



COOPERATIVE & CONDOMINIUM DATABASE 2023

WilkinGuttenplan has specialized in representing cooperative housing corporations and condominium associations in the New York metropolitan area since 1983. 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 2023.

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, and select financial data. We have provided two database reports 1.) sorted by

zipcode 2.) sorted by building size (by units). We've provided a description of the property, including general location and number of units. This can be very useful in assisting a board in determining how it compares to other properties.

We hope you find this information interesting and useful. If we can provide any additional information, please do not hesitate to contact us.

Neighborhood	Hudson Yards	Lower East Side	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	198	38	8	14
Zip Code	10001	10002	10003	10003
Maintenance / Common Charges	\$ 11,528,198	\$ 658,817	\$ 960,087	\$ 752,250
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	214,863	-	31,900	66,432
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	298,866	14,170	1,881	34,683
TOTAL INCOME	\$ 12,041,927	\$ 672,987	\$ 993,868	\$ 853,365
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	33,531	-	-	436,032
Mortgage & loan indebtedness	-	-	-	37,938
Payroll	4,056,943	219,136	398,900	33,561
Pension & Welfare	1,650,288	-	71,914	-
Payroll Taxes / Contract Labor / Other	459,930	28,445	52,300	-
Gas & Electric, net	1,116,783	23,388	73,168	13,909
Heating	1,060,808	14,594	33,868	44,986
Water & Sewer	88,439	19,053	8,130	12,696
Building Supplies, Repairs & Maintenance	1,811,999	130,768	222,613	91,871
Recreation Facilities Expense	500,073	-	-	-
Security Services	-	104,354	-	-
Insurance	530,050	37,184	52,397	47,334
Management Fee	210,000	46,466	37,971	40,229
Professional Fees	96,698	32,370	26,197	49,119
Corporation Tax	58,424	500	20,817	1,585
Office & Administration	92,977	17,666	15,969	5,341
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 11,766,943	\$ 673,924	\$ 1,014,244	\$ 814,601
SURPLUS (DEFECIT)	\$ 274,984	\$ (937)	\$ (20,376)	\$ 38,764
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,852	\$ 1,445	\$ 10,001	\$ 4,478
Maint. - PY	\$ 10,666,600	\$ 612,847	\$ 832,958	\$ 637,500
Monthly Maint. / Charges Per Unit - PY	\$ 4,489	\$ 1,344	\$ 8,677	\$ 3,795
% Increase from Prior Year	8%	8%	15%	18%
Total Debt	\$ -	\$ -	\$ -	\$ 1,250,000
Debt per Unit	\$ -	\$ -	\$ -	\$ 89,286
Interest Only/Amortizing				Interest Only
Transfer Fee %			Other	

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	14	15	51	90
Zip Code	10003	10003	10003	10003
Maintenance / Common Charges	\$ 451,014	\$ 396,712	\$ 1,776,868	\$ 3,959,771
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	133,048	11,836	80,935	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	11,622	28,900
Other Income	30,002	6,731	83,594	348,730
TOTAL INCOME	\$ 614,064	\$ 415,279	\$ 1,953,019	\$ 4,337,401
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	16,573	1,777,271
Mortgage & loan indebtedness	-	-	-	222,087
Payroll	180,341	144,387	657,060	1,012,909
Pension & Welfare	-	38,675	255,343	413,328
Payroll Taxes / Contract Labor / Other	6,463	22,439	156,075	129,341
Gas & Electric, net	41,223	15,076	190,205	38,738
Heating	3,831	24,507	69,320	143,800
Water & Sewer	69,442	8,004	39,516	35,215
Building Supplies, Repairs & Maintenance	73,154	98,906	372,027	196,462
Recreation Facilities Expense	-	-	-	-
Security Services	22,014	-	-	-
Insurance	85,307	39,394	116,985	93,148
Management Fee	39,201	38,375	71,541	64,890
Professional Fees	30,456	35,898	32,582	19,465
Corporation Tax	1,844	5,257	13,141	3,940
Office & Administration	20,746	8,519	35,158	13,784
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 574,022	\$ 479,437	\$ 2,025,526	\$ 4,164,378
SURPLUS (DEFECIT)	\$ 40,042	\$ (64,158)	\$ (72,507)	\$ 173,023
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,685	\$ 2,204	\$ 2,903	\$ 3,666
Maint. - PY	\$ 420,653	\$ 440,369	\$ 1,698,426	\$ 3,940,496
Monthly Maint. / Charges Per Unit - PY	\$ 2,504	\$ 2,446	\$ 2,775	\$ 3,649
% Increase from Prior Year	7%	-10%	5%	0%
Total Debt	\$ -	\$ -	\$ -	\$ 4,828,420
Debt per Unit	\$ -	\$ -	\$ -	\$ 53,649
Interest Only/Amortizing				Amortizing
Transfer Fee %		Other	Other	\$20 per share

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condo	Co-Op	Co-Op	Co-Op
Number of Units	144	175	186	248
Zip Code	10003	10003	10003	10003
Maintenance / Common Charges	\$ 3,507,971	\$ 3,331,840	\$ 5,390,200	\$ 4,343,401
Operating Assessments	21,352	203,081	-	461,682
Rent / Comml. Charges / Parking	304,658	144,235	-	268,795
Common Charges - PILOT	-	-	-	-
Transfer Fees	26,850	25,865	-	32,670
Other Income	282,559	128,479	374,692	148,463
TOTAL INCOME	\$ 4,143,390	\$ 3,833,500	\$ 5,764,892	\$ 5,255,011
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,678,714	1,600,879	2,585,382	2,527,095
Mortgage & loan indebtedness	343,165	136,774	411,359	247,500
Payroll	736,175	648,742	903,119	694,238
Pension & Welfare	248,790	241,599	307,330	279,188
Payroll Taxes / Contract Labor / Other	73,755	83,928	90,844	85,123
Gas & Electric, net	60,120	36,674	65,869	58,026
Heating	194,342	222,942	191,909	199,530
Water & Sewer	66,278	119,042	96,758	105,984
Building Supplies, Repairs & Maintenance	461,376	236,866	276,139	385,576
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	197,111	90,967	196,007	173,913
Management Fee	101,768	83,400	120,434	124,026
Professional Fees	31,352	167,973	24,625	41,128
Corporation Tax	3,497	3,616	9,833	9,732
Office & Administration	32,819	42,302	82,195	55,783
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,229,262	\$ 3,715,704	\$ 5,361,803	\$ 4,986,842
SURPLUS (DEFECIT)	\$ (85,872)	\$ 117,796	\$ 403,089	\$ 268,169
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,030	\$ 1,587	\$ 2,415	\$ 1,459
Maint. - PY	\$ 3,378,928	\$ 3,208,780	\$ 5,109,145	\$ 4,146,417
Monthly Maint. / Charges Per Unit - PY	\$ 1,955	\$ 1,528	\$ 2,289	\$ 1,393
% Increase from Prior Year	4%	4%	6%	5%
Total Debt	\$ 6,431,616	\$ 4,338,050	\$ 8,299,226	\$ 9,000,000
Debt per Unit	\$ 44,664	\$ 24,789	\$ 44,619	\$ 36,290
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Interest Only
Transfer Fee %	\$6 per share	2% of GSP		\$11 per share

*GSP - Gross Selling Price

Neighborhood	Financial District	Battery Park City	Financial District	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	205	234	382	83
Zip Code	10004	10004	10005	10007
Maintenance / Common Charges	\$ 4,170,334	\$ 4,134,395	\$ 6,825,119	\$ 1,641,112
Operating Assessments	739,418	-	-	-
Rent / Comml. Charges / Parking	1,007,454	23,544	502,670	-
Common Charges - PILOT	-	7,171,511	-	-
Transfer Fees	270,315	-	-	-
Other Income	121,261	183,677	193,849	63,548
TOTAL INCOME	\$ 6,308,782	\$ 11,513,127	\$ 7,521,638	\$ 1,704,660
Ground Rent	-	1,050,068	-	-
Real Estate Taxes / PILOT / BID	2,880,470	6,315,972	31,184	15,854
Mortgage & loan indebtedness	799,323	-	75,927	-
Payroll	676,862	1,237,631	1,858,276	568,447
Pension & Welfare	267,528	496,153	817,410	217,084
Payroll Taxes / Contract Labor / Other	74,751	142,093	348,654	83,249
Gas & Electric, net	79,024	536,800	805,356	172,440
Heating	251,269	253,033	511,833	64,582
Water & Sewer	115,365	121,274	174,165	52,441
Building Supplies, Repairs & Maintenance	266,507	653,757	800,478	193,837
Recreation Facilities Expense	-	-	498,137	-
Security Services	-	-	-	-
Insurance	231,004	301,689	728,927	99,656
Management Fee	127,545	112,500	280,000	84,210
Professional Fees	156,305	53,610	150,594	25,515
Corporation Tax	14,748	36,886	17,087	12,987
Office & Administration	31,403	69,592	155,634	36,376
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,972,104	\$ 11,381,058	\$ 7,253,662	\$ 1,626,678
SURPLUS (DEFECIT)	\$ 336,678	\$ 132,069	\$ 267,976	\$ 77,982
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,695	\$ 1,472	\$ 1,489	\$ 1,648
Maint. - PY	\$ 3,901,600	\$ 3,975,380	\$ 6,101,047	\$ 1,562,570
Monthly Maint. / Charges Per Unit - PY	\$ 1,586	\$ 1,416	\$ 1,331	\$ 1,569
% Increase from Prior Year	7%	4%	12%	5%
Total Debt	\$ 10,000,000	\$ -	\$ 1,050,851	\$ -
Debt per Unit	\$ 48,780	\$ -	\$ 2,751	\$ -
Interest Only/Amortizing	Amortizing		Amortizing	
Transfer Fee %	3% of GSP			

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Tribeca	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	157	220	257	82
Zip Code	10007	10007	10007	10009
Maintenance / Common Charges	\$ 6,436,872	\$ 6,992,623	\$ 4,104,075	\$ 1,621,927
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	30,728	-	240,113	47,014
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	3,031
Other Income	83,828	117,973	223,710	38,734
TOTAL INCOME	\$ 6,551,428	\$ 7,110,596	\$ 4,567,898	\$ 1,710,706
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	46,545	35,339	25,152	21,317
Mortgage & loan indebtedness	402,175	-	93,846	52,804
Payroll	1,434,071	2,051,889	1,504,142	536,527
Pension & Welfare	520,345	859,223	620,847	127,425
Payroll Taxes / Contract Labor / Other	187,522	275,617	232,196	121,400
Gas & Electric, net	774,292	480,420	296,664	116,656
Heating	251,795	371,706	85,570	48,631
Water & Sewer	137,937	173,249	170,379	40,477
Building Supplies, Repairs & Maintenance	1,042,048	1,185,145	488,674	498,934
Recreation Facilities Expense	200,896	370,586	113,438	-
Security Services	-	-	-	-
Insurance	1,054,740	863,462	351,857	82,933
Management Fee	112,134	330,441	152,982	59,652
Professional Fees	46,487	40,660	95,913	47,177
Corporation Tax	4,242	13,627	34,855	3,293
Office & Administration	83,347	66,636	56,869	38,572
Bad Debts (Recovery)	-	-	44,229	-
TOTAL EXPENSES	\$ 6,298,576	\$ 7,118,000	\$ 4,367,613	\$ 1,795,798
SURPLUS (DEFECIT)	\$ 252,852	\$ (7,404)	\$ 200,285	\$ (85,092)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,417	\$ 2,649	\$ 1,331	\$ 1,648
Maint. - PY	\$ 5,850,612	\$ 6,474,651	\$ 3,905,991	\$ 1,467,982
Monthly Maint. / Charges Per Unit - PY	\$ 3,105	\$ 2,453	\$ 1,267	\$ 1,492
% Increase from Prior Year	10%	8%	5%	10%
Total Debt	\$ 6,611,091	\$ -	\$ 1,354,288	\$ 866,402
Debt per Unit	\$ 42,109	\$ -	\$ 5,270	\$ 10,566
Interest Only/Amortizing	Interest only		Amortizing	Amortizing
Transfer Fee %				Other

*GSP - Gross Selling Price

Neighborhood	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	47	54	77	125
Zip Code	10010	10010	10010	10010
Maintenance / Common Charges	\$ 2,679,288	\$ 3,807,155	\$ 2,478,764	\$ 1,683,594
Operating Assessments	-	-	225,219	-
Rent / Comml. Charges / Parking	51,089	160,436	-	73,618
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	28,440	8,511
Other Income	1,322,378	44,109	74,867	56,787
TOTAL INCOME	\$ 4,052,755	\$ 4,011,700	\$ 2,807,290	\$ 1,822,510
Ground Rent	-	553,255	-	-
Real Estate Taxes / PILOT / BID	-	1,917,610	1,290,364	19,157
Mortgage & loan indebtedness	-	48,156	125,125	-
Payroll	948,368	418,153	520,586	706,443
Pension & Welfare	356,124	147,916	202,760	122,283
Payroll Taxes / Contract Labor / Other	186,064	54,801	65,051	88,029
Gas & Electric, net	197,619	99,523	17,923	222,039
Heating	108,294	142,852	104,168	90,752
Water & Sewer	41,927	47,644	33,947	80,813
Building Supplies, Repairs & Maintenance	483,689	182,659	149,388	222,104
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	138,276	85,597	91,677	109,843
Management Fee	63,874	40,200	62,268	78,030
Professional Fees	539,655	80,350	26,821	45,934
Corporation Tax	45,368	15,229	3,450	11,138
Office & Administration	147,712	43,600	14,255	29,964
Bad Debts (Recovery)	-	-	-	12,530
TOTAL EXPENSES	\$ 3,256,970	\$ 3,877,545	\$ 2,707,783	\$ 1,839,059
SURPLUS (DEFECIT)	\$ 795,785	\$ 134,155	\$ 99,507	\$ (16,549)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,751	\$ 5,875	\$ 2,683	\$ 1,122
Maint. - PY	\$ 2,498,884	\$ 3,635,395	\$ 2,365,770	\$ 1,545,721
Monthly Maint. / Charges Per Unit - PY	\$ 4,431	\$ 5,610	\$ 2,560	\$ 1,030
% Increase from Prior Year	7%	5%	5%	9%
Total Debt	\$ -	\$ 441,886	\$ 4,500,000	\$ -
Debt per Unit	\$ -	\$ 8,183	\$ 58,442	\$ -
Interest Only/Amortizing		Amortizing	Interest Only	
Transfer Fee %			2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	140	149	172	204
Zip Code	10010	10010	10010	10010
Maintenance / Common Charges	\$ 2,686,717	\$ 5,128,139	\$ 4,032,043	\$ 4,073,018
Operating Assessments	-	336,202	407,728	440,112
Rent / Comml. Charges / Parking	103,716	-	446,542	242,446
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	223,286	48,791	9,640
Other Income	43,388	135,975	97,484	115,055
TOTAL INCOME	\$ 2,833,821	\$ 5,823,602	\$ 5,032,588	\$ 4,880,271
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,526,943	2,437,646	2,528,503
Mortgage & loan indebtedness	-	355,696	431,250	277,955
Payroll	864,090	1,080,892	724,461	588,731
Pension & Welfare	312,413	428,905	274,248	250,034
Payroll Taxes / Contract Labor / Other	126,618	59,697	107,303	80,747
Gas & Electric, net	258,250	45,035	114,869	59,707
Heating	107,990	211,420	230,587	91,258
Water & Sewer	84,234	72,620	110,199	109,434
Building Supplies, Repairs & Maintenance	476,548	350,690	491,665	231,807
Recreation Facilities Expense	105,261	-	-	-
Security Services	38,303	-	-	-
Insurance	241,351	124,014	123,092	145,469
Management Fee	67,514	63,840	87,550	118,990
Professional Fees	46,880	51,387	81,148	26,504
Corporation Tax	10,081	10,475	7,028	13,734
Office & Administration	62,721	31,151	34,249	53,254
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,802,254	\$ 5,412,765	\$ 5,255,295	\$ 4,576,127
SURPLUS (DEFECIT)	\$ 31,567	\$ 410,837	\$ (222,707)	\$ 304,144
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,599	\$ 2,868	\$ 1,954	\$ 1,664
Maint. - PY	\$ 2,539,242	\$ 4,686,824	\$ 3,750,739	\$ 3,917,658
Monthly Maint. / Charges Per Unit - PY	\$ 1,511	\$ 2,621	\$ 1,817	\$ 1,600
% Increase from Prior Year	6%	9%	7%	4%
Total Debt	\$ -	\$ 10,000,000	\$ 15,000,000	\$ 5,155,454
Debt per Unit	\$ -	\$ 67,114	\$ 87,209	\$ 25,272
Interest Only/Amortizing		Interest Only	Interest Only	Amortizing
Transfer Fee %		Other	1.75% of GSP	\$20 per share

*GSP - Gross Selling Price

Neighborhood	Stuyvesant Park	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	262	15	23	33
Zip Code	10010	10011	10011	10011
Maintenance / Common Charges	\$ 3,912,443	\$ 1,064,717	\$ 1,062,530	\$ 847,019
Operating Assessments	1,635,646	-	27,778	-
Rent / Comml. Charges / Parking	676,907	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	134,324	-	-	11,398
Other Income	697,439	15,062	13,243	34,982
TOTAL INCOME	\$ 7,056,759	\$ 1,079,779	\$ 1,103,551	\$ 893,399
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,347,001	-	-	-
Mortgage & loan indebtedness	626,518	-	-	-
Payroll	769,064	315,454	399,240	312,910
Pension & Welfare	291,611	58,504	127,553	139,001
Payroll Taxes / Contract Labor / Other	92,816	109,826	103,845	49,112
Gas & Electric, net	421,864	99,666	70,135	38,631
Heating	222,582	52,265	32,075	28,415
Water & Sewer	163,760	13,312	15,921	19,721
Building Supplies, Repairs & Maintenance	374,848	210,751	149,485	133,865
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	187,395	57,130	59,076	40,655
Management Fee	118,590	47,500	46,540	39,600
Professional Fees	87,367	23,628	21,461	27,293
Corporation Tax	19,614	4,941	2,800	11,695
Office & Administration	23,878	30,260	16,899	66,639
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,746,908	\$ 1,023,237	\$ 1,045,030	\$ 907,537
SURPLUS (DEFECIT)	\$ 309,851	\$ 56,542	\$ 58,521	\$ (14,138)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,244	\$ 5,915	\$ 3,850	\$ 2,139
Maint. - PY	\$ 3,808,049	\$ 1,037,736	\$ 971,616	\$ 802,531
Monthly Maint. / Charges Per Unit - PY	\$ 1,211	\$ 5,765	\$ 3,520	\$ 2,027
% Increase from Prior Year	3%	3%	9%	6%
Total Debt	\$ 6,958,564	\$ -	\$ -	\$ -
Debt per Unit	\$ 26,559	\$ -	\$ -	\$ -
Interest Only/Amortizing	Amortizing			
Transfer Fee %	2% of GSP			Other

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	36	42	52	54
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	\$ 732,860	\$ 1,727,513	\$ 757,486	\$ 4,056,300
Operating Assessments	-	-	142,216	-
Rent / Comml. Charges / Parking	-	-	261,311	39,792
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	30,939	29,564	183,976	41,221
TOTAL INCOME	\$ 763,799	\$ 1,757,077	\$ 1,344,989	\$ 4,137,313
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	554,056	2,351,706
Mortgage & loan indebtedness	-	-	161,435	-
Payroll	239,060	565,096	103,638	387,404
Pension & Welfare	58,925	238,507	-	162,411
Payroll Taxes / Contract Labor / Other	67,206	77,705	19,610	208,375
Gas & Electric, net	22,852	176,199	37,569	161,706
Heating	43,815	33,256	61,515	109,741
Water & Sewer	21,704	30,450	29,460	67,812
Building Supplies, Repairs & Maintenance	104,098	462,658	33,025	348,447
Recreation Facilities Expense	-	16,645	-	-
Security Services	-	-	-	-
Insurance	52,834	63,349	62,864	126,545
Management Fee	47,834	58,000	35,307	90,708
Professional Fees	20,389	27,684	54,558	76,902
Corporation Tax	-	2,130	4,970	43,747
Office & Administration	9,426	35,216	5,201	16,507
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 688,143	\$ 1,786,895	\$ 1,163,208	\$ 4,152,011
SURPLUS (DEFECIT)	\$ 75,656	\$ (29,818)	\$ 181,781	\$ (14,698)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,696	\$ 3,428	\$ 1,214	\$ 6,260
Maint. - PY	\$ 690,617	\$ 1,598,731	\$ 672,733	\$ 4,056,264
Monthly Maint. / Charges Per Unit - PY	\$ 1,599	\$ 3,172	\$ 1,078	\$ 6,260
% Increase from Prior Year	6%	8%	13%	0%
Total Debt	\$ -	\$ -	\$ 2,448,168	\$ -
Debt per Unit	\$ -	\$ -	\$ 47,080	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	63	66	75	83
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	\$ 2,598,778	\$ 4,924,089	\$ 1,936,565	\$ 1,709,020
Operating Assessments	340,428	330,901	192,908	199,292
Rent / Comml. Charges / Parking	-	32,859	253,125	244,975
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	484,440	59,900	5,341
Other Income	50,513	24,488	72,376	96,683
TOTAL INCOME	\$ 2,989,719	\$ 5,796,777	\$ 2,514,874	\$ 2,255,311
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,830,903	2,086,970	981,899	1,173,223
Mortgage & loan indebtedness	114,063	115,000	180,873	165,509
Payroll	229,682	1,521,554	465,190	323,834
Pension & Welfare	79,496	569,423	184,715	127,550
Payroll Taxes / Contract Labor / Other	25,909	212,876	55,545	50,406
Gas & Electric, net	33,639	77,020	29,700	23,974
Heating	116,606	168,728	81,522	117,550
Water & Sewer	67,157	52,021	34,195	27,742
Building Supplies, Repairs & Maintenance	97,396	154,570	188,893	108,032
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	98,857	93,514	81,919	96,816
Management Fee	48,800	83,061	67,600	47,500
Professional Fees	32,450	43,383	17,718	28,364
Corporation Tax	4,836	9,308	3,832	3,451
Office & Administration	22,856	32,377	24,237	32,546
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,802,650	\$ 5,219,805	\$ 2,397,838	\$ 2,326,497
SURPLUS (DEFECIT)	\$ 187,069	\$ 576,972	\$ 117,036	\$ (71,186)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,438	\$ 6,217	\$ 2,152	\$ 1,716
Maint. - PY	\$ 2,454,266	\$ 4,632,935	\$ 1,828,166	\$ 1,654,775
Monthly Maint. / Charges Per Unit - PY	\$ 3,246	\$ 5,850	\$ 2,031	\$ 1,661
% Increase from Prior Year	6%	6%	6%	3%
Total Debt	\$ 3,750,000	\$ 4,000,000	\$ 3,752,805	\$ 3,091,884
Debt per Unit	\$ 59,524	\$ 60,606	\$ 50,037	\$ 37,252
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Transfer Fee %		3% of GSP	2% of GSP	\$7 per share

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Co-Op
Number of Units	119	133	336	348
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	\$ 2,364,900	\$ 1,366,220	\$ 3,311,042	\$ 10,704,594
Operating Assessments	319,552	-	-	1,082,830
Rent / Comml. Charges / Parking	419,342	119,016	252,943	1,542,358
Common Charges - PILOT	-	-	-	-
Transfer Fees	23,213	-	17,330	967,860
Other Income	51,513	87,407	140,366	396,293
TOTAL INCOME	\$ 3,178,520	\$ 1,572,643	\$ 3,721,681	\$ 14,693,935
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,752,591	-	30,645	6,142,622
Mortgage & loan indebtedness	263,611	-	107,334	1,545,454
Payroll	243,433	590,284	1,114,631	2,015,703
Pension & Welfare	85,870	218,404	477,513	852,342
Payroll Taxes / Contract Labor / Other	29,326	87,767	189,122	401,769
Gas & Electric, net	16,465	86,159	138,875	155,369
Heating	109,078	103,853	289,352	478,479
Water & Sewer	99,041	86,635	153,275	147,444
Building Supplies, Repairs & Maintenance	115,582	122,698	482,334	553,101
Recreation Facilities Expense	-	-	-	-
Security Services	166,519	-	-	-
Insurance	84,228	87,755	348,761	263,170
Management Fee	76,197	67,000	192,560	162,562
Professional Fees	32,862	29,811	26,648	207,188
Corporation Tax	3,835	6,646	11,728	33,166
Office & Administration	18,848	32,490	96,360	52,848
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,097,486	\$ 1,519,502	\$ 3,659,138	\$ 13,011,217
SURPLUS (DEFECIT)	\$ 81,034	\$ 53,141	\$ 62,543	\$ 1,682,718
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,656	\$ 856	\$ 821	\$ 2,563
Maint. - PY	\$ 2,212,506	\$ 1,309,844	\$ 3,169,437	\$ 10,372,249
Monthly Maint. / Charges Per Unit - PY	\$ 1,549	\$ 821	\$ 786	\$ 2,484
% Increase from Prior Year	7%	4%	4%	3%
Total Debt	\$ 8,000,000	\$ -	\$ 1,547,552	\$ 34,238,848
Debt per Unit	\$ 67,227	\$ -	\$ 4,606	\$ 98,387
Interest Only/Amortizing	Interest Only		Amortizing	Amortizing
Transfer Fee %	1.5% of GSP		Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Chelsea	Soho	Soho	Soho
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	420	10	15	16
Zip Code	10011	10012	10012	10012
Maintenance / Common Charges	\$ 9,446,755	\$ 1,106,693	\$ 558,851	\$ 1,164,612
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	1,501,945	39,156	28,831	83,606
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	9,536
Other Income	420,820	9,075	27,755	7,343
TOTAL INCOME	\$ 11,369,520	\$ 1,154,924	\$ 615,437	\$ 1,265,097
Ground Rent	1,600,000	-	-	-
Real Estate Taxes / PILOT / BID	4,342,222	-	-	-
Mortgage & loan indebtedness	467,510	-	-	-
Payroll	1,562,519	479,368	242,871	512,611
Pension & Welfare	534,951	67,924	27,786	49,208
Payroll Taxes / Contract Labor / Other	178,124	84,541	33,071	58,427
Gas & Electric, net	91,103	65,868	42,611	129,324
Heating	416,194	18,238	35,204	11,490
Water & Sewer	311,520	6,714	14,838	14,978
Building Supplies, Repairs & Maintenance	416,251	348,557	104,230	278,364
Recreation Facilities Expense	-	-	-	-
Security Services	-	17,396	-	-
Insurance	355,517	51,206	45,481	60,794
Management Fee	184,104	40,420	51,430	65,000
Professional Fees	92,027	28,124	34,994	23,504
Corporation Tax	25,001	4,252	499	3,809
Office & Administration	60,549	25,728	8,357	21,128
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 10,637,592	\$ 1,238,336	\$ 641,372	\$ 1,228,637
SURPLUS (DEFECIT)	\$ 731,928	\$ (83,412)	\$ (25,935)	\$ 36,460
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,874	\$ 9,222	\$ 3,105	\$ 6,066
Maint. - PY	\$ 8,996,910	\$ 901,710	\$ 557,404	\$ 818,879
Monthly Maint. / Charges Per Unit - PY	\$ 1,785	\$ 7,514	\$ 3,097	\$ 4,265
% Increase from Prior Year	5%	23%	0%	42%
Total Debt	\$ 16,000,000	\$ -	\$ -	\$ -
Debt per Unit	\$ 38,095	\$ -	\$ -	\$ -
Interest Only/Amortizing	Interest Only			
Transfer Fee %			.25% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Soho	Soho	Soho	Soho
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	24	41	61	242
Zip Code	10012	10012	10012	10012
Maintenance / Common Charges	\$ 364,236	\$ 1,452,047	\$ 1,749,234	\$ 5,892,807
Operating Assessments	-	190,159	-	650,017
Rent / Comml. Charges / Parking	44,702	-	-	1,379,062
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	246,585
Other Income	6,763	46,169	51,072	272,266
TOTAL INCOME	\$ 415,701	\$ 1,688,375	\$ 1,800,306	\$ 8,440,737
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	242,113	1,095,843	-	3,117,818
Mortgage & loan indebtedness	18,938	46,020	-	2,147,235
Payroll	-	86,037	677,508	835,800
Pension & Welfare	-	-	92,702	332,577
Payroll Taxes / Contract Labor / Other	3,816	18,358	128,765	105,912
Gas & Electric, net	4,124	15,168	229,516	83,802
Heating	25,000	64,272	53,989	55,738
Water & Sewer	12,195	26,518	123,002	92,536
Building Supplies, Repairs & Maintenance	47,338	93,115	355,422	509,124
Recreation Facilities Expense	-	-	85,345	-
Security Services	-	-	-	-
Insurance	40,407	64,366	140,095	339,408
Management Fee	28,498	38,070	51,000	121,336
Professional Fees	27,347	55,268	27,805	101,125
Corporation Tax	461	1,873	7,990	16,393
Office & Administration	3,671	15,935	22,877	72,400
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 453,908	\$ 1,620,843	\$ 1,996,016	\$ 7,931,204
SURPLUS (DEFECIT)	\$ (38,207)	\$ 67,532	\$ (195,710)	\$ 509,533
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,265	\$ 2,951	\$ 2,390	\$ 2,029
Maint. - PY	\$ 349,594	\$ 1,452,047	\$ 1,564,244	\$ 5,637,283
Monthly Maint. / Charges Per Unit - PY	\$ 1,214	\$ 2,951	\$ 2,137	\$ 1,941
% Increase from Prior Year	4%	0%	12%	5%
Total Debt	\$ 79,775	\$ 1,560,000	\$ -	\$ 41,817,468
Debt per Unit	\$ 3,324	\$ 38,049	\$ -	\$ 172,799
Interest Only/Amortizing	Amortizing	Interest Only		Amortizing
Transfer Fee %				3% of GSP

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Tribeca	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	16	25	35	42
Zip Code	10013	10013	10013	10013
Maintenance / Common Charges	\$ 368,669	\$ 1,224,973	\$ 1,273,662	\$ 1,048,728
Operating Assessments	133,464	-	171,528	144,760
Rent / Comml. Charges / Parking	32,564	53,524	376,518	697,053
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	20,231	25,107	36,981	206,630
TOTAL INCOME	\$ 554,928	\$ 1,303,604	\$ 1,858,689	\$ 2,097,171
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	976,172	1,010,665
Mortgage & loan indebtedness	71,224	-	89,370	399,413
Payroll	126,004	445,053	215,290	82,072
Pension & Welfare	30,692	107,133	43,283	9,481
Payroll Taxes / Contract Labor / Other	16,585	58,222	29,736	9,241
Gas & Electric, net	11,105	76,924	33,239	25,982
Heating	36,693	86,316	39,977	82,999
Water & Sewer	14,563	28,780	28,394	22,885
Building Supplies, Repairs & Maintenance	58,046	137,806	115,914	96,766
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	84,990	85,445	88,283	63,211
Management Fee	46,587	55,839	70,040	53,210
Professional Fees	11,285	27,435	33,176	77,536
Corporation Tax	-	7,936	3,089	3,450
Office & Administration	13,073	9,333	27,114	4,181
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 520,847	\$ 1,126,222	\$ 1,793,077	\$ 1,941,092
SURPLUS (DEFECIT)	\$ 34,081	\$ 177,382	\$ 65,612	\$ 156,079
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,920	\$ 4,083	\$ 3,033	\$ 2,081
Maint. - PY	\$ 338,229	\$ 1,220,112	\$ 1,128,779	\$ 968,242
Monthly Maint. / Charges Per Unit - PY	\$ 1,762	\$ 4,067	\$ 2,688	\$ 1,921
% Increase from Prior Year	9%	0%	13%	8%
Total Debt	\$ 179,179	\$ -	\$ 2,800,000	\$ 7,381,006
Debt per Unit	\$ 11,199	\$ -	\$ 80,000	\$ 175,738
Interest Only/Amortizing	Amortizing		Interest Only	Amortizing
Transfer Fee %			2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Tribeca	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	43	45	52	61
Zip Code	10013	10013	10013	10013
Maintenance / Common Charges	\$ 1,521,976	\$ 2,054,375	\$ 1,759,334	\$ 2,287,049
Operating Assessments	-	252,001	130,000	-
Rent / Comml. Charges / Parking	152,217	161,514	83,018	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	36,995	39,980	6,484	52,000
Other Income	75,970	43,274	16,313	87,306
TOTAL INCOME	\$ 1,787,158	\$ 2,551,144	\$ 1,995,149	\$ 2,426,355
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	15,082	1,443,175	26,353	-
Mortgage & loan indebtedness	51,727	174,829	114,956	278,521
Payroll	571,218	182,884	668,168	630,357
Pension & Welfare	217,014	33,810	195,599	226,683
Payroll Taxes / Contract Labor / Other	59,374	25,216	93,761	253,864
Gas & Electric, net	190,117	37,023	118,178	186,402
Heating	55,063	49,437	52,211	66,908
Water & Sewer	46,302	23,075	35,475	90,749
Building Supplies, Repairs & Maintenance	224,198	197,745	203,075	265,252
Recreation Facilities Expense	-	-	52,662	-
Security Services	-	-	-	-
Insurance	148,333	60,513	181,628	126,354
Management Fee	41,332	50,000	66,357	65,000
Professional Fees	46,406	58,575	45,953	87,426
Corporation Tax	6,641	2,991	1,500	23,697
Office & Administration	25,509	22,268	27,313	31,555
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,698,316	\$ 2,361,541	\$ 1,883,189	\$ 2,332,768
SURPLUS (DEFECIT)	\$ 88,842	\$ 189,603	\$ 111,960	\$ 93,587
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,950	\$ 3,804	\$ 2,819	\$ 3,124
Maint. - PY	\$ 1,476,357	\$ 1,981,291	\$ 1,745,512	\$ 2,170,110
Monthly Maint. / Charges Per Unit - PY	\$ 2,861	\$ 3,669	\$ 2,797	\$ 2,965
% Increase from Prior Year	3%	4%	1%	5%
Total Debt	\$ 978,846	\$ 3,296,213	\$ 1,161,088	\$ 2,866,160
Debt per Unit	\$ 22,764	\$ 73,249	\$ 22,329	\$ 46,986
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	Amortizing
Transfer Fee %	1% of GSP	% of GSP	Other	.50% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Meatpacking District	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	5	18	32	37
Zip Code	10014	10014	10014	10014
Maintenance / Common Charges	\$ 286,217	\$ 776,060	\$ 408,954	\$ 2,043,968
Operating Assessments	-	-	51,732	218,256
Rent / Comml. Charges / Parking	9,901	-	-	152,106
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	6,743	-	-
Other Income	3,605	9,462	35,454	37,082
TOTAL INCOME	\$ 299,723	\$ 792,265	\$ 496,140	\$ 2,451,412
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	228,933	1,223,133
Mortgage & loan indebtedness	-	-	91,159	140,249
Payroll	93,586	429,120	6,648	412,667
Pension & Welfare	13,686	56,215	1,495	156,337
Payroll Taxes / Contract Labor / Other	12,363	55,599	715	43,981
Gas & Electric, net	29,501	69,131	6,032	50,600
Heating	5,045	20,779	31,416	21,926
Water & Sewer	2,899	16,871	9,189	18,186
Building Supplies, Repairs & Maintenance	68,202	88,520	62,633	111,114
Recreation Facilities Expense	-	-	-	-
Security Services	-	11,177	-	-
Insurance	20,588	37,943	23,680	43,134
Management Fee	30,000	40,841	29,799	60,400
Professional Fees	11,301	25,452	16,003	23,270
Corporation Tax	175	500	1,031	4,401
Office & Administration	10,232	13,670	4,611	18,200
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 297,578	\$ 865,818	\$ 513,344	\$ 2,327,598
SURPLUS (DEFECIT)	\$ 2,145	\$ (73,553)	\$ (17,204)	\$ 123,814
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,770	\$ 3,593	\$ 1,065	\$ 4,604
Maint. - PY	\$ 255,483	\$ 762,450	\$ 372,580	\$ 1,985,226
Monthly Maint. / Charges Per Unit - PY	\$ 4,258	\$ 3,530	\$ 970	\$ 4,471
% Increase from Prior Year	12%	2%	10%	3%
Total Debt	\$ -	\$ -	\$ 1,430,303	\$ 4,250,000
Debt per Unit	\$ -	\$ -	\$ 44,697	\$ 114,865
Interest Only/Amortizing			Amortizing	Interest Only
Transfer Fee %		Other		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Meatpacking District	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	54	70	121	121
Zip Code	10014	10014	10014	10014
Maintenance / Common Charges	\$ 1,581,843	\$ 1,705,247	\$ 1,714,469	\$ 1,680,053
Operating Assessments	-	133,507	-	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	2,895	140,000	-	-
Other Income	39,133	81,169	230,338	66,019
TOTAL INCOME	\$ 1,623,871	\$ 2,059,923	\$ 1,944,807	\$ 1,746,072
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	33,231	954,518	-	-
Mortgage & loan indebtedness	114,787	108,500	-	-
Payroll	438,008	205,478	731,368	678,212
Pension & Welfare	117,990	10,836	257,924	219,239
Payroll Taxes / Contract Labor / Other	141,158	18,908	90,886	121,531
Gas & Electric, net	109,932	49,484	181,994	82,910
Heating	41,509	30,575	168,731	241,683
Water & Sewer	48,338	29,871	64,112	84,614
Building Supplies, Repairs & Maintenance	304,313	89,017	98,822	310,179
Recreation Facilities Expense	-	-	-	-
Security Services	-	267,836	-	-
Insurance	168,364	64,748	67,247	81,706
Management Fee	75,000	56,355	73,600	84,275
Professional Fees	48,095	40,674	26,232	25,547
Corporation Tax	43,114	3,464	14,744	5,974
Office & Administration	25,517	8,781	20,599	17,395
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,709,356	\$ 1,939,045	\$ 1,796,259	\$ 1,953,265
SURPLUS (DEFECIT)	\$ (85,485)	\$ 120,878	\$ 148,548	\$ (207,193)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,441	\$ 2,030	\$ 1,181	\$ 1,157
Maint. - PY	\$ 1,425,007	\$ 1,669,269	\$ 1,574,167	\$ 1,680,055
Monthly Maint. / Charges Per Unit - PY	\$ 2,199	\$ 1,987	\$ 1,084	\$ 1,157
% Increase from Prior Year	11%	2%	9%	0%
Total Debt	\$ 2,027,367	\$ 3,773,913	\$ -	\$ -
Debt per Unit	\$ 37,544	\$ 53,913	\$ -	\$ -
Interest Only/Amortizing	Amortizing	Interest Only		
Transfer Fee %	Other	2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Meatpacking District	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	126	140	161	242
Zip Code	10014	10014	10014	10014
Maintenance / Common Charges	\$ 2,051,425	\$ 2,526,317	\$ 2,431,265	\$ 5,608,108
Operating Assessments	216,294	333,574	-	362,967
Rent / Comml. Charges / Parking	159,177	339,061	27,260	11,115
Common Charges - PILOT	-	-	-	-
Transfer Fees	32,800	103,140	-	268,780
Other Income	325,986	213,626	81,073	250,046
TOTAL INCOME	\$ 2,785,682	\$ 3,515,718	\$ 2,539,598	\$ 6,501,016
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,276,148	1,935,713	-	2,956,826
Mortgage & loan indebtedness	202,250	254,682	-	491,697
Payroll	554,887	405,975	797,351	830,536
Pension & Welfare	209,367	97,552	114,385	380,351
Payroll Taxes / Contract Labor / Other	61,636	49,025	97,472	106,900
Gas & Electric, net	38,869	46,016	209,590	195,847
Heating	97,353	69,272	36,553	212,150
Water & Sewer	54,785	51,432	187,200	88,836
Building Supplies, Repairs & Maintenance	136,135	157,530	552,831	228,293
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	91,191	-
Insurance	125,838	77,208	589,924	335,580
Management Fee	59,742	66,695	90,713	174,599
Professional Fees	41,153	72,774	45,112	80,998
Corporation Tax	2,962	5,714	8,428	14,173
Office & Administration	14,188	30,994	63,504	78,863
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,875,313	\$ 3,320,582	\$ 2,884,254	\$ 6,175,649
SURPLUS (DEFECIT)	\$ (89,631)	\$ 195,136	\$ (344,656)	\$ 325,367
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,357	\$ 1,504	\$ 1,258	\$ 1,931
Maint. - PY	\$ 1,949,086	\$ 2,284,613	\$ 2,173,907	\$ 5,436,068
Monthly Maint. / Charges Per Unit - PY	\$ 1,289	\$ 1,360	\$ 1,125	\$ 1,872
% Increase from Prior Year	5%	11%	12%	3%
Total Debt	\$ 7,000,000	\$ 5,300,000	\$ -	\$ 10,936,187
Debt per Unit	\$ 55,556	\$ 37,857	\$ -	\$ 45,191
Interest Only/Amortizing	Interest only	Interest Only		Amortizing
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	260	43	43	46
Zip Code	10014	10016	10016	10016
Maintenance / Common Charges	\$ 5,125,658	\$ 1,160,154	\$ 995,860	\$ 1,068,385
Operating Assessments	617,738	-	-	-
Rent / Comml. Charges / Parking	761,419	80,780	-	17,690
Common Charges - PILOT	-	-	-	-
Transfer Fees	117,880	-	-	-
Other Income	218,194	45,060	25,153	42,666
TOTAL INCOME	\$ 6,840,889	\$ 1,285,994	\$ 1,021,013	\$ 1,128,741
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,553,591	-	-	12,078
Mortgage & loan indebtedness	920,458	-	-	-
Payroll	725,513	453,865	328,543	494,219
Pension & Welfare	316,676	188,560	22,657	60,216
Payroll Taxes / Contract Labor / Other	68,784	61,361	118,375	62,858
Gas & Electric, net	67,939	17,730	68,092	48,182
Heating	202,542	148,040	38,296	48,092
Water & Sewer	143,044	41,919	16,088	55,735
Building Supplies, Repairs & Maintenance	268,834	153,124	141,939	248,780
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	142,497	40,851	61,723	71,260
Management Fee	80,800	74,000	54,844	44,805
Professional Fees	77,735	44,210	17,049	21,597
Corporation Tax	28,475	2,816	1,633	1,168
Office & Administration	44,463	19,490	25,835	39,937
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,641,351	\$ 1,245,966	\$ 895,074	\$ 1,208,927
SURPLUS (DEFECIT)	\$ 199,538	\$ 40,028	\$ 125,939	\$ (80,186)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,643	\$ 2,248	\$ 1,930	\$ 1,935
Maint. - PY	\$ 5,024,073	\$ 1,091,088	\$ 904,418	\$ 968,949
Monthly Maint. / Charges Per Unit - PY	\$ 1,610	\$ 2,115	\$ 1,753	\$ 1,755
% Increase from Prior Year	2%	6%	10%	10%
Total Debt	\$ 378,308	\$ -	\$ -	\$ -
Debt per Unit	\$ 1,455	\$ -	\$ -	\$ -
Interest Only/Amortizing	Amortizing			
Transfer Fee %	\$20 per share			

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	53	100	105	122
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 1,383,840	\$ 1,351,940	\$ 1,242,489	\$ 2,188,835
Operating Assessments	41,312	-	-	224,342
Rent / Comml. Charges / Parking	-	17,610	13,952	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	21,951	-	-	34,798
Other Income	29,402	14,749	26,754	83,773
TOTAL INCOME	\$ 1,476,505	\$ 1,384,299	\$ 1,283,195	\$ 2,531,748
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	17,675	-	-	27,645
Mortgage & loan indebtedness	-	-	-	-
Payroll	663,016	457,977	495,632	1,037,026
Pension & Welfare	70,599	-	214,274	113,454
Payroll Taxes / Contract Labor / Other	90,642	123,636	106,344	144,544
Gas & Electric, net	89,842	197,023	26,207	140,522
Heating	79,332	35,928	128,763	124,084
Water & Sewer	43,767	35,271	44,975	68,457
Building Supplies, Repairs & Maintenance	259,247	248,316	132,838	310,897
Recreation Facilities Expense	73,085	-	-	114,312
Security Services	-	-	-	-
Insurance	98,799	76,839	83,552	154,533
Management Fee	56,550	65,108	58,903	88,450
Professional Fees	72,598	27,614	26,790	99,298
Corporation Tax	19,138	425	1,393	15,266
Office & Administration	18,677	32,390	14,979	24,045
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,652,967	\$ 1,300,527	\$ 1,334,650	\$ 2,462,533
SURPLUS (DEFECIT)	\$ (176,462)	\$ 83,772	\$ (51,455)	\$ 69,215
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,176	\$ 1,127	\$ 986	\$ 1,495
Maint. - PY	\$ 1,269,910	\$ 948,840	\$ 1,161,606	\$ 1,894,394
Monthly Maint. / Charges Per Unit - PY	\$ 1,997	\$ 791	\$ 922	\$ 1,294
% Increase from Prior Year	9%	42%	7%	16%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %	Other			Other

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	123	124	125	129
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 2,391,029	\$ 2,944,549	\$ 1,830,172	\$ 3,037,827
Operating Assessments	-	164,332	-	-
Rent / Comml. Charges / Parking	-	68,000	63,502	43,618
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	8,062	56,462
Other Income	75,134	128,478	60,630	69,016
TOTAL INCOME	\$ 2,466,163	\$ 3,305,359	\$ 1,962,366	\$ 3,206,923
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	32,987	1,361,492	11,729	34,653
Mortgage & loan indebtedness	-	125,000	-	-
Payroll	748,672	588,813	866,768	998,711
Pension & Welfare	108,948	208,214	11,476	386,501
Payroll Taxes / Contract Labor / Other	134,968	108,532	192,089	186,380
Gas & Electric, net	213,202	42,503	100,199	366,634
Heating	114,130	152,676	62,692	73,487
Water & Sewer	86,069	56,903	71,560	66,512
Building Supplies, Repairs & Maintenance	488,785	247,145	264,522	393,958
Recreation Facilities Expense	103,028	-	-	-
Security Services	-	-	-	-
Insurance	161,981	88,781	76,461	284,347
Management Fee	72,641	86,060	72,100	69,742
Professional Fees	38,661	36,885	32,806	6,354
Corporation Tax	8,817	3,385	18,703	43,638
Office & Administration	36,234	36,506	26,168	48,270
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,349,123	\$ 3,142,895	\$ 1,807,273	\$ 2,959,187
SURPLUS (DEFECIT)	\$ 117,040	\$ 162,464	\$ 155,093	\$ 247,736
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,620	\$ 1,979	\$ 1,220	\$ 1,962
Maint. - PY	\$ 2,393,026	\$ 2,862,398	\$ 1,725,051	\$ 2,968,797
Monthly Maint. / Charges Per Unit - PY	\$ 1,621	\$ 1,924	\$ 1,150	\$ 1,918
% Increase from Prior Year	0%	3%	6%	2%
Total Debt	\$ -	\$ 4,000,000	\$ -	\$ -
Debt per Unit	\$ -	\$ 32,258	\$ -	\$ -
Interest Only/Amortizing		Interest Only		
Transfer Fee %			Other	Other

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condop	Condominium	Co-Op
Number of Units	146	166	191	262
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 2,804,928	\$ 4,085,958	\$ 3,076,452	\$ 6,462,248
Operating Assessments	281,285	431,711	-	789,122
Rent / Comml. Charges / Parking	359,562	201,672	57,937	2,109,834
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	113,302	205,646	92,469	367,540
TOTAL INCOME	\$ 3,559,077	\$ 4,924,987	\$ 3,226,858	\$ 9,728,744
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,567,300	2,469,309	12,468	4,226,100
Mortgage & loan indebtedness	256,000	329,850	60,126	932,914
Payroll	492,481	646,894	1,165,489	1,252,822
Pension & Welfare	214,246	279,939	448,212	377,562
Payroll Taxes / Contract Labor / Other	56,870	99,776	171,242	143,340
Gas & Electric, net	56,790	197,002	239,290	198,263
Heating	176,878	159,271	42,572	358,431
Water & Sewer	90,869	79,000	106,937	233,560
Building Supplies, Repairs & Maintenance	170,549	309,625	539,151	304,454
Recreation Facilities Expense	-	-	-	158,588
Security Services	-	-	-	15,427
Insurance	116,056	118,618	131,800	369,494
Management Fee	84,547	102,101	61,991	137,786
Professional Fees	108,712	95,365	51,172	85,783
Corporation Tax	3,450	6,966	1,507	21,010
Office & Administration	38,007	23,836	63,597	94,430
Bad Debts (Recovery)	-	-	-	74,703
TOTAL EXPENSES	\$ 3,432,755	\$ 4,917,552	\$ 3,095,554	\$ 8,984,667
SURPLUS (DEFECIT)	\$ 126,322	\$ 7,435	\$ 131,304	\$ 744,077
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,601	\$ 2,051	\$ 1,342	\$ 2,055
Maint. - PY	\$ 2,804,346	\$ 3,874,240	\$ 2,657,707	\$ 6,097,964
Monthly Maint. / Charges Per Unit - PY	\$ 1,601	\$ 1,945	\$ 1,160	\$ 1,940
% Increase from Prior Year	0%	5%	16%	6%
Total Debt	\$ 8,000,000	\$ 7,500,000	\$ 712,485	\$ 15,974,933
Debt per Unit	\$ 54,795	\$ 45,181	\$ 3,730	\$ 60,973
Interest Only/Amortizing	Interest only	Interest Only	Amortizing	Amortizing
Transfer Fee %	5% of net profit			

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condom	Condominium
Number of Units	280	411	587	1118
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 4,015,637	\$ 5,898,038	\$ 14,112,441	\$ 9,068,040
Operating Assessments	448,264	-	1,518,789	-
Rent / Comml. Charges / Parking	37,657	10,594	148,975	1,181,571
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	360,272	295,966	884,550	672,165
TOTAL INCOME	\$ 4,861,830	\$ 6,204,598	\$ 16,664,755	\$ 10,921,776
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,569,784	32,733	8,756,595	-
Mortgage & loan indebtedness	238,163	-	1,645,477	807,188
Payroll	723,202	1,761,245	1,795,905	2,774,373
Pension & Welfare	315,345	712,737	719,535	1,256,012
Payroll Taxes / Contract Labor / Other	79,809	241,510	231,275	373,387
Gas & Electric, net	41,938	478,814	228,667	558,964
Heating	201,620	591,047	571,036	729,308
Water & Sewer	114,894	457,828	376,308	794,623
Building Supplies, Repairs & Maintenance	149,005	658,659	793,538	1,432,541
Recreation Facilities Expense	-	631,838	74,385	-
Security Services	-	-	-	57,069
Insurance	109,112	273,511	532,914	1,041,712
Management Fee	105,000	149,560	246,061	657,289
Professional Fees	19,719	53,676	127,473	222,256
Corporation Tax	6,242	26,384	48,682	221,505
Office & Administration	30,750	95,726	94,348	195,383
Bad Debts (Recovery)	-	(5,361)	-	60,800
TOTAL EXPENSES	\$ 4,704,583	\$ 6,159,907	\$ 16,242,199	\$ 11,182,410
SURPLUS (DEFECIT)	\$ 157,247	\$ 44,691	\$ 422,556	\$ (260,634)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,195	\$ 1,196	\$ 2,003	\$ 676
Maint. - PY	\$ 4,015,938	\$ 5,595,398	\$ 13,191,716	\$ 8,595,132
Monthly Maint. / Charges Per Unit - PY	\$ 1,195	\$ 1,135	\$ 1,873	\$ 641
% Increase from Prior Year	0%	5%	7%	6%
Total Debt	\$ 8,100,000	\$ -	\$ 51,500,000	\$ 6,539,968
Debt per Unit	\$ 28,929	\$ -	\$ 87,734	\$ 5,850
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Clinton	Clinton
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	48	103	7	27
Zip Code	10017	10017	10019	10019
Maintenance / Common Charges	\$ 1,143,626	\$ 2,197,080	\$ 606,137	\$ 603,009
Operating Assessments	115,588	180,934	-	-
Rent / Comml. Charges / Parking	-	382,532	250	105,671
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	4,060	-	7,564
Other Income	51,582	240,194	24,493	4,658
TOTAL INCOME	\$ 1,310,796	\$ 3,004,800	\$ 630,880	\$ 720,902
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	694,359	1,194,875	-	-
Mortgage & loan indebtedness	81,250	244,687	-	-
Payroll	117,108	540,028	39,926	189,721
Pension & Welfare	31,238	215,938	-	-
Payroll Taxes / Contract Labor / Other	18,524	76,175	274,049	32,558
Gas & Electric, net	20,616	91,633	29,998	84,514
Heating	48,620	72,843	48,978	28,210
Water & Sewer	47,027	70,813	11,394	47,826
Building Supplies, Repairs & Maintenance	111,002	123,022	112,393	169,406
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	49,370	100,929	66,976	58,230
Management Fee	48,457	60,153	34,872	42,000
Professional Fees	32,901	57,570	26,981	65,303
Corporation Tax	5,433	2,292	3,500	1,950
Office & Administration	16,606	23,818	3,457	26,191
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,322,511	\$ 2,874,776	\$ 652,524	\$ 745,909
SURPLUS (DEFECIT)	\$ (11,715)	\$ 130,024	\$ (21,644)	\$ (25,007)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,985	\$ 1,778	\$ 7,216	\$ 1,861
Maint. - PY	\$ 1,121,351	\$ 2,100,600	\$ 613,212	\$ 580,564
Monthly Maint. / Charges Per Unit - PY	\$ 1,947	\$ 1,700	\$ 7,300	\$ 1,792
% Increase from Prior Year	2%	5%	-1%	4%
Total Debt	\$ 2,499,999	\$ 4,750,910	\$ -	\$ -
Debt per Unit	\$ 52,083	\$ 46,125	\$ -	\$ -
Interest Only/Amortizing	Interest Only	Amortizing		
Transfer Fee %		\$5 per share	Other	Other

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Clinton
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	30	55	66	88
Zip Code	10019	10019	10019	10019
Maintenance / Common Charges	\$ 702,032	\$ 757,569	\$ 873,424	\$ 3,081,146
Operating Assessments	-	-	-	304,483
Rent / Comml. Charges / Parking	108,436	-	569,408	308,352
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	21,185	27,278	28,916	185,705
TOTAL INCOME	\$ 831,653	\$ 784,847	\$ 1,471,748	\$ 3,879,686
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	1,774,855
Mortgage & loan indebtedness	-	-	75,070	153,097
Payroll	362,385	268,159	589,395	699,214
Pension & Welfare	62,993	28,445	223,584	270,411
Payroll Taxes / Contract Labor / Other	45,570	10,036	65,765	83,712
Gas & Electric, net	31,576	74,043	39,272	107,708
Heating	5,036	27,510	100,398	40,636
Water & Sewer	35,000	21,224	76,025	44,994
Building Supplies, Repairs & Maintenance	90,144	145,404	145,254	225,048
Recreation Facilities Expense	-	-	-	-
Security Services	17,083	-	-	-
Insurance	65,182	48,916	73,586	108,834
Management Fee	38,722	51,750	54,075	65,000
Professional Fees	37,362	12,207	36,360	28,397
Corporation Tax	1,150	500	12,087	6,555
Office & Administration	26,020	24,209	16,213	19,319
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 818,223	\$ 712,403	\$ 1,507,084	\$ 3,627,780
SURPLUS (DEFECIT)	\$ 13,430	\$ 72,444	\$ (35,336)	\$ 251,906
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,950	\$ 1,148	\$ 1,103	\$ 2,918
Maint. - PY	\$ 617,099	\$ 712,208	\$ 862,245	\$ 2,998,571
Monthly Maint. / Charges Per Unit - PY	\$ 1,714	\$ 1,079	\$ 1,089	\$ 2,840
% Increase from Prior Year	14%	6%	1%	3%
Total Debt	\$ -	\$ -	\$ 201,001	\$ 5,000,000
Debt per Unit	\$ -	\$ -	\$ 3,045	\$ 56,818
Interest Only/Amortizing			Amortizing	Interest Only
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Clinton
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	109	110	161	186
Zip Code	10019	10019	10019	10019
Maintenance / Common Charges	\$ 3,168,052	\$ 1,342,968	\$ 12,015,623	\$ 3,638,160
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	57,703	42,300	101,617	172,380
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	153,540	32,936
Other Income	93,954	37,572	122,461	107,284
TOTAL INCOME	\$ 3,319,709	\$ 1,422,840	\$ 12,393,241	\$ 3,950,760
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	11,304	7,257	48,887	-
Mortgage & loan indebtedness	174,469	-	-	-
Payroll	907,693	527,149	2,954,931	1,275,526
Pension & Welfare	376,974	236,300	1,224,665	501,512
Payroll Taxes / Contract Labor / Other	108,830	62,904	1,109,984	374,086
Gas & Electric, net	376,502	111,922	1,434,115	307,355
Heating	153,163	70,094	708,800	156,901
Water & Sewer	83,947	44,160	117,980	149,570
Building Supplies, Repairs & Maintenance	691,363	263,559	1,215,198	468,128
Recreation Facilities Expense	142,196	-	505,818	183,914
Security Services	111,339	-	404,123	-
Insurance	132,939	76,721	1,339,259	198,501
Management Fee	85,207	63,419	136,591	123,855
Professional Fees	187,995	37,267	123,596	53,145
Corporation Tax	23,600	7,414	19,298	5,297
Office & Administration	38,550	23,970	94,018	58,521
Bad Debts (Recovery)	-	38,998	-	-
TOTAL EXPENSES	\$ 3,606,071	\$ 1,571,134	\$ 11,437,263	\$ 3,856,311
SURPLUS (DEFECIT)	\$ (286,362)	\$ (148,294)	\$ 955,978	\$ 94,449
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,422	\$ 1,017	\$ 100	\$ 1,630
Maint. - PY	\$ 2,917,401	\$ 1,290,306	\$ 10,819,568	\$ 3,374,276
Monthly Maint. / Charges Per Unit - PY	\$ 2,230	\$ 978	\$ 90	\$ 1,512
% Increase from Prior Year	9%	4%	11%	8%
Total Debt	\$ 1,271,167	\$ -	\$ -	\$ -
Debt per Unit	\$ 11,662	\$ -	\$ -	\$ -
Interest Only/Amortizing	Amortizing			
Transfer Fee %			Other	Other

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	260	309	16	21
Zip Code	10019	10019	10021	10021
Maintenance / Common Charges	\$ 2,970,816	\$ 12,185,694	\$ 960,625	\$ 717,141
Operating Assessments	-	1,474,291	-	58,000
Rent / Comml. Charges / Parking	31,971	2,507,477	40,170	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	647,340	-	93,100
Other Income	108,705	457,807	40,577	8,073
TOTAL INCOME	\$ 3,111,492	\$ 17,272,609	\$ 1,041,372	\$ 876,314
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	8,484,795	-	372,300
Mortgage & loan indebtedness	55,093	1,508,667	-	47,268
Payroll	1,083,774	2,114,769	455,981	108,182
Pension & Welfare	455,656	807,036	161,521	31,921
Payroll Taxes / Contract Labor / Other	141,136	249,278	58,712	10,327
Gas & Electric, net	128,851	273,481	28,547	7,703
Heating	329,281	349,963	44,433	40,901
Water & Sewer	130,268	310,144	22,445	15,313
Building Supplies, Repairs & Maintenance	398,765	1,223,634	98,994	62,076
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	172,752	648,931	48,438	31,951
Management Fee	101,381	146,965	29,758	43,242
Professional Fees	103,513	190,062	35,829	28,980
Corporation Tax	7,606	44,387	1,744	1,150
Office & Administration	37,515	58,377	8,599	16,078
Bad Debts (Recovery)	53,193	-	-	-
TOTAL EXPENSES	\$ 3,198,784	\$ 16,410,489	\$ 995,001	\$ 817,392
SURPLUS (DEFECIT)	\$ (87,292)	\$ 862,120	\$ 46,371	\$ 58,922
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 952	\$ 3,286	\$ 5,003	\$ 2,846
Maint. - PY	\$ 2,803,533	\$ 11,981,071	\$ 918,196	\$ 676,456
Monthly Maint. / Charges Per Unit - PY	\$ 899	\$ 3,231	\$ 4,782	\$ 2,684
% Increase from Prior Year	6%	2%	5%	6%
Total Debt	\$ 1,975,465	\$ 48,000,000	\$ -	\$ 1,400,000
Debt per Unit	\$ 7,598	\$ 155,340	\$ -	\$ 66,667
Interest Only/Amortizing	Amortizing	Interest Only		Interest Only
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condom	Condominium
Number of Units	26	31	31	33
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 1,441,911	\$ 9,990,934	\$ 1,779,631	\$ 1,294,853
Operating Assessments	-	883,799	135,914	-
Rent / Comml. Charges / Parking	24,000	178,203	141,748	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	510,000	-	-
Other Income	102,433	370,883	11,804	12,904
TOTAL INCOME	\$ 1,568,344	\$ 11,933,819	\$ 2,069,097	\$ 1,307,757
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	5,293,995	784,917	-
Mortgage & loan indebtedness	-	334,583	74,140	-
Payroll	592,182	2,100,702	441,789	642,379
Pension & Welfare	256,720	806,348	155,342	242,161
Payroll Taxes / Contract Labor / Other	164,440	352,404	70,916	83,546
Gas & Electric, net	32,752	102,900	24,951	48,962
Heating	114,776	433,369	70,458	33,998
Water & Sewer	32,568	49,873	37,213	24,466
Building Supplies, Repairs & Maintenance	123,976	642,413	236,984	149,458
Recreation Facilities Expense	-	-	-	-
Security Services	-	256,116	-	-
Insurance	58,026	284,796	44,016	45,305
Management Fee	58,505	134,125	49,395	54,411
Professional Fees	65,024	33,076	44,143	18,870
Corporation Tax	8,986	22,883	6,461	-
Office & Administration	19,293	52,387	13,930	19,315
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,527,248	\$ 10,899,970	\$ 2,054,655	\$ 1,362,871
SURPLUS (DEFECIT)	\$ 41,096	\$ 1,033,849	\$ 14,442	\$ (55,114)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,622	\$ 26,857	\$ 4,784	\$ 3,270
Maint. - PY	\$ 1,325,175	\$ 9,653,095	\$ 1,700,664	\$ 1,257,138
Monthly Maint. / Charges Per Unit - PY	\$ 4,247	\$ 25,949	\$ 4,572	\$ 3,175
% Increase from Prior Year	9%	3%	5%	3%
Total Debt	\$ -	\$ 12,000,000	\$ 2,499,999	\$ -
Debt per Unit	\$ -	\$ 387,097	\$ 80,645	\$ -
Interest Only/Amortizing		Interest Only	Interest Only	
Transfer Fee %		3% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	38	48	49	53
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 4,984,105	\$ 3,715,204	\$ 2,531,738	\$ 1,720,267
Operating Assessments	504,842	612,862	188,932	-
Rent / Comml. Charges / Parking	458,391	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	33,750	68,500	63,829
Other Income	84,836	29,768	14,716	18,205
TOTAL INCOME	\$ 6,032,174	\$ 4,391,584	\$ 2,803,886	\$ 1,802,301
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,031,825	1,630,608	1,133,611	-
Mortgage & loan indebtedness	209,368	310,479	-	-
Payroll	980,017	804,836	721,771	741,454
Pension & Welfare	429,624	330,391	296,603	306,655
Payroll Taxes / Contract Labor / Other	158,017	123,295	105,104	177,288
Gas & Electric, net	62,402	40,195	26,541	127,982
Heating	170,056	131,452	153,711	92,545
Water & Sewer	46,460	51,527	51,105	47,920
Building Supplies, Repairs & Maintenance	136,178	242,561	191,954	163,627
Recreation Facilities Expense	-	-	-	-
Security Services	14,799	-	-	-
Insurance	149,890	75,488	55,899	71,492
Management Fee	101,500	60,867	63,000	62,433
Professional Fees	57,808	64,258	34,960	27,561
Corporation Tax	17,340	3,329	3,432	3,450
Office & Administration	56,153	20,883	17,468	34,734
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,621,437	\$ 3,890,169	\$ 2,855,159	\$ 1,857,141
SURPLUS (DEFECIT)	\$ 410,737	\$ 501,415	\$ (51,273)	\$ (54,840)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 10,930	\$ 6,450	\$ 4,306	\$ 2,705
Maint. - PY	\$ 4,800,699	\$ 3,403,232	\$ 2,456,406	\$ 1,630,754
Monthly Maint. / Charges Per Unit - PY	\$ 10,528	\$ 5,908	\$ 4,178	\$ 2,564
% Increase from Prior Year	4%	9%	3%	5%
Total Debt	\$ 7,000,000	\$ 8,950,000	\$ -	\$ -
Debt per Unit	\$ 184,211	\$ 186,458	\$ -	\$ -
Interest Only/Amortizing		Interest Only		
Transfer Fee %		% of GSP	4% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condop	Condominium	Co-Op
Number of Units	54	54	62	86
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 2,139,710	\$ 3,337,616	\$ 2,034,776	\$ 2,386,014
Operating Assessments	-	283,050	-	163,954
Rent / Comml. Charges / Parking	-	44,992	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	90,000	-	59,025
Other Income	62,305	53,733	14,221	46,037
TOTAL INCOME	\$ 2,202,015	\$ 3,809,391	\$ 2,048,997	\$ 2,655,030
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,628,750	10,086	999,274
Mortgage & loan indebtedness	-	68,000	3,391	160,170
Payroll	947,887	760,153	803,102	570,424
Pension & Welfare	369,472	320,373	317,826	192,006
Payroll Taxes / Contract Labor / Other	113,326	117,351	117,421	69,007
Gas & Electric, net	43,146	32,390	114,785	17,969
Heating	182,410	142,576	111,216	87,631
Water & Sewer	59,864	44,075	66,747	67,494
Building Supplies, Repairs & Maintenance	233,068	228,076	211,886	150,140
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	77,508	156,588	83,698	78,172
Management Fee	88,786	62,949	54,106	59,483
Professional Fees	40,002	44,147	34,476	24,088
Corporation Tax	10,100	8,469	-	3,567
Office & Administration	27,699	16,173	49,667	22,913
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,193,268	\$ 3,630,070	\$ 1,978,407	\$ 2,502,338
SURPLUS (DEFECIT)	\$ 8,747	\$ 179,321	\$ 70,590	\$ 152,692
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,302	\$ 5,151	\$ 2,735	\$ 2,312
Maint. - PY	\$ 2,136,235	\$ 3,237,941	\$ 1,960,106	\$ 2,250,956
Monthly Maint. / Charges Per Unit - PY	\$ 3,297	\$ 4,997	\$ 2,635	\$ 2,181
% Increase from Prior Year	0%	3%	4%	6%
Total Debt	\$ -	\$ 2,000,000	\$ -	\$ 3,006,463
Debt per Unit	\$ -	\$ 37,037	\$ -	\$ 34,959
Interest Only/Amortizing		Interest Only	Amortizing	Amortizing
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condo
Number of Units	102	125	134	204
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 1,084,537	\$ 3,113,710	\$ 3,590,665	\$ 4,905,036
Operating Assessments	404,175	322,591	376,420	447,903
Rent / Comml. Charges / Parking	2,250,000	418,740	372,552	58,230
Common Charges - PILOT	-	-	-	-
Transfer Fees	217,500	-	111,200	97,386
Other Income	120,059	122,490	174,742	178,259
TOTAL INCOME	\$ 4,076,271	\$ 3,977,531	\$ 4,625,579	\$ 5,686,814
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,136,657	1,886,485	2,087,803	2,493,407
Mortgage & loan indebtedness	132,921	258,744	214,600	369,319
Payroll	716,192	540,466	634,940	782,646
Pension & Welfare	277,417	188,304	254,286	341,027
Payroll Taxes / Contract Labor / Other	109,991	77,980	76,863	134,157
Gas & Electric, net	38,298	45,744	130,154	70,252
Heating	170,634	218,847	141,192	271,673
Water & Sewer	55,568	76,907	65,509	110,710
Building Supplies, Repairs & Maintenance	229,206	260,929	422,387	299,909
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	97,209	75,367	150,989	175,677
Management Fee	71,764	63,814	67,448	118,782
Professional Fees	67,362	77,466	74,949	77,530
Corporation Tax	60,050	1,516	6,205	12,381
Office & Administration	134,177	52,766	53,090	33,484
Bad Debts (Recovery)	-	-	-	23,250
TOTAL EXPENSES	\$ 4,297,446	\$ 3,825,335	\$ 4,380,415	\$ 5,314,204
SURPLUS (DEFECIT)	\$ (221,175)	\$ 152,196	\$ 245,164	\$ 372,610
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 886	\$ 2,076	\$ 2,233	\$ 2,004
Maint. - PY	\$ 1,327,407	\$ 2,915,497	\$ 3,519,076	\$ 4,856,846
Monthly Maint. / Charges Per Unit - PY	\$ 1,084	\$ 1,944	\$ 2,188	\$ 1,984
% Increase from Prior Year	-18%	7%	2%	1%
Total Debt	\$ 4,600,000	\$ 8,000,000	\$ 7,400,000	\$ 6,954,158
Debt per Unit	\$ 45,098	\$ 64,000	\$ 55,224	\$ 34,089
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Amortizing
Transfer Fee %	2% of GSP	\$ 0.05 per share	2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	216	283	22	49
Zip Code	10021	10021	10022	10022
Maintenance / Common Charges	\$ 3,793,718	\$ 6,937,353	\$ 595,467	\$ 1,921,336
Operating Assessments	-	-	64,038	96,595
Rent / Comml. Charges / Parking	78,931	547,259	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	139,724
Other Income	200,730	93,266	35,063	26,438
TOTAL INCOME	\$ 4,073,379	\$ 7,577,878	\$ 694,568	\$ 2,184,093
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	12,066	14,819	369,280	726,255
Mortgage & loan indebtedness	-	-	-	225,000
Payroll	1,426,334	2,522,799	86,206	485,097
Pension & Welfare	670,732	1,095,729	-	181,472
Payroll Taxes / Contract Labor / Other	166,305	384,031	28,928	67,899
Gas & Electric, net	60,446	338,481	10,059	10,683
Heating	468,173	494,068	37,805	58,439
Water & Sewer	250,756	223,171	12,320	19,804
Building Supplies, Repairs & Maintenance	385,648	784,829	46,570	153,576
Recreation Facilities Expense	-	-	-	-
Security Services	-	618,780	-	-
Insurance	248,126	399,360	36,826	41,665
Management Fee	106,457	191,979	28,550	67,531
Professional Fees	111,144	179,275	24,352	40,298
Corporation Tax	7,158	63,371	2,355	3,450
Office & Administration	36,853	57,104	23,250	28,667
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,950,198	\$ 7,367,796	\$ 706,501	\$ 2,109,836
SURPLUS (DEFECIT)	\$ 123,181	\$ 210,082	\$ (11,933)	\$ 74,257
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,464	\$ 2,043	\$ 2,256	\$ 3,268
Maint. - PY	\$ 3,480,476	\$ 6,566,317	\$ 564,318	\$ 1,866,615
Monthly Maint. / Charges Per Unit - PY	\$ 1,343	\$ 1,934	\$ 2,138	\$ 3,175
% Increase from Prior Year	9%	6%	6%	3%
Total Debt	\$ -	\$ -	\$ -	\$ 7,500,000
Debt per Unit	\$ -	\$ -	\$ -	\$ 153,061
Interest Only/Amortizing				Interest Only
Transfer Fee %			2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	68	74	74	87
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	\$ 1,694,078	\$ 3,469,544	\$ 3,724,320	\$ 2,568,012
Operating Assessments	-	258,265	-	-
Rent / Comml. Charges / Parking	10,392	-	-	28,967
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	73,380	-	-
Other Income	102,015	68,111	16,703	28,294
TOTAL INCOME	\$ 1,806,485	\$ 3,869,300	\$ 3,741,023	\$ 2,625,273
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	11,262	1,434,306	1,661,571	15,173
Mortgage & loan indebtedness	9,812	261,463	127,750	82,067
Payroll	592,088	803,109	685,899	999,842
Pension & Welfare	229,871	344,223	304,400	336,337
Payroll Taxes / Contract Labor / Other	62,553	112,877	75,915	129,041
Gas & Electric, net	124,883	43,338	79,176	136,577
Heating	154,241	114,244	288,734	86,569
Water & Sewer	83,575	121,780	118,843	83,245
Building Supplies, Repairs & Maintenance	154,573	207,801	142,310	386,911
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	51,970	111,448	257,284	120,649
Management Fee	70,160	85,866	55,294	78,653
Professional Fees	40,975	51,613	42,369	17,730
Corporation Tax	12,645	3,450	3,450	893
Office & Administration	20,399	55,699	28,323	42,170
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,619,007	\$ 3,751,217	\$ 3,871,318	\$ 2,515,857
SURPLUS (DEFECIT)	\$ 187,478	\$ 118,083	\$ (130,295)	\$ 109,416
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,076	\$ 3,907	\$ 4,194	\$ 2,460
Maint. - PY	\$ 1,600,971	\$ 3,267,214	\$ 3,633,355	\$ 2,391,426
Monthly Maint. / Charges Per Unit - PY	\$ 1,962	\$ 3,679	\$ 4,092	\$ 2,291
% Increase from Prior Year	6%	6%	3%	7%
Total Debt	\$ 279,169	\$ 5,773,287	\$ 4,500,000	\$ 839,034
Debt per Unit	\$ 4,105	\$ 78,017	\$ 60,811	\$ 9,644
Interest Only/Amortizing		Amortizing	Interest Only	Amortizing
Transfer Fee %		2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	88	95	118	123
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	\$ 3,761,674	\$ 6,745,570	\$ 2,813,260	\$ 3,176,011
Operating Assessments	355,276	-	-	-
Rent / Comml. Charges / Parking	-	2,418,438	30,708	96,021
Common Charges - PILOT	-	7,606,666	-	-
Transfer Fees	82,360	-	-	13,754
Other Income	152,584	370,144	93,881	219,510
TOTAL INCOME	\$ 4,351,894	\$ 17,140,818	\$ 2,937,849	\$ 3,505,296
Ground Rent	-	2,892,000	-	-
Real Estate Taxes / PILOT / BID	2,050,673	7,606,666	18,292	23,441
Mortgage & loan indebtedness	160,098	-	54,086	-
Payroll	705,250	1,695,800	1,103,363	996,851
Pension & Welfare	297,492	642,795	448,001	417,632
Payroll Taxes / Contract Labor / Other	72,590	321,020	157,398	164,038
Gas & Electric, net	55,971	712,938	272,242	386,873
Heating	243,507	212,291	134,422	99,583
Water & Sewer	52,420	159,436	134,219	74,586
Building Supplies, Repairs & Maintenance	174,549	1,243,571	351,898	305,516
Recreation Facilities Expense	-	163,977	-	104,104
Security Services	-	-	-	-
Insurance	89,085	642,243	165,932	232,953
Management Fee	89,000	175,000	79,170	78,068
Professional Fees	29,970	69,118	30,836	24,443
Corporation Tax	3,230	32,634	5,357	1,677
Office & Administration	47,188	82,159	35,943	53,797
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,071,023	\$ 16,651,648	\$ 2,991,159	\$ 2,963,562
SURPLUS (DEFECIT)	\$ 280,871	\$ 489,170	\$ (53,310)	\$ 541,734
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,562	\$ 5,917	\$ 1,987	\$ 2,152
Maint. - PY	\$ 3,700,534	\$ 6,106,597	\$ 2,468,206	\$ 2,972,044
Monthly Maint. / Charges Per Unit - PY	\$ 3,504	\$ 5,357	\$ 1,743	\$ 2,014
% Increase from Prior Year	2%	10%	14%	7%
Total Debt	\$ 6,275,915	\$ -	\$ 230,620	\$ -
Debt per Unit	\$ 71,317	\$ -	\$ 1,954	\$ -
Interest Only/Amortizing	Interest Only		Amortizing	
Transfer Fee %	2% of GSP	Other		Other

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	191	219	277	287
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	\$ 2,050,930	\$ 3,611,659	\$ 11,631,862	\$ 8,505,597
Operating Assessments	-	-	1,272,103	968,156
Rent / Comml. Charges / Parking	266,532	37,405	232,500	847,754
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	137,100	227,515
Other Income	135,031	43,430	379,444	294,116
TOTAL INCOME	\$ 2,452,493	\$ 3,692,494	\$ 13,653,009	\$ 10,843,138
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	16,561	6,920,306	5,547,857
Mortgage & loan indebtedness	-	-	908,146	674,613
Payroll	697,201	1,252,610	2,002,333	1,491,665
Pension & Welfare	231,942	562,266	739,768	583,706
Payroll Taxes / Contract Labor / Other	90,144	179,190	246,857	243,342
Gas & Electric, net	43,613	250,598	515,558	141,400
Heating	234,896	345,825	489,433	492,468
Water & Sewer	107,944	159,112	203,695	141,809
Building Supplies, Repairs & Maintenance	321,509	356,969	779,883	910,974
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	237,851	187,371	413,341	164,079
Management Fee	118,450	118,000	145,545	90,310
Professional Fees	71,378	47,761	239,144	131,833
Corporation Tax	5,547	8,786	40,587	31,870
Office & Administration	27,045	46,059	72,627	70,304
Bad Debts (Recovery)	79,213	-	-	-
TOTAL EXPENSES	\$ 2,266,733	\$ 3,531,108	\$ 13,717,223	\$ 10,716,230
SURPLUS (DEFECIT)	\$ 185,760	\$ 161,386	\$ (64,214)	\$ 126,908
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 895	\$ 1,374	\$ 3,499	\$ 2,470
Maint. - PY	\$ 1,969,372	\$ 3,423,292	\$ 11,314,647	\$ 8,363,231
Monthly Maint. / Charges Per Unit - PY	\$ 859	\$ 1,303	\$ 3,404	\$ 2,428
% Increase from Prior Year	4%	6%	3%	2%
Total Debt	\$ -	\$ -	\$ 30,000,000	\$ 24,000,000
Debt per Unit	\$ -	\$ -	\$ 108,303	\$ 83,624
Interest Only/Amortizing			Interest Only	Interest Only
Transfer Fee %			2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	367	415	33	38
Zip Code	10022	10022	10023	10023
Maintenance / Common Charges	\$ 10,144,291	\$ 14,238,011	\$ 1,983,364	\$ 906,468
Operating Assessments	910,203	870,662	-	100,000
Rent / Comml. Charges / Parking	692,901	101,271	34,581	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	249,230	309,508	-	-
Other Income	392,240	518,473	34,476	15,950
TOTAL INCOME	\$ 12,388,865	\$ 16,037,925	\$ 2,052,421	\$ 1,022,418
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	5,761,637	5,669,661	13,393	-
Mortgage & loan indebtedness	567,875	1,625,126	47,185	-
Payroll	1,812,981	2,902,799	793,938	466,650
Pension & Welfare	787,096	1,270,278	303,584	-
Payroll Taxes / Contract Labor / Other	325,053	414,738	101,315	55,321
Gas & Electric, net	59,605	581,441	168,800	84,409
Heating	297,597	437,964	136,444	29,552
Water & Sewer	202,843	439,032	78,410	18,793
Building Supplies, Repairs & Maintenance	877,402	772,869	177,430	109,004
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	305,418	309,311	66,688	63,541
Management Fee	156,000	306,103	70,000	48,843
Professional Fees	88,360	240,774	63,526	68,926
Corporation Tax	32,011	29,892	1,125	1,500
Office & Administration	40,393	177,002	20,273	20,810
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 11,314,271	\$ 15,176,990	\$ 2,042,111	\$ 967,349
SURPLUS (DEFECIT)	\$ 1,074,594	\$ 860,935	\$ 10,310	\$ 55,069
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,303	\$ 2,859	\$ 5,008	\$ 1,988
Maint. - PY	\$ 9,875,939	\$ 13,696,451	\$ 1,888,918	\$ 799,852
Monthly Maint. / Charges Per Unit - PY	\$ 2,242	\$ 2,750	\$ 4,770	\$ 1,754
% Increase from Prior Year	3%	4%	5%	13%
Total Debt	\$ 20,650,000	\$ 25,501,651	\$ 795,543	\$ -
Debt per Unit	\$ 56,267	\$ 61,450	\$ 24,107	\$ -
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	
Transfer Fee %	2% of GSP	2% of GSP	1.5% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	40	48	57	65
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 1,359,640	\$ 2,625,747	\$ 1,406,281	\$ 2,031,372
Operating Assessments	-	203,126	142,479	150,057
Rent / Comml. Charges / Parking	30,206	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	111,550
Other Income	47,563	38,362	119,203	39,325
TOTAL INCOME	\$ 1,437,409	\$ 2,867,235	\$ 1,667,963	\$ 2,332,304
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	17,200	1,200,210	871,230	983,562
Mortgage & loan indebtedness	75,752	292,993	292,864	198,722
Payroll	475,066	502,879	127,084	474,491
Pension & Welfare	130,656	173,849	-	182,501
Payroll Taxes / Contract Labor / Other	53,341	76,561	39,124	44,860
Gas & Electric, net	84,068	21,669	10,808	17,775
Heating	69,203	115,027	69,504	55,647
Water & Sewer	100,898	31,245	37,218	40,540
Building Supplies, Repairs & Maintenance	153,023	212,077	175,505	133,533
Recreation Facilities Expense	-	-	-	-
Security Services	5,808	-	-	-
Insurance	77,277	52,356	62,279	47,037
Management Fee	56,115	54,894	45,000	50,378
Professional Fees	24,449	62,939	75,925	40,435
Corporation Tax	5,289	4,313	4,912	3,450
Office & Administration	38,334	32,872	8,283	9,009
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,366,479	\$ 2,833,884	\$ 1,819,736	\$ 2,281,940
SURPLUS (DEFECIT)	\$ 70,930	\$ 33,351	\$ (151,773)	\$ 50,364
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,833	\$ 4,559	\$ 2,056	\$ 2,604
Maint. - PY	\$ 1,176,051	\$ 2,476,990	\$ 1,303,564	\$ 1,941,104
Monthly Maint. / Charges Per Unit - PY	\$ 2,450	\$ 4,300	\$ 1,906	\$ 2,489
% Increase from Prior Year	16%	6%	8%	5%
Total Debt	\$ 684,346	\$ 6,180,988	\$ 5,659,362	\$ 7,000,000
Debt per Unit	\$ 17,109	\$ 128,771	\$ 99,287	\$ 107,692
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	Interest Only
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	68	75	81	112
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 2,832,080	\$ 1,934,113	\$ 11,396,985	\$ 4,589,993
Operating Assessments	-	174,377	875,282	-
Rent / Comml. Charges / Parking	78,000	-	-	11,716
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	38,980	265,050	-
Other Income	53,886	50,461	592,624	55,492
TOTAL INCOME	\$ 2,963,966	\$ 2,197,931	\$ 13,129,941	\$ 4,657,201
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	15,681	913,896	5,076,936	27,454
Mortgage & loan indebtedness	59,380	125,327	2,142,071	-
Payroll	1,093,484	445,010	2,160,389	1,075,514
Pension & Welfare	433,744	172,864	801,784	114,468
Payroll Taxes / Contract Labor / Other	300,797	61,955	282,894	278,958
Gas & Electric, net	199,994	25,854	91,072	533,654
Heating	48,682	82,875	320,907	219,906
Water & Sewer	85,960	57,183	104,350	68,743
Building Supplies, Repairs & Maintenance	344,901	102,111	528,142	1,054,642
Recreation Facilities Expense	-	-	-	385,209
Security Services	-	-	-	-
Insurance	115,553	61,798	480,762	443,833
Management Fee	56,287	49,000	170,000	149,995
Professional Fees	18,380	21,590	259,455	113,390
Corporation Tax	17,166	4,228	17,942	24,126
Office & Administration	36,752	35,748	67,417	78,920
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,826,761	\$ 2,159,439	\$ 12,504,121	\$ 4,568,812
SURPLUS (DEFECIT)	\$ 137,205	\$ 38,492	\$ 625,820	\$ 88,389
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,471	\$ 2,149	\$ 11,725	\$ 3,415
Maint. - PY	\$ 2,702,736	\$ 1,943,655	\$ 10,776,805	\$ 3,038,319
Monthly Maint. / Charges Per Unit - PY	\$ 3,312	\$ 2,160	\$ 11,087	\$ 2,261
% Increase from Prior Year	5%	0%	6%	51%
Total Debt	\$ 1,079,090	\$ 2,500,000	\$ 41,963,975	\$ -
Debt per Unit	\$ 15,869	\$ 33,333	\$ 518,074	\$ -
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Transfer Fee %		2% of GSP	3% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	125	138	162	173
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 4,647,272	\$ 13,758,410	\$ 2,961,848	\$ 3,259,387
Operating Assessments	456,964	1,223,793	-	-
Rent / Comml. Charges / Parking	-	-	37,213	200,144
Common Charges - PILOT	-	-	-	-
Transfer Fees	41,800	630,875	-	20,918
Other Income	96,163	1,107,743	69,191	278,768
TOTAL INCOME	\$ 5,242,199	\$ 16,720,821	\$ 3,068,252	\$ 3,759,217
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,678,198	7,290,111	-	-
Mortgage & loan indebtedness	435,126	1,326,600	-	58,017
Payroll	754,857	2,602,990	1,025,774	1,092,089
Pension & Welfare	278,203	898,676	422,969	437,482
Payroll Taxes / Contract Labor / Other	85,318	301,053	98,421	170,691
Gas & Electric, net	40,683	54,801	183,249	268,413
Heating	170,360	631,851	171,810	287,809
Water & Sewer	72,961	132,120	99,539	120,649
Building Supplies, Repairs & Maintenance	361,973	857,743	259,419	414,698
Recreation Facilities Expense	-	-	242,285	128,643
Security Services	-	-	-	-
Insurance	129,956	358,063	144,985	241,125
Management Fee	74,241	149,711	95,792	110,546
Professional Fees	73,684	98,859	82,107	59,246
Corporation Tax	13,843	45,291	10,067	8,880
Office & Administration	31,447	37,836	57,332	53,352
Bad Debts (Recovery)	-	-	-	10,401
TOTAL EXPENSES	\$ 5,200,850	\$ 14,785,705	\$ 2,893,749	\$ 3,462,041
SURPLUS (DEFECIT)	\$ 41,349	\$ 1,935,116	\$ 174,503	\$ 297,176
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,098	\$ 8,308	\$ 1,524	\$ 1,570
Maint. - PY	\$ 4,477,896	\$ 13,359,539	\$ 2,731,979	\$ 2,688,757
Monthly Maint. / Charges Per Unit - PY	\$ 2,985	\$ 8,067	\$ 1,405	\$ 1,295
% Increase from Prior Year	4%	3%	8%	21%
Total Debt	\$ 8,070,629	\$ 33,000,000	\$ -	\$ 566,145
Debt per Unit	\$ 64,565	\$ 239,130	\$ -	\$ 3,273
Interest Only/Amortizing	Amortizing	Interest Only		Amortizing
Transfer Fee %	2% of GSP	3.5% of GSP		Other

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	270	410	420	476
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 6,140,925	\$ 9,029,438	\$ 7,846,540	\$ 14,437,241
Operating Assessments	575,276	-	165,000	1,774,263
Rent / Comml. Charges / Parking	81,844	450,947	295,032	1,226,944
Common Charges - PILOT	-	-	-	-
Transfer Fees	132,000	158,109	288,750	178,401
Other Income	224,297	514,832	209,562	261,912
TOTAL INCOME	\$ 7,154,342	\$ 10,153,326	\$ 8,804,884	\$ 17,878,761
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,321,275	-	5,025,878	10,350,113
Mortgage & loan indebtedness	1,152,344	-	162,681	1,091,553
Payroll	944,164	3,975,850	1,191,373	1,821,339
Pension & Welfare	403,117	1,469,471	357,283	675,856
Payroll Taxes / Contract Labor / Other	102,337	406,085	136,215	209,077
Gas & Electric, net	156,971	817,903	16,111	284,354
Heating	181,604	636,734	14,711	726,771
Water & Sewer	151,713	301,740	7,309	205,392
Building Supplies, Repairs & Maintenance	179,116	1,192,755	431,261	521,634
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	454,559	-
Insurance	131,192	482,475	307,001	461,690
Management Fee	113,722	168,000	-	159,606
Professional Fees	28,228	117,745	80,315	219,850
Corporation Tax	11,563	25,015	32,862	67,240
Office & Administration	52,814	242,626	119,489	99,467
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,930,160	\$ 9,836,399	\$ 8,337,048	\$ 16,893,942
SURPLUS (DEFECIT)	\$ 224,182	\$ 316,927	\$ 467,836	\$ 984,819
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,895	\$ 1,835	\$ 1,557	\$ 2,528
Maint. - PY	\$ 6,114,999	\$ 8,683,682	\$ 7,496,765	\$ 14,043,800
Monthly Maint. / Charges Per Unit - PY	\$ 1,887	\$ 1,765	\$ 1,487	\$ 2,459
% Increase from Prior Year	0%	4%	5%	3%
Total Debt	\$ 26,871,354	\$ -	\$ 2,000,000	\$ 35,000,000
Debt per Unit	\$ 99,524	\$ -	\$ 4,762	\$ 73,529
Interest Only/Amortizing	Amortizing		Interest Only	Interest Only
Transfer Fee %	2% of GSP	Other	\$500 per share	Other

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Upper West Side	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	21	37	65	73
Zip Code	10024	10024	10024	10024
Maintenance / Common Charges	\$ 1,061,568	\$ 1,197,874	\$ 1,686,809	\$ 1,438,734
Operating Assessments	-	110,842	151,985	-
Rent / Comml. Charges / Parking	33,079	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	84,692	-
Other Income	5,918	107,942	69,182	62,530
TOTAL INCOME	\$ 1,100,565	\$ 1,416,658	\$ 1,992,668	\$ 1,501,264
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	640,060	863,177	16,334
Mortgage & loan indebtedness	-	194,248	113,593	-
Payroll	426,583	80,352	323,496	575,481
Pension & Welfare	51,157	32,358	96,396	214,150
Payroll Taxes / Contract Labor / Other	107,392	11,838	15,586	86,756
Gas & Electric, net	30,499	11,820	16,064	52,422
Heating	47,899	53,333	41,209	86,036
Water & Sewer	26,013	37,646	27,773	41,550
Building Supplies, Repairs & Maintenance	177,316	162,230	181,982	248,184
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	61,934	50,086	52,121	159,128
Management Fee	46,258	38,900	49,395	74,970
Professional Fees	10,114	27,682	66,521	15,401
Corporation Tax	3,203	3,450	3,450	6,112
Office & Administration	37,757	46,401	10,619	25,035
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,026,125	\$ 1,390,404	\$ 1,861,382	\$ 1,601,559
SURPLUS (DEFECIT)	\$ 74,440	\$ 26,254	\$ 131,286	\$ (100,295)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,213	\$ 2,698	\$ 2,163	\$ 1,642
Maint. - PY	\$ 926,235	\$ 1,192,506	\$ 1,613,794	\$ 1,424,151
Monthly Maint. / Charges Per Unit - PY	\$ 3,676	\$ 2,686	\$ 2,069	\$ 1,626
% Increase from Prior Year	15%	0%	5%	1%
Total Debt	\$ -	\$ 2,954,830	\$ 4,000,000	\$ -
Debt per Unit	\$ -	\$ 79,860	\$ 61,538	\$ -
Interest Only/Amortizing		Amortizing	Interest Only	
Transfer Fee %	Other	Other	Other	

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Upper West Side	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	89	91	92	92
Zip Code	10024	10024	10024	10024
Maintenance / Common Charges	\$ 2,628,125	\$ 922,415	\$ 4,645,623	\$ 1,914,945
Operating Assessments	239,936	-	469,326	-
Rent / Comml. Charges / Parking	345,751	125,735	116,577	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	268,650	-	151,000	-
Other Income	100,508	202,468	224,251	76,713
TOTAL INCOME	\$ 3,582,970	\$ 1,250,618	\$ 5,606,777	\$ 1,991,658
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,396,124	12,042	2,677,163	17,167
Mortgage & loan indebtedness	280,001	-	151,678	-
Payroll	654,557	284,066	1,164,309	701,726
Pension & Welfare	258,202	75,099	517,388	267,348
Payroll Taxes / Contract Labor / Other	87,022	109,014	154,625	91,680
Gas & Electric, net	27,412	34,228	39,029	83,297
Heating	143,259	62,252	123,102	166,093
Water & Sewer	49,514	22,988	49,991	72,572
Building Supplies, Repairs & Maintenance	206,778	128,496	217,202	317,681
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	158,366	67,797	108,600	118,627
Management Fee	61,466	73,433	84,084	51,939
Professional Fees	64,598	31,626	402	28,779
Corporation Tax	46,514	4,437	14,134	12,898
Office & Administration	26,337	44,243	28,573	43,683
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,460,150	\$ 949,721	\$ 5,330,280	\$ 1,973,490
SURPLUS (DEFECIT)	\$ 122,820	\$ 300,897	\$ 276,497	\$ 18,168
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,461	\$ 845	\$ 4,208	\$ 1,735
Maint. - PY	\$ 2,545,463	\$ 895,572	\$ 4,572,046	\$ 1,836,065
Monthly Maint. / Charges Per Unit - PY	\$ 2,383	\$ 820	\$ 4,141	\$ 1,663
% Increase from Prior Year	3%	3%	2%	4%
Total Debt	\$ 8,000,000	\$ -	\$ 4,400,000	\$ 200,998
Debt per Unit	\$ 89,888	\$ -	\$ 47,826	\$ 2,185
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Transfer Fee %	3% of GSP		2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Upper West Side	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	93	95	108	43
Zip Code	10024	10024	10024	10025
Maintenance / Common Charges	\$ 3,735,677	\$ 4,346,479	\$ 1,571,375	\$ 767,214
Operating Assessments	300,594	411,793	-	-
Rent / Comml. Charges / Parking	-	-	54,657	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	26,750	-	-	15,763
Other Income	92,333	150,141	39,942	113,675
TOTAL INCOME	\$ 4,155,354	\$ 4,908,413	\$ 1,665,974	\$ 896,652
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,759,612	2,217,983	14,619	327,968
Mortgage & loan indebtedness	228,000	164,250	31,202	104,450
Payroll	876,858	878,339	595,710	133,275
Pension & Welfare	306,805	371,439	274,196	9,278
Payroll Taxes / Contract Labor / Other	119,033	115,302	82,319	15,031
Gas & Electric, net	27,096	50,836	80,101	24,283
Heating	143,364	198,498	147,230	3,830
Water & Sewer	59,918	67,478	102,727	18,952
Building Supplies, Repairs & Maintenance	318,024	249,410	142,777	67,047
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	118,495	238,661	102,986	62,556
Management Fee	74,000	53,000	59,177	32,950
Professional Fees	20,385	48,163	34,960	27,419
Corporation Tax	4,170	7,118	5,354	1,650
Office & Administration	23,412	33,135	20,364	15,963
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,079,172	\$ 4,693,612	\$ 1,693,722	\$ 844,652
SURPLUS (DEFECIT)	\$ 76,182	\$ 214,801	\$ (27,748)	\$ 52,000
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,347	\$ 3,813	\$ 1,212	\$ 1,487
Maint. - PY	\$ 3,538,529	\$ 4,033,855	\$ 1,562,642	\$ 693,162
Monthly Maint. / Charges Per Unit - PY	\$ 3,171	\$ 3,538	\$ 1,206	\$ 1,343
% Increase from Prior Year	6%	8%	1%	11%
Total Debt	\$ 8,000,000	\$ 6,000,000	\$ 468,217	\$ 1,943,614
Debt per Unit	\$ 86,022	\$ 63,158	\$ 4,335	\$ 45,200
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Transfer Fee %	1% of GSP	\$35 per share		Other

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Manhattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	52	71	72	75
Zip Code	10025	10025	10025	10025
Maintenance / Common Charges	\$ 1,613,623	\$ 2,679,015	\$ 2,480,988	\$ 3,135,131
Operating Assessments	73,500	272,142	210,078	284,494
Rent / Comml. Charges / Parking	-	25,339	-	38,400
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	58,500	-	172,250
Other Income	99,433	104,624	103,078	41,177
TOTAL INCOME	\$ 1,786,556	\$ 3,139,620	\$ 2,794,144	\$ 3,671,452
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	537,275	1,585,275	1,149,327	1,699,411
Mortgage & loan indebtedness	170,732	113,150	-	223,055
Payroll	349,027	454,405	315,213	647,420
Pension & Welfare	95,231	158,431	118,905	290,249
Payroll Taxes / Contract Labor / Other	7,336	64,982	43,540	86,509
Gas & Electric, net	38,876	33,891	33,407	40,320
Heating	62,178	28,261	131,302	177,426
Water & Sewer	47,537	43,410	68,532	91,548
Building Supplies, Repairs & Maintenance	225,289	270,369	162,164	217,424
Recreation Facilities Expense	-	-	-	-
Security Services	102,369	-	410,879	-
Insurance	57,646	100,791	92,402	78,400
Management Fee	47,065	63,003	64,355	77,500
Professional Fees	31,117	31,947	25,420	29,917
Corporation Tax	3,814	3,450	5,181	3,450
Office & Administration	23,774	29,202	16,907	33,280
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,799,266	\$ 2,980,567	\$ 2,637,534	\$ 3,695,909
SURPLUS (DEFECIT)	\$ (12,710)	\$ 159,053	\$ 156,610	\$ (24,457)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,586	\$ 3,144	\$ 2,872	\$ 3,483
Maint. - PY	\$ 1,494,325	\$ 2,615,452	\$ 2,360,257	\$ 2,908,516
Monthly Maint. / Charges Per Unit - PY	\$ 2,395	\$ 3,070	\$ 2,732	\$ 3,232
% Increase from Prior Year	8%	2%	5%	8%
Total Debt	\$ 6,014,000	\$ 3,600,000	\$ -	\$ 8,000,000
Debt per Unit	\$ 115,654	\$ 50,704	\$ -	\$ 106,667
Interest Only/Amortizing	Interest only	Interest Only		Interest Only
Transfer Fee %		2% of GSP	5% of net profit	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	88	89	98	117
Zip Code	10025	10025	10025	10025
Maintenance / Common Charges	\$ 2,096,985	\$ 2,219,370	\$ 3,076,538	\$ 3,407,170
Operating Assessments	-	139,272	-	358,639
Rent / Comml. Charges / Parking	88,000	-	-	797,600
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	15,849	-	-
Other Income	20,958	136,493	105,503	47,932
TOTAL INCOME	\$ 2,205,943	\$ 2,510,984	\$ 3,182,041	\$ 4,611,341
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	11,595	857,003	1,019,825	1,733,912
Mortgage & loan indebtedness	63,798	238,619	219,156	214,985
Payroll	836,239	529,749	715,973	721,514
Pension & Welfare	289,854	231,881	278,756	263,417
Payroll Taxes / Contract Labor / Other	70,157	80,116	81,559	179,253
Gas & Electric, net	78,444	2,474	28,242	29,159
Heating	129,032	83,611	129,233	136,909
Water & Sewer	99,819	198,120	63,225	99,675
Building Supplies, Repairs & Maintenance	319,316	141,050	494,537	254,474
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	92,532	50,765	87,761	90,913
Management Fee	68,900	56,279	66,000	84,075
Professional Fees	64,559	18,558	43,024	106,320
Corporation Tax	6,283	3,450	3,451	12,010
Office & Administration	20,016	11,666	19,074	29,629
Bad Debts (Recovery)	-	-	-	740,986
TOTAL EXPENSES	\$ 2,150,544	\$ 2,503,341	\$ 3,249,816	\$ 4,697,231
SURPLUS (DEFECIT)	\$ 55,399	\$ 7,643	\$ (67,775)	\$ (85,890)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,986	\$ 2,078	\$ 2,616	\$ 2,427
Maint. - PY	\$ 2,037,039	\$ 2,084,277	\$ 3,081,419	\$ 3,239,668
Monthly Maint. / Charges Per Unit - PY	\$ 1,929	\$ 1,952	\$ 2,620	\$ 2,307
% Increase from Prior Year	3%	6%	0%	5%
Total Debt	\$ 1,018,503	\$ 7,400,957	\$ 4,277,906	\$ 7,440,000
Debt per Unit	\$ 11,574	\$ 83,157	\$ 43,652	\$ 63,590
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Interest Only
Transfer Fee %		5% of net profit		Other

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	133	280	414	414
Zip Code	10025	10025	10025	10025
Maintenance / Common Charges	\$ 3,063,945	\$ 2,567,649	\$ 3,166,195	\$ 3,584,320
Operating Assessments	195,253	866,793	-	-
Rent / Comml. Charges / Parking	53,407	158,987	252,471	254,941
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	5,048	-	-
Other Income	59,453	101,882	205,613	377,846
TOTAL INCOME	\$ 3,372,058	\$ 3,700,359	\$ 3,624,279	\$ 4,217,107
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,123,407	-	-	-
Mortgage & loan indebtedness	405,734	-	-	-
Payroll	538,146	486,738	1,131,294	1,082,635
Pension & Welfare	194,547	216,519	423,489	396,171
Payroll Taxes / Contract Labor / Other	60,052	84,605	146,282	137,909
Gas & Electric, net	25,657	232,449	160,135	103,107
Heating	166,354	249,959	401,785	252,487
Water & Sewer	80,729	223,482	224,229	197,603
Building Supplies, Repairs & Maintenance	242,364	322,160	768,948	488,664
Recreation Facilities Expense	-	-	-	-
Security Services	-	282,328	235,219	227,911
Insurance	130,321	210,889	204,134	212,918
Management Fee	64,381	125,664	175,877	184,447
Professional Fees	47,796	181,582	102,437	95,493
Corporation Tax	10,968	10,924	14,463	71,306
Office & Administration	45,042	90,451	60,869	120,874
Bad Debts (Recovery)	-	(31,815)	-	-
TOTAL EXPENSES	\$ 3,135,498	\$ 2,685,935	\$ 4,049,161	\$ 3,571,525
SURPLUS (DEFECIT)	\$ 236,560	\$ 1,014,424	\$ (424,882)	\$ 645,582
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,920	\$ 764	\$ 637	\$ 721
Maint. - PY	\$ 2,890,415	\$ 2,292,134	\$ 2,951,249	\$ 3,573,782
Monthly Maint. / Charges Per Unit - PY	\$ 1,811	\$ 682	\$ 594	\$ 719
% Increase from Prior Year	6%	12%	7%	0%
Total Debt	\$ 2,388,659	\$ -	\$ -	\$ -
Debt per Unit	\$ 17,960	\$ -	\$ -	\$ -
Interest Only/Amortizing	Interest Only/Amortizing			
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	Central Harlem	Central Harlem	Morningside Heights	Morningside Heights
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	69	129	89	183
Zip Code	10026	10026	10027	10027
Maintenance / Common Charges	\$ 1,240,383	\$ 1,985,682	\$ 1,101,199	\$ 2,818,034
Operating Assessments	-	-	-	189,287
Rent / Comml. Charges / Parking	-	218,268	51,819	274,787
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	9,416	-
Other Income	20,601	133,603	35,853	95,094
TOTAL INCOME	\$ 1,260,984	\$ 2,337,553	\$ 1,198,287	\$ 3,377,202
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	25,793	113,382	50,972	-
Payroll	418,302	576,112	447,611	955,846
Pension & Welfare	150,309	263,751	190,569	34,322
Payroll Taxes / Contract Labor / Other	73,738	66,276	63,901	96,889
Gas & Electric, net	126,968	281,323	49,920	416,402
Heating	1,236	68,140	45,429	109,568
Water & Sewer	61,770	83,593	67,626	78,837
Building Supplies, Repairs & Maintenance	140,484	308,554	124,613	623,271
Recreation Facilities Expense	-	-	-	129,694
Security Services	-	-	-	-
Insurance	60,847	192,091	57,099	361,436
Management Fee	53,338	60,500	43,992	108,521
Professional Fees	32,313	90,331	14,348	32,007
Corporation Tax	5,576	3,656	4,120	11,589
Office & Administration	28,023	32,543	25,763	49,346
Bad Debts (Recovery)	-	(194,055)	-	-
TOTAL EXPENSES	\$ 1,178,697	\$ 1,946,197	\$ 1,185,963	\$ 3,007,728
SURPLUS (DEFECIT)	\$ 82,287	\$ 391,356	\$ 12,324	\$ 369,474
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,498	\$ 1,283	\$ 1,031	\$ 1,283
Maint. - PY	\$ 1,142,104	\$ 2,167,754	\$ 1,045,350	\$ 2,585,952
Monthly Maint. / Charges Per Unit - PY	\$ 1,379	\$ 1,400	\$ 979	\$ 1,178
% Increase from Prior Year	9%	-8%	5%	9%
Total Debt	\$ 363,577	\$ 542,218	\$ 582,700	\$ -
Debt per Unit	\$ 5,269	\$ 4,203	\$ 6,547	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	
Transfer Fee %		3% of GSP	Other	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	7	13	18	19
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 487,539	\$ 2,109,294	\$ 1,756,580	\$ 449,226
Operating Assessments	-	156,599	118,031	32,866
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	166,000	-	-
Other Income	3,512	205,939	19,757	16,089
TOTAL INCOME	\$ 491,051	\$ 2,637,832	\$ 1,894,368	\$ 498,181
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	859,199	638,151	208,996
Mortgage & loan indebtedness	-	149,549	183,001	34,500
Payroll	244,356	688,565	442,067	73,314
Pension & Welfare	16,428	200,701	173,192	26,832
Payroll Taxes / Contract Labor / Other	35,501	85,634	54,064	9,579
Gas & Electric, net	33,644	20,218	14,562	7,978
Heating	20,657	85,789	61,640	27,328
Water & Sewer	6,101	13,930	15,461	4,331
Building Supplies, Repairs & Maintenance	50,081	148,684	125,829	33,107
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	32,830	55,948	29,491	36,336
Management Fee	30,000	73,500	34,788	25,750
Professional Fees	12,219	49,039	39,443	17,819
Corporation Tax	500	3,639	3,856	403
Office & Administration	3,168	21,478	19,239	8,346
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 485,485	\$ 2,455,873	\$ 1,834,784	\$ 514,619
SURPLUS (DEFECIT)	\$ 5,566	\$ 181,959	\$ 59,584	\$ (16,438)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 5,804	\$ 13,521	\$ 8,132	\$ 1,970
Maint. - PY	\$ 468,788	\$ 2,125,273	\$ 1,739,148	\$ 440,418
Monthly Maint. / Charges Per Unit - PY	\$ 5,581	\$ 13,624	\$ 8,052	\$ 1,932
% Increase from Prior Year	4%	-1%	1%	2%
Total Debt	\$ -	\$ 5,000,000	\$ 5,100,000	\$ 1,200,000
Debt per Unit	\$ -	\$ 384,615	\$ 283,333	\$ 63,158
Interest Only/Amortizing		Interest Only	Interest Only	Interest Only
Transfer Fee %	1% of GSP	2% of GSP	3% of GSP	3% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	20	27	28	36
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 1,031,525	\$ 2,160,336	\$ 952,527	\$ 1,799,495
Operating Assessments	-	126,941	114,281	130,460
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	31,500
Other Income	4,806	25,882	5,738	71,633
TOTAL INCOME	\$ 1,036,331	\$ 2,313,159	\$ 1,072,546	\$ 2,033,088
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	462,267	732,112	-	754,043
Mortgage & loan indebtedness	35,484	150,601	-	91,500
Payroll	226,592	601,507	418,575	512,223
Pension & Welfare	-	231,089	41,659	195,335
Payroll Taxes / Contract Labor / Other	35,345	57,160	85,444	51,225
Gas & Electric, net	14,920	19,492	94,739	22,518
Heating	49,066	73,292	42,271	88,870
Water & Sewer	24,568	23,268	13,056	20,626
Building Supplies, Repairs & Maintenance	115,824	164,016	150,387	133,273
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	40,025	97,863	76,673	74,141
Management Fee	43,642	64,228	50,000	59,997
Professional Fees	31,788	16,598	14,995	28,557
Corporation Tax	3,450	3,076	1,500	3,457
Office & Administration	22,132	13,148	24,572	4,674
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,105,103	\$ 2,247,450	\$ 1,013,871	\$ 2,040,439
SURPLUS (DEFECIT)	\$ (68,772)	\$ 65,709	\$ 58,675	\$ (7,351)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,298	\$ 6,668	\$ 2,835	\$ 4,165
Maint. - PY	\$ 948,417	\$ 2,012,904	\$ 915,688	\$ 1,777,258
Monthly Maint. / Charges Per Unit - PY	\$ 3,952	\$ 6,213	\$ 2,725	\$ 4,114
% Increase from Prior Year	9%	7%	4%	1%
Total Debt	\$ 288,506	\$ 5,500,000	\$ -	\$ 3,050,000
Debt per Unit	\$ 14,425	\$ 203,704	\$ -	\$ 84,722
Interest Only/Amortizing	Amortizing	Interest Only		Interest Only
Transfer Fee %	1.5% of GSP	2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	41	41	42	54
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 2,570,602	\$ 2,823,705	\$ 5,894,811	\$ 2,482,928
Operating Assessments	-	213,341	461,560	213,089
Rent / Comml. Charges / Parking	-	101,090	-	134,710
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	71,260	168,000	235,300
Other Income	31,121	8,711	282,789	60,635
TOTAL INCOME	\$ 2,601,723	\$ 3,218,107	\$ 6,807,160	\$ 3,126,662
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	46,453	1,248,375	2,552,988	1,092,033
Mortgage & loan indebtedness	-	163,501	268,275	220,666
Payroll	907,544	733,751	1,639,739	528,671
Pension & Welfare	346,139	274,847	600,937	220,058
Payroll Taxes / Contract Labor / Other	125,615	78,800	252,354	53,844
Gas & Electric, net	226,005	29,548	9,207	143,449
Heating	89,772	103,104	175,815	63,644
Water & Sewer	84,986	46,060	50,931	25,324
Building Supplies, Repairs & Maintenance	391,471	137,384	415,389	203,198
Recreation Facilities Expense	8,811	-	-	-
Security Services	13,049	-	-	-
Insurance	118,665	86,805	142,474	107,134
Management Fee	58,757	61,182	95,000	59,933
Professional Fees	35,485	29,079	71,227	33,325
Corporation Tax	11,043	3,450	13,825	6,998
Office & Administration	66,705	37,730	22,878	17,800
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,530,500	\$ 3,033,616	\$ 6,311,039	\$ 2,776,077
SURPLUS (DEFECIT)	\$ 71,223	\$ 184,491	\$ 496,121	\$ 350,585
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 5,225	\$ 5,739	\$ 11,696	\$ 3,832
Maint. - PY	\$ 2,495,730	\$ 2,699,527	\$ 5,839,816	\$ 2,393,931
Monthly Maint. / Charges Per Unit - PY	\$ 5,073	\$ 5,487	\$ 11,587	\$ 3,694
% Increase from Prior Year	3%	5%	1%	4%
Total Debt	\$ -	\$ 5,450,000	\$ 8,400,000	\$ 3,555,877
Debt per Unit	\$ -	\$ 132,927	\$ 200,000	\$ 65,850
Interest Only/Amortizing		Interest Only	Interest Only	Amortizing
Transfer Fee %		2% of GSP	3% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	58	59	62	70
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 1,941,089	\$ 3,813,485	\$ 4,611,972	\$ 4,799,703
Operating Assessments	-	484,657	431,370	426,345
Rent / Comml. Charges / Parking	13,615	834,274	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	225,000	-	272,500
Other Income	34,179	201,761	189,119	201,728
TOTAL INCOME	\$ 1,988,883	\$ 5,559,177	\$ 5,232,461	\$ 5,700,276
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	23,246	2,767,980	2,486,494	2,384,402
Mortgage & loan indebtedness	75,925	115,191	168,750	184,528
Payroll	668,890	995,412	996,475	1,176,067
Pension & Welfare	208,053	412,003	425,635	426,045
Payroll Taxes / Contract Labor / Other	94,651	131,593	130,279	144,791
Gas & Electric, net	204,084	(2,538)	40,839	39,605
Heating	63,090	87,160	164,835	151,034
Water & Sewer	59,736	72,327	38,515	60,642
Building Supplies, Repairs & Maintenance	227,245	205,892	224,400	339,605
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	65,240	73,656	96,799	124,068
Management Fee	55,388	69,000	56,718	111,213
Professional Fees	32,709	66,387	57,515	26,358
Corporation Tax	6,699	15,739	11,212	9,868
Office & Administration	30,098	23,803	22,524	43,636
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,815,054	\$ 5,033,605	\$ 4,920,990	\$ 5,221,862
SURPLUS (DEFECIT)	\$ 173,829	\$ 525,572	\$ 311,471	\$ 478,414
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,789	\$ 5,386	\$ 6,199	\$ 5,714
Maint. - PY	\$ 1,643,092	\$ 3,530,945	\$ 4,388,450	\$ 4,610,408
Monthly Maint. / Charges Per Unit - PY	\$ 2,361	\$ 4,987	\$ 5,898	\$ 5,489
% Increase from Prior Year	18%	8%	5%	4%
Total Debt	\$ 1,156,490	\$ 3,725,000	\$ 5,000,000	\$ 6,500,000
Debt per Unit	\$ 19,939	\$ 63,136	\$ 80,645	\$ 92,857
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Interest Only
Transfer Fee %		2% of GSP	2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	72	72	75	75
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 6,054,636	\$ 6,867,882	\$ 4,946,297	\$ 690,660
Operating Assessments	477,271	-	-	96,111
Rent / Comml. Charges / Parking	-	392,789	354,943	60,446
Common Charges - PILOT	-	-	-	-
Transfer Fees	170,000	405,625	93,594	-
Other Income	104,610	39,593	351,591	39,822
TOTAL INCOME	\$ 6,806,517	\$ 7,705,889	\$ 5,746,425	\$ 887,039
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,755,308	3,668,998	2,785,757	419,481
Mortgage & loan indebtedness	264,975	188,431	109,376	49,321
Payroll	1,451,219	1,400,802	1,072,018	95,101
Pension & Welfare	543,683	568,587	422,742	22,955
Payroll Taxes / Contract Labor / Other	183,788	195,814	156,603	7,769
Gas & Electric, net	44,334	64,745	145,979	10,967
Heating	157,850	174,923	126,398	47,507
Water & Sewer	88,113	56,440	71,053	20,159
Building Supplies, Repairs & Maintenance	495,280	447,422	362,061	102,056
Recreation Facilities Expense	-	-	-	-
Security Services	-	25,093	-	-
Insurance	123,653	143,178	110,011	46,558
Management Fee	94,000	77,250	66,573	56,461
Professional Fees	69,584	54,574	61,473	7,271
Corporation Tax	14,764	20,703	15,439	1,150
Office & Administration	32,250	88,384	23,488	15,918
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,318,801	\$ 7,175,344	\$ 5,528,971	\$ 902,674
SURPLUS (DEFECIT)	\$ 487,716	\$ 530,545	\$ 217,454	\$ (15,635)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 7,008	\$ 7,949	\$ 5,496	\$ 767
Maint. - PY	\$ 6,054,636	\$ 6,639,464	\$ 4,597,284	\$ 668,685
Monthly Maint. / Charges Per Unit - PY	\$ 7,008	\$ 7,685	\$ 5,108	\$ 743
% Increase from Prior Year	0%	3%	8%	3%
Total Debt	\$ 9,500,000	\$ 4,500,000	\$ 3,500,000	\$ 1,150,000
Debt per Unit	\$ 131,944	\$ 62,500	\$ 46,667	\$ 15,333
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Interest Only
Transfer Fee %	2% of GSP	2.5 % of GSP	% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	81	82	84	94
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 2,075,663	\$ 2,241,268	\$ 4,201,089	\$ 5,591,975
Operating Assessments	229,719	127,317	287,127	763,381
Rent / Comml. Charges / Parking	162,075	-	-	1,699,716
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	58,410	69,500	91,000
Other Income	30,220	112,158	58,226	352,047
TOTAL INCOME	\$ 2,497,677	\$ 2,539,153	\$ 4,615,942	\$ 8,498,119
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,171,684	923,569	2,075,541	4,107,632
Mortgage & loan indebtedness	-	225,972	-	330,000
Payroll	460,758	538,466	1,077,869	1,337,830
Pension & Welfare	150,961	216,453	427,107	544,564
Payroll Taxes / Contract Labor / Other	59,365	86,885	98,481	180,115
Gas & Electric, net	14,082	20,440	25,739	228,299
Heating	96,777	93,272	151,796	221,631
Water & Sewer	37,904	47,440	50,284	89,865
Building Supplies, Repairs & Maintenance	187,425	190,383	217,091	433,860
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	104,899	68,446	81,918	143,466
Management Fee	72,100	63,460	92,989	78,580
Professional Fees	21,373	21,371	43,417	46,788
Corporation Tax	4,657	3,450	6,729	19,150
Office & Administration	86,940	37,879	34,767	74,607
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,468,925	\$ 2,537,486	\$ 4,383,728	\$ 7,836,387
SURPLUS (DEFECIT)	\$ 28,752	\$ 1,667	\$ 232,214	\$ 661,732
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,135	\$ 2,278	\$ 4,168	\$ 4,957
Maint. - PY	\$ 2,021,338	\$ 2,215,230	\$ 4,043,397	\$ 5,335,277
Monthly Maint. / Charges Per Unit - PY	\$ 2,080	\$ 2,251	\$ 4,011	\$ 4,730
% Increase from Prior Year	3%	1%	4%	5%
Total Debt	\$ -	\$ 4,291,286	\$ -	\$ 11,000,000
Debt per Unit	\$ -	\$ 52,333	\$ -	\$ 117,021
Interest Only/Amortizing		Amortizing		Interest Only
Transfer Fee %		1.5% of GSP	2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	East Harlem	East Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condom
Number of Units	110	146	55	95
Zip Code	10028	10028	10029	10035
Maintenance / Common Charges	\$ 3,913,607	\$ 4,345,570	\$ 1,684,765	\$ 1,204,158
Operating Assessments	-	467,088	-	-
Rent / Comml. Charges / Parking	1,037,207	1,369,503	21,754	81,129
Common Charges - PILOT	-	-	-	-
Transfer Fees	7,597	-	-	8,500
Other Income	87,458	158,531	38,390	21,985
TOTAL INCOME	\$ 5,045,869	\$ 6,340,692	\$ 1,744,909	\$ 1,315,772
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	25,600	3,019,772	25,351	13,236
Mortgage & loan indebtedness	208,302	409,494	90,258	324,455
Payroll	1,497,433	1,046,598	680,422	140,247
Pension & Welfare	571,987	380,658	267,401	20,165
Payroll Taxes / Contract Labor / Other	413,182	144,302	89,242	18,207
Gas & Electric, net	382,801	83,420	78,867	48,364
Heating	82,849	245,844	76,712	109,911
Water & Sewer	176,865	106,098	76,327	52,787
Building Supplies, Repairs & Maintenance	923,705	309,704	171,620	139,411
Recreation Facilities Expense	348,368	-	-	-
Security Services	-	-	-	252,241
Insurance	225,009	100,551	56,538	97,569
Management Fee	104,500	106,432	63,156	45,000
Professional Fees	17,694	31,514	34,606	27,223
Corporation Tax	7,820	15,780	14,120	3,656
Office & Administration	56,125	32,825	52,692	30,643
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,042,240	\$ 6,032,992	\$ 1,777,312	\$ 1,323,115
SURPLUS (DEFECIT)	\$ 3,629	\$ 307,700	\$ (32,403)	\$ (7,343)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,965	\$ 2,480	\$ 2,553	\$ 1,056
Maint. - PY	\$ 3,794,205	\$ 4,121,989	\$ 1,632,031	\$ 1,170,053
Monthly Maint. / Charges Per Unit - PY	\$ 2,874	\$ 2,353	\$ 2,473	\$ 1,026
% Increase from Prior Year	3%	5%	3%	3%
Total Debt	\$ 748,421	\$ 7,537,992	\$ 1,103,284	\$ 7,778,671
Debt per Unit	\$ 6,804	\$ 51,630	\$ 20,060	\$ 81,881
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	Interest Only/Amo
Transfer Fee %	Other			1% of GSP

*GSP - Gross Selling Price

Neighborhood	East Harlem	East Harlem	Clinton	Central Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	129	157	310	19
Zip Code	10035	10035	10036	10037
Maintenance / Common Charges	\$ 1,355,887	\$ 1,878,318	\$ 3,188,181	\$ 294,454
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	43,200	685,501	-	156,426
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	17,250
Other Income	165,311	45,220	211,997	9,358
TOTAL INCOME	\$ 1,564,398	\$ 2,609,039	\$ 3,400,178	\$ 477,488
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,113	-	15,976	-
Mortgage & loan indebtedness	481,877	43,233	-	-
Payroll	123,620	622,362	1,023,574	49,438
Pension & Welfare	-	96,848	344,078	-
Payroll Taxes / Contract Labor / Other	47,523	89,023	128,833	7,566
Gas & Electric, net	57,860	279,161	178,588	21,990
Heating	152,462	129,848	304,464	7,710
Water & Sewer	94,749	159,018	160,273	28,460
Building Supplies, Repairs & Maintenance	139,805	546,390	466,146	104,623
Recreation Facilities Expense	-	-	211,065	-
Security Services	243,061	-	-	-
Insurance	112,325	245,280	231,684	47,544
Management Fee	60,000	112,341	179,390	34,215
Professional Fees	28,678	77,716	59,796	55,444
Corporation Tax	8,431	1,500	-	4,349
Office & Administration	33,519	57,733	121,733	9,315
Bad Debts (Recovery)	-	-	-	14,587
TOTAL EXPENSES	\$ 1,587,023	\$ 2,460,453	\$ 3,425,600	\$ 385,241
SURPLUS (DEFECIT)	\$ (22,625)	\$ 148,586	\$ (25,422)	\$ 92,247
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 876	\$ 997	\$ 857	\$ 1,291
Maint. - PY	\$ 1,318,586	\$ 1,660,636	\$ 3,006,873	\$ 275,482
Monthly Maint. / Charges Per Unit - PY	\$ 852	\$ 881	\$ 808	\$ 1,208
% Increase from Prior Year	3%	13%	6%	7%
Total Debt	\$ 6,033,363	\$ 536,951	\$ 1,164,817	\$ -
Debt per Unit	\$ 46,770	\$ 3,420	\$ 3,757	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	
Transfer Fee %	% of GSP			1.5% GSP

*GSP - Gross Selling Price

Neighborhood	Central Harlem	Financial District	Financial District	Central Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	77	22	242	72
Zip Code	10037	10038	10038	10039
Maintenance / Common Charges	\$ 948,887	\$ 559,979	\$ 2,952,473	\$ 924,986
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	83,486	113,674	67,885	115,765
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	87,500	-	21,900
Other Income	20,446	8,720	99,075	46,211
TOTAL INCOME	\$ 1,052,819	\$ 769,873	\$ 3,119,433	\$ 1,108,862
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,241	18,792	36,707	10,604
Mortgage & loan indebtedness	58,724	67,508	-	182,249
Payroll	252,422	147,773	840,309	57,864
Pension & Welfare	51,889	66,452	128,109	6,000
Payroll Taxes / Contract Labor / Other	29,384	20,265	104,731	174,802
Gas & Electric, net	97,662	103,828	367,058	94,810
Heating	119,048	86,003	185,528	64,681
Water & Sewer	72,060	33,955	141,544	50,210
Building Supplies, Repairs & Maintenance	97,653	112,950	516,529	239,321
Recreation Facilities Expense	-	-	176,774	-
Security Services	9,381	-	-	-
Insurance	96,507	36,429	411,891	100,143
Management Fee	48,085	29,292	100,000	46,589
Professional Fees	22,502	14,240	57,002	35,530
Corporation Tax	1,500	5,555	16,338	3,450
Office & Administration	34,896	29,003	86,625	22,557
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 992,954	\$ 772,045	\$ 3,169,145	\$ 1,088,810
SURPLUS (DEFECIT)	\$ 59,865	\$ (2,172)	\$ (49,712)	\$ 20,052
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,027	\$ 2,121	\$ 1,017	\$ 1,071
Maint. - PY	\$ 806,700	\$ 559,979	\$ 2,478,353	\$ 842,992
Monthly Maint. / Charges Per Unit - PY	\$ 873	\$ 2,121	\$ 853	\$ 976
% Increase from Prior Year	18%	0%	19%	10%
Total Debt	\$ 568,498	\$ 865,385	\$ -	\$ 399,215
Debt per Unit	\$ 7,383	\$ 39,336	\$ -	\$ 5,545
Interest Only/Amortizing	Amortizing	Amortizing		Amortizing
Transfer Fee %		2% of GSP		Other

*GSP - Gross Selling Price

Neighborhood	Central Harlem	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	180	60	86	113
Zip Code	10039	10065	10065	10065
Maintenance / Common Charges	\$ 1,416,454	\$ 2,341,965	\$ 3,103,129	\$ 3,068,405
Operating Assessments	-	164,424	-	-
Rent / Comml. Charges / Parking	39,005	-	285,542	165,856
Common Charges - PILOT	-	-	-	-
Transfer Fees	8,250	47,250	-	7,080
Other Income	144,685	29,584	79,473	165,104
TOTAL INCOME	\$ 1,608,394	\$ 2,583,223	\$ 3,468,144	\$ 3,406,445
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	951,318	46,544	24,774
Mortgage & loan indebtedness	-	172,868	98,556	50,544
Payroll	450,953	600,560	907,362	1,052,056
Pension & Welfare	92,840	233,843	322,002	411,846
Payroll Taxes / Contract Labor / Other	73,548	86,475	107,509	115,491
Gas & Electric, net	104,649	107,712	200,308	190,220
Heating	224,493	104,705	407,062	320,929
Water & Sewer	130,139	49,841	199,003	127,235
Building Supplies, Repairs & Maintenance	312,401	284,683	589,662	521,652
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	132,612	-
Insurance	131,433	87,361	177,295	134,691
Management Fee	72,641	83,000	110,316	106,000
Professional Fees	31,889	20,101	75,874	25,668
Corporation Tax	12,809	3,464	3,628	-
Office & Administration	34,413	39,039	124,850	93,656
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,672,208	\$ 2,824,970	\$ 3,502,583	\$ 3,174,762
SURPLUS (DEFECIT)	\$ (63,814)	\$ (241,747)	\$ (34,439)	\$ 231,683
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 656	\$ 3,253	\$ 3,007	\$ 2,263
Maint. - PY	\$ 1,343,401	\$ 2,254,803	\$ 2,840,263	\$ 2,762,339
Monthly Maint. / Charges Per Unit - PY	\$ 622	\$ 3,132	\$ 2,752	\$ 2,037
% Increase from Prior Year	5%	4%	9%	11%
Total Debt	\$ -	\$ 5,500,000	\$ 1,041,939	\$ 933,267
Debt per Unit	\$ -	\$ 91,667	\$ 12,116	\$ 8,259
Interest Only/Amortizing		Interest Only	Amortizing	Amortizing
Transfer Fee %	1% of GSP	2% of GSP		Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	165	175	205	301
Zip Code	10065	10065	10065	10065
Maintenance / Common Charges	\$ 4,773,772	\$ 7,742,239	\$ 3,441,487	\$ 3,893,071
Operating Assessments	308,404	793,490	-	938,251
Rent / Comml. Charges / Parking	493,210	630,230	-	483,179
Common Charges - PILOT	-	-	-	-
Transfer Fees	16,036	254,300	-	-
Other Income	87,855	358,895	108,209	424,742
TOTAL INCOME	\$ 5,679,277	\$ 9,779,154	\$ 3,549,696	\$ 5,739,243
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,871,008	4,583,121	10,028	-
Mortgage & loan indebtedness	2,111,549	1,270,750	-	540,251
Payroll	565,764	1,296,513	1,319,409	1,622,904
Pension & Welfare	217,646	476,930	564,509	692,683
Payroll Taxes / Contract Labor / Other	79,484	179,759	152,804	355,171
Gas & Electric, net	1,877	169,524	154,218	397,978
Heating	138,054	323,396	418,804	557,984
Water & Sewer	93,441	176,304	119,454	321,859
Building Supplies, Repairs & Maintenance	221,318	435,853	252,515	411,311
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	107,805	198,130	194,985	467,889
Management Fee	111,301	114,890	117,788	183,058
Professional Fees	38,252	65,097	66,435	609,289
Corporation Tax	3,489	79,900	-	61,298
Office & Administration	23,354	46,929	15,397	49,435
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,584,342	\$ 9,417,096	\$ 3,386,346	\$ 6,271,110
SURPLUS (DEFECIT)	\$ 94,935	\$ 362,058	\$ 163,350	\$ (531,867)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,411	\$ 3,687	\$ 1,399	\$ 1,078
Maint. - PY	\$ 5,089,324	\$ 7,373,560	\$ 3,293,433	\$ 3,522,894
Monthly Maint. / Charges Per Unit - PY	\$ 2,570	\$ 3,511	\$ 1,339	\$ 975
% Increase from Prior Year	-6%	5%	4%	11%
Total Debt	\$ 35,433,175	\$ 42,500,000	\$ -	\$ 3,493,659
Debt per Unit	\$ 214,747	\$ 242,857	\$ -	\$ 11,607
Interest Only/Amortizing	Amortizing	Interest Only		Amortizing
Transfer Fee %	\$6.50 per share	2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Upper West Side	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	492	493	412	17
Zip Code	10065	10065	10069	10075
Maintenance / Common Charges	\$ 10,337,696	\$ 12,171,820	\$ 8,415,867	\$ 1,461,589
Operating Assessments	551,860	-	-	-
Rent / Comml. Charges / Parking	96,067	305,849	443,266	43,845
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	58,463	-	-
Other Income	864,714	373,568	295,230	8,501
TOTAL INCOME	\$ 11,850,337	\$ 12,909,700	\$ 9,154,363	\$ 1,513,935
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	5,274,890	20,426	16,909	-
Mortgage & loan indebtedness	968,923	85,695	115,167	-
Payroll	1,722,736	4,141,952	2,170,634	672,927
Pension & Welfare	730,099	571,898	931,480	17,935
Payroll Taxes / Contract Labor / Other	211,547	1,512,028	472,570	310,028
Gas & Electric, net	566,558	742,055	849,967	58,078
Heating	445,785	969,107	522,359	87,128
Water & Sewer	275,616	471,724	334,169	14,311
Building Supplies, Repairs & Maintenance	786,315	2,231,769	814,940	374,460
Recreation Facilities Expense	-	-	405,180	-
Security Services	-	-	522,653	15,926
Insurance	225,984	978,649	703,869	68,035
Management Fee	263,190	384,800	235,833	64,500
Professional Fees	107,039	169,312	464,545	91,463
Corporation Tax	22,909	20,735	25,487	1,899
Office & Administration	102,971	164,214	343,927	33,072
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 11,704,562	\$ 12,464,364	\$ 8,929,689	\$ 1,809,762
SURPLUS (DEFECIT)	\$ 145,775	\$ 445,336	\$ 224,674	\$ (295,827)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,751	\$ 2,057	\$ 1,702	\$ 7,165
Maint. - PY	\$ 9,706,757	\$ 10,725,332	\$ 7,799,157	\$ 1,067,329
Monthly Maint. / Charges Per Unit - PY	\$ 1,644	\$ 1,813	\$ 1,577	\$ 5,232
% Increase from Prior Year	6%	13%	8%	37%
Total Debt	\$ 34,500,000	\$ 1,444,838	\$ 394,765	\$ -
Debt per Unit	\$ 70,122	\$ 2,931	\$ 958	\$ -
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	30	40	82	161
Zip Code	10075	10075	10075	10075
Maintenance / Common Charges	\$ 2,320,729	\$ 4,474,641	\$ 2,689,165	\$ 6,015,453
Operating Assessments	130,718	224,331	231,991	536,608
Rent / Comml. Charges / Parking	-	1,150,920	-	2,086,265
Common Charges - PILOT	-	-	-	-
Transfer Fees	65,250	-	76,069	42,500
Other Income	35,571	15,804	127,300	69,737
TOTAL INCOME	\$ 2,552,268	\$ 5,865,696	\$ 3,124,525	\$ 8,750,563
Ground Rent	-	2,767,260	-	-
Real Estate Taxes / PILOT / BID	894,115	1,304,312	1,316,853	3,077,991
Mortgage & loan indebtedness	220,897	145,946	179,931	2,020,661
Payroll	547,117	639,029	597,201	1,366,774
Pension & Welfare	203,431	202,131	231,966	581,099
Payroll Taxes / Contract Labor / Other	74,388	102,909	79,372	172,432
Gas & Electric, net	22,447	42,920	21,797	154,316
Heating	74,163	75,482	104,771	269,500
Water & Sewer	71,329	50,570	55,286	203,625
Building Supplies, Repairs & Maintenance	181,827	354,945	284,526	682,510
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	46,126	74,854	74,787	170,864
Management Fee	72,340	67,000	49,968	75,985
Professional Fees	15,080	209,566	38,594	60,764
Corporation Tax	3,732	8,322	3,450	8,050
Office & Administration	20,436	24,502	21,254	35,325
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,447,428	\$ 6,069,748	\$ 3,059,756	\$ 8,879,896
SURPLUS (DEFECIT)	\$ 104,840	\$ (204,052)	\$ 64,769	\$ (129,333)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,446	\$ 9,322	\$ 2,733	\$ 3,114
Maint. - PY	\$ 2,250,487	\$ 3,626,902	\$ 2,588,959	\$ 5,840,260
Monthly Maint. / Charges Per Unit - PY	\$ 6,251	\$ 7,556	\$ 2,631	\$ 3,023
% Increase from Prior Year	3%	23%	4%	3%
Total Debt	\$ 6,150,000	\$ 1,547,682	\$ 3,534,128	\$ 35,797,058
Debt per Unit	\$ 205,000	\$ 38,692	\$ 43,099	\$ 222,342
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	Amortizing
Transfer Fee %	3% of GSP	2.5% of GSP	Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	162	192	35	38
Zip Code	10075	10075	10128	10128
Maintenance / Common Charges	\$ 4,709,004	\$ 4,068,311	\$ 1,753,464	\$ 1,761,120
Operating Assessments	453,097	416,379	136,640	117,170
Rent / Comml. Charges / Parking	496,024	312,980	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	100,040	265,399	287,865	98,500
Other Income	79,782	151,736	58,816	23,549
TOTAL INCOME	\$ 5,837,947	\$ 5,214,805	\$ 2,236,785	\$ 2,000,339
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,478,206	2,398,502	758,506	672,488
Mortgage & loan indebtedness	247,135	356,024	43,125	109,250
Payroll	1,111,544	674,310	454,089	495,798
Pension & Welfare	449,642	330,781	183,572	189,529
Payroll Taxes / Contract Labor / Other	135,969	93,438	57,607	61,608
Gas & Electric, net	76,537	73,653	16,665	12,776
Heating	289,780	280,967	65,163	61,268
Water & Sewer	169,876	122,448	17,591	25,411
Building Supplies, Repairs & Maintenance	304,600	278,475	111,901	106,594
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	137,727	102,164	70,638	44,185
Management Fee	89,500	93,733	61,073	55,122
Professional Fees	63,723	32,782	21,716	27,492
Corporation Tax	8,772	10,005	3,403	2,611
Office & Administration	69,816	58,504	18,049	23,576
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,632,827	\$ 4,905,786	\$ 1,883,098	\$ 1,887,708
SURPLUS (DEFECIT)	\$ 205,120	\$ 309,019	\$ 353,687	\$ 112,631
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,422	\$ 1,766	\$ 4,175	\$ 3,862
Maint. - PY	\$ 4,529,117	\$ 3,949,637	\$ 1,717,392	\$ 1,697,526
Monthly Maint. / Charges Per Unit - PY	\$ 2,330	\$ 1,714	\$ 4,089	\$ 3,723
% Increase from Prior Year	4%	3%	2%	4%
Total Debt	\$ 6,500,000	\$ 6,611,907	\$ 1,500,000	\$ 3,800,000
Debt per Unit	\$ 40,123	\$ 34,437	\$ 42,857	\$ 100,000
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	Interest Only
Transfer Fee %	2% of GSP	10% of net profit	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	44	55	61	64
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 6,294,637	\$ 3,850,536	\$ 1,663,929	\$ 2,582,159
Operating Assessments	649,495	-	-	227,356
Rent / Comml. Charges / Parking	-	-	27,893	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	118,500	-	-	92,500
Other Income	224,086	113,971	82,139	58,614
TOTAL INCOME	\$ 7,286,718	\$ 3,964,507	\$ 1,773,961	\$ 2,960,629
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,747,415	1,834,208	-	1,232,287
Mortgage & loan indebtedness	102,899	145,000	-	75,625
Payroll	1,278,816	864,522	677,997	658,333
Pension & Welfare	518,113	341,034	252,244	239,427
Payroll Taxes / Contract Labor / Other	180,574	120,614	95,683	84,307
Gas & Electric, net	48,610	34,621	20,580	20,518
Heating	179,946	149,925	108,930	136,457
Water & Sewer	51,211	53,104	85,326	47,515
Building Supplies, Repairs & Maintenance	339,291	197,324	209,932	113,533
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	108,225	67,265	67,566	71,253
Management Fee	78,000	78,750	71,710	68,276
Professional Fees	63,676	31,738	26,302	16,841
Corporation Tax	25,400	4,036	12,260	6,375
Office & Administration	17,170	39,948	32,862	35,778
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,739,346	\$ 3,962,089	\$ 1,661,392	\$ 2,806,525
SURPLUS (DEFECIT)	\$ 547,372	\$ 2,418	\$ 112,569	\$ 154,104
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 11,922	\$ 5,834	\$ 2,273	\$ 3,362
Maint. - PY	\$ 5,855,476	\$ 3,648,760	\$ 1,584,694	\$ 2,608,246
Monthly Maint. / Charges Per Unit - PY	\$ 11,090	\$ 5,528	\$ 2,165	\$ 3,396
% Increase from Prior Year	8%	6%	5%	-1%
Total Debt	\$ 3,500,000	\$ 4,000,000	\$ -	\$ 2,750,000
Debt per Unit	\$ 79,545	\$ 72,727	\$ -	\$ 42,969
Interest Only/Amortizing	Interest Only	Interest Only		Interest Only
Transfer Fee %	3% of GSP	2.5% of GSP		Other

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	77	90	91	93
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 3,183,227	\$ 4,613,316	\$ 6,437,990	\$ 3,248,222
Operating Assessments	1,839,947	-	619,534	132,952
Rent / Comml. Charges / Parking	658,057	100,231	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	199,000	139,000	286,875
Other Income	251,938	220,884	207,485	264,486
TOTAL INCOME	\$ 5,933,169	\$ 5,133,431	\$ 7,404,009	\$ 3,932,535
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,835,286	-	3,567,209	1,336,727
Mortgage & loan indebtedness	201,250	-	391,158	235,070
Payroll	1,139,705	1,343,128	1,240,772	687,154
Pension & Welfare	401,412	502,378	508,715	255,613
Payroll Taxes / Contract Labor / Other	123,057	418,566	179,860	96,045
Gas & Electric, net	66,999	386,661	31,344	129,986
Heating	175,242	174,490	349,937	127,502
Water & Sewer	64,583	111,411	74,158	32,243
Building Supplies, Repairs & Maintenance	362,187	847,475	428,264	158,914
Recreation Facilities Expense	-	31,737	-	-
Security Services	-	-	-	13,131
Insurance	152,927	144,951	121,908	73,652
Management Fee	108,234	123,064	99,225	82,750
Professional Fees	89,697	39,791	75,551	54,705
Corporation Tax	14,757	45,752	19,388	3,511
Office & Administration	38,698	56,260	52,974	46,974
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,774,034	\$ 4,225,664	\$ 7,140,463	\$ 3,333,977
SURPLUS (DEFECIT)	\$ 159,135	\$ 907,767	\$ 263,546	\$ 598,558
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,445	\$ 4,272	\$ 5,896	\$ 2,911
Maint. - PY	\$ 3,478,865	\$ 4,433,638	\$ 6,161,027	\$ 3,125,322
Monthly Maint. / Charges Per Unit - PY	\$ 3,765	\$ 4,105	\$ 5,642	\$ 2,800
% Increase from Prior Year	-8%	4%	4%	4%
Total Debt	\$ 7,000,000	\$ -	\$ 12,000,000	\$ 5,000,000
Debt per Unit	\$ 90,909	\$ -	\$ 131,868	\$ 53,763
Interest Only/Amortizing	Interest Only		Interest Only	Interest Only
Transfer Fee %		1% of GSP	2% of GSP	2.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	93	99	105	123
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 3,464,370	\$ 3,653,443	\$ 1,351,537	\$ 2,246,568
Operating Assessments	255,441	329,027	192,394	204,916
Rent / Comml. Charges / Parking	26,577	1,226,020	74,984	134,579
Common Charges - PILOT	-	-	-	-
Transfer Fees	12,320	120,060	8,888	5,850
Other Income	74,046	119,215	117,441	118,200
TOTAL INCOME	\$ 3,832,754	\$ 5,447,765	\$ 1,745,244	\$ 2,710,113
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,427,405	2,484,045	-	1,182,371
Mortgage & loan indebtedness	264,625	254,999	-	221,087
Payroll	725,840	776,391	557,120	521,134
Pension & Welfare	275,646	264,546	172,479	108,596
Payroll Taxes / Contract Labor / Other	105,163	147,481	60,588	67,503
Gas & Electric, net	110,772	85,889	77,120	29,009
Heating	133,117	141,887	84,792	154,005
Water & Sewer	51,868	80,151	45,645	49,749
Building Supplies, Repairs & Maintenance	225,467	406,064	216,276	115,404
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	4,830
Insurance	223,370	102,614	217,123	98,702
Management Fee	83,224	85,000	66,950	46,920
Professional Fees	51,831	103,654	37,128	35,589
Corporation Tax	3,825	11,690	1,950	3,450
Office & Administration	37,764	35,984	52,657	22,788
Bad Debts (Recovery)	-	-	(95,869)	-
TOTAL EXPENSES	\$ 3,719,917	\$ 4,980,395	\$ 1,493,959	\$ 2,661,137
SURPLUS (DEFECIT)	\$ 112,837	\$ 467,370	\$ 251,285	\$ 48,976
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,104	\$ 3,075	\$ 1,073	\$ 1,522
Maint. - PY	\$ 3,297,845	\$ 3,524,463	\$ 1,284,084	\$ 2,124,944
Monthly Maint. / Charges Per Unit - PY	\$ 2,955	\$ 2,967	\$ 1,019	\$ 1,440
% Increase from Prior Year	5%	4%	5%	6%
Total Debt	\$ 9,000,000	\$ 7,500,000	\$ -	\$ 4,284,761
Debt per Unit	\$ 96,774	\$ 75,758	\$ -	\$ 34,835
Interest Only/Amortizing	Interest Only	Interest Only		
Transfer Fee %	2% of GSP	2% of GSP	Other	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	140	166	290	107
Zip Code	10128	10128	10128	10280
Maintenance / Common Charges	\$ 1,940,123	\$ 4,390,707	\$ 4,343,596	\$ 922,440
Operating Assessments	29,719	364,252	-	-
Rent / Comml. Charges / Parking	23,295	541,034	278,286	119,482
Common Charges - PILOT	-	-	-	2,315,006
Transfer Fees	-	-	-	-
Other Income	57,342	171,433	145,496	70,124
TOTAL INCOME	\$ 2,050,479	\$ 5,467,426	\$ 4,767,378	\$ 3,427,052
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	13,002	2,654,252	18,778	2,315,006
Mortgage & loan indebtedness	27,854	566,278	-	-
Payroll	731,899	714,578	1,607,547	406,697
Pension & Welfare	294,738	341,496	654,574	171,258
Payroll Taxes / Contract Labor / Other	105,101	112,413	212,160	58,972
Gas & Electric, net	118,879	74,852	188,817	44,240
Heating	172,918	146,317	356,380	80,423
Water & Sewer	134,358	147,226	215,827	50,479
Building Supplies, Repairs & Maintenance	250,084	182,801	568,313	99,310
Recreation Facilities Expense	-	-	208,139	-
Security Services	-	-	-	-
Insurance	78,246	123,317	242,905	98,190
Management Fee	61,376	89,975	189,107	52,235
Professional Fees	35,034	65,796	153,760	19,883
Corporation Tax	3,936	13,691	35,604	30,703
Office & Administration	21,063	21,657	49,579	8,379
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,048,488	\$ 5,254,649	\$ 4,701,490	\$ 3,435,775
SURPLUS (DEFECIT)	\$ 1,991	\$ 212,777	\$ 65,888	\$ (8,723)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,155	\$ 2,204	\$ 1,248	\$ 718
Maint. - PY	\$ 1,856,970	\$ 4,122,729	\$ 4,067,606	\$ 1,065,168
Monthly Maint. / Charges Per Unit - PY	\$ 1,105	\$ 2,070	\$ 1,169	\$ 830
% Increase from Prior Year	4%	7%	7%	-13%
Total Debt	\$ 52,780	\$ 11,406,078	\$ -	\$ -
Debt per Unit	\$ 377	\$ 68,711	\$ -	\$ -
Interest Only/Amortizing	Amortizing	Amortizing		
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Battery Park City	Battery Park City	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	121	162	174	182
Zip Code	10280	10280	10280	10280
Maintenance / Common Charges	\$ 1,917,214	\$ 3,238,879	\$ 3,405,415	\$ 3,160,611
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	110,477	1,089,434	109,628	1,071,501
Common Charges - PILOT	1,800,371	2,950,527	3,638,575	3,873,254
Transfer Fees	-	-	22,532	-
Other Income	167,248	128,881	141,286	97,986
TOTAL INCOME	\$ 3,995,310	\$ 7,407,721	\$ 7,317,436	\$ 8,203,352
Ground Rent	611,300	2,105,250	1,237,391	2,263,046
Real Estate Taxes / PILOT / BID	1,800,371	2,950,527	3,638,575	3,873,254
Mortgage & loan indebtedness	-	-	-	-
Payroll	536,652	626,502	651,787	556,015
Pension & Welfare	236,749	261,499	313,084	217,147
Payroll Taxes / Contract Labor / Other	75,386	77,621	94,211	86,975
Gas & Electric, net	40,254	130,108	119,178	195,135
Heating	83,676	179,251	169,745	191,379
Water & Sewer	84,200	125,430	100,569	148,225
Building Supplies, Repairs & Maintenance	137,209	186,736	321,271	300,163
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	131,039	180,100	241,311	319,181
Management Fee	65,205	87,822	103,480	79,275
Professional Fees	42,588	94,537	80,707	58,723
Corporation Tax	29,643	34,867	32,260	18,895
Office & Administration	17,458	17,171	44,141	22,571
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,891,730	\$ 7,057,421	\$ 7,147,710	\$ 8,329,984
SURPLUS (DEFECIT)	\$ 103,580	\$ 350,300	\$ 169,726	\$ (126,632)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,320	\$ 1,666	\$ 1,631	\$ 1,447
Maint. - PY	\$ 1,779,353	\$ 3,159,993	\$ 3,172,120	\$ 3,225,642
Monthly Maint. / Charges Per Unit - PY	\$ 1,225	\$ 1,626	\$ 1,519	\$ 1,477
% Increase from Prior Year	8%	2%	7%	-2%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %			Other	

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Battery Park City	Battery Park City	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	239	247	247	295
Zip Code	10280	10280	10280	10280
Maintenance / Common Charges	\$ 2,938,072	\$ 6,410,467	\$ 3,810,725	\$ 5,824,341
Operating Assessments	651,265	-	-	-
Rent / Comml. Charges / Parking	55,053	-	32,676	32,953
Common Charges - PILOT	3,800,767	6,229,190	4,418,144	5,320,907
Transfer Fees	-	-	-	-
Other Income	194,319	389,606	382,006	130,090
TOTAL INCOME	\$ 7,639,476	\$ 13,029,263	\$ 8,643,551	\$ 11,308,291
Ground Rent	885,833	1,632,366	1,161,109	3,050,783
Real Estate Taxes / PILOT / BID	3,800,767	6,229,190	4,418,144	5,320,907
Mortgage & loan indebtedness	-	-	-	-
Payroll	853,787	1,254,828	821,499	968,455
Pension & Welfare	304,310	462,239	366,288	434,454
Payroll Taxes / Contract Labor / Other	114,715	153,440	143,095	120,529
Gas & Electric, net	78,036	393,950	173,778	249,810
Heating	168,700	447,967	238,093	302,246
Water & Sewer	129,568	150,081	172,653	182,175
Building Supplies, Repairs & Maintenance	455,929	1,097,611	252,415	228,216
Recreation Facilities Expense	-	309,808	306,173	-
Security Services	-	-	-	-
Insurance	370,657	424,119	330,651	355,612
Management Fee	97,212	173,000	88,691	54,592
Professional Fees	199,506	31,280	50,662	27,494
Corporation Tax	20,979	31,652	5,802	12,975
Office & Administration	40,794	103,117	21,681	15,775
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 7,520,793	\$ 12,894,648	\$ 8,550,734	\$ 11,324,023
SURPLUS (DEFECIT)	\$ 118,683	\$ 134,615	\$ 92,817	\$ (15,732)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,024	\$ 2,163	\$ 1,286	\$ 1,645
Maint. - PY	\$ 2,764,233	\$ 6,148,925	\$ 3,585,806	\$ 5,845,796
Monthly Maint. / Charges Per Unit - PY	\$ 964	\$ 2,075	\$ 1,210	\$ 1,651
% Increase from Prior Year	6%	4%	6%	0%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Astoria	Hunters Point	Brooklyn Heights
Borough	Manhattan	Queens	Queens	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	547	410	184	14
Zip Code	10280	11102	11109	11201
Maintenance / Common Charges	\$ 6,816,179	\$ 2,402,163	\$ 2,642,287	\$ 464,749
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	181,157	80,867	5,648	-
Common Charges - PILOT	10,425,625	-	-	-
Transfer Fees	-	-	34,380	-
Other Income	380,752	180,238	35,872	8,385
TOTAL INCOME	\$ 17,803,713	\$ 2,663,268	\$ 2,718,187	\$ 473,134
Ground Rent	2,492,689	-	-	-
Real Estate Taxes / PILOT / BID	10,425,625	79,532	-	-
Mortgage & loan indebtedness	-	-	63,405	-
Payroll	1,619,160	164,451	684,562	91,571
Pension & Welfare	746,894	42,186	277,729	-
Payroll Taxes / Contract Labor / Other	192,594	23,652	91,308	10,936
Gas & Electric, net	222,458	116,462	195,637	12,987
Heating	567,557	56,132	116,011	14,853
Water & Sewer	367,874	228,933	137,332	11,329
Building Supplies, Repairs & Maintenance	414,030	440,085	317,682	156,715
Recreation Facilities Expense	192,253	26,350	293,043	-
Security Services	-	589,022	-	21,636
Insurance	684,142	439,736	188,691	43,973
Management Fee	202,896	166,650	101,720	24,248
Professional Fees	95,701	173,131	42,294	20,691
Corporation Tax	20,891	30,217	29,216	-
Office & Administration	21,206	63,452	35,114	9,594
Bad Debts (Recovery)	-	15,134	-	-
TOTAL EXPENSES	\$ 18,265,970	\$ 2,655,125	\$ 2,573,744	\$ 418,533
SURPLUS (DEFECIT)	\$ (462,257)	\$ 8,143	\$ 144,443	\$ 54,601
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,038	\$ 488	\$ 1,197	\$ 2,766
Maint. - PY	\$ 7,099,156	\$ 2,292,000	\$ 2,279,830	\$ 401,162
Monthly Maint. / Charges Per Unit - PY	\$ 1,082	\$ 466	\$ 1,033	\$ 2,388
% Increase from Prior Year	-4%	5%	16%	16%
Total Debt	\$ -	\$ -	\$ 638,734	\$ -
Debt per Unit	\$ -	\$ -	\$ 3,471	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %			Other	

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	48	59	109	128
Zip Code	11201	11201	11201	11201
Maintenance / Common Charges	\$ 935,675	\$ 792,254	\$ 3,315,629	\$ 2,243,572
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	48,110	10,500	380,723	457,815
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	13,456	-
Other Income	33,058	89,579	63,338	43,676
TOTAL INCOME	\$ 1,016,843	\$ 892,333	\$ 3,773,146	\$ 2,745,063
Ground Rent	-	-	704,942	-
Real Estate Taxes / PILOT / BID	-	-	-	16,880
Mortgage & loan indebtedness	-	-	-	-
Payroll	392,248	96,264	948,227	677,023
Pension & Welfare	26,031	-	408,077	228,550
Payroll Taxes / Contract Labor / Other	53,448	353,250	128,219	86,990
Gas & Electric, net	105,802	147,994	198,856	362,893
Heating	32,544	12,017	8,198	117,010
Water & Sewer	77,585	32,173	199,306	196,236
Building Supplies, Repairs & Maintenance	113,720	96,453	586,396	641,501
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	27,581
Insurance	53,827	68,918	353,670	206,478
Management Fee	44,096	45,747	139,800	59,500
Professional Fees	16,286	23,799	187,795	145,723
Corporation Tax	6,135	2,356	1,500	4,098
Office & Administration	15,160	19,657	74,071	63,456
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 936,882	\$ 898,628	\$ 3,939,057	\$ 2,833,919
SURPLUS (DEFECIT)	\$ 79,961	\$ (6,295)	\$ (165,911)	\$ (88,856)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,624	\$ 1,119	\$ 2,535	\$ 1,461
Maint. - PY	\$ 882,358	\$ 766,356	\$ 3,118,066	\$ 2,135,439
Monthly Maint. / Charges Per Unit - PY	\$ 1,532	\$ 1,082	\$ 2,384	\$ 1,390
% Increase from Prior Year	6%	3%	6%	5%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %	Other		Other	

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	165	434	480	552
Zip Code	11201	11201	11201	11201
Maintenance / Common Charges	\$ 1,813,043	\$ 7,653,088	\$ 6,227,351	\$ 7,817,155
Operating Assessments	-	-	-	431,371
Rent / Comml. Charges / Parking	208,287	1,073,481	397,096	236,387
Common Charges - PILOT	-	6,546,043	-	-
Transfer Fees	33,625	-	-	-
Other Income	218,014	266,457	175,085	463,431
TOTAL INCOME	\$ 2,272,969	\$ 15,539,069	\$ 6,799,532	\$ 8,948,344
Ground Rent	-	1,791,112	-	-
Real Estate Taxes / PILOT / BID	1,812	6,546,043	43,450	3,323,802
Mortgage & loan indebtedness	21,867	52,271	158,697	946,859
Payroll	644,202	1,991,179	1,927,111	857,466
Pension & Welfare	51,136	873,690	36,467	328,221
Payroll Taxes / Contract Labor / Other	188,008	285,083	227,512	122,819
Gas & Electric, net	300,873	503,777	928,708	212,285
Heating	45,043	311,976	225,125	42,982
Water & Sewer	83,186	356,331	260,067	350,792
Building Supplies, Repairs & Maintenance	419,852	1,420,402	1,363,429	500,400
Recreation Facilities Expense	124,192	-	505,564	-
Security Services	-	-	110,983	1,111,381
Insurance	160,972	746,633	962,860	277,123
Management Fee	76,217	289,923	294,896	438,270
Professional Fees	99,938	73,304	27,114	130,260
Corporation Tax	5,238	16,668	12,339	25,055
Office & Administration	35,326	90,103	112,193	71,947
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,257,862	\$ 15,348,495	\$ 7,196,515	\$ 8,739,662
SURPLUS (DEFECIT)	\$ 15,107	\$ 190,574	\$ (396,983)	\$ 208,682
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 916	\$ 1,469	\$ 1,081	\$ 1,180
Maint. - PY	\$ 1,668,900	\$ 7,854,422	\$ 6,266,374	\$ 7,449,744
Monthly Maint. / Charges Per Unit - PY	\$ 843	\$ 1,508	\$ 1,088	\$ 1,125
% Increase from Prior Year	9%	-3%	-1%	5%
Total Debt	\$ 756,287	\$ 262,553	\$ 149,368	\$ 23,000,000
Debt per Unit	\$ 4,584	\$ 605	\$ 311	\$ 41,667
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	Interest Only
Transfer Fee %	Other			

*GSP - Gross Selling Price

Neighborhood	Williamsburg	South Slope	South Slope	South Slope
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	31	70	73	93
Zip Code	11211	11215	11215	11215
Maintenance / Common Charges	\$ 629,053	\$ 1,053,526	\$ 784,315	\$ 2,012,190
Operating Assessments	-	-	-	146,049
Rent / Comml. Charges / Parking	360,932	55,644	20,461	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	2,007	96,100
Other Income	3,258	14,408	19,417	68,159
TOTAL INCOME	\$ 993,243	\$ 1,123,578	\$ 826,200	\$ 2,322,498
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	938,815
Mortgage & loan indebtedness	-	-	-	108,500
Payroll	372,225	409,356	421,069	403,705
Pension & Welfare	-	28,725	-	171,674
Payroll Taxes / Contract Labor / Other	6,363	96,462	-	106,296
Gas & Electric, net	105,660	88,539	48,213	126,968
Heating	6,025	31,079	15,378	56,623
Water & Sewer	-	32,523	28,189	39,156
Building Supplies, Repairs & Maintenance	140,826	190,664	135,210	129,902
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	170,289	99,529	41,926	97,024
Management Fee	47,800	53,000	48,250	60,814
Professional Fees	9,515	20,989	19,383	30,036
Corporation Tax	2,702	5,541	1,213	3,450
Office & Administration	23,946	26,673	17,573	22,816
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 885,351	\$ 1,083,080	\$ 776,404	\$ 2,295,779
SURPLUS (DEFECIT)	\$ 107,892	\$ 40,498	\$ 49,796	\$ 26,719
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,691	\$ 1,254	\$ 895	\$ 1,803
Maint. - PY	\$ 107,506	\$ 1,025,147	\$ 717,062	\$ 1,873,925
Monthly Maint. / Charges Per Unit - PY	\$ 289	\$ 1,220	\$ 819	\$ 1,679
% Increase from Prior Year	485%	3%	9%	7%
Total Debt	\$ -	\$ -	\$ -	\$ 3,100,000
Debt per Unit	\$ -	\$ -	\$ -	\$ 33,333
Interest Only/Amortizing				Interest Only
Transfer Fee %			Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	South Slope	Boerum Hill	Boerum Hill	Boerum Hill
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	156	30	41	73
Zip Code	11215	11217	11217	11217
Maintenance / Common Charges	\$ 1,649,187	\$ 781,170	\$ 1,122,552	\$ 1,139,441
Operating Assessments	-	-	-	300,000
Rent / Comml. Charges / Parking	23,596	-	27,100	32,292
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	53,175	-
Other Income	14,220	23,821	23,975	67,351
TOTAL INCOME	\$ 1,687,003	\$ 804,991	\$ 1,226,802	\$ 1,539,084
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	470,217	-
Mortgage & loan indebtedness	-	-	79,502	131,468
Payroll	684,691	382,879	283,025	679,282
Pension & Welfare	-	46,141	44,007	-
Payroll Taxes / Contract Labor / Other	-	46,665	34,774	72,999
Gas & Electric, net	171,976	71,812	8,179	86,465
Heating	44,896	29,416	61,866	13,964
Water & Sewer	109,226	17,895	25,655	39,958
Building Supplies, Repairs & Maintenance	307,300	126,271	118,943	194,458
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	115,231	57,490	50,481	141,424
Management Fee	97,928	42,173	42,297	59,587
Professional Fees	38,933	14,997	25,101	59,552
Corporation Tax	12,368	1,866	3,353	3,333
Office & Administration	26,624	9,895	9,135	49,615
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,609,173	\$ 847,500	\$ 1,256,535	\$ 1,532,105
SURPLUS (DEFECIT)	\$ 77,830	\$ (42,509)	\$ (29,733)	\$ 6,979
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 881	\$ 2,170	\$ 2,282	\$ 1,301
Maint. - PY	\$ 1,651,070	\$ 689,695	\$ 1,074,022	\$ 1,141,275
Monthly Maint. / Charges Per Unit - PY	\$ 882	\$ 1,916	\$ 2,183	\$ 1,303
% Increase from Prior Year	0%	13%	5%	0%
Total Debt	\$ -	\$ -	\$ 2,550,000	\$ 722,905
Debt per Unit	\$ -	\$ -	\$ 62,195	\$ 9,903
Interest Only/Amortizing			Interest only	Amortizing
Transfer Fee %		Other	1.5% of GSP	

*GSP - Gross Selling Price

Neighborhood	Greenpoint	Flatbush	Red Hook	Prospect Heights
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	14	71	70	125
Zip Code	11222	11226	11231	11238
Maintenance / Common Charges	\$ 269,911	\$ 498,612	\$ 744,462	\$ 1,789,670
Operating Assessments	-	-	-	92,171
Rent / Comml. Charges / Parking	21,249	37,766	7,854	168,630
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	1,170	5,611	36,400
Other Income	76,162	32,014	23,261	60,900
TOTAL INCOME	\$ 367,322	\$ 569,562	\$ 781,188	\$ 2,147,771
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	794,930
Mortgage & loan indebtedness	-	-	-	216,223
Payroll	125,620	144,031	243,515	456,836
Pension & Welfare	-	57,638	62,472	87,299
Payroll Taxes / Contract Labor / Other	-	22,120	74,144	58,889
Gas & Electric, net	18,210	57,446	25,576	61,472
Heating	8,580	18,551	43,619	119,291
Water & Sewer	12,910	32,278	47,208	88,540
Building Supplies, Repairs & Maintenance	57,919	71,243	104,650	125,335
Recreation Facilities Expense	-	-	-	-
Security Services	13,954	-	-	-
Insurance	31,211	64,185	70,553	87,270
Management Fee	23,017	40,170	50,000	62,000
Professional Fees	15,342	24,335	26,549	25,952
Corporation Tax	1,096	1,336	13,662	3,450
Office & Administration	9,643	17,315	17,710	31,647
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 317,502	\$ 550,648	\$ 779,658	\$ 2,219,134
SURPLUS (DEFECIT)	\$ 49,820	\$ 18,914	\$ 1,530	\$ (71,363)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,607	\$ 585	\$ 886	\$ 1,193
Maint. - PY	\$ 275,719	\$ 491,349	\$ 688,194	\$ 1,660,230
Monthly Maint. / Charges Per Unit - PY	\$ 1,641	\$ 577	\$ 819	\$ 1,107
% Increase from Prior Year	-2%	1%	8%	8%
Total Debt	\$ -	\$ -	\$ -	\$ 3,122,758
Debt per Unit	\$ -	\$ -	\$ -	\$ 24,982
Interest Only/Amortizing				Amortizing
Transfer Fee %		Other	1.5% of GSP	\$35 per share

*GSP - Gross Selling Price

Neighborhood	Williamsburg	Rego Park
Borough	Brooklyn	Queens
Type	Condominium	Co-Op
Number of Units	50	1104
Zip Code	11249	11374
Maintenance / Common Charges	\$ 492,151	\$ 10,656,539
Operating Assessments	-	1,316,925
Rent / Comml. Charges / Parking	32,494	1,799,899
Common Charges - PILOT	-	-
Transfer Fees	3,820	184,100
Other Income	14,679	730,146
TOTAL INCOME	\$ 543,144	\$ 14,687,609
Ground Rent	-	-
Real Estate Taxes / PILOT / BID	-	4,709,287
Mortgage & loan indebtedness	-	1,615,730
Payroll	124,592	2,846,047
Pension & Welfare	23,428	565,519
Payroll Taxes / Contract Labor / Other	17,539	306,133
Gas & Electric, net	57,043	367,441
Heating	24,955	871,877
Water & Sewer	23,292	1,034,743
Building Supplies, Repairs & Maintenance	94,126	935,876
Recreation Facilities Expense	25,491	-
Security Services	33,390	-
Insurance	61,818	791,383
Management Fee	47,727	87,550
Professional Fees	11,840	402,685
Corporation Tax	500	27,628
Office & Administration	9,011	176,889
Bad Debts (Recovery)	-	-
TOTAL EXPENSES	\$ 554,752	\$ 14,738,788
SURPLUS (DEFECIT)	\$ (11,608)	\$ (51,179)
Other Financial Data		
Monthly Maint. / Charges Per Unit	\$ 820	\$ 804
Maint. - PY	\$ 465,849	\$ 10,295,744
Monthly Maint. / Charges Per Unit - PY	\$ 776	\$ 777
% Increase from Prior Year	6%	4%
Total Debt	\$ -	\$ 29,636,840
Debt per Unit	\$ -	\$ 26,845
Interest Only/Amortizing		Amortizing
Transfer Fee %	Other	2% of GSP

*GSP - Gross Selling Price