184	1,861,398
Working Capital Per Unit	9,922	14,553	9,591	4,250	7,678	7,566	9,849

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN E. 34th St.	MAN E. 79th St.	MAN E. 10th St.	MAN E. 24th St.	MAN E. 64th St.	MAN Financial Dist	E. 61th St.
	CONDO	COOP	COOP	COOP	CONDO	COOP	CONDO
	191 Units	192 Units	196 Units	204 Units	205 Units	205 Units	216 Units
<b>INCOME</b>							
Maintenance / Common Charges	2,426,460	3,278,848	4,423,414	3,162,425	2,898,488	3,691,424	3,103,083
Less: Abatements		(385,576)	(344,955)	(362,706)		(376,837)	
Operating Assessments		353,865		324,583		404,102	
Electric					178,618		420,041
Cable						46,653	
Commercial Rent / Common Charges	47,386	381,679		203,347	100,172	1,101,788	85,014
Late Fees	2,740	700	7,100	1,395	59,150	10,099	29,051
Parking							
Recreation Facilities					28,789		
Laundry	2,621	18,862	34,950	27,000	26,401	25,200	
Interest / Investment	7,705	466	11,025	11,058	7,234	8,599	49,839
Transfer Fees		140,834		16,860		303,570	
Moving Fees	24,500	2,750	37,390		18,000	11,456	16,000
Sublet Fees			107,813	25,920			500
Storage Fees				17,000	34,830		56,875
Other Income	24,984	13,787	25,816	4,145	73,827	13,630	15,410
<b>TOTAL INCOME</b>	<b>2,536,396</b>	<b>3,806,215</b>	<b>4,302,553</b>	<b>3,431,027</b>	<b>3,425,509</b>	<b>5,239,684</b>	<b>3,775,813</b>
<b>EXPENSES</b>							
Ground Rent							
Real Estate Taxes / PILOT / BID	6,845	2,090,336	2,190,201	1,975,532	9,859	2,343,542	10,769
Less: Abatements		(385,576)	(344,955)	(362,706)		(376,837)	
Less: Refund							
Mortgages & Loans (P & I)	50,228	332,421	646,723	195,953		821,230	
Payroll	965,374	665,897	703,976	575,116	1,153,960	630,081	1,095,903
Payroll Taxes	83,241	53,547	55,823	49,158	91,856	50,375	89,014
Pension & Welfare	343,436	265,070	234,129	237,155	437,411	226,764	474,638
Workers Comp. Insurance	33,653	24,933	26,110	23,594	26,328	26,322	44,786
Uniforms	13,423	9,819	10,268	8,711	26,694	625	5,910
Supt. Rent / Parking							
Payroll Processing	4,488	2,880	4,227	4,594	3,344		5,246
Other Payroll Costs				959	3,014	700	
Gas & Electric	214,441	52,291	52,099	52,304	328,945	86,399	441,675
Heating	44,674	125,657	129,287	94,382	393,142	184,876	526,447
Water & Sewer	105,338	89,295	119,455	103,606	198,811	156,734	239,449
Cable						72,369	
Building Supplies	59,396	43,718	45,345	31,935	27,072	37,439	30,593
Building Repairs & Maintenance	264,675	145,485	184,253	94,253	128,987	161,799	264,364
Elevator Repairs & Maintenance	61,113	19,770	17,218	58,085	37,045	55,334	34,588
Recreation Facilities							
Security Services							
Insurance	86,796	73,635	111,953	82,677	128,407	109,202	121,970
Management Fee	94,000	83,232	98,988	96,580	103,432	114,150	94,640
Legal	13,685	9,743	10,423	12,636	38,456	59,564	110,497
Accounting	16,622	14,122	17,553	15,099	11,669	19,791	14,122
Other Professional	4,979		3,529	15,373	19,990	19,495	40,849
Corporation Tax	3,601	24,580	28,119	24,938	2,390	27,035	6,391
Office & Administration	62,605	44,826	49,971	23,339	28,363	37,094	21,434
Bad Debts (Recovery)					165,000		
<b>TOTAL EXPENSES</b>	<b>2,532,613</b>	<b>3,785,681</b>	<b>4,394,695</b>	<b>3,413,273</b>	<b>3,364,175</b>	<b>4,864,083</b>	<b>3,673,285</b>
<b>EXCESS(DEFICIT)</b>	<b>3,783</b>	<b>20,534</b>	<b>(92,142)</b>	<b>17,754</b>	<b>61,334</b>	<b>375,601</b>	<b>102,528</b>
Monthly Maint. / Charges Per Unit	1,059	1,409	1,798	1,276	1,178	1,512	1,197
% Increase from Prior Year	4.92%	5.00%	3.00%	0.00%	2.17%	5.00%	-1.82%
Tax Deduction %		53%	55%	52%		53%	
Debt per Unit		24,618	23,744	15,651		43,852	
Mortgagee		NCB	JPM	Valley		AmeriSphere	
Working Capital	1,356,938	205,899	1,466,882	1,394,485	1,473,247	2,386,662	2,805,546
Working Capital Per Unit	7,104	1,072	7,484	6,836	7,187	11,642	12,989



**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	BKLYN	MAN	MAN	MAN
	E. 60th St.	Financial Dist	Battery Park	Sheeps. Bay	Gr. Village	Gr. Village	Battery Park
	CONDO	CONDO	CONDO	COOP	CONDOP	COOP	CONDO
	219 Units	220 Units	234 Units	239 Units	242 Units	242 Units	248 Units
<b>INCOME</b>							
Maintenance / Common Charges	3,216,557	5,445,507	9,855,872	1,761,287	4,647,096	4,818,600	6,848,680
Less: Abatements			(606,304)	(168,618)	(284,539)	(451,639)	(274,435)
Operating Assessments				88,005	250,371	521,256	
Electric							
Cable							
Commercial Rent / Common Charges	28,800		55,239	171,512	7,109	1,543,073	19,679
Late Fees	9,050	54,040	45,799	976	11,361	6,400	1,755
Parking				43,678			
Recreation Facilities							
Laundry	4,947			24,000	27,600	68,011	63,000
Interest / Investment	918	7,651	20,588		11,036	3,879	10,579
Transfer Fees					249,990		
Moving Fees		18,500			7,000	18,000	
Sublet Fees				19,470	61,809	18,003	
Storage Fees	27,706	11,520		19,566		23,170	36,675
Other Income	27,026	176,941	117,095	1,585	18,726	25,287	53,762
<b>TOTAL INCOME</b>	<b>3,315,004</b>	<b>5,714,159</b>	<b>9,488,289</b>	<b>1,961,461</b>	<b>5,007,559</b>	<b>6,594,040</b>	<b>6,759,695</b>
<b>EXPENSES</b>							
Ground Rent			879,416				972,788
Real Estate Taxes / PILOT / BID	15,809	19,867	5,857,646	566,470	2,299,865	2,957,842	3,978,850
Less: Abatements			(606,304)	(168,618)	(284,539)	(451,639)	(274,435)
Less: Refund							
Mortgages & Loans (P & I)				267,193	656,774	2,147,528	
Payroll	1,088,175	1,616,141	1,045,398	321,266	709,510	752,314	742,478
Payroll Taxes	100,395	138,110	88,143	27,635	58,536	62,364	63,732
Pension & Welfare	434,713	626,514	389,496	129,627	271,168	256,042	304,202
Workers Comp. Insurance	37,082	51,798	57,947	18,914	25,164	23,760	21,721
Uniforms	4,177	9,182	10,846	1,218	11,364	435	6,124
Supt. Rent / Parking							
Payroll Processing		6,801	5,010			4,833	3,945
Other Payroll Costs	6,114	8,455	24,833	2,769	0	820	384
Gas & Electric	219,051	525,497	371,380	48,844	147,715	208,489	106,822
Heating	328,579	167,435	187,944	111,298	102,763	46,264	161,557
Water & Sewer	153,887	239,599	85,965	166,029	98,077	95,773	185,109
Cable							
Building Supplies	33,716	80,527	43,507	39,417	54,206	57,955	8,250
Building Repairs & Maintenance	141,958	728,525	535,300	124,266	287,530	273,989	136,471
Elevator Repairs & Maintenance	77,382	77,988	49,406	28,352	34,283	37,343	30,740
Recreation Facilities		231,695					
Security Services							
Insurance	131,016	466,427	189,768	107,470	96,972	143,144	242,698
Management Fee	118,000	220,912	105,000	76,560	136,340	113,547	78,000
Legal	6,547	360,065	41,830	6,435	9,604	59,672	28,648
Accounting	14,326	56,645	18,000	14,214	21,276	24,600	13,000
Other Professional	14,625	21,557	25,088	6,501	50,312	27,897	27,405
Corporation Tax	5,642	10,839	9,778	7,218	27,883	19,413	2,383
Office & Administration	32,825	61,205	79,992	20,198	40,179	43,309	19,423
Bad Debts (Recovery)			37,069				5,739
<b>TOTAL EXPENSES</b>	<b>2,964,019</b>	<b>5,725,784</b>	<b>9,532,458</b>	<b>1,923,276</b>	<b>4,854,982</b>	<b>6,905,694</b>	<b>6,866,034</b>
<b>EXCESS(DEFICIT)</b>	<b>350,985</b>	<b>(11,625)</b>	<b>(44,169)</b>	<b>38,185</b>	<b>152,577</b>	<b>(311,654)</b>	<b>(106,339)</b>
Monthly Maint. / Charges Per Unit	1,224	2,063	3,294	586	1,588	1,683	2,209
% Increase from Prior Year	2.00%	2.03%	0.00%	0.00%	5.94%	1.12%	5.00%
Tax Deduction %			54%	32%	59%	67%	54%
Debt per Unit				17,173	43,595	182,524	
Mortgagee				Sterling	Valley	Principal	
Working Capital	1,509,345	4,229,610	2,740,968	495,595	1,337,783	1,978,602	1,803,297
Working Capital Per Unit	6,892	19,226	11,714	2,074	5,528	8,176	7,271

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	Battery Park	Financial Dist	Riverside Dr.	W. 57th St.	E. 21st St.	E. 69th St.	E. 52nd St.
	CONDO	CONDO	CONDO	CONDO	COOP	CONDO	COOP
	249 Units	257 Units	261 Units	261 Units	262 Units	283 Units	287 Units
<b>INCOME</b>							
Maintenance / Common Charges	13,355,074	3,555,583	2,183,979	2,593,493	3,257,180	6,255,362	7,036,508
Less: Abatements	(703,309)				(493,925)		(840,674)
Operating Assessments	112,035				506,394		830,410
Electric	395,686				525,773	312,570	
Cable							
Commercial Rent / Common Charges	301,999	261,348			1,343,785	392,881	321,122
Late Fees	14,797	48,553	14,100	5,000	8,400	28,112	6,600
Parking					175,650		453,720
Recreation Facilities		12,050					34,003
Laundry		11,400	49,380	39,599	39,000		33,600
Interest / Investment	32,551	6,081	5,156	15,650	16,262	11,091	9,853
Transfer Fees					292,268		45,449
Moving Fees	5,600	62,200		7,900	12,568		1,400
Sublet Fees				28,980	5,619		6,989
Storage Fees	780	1,800			18,420	110,001	90,484
Other Income	43,674	15,544	3,939	24,005	25,573	33,756	19,955
<b>TOTAL INCOME</b>	<b>13,558,887</b>	<b>3,974,559</b>	<b>2,256,554</b>	<b>2,714,627</b>	<b>5,732,967</b>	<b>7,143,773</b>	<b>8,049,419</b>
<b>EXPENSES</b>							
Ground Rent	2,108,329						
Real Estate Taxes / PILOT / BID	7,119,946	15,402			2,928,867	13,243	5,106,023
Less: Abatements	(703,309)				(493,925)		(840,674)
Less: Refund							
Mortgages & Loans (P & I)		72,734			544,855		546,000
Payroll	1,543,130	1,247,444	673,673	883,785	692,837	2,112,906	1,384,862
Payroll Taxes	132,147	107,632	53,828	71,423	58,451	174,286	110,338
Pension & Welfare	584,328	465,793	256,921	314,193	253,249	869,284	482,935
Workers Comp. Insurance	56,666	78,605	32,005	47,875	25,990	63,172	42,841
Uniforms	18,220	10,589	12,151	14,315	10,673	31,523	26,365
Supt. Rent / Parking			43,395			34,184	
Payroll Processing	6,600		4,409	2,219	2,209	12,048	
Other Payroll Costs	2,830					1,989	
Gas & Electric	922,605	250,452	61,581	152,348	377,486	638,441	102,675
Heating	103,140	71,066	134,682	240,450	140,362	583,497	302,256
Water & Sewer	119,290	144,073	123,357	144,956	135,294	288,071	177,501
Cable							
Building Supplies	115,535	60,706	23,763	65,820	57,500	49,620	74,590
Building Repairs & Maintenance	652,571	342,618	117,529	183,022	268,407	371,911	321,915
Elevator Repairs & Maintenance	126,041	60,094	25,422	51,934	24,419	65,863	65,516
Recreation Facilities	100,168	81,173					
Security Services						258,401	
Insurance	337,993	392,036	87,956	146,487	106,925	255,064	122,973
Management Fee	100,846	119,373	124,800	85,075	100,785	167,647	97,214
Legal	68,925	35,766	43,155	20,147	25,214	15,878	37,999
Accounting	25,722	19,622	15,000	17,145	18,318	19,510	21,153
Other Professional	28,604	46,619	7,131	9,019	30,412	4,721	29,698
Corporation Tax	13,723	8,046	2,379	5,107	37,472	11,100	72,630
Office & Administration	52,153	35,006	30,350	31,355	31,002	55,093	34,470
Bad Debts (Recovery)				17,722			
<b>TOTAL EXPENSES</b>	<b>13,636,203</b>	<b>3,664,849</b>	<b>1,873,487</b>	<b>2,504,397</b>	<b>5,376,802</b>	<b>6,097,452</b>	<b>8,319,280</b>
<b>EXCESS(DEFICIT)</b>	<b>(77,316)</b>	<b>309,710</b>	<b>383,067</b>	<b>210,230</b>	<b>356,165</b>	<b>1,046,321</b>	<b>(269,861)</b>
Monthly Maint. / Charges Per Unit	4,272	1,153	697	828	1,040	1,842	2,040
% Increase from Prior Year	0.00%	0.00%	1.00%	1.50%	0.00%	3.00%	6.84%
Tax Deduction %	49%				62%		66%
Debt per Unit					26,486		45,296
Mortgagee					Cap One		Guardian
Working Capital	2,514,007	3,438,806	2,335,320	2,672,807	2,865,115	4,754,537	940,896
Working Capital Per Unit	10,096	13,381	8,948	10,241	10,936	16,800	3,278

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	BKLYN	MAN	MAN	MAN	MAN	MAN	MAN
	Sheeps. Bay	E. 93rd St.	Battery Park	Central Pk So	W. 43rd St.	Central Pk So	Wash. Sq Pk
	COOP	CONDO	CONDO	COOP	CONDO	CONDO	COOP
	287 Units	290 Units	294 Units	309 Units	310 Units	340 Units	348 Units
<b>INCOME</b>							
Maintenance / Common Charges	2,663,236	3,483,727	9,638,459	8,869,755	2,537,203	6,357,805	8,958,313
Less: Abatements	(418,204)		(70,248)	(535,582)			(678,157)
Operating Assessments	279,285			1,157,300			872,716
Electric	80,233					221,588	
Cable							
Commercial Rent / Common Charges	28,907		85,490	2,628,755	27,910	69,842	1,272,779
Late Fees	3,200		300	4,100	16,336	28,839	6,327
Parking	121,685						
Recreation Facilities					43,353		84,890
Laundry	34,200	36,950	56,400	57,600	46,800	1,500	30,723
Interest / Investment	4,300	8,639	4,448	42,656	2,876	5,364	94,910
Transfer Fees	128,550						558,100
Moving Fees	2,500	15,750			10,550		
Sublet Fees		1,300			8,588		32,654
Storage Fees	15,246				28,959	61,588	97,527
Other Income	16,820	8,684	7,170	22,063	53,473	91,659	106,533
<b>TOTAL INCOME</b>	<b>2,959,958</b>	<b>3,555,050</b>	<b>9,722,019</b>	<b>12,246,647</b>	<b>2,776,048</b>	<b>6,838,185</b>	<b>11,437,315</b>
<b>EXPENSES</b>							
Ground Rent			2,842,703				
Real Estate Taxes / PILOT / BID	1,249,595	15,487	4,673,905	7,098,013	12,932	10,594	5,069,656
Less: Abatements	(418,204)		(70,248)	(535,582)			(678,157)
Less: Refund							
Mortgages & Loans (P & I)	203,758			832,167	25,263		1,800,434
Payroll	289,682	1,253,191	857,258	1,907,602	904,075	2,267,133	1,851,018
Payroll Taxes	25,131	99,414	73,231	165,942	71,856	169,728	149,059
Pension & Welfare	120,748	458,557	365,237	699,650	316,078	725,202	659,852
Workers Comp. Insurance	11,219	44,540	27,639	76,305	29,339	62,806	90,479
Uniforms		13,840	7,255	18,930	9,811	21,063	11,882
Supt. Rent / Parking							
Payroll Processing	1,902		4,331	7,015	6,312		
Other Payroll Costs	709	628					3,290
Gas & Electric	312,893	214,730	133,437	325,432	102,275	551,108	148,396
Heating	155,763	272,811	165,892	448,799	189,825	354,940	297,636
Water & Sewer	178,945	186,921	152,107	331,409	132,403	403,761	161,377
Cable							
Building Supplies	15,009	87,938	16,523	92,246	46,817	62,202	56,318
Building Repairs & Maintenance	134,618	402,988	198,582	488,711	254,739	395,942	390,498
Elevator Repairs & Maintenance	34,734	42,337	52,325	98,498	41,939	86,178	44,495
Recreation Facilities		50,074			167,306		
Security Services						434,223	
Insurance	150,469	213,147	245,251	255,447	168,672	203,469	185,332
Management Fee	88,292	155,299	51,500	136,269	165,330	200,000	140,000
Legal	43,067	10,711	8,369	88,392	70,800	31,176	116,484
Accounting	16,291	15,076	12,500	20,291	18,500	17,395	26,837
Other Professional	5,905	24,873	10,455	23,035	35,314	843	108,522
Corporation Tax	14,846	1,873	870	113,547	2,292	3,004	63,530
Office & Administration	28,199	29,135	18,034	50,618	46,065	66,190	59,149
Bad Debts (Recovery)						1,331	
<b>TOTAL EXPENSES</b>	<b>2,663,571</b>	<b>3,593,570</b>	<b>9,847,156</b>	<b>12,742,736</b>	<b>2,817,943</b>	<b>6,068,288</b>	<b>10,756,087</b>
<b>EXCESS(DEFICIT)</b>	<b>296,387</b>	<b>(38,520)</b>	<b>(125,137)</b>	<b>(496,089)</b>	<b>(41,895)</b>	<b>769,897</b>	<b>681,228</b>
Monthly Maint. / Charges Per Unit	733	1,001	2,712	2,560	682	1,558	2,192
% Increase from Prior Year	0.00%	3.84%	3.00%	0.00%	1.00%	4.90%	3.10%
Tax Deduction %	34%		48%	62%			55%
Debt per Unit	15,068			103,560			105,896
Mortgagee	NCB			BNY			NYCB
Working Capital	1,545,607	1,020,877	1,527,284	10,195,959	505,126	2,479,686	8,031,881
Working Capital Per Unit	5,385	3,520	5,195	32,997	1,629	7,293	23,080

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	MAN	MAN	MAN
	Financial Dist	W. 73rd St.	Central Pk W	E. 37th St.	Central Pk W	E. 52nd St.	W. 9th St.
	CONDO	CONDO	CONDO	CONDO	CONDO	COOP	COOP
	382 Units	400 Units	410 Units	410 Units	414 Units	415 Units	420 Units
<b>INCOME</b>							
Maintenance / Common Charges	5,619,791	5,997,981	8,193,088	4,610,006	2,625,864	11,626,768	7,407,430
Less: Abatements						(775,882)	(228,444)
Operating Assessments						750,795	
Electric	513,838	94,026		51,085			
Cable							
Commercial Rent / Common Charges	489,024	550,972	414,393	31,880		92,947	1,142,271
Late Fees	22,691	12,219		16,219	7,288	15,733	2,049
Parking					225,681		
Recreation Facilities					34,978		27,092
Laundry		36,898	33,096	79,270	63,000	64,380	52,800
Interest / Investment	24,212	1,768	78,258	8,417		30,529	3,404
Transfer Fees					5,200	363,418	
Moving Fees	58,794	21,725	44,375	24,150	34,475	23,000	20,250
Sublet Fees						30,719	
Storage Fees	14,500	5,150	162,175	11,476	43,860		21,000
Other Income	146,720	48,508	207,005	47,798	27,380	75,486	28,251
<b>TOTAL INCOME</b>	<b>6,889,570</b>	<b>6,769,247</b>	<b>9,132,390</b>	<b>4,880,301</b>	<b>3,067,726</b>	<b>12,297,893</b>	<b>8,476,103</b>
<b>EXPENSES</b>							
Ground Rent							925,000
Real Estate Taxes / PILOT / BID	17,003	10,184		29,149		5,002,225	3,565,041
Less: Abatements						(775,882)	(228,444)
Less: Refund							
Mortgages & Loans (P & I)	75,953	245,903				843,750	484,062
Payroll	1,629,463	2,435,230	3,610,730	1,537,212	897,125	2,535,962	1,199,469
Payroll Taxes	136,465	235,073	285,682	109,698	75,847	217,413	99,800
Pension & Welfare	600,917	894,262	1,367,795	535,127	329,802	995,481	395,618
Workers Comp. Insurance	73,814	90,499	123,134	53,666	31,322	93,701	74,559
Uniforms	5,034	30,817	41,999	4,946	11,080	53,477	2,160
Supt. Rent / Parking	7,875	4,223	5,535	11,267			7,700
Payroll Processing	11,355		9,323	5,520			5,443
Other Payroll Costs	2,551	3,041	12,498	745		19,563	
Gas & Electric	1,197,308	295,785	748,898	342,344	122,825	531,850	73,050
Heating	572,959	534,742	401,371	567,023	213,920	307,851	260,555
Water & Sewer	187,998	254,579	478,172	403,498	217,745	437,643	259,056
Cable							
Building Supplies	162,448	134,397	133,690	81,314	140,930	81,359	51,522
Building Repairs & Maintenance	490,664	799,538	728,443	357,747	292,207	314,754	225,321
Elevator Repairs & Maintenance	95,835	81,579	163,716	41,852	24,770	91,784	27,388
Recreation Facilities	355,390			486,251			
Security Services					157,020		
Insurance	502,801	212,304	233,609	215,541	127,090	210,975	157,452
Management Fee	283,509	180,000	168,000	140,933	175,846	296,940	160,925
Legal	67,575	86,726	120,902	32,576	12,854	85,394	51,457
Accounting	23,023	22,126	19,145	21,076	14,622	25,000	20,775
Other Professional	35,238	7,956	65,527	13,263	6,584	59,920	1,500
Corporation Tax	7,970	4,586	7,673	6,356		71,226	41,010
Office & Administration	119,590	84,021	56,729	65,957	40,075	77,383	41,254
Bad Debts (Recovery)	27,000	38,032		124,047			
<b>TOTAL EXPENSES</b>	<b>6,689,738</b>	<b>6,685,603</b>	<b>8,782,571</b>	<b>5,187,108</b>	<b>2,891,664</b>	<b>11,577,769</b>	<b>7,901,673</b>
<b>EXCESS(DEFICIT)</b>	<b>199,832</b>	<b>83,644</b>	<b>349,819</b>	<b>(306,807)</b>	<b>176,062</b>	<b>720,124</b>	<b>574,430</b>
Monthly Maint. / Charges Per Unit	1,226	1,250	1,749	937	529	2,330	1,424
% Increase from Prior Year	0.00%	0.00%	0.00%	4.50%	1.50%	3.25%	2.00%
Tax Deduction %						42%	38%
Debt per Unit						65,060	38,095
Mortgagee						Dime	BNY
Working Capital	3,290,595	778,705	4,522,414	1,516,551	3,236,910	5,917,489	1,414,092
Working Capital Per Unit	8,614	1,947	11,030	3,699	7,819	14,259	3,367

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN	MAN	MAN	MAN	BKLYN	MAN	MAN
	E. 63rd St.	W. 72nd St.	E. 66th St.	Battery Park	Downtown	E. 40th St.	E. 56th St.
	CONDOP	COOP	CONDO	CONDO	COOP	CONDOP	COOP
	492 Units	493 Units	493 Units	550 Units	552 Units	587 Units	628 Units
<b>INCOME</b>							
Maintenance / Common Charges	8,552,898	11,315,387	8,860,875	13,726,697	6,086,405	11,711,275	15,675,326
Less: Abatements	(521,717)	(1,272,247)		(568,036)	(339,718)	(682,697)	(1,689,050)
Operating Assessments	452,897	1,362,801				1,132,222	1,683,434
Electric	465,069						
Cable							
Commercial Rent / Common Charges	71,690	453,196	228,336	47,444		143,310	2,775,411
Late Fees	10,904	1,746	20,250	5,300	12,700	16,275	8,264
Parking					170,508		1,001,168
Recreation Facilities	56,342	70,355		1,425	32,376	119,768	176,275
Laundry	91,200	113,500	62,160	156,000	27,464	91,680	137,865
Interest / Investment	3,717	45,223	3,174	28,716	96,111	93,194	53,925
Transfer Fees		149,434					629,110
Moving Fees	59,614	10,800			10,650	60,630	155,176
Sublet Fees		25,455			204,504	227,119	
Storage Fees	66,644	15,700			16,072	81,175	108,692
Other Income	9,313	118,822	38,567	105,064	42,383	18,623	127,602
<b>TOTAL INCOME</b>	<b>9,318,571</b>	<b>12,410,172</b>	<b>9,213,362</b>	<b>13,502,610</b>	<b>6,359,455</b>	<b>13,012,574</b>	<b>20,843,198</b>
<b>EXPENSES</b>							
Ground Rent				2,087,642			
Real Estate Taxes / PILOT / BID	4,468,915	8,022,946	17,013	7,544,343	1,345,633	6,774,441	10,977,281
Less: Abatements	(521,717)	(1,272,247)		(568,036)	(339,718)	(682,697)	(1,599,147)
Less: Refund						(28,802)	
Mortgages & Loans (P & I)	1,017,399	843,750	97,374		1,229,002	1,761,619	1,918,500
Payroll	1,449,036	1,610,800	3,242,730	1,576,906	730,640	1,460,148	3,106,277
Payroll Taxes	121,210	126,771	272,021	129,834	59,061	117,767	258,815
Pension & Welfare	539,882	485,453	1,138,301	636,279	279,392	581,954	1,061,254
Workers Comp. Insurance	97,987	59,107	93,549	59,777	41,469	69,843	115,783
Uniforms	10,920	18,211	51,689	7,940	6,778	20,039	61,570
Supt. Rent / Parking				36,160			
Payroll Processing	1,656	8,319	14,784	7,794	6,105		
Other Payroll Costs	378		7,200	994	388	1,500	
Gas & Electric	422,033	280,982	487,076	177,595	153,137	209,204	877,454
Heating	269,760	443,844	566,759	320,813	254,147	409,297	626,478
Water & Sewer	259,024	189,049	366,446	349,014	321,103	417,244	450,764
Cable							4,367
Building Supplies	70,144	106,655	236,746	29,799	94,548	113,905	173,809
Building Repairs & Maintenance	419,906	382,357	1,834,621	287,554	400,808	678,963	782,439
Elevator Repairs & Maintenance	75,836	19,248	114,910	72,572	46,162	83,484	81,121
Recreation Facilities			134,478	149,922		83,303	31,053
Security Services					858,332		
Insurance	148,975	267,524	379,989	498,202	198,559	248,351	379,206
Management Fee	234,526	174,000	250,000	187,500	407,373	211,343	704,604
Legal	101,760	15,985	20,074	32,088	95,617	50,288	51,291
Accounting	29,494	22,868	21,849	14,000	26,160	23,326	29,987
Other Professional	43,028	13,470	82,397	39,667	37,940	13,862	30,710
Corporation Tax	47,258	136,142	4,832	7,910	10,340	49,555	153,157
Office & Administration	94,684	89,011	97,335	28,125	90,301	54,217	204,772
Bad Debts (Recovery)				(6,284)			
<b>TOTAL EXPENSES</b>	<b>9,402,094</b>	<b>12,044,245</b>	<b>9,532,173</b>	<b>13,708,110</b>	<b>6,353,277</b>	<b>12,722,154</b>	<b>20,481,545</b>
<b>EXCESS(DEFICIT)</b>	<b>(83,523)</b>	<b>365,927</b>	<b>(318,811)</b>	<b>(205,500)</b>	<b>6,178</b>	<b>290,420</b>	<b>361,653</b>
Monthly Maint. / Charges Per Unit	1,437	1,928	1,498	1,994	868	1,726	2,079
% Increase from Prior Year	4.00%	3.00%	3.66%	2.75%	2.95%	2.50%	2.50%
Tax Deduction %	59%	62%		52%	27%	73%	61%
Debt per Unit	55,894	50,710			31,256	83,475	71,656
Mortgagee	Santander	Valley			Morgan Stanley	Morgan Stanley	Prudential
Working Capital	3,085,000	5,464,231	151,949	3,979,223	4,379,956	16,920,918	3,626,578
Working Capital Per Unit	6,270	11,084	308	7,235	7,935	28,826	5,775

**COOPERATIVE + CONDOMINIUM DATABASE - 2017**

	MAN
	Union Sq.
	CONDO
	645 Units
<b>INCOME</b>	
Maintenance / Common Charges	5,729,276
Less: Abatements	
Operating Assessments	
Electric	
Cable	
Commercial Rent / Common Charges	632,788
Late Fees	17,085
Parking	
Recreation Facilities	
Laundry	96,000
Interest / Investment	13,192
Transfer Fees	
Moving Fees	105,500
Sublet Fees	
Storage Fees	28,090
Other Income	172,921
<b>TOTAL INCOME</b>	<b>6,794,852</b>
<b>EXPENSES</b>	
Ground Rent	
Real Estate Taxes / PILOT / BID	161,501
Less: Abatements	
Less: Refund	
Mortgages & Loans (P & I)	
Payroll	1,698,942
Payroll Taxes	135,955
Pension & Welfare	668,719
Workers Comp. Insurance	55,197
Uniforms	21,919
Supt. Rent / Parking	35,910
Payroll Processing	9,000
Other Payroll Costs	
Gas & Electric	495,945
Heating	698,278
Water & Sewer	665,898
Cable	
Building Supplies	127,151
Building Repairs & Maintenance	429,488
Elevator Repairs & Maintenance	124,033
Recreation Facilities	390,414
Security Services	
Insurance	495,415
Management Fee	267,150
Legal	94,784
Accounting	26,622
Other Professional	42,741
Corporation Tax	4,480
Office & Administration	140,483
Bad Debts (Recovery)	
<b>TOTAL EXPENSES</b>	<b>6,790,025</b>
<b>EXCESS(DEFICIT)</b>	<b>4,827</b>
Monthly Maint. / Charges Per Unit	822
% Increase from Prior Year	2.00%
Tax Deduction %	
Debt per Unit	
Mortgagee	
Working Capital	2,582,217
Working Capital Per Unit	4,003