



COOPERATIVE & CONDOMINIUM DATABASE 2024

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 2024.

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

zip code 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	Meatpacking District	Tribeca	Clinton	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	5	7	7	7
Zip Code	10014	10013	10019	10028
Maintenance / Common Charges	\$ 310,278	\$ 307,997	\$ 647,683	\$ 507,041
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	6,587	5,738	1,810	26,040
TOTAL INCOME	\$ 316,865	\$ 313,735	\$ 649,493	\$ 533,081
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	98,995	36,115	326,439	248,330
Pension & Welfare	18,089	-	-	719
Payroll Taxes / Other	15,927	1,943	8,782	33,099
Gas & Electric, net	29,974	21,196	23,946	46,962
Heating	1,356	10,262	63,003	22,517
Water & Sewer	3,079	8,994	11,158	7,347
Building Supplies, Repairs & Maintenance	78,685	87,151	72,638	42,367
Recreation Facilities Expense	-	-	-	-
Security Services	-	12,872	-	-
Insurance	18,837	63,957	73,033	33,554
Management Fee	30,750	41,966	36,267	28,806
Professional Fees	17,855	18,612	18,688	11,811
Corporation Tax	403	1,188	500	5,946
Office & Administration	15,845	12,334	3,050	6,910
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 329,795	\$ 316,590	\$ 637,504	\$ 488,368
SURPLUS (DEFECIT)	\$ (12,930)	\$ (2,855)	\$ 11,989	\$ 44,713
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 5,171	\$ 3,667	\$ 7,711	\$ 6,036
Maint. - PY	\$ 296,118	\$ 287,638	\$ 606,387	\$ 487,539
Monthly Maint. / Charges Per Unit - PY	\$ 4,935	\$ 3,424	\$ 7,219	\$ 5,804
% Increase from Prior Year	5%	7%	7%	4%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %			Other	1% of GSP

*GSP - Gross Selling Price

Neighborhood	Upper East Side	Upper East Side	Yorkville	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	10	11	13	14
Zip Code	10021	10028	10028	10003
Maintenance / Common Charges	\$ 1,445,483	\$ 1,503,678	\$ 2,324,058	\$ 464,870
Operating Assessments	-	-	156,599	-
Rent / Comml. Charges / Parking	-	27,135	-	151,521
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	9,179	5,514	226,693	24,487
TOTAL INCOME	\$ 1,454,662	\$ 1,536,327	\$ 2,707,350	\$ 640,878
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	788,694	-
Mortgage & loan indebtedness	-	-	149,958	-
Payroll / Contract Labor	597,622	614,526	745,859	179,507
Pension & Welfare	94,466	64,031	217,052	-
Payroll Taxes / Other	77,413	105,217	118,803	5,649
Gas & Electric, net	125,410	131,704	28,812	47,058
Heating	27,541	12,014	71,419	3,785
Water & Sewer	17,143	32,232	16,748	100,128
Building Supplies, Repairs & Maintenance	211,264	292,440	172,141	70,454
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	19,614
Insurance	91,886	62,770	99,245	91,957
Management Fee	56,961	70,000	74,500	42,377
Professional Fees	41,103	38,214	36,815	15,157
Corporation Tax	4,428	8,488	3,622	1,940
Office & Administration	43,040	25,058	29,638	5,773
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,388,277	\$ 1,456,694	\$ 2,553,306	\$ 583,399
SURPLUS (DEFECIT)	\$ 66,385	\$ 79,633	\$ 154,044	\$ 57,479
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 12,046	\$ 11,392	\$ 14,898	\$ 2,767
Maint. - PY	\$ 1,220,095	\$ 709,660	\$ 2,109,294	\$ 451,014
Monthly Maint. / Charges Per Unit - PY	\$ 10,167	\$ 5,376	\$ 13,521	\$ 2,685
% Increase from Prior Year	18%	112%	10%	3%
Total Debt	\$ -	\$ -	\$ 5,000,000	\$ -
Debt per Unit	\$ -	\$ -	\$ 384,615	\$ -
Interest Only/Amortizing			Interest Only	
Transfer Fee %			2% of GSP	

*GSP - Gross Selling Price

Neighborhood	East Village	Brooklyn Heights	East Village	Chelsea
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	14	14	15	15
Zip Code	10003	11201	10003	10011
Maintenance / Common Charges	\$ 752,250	\$ 483,957	\$ 427,764	\$ 1,104,643
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	56,335	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	22,584	12,775	6,121	17,992
TOTAL INCOME	\$ 831,169	\$ 496,732	\$ 433,885	\$ 1,122,635
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	464,202	-	-	-
Mortgage & loan indebtedness	38,506	-	-	-
Payroll / Contract Labor	33,475	94,483	135,606	344,881
Pension & Welfare	-	-	40,295	67,719
Payroll Taxes / Other	-	13,594	15,813	118,580
Gas & Electric, net	13,915	43,338	13,269	103,938
Heating	31,937	11,816	46,558	48,330
Water & Sewer	14,750	12,362	9,184	11,191
Building Supplies, Repairs & Maintenance	82,002	85,395	93,836	247,979
Recreation Facilities Expense	-	-	-	-
Security Services	-	12,947	-	-
Insurance	46,400	49,401	42,265	71,077
Management Fee	41,584	25,439	44,927	48,925
Professional Fees	31,365	37,600	51,967	31,850
Corporation Tax	6,516	-	-	7,792
Office & Administration	5,043	10,176	12,889	29,245
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 809,695	\$ 396,551	\$ 506,609	\$ 1,131,507
SURPLUS (DEFECIT)	\$ 21,474	\$ 100,181	\$ (72,724)	\$ (8,872)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,478	\$ 2,881	\$ 2,376	\$ 6,137
Maint. - PY	\$ 752,250	\$ 464,749	\$ 408,548	\$ 1,064,717
Monthly Maint. / Charges Per Unit - PY	\$ 4,478	\$ 2,766	\$ 2,270	\$ 5,915
% Increase from Prior Year	0%	4%	5%	4%
Total Debt	\$ 1,250,000	\$ -	\$ -	\$ -
Debt per Unit	\$ 89,286	\$ -	\$ -	\$ -
Interest Only/Amortizing	Interest Only			
Transfer Fee %			Other	

*GSP - Gross Selling Price

Neighborhood	Soho	Soho	Tribeca	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	15	16	16	17
Zip Code	10012	10012	10013	10075
Maintenance / Common Charges	\$ 579,859	\$ 1,237,118	\$ 395,018	\$ 1,622,604
Operating Assessments	-	-	133,464	-
Rent / Comml. Charges / Parking	49,477	84,514	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	15,417	7,373	32,011	5,704
TOTAL INCOME	\$ 644,753	\$ 1,329,005	\$ 560,493	\$ 1,628,308
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	71,210	-
Payroll / Contract Labor	233,974	539,736	123,988	835,491
Pension & Welfare	29,576	67,447	28,913	30,322
Payroll Taxes / Other	37,250	49,103	17,905	120,849
Gas & Electric, net	64,837	112,443	12,753	62,756
Heating	269,935	13,095	37,775	97,907
Water & Sewer	12,162	9,961	15,669	10,806
Building Supplies, Repairs & Maintenance	152,659	241,199	52,696	387,908
Recreation Facilities Expense	-	3,884	-	-
Security Services	-	-	-	-
Insurance	49,774	71,186	91,916	77,286
Management Fee	60,000	66,950	47,424	70,000
Professional Fees	68,621	38,456	34,744	48,062
Corporation Tax	3,716	700	1,985	850
Office & Administration	15,176	21,486	25,590	31,837
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 997,680	\$ 1,235,646	\$ 562,568	\$ 1,774,074
SURPLUS (DEFECIT)	\$ (352,927)	\$ 93,359	\$ (2,075)	\$ (145,766)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,221	\$ 6,443	\$ 2,057	\$ 7,954
Maint. - PY	\$ 558,851	\$ 1,227,153	\$ 401,233	\$ 1,505,434
Monthly Maint. / Charges Per Unit - PY	\$ 3,105	\$ 6,391	\$ 2,090	\$ 7,380
% Increase from Prior Year	4%	1%	-2%	8%
Total Debt	\$ -	\$ -	\$ 115,508	\$ -
Debt per Unit	\$ -	\$ -	\$ 7,219	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %	.25% of GSP	Other		

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Yorkville	Yorkville	Central Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	18	18	19	19
Zip Code	10014	10028	10028	10037
Maintenance / Common Charges	\$ 928,387	\$ 1,791,711	\$ 458,211	\$ 477,507
Operating Assessments	-	102,136	35,994	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	124,500	-	-
Other Income	5,477	24,271	5,886	3,534
TOTAL INCOME	\$ 933,864	\$ 2,042,618	\$ 500,091	\$ 481,041
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	645,549	212,856	-
Mortgage & loan indebtedness	-	183,589	34,500	-
Payroll / Contract Labor	406,019	454,328	75,542	53,064
Pension & Welfare	52,134	175,467	27,752	2,846
Payroll Taxes / Other	55,544	54,717	9,511	5,069
Gas & Electric, net	82,877	13,988	10,573	19,918
Heating	24,958	68,839	29,005	6,059
Water & Sewer	17,305	17,992	4,721	23,351
Building Supplies, Repairs & Maintenance	129,417	140,774	40,369	98,654
Recreation Facilities Expense	-	-	-	-
Security Services	11,107	-	-	-
Insurance	45,164	52,633	40,369	80,236
Management Fee	41,862	35,832	26,187	35,000
Professional Fees	18,996	43,447	22,115	23,185
Corporation Tax	500	3,448	-	1,915
Office & Administration	14,786	22,471	7,576	14,640
Bad Debts (Recovery)	-	-	-	8,047
TOTAL EXPENSES	\$ 900,669	\$ 1,913,074	\$ 541,076	\$ 371,984
SURPLUS (DEFECIT)	\$ 33,195	\$ 129,544	\$ (40,985)	\$ 109,057
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,298	\$ 8,295	\$ 2,010	\$ 2,094
Maint. - PY	\$ 776,060	\$ 1,756,581	\$ 449,226	\$ 450,880
Monthly Maint. / Charges Per Unit - PY	\$ 3,593	\$ 8,132	\$ 1,970	\$ 1,978
% Increase from Prior Year	20%	2%	2%	6%
Total Debt	\$ -	\$ 5,100,000	\$ 1,200,000	\$ -
Debt per Unit	\$ -	\$ 283,333	\$ 63,158	\$ -
Interest Only/Amortizing		Interest Only	Interest Only	
Transfer Fee %	Other	3% of GSP	3% of GSP	1.5% GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Chelsea	Lenox Hill	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	20	21	21	21
Zip Code	10028	10001	10021	10128
Maintenance / Common Charges	\$ 1,099,899	\$ 1,043,820	\$ 769,889	\$ 493,181
Operating Assessments	-	-	59,672	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	109,763	-	51,440	-
Other Income	18,995	321,241	43,637	883
TOTAL INCOME	\$ 1,228,657	\$ 1,365,061	\$ 924,638	\$ 494,064
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	487,832	-	394,974	-
Mortgage & loan indebtedness	35,486	-	47,268	-
Payroll / Contract Labor	232,566	282,191	103,178	208,896
Pension & Welfare	-	-	22,225	-
Payroll Taxes / Other	35,388	82,799	1,597	15,988
Gas & Electric, net	19,389	237,525	6,815	14,583
Heating	43,669	41,599	29,896	5,430
Water & Sewer	19,291	17,007	19,211	904
Building Supplies, Repairs & Maintenance	66,463	170,901	98,388	58,781
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	49,447	166,747	33,342	43,405
Management Fee	45,824	80,500	44,972	30,800
Professional Fees	13,943	36,829	19,816	10,387
Corporation Tax	3,945	-	1,150	175
Office & Administration	14,664	23,006	37,242	8,828
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,067,907	\$ 1,139,104	\$ 860,074	\$ 398,177
SURPLUS (DEFECIT)	\$ 160,750	\$ 225,957	\$ 64,564	\$ 95,887
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,583	\$ 4,142	\$ 3,055	\$ 1,957
Maint. - PY	\$ 1,031,525	\$ 994,114	\$ 717,141	\$ 164,394
Monthly Maint. / Charges Per Unit - PY	\$ 4,298	\$ 3,945	\$ 2,846	\$ 652
% Increase from Prior Year	7%	5%	7%	200%
Total Debt	\$ 241,657	\$ -	\$ 1,400,000	\$ -
Debt per Unit	\$ 12,083	\$ -	\$ 66,667	\$ -
Interest Only/Amortizing	Amortizing		Interest Only	
Transfer Fee %	1.5% of GSP		2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Greenwich Village	Turtle Bay	Financial District	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	22	22	22	23
Zip Code	10011	10022	10038	10011
Maintenance / Common Charges	\$ 1,192,154	\$ 646,086	\$ 579,979	\$ 1,062,530
Operating Assessments	85,542	66,134	69,954	83,333
Rent / Comml. Charges / Parking	-	-	24,074	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	10,154	-
Other Income	17,914	73,847	6,200	7,366
TOTAL INCOME	\$ 1,295,610	\$ 786,067	\$ 690,361	\$ 1,153,229
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	554,840	384,359	25,846	-
Mortgage & loan indebtedness	316,970	-	42,200	-
Payroll / Contract Labor	96,200	94,455	165,053	407,709
Pension & Welfare	-	-	65,068	114,030
Payroll Taxes / Other	22,863	13,977	19,013	97,815
Gas & Electric, net	10,402	14,689	140,415	91,520
Heating	26,471	37,760	91,533	29,474
Water & Sewer	11,931	9,841	37,827	16,066
Building Supplies, Repairs & Maintenance	97,604	55,933	141,027	193,722
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	66,246	49,632	40,658	71,882
Management Fee	35,682	28,325	29,500	48,867
Professional Fees	14,583	15,555	20,632	19,678
Corporation Tax	3,400	1,889	18,725	-
Office & Administration	11,030	20,527	33,611	20,866
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,268,222	\$ 726,942	\$ 871,108	\$ 1,111,629
SURPLUS (DEFECIT)	\$ 27,388	\$ 59,125	\$ (180,747)	\$ 41,600
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,516	\$ 2,447	\$ 2,197	\$ 3,850
Maint. - PY	\$ 1,174,477	\$ 595,467	\$ 559,979	\$ 1,062,530
Monthly Maint. / Charges Per Unit - PY	\$ 4,449	\$ 2,256	\$ 2,121	\$ 3,850
% Increase from Prior Year	2%	9%	4%	0%
Total Debt	\$ -	\$ -	\$ 837,881	\$ -
Debt per Unit	\$ -	\$ -	\$ 38,086	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %		2% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Tribeca	Upper East Side	Clinton	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	25	25	27	27
Zip Code	10013	10075	10019	10028
Maintenance / Common Charges	\$ 1,278,499	\$ 1,382,822	\$ 734,879	\$ 2,298,012
Operating Assessments	-	-	-	125,313
Rent / Comml. Charges / Parking	-	19,792	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	8,640	8,300
Other Income	10,124	19,099	9,962	60,052
TOTAL INCOME	\$ 1,288,623	\$ 1,421,713	\$ 753,481	\$ 2,491,677
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	749,021
Mortgage & loan indebtedness	-	-	-	150,975
Payroll / Contract Labor	475,581	582,921	200,481	623,599
Pension & Welfare	118,357	55,992	-	229,927
Payroll Taxes / Other	62,908	156,852	35,090	67,903
Gas & Electric, net	84,480	105,996	72,727	20,782
Heating	93,552	36,534	26,743	71,579
Water & Sewer	30,651	44,009	21,197	26,552
Building Supplies, Repairs & Maintenance	270,515	215,743	152,339	112,052
Recreation Facilities Expense	-	-	2,009	-
Security Services	-	-	-	-
Insurance	125,882	117,765	62,853	112,632
Management Fee	58,509	47,509	42,420	67,750
Professional Fees	19,766	23,483	38,184	18,505
Corporation Tax	-	2,790	4,363	4,261
Office & Administration	17,787	29,453	11,906	23,020
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,357,988	\$ 1,419,047	\$ 670,312	\$ 2,278,558
SURPLUS (DEFECIT)	\$ (69,365)	\$ 2,666	\$ 83,169	\$ 213,119
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,262	\$ 4,609	\$ 2,268	\$ 7,093
Maint. - PY	\$ 1,278,497	\$ 1,260,650	\$ 708,680	\$ 2,160,336
Monthly Maint. / Charges Per Unit - PY	\$ 4,262	\$ 4,202	\$ 2,187	\$ 6,668
% Increase from Prior Year	0%	10%	4%	6%
Total Debt	\$ -	\$ -	\$ -	\$ 5,500,000
Debt per Unit	\$ -	\$ -	\$ -	\$ 203,704
Interest Only/Amortizing				Interest Only
Transfer Fee %			Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Chelsea	Yorkville	Boerum Hill
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	28	30	30	30
Zip Code	10028	10011	10075	11217
Maintenance / Common Charges	\$ 1,100,369	\$ 749,353	\$ 2,422,065	\$ 897,196
Operating Assessments	-	150,367	136,626	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	13,926	8,443	24,938	37,172
TOTAL INCOME	\$ 1,114,295	\$ 908,163	\$ 2,583,629	\$ 934,368
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	926,208	-
Mortgage & loan indebtedness	-	-	211,124	-
Payroll / Contract Labor	463,345	371,049	583,438	355,369
Pension & Welfare	39,961	-	195,038	71,554
Payroll Taxes / Other	85,786	-	73,761	55,353
Gas & Electric, net	85,077	90,425	25,308	75,729
Heating	32,998	24,619	76,673	27,907
Water & Sewer	19,463	10,621	83,095	18,639
Building Supplies, Repairs & Maintenance	142,557	97,781	185,629	227,093
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	80,333	49,744	54,906	69,393
Management Fee	51,600	50,834	75,234	43,860
Professional Fees	14,646	51,511	23,958	43,241
Corporation Tax	4,424	1,225	10,576	3,491
Office & Administration	24,257	13,536	20,889	7,868
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,044,447	\$ 761,345	\$ 2,545,837	\$ 999,497
SURPLUS (DEFECIT)	\$ 69,848	\$ 146,818	\$ 37,792	\$ (65,129)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,275	\$ 2,082	\$ 6,728	\$ 2,492
Maint. - PY	\$ 952,527	\$ 738,046	\$ 2,320,729	\$ 781,170
Monthly Maint. / Charges Per Unit - PY	\$ 2,835	\$ 2,050	\$ 6,446	\$ 2,170
% Increase from Prior Year	16%	2%	4%	15%
Total Debt	\$ -	\$ -	\$ 5,850,000	\$ -
Debt per Unit	\$ -	\$ -	\$ 195,000	\$ -
Interest Only/Amortizing			Interest Only	
Transfer Fee %			3% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Williamsburg	Meatpacking District
Borough	Manhattan	Manhattan	Brooklyn	Manhattan
Type	Co-Op	Condop	Condominium	Co-Op
Number of Units	31	31	31	32
Zip Code	10021	10021	11211	10014
Maintenance / Common Charges	\$ 10,388,790	\$ 1,815,221	\$ 729,104	\$ 409,920
Operating Assessments	968,988	141,491	-	43,043
Rent / Comml. Charges / Parking	174,076	144,989	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	840,000	48,000	-	21,913
Other Income	308,591	12,226	24,113	71,280
TOTAL INCOME	\$ 12,680,445	\$ 2,161,927	\$ 753,217	\$ 546,156
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	5,244,035	811,881	-	242,748
Mortgage & loan indebtedness	335,500	74,344	-	90,787
Payroll / Contract Labor	2,202,637	462,191	378,455	4,961
Pension & Welfare	788,644	150,097	4,092	-
Payroll Taxes / Other	368,368	85,127	-	2,236
Gas & Electric, net	124,071	25,446	87,445	7,485
Heating	450,747	89,182	7,839	28,401
Water & Sewer	47,062	38,686	750	12,289
Building Supplies, Repairs & Maintenance	574,156	198,193	148,294	43,672
Recreation Facilities Expense	-	-	-	-
Security Services	349,798	-	-	-
Insurance	357,466	49,844	207,445	31,881
Management Fee	129,090	50,877	50,362	30,991
Professional Fees	51,685	31,982	24,398	16,941
Corporation Tax	31,945	9,550	1,440	1,100
Office & Administration	41,714	10,812	25,292	25,667
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 11,096,918	\$ 2,088,212	\$ 935,812	\$ 539,159
SURPLUS (DEFECIT)	\$ 1,583,527	\$ 73,715	\$ (182,595)	\$ 6,997
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 27,927	\$ 4,880	\$ 1,960	\$ 1,068
Maint. - PY	\$ 9,990,934	\$ 1,779,631	\$ 989,985	\$ 408,954
Monthly Maint. / Charges Per Unit - PY	\$ 26,857	\$ 4,784	\$ 2,661	\$ 1,065
% Increase from Prior Year	4%	2%	-26%	0%
Total Debt	\$ 12,000,000	\$ 2,499,999	\$ -	\$ 1,388,462
Debt per Unit	\$ 387,097	\$ 80,645	\$ -	\$ 43,389
Interest Only/Amortizing	Interest Only	Interest Only		Amortizing
Transfer Fee %	3% of GSP	2% of GSP		2.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Upper East Side	Lenox Hill	Lincoln Square	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	32	33	33	35
Zip Code	10075	10021	10023	10013
Maintenance / Common Charges	\$ 1,675,914	\$ 1,327,224	\$ 2,029,737	\$ 1,375,684
Operating Assessments	-	-	-	183,236
Rent / Comml. Charges / Parking	-	-	6,058	388,513
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	38,613	10,663	26,248	29,144
TOTAL INCOME	\$ 1,714,527	\$ 1,337,887	\$ 2,062,043	\$ 1,976,577
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	14,149	1,048,235
Mortgage & loan indebtedness	-	-	47,182	85,265
Payroll / Contract Labor	797,416	651,297	830,286	218,242
Pension & Welfare	68,922	246,478	299,591	45,654
Payroll Taxes / Other	182,244	88,833	98,898	29,410
Gas & Electric, net	281,611	20,711	158,797	32,502
Heating	23,008	33,928	176,312	45,686
Water & Sewer	28,984	23,012	99,685	27,102
Building Supplies, Repairs & Maintenance	251,938	182,715	155,427	162,988
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	156,162	51,049	82,878	103,909
Management Fee	46,800	57,355	70,000	75,000
Professional Fees	33,677	16,185	70,428	36,692
Corporation Tax	12,027	-	-	3,825
Office & Administration	46,981	22,125	29,425	29,971
Bad Debts (Recovery)	-	-	16,222	-
TOTAL EXPENSES	\$ 1,929,770	\$ 1,393,688	\$ 2,149,280	\$ 1,944,481
SURPLUS (DEFECIT)	\$ (215,243)	\$ (55,801)	\$ (87,237)	\$ 32,096
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,364	\$ 3,352	\$ 5,126	\$ 3,275
Maint. - PY	\$ 1,108,333	\$ 1,294,853	\$ 1,983,364	\$ 1,354,555
Monthly Maint. / Charges Per Unit - PY	\$ 2,886	\$ 3,270	\$ 5,008	\$ 3,225
% Increase from Prior Year	51%	2%	2%	2%
Total Debt	\$ -	\$ -	\$ 777,836	\$ 2,700,000
Debt per Unit	\$ -	\$ -	\$ 23,571	\$ 77,143
Interest Only/Amortizing			Amortizing	Interest Only
Transfer Fee %			1.5% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Chelsea	Upper West Side	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Co-Op
Number of Units	35	36	36	36
Zip Code	10128	10011	10024	10028
Maintenance / Common Charges	\$ 1,841,126	\$ 742,993	\$ 1,030,628	\$ 1,853,404
Operating Assessments	132,480	-	-	188,961
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	75,900	-	-	-
Other Income	31,597	39,438	5,281	18,583
TOTAL INCOME	\$ 2,081,103	\$ 782,431	\$ 1,035,909	\$ 2,060,948
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	792,914	-	-	768,486
Mortgage & loan indebtedness	43,125	-	-	91,500
Payroll / Contract Labor	464,776	245,425	167,802	529,153
Pension & Welfare	188,508	52,236	60,720	202,279
Payroll Taxes / Other	54,778	53,538	24,758	50,987
Gas & Electric, net	13,192	29,911	43,667	19,615
Heating	66,963	44,228	65,670	71,278
Water & Sewer	23,070	24,507	39,821	31,668
Building Supplies, Repairs & Maintenance	120,227	103,454	144,262	109,277
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	260,223	-
Insurance	85,001	66,269	134,833	96,751
Management Fee	63,516	47,834	64,896	61,797
Professional Fees	19,493	23,310	62,929	37,890
Corporation Tax	3,465	-	26,778	2,048
Office & Administration	20,985	4,016	24,257	8,719
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,960,013	\$ 694,728	\$ 1,120,616	\$ 2,081,448
SURPLUS (DEFECIT)	\$ 121,090	\$ 87,703	\$ (84,707)	\$ (20,500)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,384	\$ 1,720	\$ 2,386	\$ 4,290
Maint. - PY	\$ 1,753,464	\$ 732,860	\$ 970,757	\$ 1,799,495
Monthly Maint. / Charges Per Unit - PY	\$ 4,175	\$ 1,696	\$ 2,247	\$ 4,165
% Increase from Prior Year	5%	1%	6%	3%
Total Debt	\$ 1,500,000	\$ -	\$ -	\$ 3,050,000
Debt per Unit	\$ 42,857	\$ -	\$ 1	\$ 84,722
Interest Only/Amortizing	Interest Only			Interest Only
Transfer Fee %	2% of GSP			2% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Upper West Side	Lower East Side	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	37	37	38	38
Zip Code	10014	10024	10002	10021
Maintenance / Common Charges	\$ 2,079,048	\$ 1,177,509	\$ 690,854	\$ 5,229,796
Operating Assessments	210,981	119,196	-	510,311
Rent / Comml. Charges / Parking	154,899	-	-	381,925
Common Charges - PILOT	-	-	-	-
Transfer Fees	109,400	-	-	-
Other Income	39,434	105,677	21,384	104,514
TOTAL INCOME	\$ 2,593,762	\$ 1,402,382	\$ 712,238	\$ 6,226,546
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,237,063	671,659	-	3,143,836
Mortgage & loan indebtedness	140,250	194,240	-	209,942
Payroll / Contract Labor	413,979	98,939	327,224	1,001,393
Pension & Welfare	160,203	28,012	-	437,390
Payroll Taxes / Other	54,200	13,190	45,969	132,058
Gas & Electric, net	47,061	8,592	35,768	59,586
Heating	25,098	50,198	42	215,911
Water & Sewer	20,424	19,553	16,792	49,345
Building Supplies, Repairs & Maintenance	198,240	114,677	103,777	220,730
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	17,098
Insurance	51,886	62,573	43,172	184,545
Management Fee	61,608	39,655	47,860	103,500
Professional Fees	45,041	25,720	15,515	47,662
Corporation Tax	3,467	3,953	333	17,131
Office & Administration	26,649	46,458	24,019	55,217
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,485,169	\$ 1,377,419	\$ 660,471	\$ 5,895,344
SURPLUS (DEFECIT)	\$ 108,593	\$ 24,963	\$ 51,767	\$ 331,202
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,683	\$ 2,652	\$ 1,515	\$ 11,469
Maint. - PY	\$ 2,043,968	\$ 1,197,874	\$ 658,817	\$ 4,984,105
Monthly Maint. / Charges Per Unit - PY	\$ 4,604	\$ 2,698	\$ 1,445	\$ 10,930
% Increase from Prior Year	2%	-2%	5%	5%
Total Debt	\$ 4,250,000	\$ 2,871,530	\$ 55,500	\$ 7,000,000
Debt per Unit	\$ 114,865	\$ 77,609	\$ 1,461	\$ 184,211
Interest Only/Amortizing	Interest Only	Amortizing		
Transfer Fee %	2% of GSP	Other		

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Yorkville	Upper West Side	Hudson Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	38	38	39	40
Zip Code	10023	10128	10024	10013
Maintenance / Common Charges	\$ 933,734	\$ 1,815,714	\$ 767,788	\$ 1,391,851
Operating Assessments	-	114,567	-	143,843
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	50,362	-	104,909
Other Income	18,834	27,216	2,500	267,562
TOTAL INCOME	\$ 952,568	\$ 2,007,859	\$ 770,288	\$ 1,908,165
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	703,911	-	-
Mortgage & loan indebtedness	-	109,250	-	-
Payroll / Contract Labor	478,799	493,826	372,987	700,124
Pension & Welfare	-	190,848	-	230,988
Payroll Taxes / Other	56,023	68,880	48,042	81,917
Gas & Electric, net	104,518	16,128	55,727	169,280
Heating	30,527	75,617	1,789	64,332
Water & Sewer	19,975	28,528	15,717	32,228
Building Supplies, Repairs & Maintenance	120,909	144,341	83,252	273,865
Recreation Facilities Expense	-	-	-	1,195
Security Services	-	-	-	6,160
Insurance	65,710	59,004	60,986	153,170
Management Fee	46,447	57,051	36,965	55,670
Professional Fees	32,440	32,593	21,091	18,544
Corporation Tax	500	3,450	27,401	12,806
Office & Administration	21,952	34,501	16,161	21,067
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 977,800	\$ 2,017,928	\$ 740,118	\$ 1,821,346
SURPLUS (DEFECIT)	\$ (25,232)	\$ (10,069)	\$ 30,170	\$ 86,819
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,048	\$ 3,982	\$ 1,641	\$ 2,900
Maint. - PY	\$ 906,468	\$ 1,761,120	\$ 609,915	\$ 1,271,975
Monthly Maint. / Charges Per Unit - PY	\$ 1,988	\$ 3,862	\$ 1,303	\$ 2,650
% Increase from Prior Year	3%	3%	26%	9%
Total Debt	\$ -	\$ 3,800,000	\$ -	\$ -
Debt per Unit	\$ -	\$ 100,000	\$ -	\$ -
Interest Only/Amortizing		Interest Only		
Transfer Fee %	Other	2-4% of GSP		1% of GSP

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Yorkville	Soho	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	40	40	41	41
Zip Code	10023	10075	10012	10028
Maintenance / Common Charges	\$ 1,376,150	\$ 4,934,028	\$ 1,495,608	\$ 2,545,857
Operating Assessments	-	239,719	195,403	-
Rent / Comml. Charges / Parking	32,489	674,453	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	29,384	268,254	59,370	40,314
TOTAL INCOME	\$ 1,438,023	\$ 6,116,454	\$ 1,750,381	\$ 2,586,171
Ground Rent	-	2,767,260	-	-
Real Estate Taxes / PILOT / BID	17,644	1,371,126	1,137,655	-
Mortgage & loan indebtedness	29,680	138,151	46,020	-
Payroll / Contract Labor	477,534	583,573	98,103	923,604
Pension & Welfare	192,113	230,422	-	356,763
Payroll Taxes / Other	60,570	83,433	13,957	126,748
Gas & Electric, net	87,599	228,547	17,127	263,305
Heating	76,369	108,130	66,418	73,213
Water & Sewer	35,368	80,449	26,795	89,089
Building Supplies, Repairs & Maintenance	110,293	375,769	123,420	277,694
Recreation Facilities Expense	-	-	-	12,759
Security Services	2,750	-	-	14,485
Insurance	76,697	85,282	92,979	115,186
Management Fee	58,222	67,000	38,670	61,695
Professional Fees	130,716	316,108	75,010	35,657
Corporation Tax	9,502	8,153	3,450	9,267
Office & Administration	19,210	28,974	7,985	68,379
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,384,267	\$ 6,472,377	\$ 1,747,589	\$ 2,427,844
SURPLUS (DEFECIT)	\$ 53,756	\$ (355,923)	\$ 2,792	\$ 158,327
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,867	\$ 10,279	\$ 3,040	\$ 5,175
Maint. - PY	\$ 1,359,190	\$ 4,474,641	\$ 1,452,047	\$ 2,434,269
Monthly Maint. / Charges Per Unit - PY	\$ 2,832	\$ 9,322	\$ 2,951	\$ 4,948
% Increase from Prior Year	1%	10%	3%	5%
Total Debt	\$ 638,281	\$ 1,491,813	\$ 1,560,000	\$ -
Debt per Unit	\$ 15,957	\$ 37,295	\$ 38,049	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	
Transfer Fee %		2.5% of GSP		

*GSP - Gross Selling Price

Neighborhood	Yorkville	Boerum Hill	Chelsea	Tribeca
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	41	41	42	42
Zip Code	10028	11217	10011	10013
Maintenance / Common Charges	\$ 2,918,298	\$ 1,206,745	\$ 1,833,341	\$ 1,101,590
Operating Assessments	227,617	-	-	183,469
Rent / Comm. Charges / Parking	104,123	27,900	-	720,034
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	6,146	20,451	243,569	76,721
TOTAL INCOME	\$ 3,256,184	\$ 1,255,096	\$ 2,076,910	\$ 2,081,814
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,319,587	496,596	-	1,098,280
Mortgage & loan indebtedness	163,501	79,502	-	399,431
Payroll / Contract Labor	760,631	289,698	596,872	88,924
Pension & Welfare	323,859	51,103	251,090	8,411
Payroll Taxes / Other	79,785	40,623	56,970	8,140
Gas & Electric, net	21,739	7,117	178,891	99,625
Heating	105,324	33,999	88,778	94,320
Water & Sewer	37,354	37,231	24,636	23,094
Building Supplies, Repairs & Maintenance	152,138	159,145	340,853	122,393
Recreation Facilities Expense	-	-	197,485	-
Security Services	-	-	-	-
Insurance	99,036	67,437	92,056	58,267
Management Fee	63,018	43,355	60,000	55,388
Professional Fees	23,451	62,661	48,637	61,142
Corporation Tax	3,450	3,536	-	3,089
Office & Administration	37,313	15,103	33,117	6,940
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,190,186	\$ 1,387,106	\$ 1,969,385	\$ 2,127,444
SURPLUS (DEFECIT)	\$ 65,998	\$ (132,010)	\$ 107,525	\$ (45,630)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 5,932	\$ 2,453	\$ 3,638	\$ 2,186
Maint. - PY	\$ 2,823,705	\$ 1,122,552	\$ 1,727,513	\$ 1,048,728
Monthly Maint. / Charges Per Unit - PY	\$ 5,739	\$ 2,282	\$ 3,428	\$ 2,081
% Increase from Prior Year	3%	8%	6%	5%
Total Debt	\$ 5,450,000	\$ 2,550,000	\$ -	\$ 7,192,877
Debt per Unit	\$ 132,927	\$ 62,195	\$ -	\$ 171,259
Interest Only/Amortizing	Interest Only	Interest only		Amortizing
Transfer Fee %	2% of GSP	1.5% of GSP		

*GSP - Gross Selling Price

Neighborhood	Yorkville	Murray Hill	Murray Hill	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Co-Op
Number of Units	42	43	43	43
Zip Code	10028	10016	10016	10025
Maintenance / Common Charges	\$ 5,903,609	\$ 1,206,727	\$ 1,037,984	\$ 794,066
Operating Assessments	432,688	-	-	-
Rent / Comml. Charges / Parking	-	84,028	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	734,031	37,095	28,960	85,846
TOTAL INCOME	\$ 7,070,328	\$ 1,327,850	\$ 1,066,944	\$ 879,912
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,658,062	-	-	348,785
Mortgage & loan indebtedness	269,010	-	-	104,449
Payroll / Contract Labor	1,701,430	475,310	357,295	133,001
Pension & Welfare	625,164	206,441	35,149	9,944
Payroll Taxes / Other	230,692	41,313	106,947	15,685
Gas & Electric, net	403,768	16,586	55,858	17,494
Heating	210,377	140,638	27,326	5,348
Water & Sewer	55,260	37,189	33,535	16,544
Building Supplies, Repairs & Maintenance	403,540	152,003	146,481	66,278
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	156,560	49,320	75,482	69,534
Management Fee	98,800	75,500	55,325	33,550
Professional Fees	59,995	30,277	14,810	15,247
Corporation Tax	11,948	-	6,649	1,638
Office & Administration	58,074	23,655	25,208	6,018
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,942,680	\$ 1,248,232	\$ 940,065	\$ 843,515
SURPLUS (DEFECIT)	\$ 127,648	\$ 79,618	\$ 126,879	\$ 36,397
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 11,714	\$ 2,339	\$ 2,012	\$ 1,539
Maint. - PY	\$ 5,894,811	\$ 1,160,154	\$ 995,860	\$ 767,214
Monthly Maint. / Charges Per Unit - PY	\$ 16,667	\$ 2,248	\$ 1,930	\$ 1,487
% Increase from Prior Year	-30%	4%	4%	3%
Total Debt	\$ 8,400,000	\$ -	\$ -	\$ 1,902,796
Debt per Unit	\$ 200,000	\$ -	\$ -	\$ 44,251
Interest Only/Amortizing	Interest Only			Amortizing
Transfer Fee %	3% of GSP			Other

*GSP - Gross Selling Price

Neighborhood	Yorkville	Tribeca	Murray Hill	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	44	45	46	47
Zip Code	10128	10013	10016	10010
Maintenance / Common Charges	\$ 6,483,476	\$ 2,116,769	\$ 1,211,950	\$ 2,805,871
Operating Assessments	685,902	201,996	-	-
Rent / Comml. Charges / Parking	-	160,915	19,977	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	585,000	-	-	-
Other Income	224,195	39,264	55,691	742,933
TOTAL INCOME	\$ 7,978,573	\$ 2,518,944	\$ 1,287,618	\$ 3,548,804
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,993,328	1,526,658	12,513	-
Mortgage & loan indebtedness	102,899	175,120	-	-
Payroll / Contract Labor	1,346,592	190,581	547,746	944,415
Pension & Welfare	537,339	31,923	81,783	363,342
Payroll Taxes / Other	201,146	52,937	80,071	115,617
Gas & Electric, net	60,367	41,056	70,595	260,456
Heating	179,777	90,166	62,637	114,569
Water & Sewer	49,800	22,021	60,968	60,305
Building Supplies, Repairs & Maintenance	440,203	104,990	262,926	416,460
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	121,002	68,977	81,787	150,457
Management Fee	80,340	50,032	46,149	67,068
Professional Fees	48,151	32,146	42,927	90,153
Corporation Tax	23,854	3,450	-	55,915
Office & Administration	8,635	29,070	34,782	333,897
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 7,193,433	\$ 2,419,127	\$ 1,384,884	\$ 2,972,654
SURPLUS (DEFECIT)	\$ 785,140	\$ 99,817	\$ (97,266)	\$ 576,150
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 12,279	\$ 3,920	\$ 2,196	\$ 4,975
Maint. - PY	\$ 6,294,637	\$ 2,054,375	\$ 1,068,385	\$ 2,730,377
Monthly Maint. / Charges Per Unit - PY	\$ 11,922	\$ 3,804	\$ 1,935	\$ 4,841
% Increase from Prior Year	3%	3%	13%	3%
Total Debt	\$ 3,500,000	\$ 3,223,630	\$ -	\$ -
Debt per Unit	\$ 79,545	\$ 71,636	\$ -	\$ -
Interest Only/Amortizing	Interest Only	Amortizing		
Transfer Fee %	3% of GSP	% of GSP		

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Lincoln Square	Brooklyn Heights	Lenox Hill
Borough	Manhattan	Manhattan	Brooklyn	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	48	48	48	48
Zip Code	10017	10023	11201	10021
Maintenance / Common Charges	\$ 1,147,212	\$ 2,783,150	\$ 1,026,086	\$ 4,038,252
Operating Assessments	120,914	186,210	-	286,935
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	38,602	4,840	28,338	164,321
TOTAL INCOME	\$ 1,306,728	\$ 2,974,200	\$ 1,054,424	\$ 4,489,508
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	721,208	1,226,697	-	1,691,933
Mortgage & loan indebtedness	81,250	293,594	-	395,749
Payroll / Contract Labor	128,757	536,708	421,683	809,143
Pension & Welfare	32,915	236,260	18,957	339,104
Payroll Taxes / Other	16,391	52,695	58,093	106,897
Gas & Electric, net	21,143	18,825	115,773	211,964
Heating	54,631	42,351	33,239	127,978
Water & Sewer	42,878	32,086	23,434	41,548
Building Supplies, Repairs & Maintenance	131,399	127,806	173,705	358,068
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	53,065	66,363	100,563	103,028
Management Fee	49,586	57,845	45,860	62,693
Professional Fees	30,429	39,758	28,182	60,345
Corporation Tax	4,065	2,427	1,485	3,439
Office & Administration	11,329	36,277	16,241	20,117
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,379,046	\$ 2,769,692	\$ 1,037,215	\$ 4,332,006
SURPLUS (DEFECIT)	\$ (72,318)	\$ 204,508	\$ 17,209	\$ 157,502
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,992	\$ 4,832	\$ 1,781	\$ 7,011
Maint. - PY	\$ 1,143,626	\$ 2,625,747	\$ 983,786	\$ 3,715,204
Monthly Maint. / Charges Per Unit - PY	\$ 1,985	\$ 4,559	\$ 1,708	\$ 6,450
% Increase from Prior Year	0%	6%	4%	9%
Total Debt	\$ 2,499,999	\$ 6,106,513	\$ -	\$ 9,950,000
Debt per Unit	\$ 52,083	\$ 127,219	\$ -	\$ 207,292
Interest Only/Amortizing	Interest Only	Amortizing		Interest Only
Transfer Fee %		2% of GSP	Other	% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Turtle Bay	Lenox Hill	Williamsburg
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	49	49	50	50
Zip Code	10021	10022	10023	11249
Maintenance / Common Charges	\$ 2,662,769	\$ 1,922,806	\$ 2,802,640	\$ 587,623
Operating Assessments	202,437	84,997	203,440	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	128,754	189,000	-
Other Income	24,173	38,136	41,263	14,858
TOTAL INCOME	\$ 2,889,379	\$ 2,174,693	\$ 3,236,343	\$ 602,481
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,176,104	739,994	1,179,302	-
Mortgage & loan indebtedness	-	225,000	128,830	-
Payroll / Contract Labor	738,376	521,231	686,242	122,551
Pension & Welfare	267,454	187,760	305,405	24,910
Payroll Taxes / Other	117,145	69,661	90,944	16,914
Gas & Electric, net	22,083	34,136	17,335	58,061
Heating	133,668	55,521	144,842	27,605
Water & Sewer	46,344	23,570	32,877	23,338
Building Supplies, Repairs & Maintenance	73,884	159,371	199,935	136,293
Recreation Facilities Expense	-	-	-	25,986
Security Services	-	-	-	-
Insurance	63,861	49,464	86,819	66,717
Management Fee	64,000	69,557	89,383	49,646
Professional Fees	29,777	22,062	24,481	13,836
Corporation Tax	3,450	3,457	3,472	500
Office & Administration	28,740	26,388	42,877	10,360
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,764,886	\$ 2,187,172	\$ 3,032,744	\$ 576,717
SURPLUS (DEFECIT)	\$ 124,493	\$ (12,479)	\$ 203,599	\$ 25,764
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,529	\$ 3,270	\$ 4,671	\$ 979
Maint. - PY	\$ 2,531,738	\$ 1,921,336	\$ 2,698,720	\$ 524,645
Monthly Maint. / Charges Per Unit - PY	\$ 4,306	\$ 3,268	\$ 4,498	\$ 874
% Increase from Prior Year	5%	0%	4%	12%
Total Debt	\$ -	\$ 7,500,000	\$ 2,700,000	\$ -
Debt per Unit	\$ -	\$ 153,061	\$ 54,000	\$ -
Interest Only/Amortizing		Interest Only		
Transfer Fee %	4% of GSP	Other	2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	East Village	Gramercy Park	Chelsea	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	51	51	52	52
Zip Code	10003	10010	10011	10013
Maintenance / Common Charges	\$ 1,995,806	\$ 1,270,338	\$ 820,254	\$ 1,842,954
Operating Assessments	-	-	238,184	57,165
Rent / Comml. Charges / Parking	-	-	3,309	42,110
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	154,735	9,211	148,414	26,962
TOTAL INCOME	\$ 2,150,541	\$ 1,279,549	\$ 1,210,161	\$ 1,969,191
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	17,228	-	581,248	27,895
Mortgage & loan indebtedness	-	-	161,428	79,038
Payroll / Contract Labor	689,832	513,970	114,572	652,924
Pension & Welfare	254,466	20,839	1,028	201,496
Payroll Taxes / Other	99,280	117,095	24,488	83,676
Gas & Electric, net	231,693	117,394	40,997	118,994
Heating	64,254	28,047	53,968	55,573
Water & Sewer	60,707	28,824	49,611	31,751
Building Supplies, Repairs & Maintenance	415,183	120,878	85,748	243,765
Recreation Facilities Expense	-	43,810	-	55,605
Security Services	-	-	-	-
Insurance	118,465	106,111	96,347	182,894
Management Fee	74,403	58,083	40,153	68,104
Professional Fees	25,829	34,198	35,605	28,375
Corporation Tax	13,756	1,500	3,753	3,367
Office & Administration	33,668	22,541	7,564	24,822
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,098,764	\$ 1,213,290	\$ 1,296,510	\$ 1,858,279
SURPLUS (DEFECIT)	\$ 51,777	\$ 66,259	\$ (86,349)	\$ 110,912
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,261	\$ 2,076	\$ 1,315	\$ 2,953
Maint. - PY	\$ 1,941,859	\$ 1,204,874	\$ 757,486	\$ 1,806,689
Monthly Maint. / Charges Per Unit - PY	\$ 3,173	\$ 1,969	\$ 1,214	\$ 2,895
% Increase from Prior Year	3%	5%	8%	2%
Total Debt	\$ -	\$ -	\$ 2,372,399	\$ 200,000
Debt per Unit	\$ -	\$ -	\$ 45,623	\$ 3,846
Interest Only/Amortizing			Amortizing	Amortizing
Transfer Fee %	Other			Other

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Lenox Hill	Stuyvesant Park	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	53	53	54	54
Zip Code	10016	10021	10010	10014
Maintenance / Common Charges	\$ 1,557,916	\$ 1,877,081	\$ 3,993,530	\$ 1,660,936
Operating Assessments	-	-	-	92,114
Rent / Comml. Charges / Parking	-	-	168,268	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	152,535	-	-
Other Income	28,466	176,704	60,970	52,457
TOTAL INCOME	\$ 1,586,382	\$ 2,206,320	\$ 4,222,768	\$ 1,805,507
Ground Rent	-	-	563,232	-
Real Estate Taxes / PILOT / BID	18,310	-	2,052,359	35,011
Mortgage & loan indebtedness	-	-	48,152	299,698
Payroll / Contract Labor	662,310	774,534	436,523	625,477
Pension & Welfare	70,005	308,569	207,463	68,077
Payroll Taxes / Other	91,730	171,450	51,916	63,733
Gas & Electric, net	80,030	288,949	107,688	109,249
Heating	78,168	57,739	109,919	48,055
Water & Sewer	43,758	47,987	49,316	36,598
Building Supplies, Repairs & Maintenance	275,713	233,069	193,247	240,136
Recreation Facilities Expense	103,423	-	-	-
Security Services	4,926	10,507	-	-
Insurance	121,692	80,686	101,017	201,775
Management Fee	56,550	64,656	40,200	75,000
Professional Fees	28,296	32,942	65,475	46,200
Corporation Tax	5,088	-	15,719	53,115
Office & Administration	19,371	30,110	31,114	19,756
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,659,370	\$ 2,101,198	\$ 4,073,340	\$ 1,921,880
SURPLUS (DEFECIT)	\$ (72,988)	\$ 105,122	\$ 149,428	\$ (116,373)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,450	\$ 2,951	\$ 6,163	\$ 2,563
Maint. - PY	\$ 1,383,840	\$ 1,720,267	\$ 3,807,155	\$ 1,581,843
Monthly Maint. / Charges Per Unit - PY	\$ 2,176	\$ 2,705	\$ 5,875	\$ 2,441
% Increase from Prior Year	13%	9%	5%	5%
Total Debt	\$ -	\$ -	\$ 411,173	\$ -
Debt per Unit	\$ -	\$ -	\$ 7,614	\$ -
Interest Only/Amortizing			Amortizing	Amortizing
Transfer Fee %	Other	Other		Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Yorkville	Gramercy Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condop	Condop	Condominium
Number of Units	54	54	54	55
Zip Code	10021	10021	10028	10010
Maintenance / Common Charges	\$ 2,267,247	\$ 3,471,004	\$ 2,548,987	\$ 981,447
Operating Assessments	-	288,240	201,215	-
Rent / Comml. Charges / Parking	-	48,567	170,792	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	50,000	131,160	-
Other Income	158,985	40,708	32,932	58,077
TOTAL INCOME	\$ 2,426,232	\$ 3,898,519	\$ 3,085,086	\$ 1,039,524
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,661,768	1,046,397	-
Mortgage & loan indebtedness	-	68,000	220,656	-
Payroll / Contract Labor	979,826	808,024	548,546	423,320
Pension & Welfare	337,528	334,978	222,432	10,667
Payroll Taxes / Other	119,102	110,396	70,028	22,220
Gas & Electric, net	48,365	47,826	196,137	123,418
Heating	177,810	106,874	84,825	30,992
Water & Sewer	62,917	46,926	37,489	33,969
Building Supplies, Repairs & Maintenance	220,981	186,997	138,245	129,563
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	145,529	148,773	109,594	63,761
Management Fee	91,450	64,208	61,910	63,393
Professional Fees	74,592	37,654	88,373	15,283
Corporation Tax	-	7,822	3,450	7,991
Office & Administration	26,819	20,942	12,259	27,735
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,284,919	\$ 3,651,188	\$ 2,840,341	\$ 952,312
SURPLUS (DEFECIT)	\$ 141,313	\$ 247,331	\$ 244,745	\$ 87,212
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,499	\$ 5,356	\$ 3,934	\$ 1,487
Maint. - PY	\$ 2,139,710	\$ 3,337,616	\$ 2,482,928	\$ 1,001,893
Monthly Maint. / Charges Per Unit - PY	\$ 3,302	\$ 5,151	\$ 3,832	\$ 1,518
% Increase from Prior Year	6%	4%	3%	-2%
Total Debt	\$ -	\$ 2,000,000	\$ 3,464,996	\$ -
Debt per Unit	\$ -	\$ 37,037	\$ 64,167	\$ -
Interest Only/Amortizing		Interest Only	Amortizing	
Transfer Fee %		2% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Clinton	East Harlem	Yorkville	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	55	55	55	57
Zip Code	10019	10029	10128	10023
Maintenance / Common Charges	\$ 821,698	\$ 1,818,386	\$ 3,961,675	\$ 1,523,688
Operating Assessments	-	-	-	150,070
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	13,964	57,053	108,462	9,178
TOTAL INCOME	\$ 835,662	\$ 1,875,439	\$ 4,070,137	\$ 1,682,936
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	28,439	1,834,110	855,057
Mortgage & loan indebtedness	-	90,536	145,000	292,855
Payroll / Contract Labor	300,578	719,706	904,304	161,122
Pension & Welfare	35,359	290,550	349,430	-
Payroll Taxes / Other	10,714	98,793	116,796	19,989
Gas & Electric, net	55,025	70,930	46,503	71,515
Heating	27,354	65,201	108,799	15,474
Water & Sewer	46,535	66,896	54,107	37,802
Building Supplies, Repairs & Maintenance	138,352	203,072	204,371	168,626
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	53,273	79,741	74,089	77,226
Management Fee	53,820	64,735	82,688	50,000
Professional Fees	15,095	59,867	39,168	45,989
Corporation Tax	500	12,323	4,596	4,575
Office & Administration	23,317	50,712	55,950	10,656
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 759,922	\$ 1,901,501	\$ 4,019,911	\$ 1,810,886
SURPLUS (DEFECIT)	\$ 75,740	\$ (26,062)	\$ 50,226	\$ (127,950)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,245	\$ 2,755	\$ 6,003	\$ 2,228
Maint. - PY	\$ 757,569	\$ 1,706,519	\$ 3,850,536	\$ 1,406,281
Monthly Maint. / Charges Per Unit - PY	\$ 1,148	\$ 2,586	\$ 5,834	\$ 2,056
% Increase from Prior Year	8%	7%	3%	8%
Total Debt	\$ -	\$ 1,058,883	\$ 4,000,000	\$ 5,529,015
Debt per Unit	\$ -	\$ 19,252	\$ 72,727	\$ 97,000
Interest Only/Amortizing		Amortizing	Interest Only	Amortizing
Transfer Fee %			2.5% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Upper West Side	Yorkville	Brooklyn Heights
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	58	59	59	59
Zip Code	10028	10025	10028	11201
Maintenance / Common Charges	\$ 1,991,271	\$ 959,655	\$ 3,946,919	\$ 880,244
Operating Assessments	-	-	495,157	-
Rent / Comml. Charges / Parking	14,889	-	1,010,631	16,050
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	125,000	-
Other Income	39,649	30,922	311,150	27,379
TOTAL INCOME	\$ 2,045,809	\$ 990,577	\$ 5,888,857	\$ 923,673
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	23,998	318,007	2,758,691	-
Mortgage & loan indebtedness	83,922	78,750	115,506	-
Payroll / Contract Labor	669,087	230,397	1,090,435	452,511
Pension & Welfare	235,959	66,901	440,467	-
Payroll Taxes / Other	98,411	29,948	143,271	11,993
Gas & Electric, net	198,878	25,493	164,650	96,365
Heating	84,667	77,315	131,343	14,530
Water & Sewer	92,255	23,997	75,524	46,193
Building Supplies, Repairs & Maintenance	226,783	79,061	199,413	117,163
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	78,005	67,014	85,400	71,165
Management Fee	59,819	46,274	71,100	47,472
Professional Fees	24,080	19,259	65,732	57,802
Corporation Tax	4,250	-	12,256	6,063
Office & Administration	27,154	8,339	19,993	21,965
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,907,268	\$ 1,070,755	\$ 5,373,781	\$ 943,222
SURPLUS (DEFECIT)	\$ 138,541	\$ (80,178)	\$ 515,076	\$ (19,549)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,861	\$ 1,355	\$ 5,575	\$ 1,243
Maint. - PY	\$ 1,941,090	\$ 934,163	\$ 3,813,485	\$ 841,092
Monthly Maint. / Charges Per Unit - PY	\$ 2,789	\$ 1,319	\$ 5,386	\$ 1,188
% Increase from Prior Year	3%	3%	3%	5%
Total Debt	\$ 1,110,277	\$ 1,750,000	\$ 3,725,000	\$ -
Debt per Unit	\$ 19,143	\$ 29,661	\$ 63,136	\$ -
Interest Only/Amortizing	Amortizing		Interest Only	
Transfer Fee %			2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Tribeca	Lincoln Square	Upper East Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	60	61	61	61
Zip Code	10065	10013	10023	10028
Maintenance / Common Charges	\$ 2,436,154	\$ 2,343,710	\$ 1,053,631	\$ 3,839,559
Operating Assessments	172,203	-	90,001	283,129
Rent / Comml. Charges / Parking	12,428	-	74,465	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	15,900	-	7,618	94,750
Other Income	13,113	84,385	12,659	150,200
TOTAL INCOME	\$ 2,649,798	\$ 2,428,095	\$ 1,238,374	\$ 4,367,638
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,016,070	-	597,552	1,697,414
Mortgage & loan indebtedness	173,342	278,500	130,015	280,000
Payroll / Contract Labor	630,860	636,600	107,080	940,385
Pension & Welfare	241,624	236,006	24,157	403,660
Payroll Taxes / Other	81,289	99,227	12,355	120,070
Gas & Electric, net	108,918	163,382	14,119	30,241
Heating	93,177	94,454	53,295	116,113
Water & Sewer	50,057	94,670	29,940	43,460
Building Supplies, Repairs & Maintenance	239,202	335,638	55,421	196,484
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	92,640	149,453	98,901	-
Management Fee	85,000	65,975	54,680	64,946
Professional Fees	60,951	26,851	12,929	40,475
Corporation Tax	3,450	29,249	5,218	3,450
Office & Administration	47,339	26,762	18,468	43,136
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,923,919	\$ 2,236,767	\$ 1,214,130	\$ 3,979,834
SURPLUS (DEFECIT)	\$ (274,121)	\$ 191,328	\$ 24,244	\$ 387,804
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,384	\$ 3,202	\$ 1,439	\$ 5,245
Maint. - PY	\$ 2,341,965	\$ 2,287,049	\$ 970,692	\$ 3,619,096
Monthly Maint. / Charges Per Unit - PY	\$ 3,253	\$ 3,124	\$ 1,326	\$ 4,944
% Increase from Prior Year	4%	2%	9%	6%
Total Debt	\$ 5,500,000	\$ 209,998	\$ 1,561,360	\$ 10,000,000
Debt per Unit	\$ 91,667	\$ 3,443	\$ 25,596	\$ 163,934
Interest Only/Amortizing	Interest Only	Amortizing		
Transfer Fee %	2% of GSP	.50% of GSP	\$5.50/share	2.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Lenox Hill	Yorkville	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	61	62	62	63
Zip Code	10128	10021	10028	10011
Maintenance / Common Charges	\$ 1,260,896	\$ 1,999,156	\$ 4,688,938	\$ 2,623,778
Operating Assessments	-	-	448,401	291,361
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	64,838	-	-	-
Other Income	58,631	5,059	199,875	44,842
TOTAL INCOME	\$ 1,384,365	\$ 2,004,215	\$ 5,337,214	\$ 2,959,981
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	10,627	2,586,766	1,853,521
Mortgage & loan indebtedness	-	-	168,750	114,375
Payroll / Contract Labor	700,187	829,603	1,031,120	239,748
Pension & Welfare	284,122	326,388	432,351	88,152
Payroll Taxes / Other	90,775	108,305	134,013	28,338
Gas & Electric, net	13,861	88,083	211,301	30,440
Heating	93,718	100,626	128,811	123,240
Water & Sewer	76,658	72,553	59,332	79,319
Building Supplies, Repairs & Maintenance	212,400	301,751	256,751	164,559
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	112,688	78,914	102,327	121,868
Management Fee	74,579	55,729	80,000	48,800
Professional Fees	27,710	30,683	69,134	53,344
Corporation Tax	17,541	-	12,679	5,817
Office & Administration	38,746	48,524	17,935	31,803
Bad Debts (Recovery)	-	(107,780)	-	-
TOTAL EXPENSES	\$ 1,742,985	\$ 1,944,006	\$ 5,291,270	\$ 2,983,324
SURPLUS (DEFECIT)	\$ (358,620)	\$ 60,209	\$ 45,944	\$ (23,343)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,723	\$ 2,687	\$ 6,302	\$ 3,471
Maint. - PY	\$ 1,201,193	\$ 2,034,776	\$ 4,611,972	\$ 2,748,778
Monthly Maint. / Charges Per Unit - PY	\$ 1,641	\$ 2,735	\$ 6,199	\$ 3,636
% Increase from Prior Year	5%	-2%	2%	-5%
Total Debt	\$ -	\$ -	\$ 5,000,000	\$ 3,750,000
Debt per Unit	\$ -	\$ -	\$ 80,645	\$ 59,524
Interest Only/Amortizing		Amortizing	Interest Only	Interest Only
Transfer Fee %	1.75% of GSP		2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Park Slope	Lincoln Square	Upper West Side
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	64	64	65	65
Zip Code	10128	11215	10023	10024
Maintenance / Common Charges	\$ 2,686,901	\$ 1,530,071	\$ 2,192,125	\$ 1,736,841
Operating Assessments	191,804	-	136,126	154,603
Rent / Comml. Charges / Parking	16,200	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	152,010
Other Income	2,162	54,572	32,699	63,530
TOTAL INCOME	\$ 2,897,067	\$ 1,584,643	\$ 2,360,950	\$ 2,106,984
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,167,311	-	1,099,358	885,511
Mortgage & loan indebtedness	75,625	61,602	198,722	113,867
Payroll / Contract Labor	684,703	685,432	476,280	314,689
Pension & Welfare	238,579	6,500	207,204	101,511
Payroll Taxes / Other	99,985	126,554	12,299	33,608
Gas & Electric, net	21,874	36,932	25,185	16,323
Heating	125,384	31,253	59,651	65,213
Water & Sewer	57,675	52,288	41,848	27,239
Building Supplies, Repairs & Maintenance	174,104	287,671	112,193	208,127
Recreation Facilities Expense	-	12,752	-	-
Security Services	-	-	-	-
Insurance	88,056	110,191	53,207	54,779
Management Fee	71,007	78,117	64,729	51,371
Professional Fees	26,363	60,387	34,589	60,990
Corporation Tax	3,090	1,500	3,450	2,804
Office & Administration	32,816	25,588	22,602	15,661
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,866,572	\$ 1,576,767	\$ 2,411,317	\$ 1,951,693
SURPLUS (DEFECIT)	\$ 30,495	\$ 7,876	\$ (50,367)	\$ 155,291
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,499	\$ 1,992	\$ 2,810	\$ 2,227
Maint. - PY	\$ 2,582,159	\$ 1,588,033	\$ 2,031,372	\$ 1,686,809
Monthly Maint. / Charges Per Unit - PY	\$ 3,362	\$ 2,068	\$ 2,604	\$ 2,163
% Increase from Prior Year	4%	-4%	8%	3%
Total Debt	\$ 2,750,000	\$ 809,695	\$ 7,000,000	\$ 4,000,000
Debt per Unit	\$ 42,969	\$ 12,651	\$ 107,692	\$ 61,538
Interest Only/Amortizing	Interest Only		Interest Only	Interest Only
Transfer Fee %	Other		2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Chelsea	Clinton	Lenox Hill	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	66	66	66	67
Zip Code	10011	10019	10022	10011
Maintenance / Common Charges	\$ 5,171,050	\$ 1,433,591	\$ 4,897,813	\$ 1,385,922
Operating Assessments	86,569	-	500,000	578,663
Rent / Comml. Charges / Parking	-	67,628	405,146	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	160,319	64,412	482,994	144,544
TOTAL INCOME	\$ 5,417,938	\$ 1,565,631	\$ 6,285,953	\$ 2,109,129
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,166,675	7,017	2,808,057	33,547
Mortgage & loan indebtedness	115,479	-	-	-
Payroll / Contract Labor	1,695,612	621,446	1,127,292	519,200
Pension & Welfare	611,398	238,657	447,780	189,697
Payroll Taxes / Other	228,258	79,214	149,626	98,009
Gas & Electric, net	44,899	42,404	310,649	149,189
Heating	190,885	123,285	224,804	55,746
Water & Sewer	52,381	101,564	77,848	52,824
Building Supplies, Repairs & Maintenance	215,120	145,731	519,347	159,821
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	108,114	88,019	348,794	78,766
Management Fee	85,553	55,429	95,000	39,500
Professional Fees	66,967	66,959	112,318	50,766
Corporation Tax	9,938	-	14,215	4,130
Office & Administration	45,477	29,375	69,613	21,271
Bad Debts (Recovery)	-	11,578	-	396,000
TOTAL EXPENSES	\$ 5,636,756	\$ 1,610,678	\$ 6,305,343	\$ 1,848,466
SURPLUS (DEFECIT)	\$ (218,818)	\$ (45,047)	\$ (19,390)	\$ 260,663
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,529	\$ 1,810	\$ 6,184	\$ 1,724
Maint. - PY	\$ 4,924,089	\$ 1,368,015	\$ 4,804,727	\$ 1,328,006
Monthly Maint. / Charges Per Unit - PY	\$ 6,217	\$ 1,727	\$ 6,067	\$ 1,652
% Increase from Prior Year	5%	5%	2%	4%
Total Debt	\$ 4,000,000	\$ 132,965	\$ 12,000,000	\$ -
Debt per Unit	\$ 60,606	\$ 2,015	\$ 181,818	\$ -
Interest Only/Amortizing	Interest Only	Amortizing		
Transfer Fee %	3% of GSP			

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Lincoln Square	Central Harlem	Carnegie Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	68	68	69	69
Zip Code	10022	10023	10026	10128
Maintenance / Common Charges	\$ 1,775,827	\$ 2,871,992	\$ 1,236,764	\$ 2,617,059
Operating Assessments	-	-	-	262,542
Rent / Comml. Charges / Parking	10,113	(81,600)	-	309,705
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	47,050	4,708	36,507	36,927
TOTAL INCOME	\$ 1,832,990	\$ 2,795,100	\$ 1,273,271	\$ 3,226,233
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	21,706	-	1,491,122
Mortgage & loan indebtedness	-	59,378	25,512	205,671
Payroll / Contract Labor	583,092	1,161,348	443,302	593,823
Pension & Welfare	215,883	442,344	164,150	210,962
Payroll Taxes / Other	73,113	296,540	62,936	84,774
Gas & Electric, net	130,684	276,503	132,646	34,684
Heating	169,299	50,888	896	127,064
Water & Sewer	83,605	94,805	83,766	43,708
Building Supplies, Repairs & Maintenance	214,838	339,997	103,154	136,591
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	63,335	130,965	67,716	87,614
Management Fee	70,175	57,413	55,121	63,329
Professional Fees	20,359	32,779	23,553	56,020
Corporation Tax	23,324	-	9,902	3,450
Office & Administration	52,920	51,894	27,369	10,725
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,700,627	\$ 3,016,560	\$ 1,200,023	\$ 3,149,537
SURPLUS (DEFECIT)	\$ 132,363	\$ (221,460)	\$ 73,248	\$ 76,696
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,176	\$ 3,520	\$ 1,494	\$ 3,161
Maint. - PY	\$ 1,694,078	\$ 2,857,080	\$ 1,240,383	\$ 2,617,059
Monthly Maint. / Charges Per Unit - PY	\$ 2,076	\$ 3,501	\$ 1,498	\$ 3,161
% Increase from Prior Year	5%	1%	0%	0%
Total Debt	\$ 204,400	\$ 1,051,641	\$ 353,599	\$ 7,000,000
Debt per Unit	\$ 3,006	\$ 15,465	\$ 5,125	\$ 101,449
Interest Only/Amortizing		Amortizing	Amortizing	
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Yorkville	South Slope	Red Hook
Borough	Manhattan	Manhattan	Brooklyn	Brooklyn
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	70	70	70	70
Zip Code	10014	10028	11215	11231
Maintenance / Common Charges	\$ 1,897,261	\$ 4,988,140	\$ 1,094,726	\$ 780,527
Operating Assessments	130,589	411,921	-	-
Rent / Comml. Charges / Parking	38,146	-	43,418	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	63,510	64,953	33,107	35,195
TOTAL INCOME	\$ 2,129,506	\$ 5,465,014	\$ 1,171,251	\$ 815,722
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	994,075	2,465,424	-	-
Mortgage & loan indebtedness	108,500	185,033	-	-
Payroll / Contract Labor	203,909	1,261,268	448,671	246,037
Pension & Welfare	10,790	475,355	57,847	66,588
Payroll Taxes / Other	44,558	157,262	90,312	74,760
Gas & Electric, net	41,477	36,285	86,258	30,576
Heating	4,447	174,579	33,953	50,629
Water & Sewer	24,149	42,519	39,868	52,981
Building Supplies, Repairs & Maintenance	150,156	313,691	176,502	111,961
Recreation Facilities Expense	-	-	-	-
Security Services	397,556	-	-	-
Insurance	72,814	129,372	117,316	86,906
Management Fee	59,608	114,550	56,180	50,500
Professional Fees	25,055	36,487	28,047	12,912
Corporation Tax	3,938	9,594	7,248	-
Office & Administration	72,288	57,085	20,273	24,928
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,213,320	\$ 5,458,504	\$ 1,162,475	\$ 808,778
SURPLUS (DEFECIT)	\$ (83,814)	\$ 6,510	\$ 8,776	\$ 6,944
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,259	\$ 5,938	\$ 1,303	\$ 929
Maint. - PY	\$ 1,705,247	\$ 4,799,703	\$ 1,108,899	\$ 752,316
Monthly Maint. / Charges Per Unit - PY	\$ 2,030	\$ 5,714	\$ 1,320	\$ 896
% Increase from Prior Year	11%	4%	-1%	4%
Total Debt	\$ 3,773,913	\$ 6,500,000	\$ -	\$ -
Debt per Unit	\$ 53,913	\$ 92,857	\$ -	\$ -
Interest Only/Amortizing	Interest Only	Interest Only		
Transfer Fee %	2% of GSP	2% of GSP		1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Flatbush	Mahattan Valley	Yorkville
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	71	71	72	72
Zip Code	10025	11226	10025	10028
Maintenance / Common Charges	\$ 2,830,473	\$ 543,587	\$ 2,533,731	\$ 6,054,636
Operating Assessments	284,001	-	193,367	490,711
Rent / Comml. Charges / Parking	-	38,517	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	242,900
Other Income	97,352	33,768	121,987	105,932
TOTAL INCOME	\$ 3,211,826	\$ 615,872	\$ 2,849,085	\$ 6,894,179
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,655,239	-	1,172,232	2,839,452
Mortgage & loan indebtedness	113,460	-	-	265,701
Payroll / Contract Labor	468,251	151,426	606,730	1,468,073
Pension & Welfare	173,901	-	231,416	538,411
Payroll Taxes / Other	68,063	19,043	69,767	179,359
Gas & Electric, net	36,729	55,438	24,091	44,473
Heating	89,017	12,349	135,924	164,281
Water & Sewer	56,481	27,948	79,233	93,843
Building Supplies, Repairs & Maintenance	294,414	114,299	129,528	680,244
Recreation Facilities Expense	-	-	-	-
Security Services	-	11,083	14,843	-
Insurance	125,823	102,621	117,894	137,985
Management Fee	65,523	41,375	66,929	96,000
Professional Fees	32,441	52,008	24,339	235,144
Corporation Tax	3,450	3,301	4,325	14,335
Office & Administration	28,553	21,252	24,022	60,359
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,211,345	\$ 612,143	\$ 2,701,273	\$ 6,817,660
SURPLUS (DEFECIT)	\$ 481	\$ 3,729	\$ 147,812	\$ 76,519
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,322	\$ 638	\$ 2,933	\$ 7,008
Maint. - PY	\$ 2,679,015	\$ 498,612	\$ 2,480,988	\$ 6,054,636
Monthly Maint. / Charges Per Unit - PY	\$ 3,144	\$ 585	\$ 2,872	\$ 7,008
% Increase from Prior Year	6%	9%	2%	0%
Total Debt	\$ 3,600,000	\$ -	\$ -	\$ 9,500,000
Debt per Unit	\$ 50,704	\$ -	\$ -	\$ 131,944
Interest Only/Amortizing	Interest Only			Interest Only
Transfer Fee %	2% of GSP	Other	5% of NP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Central Harlem	Upper West Side	South Slope
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	72	72	73	73
Zip Code	10028	10039	10024	11215
Maintenance / Common Charges	\$ 7,108,258	\$ 1,044,208	\$ 1,545,298	\$ 790,362
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	393,354	-	-	17,352
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	11,856	1,556
Other Income	53,057	40,586	34,747	90,482
TOTAL INCOME	\$ 7,554,669	\$ 1,084,794	\$ 1,591,901	\$ 899,752
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,858,504	14,283	17,043	-
Mortgage & loan indebtedness	189,443	95,265	-	-
Payroll / Contract Labor	1,452,307	249,609	659,833	448,396
Pension & Welfare	562,226	-	201,099	-
Payroll Taxes / Other	181,102	18,510	93,288	-
Gas & Electric, net	77,025	99,541	70,130	45,778
Heating	162,886	114,254	90,150	14,147
Water & Sewer	55,724	51,635	45,319	37,461
Building Supplies, Repairs & Maintenance	369,996	313,378	206,881	103,649
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	149,757	118,549	158,470	45,862
Management Fee	77,250	47,520	76,095	50,180
Professional Fees	68,584	52,756	39,256	18,196
Corporation Tax	18,376	4,178	8,487	4,696
Office & Administration	108,570	25,715	27,177	18,551
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 7,331,750	\$ 1,205,193	\$ 1,693,228	\$ 786,916
SURPLUS (DEFECIT)	\$ 222,919	\$ (120,399)	\$ (101,327)	\$ 112,836
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 8,227	\$ 1,209	\$ 1,764	\$ 902
Maint. - PY	\$ 6,867,882	\$ 1,040,751	\$ 1,438,734	\$ 784,315
Monthly Maint. / Charges Per Unit - PY	\$ 7,949	\$ 1,205	\$ 1,642	\$ 895
% Increase from Prior Year	4%	0%	7%	1%
Total Debt	\$ 4,500,000	\$ 320,276	\$ -	\$ -
Debt per Unit	\$ 62,500	\$ 4,448	\$ -	\$ -
Interest Only/Amortizing	Interest Only	Amortizing		
Transfer Fee %	2.5 % of GSP	Other	Other	Other

*GSP - Gross Selling Price

Neighborhood	Boerum Hill	Turtle Bay	Turtle Bay	Chelsea
Borough	Brooklyn	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	73	74	74	75
Zip Code	11217	10022	10022	10011
Maintenance / Common Charges	\$ 1,217,567	\$ 3,511,913	\$ 3,751,630	\$ 2,043,095
Operating Assessments	325,000	249,125	-	178,992
Rent / Comml. Charges / Parking	-	12,000	-	261,449
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	80,480	-	-
Other Income	71,652	94,189	65,601	53,626
TOTAL INCOME	\$ 1,614,219	\$ 3,947,707	\$ 3,817,231	\$ 2,537,162
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,479,870	1,735,969	970,873
Mortgage & loan indebtedness	103,158	249,189	128,100	180,868
Payroll / Contract Labor	719,248	833,029	751,093	458,949
Pension & Welfare	22,606	352,701	331,373	157,445
Payroll Taxes / Other	75,757	115,446	84,323	65,682
Gas & Electric, net	57,686	45,929	53,248	44,160
Heating	16,998	107,070	269,807	57,489
Water & Sewer	47,441	31,153	75,552	29,265
Building Supplies, Repairs & Maintenance	199,167	238,441	166,331	164,665
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	161,906	107,746	242,009	103,103
Management Fee	62,469	90,800	55,294	70,304
Professional Fees	36,905	45,663	14,553	47,102
Corporation Tax	7,751	4,209	3,506	3,450
Office & Administration	28,844	59,741	18,678	28,202
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,539,936	\$ 3,760,987	\$ 3,929,836	\$ 2,381,557
SURPLUS (DEFECIT)	\$ 74,283	\$ 186,720	\$ (112,605)	\$ 155,605
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,390	\$ 3,955	\$ 4,225	\$ 2,270
Maint. - PY	\$ 1,171,733	\$ 3,469,544	\$ 3,724,320	\$ 1,936,565
Monthly Maint. / Charges Per Unit - PY	\$ 1,338	\$ 3,907	\$ 4,194	\$ 2,152
% Increase from Prior Year	4%	1%	1%	6%
Total Debt	\$ 658,891	\$ 5,690,311	\$ 4,500,000	\$ 3,696,827
Debt per Unit	\$ 9,026	\$ 76,896	\$ 60,811	\$ 49,291
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Amortizing
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Manhattan Valley	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	75	75	75	75
Zip Code	10023	10025	10028	10028
Maintenance / Common Charges	\$ 2,124,548	\$ 3,291,897	\$ 5,082,858	\$ 725,366
Operating Assessments	148,631	292,784	-	92,533
Rent / Comml. Charges / Parking	-	38,400	380,059	47,048
Common Charges - PILOT	-	-	-	-
Transfer Fees	39,500	-	14,375	-
Other Income	69,342	34,092	529,755	62,148
TOTAL INCOME	\$ 2,382,021	\$ 3,657,173	\$ 6,007,047	\$ 927,095
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	929,427	1,704,288	2,888,674	442,347
Mortgage & loan indebtedness	99,328	223,667	109,375	49,456
Payroll / Contract Labor	456,568	670,232	1,124,449	110,112
Pension & Welfare	189,144	238,195	438,597	25,920
Payroll Taxes / Other	64,852	94,329	134,013	8,900
Gas & Electric, net	29,488	37,538	303,283	10,695
Heating	93,782	174,166	137,605	52,976
Water & Sewer	44,603	77,121	87,246	20,404
Building Supplies, Repairs & Maintenance	164,850	280,235	340,049	89,278
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	80,936	105,038	121,936	59,683
Management Fee	50,000	75,400	68,570	58,719
Professional Fees	69,643	18,648	70,582	27,892
Corporation Tax	3,450	4,974	16,287	6,726
Office & Administration	25,738	42,256	18,951	35,559
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,301,809	\$ 3,746,087	\$ 5,859,617	\$ 998,667
SURPLUS (DEFECIT)	\$ 80,212	\$ (88,914)	\$ 147,430	\$ (71,572)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,361	\$ 3,658	\$ 5,648	\$ 806
Maint. - PY	\$ 2,084,113	\$ 3,135,131	\$ 4,946,297	\$ 690,660
Monthly Maint. / Charges Per Unit - PY	\$ 2,316	\$ 3,483	\$ 5,496	\$ 767
% Increase from Prior Year	2%	5%	3%	5%
Total Debt	\$ 2,500,000	\$ 8,000,000	\$ 3,500,000	\$ 1,150,000
Debt per Unit	\$ 33,333	\$ 106,667	\$ 46,667	\$ 15,333
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Interest Only
Transfer Fee %	2% of GSP	2% of GSP	% of GSP	

*GSP - Gross Selling Price

Neighborhood	Dumbo	Stuyvesant Park	Hell's Kitchen	Yorkville
Borough	Brooklyn	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	75	77	77	77
Zip Code	11201	10010	10019	10128
Maintenance / Common Charges	\$ 1,676,968	\$ 2,551,982	\$ 2,037,035	\$ 3,642,554
Operating Assessments	-	229,114	95,076	822,345
Rent / Comml. Charges / Parking	-	-	60,030	858,000
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	26,787	74,813	22,461	416,294
TOTAL INCOME	\$ 1,703,755	\$ 2,855,909	\$ 2,214,602	\$ 5,739,193
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,330,281	-	2,771,984
Mortgage & loan indebtedness	-	125,813	-	201,250
Payroll / Contract Labor	594,285	542,228	514,742	1,142,990
Pension & Welfare	196,851	213,886	52,305	412,880
Payroll Taxes / Other	80,992	63,316	153,536	133,811
Gas & Electric, net	106,279	16,346	328,873	234,540
Heating	44,091	108,053	51,118	213,153
Water & Sewer	80,312	34,731	36,176	70,260
Building Supplies, Repairs & Maintenance	213,839	170,472	489,773	273,055
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	240,286	117,207	273,942	88,021
Management Fee	52,155	64,136	73,738	112,563
Professional Fees	76,861	22,454	24,150	80,227
Corporation Tax	4,922	3,450	6,738	14,073
Office & Administration	57,048	11,212	30,294	40,661
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,747,921	\$ 2,823,585	\$ 2,035,385	\$ 5,789,468
SURPLUS (DEFECIT)	\$ (44,166)	\$ 32,324	\$ 179,217	\$ (50,275)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,863	\$ 2,762	\$ 2,205	\$ 3,942
Maint. - PY	\$ 1,680,175	\$ 2,478,764	\$ 309,821	\$ 3,183,227
Monthly Maint. / Charges Per Unit - PY	\$ 1,867	\$ 2,683	\$ 335	\$ 3,445
% Increase from Prior Year	0%	3%	557%	14%
Total Debt	\$ -	\$ 4,500,000	\$ -	\$ 7,000,000
Debt per Unit	\$ -	\$ 58,442	\$ -	\$ 90,909
Interest Only/Amortizing		Interest Only		Interest Only
Transfer Fee %		2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Greenwich Village	Lincoln Square	Yorkville	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	81	81	81	82
Zip Code	10003	10023	10028	10009
Maintenance / Common Charges	\$ 1,069,341	\$ 11,682,020	\$ 2,173,774	\$ 1,844,157
Operating Assessments	175,805	902,403	241,648	-
Rent / Comml. Charges / Parking	1,007,018	-	166,938	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	149,970	-	-
Other Income	212,715	446,295	135,063	50,016
TOTAL INCOME	\$ 2,464,879	\$ 13,180,688	\$ 2,717,423	\$ 1,894,173
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,005,220	5,195,316	1,229,621	-
Mortgage & loan indebtedness	112,500	1,850,829	-	49,862
Payroll / Contract Labor	491,316	2,141,955	484,484	625,659
Pension & Welfare	192,415	804,700	177,218	139,573
Payroll Taxes / Other	56,612	286,829	60,858	119,377
Gas & Electric, net	24,374	65,242	108,030	95,578
Heating	87,720	330,183	101,963	27,048
Water & Sewer	56,103	111,142	54,553	59,722
Building Supplies, Repairs & Maintenance	186,030	651,411	210,963	489,832
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	87,203	511,809	119,126	98,622
Management Fee	46,500	170,000	74,263	66,731
Professional Fees	44,819	207,405	33,532	26,430
Corporation Tax	3,450	18,984	3,788	8,492
Office & Administration	8,421	57,532	19,636	48,889
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,402,683	\$ 12,403,337	\$ 2,678,035	\$ 1,855,815
SURPLUS (DEFECIT)	\$ 62,196	\$ 777,351	\$ 39,388	\$ 38,358
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,100	\$ 12,019	\$ 2,236	\$ 1,874
Maint. - PY	\$ 956,111	\$ 11,396,985	\$ 2,075,663	\$ 1,668,941
Monthly Maint. / Charges Per Unit - PY	\$ 984	\$ 11,725	\$ 2,135	\$ 1,696
% Increase from Prior Year	12%	3%	5%	10%
Total Debt	\$ 3,000,000	\$ 41,767,490	\$ -	\$ 845,261
Debt per Unit	\$ 37,037	\$ 515,648	\$ -	\$ 10,308
Interest Only/Amortizing		Amortizing		Amortizing
Transfer Fee %		3% of GSP		Other

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Tribeca	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	82	82	83	83
Zip Code	10028	10075	10007	10011
Maintenance / Common Charges	\$ 2,325,981	\$ 2,792,407	\$ 1,747,784	\$ 1,760,179
Operating Assessments	128,036	239,373	-	210,005
Rent / Comml. Charges / Parking	-	-	-	220,433
Common Charges - PILOT	-	-	-	-
Transfer Fees	31,950	59,522	-	-
Other Income	101,968	119,143	63,502	146,131
TOTAL INCOME	\$ 2,587,935	\$ 3,210,445	\$ 1,811,286	\$ 2,336,748
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	967,372	1,408,377	14,556	1,203,235
Mortgage & loan indebtedness	226,318	179,925	-	165,503
Payroll / Contract Labor	577,399	610,228	593,126	320,751
Pension & Welfare	229,317	240,992	248,708	129,406
Payroll Taxes / Other	69,976	102,543	103,952	64,909
Gas & Electric, net	24,750	26,011	129,818	33,971
Heating	112,719	106,783	62,864	49,240
Water & Sewer	39,992	56,149	49,888	32,458
Building Supplies, Repairs & Maintenance	152,081	203,518	239,832	89,164
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	73,637	81,192	148,409	123,752
Management Fee	74,999	51,467	87,556	47,500
Professional Fees	28,612	36,773	22,184	33,937
Corporation Tax	4,072	5,883	-	3,450
Office & Administration	40,404	20,278	39,651	33,097
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,621,648	\$ 3,130,119	\$ 1,740,544	\$ 2,330,373
SURPLUS (DEFECIT)	\$ (33,713)	\$ 80,326	\$ 70,742	\$ 6,375
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,364	\$ 2,838	\$ 1,755	\$ 1,767
Maint. - PY	\$ 2,241,268	\$ 2,689,165	\$ 1,641,112	\$ 1,709,020
Monthly Maint. / Charges Per Unit - PY	\$ 2,278	\$ 2,733	\$ 1,648	\$ 1,716
% Increase from Prior Year	4%	4%	6%	3%
Total Debt	\$ 4,191,369	\$ 3,481,284	\$ -	\$ 3,019,491
Debt per Unit	\$ 51,114	\$ 42,455	\$ -	\$ 36,379
Interest Only/Amortizing	Amortizing	Amortizing		Amortizing
Transfer Fee %	1.5% of GSP	Other		\$7/share

*GSP - Gross Selling Price

Neighborhood	Harlem	Yorkville	Lenox Hill	Upper East Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	83	84	86	86
Zip Code	10026	10028	10021	10028
Maintenance / Common Charges	\$ 1,019,898	\$ 4,258,093	\$ 2,457,594	\$ 3,269,527
Operating Assessments	-	270,657	174,500	-
Rent / Comml. Charges / Parking	-	-	-	30,385
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	55,000	42,700	-
Other Income	25,105	88,168	119,404	83,530
TOTAL INCOME	\$ 1,045,003	\$ 4,671,918	\$ 2,794,198	\$ 3,383,442
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,055,942	1,044,563	23,077
Mortgage & loan indebtedness	-	-	160,166	-
Payroll / Contract Labor	129,704	1,136,251	608,141	1,033,152
Pension & Welfare	531	462,098	222,667	201,017
Payroll Taxes / Other	12,260	97,422	72,027	160,187
Gas & Electric, net	137,125	18,467	23,111	408,380
Heating	81,997	175,755	79,856	166,296
Water & Sewer	74,822	55,055	42,828	78,549
Building Supplies, Repairs & Maintenance	233,048	182,030	191,949	609,170
Recreation Facilities Expense	-	-	-	330,623
Security Services	232,924	4,930	-	-
Insurance	91,349	94,845	91,885	249,143
Management Fee	38,633	95,779	59,483	90,000
Professional Fees	8,438	25,980	45,619	69,223
Corporation Tax	6,032	7,748	2,962	11,541
Office & Administration	23,696	68,745	16,925	56,057
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,070,559	\$ 4,481,047	\$ 2,662,182	\$ 3,486,415
SURPLUS (DEFECIT)	\$ (25,556)	\$ 190,871	\$ 132,016	\$ (102,973)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,024	\$ 4,224	\$ 2,381	\$ 3,168
Maint. - PY	\$ 952,276	\$ 4,201,089	\$ 2,386,014	\$ 1,523,598
Monthly Maint. / Charges Per Unit - PY	\$ 956	\$ 4,168	\$ 2,312	\$ 1,476
% Increase from Prior Year	7%	1%	3%	115%
Total Debt	\$ -	\$ -	\$ 2,934,547	\$ -
Debt per Unit	\$ -	\$ -	\$ 34,123	\$ -
Interest Only/Amortizing				
Transfer Fee %		2% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Turtle Bay	Clinton	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condop
Number of Units	86	87	88	88
Zip Code	10065	10022	10019	10021
Maintenance / Common Charges	\$ 3,473,338	\$ 2,590,087	\$ 3,233,472	\$ 2,238,535
Operating Assessments	-	-	321,300	199,199
Rent / Comml. Charges / Parking	-	-	308,835	50,648
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	52,440
Other Income	488,087	377,099	247,814	285,948
TOTAL INCOME	\$ 3,961,425	\$ 2,967,186	\$ 4,111,421	\$ 2,826,770
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	55,054	15,590	1,919,745	992,382
Mortgage & loan indebtedness	98,711	82,062	153,518	167,830
Payroll / Contract Labor	953,549	1,026,657	731,937	514,360
Pension & Welfare	359,516	369,056	303,206	189,104
Payroll Taxes / Other	108,258	135,734	70,676	58,458
Gas & Electric, net	310,157	514,218	112,473	26,338
Heating	488,985	66,413	90,442	180,876
Water & Sewer	270,106	84,660	38,756	45,121
Building Supplies, Repairs & Maintenance	876,050	370,218	252,536	105,594
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	379,720	167,132	131,464	78,536
Management Fee	113,074	81,013	65,000	51,983
Professional Fees	85,782	19,437	20,476	101,275
Corporation Tax	4,698	-	6,790	3,491
Office & Administration	155,684	30,440	18,259	24,093
Bad Debts (Recovery)	341,017	-	-	30,000
TOTAL EXPENSES	\$ 4,600,361	\$ 2,962,630	\$ 3,915,278	\$ 2,569,441
SURPLUS (DEFECIT)	\$ (638,936)	\$ 4,556	\$ 196,143	\$ 257,329
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,366	\$ 2,481	\$ 3,062	\$ 2,120
Maint. - PY	\$ 3,388,671	\$ 2,596,979	\$ 3,081,146	\$ 2,161,876
Monthly Maint. / Charges Per Unit - PY	\$ 3,284	\$ 2,488	\$ 2,918	\$ 2,047
% Increase from Prior Year	2%	0%	5%	4%
Total Debt	\$ 999,020	\$ 783,264	\$ 5,000,000	\$ 3,007,374
Debt per Unit	\$ 11,617	\$ 9,003	\$ 56,818	\$ 34,175
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Amortizing
Transfer Fee %				\$40 per share

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Lower East Side	Mahattan Valley	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	88	89	89	90
Zip Code	10022	10002	10025	10003
Maintenance / Common Charges	\$ 3,749,912	\$ 1,740,585	\$ 2,342,515	\$ 4,174,695
Operating Assessments	364,644	-	140,714	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	129,990	-	-	15,300
Other Income	213,947	35,270	193,838	1,030,638
TOTAL INCOME	\$ 4,458,493	\$ 1,775,855	\$ 2,677,067	\$ 5,220,633
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,130,623	10,891	896,481	1,841,660
Mortgage & loan indebtedness	160,620	-	239,273	222,083
Payroll / Contract Labor	754,580	641,750	536,991	1,024,359
Pension & Welfare	288,536	41,883	221,729	440,524
Payroll Taxes / Other	71,497	76,381	89,148	109,223
Gas & Electric, net	53,644	4,745	105,319	37,330
Heating	195,031	71,677	73,336	151,499
Water & Sewer	56,086	110,264	78,238	43,684
Building Supplies, Repairs & Maintenance	194,129	337,999	157,300	951,339
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	106,086	88,053	58,890	109,959
Management Fee	88,580	68,790	58,530	64,890
Professional Fees	38,284	80,361	15,494	34,634
Corporation Tax	7,571	26,077	3,450	9,720
Office & Administration	33,046	42,150	17,730	19,588
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,178,313	\$ 1,601,021	\$ 2,551,909	\$ 5,060,492
SURPLUS (DEFECIT)	\$ 280,180	\$ 174,834	\$ 125,158	\$ 160,141
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,551	\$ 1,630	\$ 2,193	\$ 3,865
Maint. - PY	\$ 3,761,674	\$ 1,676,523	\$ 2,219,370	\$ 3,959,771
Monthly Maint. / Charges Per Unit - PY	\$ 3,562	\$ 1,570	\$ 2,078	\$ 3,666
% Increase from Prior Year	0%	4%	6%	5%
Total Debt	\$ 6,275,915	\$ -	\$ 7,400,957	\$ 4,756,808
Debt per Unit	\$ 71,317	\$ -	\$ 83,157	\$ 52,853
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Transfer Fee %	2% of GSP		5% of NP	\$20 per share

*GSP - Gross Selling Price

Neighborhood	Yorkville	Financial District	Greenwich Village	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	90	90	91	91
Zip Code	10128	10006	10003	10024
Maintenance / Common Charges	\$ 4,740,680	\$ 1,301,966	\$ 2,766,108	\$ 1,107,084
Operating Assessments	-	-	206,021	-
Rent / Comml. Charges / Parking	13,000	-	42,000	179,562
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	30,625	-
Other Income	98,576	610,081	113,702	51,282
TOTAL INCOME	\$ 4,852,256	\$ 1,912,047	\$ 3,158,456	\$ 1,337,928
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	1,221,833	12,234
Mortgage & loan indebtedness	-	-	443,784	-
Payroll / Contract Labor	1,445,648	659,614	603,783	452,880
Pension & Welfare	540,827	34,425	273,374	41,995
Payroll Taxes / Other	205,695	75,471	76,543	77,984
Gas & Electric, net	458,996	198,710	17,031	37,491
Heating	235,214	9,989	58,222	68,443
Water & Sewer	108,866	-	59,276	23,335
Building Supplies, Repairs & Maintenance	809,260	221,750	170,572	111,516
Recreation Facilities Expense	32,081	-	-	-
Security Services	-	-	-	-
Insurance	164,894	339,036	74,709	76,634
Management Fee	123,985	66,700	65,000	66,083
Professional Fees	72,202	19,107	101,431	67,781
Corporation Tax	-	8,799	3,398	-
Office & Administration	95,877	39,047	19,537	47,198
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,293,545	\$ 1,672,648	\$ 3,188,493	\$ 1,083,574
SURPLUS (DEFECIT)	\$ 558,711	\$ 239,399	\$ (30,037)	\$ 254,354
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,390	\$ 1,206	\$ 2,533	\$ 1,014
Maint. - PY	\$ 4,713,547	\$ 1,066,294	\$ 2,698,639	\$ 1,048,150
Monthly Maint. / Charges Per Unit - PY	\$ 4,364	\$ 987	\$ 2,471	\$ 960
% Increase from Prior Year	1%	22%	3%	6%
Total Debt	\$ -	\$ -	\$ 3,026,537	\$ -
Debt per Unit	\$ -	\$ -	\$ 33,259	\$ -
Interest Only/Amortizing				
Transfer Fee %	1% of GSP		2.5% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Upper West Side	Upper West Side	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	91	92	92	93
Zip Code	10128	10024	10024	10024
Maintenance / Common Charges	\$ 6,631,130	\$ 4,788,302	\$ 2,044,750	\$ 4,063,354
Operating Assessments	638,376	479,941	-	300,597
Rent / Comml. Charges / Parking	-	118,934	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	266,480	-	-
Other Income	208,309	273,429	109,300	97,193
TOTAL INCOME	\$ 7,477,815	\$ 5,927,086	\$ 2,154,050	\$ 4,461,144
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,713,597	2,774,969	17,690	1,886,230
Mortgage & loan indebtedness	392,230	152,093	-	228,000
Payroll / Contract Labor	1,259,521	1,236,625	716,063	930,877
Pension & Welfare	533,794	544,680	285,103	346,653
Payroll Taxes / Other	170,663	152,269	85,309	124,041
Gas & Electric, net	267,252	44,150	114,778	31,511
Heating	260,028	128,114	147,773	136,456
Water & Sewer	71,302	57,436	97,372	44,252
Building Supplies, Repairs & Maintenance	464,119	183,013	267,934	269,997
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	130,883	118,654	232,937	127,160
Management Fee	104,186	86,607	52,866	76,220
Professional Fees	38,925	114,683	34,164	24,775
Corporation Tax	19,644	14,450	15,495	4,737
Office & Administration	49,734	22,885	26,559	18,450
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 7,475,878	\$ 5,630,628	\$ 2,094,043	\$ 4,249,359
SURPLUS (DEFECIT)	\$ 1,937	\$ 296,458	\$ 60,007	\$ 211,785
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,072	\$ 4,337	\$ 1,852	\$ 3,641
Maint. - PY	\$ 6,437,990	\$ 4,645,623	\$ 1,914,945	\$ 3,735,677
Monthly Maint. / Charges Per Unit - PY	\$ 5,896	\$ 4,208	\$ 1,735	\$ 3,347
% Increase from Prior Year	3%	3%	7%	9%
Total Debt	\$ 12,000,000	\$ 4,400,000	\$ -	\$ 8,000,000
Debt per Unit	\$ 131,868	\$ 47,826	\$ -	\$ 86,022
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Interest Only
Transfer Fee %	2% of GSP	2% of GSP		1% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	South Slope	Yorkville
Borough	Manhattan	Manhattan	Brooklyn	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	93	93	93	94
Zip Code	10128	10128	11215	10028
Maintenance / Common Charges	\$ 3,344,611	\$ 3,635,799	\$ 2,149,779	\$ 5,530,188
Operating Assessments	-	270,467	165,073	687,043
Rent / Comml. Charges / Parking	-	1,775	-	2,093,486
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	195,600
Other Income	222,064	83,492	60,444	304,837
TOTAL INCOME	\$ 3,566,675	\$ 3,991,533	\$ 2,375,296	\$ 8,811,154
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,369,639	1,469,497	1,014,954	4,129,738
Mortgage & loan indebtedness	235,714	265,350	108,500	330,000
Payroll / Contract Labor	691,109	778,411	428,148	1,352,972
Pension & Welfare	265,406	289,718	186,536	600,431
Payroll Taxes / Other	92,590	104,398	47,208	177,980
Gas & Electric, net	255,968	113,005	113,278	256,317
Heating	1,760	186,539	39,783	224,583
Water & Sewer	42,994	104,932	40,714	90,527
Building Supplies, Repairs & Maintenance	223,531	241,708	195,221	470,964
Recreation Facilities Expense	-	-	-	-
Security Services	15,054	-	-	-
Insurance	91,160	281,613	146,385	163,195
Management Fee	85,000	85,721	66,025	81,723
Professional Fees	43,681	42,102	33,948	46,827
Corporation Tax	3,450	3,709	3,075	21,183
Office & Administration	24,150	41,583	19,389	70,887
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,441,206	\$ 4,008,286	\$ 2,443,164	\$ 8,017,327
SURPLUS (DEFECIT)	\$ 125,469	\$ (16,753)	\$ (67,868)	\$ 793,827
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,997	\$ 3,258	\$ 1,926	\$ 4,903
Maint. - PY	\$ 3,248,222	\$ 3,464,370	\$ 2,012,190	\$ 5,591,975
Monthly Maint. / Charges Per Unit - PY	\$ 2,911	\$ 3,104	\$ 1,803	\$ 4,957
% Increase from Prior Year	3%	5%	7%	-1%
Total Debt	\$ 5,007,684	\$ 9,000,000	\$ 3,100,000	\$ 11,000,000
Debt per Unit	\$ 53,846	\$ 96,774	\$ 33,333	\$ 117,021
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Interest Only
Transfer Fee %	2.5% of GSP	2% of GSP	2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Upper West Side	East Harlem	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condop	Co-Op
Number of Units	95	95	95	98
Zip Code	10022	10024	10035	10025
Maintenance / Common Charges	\$ 9,358,514	\$ 4,346,408	\$ 1,334,232	\$ 3,198,892
Operating Assessments	-	370,131	-	-
Rent / Comml. Charges / Parking	175,959	-	91,569	-
Common Charges - PILOT	8,256,666	-	-	-
Transfer Fees	-	25,795	3,000	-
Other Income	329,318	104,227	37,242	149,273
TOTAL INCOME	\$ 18,120,457	\$ 4,846,561	\$ 1,466,043	\$ 3,348,165
Ground Rent	3,210,454	-	-	-
Real Estate Taxes / PILOT / BID	8,256,666	2,268,529	13,539	1,053,841
Mortgage & loan indebtedness	-	164,700	325,168	197,454
Payroll / Contract Labor	1,749,032	869,599	161,418	733,665
Pension & Welfare	685,368	355,674	20,119	285,719
Payroll Taxes / Other	226,069	133,575	20,683	79,592
Gas & Electric, net	826,156	49,665	63,705	32,189
Heating	230,185	188,196	163,481	131,441
Water & Sewer	178,890	61,732	56,105	56,558
Building Supplies, Repairs & Maintenance	1,387,205	232,170	233,337	584,224
Recreation Facilities Expense	108,851	-	-	-
Security Services	-	-	243,831	-
Insurance	714,969	267,659	122,254	97,782
Management Fee	175,000	55,500	45,000	68,000
Professional Fees	57,525	44,623	29,971	49,815
Corporation Tax	-	8,682	3,586	3,452
Office & Administration	113,193	24,445	39,427	27,658
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 17,919,563	\$ 4,724,749	\$ 1,541,624	\$ 3,401,390
SURPLUS (DEFECIT)	\$ 200,894	\$ 121,812	\$ (75,581)	\$ (53,225)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 8,209	\$ 3,813	\$ 1,170	\$ 2,720
Maint. - PY	\$ 9,013,494	\$ 4,346,479	\$ 1,324,050	\$ 3,076,538
Monthly Maint. / Charges Per Unit - PY	\$ 7,907	\$ 3,813	\$ 1,161	\$ 2,616
% Increase from Prior Year	4%	0%	1%	4%
Total Debt	\$ -	\$ 6,000,000	\$ 7,654,641	\$ 4,277,906
Debt per Unit	\$ -	\$ 63,158	\$ 80,575	\$ 43,652
Interest Only/Amortizing		Interest Only	Interest Only/Amortiz	Amortizing
Transfer Fee %	Other	\$35/share	1% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Murray Hill	Upper East Side	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	99	100	100	102
Zip Code	10128	10016	10028	10021
Maintenance / Common Charges	\$ 3,408,729	\$ 1,483,782	\$ 4,453,873	\$ 1,249,691
Operating Assessments	250,259	-	392,079	361,963
Rent / Comml. Charges / Parking	1,325,076	-	115,963	2,504,233
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	62,425	-
Other Income	214,223	33,895	60,837	49,837
TOTAL INCOME	\$ 5,198,287	\$ 1,517,677	\$ 5,085,177	\$ 4,165,724
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,609,407	-	2,301,165	2,237,750
Mortgage & loan indebtedness	255,000	-	389,913	133,285
Payroll / Contract Labor	798,402	498,462	1,012,748	710,245
Pension & Welfare	305,471	53,650	353,537	267,735
Payroll Taxes / Other	89,374	101,258	123,917	118,557
Gas & Electric, net	190,354	192,670	57,186	46,776
Heating	150,811	75,309	214,936	140,763
Water & Sewer	75,315	38,197	110,908	61,013
Building Supplies, Repairs & Maintenance	279,496	273,320	129,790	335,335
Recreation Facilities Expense	29,717	-	-	-
Security Services	-	-	-	-
Insurance	116,539	99,911	138,290	110,247
Management Fee	85,850	70,362	97,430	73,917
Professional Fees	59,346	33,861	91,100	97,331
Corporation Tax	12,540	4,221	9,778	9,179
Office & Administration	46,060	33,121	46,359	21,059
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,103,682	\$ 1,474,342	\$ 5,077,057	\$ 4,363,192
SURPLUS (DEFECIT)	\$ 94,605	\$ 43,335	\$ 8,120	\$ (197,468)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,869	\$ 1,236	\$ 3,712	\$ 1,021
Maint. - PY	\$ 3,653,443	\$ 1,369,550	\$ 4,324,148	\$ 1,084,537
Monthly Maint. / Charges Per Unit - PY	\$ 3,075	\$ 1,141	\$ 3,603	\$ 886
% Increase from Prior Year	-7%	8%	3%	15%
Total Debt	\$ 7,500,000	\$ -	\$ 5,600,000	\$ 4,600,000
Debt per Unit	\$ 75,758	\$ -	\$ 56,000	\$ 45,098
Interest Only/Amortizing	Interest Only			Interest Only
Transfer Fee %	2% of GSP		Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Bedford-Stuyvesant	Murray Hill	Yorkville
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	103	103	105	105
Zip Code	10017	11205	10016	10128
Maintenance / Common Charges	\$ 2,328,685	\$ 1,275,571	\$ 1,276,592	\$ 1,478,785
Operating Assessments	214,340	-	-	178,584
Rent / Comml. Charges / Parking	396,119	-	13,952	46,775
Common Charges - PILOT	-	-	-	-
Transfer Fees	16,363	-	-	1,096
Other Income	250,834	119,334	90,052	79,240
TOTAL INCOME	\$ 3,206,341	\$ 1,394,905	\$ 1,380,596	\$ 1,784,480
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,275,282	-	-	-
Mortgage & loan indebtedness	129,096	-	-	-
Payroll / Contract Labor	560,512	470,921	482,456	580,568
Pension & Welfare	222,662	18,373	206,486	208,689
Payroll Taxes / Other	79,340	59,275	120,352	63,760
Gas & Electric, net	209,359	70,870	25,362	79,454
Heating	130,180	104,033	90,092	98,861
Water & Sewer	132,066	103,880	55,066	53,467
Building Supplies, Repairs & Maintenance	100,313	235,327	107,639	167,735
Recreation Facilities Expense	-	-	-	-
Security Services	-	912	-	-
Insurance	126,829	203,263	93,165	306,188
Management Fee	63,161	74,947	58,290	69,628
Professional Fees	26,563	51,282	101,917	64,898
Corporation Tax	2,962	6,001	-	9,550
Office & Administration	25,873	23,555	42,661	51,634
Bad Debts (Recovery)	-	-	-	30,177
TOTAL EXPENSES	\$ 3,084,198	\$ 1,422,639	\$ 1,383,486	\$ 1,784,609
SURPLUS (DEFECIT)	\$ 122,143	\$ (27,734)	\$ (2,890)	\$ (129)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,884	\$ 1,032	\$ 1,013	\$ 1,174
Maint. - PY	\$ 2,197,080	\$ 1,165,677	\$ 1,242,489	\$ 1,507,389
Monthly Maint. / Charges Per Unit - PY	\$ 1,778	\$ 943	\$ 986	\$ 1,196
% Increase from Prior Year	6%	9%	3%	-2%
Total Debt	\$ 4,635,327	\$ 542,643	\$ -	\$ -
Debt per Unit	\$ 45,003	\$ 5,268	\$ -	\$ -
Interest Only/Amortizing	Amortizing			
Transfer Fee %	\$5/share			Other

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Upper West Side	Battery Park City	Clinton
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	107	108	109	110
Zip Code	10280	10024	10280	10019
Maintenance / Common Charges	\$ 1,003,871	\$ 1,645,918	\$ 4,075,987	\$ 1,530,503
Operating Assessments	75,000	-	-	-
Rent / Comml. Charges / Parking	100,265	56,420	48,600	39,600
Common Charges - PILOT	2,346,415	-	-	-
Transfer Fees	-	-	-	-
Other Income	94,892	78,335	91,955	64,899
TOTAL INCOME	\$ 3,620,443	\$ 1,780,673	\$ 4,216,542	\$ 1,635,002
Ground Rent	-	-	651,250	-
Real Estate Taxes / PILOT / BID	2,346,415	15,421	1,816,925	-
Mortgage & loan indebtedness	-	31,201	-	-
Payroll / Contract Labor	444,246	588,744	572,980	531,172
Pension & Welfare	181,702	266,926	249,465	223,557
Payroll Taxes / Other	55,715	72,564	72,656	77,677
Gas & Electric, net	53,213	74,415	66,724	129,744
Heating	107,570	143,194	55,190	66,790
Water & Sewer	58,207	96,823	85,980	47,678
Building Supplies, Repairs & Maintenance	144,961	190,123	293,954	270,666
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	113,756	113,340	231,033	108,994
Management Fee	47,882	61,248	55,500	65,638
Professional Fees	40,451	87,607	39,301	34,752
Corporation Tax	39,977	11,532	-	14,685
Office & Administration	8,343	21,200	59,568	23,263
Bad Debts (Recovery)	-	-	-	22,381
TOTAL EXPENSES	\$ 3,642,438	\$ 1,774,338	\$ 4,250,526	\$ 1,616,997
SURPLUS (DEFECIT)	\$ (21,995)	\$ 6,335	\$ (33,984)	\$ 18,005
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 782	\$ 1,270	\$ 3,116	\$ 1,159
Maint. - PY	\$ 946,630	\$ 1,737,900	\$ 3,885,624	\$ 1,342,968
Monthly Maint. / Charges Per Unit - PY	\$ 737	\$ 1,341	\$ 2,971	\$ 1,017
% Increase from Prior Year	6%	-5%	5%	14%
Total Debt	\$ -	\$ 461,143	\$ -	\$ -
Debt per Unit	\$ -	\$ 4,270	\$ -	\$ -
Interest Only/Amortizing		Amortizing		
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Yorkville	Tribeca	Lincoln Square	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	110	111	112	113
Zip Code	10028	10013	10023	10065
Maintenance / Common Charges	\$ 4,150,843	\$ 2,456,821	\$ 5,212,875	\$ 3,337,803
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	1,176,802	86,301	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	38,590	-	-
Other Income	46,407	72,396	58,695	164,363
TOTAL INCOME	\$ 5,374,052	\$ 2,654,108	\$ 5,271,570	\$ 3,502,166
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	24,131	-	-	25,348
Mortgage & loan indebtedness	213,695	-	-	50,543
Payroll / Contract Labor	1,590,150	962,831	1,275,450	1,128,835
Pension & Welfare	601,479	136,775	475,598	409,091
Payroll Taxes / Other	434,853	128,951	204,744	137,037
Gas & Electric, net	364,327	188,882	465,199	213,129
Heating	179,777	52,942	218,789	322,749
Water & Sewer	214,528	74,380	83,846	144,464
Building Supplies, Repairs & Maintenance	973,272	582,488	1,151,448	515,765
Recreation Facilities Expense	461,407	-	383,001	-
Security Services	-	-	-	-
Insurance	255,415	150,247	492,488	167,613
Management Fee	109,500	82,146	289,342	109,080
Professional Fees	21,869	30,026	64,221	65,489
Corporation Tax	12,678	10,131	20,271	42,662
Office & Administration	86,333	46,372	71,110	53,803
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,543,414	\$ 2,446,171	\$ 5,195,507	\$ 3,385,608
SURPLUS (DEFECIT)	\$ (169,362)	\$ 207,937	\$ 76,063	\$ 116,558
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,145	\$ 1,844	\$ 3,879	\$ 2,462
Maint. - PY	\$ 3,913,607	\$ 2,362,597	\$ 4,601,709	\$ 3,234,261
Monthly Maint. / Charges Per Unit - PY	\$ 2,965	\$ 1,774	\$ 3,424	\$ 2,385
% Increase from Prior Year	6%	4%	13%	3%
Total Debt	\$ 577,093	\$ -	\$ -	\$ 912,221
Debt per Unit	\$ 5,246	\$ -	\$ -	\$ 8,073
Interest Only/Amortizing	Amortizing			Amortizing
Transfer Fee %	Other	Other		Other

*GSP - Gross Selling Price

Neighborhood	Central Park South	Mahattan Valley	Turtle Bay	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	114	117	118	119
Zip Code	10019	10025	10022	10011
Maintenance / Common Charges	\$ 3,365,798	\$ 3,536,795	\$ 2,949,129	\$ 2,457,711
Operating Assessments	194,916	317,038	-	338,580
Rent / Comml. Charges / Parking	-	297,625	-	398,366
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	95,241	201,769	99,587	63,242
TOTAL INCOME	\$ 3,655,955	\$ 4,353,227	\$ 3,048,716	\$ 3,257,899
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,355,124	2,026,695	19,004	1,867,220
Mortgage & loan indebtedness	204,971	215,574	20,374	264,333
Payroll / Contract Labor	785,658	749,960	1,137,863	273,841
Pension & Welfare	318,909	291,595	458,729	95,989
Payroll Taxes / Other	91,378	184,401	170,360	26,778
Gas & Electric, net	45,238	179,023	304,826	173,578
Heating	88,231	149,879	134,850	148,529
Water & Sewer	57,472	79,283	136,171	54,821
Building Supplies, Repairs & Maintenance	176,431	215,974	259,974	141,870
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	164,608
Insurance	83,386	109,385	185,650	82,164
Management Fee	91,032	86,681	81,545	78,483
Professional Fees	63,724	98,920	31,910	50,018
Corporation Tax	4,501	5,388	8,321	3,015
Office & Administration	36,021	27,506	29,840	20,526
Bad Debts (Recovery)	-	191,210	-	-
TOTAL EXPENSES	\$ 3,402,076	\$ 4,611,474	\$ 2,979,417	\$ 3,445,773
SURPLUS (DEFECIT)	\$ 253,879	\$ (258,247)	\$ 69,299	\$ (187,874)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,460	\$ 2,519	\$ 2,083	\$ 1,721
Maint. - PY	\$ 3,225,423	\$ 3,407,170	\$ 2,843,968	\$ 2,364,900
Monthly Maint. / Charges Per Unit - PY	\$ 2,358	\$ 2,427	\$ 2,008	\$ 1,656
% Increase from Prior Year	4%	4%	4%	4%
Total Debt	\$ -	\$ 7,440,000	\$ 169,577	\$ 8,000,000
Debt per Unit	\$ 7,055,167	\$ 63,590	\$ 1,437	\$ 67,227
Interest Only/Amortizing		Interest Only	Amortizing	Interest Only
Transfer Fee %		Other		1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Battery Park City	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	121	121	121	122
Zip Code	10014	10014	10280	10016
Maintenance / Common Charges	\$ 1,831,593	\$ 1,996,861	\$ 3,677,299	\$ 2,411,424
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	233,694	87,697	352,417	47,876
TOTAL INCOME	\$ 2,065,287	\$ 2,084,558	\$ 4,029,716	\$ 2,459,300
Ground Rent	-	-	626,744	-
Real Estate Taxes / PILOT / BID	-	-	1,649,708	28,639
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	689,203	702,869	542,576	1,035,921
Pension & Welfare	306,393	301,905	208,488	137,135
Payroll Taxes / Other	66,709	111,728	79,699	146,791
Gas & Electric, net	173,603	124,977	68,866	125,175
Heating	140,719	268,391	89,538	122,264
Water & Sewer	56,633	86,648	83,210	68,442
Building Supplies, Repairs & Maintenance	149,521	195,804	149,610	290,596
Recreation Facilities Expense	-	-	-	161,763
Security Services	-	-	-	-
Insurance	87,071	95,426	138,484	133,856
Management Fee	73,600	70,250	68,465	88,450
Professional Fees	28,674	89,334	29,857	38,497
Corporation Tax	9,390	17,061	49,208	9,971
Office & Administration	37,017	34,624	39,048	31,134
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,818,533	\$ 2,099,017	\$ 3,823,501	\$ 2,418,634
SURPLUS (DEFECIT)	\$ 246,754	\$ (14,459)	\$ 206,215	\$ 40,666
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,261	\$ 1,375	\$ 2,533	\$ 1,647
Maint. - PY	\$ 1,714,469	\$ 1,680,053	\$ 3,550,721	\$ 2,188,835
Monthly Maint. / Charges Per Unit - PY	\$ 1,181	\$ 1,157	\$ 2,445	\$ 1,495
% Increase from Prior Year	7%	19%	4%	10%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %				Other

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Yorkville	Murray Hill	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	123	123	124	125
Zip Code	10016	10128	10016	10010
Maintenance / Common Charges	\$ 2,713,914	\$ 2,435,856	\$ 2,946,647	\$ 1,833,862
Operating Assessments	-	212,746	162,794	-
Rent / Comml. Charges / Parking	-	138,562	68,000	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	97,272	82,044	135,544	113,047
TOTAL INCOME	\$ 2,811,186	\$ 2,869,208	\$ 3,312,985	\$ 1,946,909
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	33,980	1,242,189	1,447,755	19,287
Mortgage & loan indebtedness	-	222,143	125,000	-
Payroll / Contract Labor	756,475	560,250	688,668	652,724
Pension & Welfare	167,826	143,502	205,149	138,332
Payroll Taxes / Other	113,383	59,301	83,976	90,166
Gas & Electric, net	279,962	32,570	39,839	262,534
Heating	54,647	110,093	139,268	76,105
Water & Sewer	36,505	58,026	61,546	82,402
Building Supplies, Repairs & Maintenance	451,236	113,528	324,124	295,439
Recreation Facilities Expense	87,602	-	-	-
Security Services	-	-	-	-
Insurance	252,840	119,863	123,392	120,884
Management Fee	74,820	62,134	88,642	79,955
Professional Fees	49,095	31,520	37,324	67,640
Corporation Tax	24,077	1,108	4,200	19,277
Office & Administration	39,640	27,771	36,310	38,844
Bad Debts (Recovery)	-	-	-	13,000
TOTAL EXPENSES	\$ 2,422,088	\$ 2,783,998	\$ 3,405,193	\$ 1,956,589
SURPLUS (DEFECIT)	\$ 389,098	\$ 85,210	\$ (92,208)	\$ (9,680)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,839	\$ 1,650	\$ 1,980	\$ 1,223
Maint. - PY	\$ 2,391,029	\$ 2,372,068	\$ 2,944,549	\$ 1,683,594
Monthly Maint. / Charges Per Unit - PY	\$ 1,620	\$ 1,607	\$ 1,979	\$ 1,122
% Increase from Prior Year	14%	3%	0%	9%
Total Debt	\$ -	\$ 4,174,375	\$ 4,000,000	\$ -
Debt per Unit	\$ -	\$ 33,938	\$ 32,258	\$ -
Interest Only/Amortizing			Interest Only	
Transfer Fee %				Other

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Lenox Hill	Lincoln Square	Prospect Heights
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	125	125	125	125
Zip Code	10016	10021	10023	11238
Maintenance / Common Charges	\$ 1,902,058	\$ 3,184,880	\$ 4,901,337	\$ 1,967,812
Operating Assessments	-	337,576	488,722	79,509
Rent / Comm. Charges / Parking	57,650	337,644	-	172,631
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	1,230	-	-
Other Income	71,377	94,224	92,268	78,445
TOTAL INCOME	\$ 2,031,085	\$ 3,955,554	\$ 5,482,327	\$ 2,298,397
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	12,317	1,941,781	2,885,189	884,561
Mortgage & loan indebtedness	-	259,453	435,112	238,777
Payroll / Contract Labor	919,115	578,356	762,743	670,701
Pension & Welfare	14,901	221,962	286,161	129,612
Payroll Taxes / Other	192,193	78,542	101,627	75,966
Gas & Electric, net	120,050	49,174	45,033	57,981
Heating	71,961	301,333	176,237	115,977
Water & Sewer	89,679	113,073	76,879	100,659
Building Supplies, Repairs & Maintenance	221,879	283,541	297,440	185,934
Recreation Facilities Expense	3,157	-	-	-
Security Services	-	-	-	-
Insurance	94,899	102,793	152,033	175,634
Management Fee	74,263	65,729	77,211	65,000
Professional Fees	36,872	60,180	72,256	44,366
Corporation Tax	15,674	6,815	15,223	3,750
Office & Administration	20,603	35,834	24,268	34,512
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,887,563	\$ 4,098,566	\$ 5,407,412	\$ 2,783,430
SURPLUS (DEFECIT)	\$ 143,522	\$ (143,012)	\$ 74,915	\$ (485,033)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,268	\$ 2,123	\$ 3,268	\$ 1,312
Maint. - PY	\$ 1,840,874	\$ 3,113,710	\$ 4,647,272	\$ 1,789,670
Monthly Maint. / Charges Per Unit - PY	\$ 1,227	\$ 2,076	\$ 3,098	\$ 1,193
% Increase from Prior Year	3%	2%	5%	10%
Total Debt	\$ -	\$ 8,000,000	\$ 7,874,596	\$ 5,600,000
Debt per Unit	\$ -	\$ 64,000	\$ 62,997	\$ 44,800
Interest Only/Amortizing		Interest Only	Amortizing	Amortizing
Transfer Fee %	Other	\$ 0.05/share	2% of GSP	\$35/share

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Brooklyn Heights	Murray Hill	Central Harlem
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	126	128	129	129
Zip Code	10014	11201	10016	10026
Maintenance / Common Charges	\$ 2,216,067	\$ 2,231,840	\$ 3,141,661	\$ 1,986,214
Operating Assessments	231,235	-	-	-
Rent / Comm. Charges / Parking	211,354	471,452	-	224,817
Common Charges - PILOT	-	-	-	-
Transfer Fees	60,240	-	-	-
Other Income	239,614	75,624	112,891	168,118
TOTAL INCOME	\$ 2,958,510	\$ 2,778,916	\$ 3,254,552	\$ 2,379,149
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,335,941	17,995	-	-
Mortgage & loan indebtedness	200,334	9,097	-	115,830
Payroll / Contract Labor	566,644	696,070	1,063,544	695,195
Pension & Welfare	219,813	238,721	375,453	240,061
Payroll Taxes / Other	61,345	90,137	176,614	93,107
Gas & Electric, net	35,443	358,238	772,121	249,081
Heating	110,374	95,717	81,841	74,019
Water & Sewer	39,034	67,763	56,795	96,237
Building Supplies, Repairs & Maintenance	90,819	488,159	543,321	297,299
Recreation Facilities Expense	-	-	-	-
Security Services	-	6,670	-	-
Insurance	129,745	248,498	332,944	206,194
Management Fee	63,737	59,946	72,531	64,458
Professional Fees	43,189	86,975	45,491	86,312
Corporation Tax	-	-	23,848	6,237
Office & Administration	16,900	67,811	62,371	45,223
Bad Debts (Recovery)	-	-	-	117,351
TOTAL EXPENSES	\$ 2,913,318	\$ 2,531,797	\$ 3,606,874	\$ 2,386,604
SURPLUS (DEFECIT)	\$ 45,192	\$ 247,119	\$ (352,322)	\$ (7,455)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,466	\$ 1,453	\$ 2,029	\$ 1,283
Maint. - PY	\$ 2,051,425	\$ 2,243,572	\$ 3,081,445	\$ 1,985,682
Monthly Maint. / Charges Per Unit - PY	\$ 1,357	\$ 1,461	\$ 1,991	\$ 1,283
% Increase from Prior Year	8%	-1%	2%	0%
Total Debt	\$ 7,000,000	\$ -	\$ -	\$ 523,542
Debt per Unit	\$ 55,556	\$ -	\$ -	\$ 4,058
Interest Only/Amortizing	Interest only			Amortizing
Transfer Fee %	\$20/share		Other	3% of GSP

*GSP - Gross Selling Price

Neighborhood	East Harlem	Chelsea	Mahattan Valley	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condop	Co-Op
Number of Units	129	133	133	134
Zip Code	10035	10011	10025	10021
Maintenance / Common Charges	\$ 1,619,599	\$ 1,427,631	\$ 3,130,891	\$ 3,697,475
Operating Assessments	-	-	199,852	376,733
Rent / Comm. Charges / Parking	43,200	119,331	61,576	381,440
Common Charges - PILOT	-	-	-	-
Transfer Fees	26,220	-	-	86,240
Other Income	126,080	76,495	95,501	160,218
TOTAL INCOME	\$ 1,815,099	\$ 1,623,457	\$ 3,487,820	\$ 4,702,106
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	129,661	-	1,181,037	2,206,827
Mortgage & loan indebtedness	481,841	-	198,222	214,600
Payroll / Contract Labor	129,739	602,539	572,165	658,436
Pension & Welfare	-	267,094	219,550	267,319
Payroll Taxes / Other	48,785	79,632	68,252	84,215
Gas & Electric, net	51,913	88,732	30,104	123,967
Heating	139,355	126,873	152,099	152,660
Water & Sewer	104,514	92,018	70,782	72,054
Building Supplies, Repairs & Maintenance	114,523	177,194	325,291	397,497
Recreation Facilities Expense	-	-	-	-
Security Services	246,803	-	-	-
Insurance	136,891	132,884	163,695	171,986
Management Fee	60,000	70,000	63,833	72,031
Professional Fees	19,953	24,400	56,434	88,766
Corporation Tax	3,458	2,097	4,988	9,561
Office & Administration	30,721	29,098	46,322	25,863
Bad Debts (Recovery)	-	36,097	-	-
TOTAL EXPENSES	\$ 1,698,157	\$ 1,728,658	\$ 3,152,774	\$ 4,545,782
SURPLUS (DEFECIT)	\$ 116,942	\$ (105,201)	\$ 335,046	\$ 156,324
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,046	\$ 895	\$ 1,962	\$ 2,299
Maint. - PY	\$ 1,355,887	\$ 1,366,220	\$ 3,063,945	\$ 3,590,665
Monthly Maint. / Charges Per Unit - PY	\$ 876	\$ 856	\$ 1,920	\$ 2,233
% Increase from Prior Year	19%	4%	2%	3%
Total Debt	\$ 5,819,636	\$ -	\$ 2,301,150	\$ 7,400,000
Debt per Unit	\$ 45,113	\$ -	\$ 17,302	\$ 55,224
Interest Only/Amortizing	Amortizing	Interest Only/Amortiz		Interest Only
Transfer Fee %	% of GSP			2% of GSP

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Carnegie Hill	Lincoln Square	Stuyvesant Park
Borough	Brooklyn	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	134	135	138	140
Zip Code	11201	10128	10023	10010
Maintenance / Common Charges	\$ 3,086,393	\$ 3,672,590	\$ 13,758,435	\$ 2,845,234
Operating Assessments	170,000	248,046	1,269,441	-
Rent / Comml. Charges / Parking	-	552,450	-	43,265
Common Charges - PILOT	-	-	-	-
Transfer Fees	92,313	-	-	-
Other Income	65,850	96,623	1,259,818	87,770
TOTAL INCOME	\$ 3,414,556	\$ 4,569,709	\$ 16,287,694	\$ 2,976,269
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,930,147	7,717,989	-
Mortgage & loan indebtedness	-	482,426	1,326,600	-
Payroll / Contract Labor	814,465	756,307	2,712,947	893,703
Pension & Welfare	466,442	285,916	882,566	300,592
Payroll Taxes / Other	169,179	95,155	304,838	119,288
Gas & Electric, net	199,258	77,091	701,529	284,661
Heating	548,146	226,030	676,045	115,907
Water & Sewer	64,826	87,027	174,828	111,835
Building Supplies, Repairs & Maintenance	485,166	157,117	839,526	572,646
Recreation Facilities Expense	-	-	-	105,261
Security Services	-	-	-	52,128
Insurance	258,726	100,040	389,223	276,061
Management Fee	80,000	74,498	141,352	57,868
Professional Fees	89,167	52,173	131,518	74,193
Corporation Tax	2,828	5,348	43,258	22,833
Office & Administration	45,127	43,848	49,998	38,502
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,223,330	\$ 4,373,123	\$ 16,092,217	\$ 3,025,478
SURPLUS (DEFECIT)	\$ 191,226	\$ 196,586	\$ 195,477	\$ (49,209)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,919	\$ 2,267	\$ 8,308	\$ 1,694
Maint. - PY	\$ 2,733,425	\$ 3,481,128	\$ 13,758,410	\$ 2,958,265
Monthly Maint. / Charges Per Unit - PY	\$ 1,700	\$ 2,149	\$ 8,308	\$ 1,761
% Increase from Prior Year	13%	5%	0%	-4%
Total Debt	\$ -	\$ 6,461,296	\$ 33,000,000	\$ -
Debt per Unit	\$ -	\$ 47,861	\$ 239,130	\$ -
Interest Only/Amortizing			Interest Only	
Transfer Fee %	1% of GSP		3.5% of GSP	

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Yorkville	East Village	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condop	Co-Op
Number of Units	140	140	144	146
Zip Code	10014	10128	10003	10016
Maintenance / Common Charges	\$ 2,600,369	\$ 2,136,491	\$ 3,716,679	\$ 2,911,658
Operating Assessments	348,382	-	-	281,881
Rent / Comml. Charges / Parking	382,612	-	371,858	362,150
Common Charges - PILOT	-	-	-	-
Transfer Fees	52,700	-	19,440	-
Other Income	143,592	107,244	231,458	76,793
TOTAL INCOME	\$ 3,527,655	\$ 2,243,735	\$ 4,339,435	\$ 3,632,482
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,020,617	13,640	1,774,232	1,669,275
Mortgage & loan indebtedness	265,000	2,783	343,164	256,000
Payroll / Contract Labor	438,613	726,263	775,764	523,154
Pension & Welfare	66,781	305,965	255,496	220,987
Payroll Taxes / Other	52,723	92,470	85,940	59,503
Gas & Electric, net	24,932	141,985	58,859	349,776
Heating	74,794	369,265	189,351	175,269
Water & Sewer	38,134	149,840	54,070	99,560
Building Supplies, Repairs & Maintenance	184,371	228,894	419,097	183,845
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	99,878	218,844	265,230	127,466
Management Fee	68,696	63,849	104,237	85,876
Professional Fees	37,491	29,533	96,796	96,069
Corporation Tax	6,626	-	9,521	3,448
Office & Administration	34,207	51,005	51,134	26,157
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,412,863	\$ 2,394,336	\$ 4,482,891	\$ 3,876,385
SURPLUS (DEFECIT)	\$ 114,792	\$ (150,601)	\$ (143,456)	\$ (243,903)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,548	\$ 1,272	\$ 2,151	\$ 1,662
Maint. - PY	\$ 2,526,317	\$ 1,963,418	\$ 3,507,971	\$ 2,804,928
Monthly Maint. / Charges Per Unit - PY	\$ 1,504	\$ 1,169	\$ 2,030	\$ 1,601
% Increase from Prior Year	3%	9%	6%	4%
Total Debt	\$ 5,300,000	\$ 27,278	\$ 6,281,150	\$ 8,000,000
Debt per Unit	\$ 37,857	\$ 195	\$ 43,619	\$ 54,795
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	Interest only
Transfer Fee %	2% of GSP		\$6 per share	5% on net profit

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Tribeca	East Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	146	156	157	157
Zip Code	10028	10128	10007	10035
Maintenance / Common Charges	\$ 4,456,111	\$ 2,388,356	\$ 6,749,690	\$ 2,656,125
Operating Assessments	474,938	-	-	4,498
Rent / Comml. Charges / Parking	1,404,370	79,243	32,277	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	101,046	70,559	526,157	448,439
TOTAL INCOME	\$ 6,436,465	\$ 2,538,158	\$ 7,308,124	\$ 3,109,062
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,150,343	-	46,909	-
Mortgage & loan indebtedness	409,479	-	402,175	43,232
Payroll / Contract Labor	1,044,158	730,105	1,329,397	661,309
Pension & Welfare	403,564	334,185	491,255	138,502
Payroll Taxes / Other	150,623	136,180	219,807	79,660
Gas & Electric, net	88,685	127,153	1,134,713	803,599
Heating	251,751	287,364	254,750	136,889
Water & Sewer	105,631	99,890	144,174	198,221
Building Supplies, Repairs & Maintenance	340,295	448,789	877,566	462,553
Recreation Facilities Expense	-	-	196,651	121,582
Security Services	-	-	-	-
Insurance	117,492	158,238	1,154,997	256,187
Management Fee	107,500	109,362	115,499	117,958
Professional Fees	56,860	71,030	43,088	89,870
Corporation Tax	11,074	44,317	9,776	21,370
Office & Administration	25,762	79,967	99,073	61,556
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,263,217	\$ 2,626,580	\$ 6,519,830	\$ 3,192,488
SURPLUS (DEFECIT)	\$ 173,248	\$ (88,422)	\$ 788,294	\$ (83,426)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,543	\$ 1,276	\$ 3,583	\$ 1,410
Maint. - PY	\$ 4,345,570	\$ 2,303,464	\$ 6,436,872	\$ 3,151,819
Monthly Maint. / Charges Per Unit - PY	\$ 2,480	\$ 1,230	\$ 3,417	\$ 1,673
% Increase from Prior Year	3%	4%	5%	-16%
Total Debt	\$ 7,400,071	\$ -	\$ 6,611,091	\$ 517,395
Debt per Unit	\$ 50,685	\$ -	\$ 42,109	\$ 3,296
Interest Only/Amortizing	Amortizing		Interest only	Amortizing
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Clinton	Yorkville	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	161	161	161	162
Zip Code	10014	10019	10075	10023
Maintenance / Common Charges	\$ 2,414,908	\$ 12,939,655	\$ 6,420,294	\$ 2,923,952
Operating Assessments	-	-	440,924	-
Rent / Comml. Charges / Parking	44,773	-	1,942,875	103,626
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	83,112	296,922	243,807	75,011
TOTAL INCOME	\$ 2,542,793	\$ 13,236,577	\$ 9,047,900	\$ 3,102,589
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	3,193,637	-
Mortgage & loan indebtedness	-	-	2,046,428	-
Payroll / Contract Labor	822,936	3,324,810	1,427,745	1,051,374
Pension & Welfare	108,572	1,239,712	593,307	426,656
Payroll Taxes / Other	144,903	1,664,401	179,456	128,508
Gas & Electric, net	216,203	1,293,115	335,465	212,016
Heating	48,970	685,054	321,491	165,728
Water & Sewer	80,426	192,582	218,019	94,649
Building Supplies, Repairs & Maintenance	586,547	2,441,785	672,043	222,332
Recreation Facilities Expense	109,352	-	-	237,445
Security Services	-	-	-	-
Insurance	240,748	1,531,164	233,010	164,649
Management Fee	93,620	140,688	74,125	97,708
Professional Fees	60,702	143,074	58,933	75,894
Corporation Tax	7,836	21,749	8,050	14,046
Office & Administration	53,859	84,550	43,474	38,451
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,574,674	\$ 12,762,684	\$ 9,405,183	\$ 2,929,456
SURPLUS (DEFECIT)	\$ (31,881)	\$ 473,893	\$ (357,283)	\$ 173,133
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,250	\$ 108	\$ 3,323	\$ 1,504
Maint. - PY	\$ 2,527,142	\$ 12,117,240	\$ 6,015,453	\$ 2,876,848
Monthly Maint. / Charges Per Unit - PY	\$ 1,308	\$ 101	\$ 3,114	\$ 1,480
% Increase from Prior Year	-4%	7%	7%	2%
Total Debt	\$ -	\$ -	\$ 34,909,003	\$ -
Debt per Unit	\$ -	\$ -	\$ 216,826	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %		Other	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Battery Park City	Upper West Side	Crown Heights
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	162	162	163	163
Zip Code	10075	10280	10025	11225
Maintenance / Common Charges	\$ 4,868,299	\$ 6,421,505	\$ 2,100,030	\$ 1,622,696
Operating Assessments	594,716	-	340,515	-
Rent / Comml. Charges / Parking	383,736	995,352	776,424	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	1,029,900	-
Other Income	252,290	764,360	238,208	10,274
TOTAL INCOME	\$ 6,099,041	\$ 8,181,217	\$ 4,485,077	\$ 1,632,970
Ground Rent	-	2,120,469	-	-
Real Estate Taxes / PILOT / BID	2,591,262	3,069,170	1,609,444	-
Mortgage & loan indebtedness	247,812	-	667,198	-
Payroll / Contract Labor	1,156,550	649,552	602,333	651,863
Pension & Welfare	484,518	273,021	263,170	-
Payroll Taxes / Other	121,356	79,145	72,310	-
Gas & Electric, net	88,534	120,994	228,261	199,696
Heating	290,902	176,430	220,767	37,506
Water & Sewer	180,703	150,402	91,088	61,312
Building Supplies, Repairs & Maintenance	398,967	217,273	333,358	326,743
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	153,394	197,526	194,615	144,662
Management Fee	91,290	87,822	113,855	80,000
Professional Fees	69,111	102,487	76,069	27,827
Corporation Tax	10,771	59,053	2,501	-
Office & Administration	41,479	16,418	116,636	28,138
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,926,649	\$ 7,319,762	\$ 4,591,605	\$ 1,557,747
SURPLUS (DEFECIT)	\$ 172,392	\$ 861,455	\$ (106,528)	\$ 75,223
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,504	\$ 3,303	\$ 1,074	\$ 830
Maint. - PY	\$ 4,709,004	\$ 6,189,406	\$ 1,652,938	\$ 1,441,414
Monthly Maint. / Charges Per Unit - PY	\$ 2,422	\$ 3,184	\$ 845	\$ 737
% Increase from Prior Year	3%	4%	27%	13%
Total Debt	\$ 6,500,000	\$ -	\$ 7,889,137	\$ -
Debt per Unit	\$ 40,123	\$ -	\$ 48,400	\$ -
Interest Only/Amortizing	Interest Only			
Transfer Fee %	2% of GSP		Other	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Murray Hill	Yorkville	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condop	Co-Op	Condominium
Number of Units	165	166	166	166
Zip Code	10065	10016	10128	10282
Maintenance / Common Charges	\$ 3,950,847	\$ 4,210,277	\$ 4,599,265	\$ 3,336,024
Operating Assessments	335,457	446,651	361,996	-
Rent / Comml. Charges / Parking	595,188	273,409	283,735	-
Common Charges - PILOT	-	-	-	7,543,202
Transfer Fees	28,314	-	-	-
Other Income	243,294	318,407	193,690	100,867
TOTAL INCOME	\$ 5,153,100	\$ 5,248,744	\$ 5,438,686	\$ 10,980,093
Ground Rent	-	-	-	1,858,119
Real Estate Taxes / PILOT / BID	2,016,146	2,590,561	2,817,805	5,712,744
Mortgage & loan indebtedness	1,187,731	329,850	622,642	147,253
Payroll / Contract Labor	568,821	670,886	763,338	1,241,492
Pension & Welfare	225,504	309,973	305,390	505,115
Payroll Taxes / Other	78,508	98,715	101,166	138,348
Gas & Electric, net	182,011	180,791	67,859	100,508
Heating	134,498	182,976	161,018	9,487
Water & Sewer	112,941	87,000	168,279	126,579
Building Supplies, Repairs & Maintenance	197,855	270,970	264,116	349,818
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	154,029	151,598	146,841	467,074
Management Fee	115,753	105,165	92,675	74,160
Professional Fees	19,698	71,849	56,418	189,637
Corporation Tax	3,450	10,936	11,164	110,066
Office & Administration	45,812	30,583	27,052	67,972
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,042,757	\$ 5,091,853	\$ 5,605,763	\$ 11,098,372
SURPLUS (DEFECIT)	\$ 110,343	\$ 156,891	\$ (167,077)	\$ (118,279)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,995	\$ 2,114	\$ 2,309	\$ 1,675
Maint. - PY	\$ 3,877,598	\$ 4,085,958	\$ 4,390,707	\$ 3,336,024
Monthly Maint. / Charges Per Unit - PY	\$ 1,958	\$ 2,051	\$ 2,204	\$ 1,675
% Increase from Prior Year	2%	3%	5%	0%
Total Debt	\$ 34,505,468	\$ 7,500,000	\$ 7,687,171	\$ 895,721
Debt per Unit	\$ 209,124	\$ 45,181	\$ 46,308	\$ 5,396
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Transfer Fee %	\$6.50/share			

*GSP - Gross Selling Price

Neighborhood	Tribeca	Hudson Square	Stuyvesant Park	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	167	170	172	172
Zip Code	10013	10014	10010	10023
Maintenance / Common Charges	\$ 4,652,303	\$ 2,693,080	\$ 4,316,098	\$ 3,265,418
Operating Assessments	-	-	441,030	-
Rent / Comml. Charges / Parking	55,094	173,545	463,819	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	46,323	-
Other Income	28,685	104,327	106,958	121,511
TOTAL INCOME	\$ 4,736,082	\$ 2,970,952	\$ 5,374,228	\$ 3,386,929
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	2,571,457	-
Mortgage & loan indebtedness	-	-	431,250	-
Payroll / Contract Labor	1,495,704	993,200	781,200	1,132,795
Pension & Welfare	520,070	43,791	262,870	50,502
Payroll Taxes / Other	241,507	211,227	132,016	182,232
Gas & Electric, net	798,652	128,388	126,028	451,698
Heating	462,225	80,129	253,609	173,738
Water & Sewer	90,226	70,823	55,244	107,569
Building Supplies, Repairs & Maintenance	568,337	479,781	502,401	520,340
Recreation Facilities Expense	300,038	-	-	-
Security Services	-	-	-	-
Insurance	478,999	421,863	153,531	326,042
Management Fee	94,398	84,177	87,550	101,350
Professional Fees	57,180	39,925	21,405	30,057
Corporation Tax	28,041	11,588	10,547	5,698
Office & Administration	68,211	36,776	37,262	58,834
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,203,588	\$ 2,601,668	\$ 5,426,370	\$ 3,140,855
SURPLUS (DEFECIT)	\$ (467,506)	\$ 369,284	\$ (52,142)	\$ 246,074
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,322	\$ 1,320	\$ 2,091	\$ 1,582
Maint. - PY	\$ 3,969,028	\$ 2,569,004	\$ 4,032,043	\$ 3,305,099
Monthly Maint. / Charges Per Unit - PY	\$ 1,981	\$ 1,259	\$ 1,954	\$ 1,601
% Increase from Prior Year	17%	5%	7%	-1%
Total Debt	\$ -	\$ -	\$ 15,000,000	\$ -
Debt per Unit	\$ -	\$ -	\$ 87,209	\$ -
Interest Only/Amortizing			Interest Only	
Transfer Fee %			1.75% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Battery Park City	East Village	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	173	174	175	175
Zip Code	10023	10280	10003	10065
Maintenance / Common Charges	\$ 3,368,029	\$ 3,452,567	\$ 3,400,694	\$ 8,135,956
Operating Assessments	-	-	210,285	823,362
Rent / Comm. Charges / Parking	208,150	114,433	224,289	648,109
Common Charges - PILOT	-	3,782,374	-	-
Transfer Fees	-	-	40,700	-
Other Income	208,121	200,987	87,984	398,858
TOTAL INCOME	\$ 3,784,300	\$ 7,550,361	\$ 3,963,952	\$ 10,006,285
Ground Rent	-	1,267,375	-	-
Real Estate Taxes / PILOT / BID	-	3,782,374	1,681,654	4,808,049
Mortgage & loan indebtedness	55,679	-	148,032	1,270,750
Payroll / Contract Labor	1,129,203	652,800	641,519	1,331,230
Pension & Welfare	431,123	297,590	228,462	504,096
Payroll Taxes / Other	145,894	114,639	94,559	162,150
Gas & Electric, net	202,363	110,395	42,052	190,206
Heating	103,835	189,788	260,659	346,125
Water & Sewer	118,898	136,721	125,792	177,021
Building Supplies, Repairs & Maintenance	479,411	270,992	195,596	603,427
Recreation Facilities Expense	127,960	-	-	-
Security Services	-	-	-	-
Insurance	301,914	266,277	112,831	236,654
Management Fee	98,004	108,654	88,404	114,827
Professional Fees	81,650	107,638	124,826	66,260
Corporation Tax	18,894	43,704	4,177	82,011
Office & Administration	70,180	36,021	24,153	168,065
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,365,008	\$ 7,384,968	\$ 3,772,716	\$ 10,060,871
SURPLUS (DEFECIT)	\$ 419,292	\$ 165,393	\$ 191,236	\$ (54,586)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,622	\$ 1,654	\$ 1,619	\$ 3,874
Maint. - PY	\$ 3,259,387	\$ 3,405,415	\$ 3,331,840	\$ 7,742,239
Monthly Maint. / Charges Per Unit - PY	\$ 1,570	\$ 1,631	\$ 1,587	\$ 3,687
% Increase from Prior Year	3%	1%	2%	5%
Total Debt	\$ 537,854	\$ -	\$ 4,338,050	\$ 42,500,000
Debt per Unit	\$ 3,109	\$ -	\$ 24,789	\$ 242,857
Interest Only/Amortizing	Amortizing		Interest Only	Interest Only
Transfer Fee %	Other	Other	2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Battery Park City	Greenwich Village	Morningside Heights
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	180	182	183	183
Zip Code	10065	10280	10011	10027
Maintenance / Common Charges	\$ 6,438,136	\$ 7,169,700	\$ 3,656,578	\$ 3,080,211
Operating Assessments	659,838	-	390,280	-
Rent / Comml. Charges / Parking	1,307,997	1,103,880	751,761	317,340
Common Charges - PILOT	-	-	-	-
Transfer Fees	238,080	-	-	-
Other Income	274,315	207,870	119,198	130,792
TOTAL INCOME	\$ 8,918,366	\$ 8,481,450	\$ 4,917,817	\$ 3,528,343
Ground Rent	-	2,164,250	-	-
Real Estate Taxes / PILOT / BID	3,848,140	4,106,803	2,160,317	-
Mortgage & loan indebtedness	953,551	-	611,869	-
Payroll / Contract Labor	1,153,639	598,538	651,954	1,209,360
Pension & Welfare	435,405	229,357	253,869	86,374
Payroll Taxes / Other	150,373	117,281	63,803	114,179
Gas & Electric, net	185,795	195,259	70,897	337,966
Heating	234,080	174,341	125,537	54,667
Water & Sewer	185,168	188,792	107,408	83,236
Building Supplies, Repairs & Maintenance	551,750	362,618	263,747	670,677
Recreation Facilities Expense	-	-	-	135,054
Security Services	-	-	-	-
Insurance	400,175	362,353	198,883	360,591
Management Fee	139,166	83,200	94,312	105,613
Professional Fees	79,678	91,364	80,210	24,601
Corporation Tax	5,635	40,068	7,316	20,298
Office & Administration	43,920	25,796	64,551	46,710
Bad Debts (Recovery)	-	112,374	-	-
TOTAL EXPENSES	\$ 8,366,475	\$ 8,852,394	\$ 4,754,673	\$ 3,249,326
SURPLUS (DEFECIT)	\$ 551,891	\$ (370,944)	\$ 163,144	\$ 279,017
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,981	\$ 3,283	\$ 1,665	\$ 1,403
Maint. - PY	\$ 6,133,942	\$ 7,138,165	\$ 3,821,053	\$ 2,818,034
Monthly Maint. / Charges Per Unit - PY	\$ 2,840	\$ 3,268	\$ 1,740	\$ 1,283
% Increase from Prior Year	5%	0%	-4%	9%
Total Debt	\$ 26,000,000	\$ -	\$ 2,461,142	\$ -
Debt per Unit	\$ 144,444	\$ -	\$ 13,449	\$ -
Interest Only/Amortizing				
Transfer Fee %	2% of GSP			

*GSP - Gross Selling Price

Neighborhood	Hunters Point	East Village	Clinton	Murray Hill
Borough	Queens	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	184	186	186	191
Zip Code	11109	10003	10019	10016
Maintenance / Common Charges	\$ 2,748,643	\$ 5,479,637	\$ 4,118,998	\$ 3,076,070
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	199,390	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	7,651	-	-	-
Other Income	46,845	95,031	128,666	100,588
TOTAL INCOME	\$ 2,803,139	\$ 5,774,058	\$ 4,247,664	\$ 3,176,658
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,651,730	-	12,783
Mortgage & loan indebtedness	54,781	409,222	-	61,824
Payroll / Contract Labor	738,661	982,070	1,333,664	1,258,750
Pension & Welfare	298,670	304,279	511,997	464,344
Payroll Taxes / Other	96,454	93,034	389,447	174,071
Gas & Electric, net	278,331	66,466	352,513	300,198
Heating	187,072	189,742	170,738	42,415
Water & Sewer	154,465	196,460	166,318	107,396
Building Supplies, Repairs & Maintenance	621,263	453,202	598,777	541,620
Recreation Facilities Expense	-	-	180,927	-
Security Services	-	-	-	-
Insurance	210,797	228,202	354,054	167,559
Management Fee	107,212	125,252	127,447	61,991
Professional Fees	34,197	35,022	96,065	35,785
Corporation Tax	27,311	14,365	3,078	-
Office & Administration	41,023	95,252	56,226	60,348
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,850,237	\$ 5,844,298	\$ 4,341,251	\$ 3,289,084
SURPLUS (DEFECIT)	\$ (47,098)	\$ (70,240)	\$ (93,587)	\$ (112,426)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,245	\$ 2,455	\$ 1,845	\$ 1,342
Maint. - PY	\$ 2,647,935	\$ 5,390,200	\$ 4,063,887	\$ 3,134,389
Monthly Maint. / Charges Per Unit - PY	\$ 1,199	\$ 2,415	\$ 1,821	\$ 1,368
% Increase from Prior Year	4%	2%	1%	-2%
Total Debt	\$ 625,805	\$ 7,609,755	\$ -	\$ 698,280
Debt per Unit	\$ 3,401	\$ 40,913	\$ -	\$ 3,656
Interest Only/Amortizing	Amortizing	Amortizing		Amortizing
Transfer Fee %	Other		Other	

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Yorkville	Murray Hill	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	191	192	199	204
Zip Code	10022	10075	10016	10010
Maintenance / Common Charges	\$ 2,277,306	\$ 4,067,961	\$ 6,245,390	\$ 4,094,581
Operating Assessments	-	431,867	-	473,120
Rent / Comml. Charges / Parking	-	431,867	-	325,657
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	146,791	-	-
Other Income	197,347	151,786	770,928	53,805
TOTAL INCOME	\$ 2,474,653	\$ 5,230,272	\$ 7,016,318	\$ 4,947,163
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,503,020	-	2,752,771
Mortgage & loan indebtedness	-	355,500	-	277,946
Payroll / Contract Labor	705,021	705,153	1,357,608	640,526
Pension & Welfare	285,465	348,602	548,733	302,400
Payroll Taxes / Other	86,931	93,775	386,460	87,743
Gas & Electric, net	71,483	68,314	797,848	60,418
Heating	233,257	216,760	407,073	56,255
Water & Sewer	126,618	131,203	80,391	103,803
Building Supplies, Repairs & Maintenance	414,592	246,304	1,094,235	300,051
Recreation Facilities Expense	-	-	403,822	-
Security Services	-	-	-	-
Insurance	292,657	125,497	552,178	166,471
Management Fee	100,000	95,607	148,866	123,452
Professional Fees	165,268	46,729	39,194	17,671
Corporation Tax	2,706	9,687	55,228	11,875
Office & Administration	20,474	53,736	61,870	43,826
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,504,472	\$ 4,999,887	\$ 5,933,506	\$ 4,945,208
SURPLUS (DEFECIT)	\$ (29,819)	\$ 230,385	\$ 1,082,812	\$ 1,955
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 994	\$ 1,766	\$ 2,615	\$ 1,673
Maint. - PY	\$ 2,238,249	\$ 4,068,311	\$ 5,844,806	\$ 4,073,018
Monthly Maint. / Charges Per Unit - PY	\$ 977	\$ 1,766	\$ 2,448	\$ 1,664
% Increase from Prior Year	2%	0%	7%	1%
Total Debt	\$ -	\$ 6,458,347	\$ -	\$ 5,030,230
Debt per Unit	\$ -	\$ 33,637	\$ -	\$ 24,658
Interest Only/Amortizing		Amortizing		Amortizing
Transfer Fee %		10% of NP		\$20/share

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Financial District	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	204	205	205	216
Zip Code	10021	10004	10065	10021
Maintenance / Common Charges	\$ 4,992,212	\$ 4,380,729	\$ 3,577,557	\$ 4,173,094
Operating Assessments	456,221	517,192	-	-
Rent / Comm. Charges / Parking	62,697	1,088,763	-	99,424
Common Charges - PILOT	-	-	-	-
Transfer Fees	89,200	109,650	-	-
Other Income	133,261	228,552	105,081	299,964
TOTAL INCOME	\$ 5,733,591	\$ 6,324,886	\$ 3,682,638	\$ 4,572,482
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,689,334	2,966,837	10,378	12,090
Mortgage & loan indebtedness	369,308	732,052	-	-
Payroll / Contract Labor	774,847	705,647	1,436,116	1,458,674
Pension & Welfare	318,521	292,877	584,615	672,063
Payroll Taxes / Other	151,118	87,742	197,552	173,001
Gas & Electric, net	99,648	75,987	210,822	170,062
Heating	399,706	148,521	568,760	453,702
Water & Sewer	166,471	148,521	141,742	254,775
Building Supplies, Repairs & Maintenance	292,997	296,416	269,643	528,896
Recreation Facilities Expense	-	-	32,385	-
Security Services	-	-	-	-
Insurance	235,779	272,242	200,708	379,594
Management Fee	109,814	130,096	121,322	107,167
Professional Fees	145,106	70,857	91,098	89,493
Corporation Tax	15,498	15,184	-	16,093
Office & Administration	49,320	89,076	55,137	173,059
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,817,467	\$ 6,032,055	\$ 3,920,278	\$ 4,488,669
SURPLUS (DEFECIT)	\$ (83,876)	\$ 292,831	\$ (237,640)	\$ 83,813
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,039	\$ 1,781	\$ 1,454	\$ 1,610
Maint. - PY	\$ 4,905,036	\$ 4,170,334	\$ 3,441,487	\$ 3,793,718
Monthly Maint. / Charges Per Unit - PY	\$ 2,004	\$ 1,695	\$ 1,399	\$ 1,464
% Increase from Prior Year	2%	5%	4%	10%
Total Debt	\$ 6,780,784	\$ 9,891,583	\$ -	\$ -
Debt per Unit	\$ 33,239	\$ 48,252	\$ -	\$ -
Interest Only/Amortizing	Amortizing	Amortizing		
Transfer Fee %	2% of GSP	3% of GSP		

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Gramercy Park	Battery Park City	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	219	223	234	239
Zip Code	10022	10003	10004	10280
Maintenance / Common Charges	\$ 3,883,928	\$ 6,616,709	\$ 4,159,799	\$ 6,619,674
Operating Assessments	-	-	-	646,515
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	169,207	429,799	119,946	196,040
TOTAL INCOME	\$ 4,053,135	\$ 7,046,508	\$ 4,279,745	\$ 7,462,229
Ground Rent	-	-	-	912,750
Real Estate Taxes / PILOT / BID	16,710	-	35,601	3,934,424
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	1,332,536	2,764,602	1,273,722	781,897
Pension & Welfare	533,956	-	566,237	376,486
Payroll Taxes / Other	187,817	384,831	150,725	107,890
Gas & Electric, net	273,426	774,397	478,459	122,972
Heating	370,612	337,911	302,299	181,994
Water & Sewer	151,445	142,337	116,390	158,407
Building Supplies, Repairs & Maintenance	398,863	1,794,824	637,598	228,213
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	248,339	805,245	344,413	451,203
Management Fee	130,750	140,862	112,500	92,157
Professional Fees	49,822	180,467	52,579	126,262
Corporation Tax	33,318	25,979	57,384	23,216
Office & Administration	41,933	62,263	83,418	35,274
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,769,527	\$ 7,413,718	\$ 4,211,325	\$ 7,533,145
SURPLUS (DEFECIT)	\$ 283,608	\$ (367,210)	\$ 68,420	\$ (70,916)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,478	\$ 2,473	\$ 1,481	\$ 2,308
Maint. - PY	\$ 3,649,064	\$ 3,269,506	\$ 3,998,132	\$ 6,793,892
Monthly Maint. / Charges Per Unit - PY	\$ 1,389	\$ 1,222	\$ 1,424	\$ 2,369
% Increase from Prior Year	6%	102%	4%	-3%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Soho	Meatpacking District	Financial District	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condop	Condominium	Condominium
Number of Units	242	242	242	247
Zip Code	10012	10014	10038	10280
Maintenance / Common Charges	\$ 6,009,686	\$ 5,897,235	\$ 3,317,805	\$ 6,732,280
Operating Assessments	668,351	408,772	-	-
Rent / Comml. Charges / Parking	1,832,025	12,908	-	-
Common Charges - PILOT	-	-	-	7,104,973
Transfer Fees	-	221,488	-	-
Other Income	252,048	308,529	80,622	757,210
TOTAL INCOME	\$ 8,762,110	\$ 6,848,932	\$ 3,398,427	\$ 14,594,463
Ground Rent	-	-	-	1,684,917
Real Estate Taxes / PILOT / BID	3,256,402	3,115,472	-	7,130,629
Mortgage & loan indebtedness	2,147,179	491,688	-	-
Payroll / Contract Labor	885,740	860,627	972,279	1,337,185
Pension & Welfare	375,636	380,097	151,962	514,480
Payroll Taxes / Other	105,209	101,115	162,999	181,585
Gas & Electric, net	85,394	219,990	832,917	797,341
Heating	41,348	167,446	258,058	427,969
Water & Sewer	103,137	87,132	162,648	160,677
Building Supplies, Repairs & Maintenance	570,719	288,805	535,413	1,129,945
Recreation Facilities Expense	-	-	20,044	328,116
Security Services	-	-	-	-
Insurance	402,911	407,300	435,251	462,606
Management Fee	125,824	164,147	103,250	180,000
Professional Fees	157,304	123,863	109,999	53,870
Corporation Tax	18,764	19,135	28,996	62,735
Office & Administration	67,644	52,640	86,917	83,051
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 8,343,211	\$ 6,479,457	\$ 3,860,733	\$ 14,535,106
SURPLUS (DEFECIT)	\$ 418,899	\$ 369,475	\$ (462,306)	\$ 59,357
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,069	\$ 2,031	\$ 1,142	\$ 2,271
Maint. - PY	\$ 5,892,807	\$ 5,608,108	\$ 3,020,358	\$ 6,410,467
Monthly Maint. / Charges Per Unit - PY	\$ 2,029	\$ 1,931	\$ 1,040	\$ 2,163
% Increase from Prior Year	2%	5%	10%	5%
Total Debt	\$ 41,368,806	\$ 10,773,411	\$ -	\$ -
Debt per Unit	\$ 170,945	\$ 44,518	\$ -	\$ -
Interest Only/Amortizing	Amortizing	Amortizing		
Transfer Fee %	3% of GSP	2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Battery Park City	East Village	Tribeca	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	247	248	257	260
Zip Code	10280	10003	10007	10014
Maintenance / Common Charges	\$ 8,550,699	\$ 4,473,651	\$ 4,480,998	\$ 5,125,658
Operating Assessments	-	422,108	-	652,704
Rent / Comml. Charges / Parking	-	246,858	-	838,246
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	40,590	-	-
Other Income	529,554	118,272	147,510	168,093
TOTAL INCOME	\$ 9,080,253	\$ 5,301,479	\$ 4,628,508	\$ 6,784,701
Ground Rent	1,195,962	-	-	-
Real Estate Taxes / PILOT / BID	4,570,905	2,520,451	23,216	3,796,767
Mortgage & loan indebtedness	-	247,500	93,847	456,668
Payroll / Contract Labor	886,919	769,075	1,566,339	810,705
Pension & Welfare	367,214	318,769	602,220	316,556
Payroll Taxes / Other	112,444	85,296	199,132	84,052
Gas & Electric, net	194,852	67,091	315,086	71,699
Heating	301,986	261,276	93,519	218,528
Water & Sewer	177,431	139,469	182,569	143,267
Building Supplies, Repairs & Maintenance	303,538	455,501	649,284	274,936
Recreation Facilities Expense	-	-	133,385	-
Security Services	-	-	-	19,042
Insurance	350,302	203,312	370,958	173,824
Management Fee	89,570	128,988	162,571	86,520
Professional Fees	63,701	59,691	76,298	106,601
Corporation Tax	24,356	11,335	46,189	25,362
Office & Administration	25,454	31,066	57,758	63,260
Bad Debts (Recovery)	-	-	25,595	-
TOTAL EXPENSES	\$ 8,664,634	\$ 5,298,820	\$ 4,597,966	\$ 6,647,787
SURPLUS (DEFECIT)	\$ 415,619	\$ 2,659	\$ 30,542	\$ 136,914
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,885	\$ 1,503	\$ 1,453	\$ 1,643
Maint. - PY	\$ 8,261,545	\$ 4,343,401	\$ 4,344,188	\$ 5,125,658
Monthly Maint. / Charges Per Unit - PY	\$ 2,787	\$ 1,459	\$ 1,409	\$ 1,643
% Increase from Prior Year	3%	3%	3%	0%
Total Debt	\$ -	\$ 9,016,523	\$ 1,311,261	\$ 4,472,778
Debt per Unit	\$ -	\$ 36,357	\$ 5,102	\$ 17,203
Interest Only/Amortizing		Interest Only	Amortizing	Amortizing
Transfer Fee %		\$11/share		\$20/share

*GSP - Gross Selling Price

Neighborhood	Clinton	Stuyvesant Park	Murray Hill	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	260	262	262	277
Zip Code	10019	10010	10016	10022
Maintenance / Common Charges	\$ 3,358,687	\$ 4,684,950	\$ 5,564,991	\$ 12,334,644
Operating Assessments	-	1,473,816	725,531	1,269,063
Rent / Comml. Charges / Parking	-	1,044,336	951,165	245,000
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	56,380	-	669,520
Other Income	181,563	144,342	2,109,632	501,532
TOTAL INCOME	\$ 3,540,250	\$ 7,403,824	\$ 9,351,319	\$ 15,019,759
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	3,498,991	4,240,986	7,345,358
Mortgage & loan indebtedness	152,419	632,566	932,874	908,146
Payroll / Contract Labor	1,170,269	795,417	1,263,525	1,839,773
Pension & Welfare	455,947	318,627	445,995	814,948
Payroll Taxes / Other	139,093	86,505	100,021	195,636
Gas & Electric, net	136,496	583,564	474,884	585,377
Heating	382,865	234,270	390,192	508,338
Water & Sewer	125,590	177,108	244,389	182,782
Building Supplies, Repairs & Maintenance	394,075	519,645	190,773	564,967
Recreation Facilities Expense	-	-	129,563	-
Security Services	-	-	361	25,536
Insurance	204,457	228,503	443,981	455,032
Management Fee	104,929	122,148	107,035	149,912
Professional Fees	91,065	100,415	22,418	70,725
Corporation Tax	34,441	22,231	24,081	39,081
Office & Administration	46,247	26,123	46,997	102,960
Bad Debts (Recovery)	20,807	-	-	-
TOTAL EXPENSES	\$ 3,458,700	\$ 7,346,113	\$ 9,058,075	\$ 13,788,571
SURPLUS (DEFECIT)	\$ 81,550	\$ 57,711	\$ 293,244	\$ 1,231,188
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,077	\$ 1,490	\$ 1,770	\$ 3,711
Maint. - PY	\$ 3,002,787	\$ 3,912,443	\$ 6,462,248	\$ 11,631,862
Monthly Maint. / Charges Per Unit - PY	\$ 962	\$ 1,244	\$ 2,055	\$ 3,499
% Increase from Prior Year	12%	20%	-14%	6%
Total Debt	\$ 1,823,046	\$ 6,619,911	\$ 15,658,435	\$ -
Debt per Unit	\$ 7,012	\$ 25,267	\$ 59,765	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	Interest Only
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Murray Hill	Mahattan Valley	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	277	280	280	287
Zip Code	10282	10016	10025	10022
Maintenance / Common Charges	\$ 5,060,967	\$ 4,177,491	\$ 2,709,886	\$ 8,518,238
Operating Assessments	-	460,754	-	996,490
Rent / Comml. Charges / Parking	233,920	96,079	57,775	749,750
Common Charges - PILOT	6,372,018	-	-	-
Transfer Fees	-	-	-	208,451
Other Income	45,847	287,164	322,819	289,784
TOTAL INCOME	\$ 11,712,752	\$ 5,021,488	\$ 3,090,480	\$ 10,762,713
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	6,372,018	2,672,858	-	5,740,681
Mortgage & loan indebtedness	-	238,815	-	678,320
Payroll / Contract Labor	1,204,712	728,848	487,012	1,506,672
Pension & Welfare	442,313	300,447	193,554	579,749
Payroll Taxes / Other	252,088	78,789	87,675	210,097
Gas & Electric, net	467,952	95,937	159,951	127,076
Heating	235,208	225,167	259,668	432,631
Water & Sewer	153,153	150,039	223,088	184,434
Building Supplies, Repairs & Maintenance	945,768	231,649	291,096	548,100
Recreation Facilities Expense	44,228	-	-	-
Security Services	-	-	274,413	-
Insurance	467,911	122,689	303,225	220,501
Management Fee	154,500	108,000	129,433	175,845
Professional Fees	148,845	30,211	256,616	134,750
Corporation Tax	46,491	9,309	3,298	26,546
Office & Administration	60,194	29,940	58,019	79,924
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 10,995,381	\$ 5,022,698	\$ 2,727,048	\$ 10,645,326
SURPLUS (DEFECIT)	\$ 717,371	\$ (1,210)	\$ 363,432	\$ 117,387
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,523	\$ 1,243	\$ 807	\$ 2,473
Maint. - PY	\$ 4,912,009	\$ 4,015,637	\$ 2,702,199	\$ 8,405,597
Monthly Maint. / Charges Per Unit - PY	\$ 1,478	\$ 1,195	\$ 804	\$ 2,441
% Increase from Prior Year	3%	4%	0%	1%
Total Debt	\$ -	\$ 8,100,000	\$ -	\$ 24,000,000
Debt per Unit	\$ -	\$ 28,929	\$ -	\$ 83,624
Interest Only/Amortizing		Interest Only		Interest Only
Transfer Fee %			Other	Other

*GSP - Gross Selling Price

Neighborhood	Yorkville	Battery Park City	Clinton	Financial District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	290	295	309	320
Zip Code	10128	10280	10019	10005
Maintenance / Common Charges	\$ 4,875,956	\$ 11,396,014	\$ 12,543,947	\$ 5,016,409
Operating Assessments	-	-	1,499,980	-
Rent / Comml. Charges / Parking	-	-	2,490,139	277,110
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	766,075	-
Other Income	127,459	151,339	598,944	224,458
TOTAL INCOME	\$ 5,003,415	\$ 11,547,353	\$ 17,899,085	\$ 5,517,977
Ground Rent	-	3,094,585	-	-
Real Estate Taxes / PILOT / BID	28,342	5,319,403	8,788,750	-
Mortgage & loan indebtedness	-	-	1,512,800	-
Payroll / Contract Labor	1,726,832	965,040	2,282,330	1,563,679
Pension & Welfare	663,851	397,591	814,054	531,566
Payroll Taxes / Other	214,071	125,580	230,357	249,467
Gas & Electric, net	715,974	166,797	440,952	445,232
Heating	459,730	284,399	357,319	335,318
Water & Sewer	233,921	185,362	340,803	291,898
Building Supplies, Repairs & Maintenance	553,182	238,288	1,101,012	1,180,887
Recreation Facilities Expense	206,777	-	-	213,267
Security Services	-	-	-	-
Insurance	274,539	354,639	663,588	356,677
Management Fee	196,987	55,697	138,000	195,000
Professional Fees	102,100	27,282	246,584	106,750
Corporation Tax	35,604	23,895	44,791	11,145
Office & Administration	62,779	19,768	82,217	94,533
Bad Debts (Recovery)	450,046	-	-	-
TOTAL EXPENSES	\$ 5,924,735	\$ 11,258,326	\$ 17,043,557	\$ 5,575,419
SURPLUS (DEFECIT)	\$ (921,320)	\$ 289,027	\$ 855,528	\$ (57,442)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,401	\$ 3,219	\$ 3,383	\$ 1,306
Maint. - PY	\$ 4,621,882	\$ 11,145,248	\$ 12,185,694	\$ 4,875,734
Monthly Maint. / Charges Per Unit - PY	\$ 1,328	\$ 3,148	\$ 3,286	\$ 1,270
% Increase from Prior Year	5%	2%	3%	3%
Total Debt	\$ -	\$ -	\$ 48,000,000	\$ 363,423
Debt per Unit	\$ -	\$ -	\$ 155,340	\$ 1,136
Interest Only/Amortizing			Interest Only	
Transfer Fee %			2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Turtle Bay	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	336	348	367	410
Zip Code	10011	10011	10022	10023
Maintenance / Common Charges	\$ 3,705,462	\$ 10,767,382	\$ 10,319,819	\$ 9,367,888
Operating Assessments	-	1,142,283	1,009,176	-
Rent / Comml. Charges / Parking	-	1,465,889	618,330	467,858
Common Charges - PILOT	-	-	-	-
Transfer Fees	25,587	-	343,400	-
Other Income	138,701	601,197	1,011,492	720,240
TOTAL INCOME	\$ 3,869,750	\$ 13,976,751	\$ 13,302,217	\$ 10,555,986
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	30,917	6,560,788	5,777,097	-
Mortgage & loan indebtedness	107,228	1,532,601	567,875	-
Payroll / Contract Labor	1,235,463	2,115,630	1,970,128	4,152,225
Pension & Welfare	493,808	889,220	813,845	1,518,411
Payroll Taxes / Other	161,063	418,445	353,261	411,737
Gas & Electric, net	173,541	161,964	468,820	972,389
Heating	327,234	406,040	361,683	592,593
Water & Sewer	160,602	155,474	229,522	213,148
Building Supplies, Repairs & Maintenance	405,247	651,660	884,346	1,361,174
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	391,804	304,692	457,367	516,188
Management Fee	220,800	178,727	159,000	173,040
Professional Fees	76,628	153,830	109,144	113,987
Corporation Tax	21,494	37,336	27,047	94,208
Office & Administration	91,046	61,206	54,583	385,627
Bad Debts (Recovery)	10,288	-	-	-
TOTAL EXPENSES	\$ 3,907,163	\$ 13,627,613	\$ 12,233,718	\$ 10,504,727
SURPLUS (DEFECIT)	\$ (37,413)	\$ 349,138	\$ 1,068,499	\$ 51,259
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 919	\$ 2,578	\$ 2,343	\$ 1,904
Maint. - PY	\$ 3,509,985	\$ 10,704,594	\$ 10,144,291	\$ 9,029,438
Monthly Maint. / Charges Per Unit - PY	\$ 871	\$ 2,563	\$ 2,303	\$ 1,835
% Increase from Prior Year	6%	1%	2%	4%
Total Debt	\$ 1,502,683	\$ 34,238,848	\$ 20,650,000	\$ -
Debt per Unit	\$ 4,472	\$ 98,387	\$ 56,267	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	
Transfer Fee %	Other	2% of GSP	2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Astoria	Upper West Side	Mahattan Valley	Mahattan Valley
Borough	Queens	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	410	412	414	414
Zip Code	11102	10069	10025	10025
Maintenance / Common Charges	\$ 2,429,287	\$ 9,175,440	\$ 3,564,770	\$ 3,655,544
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	14,500	-	265,761	333,115
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	248,336	371,167	217,145	307,738
TOTAL INCOME	\$ 2,692,123	\$ 9,546,607	\$ 4,047,676	\$ 4,296,397
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	84,179	17,314	-	-
Mortgage & loan indebtedness	-	109,906	-	-
Payroll / Contract Labor	202,231	2,256,987	1,206,590	1,149,147
Pension & Welfare	26,561	976,661	465,349	433,135
Payroll Taxes / Other	28,637	360,084	164,397	110,038
Gas & Electric, net	142,666	655,982	171,485	110,349
Heating	68,762	519,838	562,431	314,583
Water & Sewer	240,507	348,916	205,998	190,240
Building Supplies, Repairs & Maintenance	424,629	602,925	651,670	511,801
Recreation Facilities Expense	28,022	270,244	-	-
Security Services	588,225	595,456	249,656	293,917
Insurance	395,582	640,749	239,605	246,963
Management Fee	171,649	187,500	175,877	185,000
Professional Fees	87,599	249,651	27,013	49,226
Corporation Tax	41,314	132,757	-	1,950
Office & Administration	69,434	383,227	112,759	152,157
Bad Debts (Recovery)	15,134	-	-	-
TOTAL EXPENSES	\$ 2,615,131	\$ 8,308,197	\$ 4,232,830	\$ 3,748,506
SURPLUS (DEFECIT)	\$ 76,992	\$ 1,238,410	\$ (185,154)	\$ 547,891
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 494	\$ 1,856	\$ 718	\$ 736
Maint. - PY	\$ 2,433,404	\$ 8,859,133	\$ 3,166,195	\$ 3,584,320
Monthly Maint. / Charges Per Unit - PY	\$ 495	\$ 1,792	\$ 637	\$ 721
% Increase from Prior Year	0%	4%	13%	2%
Total Debt	\$ -	\$ 176,437	\$ -	\$ -
Debt per Unit	\$ -	\$ 428	\$ -	\$ -
Interest Only/Amortizing		Amortizing		
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Chelsea	Lincoln Square	Brooklyn Heights
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	415	420	420	434
Zip Code	10022	10011	10023	11201
Maintenance / Common Charges	\$ 14,348,217	\$ 9,824,414	\$ 8,399,782	\$ 9,689,411
Operating Assessments	759,428	-	168,000	-
Rent / Comm. Charges / Parking	99,897	1,313,153	397,889	1,092,810
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	12,492	286,500	-
Other Income	255,227	413,254	1,327,635	11,667,177
TOTAL INCOME	\$ 15,462,769	\$ 11,563,313	\$ 10,579,806	\$ 22,449,398
Ground Rent	-	1,600,000	-	1,844,845
Real Estate Taxes / PILOT / BID	5,826,128	4,580,439	5,090,175	-
Mortgage & loan indebtedness	1,602,125	470,162	225,181	52,270
Payroll / Contract Labor	2,986,691	1,621,038	1,283,203	2,072,082
Pension & Welfare	1,279,920	531,610	355,209	905,479
Payroll Taxes / Other	425,808	203,725	687,022	283,241
Gas & Electric, net	596,710	90,156	718,820	1,357,576
Heating	491,079	382,886	483,501	328,121
Water & Sewer	233,012	294,598	241,398	463,821
Building Supplies, Repairs & Maintenance	836,794	436,276	522,377	1,354,775
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	377,752	381,638	595,624	744,134
Management Fee	313,055	191,468	-	302,015
Professional Fees	268,362	40,868	139,501	105,476
Corporation Tax	37,863	27,358	35,087	33,836
Office & Administration	173,541	76,231	118,768	101,491
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 15,448,840	\$ 10,928,453	\$ 10,495,866	\$ 9,949,162
SURPLUS (DEFECIT)	\$ 13,929	\$ 634,860	\$ 83,940	\$ 12,500,236
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,881	\$ 1,949	\$ 1,667	\$ 1,860
Maint. - PY	\$ 14,238,011	\$ 9,446,755	\$ 7,846,540	\$ 9,453,088
Monthly Maint. / Charges Per Unit - PY	\$ 2,859	\$ 1,874	\$ 1,557	\$ 1,815
% Increase from Prior Year	1%	4%	7%	2%
Total Debt	\$ 24,923,927	\$ 16,000,000	\$ 3,000,000	\$ 221,876
Debt per Unit	\$ 60,058	\$ 38,095	\$ 7,143	\$ 511
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Amortizing
Transfer Fee %	2% of GSP	Other	\$500/share	

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Brooklyn Heights	Lenox Hill	Lenox Hill
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	476	480	492	493
Zip Code	10023	11201	10065	10065
Maintenance / Common Charges	\$ 13,834,183	\$ 6,708,226	\$ 10,911,924	\$ 13,003,215
Operating Assessments	1,863,757	-	555,306	-
Rent / Comm. Charges / Parking	1,238,911	289,913	69,236	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	50,000	-	-	-
Other Income	901,020	220,024	939,195	318,397
TOTAL INCOME	\$ 17,887,871	\$ 7,218,163	\$ 12,475,661	\$ 13,321,612
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	10,705,131	19,997	5,492,644	23,023
Mortgage & loan indebtedness	1,094,543	1,942	971,577	85,792
Payroll / Contract Labor	1,849,690	2,066,184	1,840,677	4,391,288
Pension & Welfare	687,046	37,563	759,545	1,617,801
Payroll Taxes / Other	260,717	246,614	228,483	594,645
Gas & Electric, net	332,353	980,736	636,499	686,841
Heating	661,795	250,831	497,034	497,337
Water & Sewer	224,288	322,176	262,205	533,545
Building Supplies, Repairs & Maintenance	525,569	606,963	882,437	3,147,433
Recreation Facilities Expense	-	1,296,299	-	-
Security Services	-	-	-	-
Insurance	513,514	1,125,796	262,266	997,101
Management Fee	164,720	282,093	264,370	431,550
Professional Fees	340,005	36,048	99,950	219,402
Corporation Tax	68,826	13,294	25,164	-
Office & Administration	138,020	119,991	130,919	241,929
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 17,566,217	\$ 7,406,527	\$ 12,353,770	\$ 13,467,687
SURPLUS (DEFECIT)	\$ 321,654	\$ (188,364)	\$ 121,891	\$ (146,075)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,422	\$ 1,165	\$ 1,848	\$ 2,198
Maint. - PY	\$ 13,687,241	\$ 6,348,186	\$ 10,337,696	\$ 12,477,669
Monthly Maint. / Charges Per Unit - PY	\$ 2,396	\$ 1,102	\$ 1,751	\$ 2,109
% Increase from Prior Year	1%	6%	6%	4%
Total Debt	\$ 35,000,000	\$ -	\$ 34,500,000	\$ 1,412,553
Debt per Unit	\$ 73,529	\$ -	\$ 70,122	\$ 2,865
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	Amortizing
Transfer Fee %	Other			Other

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Brooklyn Heights	Murray Hill	Gramercy Park
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Condominium	Co-Op	Condop	Condominium
Number of Units	547	552	587	645
Zip Code	10280	11201	10016	10003
Maintenance / Common Charges	\$ 18,234,814	\$ 8,300,630	\$ 14,754,976	\$ 7,200,947
Operating Assessments	-	451,786	1,578,771	-
Rent / Comml. Charges / Parking	42,527	407,276	160,956	991,405
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	433,183	496,097	1,007,275	778,346
TOTAL INCOME	\$ 18,710,524	\$ 9,655,789	\$ 17,501,978	\$ 8,970,698
Ground Rent	2,567,786	-	-	-
Real Estate Taxes / PILOT / BID	10,815,355	3,704,871	9,213,765	-
Mortgage & loan indebtedness	-	949,363	1,789,201	-
Payroll / Contract Labor	1,646,172	876,418	1,861,735	2,090,385
Pension & Welfare	720,690	342,823	713,864	935,446
Payroll Taxes / Other	236,482	128,503	254,082	334,013
Gas & Electric, net	228,606	237,873	238,928	677,585
Heating	511,802	301,160	473,141	762,474
Water & Sewer	424,607	419,153	386,791	688,913
Building Supplies, Repairs & Maintenance	534,552	608,900	970,834	807,581
Recreation Facilities Expense	201,338	-	-	596,525
Security Services	-	1,127,813	-	156,016
Insurance	769,678	324,969	778,979	1,041,712
Management Fee	233,750	431,828	246,061	280,000
Professional Fees	81,295	168,593	162,212	170,027
Corporation Tax	30,501	25,054	51,162	26,298
Office & Administration	33,859	82,897	87,384	439,942
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 19,036,473	\$ 9,730,218	\$ 17,228,139	\$ 9,006,917
SURPLUS (DEFECIT)	\$ (325,949)	\$ (74,429)	\$ 273,839	\$ (36,219)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,778	\$ 1,253	\$ 2,095	\$ 930
Maint. - PY	\$ 17,381,453	\$ 8,286,313	\$ 14,112,441	\$ 6,943,843
Monthly Maint. / Charges Per Unit - PY	\$ 2,648	\$ 1,251	\$ 2,003	\$ 897
% Increase from Prior Year	5%	0%	5%	4%
Total Debt	\$ -	\$ 23,000,000	\$ 51,500,000	\$ -
Debt per Unit	\$ -	\$ 41,667	\$ 87,734	\$ -
Interest Only/Amortizing		Interest Only	Interest Only	
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Bayside	Rego Park	Murray Hill
Borough	Queens	Queens	Manhattan
Type	Condominium	Co-Op	Condominium
Number of Units	1037	1104	1118
Zip Code	11360	11374	10016
Maintenance / Common Charges	\$ 12,618,567	\$ 11,222,682	\$ 8,893,564
Operating Assessments	-	1,367,121	-
Rent / Comml. Charges / Parking	82,000	1,825,250	1,176,862
Common Charges - PILOT	-	-	-
Transfer Fees	-	299,800	-
Other Income	1,153,945	540,448	681,102
TOTAL INCOME	\$ 13,854,512	\$ 15,255,301	\$ 10,751,528
Ground Rent	-	-	-
Real Estate Taxes / PILOT / BID	-	4,996,935	-
Mortgage & loan indebtedness	-	1,612,706	-
Payroll / Contract Labor	2,927,628	2,797,274	2,790,562
Pension & Welfare	1,224,348	609,534	1,282,764
Payroll Taxes / Other	1,660,423	303,758	349,446
Gas & Electric, net	1,098,793	348,680	1,283,026
Heating	708,398	694,810	6,888
Water & Sewer	719,156	1,038,986	858,895
Building Supplies, Repairs & Maintenance	1,417,000	1,000,131	1,517,137
Recreation Facilities Expense	963,848	-	12,244
Security Services	-	-	16,405
Insurance	1,800,000	1,116,660	1,116,062
Management Fee	590,973	90,176	545,708
Professional Fees	247,100	442,157	256,922
Corporation Tax	6,000	28,732	166,482
Office & Administration	271,045	187,855	225,869
Bad Debts (Recovery)	-	-	20,500
TOTAL EXPENSES	\$ 13,634,712	\$ 15,268,394	\$ 10,448,910
SURPLUS (DEFECIT)	\$ 219,800	\$ (13,093)	\$ 302,618
Other Financial Data			
Monthly Maint. / Charges Per Unit	\$ 1,014	\$ 847	\$ 663
Maint. - PY	\$ 11,169,839	\$ 10,656,539	\$ 9,068,040
Monthly Maint. / Charges Per Unit - PY	\$ 898	\$ 804	\$ 676
% Increase from Prior Year	13%	5%	-2%
Total Debt	\$ -	\$ 29,367,334	\$ 5,024,410
Debt per Unit	\$ -	\$ 26,601	\$ 4,494
Interest Only/Amortizing		Amortizing	Amortizing
Transfer Fee %		2% of GSP	

*GSP - Gross Selling Price