



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	Chelsea	Lower East Side	Lower East Side	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	21	38	89	14
Zip Code	10001	10002	10002	10003
Maintenance / Common Charges	\$ 1,043,820	\$ 690,854	\$ 1,740,585	\$ 464,870
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	-	151,521
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	321,241	21,384	35,270	24,487
TOTAL INCOME	\$ 1,365,061	\$ 712,238	\$ 1,775,855	\$ 640,878
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	10,891	-
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	282,191	327,224	641,750	179,507
Pension & Welfare	-	-	41,883	-
Payroll Taxes / Other	82,799	45,969	76,381	5,649
Gas & Electric, net	237,525	35,768	4,745	47,058
Heating	41,599	42	71,677	3,785
Water & Sewer	17,007	16,792	110,264	100,128
Building Supplies, Repairs & Maintenance	170,901	103,777	337,999	70,454
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	19,614
Insurance	166,747	43,172	88,053	91,957
Management Fee	80,500	47,860	68,790	42,377
Professional Fees	36,829	15,515	80,361	15,157
Corporation Tax	-	333	26,077	1,940
Office & Administration	23,006	24,019	42,150	5,773
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,139,104	\$ 660,471	\$ 1,601,021	\$ 583,399
SURPLUS (DEFECIT)	\$ 225,957	\$ 51,767	\$ 174,834	\$ 57,479
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,142	\$ 1,515	\$ 1,630	\$ 2,767
Maint. - PY	\$ 994,114	\$ 658,817	\$ 1,676,523	\$ 451,014
Monthly Maint. / Charges Per Unit - PY	\$ 3,945	\$ 1,445	\$ 1,570	\$ 2,685
% Increase from Prior Year	5%	5%	4%	3%
Total Debt	\$ -	\$ 55,500	\$ -	\$ -
Debt per Unit	\$ -	\$ 1,461	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	Greenwich Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	14	15	51	81
Zip Code	10003	10003	10003	10003
Maintenance / Common Charges	\$ 752,250	\$ 427,764	\$ 1,995,806	\$ 1,069,341
Operating Assessments	-	-	-	175,805
Rent / Comm. Charges / Parking	56,335	-	-	1,007,018
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	22,584	6,121	154,735	212,715
TOTAL INCOME	\$ 831,169	\$ 433,885	\$ 2,150,541	\$ 2,464,879
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	464,202	-	17,228	1,005,220
Mortgage & loan indebtedness	38,506	-	-	112,500
Payroll / Contract Labor	33,475	135,606	689,832	491,316
Pension & Welfare	-	40,295	254,466	192,415
Payroll Taxes / Other	-	15,813	99,280	56,612
Gas & Electric, net	13,915	13,269	231,693	24,374
Heating	31,937	46,558	64,254	87,720
Water & Sewer	14,750	9,184	60,707	56,103
Building Supplies, Repairs & Maintenance	82,002	93,836	415,183	186,030
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	46,400	42,265	118,465	87,203
Management Fee	41,584	44,927	74,403	46,500
Professional Fees	31,365	51,967	25,829	44,819
Corporation Tax	6,516	-	13,756	3,450
Office & Administration	5,043	12,889	33,668	8,421
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 809,695	\$ 506,609	\$ 2,098,764	\$ 2,402,683
SURPLUS (DEFECIT)	\$ 21,474	\$ (72,724)	\$ 51,777	\$ 62,196
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,478	\$ 2,376	\$ 3,261	\$ 1,100
Maint. - PY	\$ 752,250	\$ 408,548	\$ 1,941,859	\$ 956,111
Monthly Maint. / Charges Per Unit - PY	\$ 4,478	\$ 2,270	\$ 3,173	\$ 984
% Increase from Prior Year	0%	5%	3%	12%
Total Debt	\$ 1,250,000	\$ -	\$ -	\$ 3,000,000
Debt per Unit	\$ 89,286	\$ -	\$ -	\$ 37,037
Interest Only/Amortizing	Interest Only			
Transfer Fee %		Other	Other	

*GSP - Gross Selling Price

Neighborhood	East Village	Greenwich Village	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condom	Co-Op
Number of Units	90	91	144	175
Zip Code	10003	10003	10003	10003
Maintenance / Common Charges	\$ 4,174,695	\$ 2,766,108	\$ 3,716,679	\$ 3,400,694
Operating Assessments	-	206,021	-	210,285
Rent / Comml. Charges / Parking	-	42,000	371,858	224,289
Common Charges - PILOT	-	-	-	-
Transfer Fees	15,300	30,625	19,440	40,700
Other Income	1,030,638	113,702	231,458	87,984
TOTAL INCOME	\$ 5,220,633	\$ 3,158,456	\$ 4,339,435	\$ 3,963,952
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,841,660	1,221,833	1,774,232	1,681,654
Mortgage & loan indebtedness	222,083	443,784	343,164	148,032
Payroll / Contract Labor	1,024,359	603,783	775,764	641,519
Pension & Welfare	440,524	273,374	255,496	228,462
Payroll Taxes / Other	109,223	76,543	85,940	94,559
Gas & Electric, net	37,330	17,031	58,859	42,052
Heating	151,499	58,222	189,351	260,659
Water & Sewer	43,684	59,276	54,070	125,792
Building Supplies, Repairs & Maintenance	951,339	170,572	419,097	195,596
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	109,959	74,709	265,230	112,831
Management Fee	64,890	65,000	104,237	88,404
Professional Fees	34,634	101,431	96,796	124,826
Corporation Tax	9,720	3,398	9,521	4,177
Office & Administration	19,588	19,537	51,134	24,153
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,060,492	\$ 3,188,493	\$ 4,482,891	\$ 3,772,716
SURPLUS (DEFECIT)	\$ 160,141	\$ (30,037)	\$ (143,456)	\$ 191,236
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,865	\$ 2,533	\$ 2,151	\$ 1,619
Maint. - PY	\$ 3,959,771	\$ 2,698,639	\$ 3,507,971	\$ 3,331,840
Monthly Maint. / Charges Per Unit - PY	\$ 3,666	\$ 2,471	\$ 2,030	\$ 1,587
% Increase from Prior Year	5%	3%	6%	2%
Total Debt	\$ 4,756,808	\$ 3,026,537	\$ 6,281,150	\$ 4,338,050
Debt per Unit	\$ 52,853	\$ 33,259	\$ 43,619	\$ 24,789
Interest Only/Amortizing	Amortizing		Amortizing	Interest Only
Transfer Fee %	\$20 per share	2.5% of GSP	\$6 per share	2% of GSP

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	Gramercy Park	Financial District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	186	248	645	205
Zip Code	10003	10003	10003	10004
Maintenance / Common Charges	\$ 5,479,637	\$ 4,473,651	\$ 7,200,947	\$ 4,380,729
Operating Assessments	-	422,108	-	517,192
Rent / Comml. Charges / Parking	199,390	246,858	991,405	1,088,763
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	40,590	-	109,650
Other Income	95,031	118,272	778,346	228,552
TOTAL INCOME	\$ 5,774,058	\$ 5,301,479	\$ 8,970,698	\$ 6,324,886
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,651,730	2,520,451	-	2,966,837
Mortgage & loan indebtedness	409,222	247,500	-	732,052
Payroll / Contract Labor	982,070	769,075	2,090,385	705,647
Pension & Welfare	304,279	318,769	935,446	292,877
Payroll Taxes / Other	93,034	85,296	334,013	87,742
Gas & Electric, net	66,466	67,091	677,585	75,987
Heating	189,742	261,276	762,474	148,521
Water & Sewer	196,460	139,469	688,913	148,521
Building Supplies, Repairs & Maintenance	453,202	455,501	807,581	296,416
Recreation Facilities Expense	-	-	596,525	-
Security Services	-	-	156,016	-
Insurance	228,202	203,312	1,041,712	272,242
Management Fee	125,252	128,988	280,000	130,096
Professional Fees	35,022	59,691	170,027	70,857
Corporation Tax	14,365	11,335	26,298	15,184
Office & Administration	95,252	31,066	439,942	89,076
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,844,298	\$ 5,298,820	\$ 9,006,917	\$ 6,032,055
SURPLUS (DEFECIT)	\$ (70,240)	\$ 2,659	\$ (36,219)	\$ 292,831
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,455	\$ 1,503	\$ 930	\$ 1,781
Maint. - PY	\$ 5,390,200	\$ 4,343,401	\$ 6,943,843	\$ 4,170,334
Monthly Maint. / Charges Per Unit - PY	\$ 2,415	\$ 1,459	\$ 897	\$ 1,695
% Increase from Prior Year	2%	3%	4%	5%
Total Debt	\$ 7,609,755	\$ 9,016,523	\$ -	\$ 9,891,583
Debt per Unit	\$ 40,913	\$ 36,357	\$ -	\$ 48,252
Interest Only/Amortizing	Amortizing	Interest Only		Amortizing
Transfer Fee %		\$11/share		3% of GSP

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Financial District	Tribeca	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	234	320	83	157
Zip Code	10004	10005	10007	10007
Maintenance / Common Charges	\$ 4,159,799	\$ 5,016,409	\$ 1,747,784	\$ 6,749,690
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	277,110	-	32,277
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	119,946	224,458	63,502	526,157
TOTAL INCOME	\$ 4,279,745	\$ 5,517,977	\$ 1,811,286	\$ 7,308,124
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	35,601	-	14,556	46,909
Mortgage & loan indebtedness	-	-	-	402,175
Payroll / Contract Labor	1,273,722	1,563,679	593,126	1,329,397
Pension & Welfare	566,237	531,566	248,708	491,255
Payroll Taxes / Other	150,725	249,467	103,952	219,807
Gas & Electric, net	478,459	445,232	129,818	1,134,713
Heating	302,299	335,318	62,864	254,750
Water & Sewer	116,390	291,898	49,888	144,174
Building Supplies, Repairs & Maintenance	637,598	1,180,887	239,832	877,566
Recreation Facilities Expense	-	213,267	-	196,651
Security Services	-	-	-	-
Insurance	344,413	356,677	148,409	1,154,997
Management Fee	112,500	195,000	87,556	115,499
Professional Fees	52,579	106,750	22,184	43,088
Corporation Tax	57,384	11,145	-	9,776
Office & Administration	83,418	94,533	39,651	99,073
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,211,325	\$ 5,575,419	\$ 1,740,544	\$ 6,519,830
SURPLUS (DEFECIT)	\$ 68,420	\$ (57,442)	\$ 70,742	\$ 788,294
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,481	\$ 1,306	\$ 1,755	\$ 3,583
Maint. - PY	\$ 3,998,132	\$ 4,875,734	\$ 1,641,112	\$ 6,436,872
Monthly Maint. / Charges Per Unit - PY	\$ 1,424	\$ 1,270	\$ 1,648	\$ 3,417
% Increase from Prior Year	4%	3%	6%	5%
Total Debt	\$ -	\$ 363,423	\$ -	\$ 6,611,091
Debt per Unit	\$ -	\$ 1,136	\$ -	\$ 42,109
Interest Only/Amortizing				Interest only
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Tribeca	East Village	Stuyvesant Park	Gramercy Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	257	82	47	51
Zip Code	10007	10009	10010	10010
Maintenance / Common Charges	\$ 4,480,998	\$ 1,844,157	\$ 2,805,871	\$ 1,270,338
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	147,510	50,016	742,933	9,211
TOTAL INCOME	\$ 4,628,508	\$ 1,894,173	\$ 3,548,804	\$ 1,279,549
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	23,216	-	-	-
Mortgage & loan indebtedness	93,847	49,862	-	-
Payroll / Contract Labor	1,566,339	625,659	944,415	513,970
Pension & Welfare	602,220	139,573	363,342	20,839
Payroll Taxes / Other	199,132	119,377	115,617	117,095
Gas & Electric, net	315,086	95,578	260,456	117,394
Heating	93,519	27,048	114,569	28,047
Water & Sewer	182,569	59,722	60,305	28,824
Building Supplies, Repairs & Maintenance	649,284	489,832	416,460	120,878
Recreation Facilities Expense	133,385	-	-	43,810
Security Services	-	-	-	-
Insurance	370,958	98,622	150,457	106,111
Management Fee	162,571	66,731	67,068	58,083
Professional Fees	76,298	26,430	90,153	34,198
Corporation Tax	46,189	8,492	55,915	1,500
Office & Administration	57,758	48,889	333,897	22,541
Bad Debts (Recovery)	25,595	-	-	-
TOTAL EXPENSES	\$ 4,597,966	\$ 1,855,815	\$ 2,972,654	\$ 1,213,290
SURPLUS (DEFECIT)	\$ 30,542	\$ 38,358	\$ 576,150	\$ 66,259
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,453	\$ 1,874	\$ 4,975	\$ 2,076
Maint. - PY	\$ 4,344,188	\$ 1,668,941	\$ 2,730,377	\$ 1,204,874
Monthly Maint. / Charges Per Unit - PY	\$ 1,409	\$ 1,696	\$ 4,841	\$ 1,969
% Increase from Prior Year	3%	10%	3%	5%
Total Debt	\$ 1,311,261	\$ 845,261	\$ -	\$ -
Debt per Unit	\$ 5,102	\$ 10,308	\$ -	\$ -
Interest Only/Amortizing	Amortizing	Amortizing		
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	Stuyvesant Park	Gramercy Park	Stuyvesant Park	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	54	55	77	125
Zip Code	10010	10010	10010	10010
Maintenance / Common Charges	\$ 3,993,530	\$ 981,447	\$ 2,551,982	\$ 1,833,862
Operating Assessments	-	-	229,114	-
Rent / Comm. Charges / Parking	168,268	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	60,970	58,077	74,813	113,047
TOTAL INCOME	\$ 4,222,768	\$ 1,039,524	\$ 2,855,909	\$ 1,946,909
Ground Rent	563,232	-	-	-
Real Estate Taxes / PILOT / BID	2,052,359	-	1,330,281	19,287
Mortgage & loan indebtedness	48,152	-	125,813	-
Payroll / Contract Labor	436,523	423,320	542,228	652,724
Pension & Welfare	207,463	10,667	213,886	138,332
Payroll Taxes / Other	51,916	22,220	63,316	90,166
Gas & Electric, net	107,688	123,418	16,346	262,534
Heating	109,919	30,992	108,053	76,105
Water & Sewer	49,316	33,969	34,731	82,402
Building Supplies, Repairs & Maintenance	193,247	129,563	170,472	295,439
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	101,017	63,761	117,207	120,884
Management Fee	40,200	63,393	64,136	79,955
Professional Fees	65,475	15,283	22,454	67,640
Corporation Tax	15,719	7,991	3,450	19,277
Office & Administration	31,114	27,735	11,212	38,844
Bad Debts (Recovery)	-	-	-	13,000
TOTAL EXPENSES	\$ 4,073,340	\$ 952,312	\$ 2,823,585	\$ 1,956,589
SURPLUS (DEFECIT)	\$ 149,428	\$ 87,212	\$ 32,324	\$ (9,680)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,163	\$ 1,487	\$ 2,762	\$ 1,223
Maint. - PY	\$ 3,807,155	\$ 1,001,893	\$ 2,478,764	\$ 1,683,594
Monthly Maint. / Charges Per Unit - PY	\$ 5,875	\$ 1,518	\$ 2,683	\$ 1,122
% Increase from Prior Year	5%	-2%	3%	9%
Total Debt	\$ 411,173	\$ -	\$ 4,500,000	\$ -
Debt per Unit	\$ 7,614	\$ -	\$ 58,442	\$ -
Interest Only/Amortizing	Amortizing		Interest Only	
Transfer Fee %			2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	140	172	204	262
Zip Code	10010	10010	10010	10010
Maintenance / Common Charges	\$ 2,845,234	\$ 4,316,098	\$ 4,094,581	\$ 4,684,950
Operating Assessments	-	441,030	473,120	1,473,816
Rent / Comml. Charges / Parking	43,265	463,819	325,657	1,044,336
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	46,323	-	56,380
Other Income	87,770	106,958	53,805	144,342
TOTAL INCOME	\$ 2,976,269	\$ 5,374,228	\$ 4,947,163	\$ 7,403,824
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,571,457	2,752,771	3,498,991
Mortgage & loan indebtedness	-	431,250	277,946	632,566
Payroll / Contract Labor	893,703	781,200	640,526	795,417
Pension & Welfare	300,592	262,870	302,400	318,627
Payroll Taxes / Other	119,288	132,016	87,743	86,505
Gas & Electric, net	284,661	126,028	60,418	583,564
Heating	115,907	253,609	56,255	234,270
Water & Sewer	111,835	55,244	103,803	177,108
Building Supplies, Repairs & Maintenance	572,646	502,401	300,051	519,645
Recreation Facilities Expense	105,261	-	-	-
Security Services	52,128	-	-	-
Insurance	276,061	153,531	166,471	228,503
Management Fee	57,868	87,550	123,452	122,148
Professional Fees	74,193	21,405	17,671	100,415
Corporation Tax	22,833	10,547	11,875	22,231
Office & Administration	38,502	37,262	43,826	26,123
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,025,478	\$ 5,426,370	\$ 4,945,208	\$ 7,346,113
SURPLUS (DEFECIT)	\$ (49,209)	\$ (52,142)	\$ 1,955	\$ 57,711
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,694	\$ 2,091	\$ 1,673	\$ 1,490
Maint. - PY	\$ 2,958,265	\$ 4,032,043	\$ 4,073,018	\$ 3,912,443
Monthly Maint. / Charges Per Unit - PY	\$ 1,761	\$ 1,954	\$ 1,664	\$ 1,244
% Increase from Prior Year	-4%	7%	1%	20%
Total Debt	\$ -	\$ 15,000,000	\$ 5,030,230	\$ 6,619,911
Debt per Unit	\$ -	\$ 87,209	\$ 24,658	\$ 25,267
Interest Only/Amortizing		Interest Only	Amortizing	Amortizing
Transfer Fee %		1.75% of GSP	\$20/share	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Chelsea	Greenwich Village	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	15	22	23	30
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	\$ 1,104,643	\$ 1,192,154	\$ 1,062,530	\$ 749,353
Operating Assessments	-	85,542	83,333	150,367
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	17,992	17,914	7,366	8,443
TOTAL INCOME	\$ 1,122,635	\$ 1,295,610	\$ 1,153,229	\$ 908,163
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	554,840	-	-
Mortgage & loan indebtedness	-	316,970	-	-
Payroll / Contract Labor	344,881	96,200	407,709	371,049
Pension & Welfare	67,719	-	114,030	-
Payroll Taxes / Other	118,580	22,863	97,815	-
Gas & Electric, net	103,938	10,402	91,520	90,425
Heating	48,330	26,471	29,474	24,619
Water & Sewer	11,191	11,931	16,066	10,621
Building Supplies, Repairs & Maintenance	247,979	97,604	193,722	97,781
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	71,077	66,246	71,882	49,744
Management Fee	48,925	35,682	48,867	50,834
Professional Fees	31,850	14,583	19,678	51,511
Corporation Tax	7,792	3,400	-	1,225
Office & Administration	29,245	11,030	20,866	13,536
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,131,507	\$ 1,268,222	\$ 1,111,629	\$ 761,345
SURPLUS (DEFECIT)	\$ (8,872)	\$ 27,388	\$ 41,600	\$ 146,818
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,137	\$ 4,516	\$ 3,850	\$ 2,082
Maint. - PY	\$ 1,064,717	\$ 1,174,477	\$ 1,062,530	\$ 738,046
Monthly Maint. / Charges Per Unit - PY	\$ 5,915	\$ 4,449	\$ 3,850	\$ 2,050
% Increase from Prior Year	4%	2%	0%	2%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	36	42	52	63
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	\$ 742,993	\$ 1,833,341	\$ 820,254	\$ 2,623,778
Operating Assessments	-	-	238,184	291,361
Rent / Comml. Charges / Parking	-	-	3,309	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	39,438	243,569	148,414	44,842
TOTAL INCOME	\$ 782,431	\$ 2,076,910	\$ 1,210,161	\$ 2,959,981
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	581,248	1,853,521
Mortgage & loan indebtedness	-	-	161,428	114,375
Payroll / Contract Labor	245,425	596,872	114,572	239,748
Pension & Welfare	52,236	251,090	1,028	88,152
Payroll Taxes / Other	53,538	56,970	24,488	28,338
Gas & Electric, net	29,911	178,891	40,997	30,440
Heating	44,228	88,778	53,968	123,240
Water & Sewer	24,507	24,636	49,611	79,319
Building Supplies, Repairs & Maintenance	103,454	340,853	85,748	164,559
Recreation Facilities Expense	-	197,485	-	-
Security Services	-	-	-	-
Insurance	66,269	92,056	96,347	121,868
Management Fee	47,834	60,000	40,153	48,800
Professional Fees	23,310	48,637	35,605	53,344
Corporation Tax	-	-	3,753	5,817
Office & Administration	4,016	33,117	7,564	31,803
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 694,728	\$ 1,969,385	\$ 1,296,510	\$ 2,983,324
SURPLUS (DEFECIT)	\$ 87,703	\$ 107,525	\$ (86,349)	\$ (23,343)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,720	\$ 3,638	\$ 1,315	\$ 3,471
Maint. - PY	\$ 732,860	\$ 1,727,513	\$ 757,486	\$ 2,748,778
Monthly Maint. / Charges Per Unit - PY	\$ 1,696	\$ 3,428	\$ 1,214	\$ 3,636
% Increase from Prior Year	1%	6%	8%	-5%
Total Debt	\$ -	\$ -	\$ 2,372,399	\$ 3,750,000
Debt per Unit	\$ -	\$ -	\$ 45,623	\$ 59,524
Interest Only/Amortizing			Amortizing	Interest Only
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	66	67	75	83
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	\$ 5,171,050	\$ 1,385,922	\$ 2,043,095	\$ 1,760,179
Operating Assessments	86,569	578,663	178,992	210,005
Rent / Comml. Charges / Parking	-	-	261,449	220,433
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	160,319	144,544	53,626	146,131
TOTAL INCOME	\$ 5,417,938	\$ 2,109,129	\$ 2,537,162	\$ 2,336,748
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,166,675	33,547	970,873	1,203,235
Mortgage & loan indebtedness	115,479	-	180,868	165,503
Payroll / Contract Labor	1,695,612	519,200	458,949	320,751
Pension & Welfare	611,398	189,697	157,445	129,406
Payroll Taxes / Other	228,258	98,009	65,682	64,909
Gas & Electric, net	44,899	149,189	44,160	33,971
Heating	190,885	55,746	57,489	49,240
Water & Sewer	52,381	52,824	29,265	32,458
Building Supplies, Repairs & Maintenance	215,120	159,821	164,665	89,164
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	108,114	78,766	103,103	123,752
Management Fee	85,553	39,500	70,304	47,500
Professional Fees	66,967	50,766	47,102	33,937
Corporation Tax	9,938	4,130	3,450	3,450
Office & Administration	45,477	21,271	28,202	33,097
Bad Debts (Recovery)	-	396,000	-	-
TOTAL EXPENSES	\$ 5,636,756	\$ 1,848,466	\$ 2,381,557	\$ 2,330,373
SURPLUS (DEFECIT)	\$ (218,818)	\$ 260,663	\$ 155,605	\$ 6,375
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,529	\$ 1,724	\$ 2,270	\$ 1,767
Maint. - PY	\$ 4,924,089	\$ 1,328,006	\$ 1,936,565	\$ 1,709,020
Monthly Maint. / Charges Per Unit - PY	\$ 6,217	\$ 1,652	\$ 2,152	\$ 1,716
% Increase from Prior Year	5%	4%	6%	3%
Total Debt	\$ 4,000,000	\$ -	\$ 3,696,827	\$ 3,019,491
Debt per Unit	\$ 60,606	\$ -	\$ 49,291	\$ 36,379
Interest Only/Amortizing	Interest Only		Amortizing	Amortizing
Transfer Fee %	3% of GSP		2% of GSP	\$7/share

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Greenwich Village	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	119	133	183	336
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	\$ 2,457,711	\$ 1,427,631	\$ 3,656,578	\$ 3,705,462
Operating Assessments	338,580	-	390,280	-
Rent / Comml. Charges / Parking	398,366	119,331	751,761	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	25,587
Other Income	63,242	76,495	119,198	138,701
TOTAL INCOME	\$ 3,257,899	\$ 1,623,457	\$ 4,917,817	\$ 3,869,750
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,867,220	-	2,160,317	30,917
Mortgage & loan indebtedness	264,333	-	611,869	107,228
Payroll / Contract Labor	273,841	602,539	651,954	1,235,463
Pension & Welfare	95,989	267,094	253,869	493,808
Payroll Taxes / Other	26,778	79,632	63,803	161,063
Gas & Electric, net	173,578	88,732	70,897	173,541
Heating	148,529	126,873	125,537	327,234
Water & Sewer	54,821	92,018	107,408	160,602
Building Supplies, Repairs & Maintenance	141,870	177,194	263,747	405,247
Recreation Facilities Expense	-	-	-	-
Security Services	164,608	-	-	-
Insurance	82,164	132,884	198,883	391,804
Management Fee	78,483	70,000	94,312	220,800
Professional Fees	50,018	24,400	80,210	76,628
Corporation Tax	3,015	2,097	7,316	21,494
Office & Administration	20,526	29,098	64,551	91,046
Bad Debts (Recovery)	-	36,097	-	10,288
TOTAL EXPENSES	\$ 3,445,773	\$ 1,728,658	\$ 4,754,673	\$ 3,907,163
SURPLUS (DEFECIT)	\$ (187,874)	\$ (105,201)	\$ 163,144	\$ (37,413)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,721	\$ 895	\$ 1,665	\$ 919
Maint. - PY	\$ 2,364,900	\$ 1,366,220	\$ 3,821,053	\$ 3,509,985
Monthly Maint. / Charges Per Unit - PY	\$ 1,656	\$ 856	\$ 1,740	\$ 871
% Increase from Prior Year	4%	4%	-4%	6%
Total Debt	\$ 8,000,000	\$ -	\$ 2,461,142	\$ 1,502,683
Debt per Unit	\$ 67,227	\$ -	\$ 13,449	\$ 4,472
Interest Only/Amortizing	Interest Only			Amortizing
Transfer Fee %	1.5% of GSP			Other

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Soho	Soho
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	348	420	15	16
Zip Code	10011	10011	10012	10012
Maintenance / Common Charges	\$ 10,767,382	\$ 9,824,414	\$ 579,859	\$ 1,237,118
Operating Assessments	1,142,283	-	-	-
Rent / Comm. Charges / Parking	1,465,889	1,313,153	49,477	84,514
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	12,492	-	-
Other Income	601,197	413,254	15,417	7,373
TOTAL INCOME	\$ 13,976,751	\$ 11,563,313	\$ 644,753	\$ 1,329,005
Ground Rent	-	1,600,000	-	-
Real Estate Taxes / PILOT / BID	6,560,788	4,580,439	-	-
Mortgage & loan indebtedness	1,532,601	470,162	-	-
Payroll / Contract Labor	2,115,630	1,621,038	233,974	539,736
Pension & Welfare	889,220	531,610	29,576	67,447
Payroll Taxes / Other	418,445	203,725	37,250	49,103
Gas & Electric, net	161,964	90,156	64,837	112,443
Heating	406,040	382,886	269,935	13,095
Water & Sewer	155,474	294,598	12,162	9,961
Building Supplies, Repairs & Maintenance	651,660	436,276	152,659	241,199
Recreation Facilities Expense	-	-	-	3,884
Security Services	-	-	-	-
Insurance	304,692	381,638	49,774	71,186
Management Fee	178,727	191,468	60,000	66,950
Professional Fees	153,830	40,868	68,621	38,456
Corporation Tax	37,336	27,358	3,716	700
Office & Administration	61,206	76,231	15,176	21,486
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 13,627,613	\$ 10,928,453	\$ 997,680	\$ 1,235,646
SURPLUS (DEFECIT)	\$ 349,138	\$ 634,860	\$ (352,927)	\$ 93,359
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,578	\$ 1,949	\$ 3,221	\$ 6,443
Maint. - PY	\$ 10,704,594	\$ 9,446,755	\$ 558,851	\$ 1,227,153
Monthly Maint. / Charges Per Unit - PY	\$ 2,563	\$ 1,874	\$ 3,105	\$ 6,391
% Increase from Prior Year	1%	4%	4%	1%
Total Debt	\$ 34,238,848	\$ 16,000,000	\$ -	\$ -
Debt per Unit	\$ 98,387	\$ 38,095	\$ -	\$ -
Interest Only/Amortizing	Amortizing	Interest Only		
Transfer Fee %	2% of GSP	Other	.25% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Soho	Soho	Tribeca	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	41	242	7	16
Zip Code	10012	10012	10013	10013
Maintenance / Common Charges	\$ 1,495,608	\$ 6,009,686	\$ 307,997	\$ 395,018
Operating Assessments	195,403	668,351	-	133,464
Rent / Comml. Charges / Parking	-	1,832,025	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	59,370	252,048	5,738	32,011
TOTAL INCOME	\$ 1,750,381	\$ 8,762,110	\$ 313,735	\$ 560,493
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,137,655	3,256,402	-	-
Mortgage & loan indebtedness	46,020	2,147,179	-	71,210
Payroll / Contract Labor	98,103	885,740	36,115	123,988
Pension & Welfare	-	375,636	-	28,913
Payroll Taxes / Other	13,957	105,209	1,943	17,905
Gas & Electric, net	17,127	85,394	21,196	12,753
Heating	66,418	41,348	10,262	37,775
Water & Sewer	26,795	103,137	8,994	15,669
Building Supplies, Repairs & Maintenance	123,420	570,719	87,151	52,696
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	12,872	-
Insurance	92,979	402,911	63,957	91,916
Management Fee	38,670	125,824	41,966	47,424
Professional Fees	75,010	157,304	18,612	34,744
Corporation Tax	3,450	18,764	1,188	1,985
Office & Administration	7,985	67,644	12,334	25,590
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,747,589	\$ 8,343,211	\$ 316,590	\$ 562,568
SURPLUS (DEFECIT)	\$ 2,792	\$ 418,899	\$ (2,855)	\$ (2,075)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,040	\$ 2,069	\$ 3,667	\$ 2,057
Maint. - PY	\$ 1,452,047	\$ 5,892,807	\$ 287,638	\$ 401,233
Monthly Maint. / Charges Per Unit - PY	\$ 2,951	\$ 2,029	\$ 3,424	\$ 2,090
% Increase from Prior Year	3%	2%	7%	-2%
Total Debt	\$ 1,560,000	\$ 41,368,806	\$ -	\$ 115,508
Debt per Unit	\$ 38,049	\$ 170,945	\$ -	\$ 7,219
Interest Only/Amortizing	Interest Only	Amortizing		Amortizing
Transfer Fee %		3% of GSP		

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Hudson Square	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	25	35	40	42
Zip Code	10013	10013	10013	10013
Maintenance / Common Charges	\$ 1,278,499	\$ 1,375,684	\$ 1,391,851	\$ 1,101,590
Operating Assessments	-	183,236	143,843	183,469
Rent / Comml. Charges / Parking	-	388,513	-	720,034
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	104,909	-
Other Income	10,124	29,144	267,562	76,721
TOTAL INCOME	\$ 1,288,623	\$ 1,976,577	\$ 1,908,165	\$ 2,081,814
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,048,235	-	1,098,280
Mortgage & loan indebtedness	-	85,265	-	399,431
Payroll / Contract Labor	475,581	218,242	700,124	88,924
Pension & Welfare	118,357	45,654	230,988	8,411
Payroll Taxes / Other	62,908	29,410	81,917	8,140
Gas & Electric, net	84,480	32,502	169,280	99,625
Heating	93,552	45,686	64,332	94,320
Water & Sewer	30,651	27,102	32,228	23,094
Building Supplies, Repairs & Maintenance	270,515	162,988	273,865	122,393
Recreation Facilities Expense	-	-	1,195	-
Security Services	-	-	6,160	-
Insurance	125,882	103,909	153,170	58,267
Management Fee	58,509	75,000	55,670	55,388
Professional Fees	19,766	36,692	18,544	61,142
Corporation Tax	-	3,825	12,806	3,089
Office & Administration	17,787	29,971	21,067	6,940
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,357,988	\$ 1,944,481	\$ 1,821,346	\$ 2,127,444
SURPLUS (DEFECIT)	\$ (69,365)	\$ 32,096	\$ 86,819	\$ (45,630)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,262	\$ 3,275	\$ 2,900	\$ 2,186
Maint. - PY	\$ 1,278,497	\$ 1,354,555	\$ 1,271,975	\$ 1,048,728
Monthly Maint. / Charges Per Unit - PY	\$ 4,262	\$ 3,225	\$ 2,650	\$ 2,081
% Increase from Prior Year	0%	2%	9%	5%
Total Debt	\$ -	\$ 2,700,000	\$ -	\$ 7,192,877
Debt per Unit	\$ -	\$ 77,143	\$ -	\$ 171,259
Interest Only/Amortizing		Interest Only		Amortizing
Transfer Fee %		2% of GSP	1% of GSP	

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Tribeca	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	45	52	61	111
Zip Code	10013	10013	10013	10013
Maintenance / Common Charges	\$ 2,116,769	\$ 1,842,954	\$ 2,343,710	\$ 2,456,821
Operating Assessments	201,996	57,165	-	-
Rent / Comm. Charges / Parking	160,915	42,110	-	86,301
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	38,590
Other Income	39,264	26,962	84,385	72,396
TOTAL INCOME	\$ 2,518,944	\$ 1,969,191	\$ 2,428,095	\$ 2,654,108
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,526,658	27,895	-	-
Mortgage & loan indebtedness	175,120	79,038	278,500	-
Payroll / Contract Labor	190,581	652,924	636,600	962,831
Pension & Welfare	31,923	201,496	236,006	136,775
Payroll Taxes / Other	52,937	83,676	99,227	128,951
Gas & Electric, net	41,056	118,994	163,382	188,882
Heating	90,166	55,573	94,454	52,942
Water & Sewer	22,021	31,751	94,670	74,380
Building Supplies, Repairs & Maintenance	104,990	243,765	335,638	582,488
Recreation Facilities Expense	-	55,605	-	-
Security Services	-	-	-	-
Insurance	68,977	182,894	149,453	150,247
Management Fee	50,032	68,104	65,975	82,146
Professional Fees	32,146	28,375	26,851	30,026
Corporation Tax	3,450	3,367	29,249	10,131
Office & Administration	29,070	24,822	26,762	46,372
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,419,127	\$ 1,858,279	\$ 2,236,767	\$ 2,446,171
SURPLUS (DEFECIT)	\$ 99,817	\$ 110,912	\$ 191,328	\$ 207,937
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,920	\$ 2,953	\$ 3,202	\$ 1,844
Maint. - PY	\$ 2,054,375	\$ 1,806,689	\$ 2,287,049	\$ 2,362,597
Monthly Maint. / Charges Per Unit - PY	\$ 3,804	\$ 2,895	\$ 3,124	\$ 1,774
% Increase from Prior Year	3%	2%	2%	4%
Total Debt	\$ 3,223,630	\$ 200,000	\$ 209,998	\$ -
Debt per Unit	\$ 71,636	\$ 3,846	\$ 3,443	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	
Transfer Fee %	% of GSP	Other	.50% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Tribeca	Meatpacking District	Meatpacking District	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	167	5	18	32
Zip Code	10013	10014	10014	10014
Maintenance / Common Charges	\$ 4,652,303	\$ 310,278	\$ 928,387	\$ 409,920
Operating Assessments	-	-	-	43,043
Rent / Comml. Charges / Parking	55,094	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	21,913
Other Income	28,685	6,587	5,477	71,280
TOTAL INCOME	\$ 4,736,082	\$ 316,865	\$ 933,864	\$ 546,156
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	242,748
Mortgage & loan indebtedness	-	-	-	90,787
Payroll / Contract Labor	1,495,704	98,995	406,019	4,961
Pension & Welfare	520,070	18,089	52,134	-
Payroll Taxes / Other	241,507	15,927	55,544	2,236
Gas & Electric, net	798,652	29,974	82,877	7,485
Heating	462,225	1,356	24,958	28,401
Water & Sewer	90,226	3,079	17,305	12,289
Building Supplies, Repairs & Maintenance	568,337	78,685	129,417	43,672
Recreation Facilities Expense	300,038	-	-	-
Security Services	-	-	11,107	-
Insurance	478,999	18,837	45,164	31,881
Management Fee	94,398	30,750	41,862	30,991
Professional Fees	57,180	17,855	18,996	16,941
Corporation Tax	28,041	403	500	1,100
Office & Administration	68,211	15,845	14,786	25,667
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,203,588	\$ 329,795	\$ 900,669	\$ 539,159
SURPLUS (DEFECIT)	\$ (467,506)	\$ (12,930)	\$ 33,195	\$ 6,997
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,322	\$ 5,171	\$ 4,298	\$ 1,068
Maint. - PY	\$ 3,969,028	\$ 296,118	\$ 776,060	\$ 408,954
Monthly Maint. / Charges Per Unit - PY	\$ 1,981	\$ 4,935	\$ 3,593	\$ 1,065
% Increase from Prior Year	17%	5%	20%	0%
Total Debt	\$ -	\$ -	\$ -	\$ 1,388,462
Debt per Unit	\$ -	\$ -	\$ -	\$ 43,389
Interest Only/Amortizing				Amortizing
Transfer Fee %			Other	2.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Meatpacking District	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	37	54	70	121
Zip Code	10014	10014	10014	10014
Maintenance / Common Charges	\$ 2,079,048	\$ 1,660,936	\$ 1,897,261	\$ 1,831,593
Operating Assessments	210,981	92,114	130,589	-
Rent / Comm. Charges / Parking	154,899	-	38,146	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	109,400	-	-	-
Other Income	39,434	52,457	63,510	233,694
TOTAL INCOME	\$ 2,593,762	\$ 1,805,507	\$ 2,129,506	\$ 2,065,287
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,237,063	35,011	994,075	-
Mortgage & loan indebtedness	140,250	299,698	108,500	-
Payroll / Contract Labor	413,979	625,477	203,909	689,203
Pension & Welfare	160,203	68,077	10,790	306,393
Payroll Taxes / Other	54,200	63,733	44,558	66,709
Gas & Electric, net	47,061	109,249	41,477	173,603
Heating	25,098	48,055	4,447	140,719
Water & Sewer	20,424	36,598	24,149	56,633
Building Supplies, Repairs & Maintenance	198,240	240,136	150,156	149,521
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	397,556	-
Insurance	51,886	201,775	72,814	87,071
Management Fee	61,608	75,000	59,608	73,600
Professional Fees	45,041	46,200	25,055	28,674
Corporation Tax	3,467	53,115	3,938	9,390
Office & Administration	26,649	19,756	72,288	37,017
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,485,169	\$ 1,921,880	\$ 2,213,320	\$ 1,818,533
SURPLUS (DEFECIT)	\$ 108,593	\$ (116,373)	\$ (83,814)	\$ 246,754
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,683	\$ 2,563	\$ 2,259	\$ 1,261
Maint. - PY	\$ 2,043,968	\$ 1,581,843	\$ 1,705,247	\$ 1,714,469
Monthly Maint. / Charges Per Unit - PY	\$ 4,604	\$ 2,441	\$ 2,030	\$ 1,181
% Increase from Prior Year	2%	5%	11%	7%
Total Debt	\$ 4,250,000	\$ -	\$ 3,773,913	\$ -
Debt per Unit	\$ 114,865	\$ -	\$ 53,913	\$ -
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	
Transfer Fee %	2% of GSP	Other	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Meatpacking District	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	121	126	140	161
Zip Code	10014	10014	10014	10014
Maintenance / Common Charges	\$ 1,996,861	\$ 2,216,067	\$ 2,600,369	\$ 2,414,908
Operating Assessments	-	231,235	348,382	-
Rent / Comml. Charges / Parking	-	211,354	382,612	44,773
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	60,240	52,700	-
Other Income	87,697	239,614	143,592	83,112
TOTAL INCOME	\$ 2,084,558	\$ 2,958,510	\$ 3,527,655	\$ 2,542,793
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,335,941	2,020,617	-
Mortgage & loan indebtedness	-	200,334	265,000	-
Payroll / Contract Labor	702,869	566,644	438,613	822,936
Pension & Welfare	301,905	219,813	66,781	108,572
Payroll Taxes / Other	111,728	61,345	52,723	144,903
Gas & Electric, net	124,977	35,443	24,932	216,203
Heating	268,391	110,374	74,794	48,970
Water & Sewer	86,648	39,034	38,134	80,426
Building Supplies, Repairs & Maintenance	195,804	90,819	184,371	586,547
Recreation Facilities Expense	-	-	-	109,352
Security Services	-	-	-	-
Insurance	95,426	129,745	99,878	240,748
Management Fee	70,250	63,737	68,696	93,620
Professional Fees	89,334	43,189	37,491	60,702
Corporation Tax	17,061	-	6,626	7,836
Office & Administration	34,624	16,900	34,207	53,859
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,099,017	\$ 2,913,318	\$ 3,412,863	\$ 2,574,674
SURPLUS (DEFECIT)	\$ (14,459)	\$ 45,192	\$ 114,792	\$ (31,881)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,375	\$ 1,466	\$ 1,548	\$ 1,250
Maint. - PY	\$ 1,680,053	\$ 2,051,425	\$ 2,526,317	\$ 2,527,142
Monthly Maint. / Charges Per Unit - PY	\$ 1,157	\$ 1,357	\$ 1,504	\$ 1,308
% Increase from Prior Year	19%	8%	3%	-4%
Total Debt	\$ -	\$ 7,000,000	\$ 5,300,000	\$ -
Debt per Unit	\$ -	\$ 55,556	\$ 37,857	\$ -
Interest Only/Amortizing		Interest only	Interest Only	
Transfer Fee %		\$20/share	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Hudson Square	Meatpacking District	Meatpacking District	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condop	Co-Op	Condominium
Number of Units	170	242	260	43
Zip Code	10014	10014	10014	10016
Maintenance / Common Charges	\$ 2,693,080	\$ 5,897,235	\$ 5,125,658	\$ 1,206,727
Operating Assessments	-	408,772	652,704	-
Rent / Comm. Charges / Parking	173,545	12,908	838,246	84,028
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	221,488	-	-
Other Income	104,327	308,529	168,093	37,095
TOTAL INCOME	\$ 2,970,952	\$ 6,848,932	\$ 6,784,701	\$ 1,327,850
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	3,115,472	3,796,767	-
Mortgage & loan indebtedness	-	491,688	456,668	-
Payroll / Contract Labor	993,200	860,627	810,705	475,310
Pension & Welfare	43,791	380,097	316,556	206,441
Payroll Taxes / Other	211,227	101,115	84,052	41,313
Gas & Electric, net	128,388	219,990	71,699	16,586
Heating	80,129	167,446	218,528	140,638
Water & Sewer	70,823	87,132	143,267	37,189
Building Supplies, Repairs & Maintenance	479,781	288,805	274,936	152,003
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	19,042	-
Insurance	421,863	407,300	173,824	49,320
Management Fee	84,177	164,147	86,520	75,500
Professional Fees	39,925	123,863	106,601	30,277
Corporation Tax	11,588	19,135	25,362	-
Office & Administration	36,776	52,640	63,260	23,655
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,601,668	\$ 6,479,457	\$ 6,647,787	\$ 1,248,232
SURPLUS (DEFECIT)	\$ 369,284	\$ 369,475	\$ 136,914	\$ 79,618
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,320	\$ 2,031	\$ 1,643	\$ 2,339
Maint. - PY	\$ 2,569,004	\$ 5,608,108	\$ 5,125,658	\$ 1,160,154
Monthly Maint. / Charges Per Unit - PY	\$ 1,259	\$ 1,931	\$ 1,643	\$ 2,248
% Increase from Prior Year	5%	5%	0%	4%
Total Debt	\$ -	\$ 10,773,411	\$ 4,472,778	\$ -
Debt per Unit	\$ -	\$ 44,518	\$ 17,203	\$ -
Interest Only/Amortizing		Amortizing	Amortizing	
Transfer Fee %		2% of GSP	\$20/share	

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	43	46	53	100
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 1,037,984	\$ 1,211,950	\$ 1,557,916	\$ 1,483,782
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	19,977	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	28,960	55,691	28,466	33,895
TOTAL INCOME	\$ 1,066,944	\$ 1,287,618	\$ 1,586,382	\$ 1,517,677
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	12,513	18,310	-
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	357,295	547,746	662,310	498,462
Pension & Welfare	35,149	81,783	70,005	53,650
Payroll Taxes / Other	106,947	80,071	91,730	101,258
Gas & Electric, net	55,858	70,595	80,030	192,670
Heating	27,326	62,637	78,168	75,309
Water & Sewer	33,535	60,968	43,758	38,197
Building Supplies, Repairs & Maintenance	146,481	262,926	275,713	273,320
Recreation Facilities Expense	-	-	103,423	-
Security Services	-	-	4,926	-
Insurance	75,482	81,787	121,692	99,911
Management Fee	55,325	46,149	56,550	70,362
Professional Fees	14,810	42,927	28,296	33,861
Corporation Tax	6,649	-	5,088	4,221
Office & Administration	25,208	34,782	19,371	33,121
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 940,065	\$ 1,384,884	\$ 1,659,370	\$ 1,474,342
SURPLUS (DEFECIT)	\$ 126,879	\$ (97,266)	\$ (72,988)	\$ 43,335
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,012	\$ 2,196	\$ 2,450	\$ 1,236
Maint. - PY	\$ 995,860	\$ 1,068,385	\$ 1,383,840	\$ 1,369,550
Monthly Maint. / Charges Per Unit - PY	\$ 1,930	\$ 1,935	\$ 2,176	\$ 1,141
% Increase from Prior Year	4%	13%	13%	8%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %			Other	

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	105	122	123	124
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 1,276,592	\$ 2,411,424	\$ 2,713,914	\$ 2,946,647
Operating Assessments	-	-	-	162,794
Rent / Comml. Charges / Parking	13,952	-	-	68,000
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	90,052	47,876	97,272	135,544
TOTAL INCOME	\$ 1,380,596	\$ 2,459,300	\$ 2,811,186	\$ 3,312,985
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	28,639	33,980	1,447,755
Mortgage & loan indebtedness	-	-	-	125,000
Payroll / Contract Labor	482,456	1,035,921	756,475	688,668
Pension & Welfare	206,486	137,135	167,826	205,149
Payroll Taxes / Other	120,352	146,791	113,383	83,976
Gas & Electric, net	25,362	125,175	279,962	39,839
Heating	90,092	122,264	54,647	139,268
Water & Sewer	55,066	68,442	36,505	61,546
Building Supplies, Repairs & Maintenance	107,639	290,596	451,236	324,124
Recreation Facilities Expense	-	161,763	87,602	-
Security Services	-	-	-	-
Insurance	93,165	133,856	252,840	123,392
Management Fee	58,290	88,450	74,820	88,642
Professional Fees	101,917	38,497	49,095	37,324
Corporation Tax	-	9,971	24,077	4,200
Office & Administration	42,661	31,134	39,640	36,310
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,383,486	\$ 2,418,634	\$ 2,422,088	\$ 3,405,193
SURPLUS (DEFECIT)	\$ (2,890)	\$ 40,666	\$ 389,098	\$ (92,208)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,013	\$ 1,647	\$ 1,839	\$ 1,980
Maint. - PY	\$ 1,242,489	\$ 2,188,835	\$ 2,391,029	\$ 2,944,549
Monthly Maint. / Charges Per Unit - PY	\$ 986	\$ 1,495	\$ 1,620	\$ 1,979
% Increase from Prior Year	3%	10%	14%	0%
Total Debt	\$ -	\$ -	\$ -	\$ 4,000,000
Debt per Unit	\$ -	\$ -	\$ -	\$ 32,258
Interest Only/Amortizing				Interest Only
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	125	129	146	166
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 1,902,058	\$ 3,141,661	\$ 2,911,658	\$ 4,210,277
Operating Assessments	-	-	281,881	446,651
Rent / Comm. Charges / Parking	57,650	-	362,150	273,409
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	71,377	112,891	76,793	318,407
TOTAL INCOME	\$ 2,031,085	\$ 3,254,552	\$ 3,632,482	\$ 5,248,744
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	12,317	-	1,669,275	2,590,561
Mortgage & loan indebtedness	-	-	256,000	329,850
Payroll / Contract Labor	919,115	1,063,544	523,154	670,886
Pension & Welfare	14,901	375,453	220,987	309,973
Payroll Taxes / Other	192,193	176,614	59,503	98,715
Gas & Electric, net	120,050	772,121	349,776	180,791
Heating	71,961	81,841	175,269	182,976
Water & Sewer	89,679	56,795	99,560	87,000
Building Supplies, Repairs & Maintenance	221,879	543,321	183,845	270,970
Recreation Facilities Expense	3,157	-	-	-
Security Services	-	-	-	-
Insurance	94,899	332,944	127,466	151,598
Management Fee	74,263	72,531	85,876	105,165
Professional Fees	36,872	45,491	96,069	71,849
Corporation Tax	15,674	23,848	3,448	10,936
Office & Administration	20,603	62,371	26,157	30,583
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,887,563	\$ 3,606,874	\$ 3,876,385	\$ 5,091,853
SURPLUS (DEFECIT)	\$ 143,522	\$ (352,322)	\$ (243,903)	\$ 156,891
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,268	\$ 2,029	\$ 1,662	\$ 2,114
Maint. - PY	\$ 1,840,874	\$ 3,081,445	\$ 2,804,928	\$ 4,085,958
Monthly Maint. / Charges Per Unit - PY	\$ 1,227	\$ 1,991	\$ 1,601	\$ 2,051
% Increase from Prior Year	3%	2%	4%	3%
Total Debt	\$ -	\$ -	\$ 8,000,000	\$ 7,500,000
Debt per Unit	\$ -	\$ -	\$ 54,795	\$ 45,181
Interest Only/Amortizing			Interest only	Interest Only
Transfer Fee %	Other	Other	5% on net profit	

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	191	199	262	280
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	\$ 3,076,070	\$ 6,245,390	\$ 5,564,991	\$ 4,177,491
Operating Assessments	-	-	725,531	460,754
Rent / Comml. Charges / Parking	-	-	951,165	96,079
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	100,588	770,928	2,109,632	287,164
TOTAL INCOME	\$ 3,176,658	\$ 7,016,318	\$ 9,351,319	\$ 5,021,488
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	12,783	-	4,240,986	2,672,858
Mortgage & loan indebtedness	61,824	-	932,874	238,815
Payroll / Contract Labor	1,258,750	1,357,608	1,263,525	728,848
Pension & Welfare	464,344	548,733	445,995	300,447
Payroll Taxes / Other	174,071	386,460	100,021	78,789
Gas & Electric, net	300,198	797,848	474,884	95,937
Heating	42,415	407,073	390,192	225,167
Water & Sewer	107,396	80,391	244,389	150,039
Building Supplies, Repairs & Maintenance	541,620	1,094,235	190,773	231,649
Recreation Facilities Expense	-	403,822	129,563	-
Security Services	-	-	361	-
Insurance	167,559	552,178	443,981	122,689
Management Fee	61,991	148,866	107,035	108,000
Professional Fees	35,785	39,194	22,418	30,211
Corporation Tax	-	55,228	24,081	9,309
Office & Administration	60,348	61,870	46,997	29,940
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,289,084	\$ 5,933,506	\$ 9,058,075	\$ 5,022,698
SURPLUS (DEFECIT)	\$ (112,426)	\$ 1,082,812	\$ 293,244	\$ (1,210)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,342	\$ 2,615	\$ 1,770	\$ 1,243
Maint. - PY	\$ 3,134,389	\$ 5,844,806	\$ 6,462,248	\$ 4,015,637
Monthly Maint. / Charges Per Unit - PY	\$ 1,368	\$ 2,448	\$ 2,055	\$ 1,195
% Increase from Prior Year	-2%	7%	-14%	4%
Total Debt	\$ 698,280	\$ -	\$ 15,658,435	\$ 8,100,000
Debt per Unit	\$ 3,656	\$ -	\$ 59,765	\$ 28,929
Interest Only/Amortizing	Amortizing		Amortizing	Interest Only
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condo	Condominium	Co-Op	Co-Op
Number of Units	587	1118	48	103
Zip Code	10016	10016	10017	10017
Maintenance / Common Charges	\$ 14,754,976	\$ 8,893,564	\$ 1,147,212	\$ 2,328,685
Operating Assessments	1,578,771	-	120,914	214,340
Rent / Comml. Charges / Parking	160,956	1,176,862	-	396,119
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	16,363
Other Income	1,007,275	681,102	38,602	250,834
TOTAL INCOME	\$ 17,501,978	\$ 10,751,528	\$ 1,306,728	\$ 3,206,341
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	9,213,765	-	721,208	1,275,282
Mortgage & loan indebtedness	1,789,201	-	81,250	129,096
Payroll / Contract Labor	1,861,735	2,790,562	128,757	560,512
Pension & Welfare	713,864	1,282,764	32,915	222,662
Payroll Taxes / Other	254,082	349,446	16,391	79,340
Gas & Electric, net	238,928	1,283,026	21,143	209,359
Heating	473,141	6,888	54,631	130,180
Water & Sewer	386,791	858,895	42,878	132,066
Building Supplies, Repairs & Maintenance	970,834	1,517,137	131,399	100,313
Recreation Facilities Expense	-	12,244	-	-
Security Services	-	16,405	-	-
Insurance	778,979	1,116,062	53,065	126,829
Management Fee	246,061	545,708	49,586	63,161
Professional Fees	162,212	256,922	30,429	26,563
Corporation Tax	51,162	166,482	4,065	2,962
Office & Administration	87,384	225,869	11,329	25,873
Bad Debts (Recovery)	-	20,500	-	-
TOTAL EXPENSES	\$ 17,228,139	\$ 10,448,910	\$ 1,379,046	\$ 3,084,198
SURPLUS (DEFECIT)	\$ 273,839	\$ 302,618	\$ (72,318)	\$ 122,143
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,095	\$ 663	\$ 1,992	\$ 1,884
Maint. - PY	\$ 14,112,441	\$ 9,068,040	\$ 1,143,626	\$ 2,197,080
Monthly Maint. / Charges Per Unit - PY	\$ 2,003	\$ 676	\$ 1,985	\$ 1,778
% Increase from Prior Year	5%	-2%	0%	6%
Total Debt	\$ 51,500,000	\$ 5,024,410	\$ 2,499,999	\$ 4,635,327
Debt per Unit	\$ 87,734	\$ 4,494	\$ 52,083	\$ 45,003
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	Amortizing
Transfer Fee %				\$5/share

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Clinton
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	7	27	55	66
Zip Code	10019	10019	10019	10019
Maintenance / Common Charges	\$ 647,683	\$ 734,879	\$ 821,698	\$ 1,433,591
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	-	67,628
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	8,640	-	-
Other Income	1,810	9,962	13,964	64,412
TOTAL INCOME	\$ 649,493	\$ 753,481	\$ 835,662	\$ 1,565,631
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	7,017
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	326,439	200,481	300,578	621,446
Pension & Welfare	-	-	35,359	238,657
Payroll Taxes / Other	8,782	35,090	10,714	79,214
Gas & Electric, net	23,946	72,727	55,025	42,404
Heating	63,003	26,743	27,354	123,285
Water & Sewer	11,158	21,197	46,535	101,564
Building Supplies, Repairs & Maintenance	72,638	152,339	138,352	145,731
Recreation Facilities Expense	-	2,009	-	-
Security Services	-	-	-	-
Insurance	73,033	62,853	53,273	88,019
Management Fee	36,267	42,420	53,820	55,429
Professional Fees	18,688	38,184	15,095	66,959
Corporation Tax	500	4,363	500	-
Office & Administration	3,050	11,906	23,317	29,375
Bad Debts (Recovery)	-	-	-	11,578
TOTAL EXPENSES	\$ 637,504	\$ 670,312	\$ 759,922	\$ 1,610,678
SURPLUS (DEFECIT)	\$ 11,989	\$ 83,169	\$ 75,740	\$ (45,047)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 7,711	\$ 2,268	\$ 1,245	\$ 1,810
Maint. - PY	\$ 606,387	\$ 708,680	\$ 757,569	\$ 1,368,015
Monthly Maint. / Charges Per Unit - PY	\$ 7,219	\$ 2,187	\$ 1,148	\$ 1,727
% Increase from Prior Year	7%	4%	8%	5%
Total Debt	\$ -	\$ -	\$ -	\$ 132,965
Debt per Unit	\$ -	\$ -	\$ -	\$ 2,015
Interest Only/Amortizing				Amortizing
Transfer Fee %	Other	Other		

*GSP - Gross Selling Price

Neighborhood	Hell's Kitchen	Clinton	Clinton	Central Park South
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	77	88	110	114
Zip Code	10019	10019	10019	10019
Maintenance / Common Charges	\$ 2,037,035	\$ 3,233,472	\$ 1,530,503	\$ 3,365,798
Operating Assessments	95,076	321,300	-	194,916
Rent / Comm. Charges / Parking	60,030	308,835	39,600	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	22,461	247,814	64,899	95,241
TOTAL INCOME	\$ 2,214,602	\$ 4,111,421	\$ 1,635,002	\$ 3,655,955
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,919,745	-	1,355,124
Mortgage & loan indebtedness	-	153,518	-	204,971
Payroll / Contract Labor	514,742	731,937	531,172	785,658
Pension & Welfare	52,305	303,206	223,557	318,909
Payroll Taxes / Other	153,536	70,676	77,677	91,378
Gas & Electric, net	328,873	112,473	129,744	45,238
Heating	51,118	90,442	66,790	88,231
Water & Sewer	36,176	38,756	47,678	57,472
Building Supplies, Repairs & Maintenance	489,773	252,536	270,666	176,431
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	273,942	131,464	108,994	83,386
Management Fee	73,738	65,000	65,638	91,032
Professional Fees	24,150	20,476	34,752	63,724
Corporation Tax	6,738	6,790	14,685	4,501
Office & Administration	30,294	18,259	23,263	36,021
Bad Debts (Recovery)	-	-	22,381	-
TOTAL EXPENSES	\$ 2,035,385	\$ 3,915,278	\$ 1,616,997	\$ 3,402,076
SURPLUS (DEFECIT)	\$ 179,217	\$ 196,143	\$ 18,005	\$ 253,879
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,205	\$ 3,062	\$ 1,159	\$ 2,460
Maint. - PY	\$ 309,821	\$ 3,081,146	\$ 1,342,968	\$ 3,225,423
Monthly Maint. / Charges Per Unit - PY	\$ 335	\$ 2,918	\$ 1,017	\$ 2,358
% Increase from Prior Year	557%	5%	14%	4%
Total Debt	\$ -	\$ 5,000,000	\$ -	\$ -
Debt per Unit	\$ -	\$ 56,818	\$ -	\$ 7,055,167
Interest Only/Amortizing		Interest Only		
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Clinton
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	161	186	260	309
Zip Code	10019	10019	10019	10019
Maintenance / Common Charges	\$ 12,939,655	\$ 4,118,998	\$ 3,358,687	\$ 12,543,947
Operating Assessments	-	-	-	1,499,980
Rent / Comml. Charges / Parking	-	-	-	2,490,139
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	766,075
Other Income	296,922	128,666	181,563	598,944
TOTAL INCOME	\$ 13,236,577	\$ 4,247,664	\$ 3,540,250	\$ 17,899,085
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	8,788,750
Mortgage & loan indebtedness	-	-	152,419	1,512,800
Payroll / Contract Labor	3,324,810	1,333,664	1,170,269	2,282,330
Pension & Welfare	1,239,712	511,997	455,947	814,054
Payroll Taxes / Other	1,664,401	389,447	139,093	230,357
Gas & Electric, net	1,293,115	352,513	136,496	440,952
Heating	685,054	170,738	382,865	357,319
Water & Sewer	192,582	166,318	125,590	340,803
Building Supplies, Repairs & Maintenance	2,441,785	598,777	394,075	1,101,012
Recreation Facilities Expense	-	180,927	-	-
Security Services	-	-	-	-
Insurance	1,531,164	354,054	204,457	663,588
Management Fee	140,688	127,447	104,929	138,000
Professional Fees	143,074	96,065	91,065	246,584
Corporation Tax	21,749	3,078	34,441	44,791
Office & Administration	84,550	56,226	46,247	82,217
Bad Debts (Recovery)	-	-	20,807	-
TOTAL EXPENSES	\$ 12,762,684	\$ 4,341,251	\$ 3,458,700	\$ 17,043,557
SURPLUS (DEFECIT)	\$ 473,893	\$ (93,587)	\$ 81,550	\$ 855,528
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 108	\$ 1,845	\$ 1,077	\$ 3,383
Maint. - PY	\$ 12,117,240	\$ 4,063,887	\$ 3,002,787	\$ 12,185,694
Monthly Maint. / Charges Per Unit - PY	\$ 101	\$ 1,821	\$ 962	\$ 3,286
% Increase from Prior Year	7%	1%	12%	3%
Total Debt	\$ -	\$ -	\$ 1,823,046	\$ 48,000,000
Debt per Unit	\$ -	\$ -	\$ 7,012	\$ 155,340
Interest Only/Amortizing			Amortizing	Interest Only
Transfer Fee %	Other	Other		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Upper East Side	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condo
Number of Units	10	21	31	31
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 1,445,483	\$ 769,889	\$ 10,388,790	\$ 1,815,221
Operating Assessments	-	59,672	968,988	141,491
Rent / Comml. Charges / Parking	-	-	174,076	144,989
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	51,440	840,000	48,000
Other Income	9,179	43,637	308,591	12,226
TOTAL INCOME	\$ 1,454,662	\$ 924,638	\$ 12,680,445	\$ 2,161,927
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	394,974	5,244,035	811,881
Mortgage & loan indebtedness	-	47,268	335,500	74,344
Payroll / Contract Labor	597,622	103,178	2,202,637	462,191
Pension & Welfare	94,466	22,225	788,644	150,097
Payroll Taxes / Other	77,413	1,597	368,368	85,127
Gas & Electric, net	125,410	6,815	124,071	25,446
Heating	27,541	29,896	450,747	89,182
Water & Sewer	17,143	19,211	47,062	38,686
Building Supplies, Repairs & Maintenance	211,264	98,388	574,156	198,193
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	349,798	-
Insurance	91,886	33,342	357,466	49,844
Management Fee	56,961	44,972	129,090	50,877
Professional Fees	41,103	19,816	51,685	31,982
Corporation Tax	4,428	1,150	31,945	9,550
Office & Administration	43,040	37,242	41,714	10,812
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,388,277	\$ 860,074	\$ 11,096,918	\$ 2,088,212
SURPLUS (DEFECIT)	\$ 66,385	\$ 64,564	\$ 1,583,527	\$ 73,715
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 12,046	\$ 3,055	\$ 27,927	\$ 4,880
Maint. - PY	\$ 1,220,095	\$ 717,141	\$ 9,990,934	\$ 1,779,631
Monthly Maint. / Charges Per Unit - PY	\$ 10,167	\$ 2,846	\$ 26,857	\$ 4,784
% Increase from Prior Year	18%	7%	4%	2%
Total Debt	\$ -	\$ 1,400,000	\$ 12,000,000	\$ 2,499,999
Debt per Unit	\$ -	\$ 66,667	\$ 387,097	\$ 80,645
Interest Only/Amortizing		Interest Only	Interest Only	Interest Only
Transfer Fee %		2% of GSP	3% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	33	38	49	53
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 1,327,224	\$ 5,229,796	\$ 2,662,769	\$ 1,877,081
Operating Assessments	-	510,311	202,437	-
Rent / Comml. Charges / Parking	-	381,925	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	152,535
Other Income	10,663	104,514	24,173	176,704
TOTAL INCOME	\$ 1,337,887	\$ 6,226,546	\$ 2,889,379	\$ 2,206,320
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	3,143,836	1,176,104	-
Mortgage & loan indebtedness	-	209,942	-	-
Payroll / Contract Labor	651,297	1,001,393	738,376	774,534
Pension & Welfare	246,478	437,390	267,454	308,569
Payroll Taxes / Other	88,833	132,058	117,145	171,450
Gas & Electric, net	20,711	59,586	22,083	288,949
Heating	33,928	215,911	133,668	57,739
Water & Sewer	23,012	49,345	46,344	47,987
Building Supplies, Repairs & Maintenance	182,715	220,730	73,884	233,069
Recreation Facilities Expense	-	-	-	-
Security Services	-	17,098	-	10,507
Insurance	51,049	184,545	63,861	80,686
Management Fee	57,355	103,500	64,000	64,656
Professional Fees	16,185	47,662	29,777	32,942
Corporation Tax	-	17,131	3,450	-
Office & Administration	22,125	55,217	28,740	30,110
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,393,688	\$ 5,895,344	\$ 2,764,886	\$ 2,101,198
SURPLUS (DEFECIT)	\$ (55,801)	\$ 331,202	\$ 124,493	\$ 105,122
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,352	\$ 11,469	\$ 4,529	\$ 2,951
Maint. - PY	\$ 1,294,853	\$ 4,984,105	\$ 2,531,738	\$ 1,720,267
Monthly Maint. / Charges Per Unit - PY	\$ 3,270	\$ 10,930	\$ 4,306	\$ 2,705
% Increase from Prior Year	2%	5%	5%	9%
Total Debt	\$ -	\$ 7,000,000	\$ -	\$ -
Debt per Unit	\$ -	\$ 184,211	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %			4% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condop	Condominium	Co-Op
Number of Units	54	54	62	86
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 2,267,247	\$ 3,471,004	\$ 1,999,156	\$ 2,457,594
Operating Assessments	-	288,240	-	174,500
Rent / Comml. Charges / Parking	-	48,567	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	50,000	-	42,700
Other Income	158,985	40,708	5,059	119,404
TOTAL INCOME	\$ 2,426,232	\$ 3,898,519	\$ 2,004,215	\$ 2,794,198
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,661,768	10,627	1,044,563
Mortgage & loan indebtedness	-	68,000	-	160,166
Payroll / Contract Labor	979,826	808,024	829,603	608,141
Pension & Welfare	337,528	334,978	326,388	222,667
Payroll Taxes / Other	119,102	110,396	108,305	72,027
Gas & Electric, net	48,365	47,826	88,083	23,111
Heating	177,810	106,874	100,626	79,856
Water & Sewer	62,917	46,926	72,553	42,828
Building Supplies, Repairs & Maintenance	220,981	186,997	301,751	191,949
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	145,529	148,773	78,914	91,885
Management Fee	91,450	64,208	55,729	59,483
Professional Fees	74,592	37,654	30,683	45,619
Corporation Tax	-	7,822	-	2,962
Office & Administration	26,819	20,942	48,524	16,925
Bad Debts (Recovery)	-	-	(107,780)	-
TOTAL EXPENSES	\$ 2,284,919	\$ 3,651,188	\$ 1,944,006	\$ 2,662,182
SURPLUS (DEFECIT)	\$ 141,313	\$ 247,331	\$ 60,209	\$ 132,016
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,499	\$ 5,356	\$ 2,687	\$ 2,381
Maint. - PY	\$ 2,139,710	\$ 3,337,616	\$ 2,034,776	\$ 2,386,014
Monthly Maint. / Charges Per Unit - PY	\$ 3,302	\$ 5,151	\$ 2,735	\$ 2,312
% Increase from Prior Year	6%	4%	-2%	3%
Total Debt	\$ -	\$ 2,000,000	\$ -	\$ 2,934,547
Debt per Unit	\$ -	\$ 37,037	\$ -	\$ 34,123
Interest Only/Amortizing		Interest Only	Amortizing	
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condom	Co-Op	Co-Op	Co-Op
Number of Units	88	102	125	134
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	\$ 2,238,535	\$ 1,249,691	\$ 3,184,880	\$ 3,697,475
Operating Assessments	199,199	361,963	337,576	376,733
Rent / Comm. Charges / Parking	50,648	2,504,233	337,644	381,440
Common Charges - PILOT	-	-	-	-
Transfer Fees	52,440	-	1,230	86,240
Other Income	285,948	49,837	94,224	160,218
TOTAL INCOME	\$ 2,826,770	\$ 4,165,724	\$ 3,955,554	\$ 4,702,106
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	992,382	2,237,750	1,941,781	2,206,827
Mortgage & loan indebtedness	167,830	133,285	259,453	214,600
Payroll / Contract Labor	514,360	710,245	578,356	658,436
Pension & Welfare	189,104	267,735	221,962	267,319
Payroll Taxes / Other	58,458	118,557	78,542	84,215
Gas & Electric, net	26,338	46,776	49,174	123,967
Heating	180,876	140,763	301,333	152,660
Water & Sewer	45,121	61,013	113,073	72,054
Building Supplies, Repairs & Maintenance	105,594	335,335	283,541	397,497
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	78,536	110,247	102,793	171,986
Management Fee	51,983	73,917	65,729	72,031
Professional Fees	101,275	97,331	60,180	88,766
Corporation Tax	3,491	9,179	6,815	9,561
Office & Administration	24,093	21,059	35,834	25,863
Bad Debts (Recovery)	30,000	-	-	-
TOTAL EXPENSES	\$ 2,569,441	\$ 4,363,192	\$ 4,098,566	\$ 4,545,782
SURPLUS (DEFECIT)	\$ 257,329	\$ (197,468)	\$ (143,012)	\$ 156,324
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,120	\$ 1,021	\$ 2,123	\$ 2,299
Maint. - PY	\$ 2,161,876	\$ 1,084,537	\$ 3,113,710	\$ 3,590,665
Monthly Maint. / Charges Per Unit - PY	\$ 2,047	\$ 886	\$ 2,076	\$ 2,233
% Increase from Prior Year	4%	15%	2%	3%
Total Debt	\$ 3,007,374	\$ 4,600,000	\$ 8,000,000	\$ 7,400,000
Debt per Unit	\$ 34,175	\$ 45,098	\$ 64,000	\$ 55,224
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Interest Only
Transfer Fee %	\$40 per share	2% of GSP	\$ 0.05/share	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	204	216	22	49
Zip Code	10021	10021	10022	10022
Maintenance / Common Charges	\$ 4,992,212	\$ 4,173,094	\$ 646,086	\$ 1,922,806
Operating Assessments	456,221	-	66,134	84,997
Rent / Comm. Charges / Parking	62,697	99,424	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	89,200	-	-	128,754
Other Income	133,261	299,964	73,847	38,136
TOTAL INCOME	\$ 5,733,591	\$ 4,572,482	\$ 786,067	\$ 2,174,693
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,689,334	12,090	384,359	739,994
Mortgage & loan indebtedness	369,308	-	-	225,000
Payroll / Contract Labor	774,847	1,458,674	94,455	521,231
Pension & Welfare	318,521	672,063	-	187,760
Payroll Taxes / Other	151,118	173,001	13,977	69,661
Gas & Electric, net	99,648	170,062	14,689	34,136
Heating	399,706	453,702	37,760	55,521
Water & Sewer	166,471	254,775	9,841	23,570
Building Supplies, Repairs & Maintenance	292,997	528,896	55,933	159,371
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	235,779	379,594	49,632	49,464
Management Fee	109,814	107,167	28,325	69,557
Professional Fees	145,106	89,493	15,555	22,062
Corporation Tax	15,498	16,093	1,889	3,457
Office & Administration	49,320	173,059	20,527	26,388
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,817,467	\$ 4,488,669	\$ 726,942	\$ 2,187,172
SURPLUS (DEFECIT)	\$ (83,876)	\$ 83,813	\$ 59,125	\$ (12,479)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,039	\$ 1,610	\$ 2,447	\$ 3,270
Maint. - PY	\$ 4,905,036	\$ 3,793,718	\$ 595,467	\$ 1,921,336
Monthly Maint. / Charges Per Unit - PY	\$ 2,004	\$ 1,464	\$ 2,256	\$ 3,268
% Increase from Prior Year	2%	10%	9%	0%
Total Debt	\$ 6,780,784	\$ -	\$ -	\$ 7,500,000
Debt per Unit	\$ 33,239	\$ -	\$ -	\$ 153,061
Interest Only/Amortizing	Amortizing			Interest Only
Transfer Fee %	2% of GSP		2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	66	68	74	74
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	\$ 4,897,813	\$ 1,775,827	\$ 3,511,913	\$ 3,751,630
Operating Assessments	500,000	-	249,125	-
Rent / Comml. Charges / Parking	405,146	10,113	12,000	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	80,480	-
Other Income	482,994	47,050	94,189	65,601
TOTAL INCOME	\$ 6,285,953	\$ 1,832,990	\$ 3,947,707	\$ 3,817,231
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,808,057	-	1,479,870	1,735,969
Mortgage & loan indebtedness	-	-	249,189	128,100
Payroll / Contract Labor	1,127,292	583,092	833,029	751,093
Pension & Welfare	447,780	215,883	352,701	331,373
Payroll Taxes / Other	149,626	73,113	115,446	84,323
Gas & Electric, net	310,649	130,684	45,929	53,248
Heating	224,804	169,299	107,070	269,807
Water & Sewer	77,848	83,605	31,153	75,552
Building Supplies, Repairs & Maintenance	519,347	214,838	238,441	166,331
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	348,794	63,335	107,746	242,009
Management Fee	95,000	70,175	90,800	55,294
Professional Fees	112,318	20,359	45,663	14,553
Corporation Tax	14,215	23,324	4,209	3,506
Office & Administration	69,613	52,920	59,741	18,678
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,305,343	\$ 1,700,627	\$ 3,760,987	\$ 3,929,836
SURPLUS (DEFECIT)	\$ (19,390)	\$ 132,363	\$ 186,720	\$ (112,605)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,184	\$ 2,176	\$ 3,955	\$ 4,225
Maint. - PY	\$ 4,804,727	\$ 1,694,078	\$ 3,469,544	\$ 3,724,320
Monthly Maint. / Charges Per Unit - PY	\$ 6,067	\$ 2,076	\$ 3,907	\$ 4,194
% Increase from Prior Year	2%	5%	1%	1%
Total Debt	\$ 12,000,000	\$ 204,400	\$ 5,690,311	\$ 4,500,000
Debt per Unit	\$ 181,818	\$ 3,006	\$ 76,896	\$ 60,811
Interest Only/Amortizing			Amortizing	Interest Only
Transfer Fee %			2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	87	88	95	118
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	\$ 2,590,087	\$ 3,749,912	\$ 9,358,514	\$ 2,949,129
Operating Assessments	-	364,644	-	-
Rent / Comml. Charges / Parking	-	-	175,959	-
Common Charges - PILOT	-	-	8,256,666	-
Transfer Fees	-	129,990	-	-
Other Income	377,099	213,947	329,318	99,587
TOTAL INCOME	\$ 2,967,186	\$ 4,458,493	\$ 18,120,457	\$ 3,048,716
Ground Rent	-	-	3,210,454	-
Real Estate Taxes / PILOT / BID	15,590	2,130,623	8,256,666	19,004
Mortgage & loan indebtedness	82,062	160,620	-	20,374
Payroll / Contract Labor	1,026,657	754,580	1,749,032	1,137,863
Pension & Welfare	369,056	288,536	685,368	458,729
Payroll Taxes / Other	135,734	71,497	226,069	170,360
Gas & Electric, net	514,218	53,644	826,156	304,826
Heating	66,413	195,031	230,185	134,850
Water & Sewer	84,660	56,086	178,890	136,171
Building Supplies, Repairs & Maintenance	370,218	194,129	1,387,205	259,974
Recreation Facilities Expense	-	-	108,851	-
Security Services	-	-	-	-
Insurance	167,132	106,086	714,969	185,650
Management Fee	81,013	88,580	175,000	81,545
Professional Fees	19,437	38,284	57,525	31,910
Corporation Tax	-	7,571	-	8,321
Office & Administration	30,440	33,046	113,193	29,840
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,962,630	\$ 4,178,313	\$ 17,919,563	\$ 2,979,417
SURPLUS (DEFECIT)	\$ 4,556	\$ 280,180	\$ 200,894	\$ 69,299
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,481	\$ 3,551	\$ 8,209	\$ 2,083
Maint. - PY	\$ 2,596,979	\$ 3,761,674	\$ 9,013,494	\$ 2,843,968
Monthly Maint. / Charges Per Unit - PY	\$ 2,488	\$ 3,562	\$ 7,907	\$ 2,008
% Increase from Prior Year	0%	0%	4%	4%
Total Debt	\$ 783,264	\$ 6,275,915	\$ -	\$ 169,577
Debt per Unit	\$ 9,003	\$ 71,317	\$ -	\$ 1,437
Interest Only/Amortizing	Amortizing	Interest Only		Amortizing
Transfer Fee %		2% of GSP	Other	

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	191	219	277	287
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	\$ 2,277,306	\$ 3,883,928	\$ 12,334,644	\$ 8,518,238
Operating Assessments	-	-	1,269,063	996,490
Rent / Comml. Charges / Parking	-	-	245,000	749,750
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	669,520	208,451
Other Income	197,347	169,207	501,532	289,784
TOTAL INCOME	\$ 2,474,653	\$ 4,053,135	\$ 15,019,759	\$ 10,762,713
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	16,710	7,345,358	5,740,681
Mortgage & loan indebtedness	-	-	908,146	678,320
Payroll / Contract Labor	705,021	1,332,536	1,839,773	1,506,672
Pension & Welfare	285,465	533,956	814,948	579,749
Payroll Taxes / Other	86,931	187,817	195,636	210,097
Gas & Electric, net	71,483	273,426	585,377	127,076
Heating	233,257	370,612	508,338	432,631
Water & Sewer	126,618	151,445	182,782	184,434
Building Supplies, Repairs & Maintenance	414,592	398,863	564,967	548,100
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	25,536	-
Insurance	292,657	248,339	455,032	220,501
Management Fee	100,000	130,750	149,912	175,845
Professional Fees	165,268	49,822	70,725	134,750
Corporation Tax	2,706	33,318	39,081	26,546
Office & Administration	20,474	41,933	102,960	79,924
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,504,472	\$ 3,769,527	\$ 13,788,571	\$ 10,645,326
SURPLUS (DEFECIT)	\$ (29,819)	\$ 283,608	\$ 1,231,188	\$ 117,387
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 994	\$ 1,478	\$ 3,711	\$ 2,473
Maint. - PY	\$ 2,238,249	\$ 3,649,064	\$ 11,631,862	\$ 8,405,597
Monthly Maint. / Charges Per Unit - PY	\$ 977	\$ 1,389	\$ 3,499	\$ 2,441
% Increase from Prior Year	2%	6%	6%	1%
Total Debt	\$ -	\$ -	\$ -	\$ 24,000,000
Debt per Unit	\$ -	\$ -	\$ -	\$ 83,624
Interest Only/Amortizing			Interest Only	Interest Only
Transfer Fee %			2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	367	415	33	38
Zip Code	10022	10022	10023	10023
Maintenance / Common Charges	\$ 10,319,819	\$ 14,348,217	\$ 2,029,737	\$ 933,734
Operating Assessments	1,009,176	759,428	-	-
Rent / Comm. Charges / Parking	618,330	99,897	6,058	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	343,400	-	-	-
Other Income	1,011,492	255,227	26,248	18,834
TOTAL INCOME	\$ 13,302,217	\$ 15,462,769	\$ 2,062,043	\$ 952,568
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	5,777,097	5,826,128	14,149	-
Mortgage & loan indebtedness	567,875	1,602,125	47,182	-
Payroll / Contract Labor	1,970,128	2,986,691	830,286	478,799
Pension & Welfare	813,845	1,279,920	299,591	-
Payroll Taxes / Other	353,261	425,808	98,898	56,023
Gas & Electric, net	468,820	596,710	158,797	104,518
Heating	361,683	491,079	176,312	30,527
Water & Sewer	229,522	233,012	99,685	19,975
Building Supplies, Repairs & Maintenance	884,346	836,794	155,427	120,909
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	457,367	377,752	82,878	65,710
Management Fee	159,000	313,055	70,000	46,447
Professional Fees	109,144	268,362	70,428	32,440
Corporation Tax	27,047	37,863	-	500
Office & Administration	54,583	173,541	29,425	21,952
Bad Debts (Recovery)	-	-	16,222	-
TOTAL EXPENSES	\$ 12,233,718	\$ 15,448,840	\$ 2,149,280	\$ 977,800
SURPLUS (DEFECIT)	\$ 1,068,499	\$ 13,929	\$ (87,237)	\$ (25,232)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,343	\$ 2,881	\$ 5,126	\$ 2,048
Maint. - PY	\$ 10,144,291	\$ 14,238,011	\$ 1,983,364	\$ 906,468
Monthly Maint. / Charges Per Unit - PY	\$ 2,303	\$ 2,859	\$ 5,008	\$ 1,988
% Increase from Prior Year	2%	1%	2%	3%
Total Debt	\$ 20,650,000	\$ 24,923,927	\$ 777,836	\$ -
Debt per Unit	\$ 56,267	\$ 60,058	\$ 23,571	\$ -
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	
Transfer Fee %	2% of GSP	2% of GSP	1.5% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lenox Hill	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	40	48	50	57
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 1,376,150	\$ 2,783,150	\$ 2,802,640	\$ 1,523,688
Operating Assessments	-	186,210	203,440	150,070
Rent / Comml. Charges / Parking	32,489	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	189,000	-
Other Income	29,384	4,840	41,263	9,178
TOTAL INCOME	\$ 1,438,023	\$ 2,974,200	\$ 3,236,343	\$ 1,682,936
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	17,644	1,226,697	1,179,302	855,057
Mortgage & loan indebtedness	29,680	293,594	128,830	292,855
Payroll / Contract Labor	477,534	536,708	686,242	161,122
Pension & Welfare	192,113	236,260	305,405	-
Payroll Taxes / Other	60,570	52,695	90,944	19,989
Gas & Electric, net	87,599	18,825	17,335	71,515
Heating	76,369	42,351	144,842	15,474
Water & Sewer	35,368	32,086	32,877	37,802
Building Supplies, Repairs & Maintenance	110,293	127,806	199,935	168,626
Recreation Facilities Expense	-	-	-	-
Security Services	2,750	-	-	-
Insurance	76,697	66,363	86,819	77,226
Management Fee	58,222	57,845	89,383	50,000
Professional Fees	130,716	39,758	24,481	45,989
Corporation Tax	9,502	2,427	3,472	4,575
Office & Administration	19,210	36,277	42,877	10,656
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,384,267	\$ 2,769,692	\$ 3,032,744	\$ 1,810,886
SURPLUS (DEFECIT)	\$ 53,756	\$ 204,508	\$ 203,599	\$ (127,950)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,867	\$ 4,832	\$ 4,671	\$ 2,228
Maint. - PY	\$ 1,359,190	\$ 2,625,747	\$ 2,698,720	\$ 1,406,281
Monthly Maint. / Charges Per Unit - PY	\$ 2,832	\$ 4,559	\$ 4,498	\$ 2,056
% Increase from Prior Year	1%	6%	4%	8%
Total Debt	\$ 638,281	\$ 6,106,513	\$ 2,700,000	\$ 5,529,015
Debt per Unit	\$ 15,957	\$ 127,219	\$ 54,000	\$ 97,000
Interest Only/Amortizing	Amortizing	Amortizing		Amortizing
Transfer Fee %		2% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	61	65	68	75
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 1,053,631	\$ 2,192,125	\$ 2,871,992	\$ 2,124,548
Operating Assessments	90,001	136,126	-	148,631
Rent / Comm. Charges / Parking	74,465	-	(81,600)	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	7,618	-	-	39,500
Other Income	12,659	32,699	4,708	69,342
TOTAL INCOME	\$ 1,238,374	\$ 2,360,950	\$ 2,795,100	\$ 2,382,021
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	597,552	1,099,358	21,706	929,427
Mortgage & loan indebtedness	130,015	198,722	59,378	99,328
Payroll / Contract Labor	107,080	476,280	1,161,348	456,568
Pension & Welfare	24,157	207,204	442,344	189,144
Payroll Taxes / Other	12,355	12,299	296,540	64,852
Gas & Electric, net	14,119	25,185	276,503	29,488
Heating	53,295	59,651	50,888	93,782
Water & Sewer	29,940	41,848	94,805	44,603
Building Supplies, Repairs & Maintenance	55,421	112,193	339,997	164,850
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	98,901	53,207	130,965	80,936
Management Fee	54,680	64,729	57,413	50,000
Professional Fees	12,929	34,589	32,779	69,643
Corporation Tax	5,218	3,450	-	3,450
Office & Administration	18,468	22,602	51,894	25,738
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,214,130	\$ 2,411,317	\$ 3,016,560	\$ 2,301,809
SURPLUS (DEFECIT)	\$ 24,244	\$ (50,367)	\$ (221,460)	\$ 80,212
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,439	\$ 2,810	\$ 3,520	\$ 2,361
Maint. - PY	\$ 970,692	\$ 2,031,372	\$ 2,857,080	\$ 2,084,113
Monthly Maint. / Charges Per Unit - PY	\$ 1,326	\$ 2,604	\$ 3,501	\$ 2,316
% Increase from Prior Year	9%	8%	1%	2%
Total Debt	\$ 1,561,360	\$ 7,000,000	\$ 1,051,641	\$ 2,500,000
Debt per Unit	\$ 25,596	\$ 107,692	\$ 15,465	\$ 33,333
Interest Only/Amortizing		Interest Only	Amortizing	Interest Only
Transfer Fee %	\$5.50/share	2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	81	112	125	138
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 11,682,020	\$ 5,212,875	\$ 4,901,337	\$ 13,758,435
Operating Assessments	902,403	-	488,722	1,269,441
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	149,970	-	-	-
Other Income	446,295	58,695	92,268	1,259,818
TOTAL INCOME	\$ 13,180,688	\$ 5,271,570	\$ 5,482,327	\$ 16,287,694
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	5,195,316	-	2,885,189	7,717,989
Mortgage & loan indebtedness	1,850,829	-	435,112	1,326,600
Payroll / Contract Labor	2,141,955	1,275,450	762,743	2,712,947
Pension & Welfare	804,700	475,598	286,161	882,566
Payroll Taxes / Other	286,829	204,744	101,627	304,838
Gas & Electric, net	65,242	465,199	45,033	701,529
Heating	330,183	218,789	176,237	676,045
Water & Sewer	111,142	83,846	76,879	174,828
Building Supplies, Repairs & Maintenance	651,411	1,151,448	297,440	839,526
Recreation Facilities Expense	-	383,001	-	-
Security Services	-	-	-	-
Insurance	511,809	492,488	152,033	389,223
Management Fee	170,000	289,342	77,211	141,352
Professional Fees	207,405	64,221	72,256	131,518
Corporation Tax	18,984	20,271	15,223	43,258
Office & Administration	57,532	71,110	24,268	49,998
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 12,403,337	\$ 5,195,507	\$ 5,407,412	\$ 16,092,217
SURPLUS (DEFECIT)	\$ 777,351	\$ 76,063	\$ 74,915	\$ 195,477
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 12,019	\$ 3,879	\$ 3,268	\$ 8,308
Maint. - PY	\$ 11,396,985	\$ 4,601,709	\$ 4,647,272	\$ 13,758,410
Monthly Maint. / Charges Per Unit - PY	\$ 11,725	\$ 3,424	\$ 3,098	\$ 8,308
% Increase from Prior Year	3%	13%	5%	0%
Total Debt	\$ 41,767,490	\$ -	\$ 7,874,596	\$ 33,000,000
Debt per Unit	\$ 515,648	\$ -	\$ 62,997	\$ 239,130
Interest Only/Amortizing	Amortizing		Amortizing	Interest Only
Transfer Fee %	3% of GSP		2% of GSP	3.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	162	172	173	410
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	\$ 2,923,952	\$ 3,265,418	\$ 3,368,029	\$ 9,367,888
Operating Assessments	-	-	-	-
Rent / Comm. Charges / Parking	103,626	-	208,150	467,858
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	75,011	121,511	208,121	720,240
TOTAL INCOME	\$ 3,102,589	\$ 3,386,929	\$ 3,784,300	\$ 10,555,986
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	55,679	-
Payroll / Contract Labor	1,051,374	1,132,795	1,129,203	4,152,225
Pension & Welfare	426,656	50,502	431,123	1,518,411
Payroll Taxes / Other	128,508	182,232	145,894	411,737
Gas & Electric, net	212,016	451,698	202,363	972,389
Heating	165,728	173,738	103,835	592,593
Water & Sewer	94,649	107,569	118,898	213,148
Building Supplies, Repairs & Maintenance	222,332	520,340	479,411	1,361,174
Recreation Facilities Expense	237,445	-	127,960	-
Security Services	-	-	-	-
Insurance	164,649	326,042	301,914	516,188
Management Fee	97,708	101,350	98,004	173,040
Professional Fees	75,894	30,057	81,650	113,987
Corporation Tax	14,046	5,698	18,894	94,208
Office & Administration	38,451	58,834	70,180	385,627
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,929,456	\$ 3,140,855	\$ 3,365,008	\$ 10,504,727
SURPLUS (DEFECIT)	\$ 173,133	\$ 246,074	\$ 419,292	\$ 51,259
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,504	\$ 1,582	\$ 1,622	\$ 1,904
Maint. - PY	\$ 2,876,848	\$ 3,305,099	\$ 3,259,387	\$ 9,029,438
Monthly Maint. / Charges Per Unit - PY	\$ 1,480	\$ 1,601	\$ 1,570	\$ 1,835
% Increase from Prior Year	2%	-1%	3%	4%
Total Debt	\$ -	\$ -	\$ 537,854	\$ -
Debt per Unit	\$ -	\$ -	\$ 3,109	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %			Other	Other

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Upper West Side	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	420	476	36	37
Zip Code	10023	10023	10024	10024
Maintenance / Common Charges	\$ 8,399,782	\$ 13,834,183	\$ 1,030,628	\$ 1,177,509
Operating Assessments	168,000	1,863,757	-	119,196
Rent / Comm. Charges / Parking	397,889	1,238,911	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	286,500	50,000	-	-
Other Income	1,327,635	901,020	5,281	105,677
TOTAL INCOME	\$ 10,579,806	\$ 17,887,871	\$ 1,035,909	\$ 1,402,382
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	5,090,175	10,705,131	-	671,659
Mortgage & loan indebtedness	225,181	1,094,543	-	194,240
Payroll / Contract Labor	1,283,203	1,849,690	167,802	98,939
Pension & Welfare	355,209	687,046	60,720	28,012
Payroll Taxes / Other	687,022	260,717	24,758	13,190
Gas & Electric, net	718,820	332,353	43,667	8,592
Heating	483,501	661,795	65,670	50,198
Water & Sewer	241,398	224,288	39,821	19,553
Building Supplies, Repairs & Maintenance	522,377	525,569	144,262	114,677
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	260,223	-
Insurance	595,624	513,514	134,833	62,573
Management Fee	-	164,720	64,896	39,655
Professional Fees	139,501	340,005	62,929	25,720
Corporation Tax	35,087	68,826	26,778	3,953
Office & Administration	118,768	138,020	24,257	46,458
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 10,495,866	\$ 17,566,217	\$ 1,120,616	\$ 1,377,419
SURPLUS (DEFECIT)	\$ 83,940	\$ 321,654	\$ (84,707)	\$ 24,963
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,667	\$ 2,422	\$ 2,386	\$ 2,652
Maint. - PY	\$ 7,846,540	\$ 13,687,241	\$ 970,757	\$ 1,197,874
Monthly Maint. / Charges Per Unit - PY	\$ 1,557	\$ 2,396	\$ 2,247	\$ 2,698
% Increase from Prior Year	7%	1%	6%	-2%
Total Debt	\$ 3,000,000	\$ 35,000,000	\$ -	\$ 2,871,530
Debt per Unit	\$ 7,143	\$ 73,529	\$ 1	\$ 77,609
Interest Only/Amortizing	Interest Only	Interest Only		Amortizing
Transfer Fee %	\$500/share	Other		Other

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Upper West Side	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	39	65	73	91
Zip Code	10024	10024	10024	10024
Maintenance / Common Charges	\$ 767,788	\$ 1,736,841	\$ 1,545,298	\$ 1,107,084
Operating Assessments	-	154,603	-	-
Rent / Comml. Charges / Parking	-	-	-	179,562
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	152,010	11,856	-
Other Income	2,500	63,530	34,747	51,282
TOTAL INCOME	\$ 770,288	\$ 2,106,984	\$ 1,591,901	\$ 1,337,928
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	885,511	17,043	12,234
Mortgage & loan indebtedness	-	113,867	-	-
Payroll / Contract Labor	372,987	314,689	659,833	452,880
Pension & Welfare	-	101,511	201,099	41,995
Payroll Taxes / Other	48,042	33,608	93,288	77,984
Gas & Electric, net	55,727	16,323	70,130	37,491
Heating	1,789	65,213	90,150	68,443
Water & Sewer	15,717	27,239	45,319	23,335
Building Supplies, Repairs & Maintenance	83,252	208,127	206,881	111,516
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	60,986	54,779	158,470	76,634
Management Fee	36,965	51,371	76,095	66,083
Professional Fees	21,091	60,990	39,256	67,781
Corporation Tax	27,401	2,804	8,487	-
Office & Administration	16,161	15,661	27,177	47,198
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 740,118	\$ 1,951,693	\$ 1,693,228	\$ 1,083,574
SURPLUS (DEFECIT)	\$ 30,170	\$ 155,291	\$ (101,327)	\$ 254,354
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,641	\$ 2,227	\$ 1,764	\$ 1,014
Maint. - PY	\$ 609,915	\$ 1,686,809	\$ 1,438,734	\$ 1,048,150
Monthly Maint. / Charges Per Unit - PY	\$ 1,303	\$ 2,163	\$ 1,642	\$ 960
% Increase from Prior Year	26%	3%	7%	6%
Total Debt	\$ -	\$ 4,000,000	\$ -	\$ -
Debt per Unit	\$ -	\$ 61,538	\$ -	\$ -
Interest Only/Amortizing		Interest Only		
Transfer Fee %		Other	Other	

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Upper West Side	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	92	92	93	95
Zip Code	10024	10024	10024	10024
Maintenance / Common Charges	\$ 4,788,302	\$ 2,044,750	\$ 4,063,354	\$ 4,346,408
Operating Assessments	479,941	-	300,597	370,131
Rent / Comml. Charges / Parking	118,934	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	266,480	-	-	25,795
Other Income	273,429	109,300	97,193	104,227
TOTAL INCOME	\$ 5,927,086	\$ 2,154,050	\$ 4,461,144	\$ 4,846,561
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,774,969	17,690	1,886,230	2,268,529
Mortgage & loan indebtedness	152,093	-	228,000	164,700
Payroll / Contract Labor	1,236,625	716,063	930,877	869,599
Pension & Welfare	544,680	285,103	346,653	355,674
Payroll Taxes / Other	152,269	85,309	124,041	133,575
Gas & Electric, net	44,150	114,778	31,511	49,665
Heating	128,114	147,773	136,456	188,196
Water & Sewer	57,436	97,372	44,252	61,732
Building Supplies, Repairs & Maintenance	183,013	267,934	269,997	232,170
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	118,654	232,937	127,160	267,659
Management Fee	86,607	52,866	76,220	55,500
Professional Fees	114,683	34,164	24,775	44,623
Corporation Tax	14,450	15,495	4,737	8,682
Office & Administration	22,885	26,559	18,450	24,445
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,630,628	\$ 2,094,043	\$ 4,249,359	\$ 4,724,749
SURPLUS (DEFECIT)	\$ 296,458	\$ 60,007	\$ 211,785	\$ 121,812
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,337	\$ 1,852	\$ 3,641	\$ 3,813
Maint. - PY	\$ 4,645,623	\$ 1,914,945	\$ 3,735,677	\$ 4,346,479
Monthly Maint. / Charges Per Unit - PY	\$ 4,208	\$ 1,735	\$ 3,347	\$ 3,813
% Increase from Prior Year	3%	7%	9%	0%
Total Debt	\$ 4,400,000	\$ -	\$ 8,000,000	\$ 6,000,000
Debt per Unit	\$ 47,826	\$ -	\$ 86,022	\$ 63,158
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	Interest Only
Transfer Fee %	2% of GSP		1% of GSP	\$35/share

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Mahattan Valley	Upper West Side	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	108	43	59	71
Zip Code	10024	10025	10025	10025
Maintenance / Common Charges	\$ 1,645,918	\$ 794,066	\$ 959,655	\$ 2,830,473
Operating Assessments	-	-	-	284,001
Rent / Comml. Charges / Parking	56,420	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	78,335	85,846	30,922	97,352
TOTAL INCOME	\$ 1,780,673	\$ 879,912	\$ 990,577	\$ 3,211,826
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	15,421	348,785	318,007	1,655,239
Mortgage & loan indebtedness	31,201	104,449	78,750	113,460
Payroll / Contract Labor	588,744	133,001	230,397	468,251
Pension & Welfare	266,926	9,944	66,901	173,901
Payroll Taxes / Other	72,564	15,685	29,948	68,063
Gas & Electric, net	74,415	17,494	25,493	36,729
Heating	143,194	5,348	77,315	89,017
Water & Sewer	96,823	16,544	23,997	56,481
Building Supplies, Repairs & Maintenance	190,123	66,278	79,061	294,414
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	113,340	69,534	67,014	125,823
Management Fee	61,248	33,550	46,274	65,523
Professional Fees	87,607	15,247	19,259	32,441
Corporation Tax	11,532	1,638	-	3,450
Office & Administration	21,200	6,018	8,339	28,553
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,774,338	\$ 843,515	\$ 1,070,755	\$ 3,211,345
SURPLUS (DEFECIT)	\$ 6,335	\$ 36,397	\$ (80,178)	\$ 481
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,270	\$ 1,539	\$ 1,355	\$ 3,322
Maint. - PY	\$ 1,737,900	\$ 767,214	\$ 934,163	\$ 2,679,015
Monthly Maint. / Charges Per Unit - PY	\$ 1,341	\$ 1,487	\$ 1,319	\$ 3,144
% Increase from Prior Year	-5%	3%	3%	6%
Total Debt	\$ 461,143	\$ 1,902,796	\$ 1,750,000	\$ 3,600,000
Debt per Unit	\$ 4,270	\$ 44,251	\$ 29,661	\$ 50,704
Interest Only/Amortizing	Amortizing	Amortizing		Interest Only
Transfer Fee %		Other		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Manhattan Valley	Mahattan Valley	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	72	75	89	98
Zip Code	10025	10025	10025	10025
Maintenance / Common Charges	\$ 2,533,731	\$ 3,291,897	\$ 2,342,515	\$ 3,198,892
Operating Assessments	193,367	292,784	140,714	-
Rent / Comml. Charges / Parking	-	38,400	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	121,987	34,092	193,838	149,273
TOTAL INCOME	\$ 2,849,085	\$ 3,657,173	\$ 2,677,067	\$ 3,348,165
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,172,232	1,704,288	896,481	1,053,841
Mortgage & loan indebtedness	-	223,667	239,273	197,454
Payroll / Contract Labor	606,730	670,232	536,991	733,665
Pension & Welfare	231,416	238,195	221,729	285,719
Payroll Taxes / Other	69,767	94,329	89,148	79,592
Gas & Electric, net	24,091	37,538	105,319	32,189
Heating	135,924	174,166	73,336	131,441
Water & Sewer	79,233	77,121	78,238	56,558
Building Supplies, Repairs & Maintenance	129,528	280,235	157,300	584,224
Recreation Facilities Expense	-	-	-	-
Security Services	14,843	-	-	-
Insurance	117,894	105,038	58,890	97,782
Management Fee	66,929	75,400	58,530	68,000
Professional Fees	24,339	18,648	15,494	49,815
Corporation Tax	4,325	4,974	3,450	3,452
Office & Administration	24,022	42,256	17,730	27,658
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,701,273	\$ 3,746,087	\$ 2,551,909	\$ 3,401,390
SURPLUS (DEFECIT)	\$ 147,812	\$ (88,914)	\$ 125,158	\$ (53,225)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,933	\$ 3,658	\$ 2,193	\$ 2,720
Maint. - PY	\$ 2,480,988	\$ 3,135,131	\$ 2,219,370	\$ 3,076,538
Monthly Maint. / Charges Per Unit - PY	\$ 2,872	\$ 3,483	\$ 2,078	\$ 2,616
% Increase from Prior Year	2%	5%	6%	4%
Total Debt	\$ -	\$ 8,000,000	\$ 7,400,957	\$ 4,277,906
Debt per Unit	\$ -	\$ 106,667	\$ 83,157	\$ 43,652
Interest Only/Amortizing		Interest Only	Interest Only	Amortizing
Transfer Fee %	5% of NP	2% of GSP	5% of NP	

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Upper West Side	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condop	Co-Op	Condominium
Number of Units	117	133	163	280
Zip Code	10025	10025	10025	10025
Maintenance / Common Charges	\$ 3,536,795	\$ 3,130,891	\$ 2,100,030	\$ 2,709,886
Operating Assessments	317,038	199,852	340,515	-
Rent / Comml. Charges / Parking	297,625	61,576	776,424	57,775
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	1,029,900	-
Other Income	201,769	95,501	238,208	322,819
TOTAL INCOME	\$ 4,353,227	\$ 3,487,820	\$ 4,485,077	\$ 3,090,480
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,026,695	1,181,037	1,609,444	-
Mortgage & loan indebtedness	215,574	198,222	667,198	-
Payroll / Contract Labor	749,960	572,165	602,333	487,012
Pension & Welfare	291,595	219,550	263,170	193,554
Payroll Taxes / Other	184,401	68,252	72,310	87,675
Gas & Electric, net	179,023	30,104	228,261	159,951
Heating	149,879	152,099	220,767	259,668
Water & Sewer	79,283	70,782	91,088	223,088
Building Supplies, Repairs & Maintenance	215,974	325,291	333,358	291,096
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	274,413
Insurance	109,385	163,695	194,615	303,225
Management Fee	86,681	63,833	113,855	129,433
Professional Fees	98,920	56,434	76,069	256,616
Corporation Tax	5,388	4,988	2,501	3,298
Office & Administration	27,506	46,322	116,636	58,019
Bad Debts (Recovery)	191,210	-	-	-
TOTAL EXPENSES	\$ 4,611,474	\$ 3,152,774	\$ 4,591,605	\$ 2,727,048
SURPLUS (DEFECIT)	\$ (258,247)	\$ 335,046	\$ (106,528)	\$ 363,432
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,519	\$ 1,962	\$ 1,074	\$ 807
Maint. - PY	\$ 3,407,170	\$ 3,063,945	\$ 1,652,938	\$ 2,702,199
Monthly Maint. / Charges Per Unit - PY	\$ 2,427	\$ 1,920	\$ 845	\$ 804
% Increase from Prior Year	4%	2%	27%	0%
Total Debt	\$ 7,440,000	\$ 2,301,150	\$ 7,889,137	\$ -
Debt per Unit	\$ 63,590	\$ 17,302	\$ 48,400	\$ -
Interest Only/Amortizing	Interest Only	Interest Only/Amortizing		
Transfer Fee %	Other		Other	Other

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Central Harlem	Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	414	414	69	83
Zip Code	10025	10025	10026	10026
Maintenance / Common Charges	\$ 3,564,770	\$ 3,655,544	\$ 1,236,764	\$ 1,019,898
Operating Assessments	-	-	-	-
Rent / Comm. Charges / Parking	265,761	333,115	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	217,145	307,738	36,507	25,105
TOTAL INCOME	\$ 4,047,676	\$ 4,296,397	\$ 1,273,271	\$ 1,045,003
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	25,512	-
Payroll / Contract Labor	1,206,590	1,149,147	443,302	129,704
Pension & Welfare	465,349	433,135	164,150	531
Payroll Taxes / Other	164,397	110,038	62,936	12,260
Gas & Electric, net	171,485	110,349	132,646	137,125
Heating	562,431	314,583	896	81,997
Water & Sewer	205,998	190,240	83,766	74,822
Building Supplies, Repairs & Maintenance	651,670	511,801	103,154	233,048
Recreation Facilities Expense	-	-	-	-
Security Services	249,656	293,917	-	232,924
Insurance	239,605	246,963	67,716	91,349
Management Fee	175,877	185,000	55,121	38,633
Professional Fees	27,013	49,226	23,553	8,438
Corporation Tax	-	1,950	9,902	6,032
Office & Administration	112,759	152,157	27,369	23,696
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,232,830	\$ 3,748,506	\$ 1,200,023	\$ 1,070,559
SURPLUS (DEFECIT)	\$ (185,154)	\$ 547,891	\$ 73,248	\$ (25,556)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 718	\$ 736	\$ 1,494	\$ 1,024
Maint. - PY	\$ 3,166,195	\$ 3,584,320	\$ 1,240,383	\$ 952,276
Monthly Maint. / Charges Per Unit - PY	\$ 637	\$ 721	\$ 1,498	\$ 956
% Increase from Prior Year	13%	2%	0%	7%
Total Debt	\$ -	\$ -	\$ 353,599	\$ -
Debt per Unit	\$ -	\$ -	\$ 5,125	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Central Harlem	Morningside Heights	Yorkville	Upper East Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	129	183	7	11
Zip Code	10026	10027	10028	10028
Maintenance / Common Charges	\$ 1,986,214	\$ 3,080,211	\$ 507,041	\$ 1,503,678
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	224,817	317,340	-	27,135
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	168,118	130,792	26,040	5,514
TOTAL INCOME	\$ 2,379,149	\$ 3,528,343	\$ 533,081	\$ 1,536,327
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	115,830	-	-	-
Payroll / Contract Labor	695,195	1,209,360	248,330	614,526
Pension & Welfare	240,061	86,374	719	64,031
Payroll Taxes / Other	93,107	114,179	33,099	105,217
Gas & Electric, net	249,081	337,966	46,962	131,704
Heating	74,019	54,667	22,517	12,014
Water & Sewer	96,237	83,236	7,347	32,232
Building Supplies, Repairs & Maintenance	297,299	670,677	42,367	292,440
Recreation Facilities Expense	-	135,054	-	-
Security Services	-	-	-	-
Insurance	206,194	360,591	33,554	62,770
Management Fee	64,458	105,613	28,806	70,000
Professional Fees	86,312	24,601	11,811	38,214
Corporation Tax	6,237	20,298	5,946	8,488
Office & Administration	45,223	46,710	6,910	25,058
Bad Debts (Recovery)	117,351	-	-	-
TOTAL EXPENSES	\$ 2,386,604	\$ 3,249,326	\$ 488,368	\$ 1,456,694
SURPLUS (DEFECIT)	\$ (7,455)	\$ 279,017	\$ 44,713	\$ 79,633
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,283	\$ 1,403	\$ 6,036	\$ 11,392
Maint. - PY	\$ 1,985,682	\$ 2,818,034	\$ 487,539	\$ 709,660
Monthly Maint. / Charges Per Unit - PY	\$ 1,283	\$ 1,283	\$ 5,804	\$ 5,376
% Increase from Prior Year	0%	9%	4%	112%
Total Debt	\$ 523,542	\$ -	\$ -	\$ -
Debt per Unit	\$ 4,058	\$ -	\$ -	\$ -
Interest Only/Amortizing	Amortizing			
Transfer Fee %	3% of GSP		1% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	13	18	19	20
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 2,324,058	\$ 1,791,711	\$ 458,211	\$ 1,099,899
Operating Assessments	156,599	102,136	35,994	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	124,500	-	109,763
Other Income	226,693	24,271	5,886	18,995
TOTAL INCOME	\$ 2,707,350	\$ 2,042,618	\$ 500,091	\$ 1,228,657
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	788,694	645,549	212,856	487,832
Mortgage & loan indebtedness	149,958	183,589	34,500	35,486
Payroll / Contract Labor	745,859	454,328	75,542	232,566
Pension & Welfare	217,052	175,467	27,752	-
Payroll Taxes / Other	118,803	54,717	9,511	35,388
Gas & Electric, net	28,812	13,988	10,573	19,389
Heating	71,419	68,839	29,005	43,669
Water & Sewer	16,748	17,992	4,721	19,291
Building Supplies, Repairs & Maintenance	172,141	140,774	40,369	66,463
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	99,245	52,633	40,369	49,447
Management Fee	74,500	35,832	26,187	45,824
Professional Fees	36,815	43,447	22,115	13,943
Corporation Tax	3,622	3,448	-	3,945
Office & Administration	29,638	22,471	7,576	14,664
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,553,306	\$ 1,913,074	\$ 541,076	\$ 1,067,907
SURPLUS (DEFECIT)	\$ 154,044	\$ 129,544	\$ (40,985)	\$ 160,750
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 14,898	\$ 8,295	\$ 2,010	\$ 4,583
Maint. - PY	\$ 2,109,294	\$ 1,756,581	\$ 449,226	\$ 1,031,525
Monthly Maint. / Charges Per Unit - PY	\$ 13,521	\$ 8,132	\$ 1,970	\$ 4,298
% Increase from Prior Year	10%	2%	2%	7%
Total Debt	\$ 5,000,000	\$ 5,100,000	\$ 1,200,000	\$ 241,657
Debt per Unit	\$ 384,615	\$ 283,333	\$ 63,158	\$ 12,083
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Amortizing
Transfer Fee %	2% of GSP	3% of GSP	3% of GSP	1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	27	28	36	41
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 2,298,012	\$ 1,100,369	\$ 1,853,404	\$ 2,545,857
Operating Assessments	125,313	-	188,961	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	8,300	-	-	-
Other Income	60,052	13,926	18,583	40,314
TOTAL INCOME	\$ 2,491,677	\$ 1,114,295	\$ 2,060,948	\$ 2,586,171
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	749,021	-	768,486	-
Mortgage & loan indebtedness	150,975	-	91,500	-
Payroll / Contract Labor	623,599	463,345	529,153	923,604
Pension & Welfare	229,927	39,961	202,279	356,763
Payroll Taxes / Other	67,903	85,786	50,987	126,748
Gas & Electric, net	20,782	85,077	19,615	263,305
Heating	71,579	32,998	71,278	73,213
Water & Sewer	26,552	19,463	31,668	89,089
Building Supplies, Repairs & Maintenance	112,052	142,557	109,277	277,694
Recreation Facilities Expense	-	-	-	12,759
Security Services	-	-	-	14,485
Insurance	112,632	80,333	96,751	115,186
Management Fee	67,750	51,600	61,797	61,695
Professional Fees	18,505	14,646	37,890	35,657
Corporation Tax	4,261	4,424	2,048	9,267
Office & Administration	23,020	24,257	8,719	68,379
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,278,558	\$ 1,044,447	\$ 2,081,448	\$ 2,427,844
SURPLUS (DEFECIT)	\$ 213,119	\$ 69,848	\$ (20,500)	\$ 158,327
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 7,093	\$ 3,275	\$ 4,290	\$ 5,175
Maint. - PY	\$ 2,160,336	\$ 952,527	\$ 1,799,495	\$ 2,434,269
Monthly Maint. / Charges Per Unit - PY	\$ 6,668	\$ 2,835	\$ 4,165	\$ 4,948
% Increase from Prior Year	6%	16%	3%	5%
Total Debt	\$ 5,500,000	\$ -	\$ 3,050,000	\$ -
Debt per Unit	\$ 203,704	\$ -	\$ 84,722	\$ -
Interest Only/Amortizing	Interest Only		Interest Only	
Transfer Fee %	2% of GSP		2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condo	Condominium
Number of Units	41	42	54	58
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 2,918,298	\$ 5,903,609	\$ 2,548,987	\$ 1,991,271
Operating Assessments	227,617	432,688	201,215	-
Rent / Comm. Charges / Parking	104,123	-	170,792	14,889
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	131,160	-
Other Income	6,146	734,031	32,932	39,649
TOTAL INCOME	\$ 3,256,184	\$ 7,070,328	\$ 3,085,086	\$ 2,045,809
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,319,587	2,658,062	1,046,397	23,998
Mortgage & loan indebtedness	163,501	269,010	220,656	83,922
Payroll / Contract Labor	760,631	1,701,430	548,546	669,087
Pension & Welfare	323,859	625,164	222,432	235,959
Payroll Taxes / Other	79,785	230,692	70,028	98,411
Gas & Electric, net	21,739	403,768	196,137	198,878
Heating	105,324	210,377	84,825	84,667
Water & Sewer	37,354	55,260	37,489	92,255
Building Supplies, Repairs & Maintenance	152,138	403,540	138,245	226,783
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	99,036	156,560	109,594	78,005
Management Fee	63,018	98,800	61,910	59,819
Professional Fees	23,451	59,995	88,373	24,080
Corporation Tax	3,450	11,948	3,450	4,250
Office & Administration	37,313	58,074	12,259	27,154
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,190,186	\$ 6,942,680	\$ 2,840,341	\$ 1,907,268
SURPLUS (DEFECIT)	\$ 65,998	\$ 127,648	\$ 244,745	\$ 138,541
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 5,932	\$ 11,714	\$ 3,934	\$ 2,861
Maint. - PY	\$ 2,823,705	\$ 5,894,811	\$ 2,482,928	\$ 1,941,090
Monthly Maint. / Charges Per Unit - PY	\$ 5,739	\$ 16,667	\$ 3,832	\$ 2,789
% Increase from Prior Year	3%	-30%	3%	3%
Total Debt	\$ 5,450,000	\$ 8,400,000	\$ 3,464,996	\$ 1,110,277
Debt per Unit	\$ 132,927	\$ 200,000	\$ 64,167	\$ 19,143
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Transfer Fee %	2% of GSP	3% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Upper East Side	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	59	61	62	70
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 3,946,919	\$ 3,839,559	\$ 4,688,938	\$ 4,988,140
Operating Assessments	495,157	283,129	448,401	411,921
Rent / Comm. Charges / Parking	1,010,631	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	125,000	94,750	-	-
Other Income	311,150	150,200	199,875	64,953
TOTAL INCOME	\$ 5,888,857	\$ 4,367,638	\$ 5,337,214	\$ 5,465,014
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,758,691	1,697,414	2,586,766	2,465,424
Mortgage & loan indebtedness	115,506	280,000	168,750	185,033
Payroll / Contract Labor	1,090,435	940,385	1,031,120	1,261,268
Pension & Welfare	440,467	403,660	432,351	475,355
Payroll Taxes / Other	143,271	120,070	134,013	157,262
Gas & Electric, net	164,650	30,241	211,301	36,285
Heating	131,343	116,113	128,811	174,579
Water & Sewer	75,524	43,460	59,332	42,519
Building Supplies, Repairs & Maintenance	199,413	196,484	256,751	313,691
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	85,400	-	102,327	129,372
Management Fee	71,100	64,946	80,000	114,550
Professional Fees	65,732	40,475	69,134	36,487
Corporation Tax	12,256	3,450	12,679	9,594
Office & Administration	19,993	43,136	17,935	57,085
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 5,373,781	\$ 3,979,834	\$ 5,291,270	\$ 5,458,504
SURPLUS (DEFECIT)	\$ 515,076	\$ 387,804	\$ 45,944	\$ 6,510
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 5,575	\$ 5,245	\$ 6,302	\$ 5,938
Maint. - PY	\$ 3,813,485	\$ 3,619,096	\$ 4,611,972	\$ 4,799,703
Monthly Maint. / Charges Per Unit - PY	\$ 5,386	\$ 4,944	\$ 6,199	\$ 5,714
% Increase from Prior Year	3%	6%	2%	4%
Total Debt	\$ 3,725,000	\$ 10,000,000	\$ 5,000,000	\$ 6,500,000
Debt per Unit	\$ 63,136	\$ 163,934	\$ 80,645	\$ 92,857
Interest Only/Amortizing	Interest Only		Interest Only	Interest Only
Transfer Fee %	2% of GSP	2.5% of GSP	2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	72	72	75	75
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 6,054,636	\$ 7,108,258	\$ 5,082,858	\$ 725,366
Operating Assessments	490,711	-	-	92,533
Rent / Comml. Charges / Parking	-	393,354	380,059	47,048
Common Charges - PILOT	-	-	-	-
Transfer Fees	242,900	-	14,375	-
Other Income	105,932	53,057	529,755	62,148
TOTAL INCOME	\$ 6,894,179	\$ 7,554,669	\$ 6,007,047	\$ 927,095
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,839,452	3,858,504	2,888,674	442,347
Mortgage & loan indebtedness	265,701	189,443	109,375	49,456
Payroll / Contract Labor	1,468,073	1,452,307	1,124,449	110,112
Pension & Welfare	538,411	562,226	438,597	25,920
Payroll Taxes / Other	179,359	181,102	134,013	8,900
Gas & Electric, net	44,473	77,025	303,283	10,695
Heating	164,281	162,886	137,605	52,976
Water & Sewer	93,843	55,724	87,246	20,404
Building Supplies, Repairs & Maintenance	680,244	369,996	340,049	89,278
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	137,985	149,757	121,936	59,683
Management Fee	96,000	77,250	68,570	58,719
Professional Fees	235,144	68,584	70,582	27,892
Corporation Tax	14,335	18,376	16,287	6,726
Office & Administration	60,359	108,570	18,951	35,559
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 6,817,660	\$ 7,331,750	\$ 5,859,617	\$ 998,667
SURPLUS (DEFECIT)	\$ 76,519	\$ 222,919	\$ 147,430	\$ (71,572)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 7,008	\$ 8,227	\$ 5,648	\$ 806
Maint. - PY	\$ 6,054,636	\$ 6,867,882	\$ 4,946,297	\$ 690,660
Monthly Maint. / Charges Per Unit - PY	\$ 7,008	\$ 7,949	\$ 5,496	\$ 767
% Increase from Prior Year	0%	4%	3%	5%
Total Debt	\$ 9,500,000	\$ 4,500,000	\$ 3,500,000	\$ 1,150,000
Debt per Unit	\$ 131,944	\$ 62,500	\$ 46,667	\$ 15,333
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Interest Only
Transfer Fee %	2% of GSP	2.5 % of GSP	% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Upper East Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	81	82	84	86
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 2,173,774	\$ 2,325,981	\$ 4,258,093	\$ 3,269,527
Operating Assessments	241,648	128,036	270,657	-
Rent / Comm. Charges / Parking	166,938	-	-	30,385
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	31,950	55,000	-
Other Income	135,063	101,968	88,168	83,530
TOTAL INCOME	\$ 2,717,423	\$ 2,587,935	\$ 4,671,918	\$ 3,383,442
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,229,621	967,372	2,055,942	23,077
Mortgage & loan indebtedness	-	226,318	-	-
Payroll / Contract Labor	484,484	577,399	1,136,251	1,033,152
Pension & Welfare	177,218	229,317	462,098	201,017
Payroll Taxes / Other	60,858	69,976	97,422	160,187
Gas & Electric, net	108,030	24,750	18,467	408,380
Heating	101,963	112,719	175,755	166,296
Water & Sewer	54,553	39,992	55,055	78,549
Building Supplies, Repairs & Maintenance	210,963	152,081	182,030	609,170
Recreation Facilities Expense	-	-	-	330,623
Security Services	-	-	4,930	-
Insurance	119,126	73,637	94,845	249,143
Management Fee	74,263	74,999	95,779	90,000
Professional Fees	33,532	28,612	25,980	69,223
Corporation Tax	3,788	4,072	7,748	11,541
Office & Administration	19,636	40,404	68,745	56,057
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,678,035	\$ 2,621,648	\$ 4,481,047	\$ 3,486,415
SURPLUS (DEFECIT)	\$ 39,388	\$ (33,713)	\$ 190,871	\$ (102,973)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,236	\$ 2,364	\$ 4,224	\$ 3,168
Maint. - PY	\$ 2,075,663	\$ 2,241,268	\$ 4,201,089	\$ 1,523,598
Monthly Maint. / Charges Per Unit - PY	\$ 2,135	\$ 2,278	\$ 4,168	\$ 1,476
% Increase from Prior Year	5%	4%	1%	115%
Total Debt	\$ -	\$ 4,191,369	\$ -	\$ -
Debt per Unit	\$ -	\$ 51,114	\$ -	\$ -
Interest Only/Amortizing		Amortizing		
Transfer Fee %		1.5% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Upper East Side	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	94	100	110	146
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	\$ 5,530,188	\$ 4,453,873	\$ 4,150,843	\$ 4,456,111
Operating Assessments	687,043	392,079	-	474,938
Rent / Comml. Charges / Parking	2,093,486	115,963	1,176,802	1,404,370
Common Charges - PILOT	-	-	-	-
Transfer Fees	195,600	62,425	-	-
Other Income	304,837	60,837	46,407	101,046
TOTAL INCOME	\$ 8,811,154	\$ 5,085,177	\$ 5,374,052	\$ 6,436,465
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	4,129,738	2,301,165	24,131	3,150,343
Mortgage & loan indebtedness	330,000	389,913	213,695	409,479
Payroll / Contract Labor	1,352,972	1,012,748	1,590,150	1,044,158
Pension & Welfare	600,431	353,537	601,479	403,564
Payroll Taxes / Other	177,980	123,917	434,853	150,623
Gas & Electric, net	256,317	57,186	364,327	88,685
Heating	224,583	214,936	179,777	251,751
Water & Sewer	90,527	110,908	214,528	105,631
Building Supplies, Repairs & Maintenance	470,964	129,790	973,272	340,295
Recreation Facilities Expense	-	-	461,407	-
Security Services	-	-	-	-
Insurance	163,195	138,290	255,415	117,492
Management Fee	81,723	97,430	109,500	107,500
Professional Fees	46,827	91,100	21,869	56,860
Corporation Tax	21,183	9,778	12,678	11,074
Office & Administration	70,887	46,359	86,333	25,762
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 8,017,327	\$ 5,077,057	\$ 5,543,414	\$ 6,263,217
SURPLUS (DEFECIT)	\$ 793,827	\$ 8,120	\$ (169,362)	\$ 173,248
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,903	\$ 3,712	\$ 3,145	\$ 2,543
Maint. - PY	\$ 5,591,975	\$ 4,324,148	\$ 3,913,607	\$ 4,345,570
Monthly Maint. / Charges Per Unit - PY	\$ 4,957	\$ 3,603	\$ 2,965	\$ 2,480
% Increase from Prior Year	-1%	3%	6%	3%
Total Debt	\$ 11,000,000	\$ 5,600,000	\$ 577,093	\$ 7,400,071
Debt per Unit	\$ 117,021	\$ 56,000	\$ 5,246	\$ 50,685
Interest Only/Amortizing	Interest Only		Amortizing	Amortizing
Transfer Fee %	2% of GSP	Other	Other	

*GSP - Gross Selling Price

Neighborhood	East Harlem	East Harlem	East Harlem	East Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condop	Co-Op	Condominium
Number of Units	55	95	129	157
Zip Code	10029	10035	10035	10035
Maintenance / Common Charges	\$ 1,818,386	\$ 1,334,232	\$ 1,619,599	\$ 2,656,125
Operating Assessments	-	-	-	4,498
Rent / Comml. Charges / Parking	-	91,569	43,200	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	3,000	26,220	-
Other Income	57,053	37,242	126,080	448,439
TOTAL INCOME	\$ 1,875,439	\$ 1,466,043	\$ 1,815,099	\$ 3,109,062
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	28,439	13,539	129,661	-
Mortgage & loan indebtedness	90,536	325,168	481,841	43,232
Payroll / Contract Labor	719,706	161,418	129,739	661,309
Pension & Welfare	290,550	20,119	-	138,502
Payroll Taxes / Other	98,793	20,683	48,785	79,660
Gas & Electric, net	70,930	63,705	51,913	803,599
Heating	65,201	163,481	139,355	136,889
Water & Sewer	66,896	56,105	104,514	198,221
Building Supplies, Repairs & Maintenance	203,072	233,337	114,523	462,553
Recreation Facilities Expense	-	-	-	121,582
Security Services	-	243,831	246,803	-
Insurance	79,741	122,254	136,891	256,187
Management Fee	64,735	45,000	60,000	117,958
Professional Fees	59,867	29,971	19,953	89,870
Corporation Tax	12,323	3,586	3,458	21,370
Office & Administration	50,712	39,427	30,721	61,556
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,901,501	\$ 1,541,624	\$ 1,698,157	\$ 3,192,488
SURPLUS (DEFECIT)	\$ (26,062)	\$ (75,581)	\$ 116,942	\$ (83,426)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,755	\$ 1,170	\$ 1,046	\$ 1,410
Maint. - PY	\$ 1,706,519	\$ 1,324,050	\$ 1,355,887	\$ 3,151,819
Monthly Maint. / Charges Per Unit - PY	\$ 2,586	\$ 1,161	\$ 876	\$ 1,673
% Increase from Prior Year	7%	1%	19%	-16%
Total Debt	\$ 1,058,883	\$ 7,654,641	\$ 5,819,636	\$ 517,395
Debt per Unit	\$ 19,252	\$ 80,575	\$ 45,113	\$ 3,296
Interest Only/Amortizing	Amortizing	Interest Only/Amortiz	Amortizing	Amortizing
Transfer Fee %		1% of GSP	% of GSP	

*GSP - Gross Selling Price

Neighborhood	Central Harlem	Financial District	Financial District	Central Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	19	22	242	72
Zip Code	10037	10038	10038	10039
Maintenance / Common Charges	\$ 477,507	\$ 579,979	\$ 3,317,805	\$ 1,044,208
Operating Assessments	-	69,954	-	-
Rent / Comml. Charges / Parking	-	24,074	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	10,154	-	-
Other Income	3,534	6,200	80,622	40,586
TOTAL INCOME	\$ 481,041	\$ 690,361	\$ 3,398,427	\$ 1,084,794
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	25,846	-	14,283
Mortgage & loan indebtedness	-	42,200	-	95,265
Payroll / Contract Labor	53,064	165,053	972,279	249,609
Pension & Welfare	2,846	65,068	151,962	-
Payroll Taxes / Other	5,069	19,013	162,999	18,510
Gas & Electric, net	19,918	140,415	832,917	99,541
Heating	6,059	91,533	258,058	114,254
Water & Sewer	23,351	37,827	162,648	51,635
Building Supplies, Repairs & Maintenance	98,654	141,027	535,413	313,378
Recreation Facilities Expense	-	-	20,044	-
Security Services	-	-	-	-
Insurance	80,236	40,658	435,251	118,549
Management Fee	35,000	29,500	103,250	47,520
Professional Fees	23,185	20,632	109,999	52,756
Corporation Tax	1,915	18,725	28,996	4,178
Office & Administration	14,640	33,611	86,917	25,715
Bad Debts (Recovery)	8,047	-	-	-
TOTAL EXPENSES	\$ 371,984	\$ 871,108	\$ 3,860,733	\$ 1,205,193
SURPLUS (DEFECIT)	\$ 109,057	\$ (180,747)	\$ (462,306)	\$ (120,399)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,094	\$ 2,197	\$ 1,142	\$ 1,209
Maint. - PY	\$ 450,880	\$ 559,979	\$ 3,020,358	\$ 1,040,751
Monthly Maint. / Charges Per Unit - PY	\$ 1,978	\$ 2,121	\$ 1,040	\$ 1,205
% Increase from Prior Year	6%	4%	10%	0%
Total Debt	\$ -	\$ 837,881	\$ -	\$ 320,276
Debt per Unit	\$ -	\$ 38,086	\$ -	\$ 4,448
Interest Only/Amortizing		Amortizing		Amortizing
Transfer Fee %	1.5% GSP	2% of GSP		Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Co-Op
Number of Units	60	86	113	165
Zip Code	10065	10065	10065	10065
Maintenance / Common Charges	\$ 2,436,154	\$ 3,473,338	\$ 3,337,803	\$ 3,950,847
Operating Assessments	172,203	-	-	335,457
Rent / Comml. Charges / Parking	12,428	-	-	595,188
Common Charges - PILOT	-	-	-	-
Transfer Fees	15,900	-	-	28,314
Other Income	13,113	488,087	164,363	243,294
TOTAL INCOME	\$ 2,649,798	\$ 3,961,425	\$ 3,502,166	\$ 5,153,100
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,016,070	55,054	25,348	2,016,146
Mortgage & loan indebtedness	173,342	98,711	50,543	1,187,731
Payroll / Contract Labor	630,860	953,549	1,128,835	568,821
Pension & Welfare	241,624	359,516	409,091	225,504
Payroll Taxes / Other	81,289	108,258	137,037	78,508
Gas & Electric, net	108,918	310,157	213,129	182,011
Heating	93,177	488,985	322,749	134,498
Water & Sewer	50,057	270,106	144,464	112,941
Building Supplies, Repairs & Maintenance	239,202	876,050	515,765	197,855
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	92,640	379,720	167,613	154,029
Management Fee	85,000	113,074	109,080	115,753
Professional Fees	60,951	85,782	65,489	19,698
Corporation Tax	3,450	4,698	42,662	3,450
Office & Administration	47,339	155,684	53,803	45,812
Bad Debts (Recovery)	-	341,017	-	-
TOTAL EXPENSES	\$ 2,923,919	\$ 4,600,361	\$ 3,385,608	\$ 5,042,757
SURPLUS (DEFECIT)	\$ (274,121)	\$ (638,936)	\$ 116,558	\$ 110,343
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,384	\$ 3,366	\$ 2,462	\$ 1,995
Maint. - PY	\$ 2,341,965	\$ 3,388,671	\$ 3,234,261	\$ 3,877,598
Monthly Maint. / Charges Per Unit - PY	\$ 3,253	\$ 3,284	\$ 2,385	\$ 1,958
% Increase from Prior Year	4%	2%	3%	2%
Total Debt	\$ 5,500,000	\$ 999,020	\$ 912,221	\$ 34,505,468
Debt per Unit	\$ 91,667	\$ 11,617	\$ 8,073	\$ 209,124
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	Amortizing
Transfer Fee %	2% of GSP		Other	\$6.50/share

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condo
Number of Units	175	180	205	492
Zip Code	10065	10065	10065	10065
Maintenance / Common Charges	\$ 8,135,956	\$ 6,438,136	\$ 3,577,557	\$ 10,911,924
Operating Assessments	823,362	659,838	-	555,306
Rent / Comm. Charges / Parking	648,109	1,307,997	-	69,236
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	238,080	-	-
Other Income	398,858	274,315	105,081	939,195
TOTAL INCOME	\$ 10,006,285	\$ 8,918,366	\$ 3,682,638	\$ 12,475,661
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	4,808,049	3,848,140	10,378	5,492,644
Mortgage & loan indebtedness	1,270,750	953,551	-	971,577
Payroll / Contract Labor	1,331,230	1,153,639	1,436,116	1,840,677
Pension & Welfare	504,096	435,405	584,615	759,545
Payroll Taxes / Other	162,150	150,373	197,552	228,483
Gas & Electric, net	190,206	185,795	210,822	636,499
Heating	346,125	234,080	568,760	497,034
Water & Sewer	177,021	185,168	141,742	262,205
Building Supplies, Repairs & Maintenance	603,427	551,750	269,643	882,437
Recreation Facilities Expense	-	-	32,385	-
Security Services	-	-	-	-
Insurance	236,654	400,175	200,708	262,266
Management Fee	114,827	139,166	121,322	264,370
Professional Fees	66,260	79,678	91,098	99,950
Corporation Tax	82,011	5,635	-	25,164
Office & Administration	168,065	43,920	55,137	130,919
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 10,060,871	\$ 8,366,475	\$ 3,920,278	\$ 12,353,770
SURPLUS (DEFECIT)	\$ (54,586)	\$ 551,891	\$ (237,640)	\$ 121,891
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,874	\$ 2,981	\$ 1,454	\$ 1,848
Maint. - PY	\$ 7,742,239	\$ 6,133,942	\$ 3,441,487	\$ 10,337,696
Monthly Maint. / Charges Per Unit - PY	\$ 3,687	\$ 2,840	\$ 1,399	\$ 1,751
% Increase from Prior Year	5%	5%	4%	6%
Total Debt	\$ 42,500,000	\$ 26,000,000	\$ -	\$ 34,500,000
Debt per Unit	\$ 242,857	\$ 144,444	\$ -	\$ 70,122
Interest Only/Amortizing	Interest Only			Interest Only
Transfer Fee %	2% of GSP	2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Upper West Side	Yorkville	Upper East Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	493	412	17	25
Zip Code	10065	10069	10075	10075
Maintenance / Common Charges	\$ 13,003,215	\$ 9,175,440	\$ 1,622,604	\$ 1,382,822
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	-	19,792
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	318,397	371,167	5,704	19,099
TOTAL INCOME	\$ 13,321,612	\$ 9,546,607	\$ 1,628,308	\$ 1,421,713
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	23,023	17,314	-	-
Mortgage & loan indebtedness	85,792	109,906	-	-
Payroll / Contract Labor	4,391,288	2,256,987	835,491	582,921
Pension & Welfare	1,617,801	976,661	30,322	55,992
Payroll Taxes / Other	594,645	360,084	120,849	156,852
Gas & Electric, net	686,841	655,982	62,756	105,996
Heating	497,337	519,838	97,907	36,534
Water & Sewer	533,545	348,916	10,806	44,009
Building Supplies, Repairs & Maintenance	3,147,433	602,925	387,908	215,743
Recreation Facilities Expense	-	270,244	-	-
Security Services	-	595,456	-	-
Insurance	997,101	640,749	77,286	117,765
Management Fee	431,550	187,500	70,000	47,509
Professional Fees	219,402	249,651	48,062	23,483
Corporation Tax	-	132,757	850	2,790
Office & Administration	241,929	383,227	31,837	29,453
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 13,467,687	\$ 8,308,197	\$ 1,774,074	\$ 1,419,047
SURPLUS (DEFECIT)	\$ (146,075)	\$ 1,238,410	\$ (145,766)	\$ 2,666
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,198	\$ 1,856	\$ 7,954	\$ 4,609
Maint. - PY	\$ 12,477,669	\$ 8,859,133	\$ 1,505,434	\$ 1,260,650
Monthly Maint. / Charges Per Unit - PY	\$ 2,109	\$ 1,792	\$ 7,380	\$ 4,202
% Increase from Prior Year	4%	4%	8%	10%
Total Debt	\$ 1,412,553	\$ 176,437	\$ -	\$ -
Debt per Unit	\$ 2,865	\$ 428	\$ -	\$ -
Interest Only/Amortizing	Amortizing	Amortizing		
Transfer Fee %	Other			

*GSP - Gross Selling Price

Neighborhood	Yorkville	Upper East Side	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	30	32	40	82
Zip Code	10075	10075	10075	10075
Maintenance / Common Charges	\$ 2,422,065	\$ 1,675,914	\$ 4,934,028	\$ 2,792,407
Operating Assessments	136,626	-	239,719	239,373
Rent / Comml. Charges / Parking	-	-	674,453	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	59,522
Other Income	24,938	38,613	268,254	119,143
TOTAL INCOME	\$ 2,583,629	\$ 1,714,527	\$ 6,116,454	\$ 3,210,445
Ground Rent	-	-	2,767,260	-
Real Estate Taxes / PILOT / BID	926,208	-	1,371,126	1,408,377
Mortgage & loan indebtedness	211,124	-	138,151	179,925
Payroll / Contract Labor	583,438	797,416	583,573	610,228
Pension & Welfare	195,038	68,922	230,422	240,992
Payroll Taxes / Other	73,761	182,244	83,433	102,543
Gas & Electric, net	25,308	281,611	228,547	26,011
Heating	76,673	23,008	108,130	106,783
Water & Sewer	83,095	28,984	80,449	56,149
Building Supplies, Repairs & Maintenance	185,629	251,938	375,769	203,518
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	54,906	156,162	85,282	81,192
Management Fee	75,234	46,800	67,000	51,467
Professional Fees	23,958	33,677	316,108	36,773
Corporation Tax	10,576	12,027	8,153	5,883
Office & Administration	20,889	46,981	28,974	20,278
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,545,837	\$ 1,929,770	\$ 6,472,377	\$ 3,130,119
SURPLUS (DEFECIT)	\$ 37,792	\$ (215,243)	\$ (355,923)	\$ 80,326
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 6,728	\$ 4,364	\$ 10,279	\$ 2,838
Maint. - PY	\$ 2,320,729	\$ 1,108,333	\$ 4,474,641	\$ 2,689,165
Monthly Maint. / Charges Per Unit - PY	\$ 6,446	\$ 2,886	\$ 9,322	\$ 2,733
% Increase from Prior Year	4%	51%	10%	4%
Total Debt	\$ 5,850,000	\$ -	\$ 1,491,813	\$ 3,481,284
Debt per Unit	\$ 195,000	\$ -	\$ 37,295	\$ 42,455
Interest Only/Amortizing	Interest Only		Amortizing	Amortizing
Transfer Fee %	3% of GSP		2.5% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	161	162	192	21
Zip Code	10075	10075	10075	10128
Maintenance / Common Charges	\$ 6,420,294	\$ 4,868,299	\$ 4,067,961	\$ 493,181
Operating Assessments	440,924	594,716	431,867	-
Rent / Comml. Charges / Parking	1,942,875	383,736	431,867	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	146,791	-
Other Income	243,807	252,290	151,786	883
TOTAL INCOME	\$ 9,047,900	\$ 6,099,041	\$ 5,230,272	\$ 494,064
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,193,637	2,591,262	2,503,020	-
Mortgage & loan indebtedness	2,046,428	247,812	355,500	-
Payroll / Contract Labor	1,427,745	1,156,550	705,153	208,896
Pension & Welfare	593,307	484,518	348,602	-
Payroll Taxes / Other	179,456	121,356	93,775	15,988
Gas & Electric, net	335,465	88,534	68,314	14,583
Heating	321,491	290,902	216,760	5,430
Water & Sewer	218,019	180,703	131,203	904
Building Supplies, Repairs & Maintenance	672,043	398,967	246,304	58,781
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	233,010	153,394	125,497	43,405
Management Fee	74,125	91,290	95,607	30,800
Professional Fees	58,933	69,111	46,729	10,387
Corporation Tax	8,050	10,771	9,687	175
Office & Administration	43,474	41,479	53,736	8,828
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 9,405,183	\$ 5,926,649	\$ 4,999,887	\$ 398,177
SURPLUS (DEFECIT)	\$ (357,283)	\$ 172,392	\$ 230,385	\$ 95,887
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 3,323	\$ 2,504	\$ 1,766	\$ 1,957
Maint. - PY	\$ 6,015,453	\$ 4,709,004	\$ 4,068,311	\$ 164,394
Monthly Maint. / Charges Per Unit - PY	\$ 3,114	\$ 2,422	\$ 1,766	\$ 652
% Increase from Prior Year	7%	3%	0%	200%
Total Debt	\$ 34,909,003	\$ 6,500,000	\$ 6,458,347	\$ -
Debt per Unit	\$ 216,826	\$ 40,123	\$ 33,637	\$ -
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Transfer Fee %	2% of GSP	2% of GSP	10% of NP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	35	38	44	55
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 1,841,126	\$ 1,815,714	\$ 6,483,476	\$ 3,961,675
Operating Assessments	132,480	114,567	685,902	-
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	75,900	50,362	585,000	-
Other Income	31,597	27,216	224,195	108,462
TOTAL INCOME	\$ 2,081,103	\$ 2,007,859	\$ 7,978,573	\$ 4,070,137
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	792,914	703,911	3,993,328	1,834,110
Mortgage & loan indebtedness	43,125	109,250	102,899	145,000
Payroll / Contract Labor	464,776	493,826	1,346,592	904,304
Pension & Welfare	188,508	190,848	537,339	349,430
Payroll Taxes / Other	54,778	68,880	201,146	116,796
Gas & Electric, net	13,192	16,128	60,367	46,503
Heating	66,963	75,617	179,777	108,799
Water & Sewer	23,070	28,528	49,800	54,107
Building Supplies, Repairs & Maintenance	120,227	144,341	440,203	204,371
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	85,001	59,004	121,002	74,089
Management Fee	63,516	57,051	80,340	82,688
Professional Fees	19,493	32,593	48,151	39,168
Corporation Tax	3,465	3,450	23,854	4,596
Office & Administration	20,985	34,501	8,635	55,950
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,960,013	\$ 2,017,928	\$ 7,193,433	\$ 4,019,911
SURPLUS (DEFECIT)	\$ 121,090	\$ (10,069)	\$ 785,140	\$ 50,226
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,384	\$ 3,982	\$ 12,279	\$ 6,003
Maint. - PY	\$ 1,753,464	\$ 1,761,120	\$ 6,294,637	\$ 3,850,536
Monthly Maint. / Charges Per Unit - PY	\$ 4,175	\$ 3,862	\$ 11,922	\$ 5,834
% Increase from Prior Year	5%	3%	3%	3%
Total Debt	\$ 1,500,000	\$ 3,800,000	\$ 3,500,000	\$ 4,000,000
Debt per Unit	\$ 42,857	\$ 100,000	\$ 79,545	\$ 72,727
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Interest Only
Transfer Fee %	2% of GSP	2-4% of GSP	3% of GSP	2.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Carnegie Hill	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	61	64	69	77
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 1,260,896	\$ 2,686,901	\$ 2,617,059	\$ 3,642,554
Operating Assessments	-	191,804	262,542	822,345
Rent / Comml. Charges / Parking	-	16,200	309,705	858,000
Common Charges - PILOT	-	-	-	-
Transfer Fees	64,838	-	-	-
Other Income	58,631	2,162	36,927	416,294
TOTAL INCOME	\$ 1,384,365	\$ 2,897,067	\$ 3,226,233	\$ 5,739,193
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,167,311	1,491,122	2,771,984
Mortgage & loan indebtedness	-	75,625	205,671	201,250
Payroll / Contract Labor	700,187	684,703	593,823	1,142,990
Pension & Welfare	284,122	238,579	210,962	412,880
Payroll Taxes / Other	90,775	99,985	84,774	133,811
Gas & Electric, net	13,861	21,874	34,684	234,540
Heating	93,718	125,384	127,064	213,153
Water & Sewer	76,658	57,675	43,708	70,260
Building Supplies, Repairs & Maintenance	212,400	174,104	136,591	273,055
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	112,688	88,056	87,614	88,021
Management Fee	74,579	71,007	63,329	112,563
Professional Fees	27,710	26,363	56,020	80,227
Corporation Tax	17,541	3,090	3,450	14,073
Office & Administration	38,746	32,816	10,725	40,661
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,742,985	\$ 2,866,572	\$ 3,149,537	\$ 5,789,468
SURPLUS (DEFECIT)	\$ (358,620)	\$ 30,495	\$ 76,696	\$ (50,275)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,723	\$ 3,499	\$ 3,161	\$ 3,942
Maint. - PY	\$ 1,201,193	\$ 2,582,159	\$ 2,617,059	\$ 3,183,227
Monthly Maint. / Charges Per Unit - PY	\$ 1,641	\$ 3,362	\$ 3,161	\$ 3,445
% Increase from Prior Year	5%	4%	0%	14%
Total Debt	\$ -	\$ 2,750,000	\$ 7,000,000	\$ 7,000,000
Debt per Unit	\$ -	\$ 42,969	\$ 101,449	\$ 90,909
Interest Only/Amortizing		Interest Only		Interest Only
Transfer Fee %	1.75% of GSP	Other		

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	90	91	93	93
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 4,740,680	\$ 6,631,130	\$ 3,344,611	\$ 3,635,799
Operating Assessments	-	638,376	-	270,467
Rent / Comml. Charges / Parking	13,000	-	-	1,775
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	98,576	208,309	222,064	83,492
TOTAL INCOME	\$ 4,852,256	\$ 7,477,815	\$ 3,566,675	\$ 3,991,533
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	3,713,597	1,369,639	1,469,497
Mortgage & loan indebtedness	-	392,230	235,714	265,350
Payroll / Contract Labor	1,445,648	1,259,521	691,109	778,411
Pension & Welfare	540,827	533,794	265,406	289,718
Payroll Taxes / Other	205,695	170,663	92,590	104,398
Gas & Electric, net	458,996	267,252	255,968	113,005
Heating	235,214	260,028	1,760	186,539
Water & Sewer	108,866	71,302	42,994	104,932
Building Supplies, Repairs & Maintenance	809,260	464,119	223,531	241,708
Recreation Facilities Expense	32,081	-	-	-
Security Services	-	-	15,054	-
Insurance	164,894	130,883	91,160	281,613
Management Fee	123,985	104,186	85,000	85,721
Professional Fees	72,202	38,925	43,681	42,102
Corporation Tax	-	19,644	3,450	3,709
Office & Administration	95,877	49,734	24,150	41,583
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 4,293,545	\$ 7,475,878	\$ 3,441,206	\$ 4,008,286
SURPLUS (DEFECIT)	\$ 558,711	\$ 1,937	\$ 125,469	\$ (16,753)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 4,390	\$ 6,072	\$ 2,997	\$ 3,258
Maint. - PY	\$ 4,713,547	\$ 6,437,990	\$ 3,248,222	\$ 3,464,370
Monthly Maint. / Charges Per Unit - PY	\$ 4,364	\$ 5,896	\$ 2,911	\$ 3,104
% Increase from Prior Year	1%	3%	3%	5%
Total Debt	\$ -	\$ 12,000,000	\$ 5,007,684	\$ 9,000,000
Debt per Unit	\$ -	\$ 131,868	\$ 53,846	\$ 96,774
Interest Only/Amortizing		Interest Only	Interest Only	Interest Only
Transfer Fee %	1% of GSP	2% of GSP	2.5% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Carnegie Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	99	105	123	135
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 3,408,729	\$ 1,478,785	\$ 2,435,856	\$ 3,672,590
Operating Assessments	250,259	178,584	212,746	248,046
Rent / Comml. Charges / Parking	1,325,076	46,775	138,562	552,450
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	1,096	-	-
Other Income	214,223	79,240	82,044	96,623
TOTAL INCOME	\$ 5,198,287	\$ 1,784,480	\$ 2,869,208	\$ 4,569,709
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,609,407	-	1,242,189	1,930,147
Mortgage & loan indebtedness	255,000	-	222,143	482,426
Payroll / Contract Labor	798,402	580,568	560,250	756,307
Pension & Welfare	305,471	208,689	143,502	285,916
Payroll Taxes / Other	89,374	63,760	59,301	95,155
Gas & Electric, net	190,354	79,454	32,570	77,091
Heating	150,811	98,861	110,093	226,030
Water & Sewer	75,315	53,467	58,026	87,027
Building Supplies, Repairs & Maintenance	279,496	167,735	113,528	157,117
Recreation Facilities Expense	29,717	-	-	-
Security Services	-	-	-	-
Insurance	116,539	306,188	119,863	100,040
Management Fee	85,850	69,628	62,134	74,498
Professional Fees	59,346	64,898	31,520	52,173
Corporation Tax	12,540	9,550	1,108	5,348
Office & Administration	46,060	51,634	27,771	43,848
Bad Debts (Recovery)	-	30,177	-	-
TOTAL EXPENSES	\$ 5,103,682	\$ 1,784,609	\$ 2,783,998	\$ 4,373,123
SURPLUS (DEFECIT)	\$ 94,605	\$ (129)	\$ 85,210	\$ 196,586
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,869	\$ 1,174	\$ 1,650	\$ 2,267
Maint. - PY	\$ 3,653,443	\$ 1,507,389	\$ 2,372,068	\$ 3,481,128
Monthly Maint. / Charges Per Unit - PY	\$ 3,075	\$ 1,196	\$ 1,607	\$ 2,149
% Increase from Prior Year	-7%	-2%	3%	5%
Total Debt	\$ 7,500,000	\$ -	\$ 4,174,375	\$ 6,461,296
Debt per Unit	\$ 75,758	\$ -	\$ 33,938	\$ 47,861
Interest Only/Amortizing	Interest Only			
Transfer Fee %	2% of GSP	Other		

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	140	156	166	290
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	\$ 2,136,491	\$ 2,388,356	\$ 4,599,265	\$ 4,875,956
Operating Assessments	-	-	361,996	-
Rent / Comml. Charges / Parking	-	79,243	283,735	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	107,244	70,559	193,690	127,459
TOTAL INCOME	\$ 2,243,735	\$ 2,538,158	\$ 5,438,686	\$ 5,003,415
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	13,640	-	2,817,805	28,342
Mortgage & loan indebtedness	2,783	-	622,642	-
Payroll / Contract Labor	726,263	730,105	763,338	1,726,832
Pension & Welfare	305,965	334,185	305,390	663,851
Payroll Taxes / Other	92,470	136,180	101,166	214,071
Gas & Electric, net	141,985	127,153	67,859	715,974
Heating	369,265	287,364	161,018	459,730
Water & Sewer	149,840	99,890	168,279	233,921
Building Supplies, Repairs & Maintenance	228,894	448,789	264,116	553,182
Recreation Facilities Expense	-	-	-	206,777
Security Services	-	-	-	-
Insurance	218,844	158,238	146,841	274,539
Management Fee	63,849	109,362	92,675	196,987
Professional Fees	29,533	71,030	56,418	102,100
Corporation Tax	-	44,317	11,164	35,604
Office & Administration	51,005	79,967	27,052	62,779
Bad Debts (Recovery)	-	-	-	450,046
TOTAL EXPENSES	\$ 2,394,336	\$ 2,626,580	\$ 5,605,763	\$ 5,924,735
SURPLUS (DEFECIT)	\$ (150,601)	\$ (88,422)	\$ (167,077)	\$ (921,320)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,272	\$ 1,276	\$ 2,309	\$ 1,401
Maint. - PY	\$ 1,963,418	\$ 2,303,464	\$ 4,390,707	\$ 4,621,882
Monthly Maint. / Charges Per Unit - PY	\$ 1,169	\$ 1,230	\$ 2,204	\$ 1,328
% Increase from Prior Year	9%	4%	5%	5%
Total Debt	\$ 27,278	\$ -	\$ 7,687,171	\$ -
Debt per Unit	\$ 195	\$ -	\$ 46,308	\$ -
Interest Only/Amortizing	Amortizing		Amortizing	
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Battery Park City	Battery Park City	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	107	109	121	162
Zip Code	10280	10280	10280	10280
Maintenance / Common Charges	\$ 1,003,871	\$ 4,075,987	\$ 3,677,299	\$ 6,421,505
Operating Assessments	75,000	-	-	-
Rent / Comml. Charges / Parking	100,265	48,600	-	995,352
Common Charges - PILOT	2,346,415	-	-	-
Transfer Fees	-	-	-	-
Other Income	94,892	91,955	352,417	764,360
TOTAL INCOME	\$ 3,620,443	\$ 4,216,542	\$ 4,029,716	\$ 8,181,217
Ground Rent	-	651,250	626,744	2,120,469
Real Estate Taxes / PILOT / BID	2,346,415	1,816,925	1,649,708	3,069,170
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	444,246	572,980	542,576	649,552
Pension & Welfare	181,702	249,465	208,488	273,021
Payroll Taxes / Other	55,715	72,656	79,699	79,145
Gas & Electric, net	53,213	66,724	68,866	120,994
Heating	107,570	55,190	89,538	176,430
Water & Sewer	58,207	85,980	83,210	150,402
Building Supplies, Repairs & Maintenance	144,961	293,954	149,610	217,273
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	113,756	231,033	138,484	197,526
Management Fee	47,882	55,500	68,465	87,822
Professional Fees	40,451	39,301	29,857	102,487
Corporation Tax	39,977	-	49,208	59,053
Office & Administration	8,343	59,568	39,048	16,418
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,642,438	\$ 4,250,526	\$ 3,823,501	\$ 7,319,762
SURPLUS (DEFECIT)	\$ (21,995)	\$ (33,984)	\$ 206,215	\$ 861,455
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 782	\$ 3,116	\$ 2,533	\$ 3,303
Maint. - PY	\$ 946,630	\$ 3,885,624	\$ 3,550,721	\$ 6,189,406
Monthly Maint. / Charges Per Unit - PY	\$ 737	\$ 2,971	\$ 2,445	\$ 3,184
% Increase from Prior Year	6%	5%	4%	4%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Battery Park City	Battery Park City	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	174	182	239	247
Zip Code	10280	10280	10280	10280
Maintenance / Common Charges	\$ 3,452,567	\$ 7,169,700	\$ 6,619,674	\$ 6,732,280
Operating Assessments	-	-	646,515	-
Rent / Comm. Charges / Parking	114,433	1,103,880	-	-
Common Charges - PILOT	3,782,374	-	-	7,104,973
Transfer Fees	-	-	-	-
Other Income	200,987	207,870	196,040	757,210
TOTAL INCOME	\$ 7,550,361	\$ 8,481,450	\$ 7,462,229	\$ 14,594,463
Ground Rent	1,267,375	2,164,250	912,750	1,684,917
Real Estate Taxes / PILOT / BID	3,782,374	4,106,803	3,934,424	7,130,629
Mortgage & loan indebtedness	-	-	-	-
Payroll / Contract Labor	652,800	598,538	781,897	1,337,185
Pension & Welfare	297,590	229,357	376,486	514,480
Payroll Taxes / Other	114,639	117,281	107,890	181,585
Gas & Electric, net	110,395	195,259	122,972	797,341
Heating	189,788	174,341	181,994	427,969
Water & Sewer	136,721	188,792	158,407	160,677
Building Supplies, Repairs & Maintenance	270,992	362,618	228,213	1,129,945
Recreation Facilities Expense	-	-	-	328,116
Security Services	-	-	-	-
Insurance	266,277	362,353	451,203	462,606
Management Fee	108,654	83,200	92,157	180,000
Professional Fees	107,638	91,364	126,262	53,870
Corporation Tax	43,704	40,068	23,216	62,735
Office & Administration	36,021	25,796	35,274	83,051
Bad Debts (Recovery)	-	112,374	-	-
TOTAL EXPENSES	\$ 7,384,968	\$ 8,852,394	\$ 7,533,145	\$ 14,535,106
SURPLUS (DEFECIT)	\$ 165,393	\$ (370,944)	\$ (70,916)	\$ 59,357
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,654	\$ 3,283	\$ 2,308	\$ 2,271
Maint. - PY	\$ 3,405,415	\$ 7,138,165	\$ 6,793,892	\$ 6,410,467
Monthly Maint. / Charges Per Unit - PY	\$ 1,631	\$ 3,268	\$ 2,369	\$ 2,163
% Increase from Prior Year	1%	0%	-3%	5%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %	Other			

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Battery Park City	Battery Park City	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	247	295	547	166
Zip Code	10280	10280	10280	10282
Maintenance / Common Charges	\$ 8,550,699	\$ 11,396,014	\$ 18,234,814	\$ 3,336,024
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	42,527	-
Common Charges - PILOT	-	-	-	7,543,202
Transfer Fees	-	-	-	-
Other Income	529,554	151,339	433,183	100,867
TOTAL INCOME	\$ 9,080,253	\$ 11,547,353	\$ 18,710,524	\$ 10,980,093
Ground Rent	1,195,962	3,094,585	2,567,786	1,858,119
Real Estate Taxes / PILOT / BID	4,570,905	5,319,403	10,815,355	5,712,744
Mortgage & loan indebtedness	-	-	-	147,253
Payroll / Contract Labor	886,919	965,040	1,646,172	1,241,492
Pension & Welfare	367,214	397,591	720,690	505,115
Payroll Taxes / Other	112,444	125,580	236,482	138,348
Gas & Electric, net	194,852	166,797	228,606	100,508
Heating	301,986	284,399	511,802	9,487
Water & Sewer	177,431	185,362	424,607	126,579
Building Supplies, Repairs & Maintenance	303,538	238,288	534,552	349,818
Recreation Facilities Expense	-	-	201,338	-
Security Services	-	-	-	-
Insurance	350,302	354,639	769,678	467,074
Management Fee	89,570	55,697	233,750	74,160
Professional Fees	63,701	27,282	81,295	189,637
Corporation Tax	24,356	23,895	30,501	110,066
Office & Administration	25,454	19,768	33,859	67,972
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 8,664,634	\$ 11,258,326	\$ 19,036,473	\$ 11,098,372
SURPLUS (DEFECIT)	\$ 415,619	\$ 289,027	\$ (325,949)	\$ (118,279)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 2,885	\$ 3,219	\$ 2,778	\$ 1,675
Maint. - PY	\$ 8,261,545	\$ 11,145,248	\$ 17,381,453	\$ 3,336,024
Monthly Maint. / Charges Per Unit - PY	\$ 2,787	\$ 3,148	\$ 2,648	\$ 1,675
% Increase from Prior Year	3%	2%	5%	0%
Total Debt	\$ -	\$ -	\$ -	\$ 895,721
Debt per Unit	\$ -	\$ -	\$ -	\$ 5,396
Interest Only/Amortizing				
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Astoria	Hunters Point	Brooklyn Heights
Borough	Manhattan	Queens	Queens	Brooklyn
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	277	410	184	14
Zip Code	10282	11102	11109	11201
Maintenance / Common Charges	\$ 5,060,967	\$ 2,429,287	\$ 2,748,643	\$ 483,957
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	233,920	14,500	-	-
Common Charges - PILOT	6,372,018	-	-	-
Transfer Fees	-	-	7,651	-
Other Income	45,847	248,336	46,845	12,775
TOTAL INCOME	\$ 11,712,752	\$ 2,692,123	\$ 2,803,139	\$ 496,732
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	6,372,018	84,179	-	-
Mortgage & loan indebtedness	-	-	54,781	-
Payroll / Contract Labor	1,204,712	202,231	738,661	94,483
Pension & Welfare	442,313	26,561	298,670	-
Payroll Taxes / Other	252,088	28,637	96,454	13,594
Gas & Electric, net	467,952	142,666	278,331	43,338
Heating	235,208	68,762	187,072	11,816
Water & Sewer	153,153	240,507	154,465	12,362
Building Supplies, Repairs & Maintenance	945,768	424,629	621,263	85,395
Recreation Facilities Expense	44,228	28,022	-	-
Security Services	-	588,225	-	12,947
Insurance	467,911	395,582	210,797	49,401
Management Fee	154,500	171,649	107,212	25,439
Professional Fees	148,845	87,599	34,197	37,600
Corporation Tax	46,491	41,314	27,311	-
Office & Administration	60,194	69,434	41,023	10,176
Bad Debts (Recovery)	-	15,134	-	-
TOTAL EXPENSES	\$ 10,995,381	\$ 2,615,131	\$ 2,850,237	\$ 396,551
SURPLUS (DEFECIT)	\$ 717,371	\$ 76,992	\$ (47,098)	\$ 100,181
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,523	\$ 494	\$ 1,245	\$ 2,881
Maint. - PY	\$ 4,912,009	\$ 2,433,404	\$ 2,647,935	\$ 464,749
Monthly Maint. / Charges Per Unit - PY	\$ 1,478	\$ 495	\$ 1,199	\$ 2,766
% Increase from Prior Year	3%	0%	4%	4%
Total Debt	\$ -	\$ -	\$ 625,805	\$ -
Debt per Unit	\$ -	\$ -	\$ 3,401	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %			Other	

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Brooklyn Heights	Dumbo	Brooklyn Heights
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	48	59	75	128
Zip Code	11201	11201	11201	11201
Maintenance / Common Charges	\$ 1,026,086	\$ 880,244	\$ 1,676,968	\$ 2,231,840
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	16,050	-	471,452
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	28,338	27,379	26,787	75,624
TOTAL INCOME	\$ 1,054,424	\$ 923,673	\$ 1,703,755	\$ 2,778,916
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	17,995
Mortgage & loan indebtedness	-	-	-	9,097
Payroll / Contract Labor	421,683	452,511	594,285	696,070
Pension & Welfare	18,957	-	196,851	238,721
Payroll Taxes / Other	58,093	11,993	80,992	90,137
Gas & Electric, net	115,773	96,365	106,279	358,238
Heating	33,239	14,530	44,091	95,717
Water & Sewer	23,434	46,193	80,312	67,763
Building Supplies, Repairs & Maintenance	173,705	117,163	213,839	488,159
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	6,670
Insurance	100,563	71,165	240,286	248,498
Management Fee	45,860	47,472	52,155	59,946
Professional Fees	28,182	57,802	76,861	86,975
Corporation Tax	1,485	6,063	4,922	-
Office & Administration	16,241	21,965	57,048	67,811
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,037,215	\$ 943,222	\$ 1,747,921	\$ 2,531,797
SURPLUS (DEFECIT)	\$ 17,209	\$ (19,549)	\$ (44,166)	\$ 247,119
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,781	\$ 1,243	\$ 1,863	\$ 1,453
Maint. - PY	\$ 983,786	\$ 841,092	\$ 1,680,175	\$ 2,243,572
Monthly Maint. / Charges Per Unit - PY	\$ 1,708	\$ 1,188	\$ 1,867	\$ 1,461
% Increase from Prior Year	4%	5%	0%	-1%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %	Other			

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	134	434	480	552
Zip Code	11201	11201	11201	11201
Maintenance / Common Charges	\$ 3,086,393	\$ 9,689,411	\$ 6,708,226	\$ 8,300,630
Operating Assessments	170,000	-	-	451,786
Rent / Comml. Charges / Parking	-	1,092,810	289,913	407,276
Common Charges - PILOT	-	-	-	-
Transfer Fees	92,313	-	-	-
Other Income	65,850	11,667,177	220,024	496,097
TOTAL INCOME	\$ 3,414,556	\$ 22,449,398	\$ 7,218,163	\$ 9,655,789
Ground Rent	-	1,844,845	-	-
Real Estate Taxes / PILOT / BID	-	-	19,997	3,704,871
Mortgage & loan indebtedness	-	52,270	1,942	949,363
Payroll / Contract Labor	814,465	2,072,082	2,066,184	876,418
Pension & Welfare	466,442	905,479	37,563	342,823
Payroll Taxes / Other	169,179	283,241	246,614	128,503
Gas & Electric, net	199,258	1,357,576	980,736	237,873
Heating	548,146	328,121	250,831	301,160
Water & Sewer	64,826	463,821	322,176	419,153
Building Supplies, Repairs & Maintenance	485,166	1,354,775	606,963	608,900
Recreation Facilities Expense	-	-	1,296,299	-
Security Services	-	-	-	1,127,813
Insurance	258,726	744,134	1,125,796	324,969
Management Fee	80,000	302,015	282,093	431,828
Professional Fees	89,167	105,476	36,048	168,593
Corporation Tax	2,828	33,836	13,294	25,054
Office & Administration	45,127	101,491	119,991	82,897
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 3,223,330	\$ 9,949,162	\$ 7,406,527	\$ 9,730,218
SURPLUS (DEFECIT)	\$ 191,226	\$ 12,500,236	\$ (188,364)	\$ (74,429)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,919	\$ 1,860	\$ 1,165	\$ 1,253
Maint. - PY	\$ 2,733,425	\$ 9,453,088	\$ 6,348,186	\$ 8,286,313
Monthly Maint. / Charges Per Unit - PY	\$ 1,700	\$ 1,815	\$ 1,102	\$ 1,251
% Increase from Prior Year	13%	2%	6%	0%
Total Debt	\$ -	\$ 221,876	\$ -	\$ 23,000,000
Debt per Unit	\$ -	\$ 511	\$ -	\$ 41,667
Interest Only/Amortizing		Amortizing	Amortizing	Interest Only
Transfer Fee %	1% of GSP			

*GSP - Gross Selling Price

Neighborhood	Bedford-Stuyvesant	Williamsburg	Park Slope	South Slope
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	103	31	64	70
Zip Code	11205	11211	11215	11215
Maintenance / Common Charges	\$ 1,275,571	\$ 729,104	\$ 1,530,071	\$ 1,094,726
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	-	-	43,418
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	119,334	24,113	54,572	33,107
TOTAL INCOME	\$ 1,394,905	\$ 753,217	\$ 1,584,643	\$ 1,171,251
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	61,602	-
Payroll / Contract Labor	470,921	378,455	685,432	448,671
Pension & Welfare	18,373	4,092	6,500	57,847
Payroll Taxes / Other	59,275	-	126,554	90,312
Gas & Electric, net	70,870	87,445	36,932	86,258
Heating	104,033	7,839	31,253	33,953
Water & Sewer	103,880	750	52,288	39,868
Building Supplies, Repairs & Maintenance	235,327	148,294	287,671	176,502
Recreation Facilities Expense	-	-	12,752	-
Security Services	912	-	-	-
Insurance	203,263	207,445	110,191	117,316
Management Fee	74,947	50,362	78,117	56,180
Professional Fees	51,282	24,398	60,387	28,047
Corporation Tax	6,001	1,440	1,500	7,248
Office & Administration	23,555	25,292	25,588	20,273
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,422,639	\$ 935,812	\$ 1,576,767	\$ 1,162,475
SURPLUS (DEFECIT)	\$ (27,734)	\$ (182,595)	\$ 7,876	\$ 8,776
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,032	\$ 1,960	\$ 1,992	\$ 1,303
Maint. - PY	\$ 1,165,677	\$ 989,985	\$ 1,588,033	\$ 1,108,899
Monthly Maint. / Charges Per Unit - PY	\$ 943	\$ 2,661	\$ 2,068	\$ 1,320
% Increase from Prior Year	9%	-26%	-4%	-1%
Total Debt	\$ 542,643	\$ -	\$ 809,695	\$ -
Debt per Unit	\$ 5,268	\$ -	\$ 12,651	\$ -
Interest Only/Amortizing				
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	South Slope	South Slope	Boerum Hill	Boerum Hill
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	73	93	30	41
Zip Code	11215	11215	11217	11217
Maintenance / Common Charges	\$ 790,362	\$ 2,149,779	\$ 897,196	\$ 1,206,745
Operating Assessments	-	165,073	-	-
Rent / Comml. Charges / Parking	17,352	-	-	27,900
Common Charges - PILOT	-	-	-	-
Transfer Fees	1,556	-	-	-
Other Income	90,482	60,444	37,172	20,451
TOTAL INCOME	\$ 899,752	\$ 2,375,296	\$ 934,368	\$ 1,255,096
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,014,954	-	496,596
Mortgage & loan indebtedness	-	108,500	-	79,502
Payroll / Contract Labor	448,396	428,148	355,369	289,698
Pension & Welfare	-	186,536	71,554	51,103
Payroll Taxes / Other	-	47,208	55,353	40,623
Gas & Electric, net	45,778	113,278	75,729	7,117
Heating	14,147	39,783	27,907	33,999
Water & Sewer	37,461	40,714	18,639	37,231
Building Supplies, Repairs & Maintenance	103,649	195,221	227,093	159,145
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	45,862	146,385	69,393	67,437
Management Fee	50,180	66,025	43,860	43,355
Professional Fees	18,196	33,948	43,241	62,661
Corporation Tax	4,696	3,075	3,491	3,536
Office & Administration	18,551	19,389	7,868	15,103
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 786,916	\$ 2,443,164	\$ 999,497	\$ 1,387,106
SURPLUS (DEFECIT)	\$ 112,836	\$ (67,868)	\$ (65,129)	\$ (132,010)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 902	\$ 1,926	\$ 2,492	\$ 2,453
Maint. - PY	\$ 784,315	\$ 2,012,190	\$ 781,170	\$ 1,122,552
Monthly Maint. / Charges Per Unit - PY	\$ 895	\$ 1,803	\$ 2,170	\$ 2,282
% Increase from Prior Year	1%	7%	15%	8%
Total Debt	\$ -	\$ 3,100,000	\$ -	\$ 2,550,000
Debt per Unit	\$ -	\$ 33,333	\$ -	\$ 62,195
Interest Only/Amortizing		Interest Only		Interest only
Transfer Fee %	Other	2% of GSP	Other	1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Boerum Hill	Crown Heights	Flatbush	Red Hook
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	73	163	71	70
Zip Code	11217	11225	11226	11231
Maintenance / Common Charges	\$ 1,217,567	\$ 1,622,696	\$ 543,587	\$ 780,527
Operating Assessments	325,000	-	-	-
Rent / Comml. Charges / Parking	-	-	38,517	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	71,652	10,274	33,768	35,195
TOTAL INCOME	\$ 1,614,219	\$ 1,632,970	\$ 615,872	\$ 815,722
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	103,158	-	-	-
Payroll / Contract Labor	719,248	651,863	151,426	246,037
Pension & Welfare	22,606	-	-	66,588
Payroll Taxes / Other	75,757	-	19,043	74,760
Gas & Electric, net	57,686	199,696	55,438	30,576
Heating	16,998	37,506	12,349	50,629
Water & Sewer	47,441	61,312	27,948	52,981
Building Supplies, Repairs & Maintenance	199,167	326,743	114,299	111,961
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	11,083	-
Insurance	161,906	144,662	102,621	86,906
Management Fee	62,469	80,000	41,375	50,500
Professional Fees	36,905	27,827	52,008	12,912
Corporation Tax	7,751	-	3,301	-
Office & Administration	28,844	28,138	21,252	24,928
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 1,539,936	\$ 1,557,747	\$ 612,143	\$ 808,778
SURPLUS (DEFECIT)	\$ 74,283	\$ 75,223	\$ 3,729	\$ 6,944
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,390	\$ 830	\$ 638	\$ 929
Maint. - PY	\$ 1,171,733	\$ 1,441,414	\$ 498,612	\$ 752,316
Monthly Maint. / Charges Per Unit - PY	\$ 1,338	\$ 737	\$ 585	\$ 896
% Increase from Prior Year	4%	13%	9%	4%
Total Debt	\$ 658,891	\$ -	\$ -	\$ -
Debt per Unit	\$ 9,026	\$ -	\$ -	\$ -
Interest Only/Amortizing	Amortizing			
Transfer Fee %			Other	1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Prospect Heights	Williamsburg	Bayside	Rego Park
Borough	Brooklyn	Brooklyn	Queens	Queens
Type	Co-Op	Condominium	Condominium	Co-Op
Number of Units	125	50	1037	1104
Zip Code	11238	11249	11360	11374
Maintenance / Common Charges	\$ 1,967,812	\$ 587,623	\$ 12,618,567	\$ 11,222,682
Operating Assessments	79,509	-	-	1,367,121
Rent / Comml. Charges / Parking	172,631	-	82,000	1,825,250
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	299,800
Other Income	78,445	14,858	1,153,945	540,448
TOTAL INCOME	\$ 2,298,397	\$ 602,481	\$ 13,854,512	\$ 15,255,301
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	884,561	-	-	4,996,935
Mortgage & loan indebtedness	238,777	-	-	1,612,706
Payroll / Contract Labor	670,701	122,551	2,927,628	2,797,274
Pension & Welfare	129,612	24,910	1,224,348	609,534
Payroll Taxes / Other	75,966	16,914	1,660,423	303,758
Gas & Electric, net	57,981	58,061	1,098,793	348,680
Heating	115,977	27,605	708,398	694,810
Water & Sewer	100,659	23,338	719,156	1,038,986
Building Supplies, Repairs & Maintenance	185,934	136,293	1,417,000	1,000,131
Recreation Facilities Expense	-	25,986	963,848	-
Security Services	-	-	-	-
Insurance	175,634	66,717	1,800,000	1,116,660
Management Fee	65,000	49,646	590,973	90,176
Professional Fees	44,366	13,836	247,100	442,157
Corporation Tax	3,750	500	6,000	28,732
Office & Administration	34,512	10,360	271,045	187,855
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	\$ 2,783,430	\$ 576,717	\$ 13,634,712	\$ 15,268,394
SURPLUS (DEFECIT)	\$ (485,033)	\$ 25,764	\$ 219,800	\$ (13,093)
Other Financial Data				
Monthly Maint. / Charges Per Unit	\$ 1,312	\$ 979	\$ 1,014	\$ 847
Maint. - PY	\$ 1,789,670	\$ 524,645	\$ 11,169,839	\$ 10,656,539
Monthly Maint. / Charges Per Unit - PY	\$ 1,193	\$ 874	\$ 898	\$ 804
% Increase from Prior Year	10%	12%	13%	5%
Total Debt	\$ 5,600,000	\$ -	\$ -	\$ 29,367,334
Debt per Unit	\$ 44,800	\$ -	\$ -	\$ 26,601
Interest Only/Amortizing	Amortizing			Amortizing
Transfer Fee %	\$35/share	Other		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Gramercy Park	Financial District	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op
Number of Units	223	90	48
Zip Code	10003	10006	10021
Maintenance / Common Charges	\$ 6,616,709	\$ 1,301,966	\$ 4,038,252
Operating Assessments	-	-	286,935
Rent / Comml. Charges / Parking	-	-	-
Common Charges - PILOT	-	-	-
Transfer Fees	-	-	-
Other Income	429,799	610,081	164,321
TOTAL INCOME	\$ 7,046,508	\$ 1,912,047	\$ 4,489,508
Ground Rent	-	-	-
Real Estate Taxes / PILOT / BID	-	-	1,691,933
Mortgage & loan indebtedness	-	-	395,749
Payroll / Contract Labor	2,764,602	659,614	809,143
Pension & Welfare	-	34,425	339,104
Payroll Taxes / Other	384,831	75,471	106,897
Gas & Electric, net	774,397	198,710	211,964
Heating	337,911	9,989	127,978
Water & Sewer	142,337	-	41,548
Building Supplies, Repairs & Maintenance	1,794,824	221,750	358,068
Recreation Facilities Expense	-	-	-
Security Services	-	-	-
Insurance	805,245	339,036	103,028
Management Fee	140,862	66,700	62,693
Professional Fees	180,467	19,107	60,345
Corporation Tax	25,979	8,799	3,439
Office & Administration	62,263	39,047	20,117
Bad Debts (Recovery)	-	-	-
TOTAL EXPENSES	\$ 7,413,718	\$ 1,672,648	\$ 4,332,006
SURPLUS (DEFECIT)	\$ (367,210)	\$ 239,399	\$ 157,502
Other Financial Data			
Monthly Maint. / Charges Per Unit	\$ 2,473	\$ 1,206	\$ 7,011
Maint. - PY	\$ 3,269,506	\$ 1,066,294	\$ 3,715,204
Monthly Maint. / Charges Per Unit - PY	\$ 1,222	\$ 987	\$ 6,450
% Increase from Prior Year	102%	22%	9%
Total Debt	\$ -	\$ -	\$ 9,950,000
Debt per Unit	\$ -	\$ -	\$ 207,292
Interest Only/Amortizing			Interest Only
Transfer Fee %			% of GSP

*GSP - Gross Selling Price