



COOPERATIVE & CONDOMINIUM DATABASE 2021

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 2020.

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, including reserve fund contributions. 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 units.

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

	East Village Manhattan 10003 Condominium 5 Units	Yorkville Manhattan 10028 Condominium 6 Units	Yorkville Manhattan 10028 Condominium 7 Units	Meatpacking District Manhattan 10014 Condominium 7 Units	Lenox Hill Manhattan 10021 Condominium 10 Units	Lenox Hill Manhattan 10021 Condominium 10 Units	East Village Manhattan 10003 Condominium 12 Units
Maintenance / Common Charges	\$142,197	\$1,519,005	\$468,788	\$248,681	\$1,053,649	\$752,657	\$443,664
Operating Assessments	-	-	-	-	-	-	-
Rental Income / Comml. Charges	-	-	-	-	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	-	-	-	-
Other Income	3,769	32,226	1,260	2,186	12,861	6,705	17,914
TOTAL INCOME	\$145,966	\$1,551,231	\$470,048	\$250,867	\$1,066,510	\$759,362	\$461,578
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	12,158	-	-	-	-	-
Mortgage & Loan Indebtdness	-	-	-	-	-	-	-
Payroll	25,264	558,374	238,935	81,462	451,910	398,584	-
Pension & Welfare	-	224,760	23,821	14,061	47,173	141,388	12,409
Payroll Taxes & Other Costs	2,954	97,059	34,465	9,923	57,132	57,879	2,551
Gas & Electric, Net	18,703	126,746	28,019	22,144	102,779	3,959	51,200
Heating	13,718	53,627	17,777	3,746	20,497	71,918	13,668
Water & Sewer	5,581	50,479	13,120	3,547	10,560	26,588	6,280
Building Supplies, Repairs & Main- tenance	64,425	192,197	50,748	83,215	163,866	75,870	125,575
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	262,878
Insurance	20,205	81,458	20,188	21,484	76,174	36,130	20,382
Management Fee	15,600	80,152	24,000	22,662	22,627	14,400	26,138
Professional Fees, Net	9,057	24,384	11,580	11,082	25,788	19,930	10,161
Corporation Tax	-	-	2,274	250	1,150	1,154	1,367
Office & Administration	2,094	31,306	4,564	7,626	28,482	7,520	5,616
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$177,601	\$1,532,699	\$469,491	\$281,202	\$1,008,140	\$855,319	\$538,225
SURPLUS (DEFICIT)	\$(31,635)	\$18,532	\$557	\$(30,335)	\$58,370	\$(95,957)	\$(76,647)
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,370	21,097	5,581	2,960	8,780	6,272	3,081
Monthly Maint. - PY	141,197	1,480,289	449,610	271,761	958,593	752,119	399,747
Monthly Maint. / Charges Per Unit - PY	2,353	20,560	5,353	3,235	7,988	6,268	2,776
% Increase from Prior Year	1%	3%	4%	-9%	10%	0%	11%
Total Debt	-	-	-	-	-	-	-
Debt per Unit	-	-	-	-	-	-	-
Interest Only/ Amortizing	-	-	-	-	-	-	-
Working Capital	14,690	750,650	309,813	152,250	753,004	(329,544)	(44,170)
Working Capital Per Unit	2,938	125,108	44,259	21,750	75,300	(32,954)	(3,681)
Transfer Fee %	-	-	1% of GSP	-	-	-	-

*GSP- Gross Selling Price

	Tribeca Manhattan 10013 Condominium 13 Units	Tribeca Manhattan 10013 Condominium 13 Units	Yorkville Manhattan 10028 Co-Op 13 Units	Chelsea Manhattan 10011 Condominium 14 Units	Stuyvesant Park Manhattan 10010 Condominium 14 Units	East Village Manhattan 10003 Condom 14 Units	East Village Manhattan 10003 Condominium 15 Units
Maintenance / Common Charges	\$563,407	\$790,799	\$2,066,682	\$563,997	\$601,912	\$636,906	\$401,636
Operating Assessments	15,000	140,000	149,270	-	-	67,766	-
Rental Income / Comml. Charges	-	-	-	-	-	52,292	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	-	-	-	-
Other Income	17,025	8,907	38,414	14,324	13,423	2,056	3,788
TOTAL INCOME	\$595,432	\$939,706	\$2,254,366	\$578,321	\$615,335	\$759,020	\$405,424
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	848,849	-	-	416,036	-
Mortgage & Loan Indebetdness	-	-	89,802	-	-	38,022	-
Payroll	335,139	307,798	633,203	238,901	308,769	35,732	119,148
Pension & Welfare	-	101,601	192,650	-	10,000	-	35,103
Payroll Taxes & Other Costs	-	39,198	87,592	37,846	49,871	-	18,346
Gas & Electric, Net	65,825	63,840	42,006	17,649	45,774	11,456	14,356
Heating	-	40,409	83,727	7,390	8,693	23,544	33,822
Water & Sewer	22,779	22,822	14,003	8,180	21,483	16,195	7,560
Building Supplies, Repairs & Main-tenance	85,313	186,337	186,305	161,543	83,752	82,310	117,114
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	50,195	62,607	42,849	72,695	32,874	35,100	38,664
Management Fee	35,000	35,400	70,331	35,600	23,200	38,124	37,000
Professional Fees, Net	34,785	11,852	16,618	14,100	9,052	28,800	30,732
Corporation Tax	-	5,438	1,606	-	-	-	-
Office & Administration	7,247	17,338	23,902	7,973	17,699	8,417	9,934
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$636,282	\$894,640	\$2,333,442	\$601,877	\$611,167	\$733,736	\$461,779
SURPLUS (DEFICIT)	\$(40,850)	\$45,066	\$(79,076)	\$(23,556)	\$4,168	\$25,284	\$(56,355)
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,612	5,069	13,248	3,357	3,583	3,791	2,231
Monthly Maint. - PY	563,407	732,603	1,960,152	564,032	571,621	637,754	403,574
Monthly Maint. / Charges Per Unit - PY	3,612	4,696	12,565	3,357	3,403	3,796	2,242
% Increase from Prior Year	0%	8%	5%	0%	5%	0%	0%
Total Debt	-	-	5,000,000	-	-	1,000,000	-
Debt per Unit	-	-	384,615	-	-	71,429	-
Interest Only/ Amortizing	-	-	Interest Only	-	-	Interest Only	-
Working Capital	105,719	82,406	5,498,537	315,196	346,222	255,422	844,355
Working Capital Per Unit	8,132	6,339	422,964	22,514	24,730	18,244	56,290
Transfer Fee %	-	Other	2% of GSP	-	-	-	Other

*GSP- Gross Selling Price

	Chelsea Manhattan 10011 Condominium 15 Units	Lenox Hill Manhattan 10021 Condominium 16 Units	Yorkville Manhattan 10028 Co-Op 18 Units	Meatpacking District Manhattan 10014 Condominium 18 Units	Lenox Hill Manhattan 10021 Co-Op 19 Units	Central Harlem Manhattan 10027 Condominium 19 Units	Yorkville Manhattan 10028 Co-Op 20 Units
Maintenance / Common Charges	\$1,037,736	\$946,984	\$1,617,809	\$825,912	\$440,419	\$415,099	\$892,601
Operating Assessments	-	-	116,470	-	32,148	-	-
Rental Income / Comml. Charges	-	-	-	-	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	19,724	66,900	-	100,500
Other Income	1,313	1,301	815	9,550	10,529	650	540
TOTAL INCOME	\$1,039,049	\$948,285	\$1,735,094	\$855,186	\$549,995	\$415,749	\$993,641
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	664,900	-	183,321	-	380,603
Mortgage & Loan Indebtedness	-	-	172,251	-	37,490	-	35,289
Payroll	305,479	419,567	404,580	377,840	75,436	51,496	238,818
Pension & Welfare	39,704	150,638	145,509	31,740	25,208	-	-
Payroll Taxes & Other Costs	108,086	51,680	53,738	58,000	9,984	8,869	42,098
Gas & Electric, Net	97,641	23,408	12,889	62,640	6,297	25,958	12,946
Heating	68,221	49,504	57,907	22,568	18,624	-	49,236
Water & Sewer	10,652	37,414	16,246	13,935	3,747	19,424	13,044
Building Supplies, Repairs & Maintenance	248,465	96,284	89,871	146,778	34,860	155,861	79,634
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	51,288	39,114	24,510	28,080	30,180	29,820	24,230
Management Fee	45,000	28,050	33,113	38,873	25,000	25,675	40,349
Professional Fees, Net	44,926	12,084	23,701	15,058	15,296	29,639	28,833
Corporation Tax	1,412	-	2,867	500	333	317	1,496
Office & Administration	25,579	9,363	4,550	3,965	6,631	12,924	20,662
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,046,451	\$917,106	\$1,706,632	\$799,977	\$472,406	\$359,983	\$967,238
SURPLUS (DEFICIT)	\$(7,402)	\$31,179	\$28,462	\$55,209	\$77,589	\$55,766	\$26,403
Other Financial Data							
Monthly Maint. / Charges Per Unit	5,765	4,932	7,490	3,824	1,932	1,821	3,719
Monthly Maint. - PY	1,037,737	946,985	1,570,689	825,956	440,418	409,885	892,601
Monthly Maint. / Charges Per Unit - PY	5,765	4,932	7,272	3,824	1,932	1,798	3,719
% Increase from Prior Year	0%	0%	3%	0%	0%	1%	0%
Total Debt	-	-	5,100,000	-	1,200,000	-	297,715
Debt per Unit	-	-	283,333	-	63,158	-	14,886
Interest Only/ Amortizing	-	-	Interest Only	-	Interest Only	-	Amortizing
Working Capital	394,891	159,908	656,918	376,252	508,007	451,667	(48,520)
Working Capital Per Unit	26,326	9,994	36,495	20,903	26,737	23,772	(2,426)
Transfer Fee %	-	-	3% of GSP	-	3% of GSP	-	1.5% of GSP

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10021 Co-Op 20 Units	Lenox Hill Manhattan 10021 Co-Op 21 Units	Lenox Hill Manhattan 10065 Co-Op 22 Units	Financial District Manhattan 10038 Condominium 22 Units	Soho Manhattan 10012 Condominium 23 Units	Soho Manhattan 10012 Condominium 24 Units	Manhattan Valley Manhattan 10025 Co-Op 24 Units
Maintenance / Common Charges	\$2,051,853	\$669,162	\$335,163	\$578,971	\$436,721	\$1,170,132	\$449,820
Operating Assessments	107,961	53,808	-	-	46,000	-	47,131
Rental Income / Comml. Charges	-	-	-	74,124	73,775	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	73,500	22,000	-	67,600	-	-	11,288
Other Income	4,582	666	37,286	7,883	10,806	2,232	18,708
TOTAL INCOME	\$2,237,896	\$745,636	\$372,449	\$728,578	\$567,302	\$1,172,364	\$526,947
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	887,921	352,928	346,904	24,038	-	-	233,381
Mortgage & Loan Indebtdness	51,950	47,268	-	67,534	-	-	-
Payroll	605,413	111,990	89,421	137,144	144,630	448,423	36,600
Pension & Welfare	235,878	29,552	-	57,907	20,138	84,598	-
Payroll Taxes & Other Costs	82,110	5,891	20,141	35,420	21,294	86,432	7,760
Gas & Electric, Net	18,808	5,670	9,464	84,128	52,669	55,257	6,239
Heating	50,866	28,458	32,034	49,817	30,848	66,913	28,002
Water & Sewer	20,790	13,532	12,239	21,082	19,857	26,431	12,868
Building Supplies, Repairs & Main-tenance	75,263	34,815	59,911	127,340	101,796	303,235	48,279
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	35,494	26,854	25,396	26,075	90,493	56,563	28,552
Management Fee	54,039	40,275	25,500	27,000	44,625	45,877	13,200
Professional Fees, Net	57,783	19,352	15,866	24,177	16,802	17,658	16,916
Corporation Tax	(372)	1,150	7,589	650	-	-	755
Office & Administration	5,027	2,906	1,725	18,102	11,197	33,341	1,719
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,180,968	\$720,641	\$646,190	\$700,414	\$554,350	\$1,224,728	\$434,271
SURPLUS (DEFICIT)	\$56,928	\$24,995	\$(273,741)	\$28,164	\$12,952	\$(52,364)	\$92,676
Other Financial Data							
Monthly Maint. / Charges Per Unit	8,549	2,655	1,270	2,193	1,582	4,063	1,562
Monthly Maint. - PY	2,051,853	665,833	300,472	567,883	405,442	1,128,412	447,748
Monthly Maint. / Charges Per Unit - PY	8,549	2,642	1,138	2,151	1,469	3,918	1,555
% Increase from Prior Year	0%	1%	12%	2%	8%	4%	0%
Total Debt	1,350,000	1,400,000	-	878,048	-	-	19,548
Debt per Unit	67,500	66,667	-	39,911	-	-	814
Interest Only/ Amortizing	Interest Only	Interest Only	-	Amortizing	-	-	Amortizing
Working Capital	727,453	295,439	1,851,442	236,582	1,987,910	(139,283)	362,919
Working Capital Per Unit	36,373	14,069	84,156	10,754	86,431	(5,803)	15,122
Transfer Fee %	2% of GSP	2% of GSP	2% of GSP	2% of GSP	-	-	1.5% of GSP

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10021 Co-Op 25 Units	Lenox Hill Manhattan 10021 Condominium 26 Units	Lenox Hill Manhattan 10065 Co-Op 27 Units	Yorkville Manhattan 10028 Co-Op 27 Units	Meatpacking District Manhattan 10014 Condominium 29 Units	Yorkville Manhattan 10075 Co-Op 30 Units	Boerum Hill Brooklyn 11217 Condominium 30 Units
Maintenance / Common Charges	\$2,639,327	\$1,322,548	\$1,090,142	\$2,012,423	\$1,890,816	\$2,156,290	\$658,939
Operating Assessments	179,026	-	150,798	117,983	-	140,126	-
Rental Income / Comml. Charges	-	24,145	-	-	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	76,500	-	-	32,860	-	-	-
Other Income	39,252	294,306	52,404	8,891	9,961	26,593	6,821
TOTAL INCOME	\$2,934,104	\$1,640,999	\$1,293,344	\$2,172,157	\$1,900,777	\$2,323,009	\$665,760
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,323,954	-	753,253	704,457	11,195	908,549	-
Mortgage & Loan Indebtdness	94,000	-	191,404	350,222	33,725	185,535	-
Payroll	755,995	588,072	144,175	573,980	610,589	482,341	236,718
Pension & Welfare	284,316	263,863	-	224,149	221,080	180,786	34,039
Payroll Taxes & Other Costs	118,473	134,455	11,381	34,032	96,479	77,738	34,518
Gas & Electric, Net	30,264	23,805	30,072	19,191	147,076	22,555	120,524
Heating	74,022	133,696	45,690	57,777	74,080	52,060	-
Water & Sewer	26,670	42,743	20,985	25,887	20,415	61,489	15,834
Building Supplies, Repairs & Main- tenance	150,488	127,802	64,093	147,188	396,393	144,418	97,573
Recreation Facilities Expense	-	-	-	-	62,823	-	-
Security Services	-	-	-	-	-	-	-
Insurance	48,711	51,623	29,634	28,845	85,581	39,735	43,235
Management Fee	45,721	55,146	40,000	51,532	56,590	69,558	38,992
Professional Fees, Net	26,441	27,409	25,484	36,308	49,568	21,891	39,829
Corporation Tax	3,423	-	3,450	3,450	1,500	5,449	1,150
Office & Administration	7,785	35,526	1,026	1,449	11,025	7,787	9,101
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,990,264	\$1,484,140	\$1,360,647	\$2,258,467	\$1,878,119	\$2,259,891	\$671,513
SURPLUS (DEFICIT)	\$(56,160)	\$156,859	\$(67,303)	\$(86,310)	\$22,658	\$63,118	\$(5,753)
Other Financial Data							
Monthly Maint. / Charges Per Unit	8,798	4,239	3,365	6,211	5,433	5,990	1,830
Monthly Maint. - PY	2,558,654	1,315,578	1,089,063	1,953,809	1,835,738	2,114,053	655,388
Monthly Maint. / Charges Per Unit - PY	8,529	4,217	3,361	6,030	5,275	5,872	1,821
% Increase from Prior Year	3%	1%	0%	3%	3%	2%	1%
Total Debt	2,699,999	-	1,381,318	5,364,666	937,511	6,150,000	-
Debt per Unit	108,000	-	51,160	198,691	32,328	205,000	-
Interest Only/ Amortizing	-	-	Amortizing	Interest Only	Interest Only	Interest Only	-
Working Capital	974,017	395,600	726,075	1,050,308	(380,116)	63,898	591,423
Working Capital Per Unit	38,961	15,215	26,892	38,900	(13,107)	2,130	19,714
Transfer Fee %	2% of GSP	-	1.5% of GSP	2% of GSP	-	3% of GSP	-

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10021 Condom 31 Units	Lenox Hill Manhattan 10021 Condom 31 Units	Red Hook Brooklyn 11231 Condominium 32 Units	Lincoln Square Manhattan 10023 Condominium 32 Units	Manhattan Valley Manhattan 10025 Co-Op 32 Units	Brooklyn Heights Brooklyn 11201 Condominium 32 Units	Lenox Hill Manhattan 10021 Condominium 33 Units
Maintenance / Common Charges	\$1,653,317	\$9,281,860	\$788,189	\$1,923,972	\$629,839	\$1,051,856	\$1,220,525
Operating Assessments	143,802	878,477	-	-	-	-	-
Rental Income / Comml. Charges	124,173	-	-	21,261	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	17,050	721,500	-	57,000	98,940	-	29,962
Other Income	7,788	216,012	10,099	4,037	33,321	25,651	4,970
TOTAL INCOME	\$1,946,130	\$11,097,849	\$798,288	\$2,006,269	\$762,100	\$1,077,507	\$1,255,456
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	678,676	5,051,205	-	12,914	256,056	-	-
Mortgage & Loan Indebtdness	75,795	333,945	-	47,189	84,815	-	-
Payroll	439,179	1,909,631	316,711	770,384	109,153	457,063	604,679
Pension & Welfare	131,050	704,024	-	274,108	6,683	39,152	228,213
Payroll Taxes & Other Costs	69,216	329,399	68,942	102,422	20,049	141,868	80,204
Gas & Electric, Net	26,232	90,162	48,195	169,773	12,546	68,699	31,819
Heating	49,738	386,675	23,270	126,398	-	10,288	18,772
Water & Sewer	31,348	40,304	21,201	49,770	22,645	19,357	22,380
Building Supplies, Repairs & Main-tenance	193,161	679,218	185,528	177,217	81,340	199,393	145,350
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	342,673	-	-	-	-	-
Insurance	29,729	185,812	40,754	44,645	66,556	51,252	26,299
Management Fee	46,559	145,875	40,050	65,790	22,896	50,625	50,396
Professional Fees, Net	39,129	40,442	19,525	49,773	9,643	40,555	17,609
Corporation Tax	3,239	39,160	1,147	-	816	5,408	-
Office & Administration	16,653	45,041	12,215	14,082	3,143	24,929	22,169
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,829,704	\$10,323,567	\$777,538	\$1,904,465	\$696,341	\$1,108,589	\$1,247,889
SURPLUS (DEFICIT)	\$116,426	\$774,282	\$20,750	\$101,805	\$65,759	\$(31,082)	\$7,567
Other Financial Data							
Monthly Maint. / Charges Per Unit	4,444	24,951	2,053	5,010	1,640	2,739	3,082
Monthly Maint. - PY	1,559,803	8,890,780	800,381	1,869,356	628,949	946,670	1,184,974
Monthly Maint. / Charges Per Unit - PY	4,193	23,900	2,084	4,868	1,638	2,465	2,992
% Increase from Prior Year	6%	4%	-2%	3%	0%	11%	3%
Total Debt	2,499,000	12,000,000	-	-	1,321,329	-	-
Debt per Unit	80,613	387,097	-	-	41,292	-	-
Interest Only/ Amortizing	Interest Only	Interest Only	-	-	Amortizing	-	-
Working Capital	721,321	8,267,054	52,975	650,307	475,861	2,136,221	324,699
Working Capital Per Unit	23,268	266,679	1,655	20,322	14,871	66,757	9,839
Transfer Fee %	2% of GSP	3% of GSP	-	1.5% of GSP	-	-	-

*GSP- Gross Selling Price

	East Village Manhattan 10003 Condominium 33 Units	Chelsea Manhattan 10011 Condominium 33 Units	Lincoln Square Manhattan 10023 Co-Op 34 Units	Tribeca Manhattan 10013 Co-Op 35 Units	Yorkville Manhattan 10028 Co-Op 35 Units	Yorkville Manhattan 10028 Co-Op 36 Units	Chelsea Manhattan 10011 Condominium 36 Units
Maintenance / Common Charges	\$456,250	\$743,080	\$1,537,434	\$1,128,779	\$1,621,603	\$1,777,660	\$681,012
Operating Assessments	-	-	134,363	363,919	128,400	124,718	-
Rental Income / Comml. Charges	57,548	-	40,921	217,101	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	31,000	69,000	50,500	27,000	-
Other Income	5,698	25,387	71,556	141	49,636	44,251	33,430
TOTAL INCOME	\$519,496	\$768,467	\$1,815,274	\$1,778,941	\$1,850,139	\$1,973,628	\$714,442
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	785,214	841,806	767,913	698,643	-
Mortgage & Loan Indebtdness	19,575	-	65,226	154,223	30,631	295,910	-
Payroll	283,230	256,022	410,797	165,084	400,362	482,474	260,902
Pension & Welfare	-	74,408	163,030	38,171	135,943	194,073	49,557
Payroll Taxes & Other Costs	9,966	39,075	75,865	30,460	55,549	43,384	51,494
Gas & Electric, Net	31,321	34,296	15,805	19,439	21,338	18,558	27,814
Heating	4,508	35,833	62,358	43,996	58,110	54,062	29,483
Water & Sewer	16,179	15,468	30,967	22,271	14,445	27,718	25,670
Building Supplies, Repairs & Main- tenance	80,224	146,356	76,488	105,550	65,301	75,613	133,891
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	2,660	-	-	-	-	-	-
Insurance	44,991	36,881	32,531	76,309	39,801	38,872	43,772
Management Fee	41,081	36,615	46,903	73,640	56,465	56,553	46,441
Professional Fees, Net	33,197	37,424	33,996	93,600	26,942	29,037	32,709
Corporation Tax	1,110	1,247	3,095	3,810	3,560	3,450	-
Office & Administration	5,227	13,462	12,973	24,469	13,012	7,493	5,688
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$573,269	\$727,087	\$1,815,247	\$1,692,828	\$1,689,372	\$2,025,839	\$707,420
SURPLUS (DEFICIT)	\$(53,773)	\$41,380	\$28	\$86,113	\$160,767	\$(52,210)	\$7,023
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,152	1,876	3,768	2,688	3,861	4,115	1,576
Monthly Maint. - PY	449,406	740,059	1,465,396	1,128,779	1,508,477	1,746,688	648,585
Monthly Maint. / Charges Per Unit - PY	1,135	1,869	3,592	2,688	3,592	4,043	1,501
% Increase from Prior Year	2%	0%	5%	0%	7%	2%	5%
Total Debt	-	-	1,600,000	2,700,000	1,500,000	2,955,132	-
Debt per Unit	-	-	47,059	77,143	42,857	82,087	-
Interest Only/ Amortizing	-	-	Interest Only	Interest Only	Interest Only	Amortizing	-
Working Capital	127,635	929,056	630,971	697,568	1,629,699	1,340,373	734,512
Working Capital Per Unit	3,868	28,153	18,558	19,931	46,563	37,233	20,403
Transfer Fee %	-	-	1% of GSP	2% of GSP	2% of GSP	2% of GSP	-

*GSP- Gross Selling Price

	Upper West Side Manhattan 10024 Co-Op 37 Units	Meatpacking District Manhattan 10014 Co-Op 37 Units	Clinton Manhattan 10019 Co-Op 37 Units	Boerum Hill Brooklyn 11217 Condominium 38 Units	Upper West Side Manhattan 10024 Co-Op 39 Units	Yorkville Manhattan 10128 Co-Op 40 Units	Tribeca Manhattan 10013 Condominium 40 Units
Maintenance / Common Charges	\$1,161,681	\$1,933,454	\$2,575,131	\$632,847	\$6,031,932	\$1,911,670	\$1,124,551
Operating Assessments	100,304	221,152	252,267	-	-	197,997	-
Rental Income / Comml. Charges	-	143,310	268,297	-	-	1,142,719	20,552
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	110,127	-	-	-	-	180,775	-
Other Income	54,642	13,913	35,733	44,509	558,493	24,775	155,172
TOTAL INCOME	\$1,426,754	\$2,311,829	\$3,131,428	\$677,356	\$6,590,425	\$3,457,936	\$1,300,275
Ground Rent	-	-	-	-	3,631,051	569,730	-
Real Estate Taxes / PILOT / BID	626,708	1,227,396	1,430,480	-	1,386,402	1,156,550	-
Mortgage & Loan Indebtdness	195,784	140,249	281,177	-	-	124,183	-
Payroll	73,426	389,919	716,762	95,098	302,089	565,729	563,666
Pension & Welfare	-	144,640	280,240	-	64,348	201,665	206,672
Payroll Taxes & Other Costs	45,071	53,058	105,002	18,265	47,930	74,463	108,916
Gas & Electric, Net	50,960	51,568	161,262	35,673	89,981	39,737	131,416
Heating	-	15,341	59,477	-	31,594	75,639	57,616
Water & Sewer	21,741	16,952	29,028	21,004	29,108	61,474	22,875
Building Supplies, Repairs & Main- tenance	76,138	155,898	134,555	75,503	220,684	228,502	255,650
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	229,676	-	-	-
Insurance	36,877	39,393	70,607	30,857	224,364	69,768	76,486
Management Fee	40,948	60,481	39,000	45,000	46,777	63,000	53,109
Professional Fees, Net	18,741	28,320	31,751	12,919	23,964	176,038	60,736
Corporation Tax	2,371	6,242	3,454	500	32,963	3,320	5,260
Office & Administration	4,860	18,231	23,423	5,810	48,542	13,612	8,750
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,193,625	\$2,347,688	\$3,366,218	\$570,305	\$6,179,797	\$3,423,411	\$1,551,152
SURPLUS (DEFICIT)	\$233,129	\$(35,859)	\$(234,790)	\$107,051	\$410,628	\$34,525	\$(250,877)
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,616	4,355	5,800	1,388	12,889	3,983	2,343
Monthly Maint. - PY	1,138,900	1,871,444	2,512,920	632,847	6,031,229	2,091,867	1,122,737
Monthly Maint. / Charges Per Unit - PY	2,565	4,215	5,660	1,388	12,887	4,358	2,339
% Increase from Prior Year	2%	3%	2%	0%	0%	-9%	0%
Total Debt	3,112,832	4,250,000	6,835,700	-	-	1,657,193	-
Debt per Unit	84,131	114,865	184,749	-	-	41,430	-
Interest Only/ Amortizing	Amortizing	Interest Only	Amortizing	-	-	Amortizing	-
Working Capital	813,258	1,274,321	1,857,579	304,029	13,612,989	1,996,293	551,289
Working Capital Per Unit	21,980	34,441	50,205	8,001	349,051	49,907	13,782
Transfer Fee %	\$15 per share plus .7 & of GSP	2% of GSP	2% of GSP	-	-	2.50% of GSP	1% of GSP

*GSP- Gross Selling Price

	Lincoln Square Manhattan 10023 Condominium 40 Units	Lincoln Square Manhattan 10023 Condominium 41 Units	Yorkville Manhattan 10028 Co-Op 41 Units	Boerum Hill Brooklyn 11217 Co-Op 41 Units	Soho Manhattan 10012 Co-Op 41 Units	Yorkville Brooklyn 10028 Co-Op 42 Units	Tribeca Manhattan 10013 Co-Op 42 Units
Maintenance / Common Charges	\$1,147,849	\$2,370,973	\$2,585,550	\$1,012,723	\$1,412,047	\$5,669,564	\$1,007,589
Operating Assessments	-	-	216,543	77,684	188,591	491,993	172,944
Rental Income / Comml. Charges	24,318	30,000	95,140	27,800	-	-	649,236
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	20,375	31,770	-	-	-
Other Income	32,327	16,386	13,189	17,758	22,959	208,689	40,841
TOTAL INCOME	\$1,204,494	\$2,417,359	\$2,930,796	\$1,167,735	\$1,623,596	\$6,370,246	\$1,870,610
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	16,429	-	1,202,502	440,942	1,092,821	2,780,602	1,001,291
Mortgage & Loan Indebtdness	-	-	145,045	79,501	51,708	268,275	398,746
Payroll	363,456	834,296	714,606	227,625	120,055	1,477,966	78,662
Pension & Welfare	120,980	311,654	263,290	37,718	-	522,458	10,091
Payroll Taxes & Other Costs	56,457	135,285	85,197	23,956	24,038	207,415	9,585
Gas & Electric, Net	87,654	208,771	26,953	7,207	14,697	44,889	7,271
Heating	71,084	64,171	83,254	41,049	46,475	200,727	71,909
Water & Sewer	51,196	55,468	43,799	20,925	21,047	46,497	19,720
Building Supplies, Repairs & Maintenance	107,129	517,496	102,564	132,556	63,488	309,176	87,209
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	41,196	105,957	68,993	33,038	48,570	136,182	37,064
Management Fee	52,764	54,329	59,400	36,985	36,870	91,200	49,200
Professional Fees, Net	54,391	55,961	26,517	20,813	38,513	124,950	80,466
Corporation Tax	1,500	11,327	3,079	3,450	3,450	10,475	3,450
Office & Administration	12,204	26,601	45,527	6,690	9,656	28,566	8,082
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,036,440	\$2,381,316	\$2,870,726	\$1,112,455	\$1,571,386	\$6,249,378	\$1,862,746
SURPLUS (DEFICIT)	\$168,054	\$36,043	\$60,070	\$55,280	\$52,211	\$120,868	\$7,864
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,391	4,819	5,255	2,058	2,870	11,249	1,999
Monthly Maint. - PY	1,116,107	2,246,962	2,534,827	974,173	1,450,605	5,442,607	1,042,174
Monthly Maint. / Charges Per Unit - PY	2,325	4,567	5,152	1,980	2,948	10,799	2,068
% Increase from Prior Year	3%	6%	2%	4%	-3%	4%	-3%
Total Debt	-	-	5,450,000	2,550,000	1,560,000	8,400,000	7,742,525
Debt per Unit	-	-	132,927	62,195	38,049	200,000	184,346
Interest Only/ Amortizing	-	-	Interest Only	Interest Only	Interest Only	Interest Only	Amortizing
Working Capital	415,826	625,256	1,782,030	162,238	1,088,117	2,051,310	1,184,050
Working Capital Per Unit	10,396	15,250	43,464	3,957	26,539	48,841	28,192
Transfer Fee %	-	-	1% of GSP	1.5% of GSP	-	3% of GSP	-

*GSP- Gross Selling Price

	Chelsea Manhattan 10011 Condominium 42 Units	Murray Hill Manhattan 10016 Condominium 43 Units	East Village Manhattan 10003 Co-Op 43 Units	Yorkville Manhattan 10128 Co-Op 44 Units	Tribeca Manhattan 10013 Co-Op 45 Units	Murray Hill Manhattan 10016 Condominium 46 Units	Hudson Yards Manhattan 10001 Co-Op 46 Units
Maintenance / Common Charges	\$1,587,715	\$835,572	\$641,664	\$5,603,327	\$1,718,638	\$801,515	\$1,336,348
Operating Assessments	-	200,000	52,042	571,953	237,000	301,001	-
Rental Income / Comml. Charges	-	58,033	-	-	145,508	16,751	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	17,950	-	-	-	36,875	-	50,500
Other Income	151,777	13,230	68,145	136,382	4,165	57,256	32,555
TOTAL INCOME	\$1,757,442	\$1,106,836	\$761,851	\$6,311,661	\$2,142,185	\$1,176,522	\$1,419,403
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	299,652	3,276,717	1,552,178	13,452	875,890
Mortgage & Loan Indebtdness	-	-	90,382	154,931	215,508	-	182,625
Payroll	532,233	398,170	102,976	1,211,576	130,492	397,259	80,297
Pension & Welfare	227,962	155,472	7,766	472,337	27,825	46,841	-
Payroll Taxes & Other Costs	76,456	51,691	14,165	168,098	20,028	67,385	-
Gas & Electric, Net	78,528	14,932	14,908	54,870	28,122	69,945	25,108
Heating	77,475	124,919	-	196,721	48,004	46,441	72,482
Water & Sewer	22,756	31,391	12,937	50,002	25,299	34,992	16,828
Building Supplies, Repairs & Main- tenance	346,292	208,739	99,447	446,318	162,947	210,974	126,346
Recreation Facilities Expense	149,956	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	58,602	32,382	34,835	92,631	51,541	68,997	48,823
Management Fee	110,000	61,333	31,700	76,000	34,609	43,500	39,000
Professional Fees, Net	26,306	50,968	28,687	69,039	27,189	31,889	24,358
Corporation Tax	724	552	1,249	21,574	3,647	-	1,807
Office & Administration	32,113	19,706	3,852	14,428	26,819	34,097	15,922
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,739,403	\$1,150,257	\$742,556	\$6,305,242	\$2,354,209	\$1,065,772	\$1,509,487
SURPLUS (DEFICIT)	\$18,038	\$(43,421)	\$19,295	\$6,419	\$(212,023)	\$110,750	\$(90,084)
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,150	1,619	1,244	10,612	3,183	1,452	2,421
Monthly Maint. - PY	1,515,230	757,699	618,972	5,296,276	1,918,638	829,491	1,191,305
Monthly Maint. / Charges Per Unit - PY	3,006	1,468	1,200	10,031	3,553	1,503	2,158
% Increase from Prior Year	5%	10%	4%	6%	-10%	-3%	12%
Total Debt	-	-	408,071	3,500,000	3,214,166	-	7,000,000
Debt per Unit	-	-	9,490	79,545	71,426	-	152,174
Interest Only/ Amortizing	-	-	Amortizing	Interest Only	Amortizing	-	Interest Only
Working Capital	704,443	337,948	85,055	3,582,956	1,475,790	239,328	1,861,339
Working Capital Per Unit	16,772	7,859	1,978	81,431	32,795	5,203	40,464
Transfer Fee %	Other	-	ten months of the then current sharehold- er's carrying charges at the time of transfer	3% of GSP	% of GSP	-	2% of GSP

*GSP- Gross Selling Price

	Murray Hill Manhattan 10017 Co-Op 48 Units	Lenox Hill Manhattan 10021 Co-Op 48 Units	Lincoln Square Manhattan 10023 Co-Op 48 Units	Turtle Bay Manhattan 10022 Co-Op 49 Units	Lenox Hill Manhattan 10021 Co-Op 49 Units	East Village Manhattan 10003 Condominium 51 Units	Chelsea Manhattan 10011 Co-Op 52 Units
Maintenance / Common Charges	\$1,076,355	\$3,171,308	\$2,396,684	\$1,863,935	\$2,417,663	\$1,783,714	\$698,696
Operating Assessments	106,240	292,539	195,636	103,550	191,339	-	101,241
Rental Income / Comml. Charges	2,226	-	-	-	-	-	214,544
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	174,375	-	11,556	106,801	-	-
Other Income	20,974	94,023	90,584	13,924	6,770	23,481	46,097
TOTAL INCOME	\$1,205,795	\$3,732,245	\$2,682,904	\$1,992,964	\$2,722,573	\$1,807,195	\$1,060,578
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	647,157	1,468,481	1,162,631	782,079	1,121,754	-	594,201
Mortgage & Loan Indebtedness	81,250	130,149	231,544	225,000	152,065	-	161,450
Payroll	103,021	679,251	494,498	466,365	646,161	604,986	45,480
Pension & Welfare	29,016	265,806	227,572	172,893	270,998	7,918	10,714
Payroll Taxes & Other Costs	15,972	105,369	85,243	72,258	97,472	117,454	10,506
Gas & Electric, Net	19,099	28,581	18,028	15,344	23,846	179,305	(1,091)
Heating	43,825	99,000	69,172	56,833	116,616	47,914	55,753
Water & Sewer	26,954	41,435	31,575	23,950	24,568	33,307	21,242
Building Supplies, Repairs & Maintenance	104,039	338,032	128,162	216,155	100,368	208,638	40,640
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	42,455	62,343	38,264	36,188	44,810	191,693	44,383
Management Fee	51,059	56,822	50,000	63,654	58,000	63,864	29,355
Professional Fees, Net	38,954	144,075	80,957	19,324	38,783	65,660	22,238
Corporation Tax	3,450	3,805	3,619	3,039	10,756	1,847	1,150
Office & Administration	7,912	20,044	14,632	23,444	21,005	8,184	6,080
Bad Debts (Recovery)	-	-	-	7,252	-	-	-
TOTAL EXPENSES	\$1,214,163	\$3,443,195	\$2,635,897	\$2,183,777	\$2,727,202	\$1,530,770	\$1,042,101
SURPLUS (DEFICIT)	\$(8,367)	\$289,050	\$47,007	\$(190,813)	\$(4,628)	\$276,425	\$18,477
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,869	5,506	4,161	3,170	4,112	2,915	1,120
Monthly Maint. - PY	1,023,059	3,066,733	2,315,592	1,783,286	2,414,093	1,576,991	702,642
Monthly Maint. / Charges Per Unit - PY	1,776	5,324	4,020	3,033	4,106	2,577	1,126
% Increase from Prior Year	5%	3%	4%	5%	0%	13%	-1%
Total Debt	2,499,999	4,250,000	4,293,873	7,500,000	-	-	2,592,345
Debt per Unit	52,083	88,542	89,456	153,061	-	-	49,853
Interest Only/ Amortizing	Amortizing	Interest Only	Amortizing	Interest Only	-	-	Amortizing
Working Capital	1,247,823	1,165,735	(3,896,894)	1,360,353	473,749	1,004,067	1,073,268
Working Capital Per Unit	25,996	24,286	(81,185)	27,762	9,668	19,688	20,640
Transfer Fee %	-	% of GSP	2% of GSP	Other	4% of GSP	-	Other

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10021 Condominium 53 Units	Lenox Hill Manhattan 10021 Condominium 54 Units	Yorkville Manhattan 10028 Condominium 54 Units	Stuyvesant Park Manhattan 10010 Condominium 54 Units	Lenox Hill Manhattan 10021 Condominium 54 Units	Financial District Manhattan 10014 Condominium 54 Units	Stuyvesant Park Manhattan 10010 Co-Op 54 Units
Maintenance / Common Charges	\$1,589,930	\$3,113,480	\$2,332,268	\$3,755,789	\$2,072,753	\$1,383,501	\$1,545,036
Operating Assessments	-	290,345	210,001	-	-	-	44,597
Rental Income / Comml. Charges	-	34,489	134,710	34,759	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	117,595	100,000	34,500	-	-	-	17,230
Other Income	33,901	16,658	29,823	21,803	30,321	47,222	68,912
TOTAL INCOME	\$1,741,426	\$3,554,973	\$2,741,302	\$3,812,352	\$2,103,073	\$1,430,723	\$1,675,775
Ground Rent	-	-	-	-	-	-	348,768
Real Estate Taxes / PILOT / BID	-	1,565,418	1,102,719	2,071,602	-	30,438	647,382
Mortgage & Loan Indebtedness	-	79,489	220,685	-	-	120,511	22,270
Payroll	658,226	749,325	487,158	477,607	915,830	459,712	191,055
Pension & Welfare	284,483	313,656	200,515	142,010	366,146	78,842	61,255
Payroll Taxes & Other Costs	164,918	105,098	64,706	111,293	100,580	57,475	27,146
Gas & Electric, Net	128,635	31,840	118,870	192,320	26,178	104,289	34,570
Heating	52,967	95,896	35,249	65,959	153,290	39,761	19,124
Water & Sewer	45,761	45,614	52,858	64,520	55,099	35,804	18,081
Building Supplies, Repairs & Maintenance	163,794	154,538	269,289	404,217	258,132	186,150	83,566
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	59,743	74,501	56,843	100,380	53,257	165,033	35,608
Management Fee	56,463	59,335	56,493	90,708	83,724	75,000	34,320
Professional Fees, Net	46,032	40,042	23,599	42,435	19,522	52,219	26,289
Corporation Tax	-	3,593	14,142	85,471	-	1,500	3,152
Office & Administration	25,292	16,985	25,018	28,193	13,606	18,191	9,010
Bad Debts (Recovery)	-	-	22,678	-	-	-	-
TOTAL EXPENSES	\$1,686,313	\$3,335,329	\$2,750,822	\$3,876,713	\$2,045,363	\$1,424,925	\$1,561,596
SURPLUS (DEFICIT)	\$55,113	\$219,644	\$(9,520)	\$(64,362)	\$57,710	\$5,798	\$114,179
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,500	4,805	3,599	5,796	3,199	2,135	2,384
Monthly Maint. - PY	1,589,195	3,052,432	2,249,704	3,414,358	2,072,635	1,340,601	1,545,294
Monthly Maint. / Charges Per Unit - PY	2,499	4,711	3,472	5,269	3,199	2,069	2,385
% Increase from Prior Year	0%	2%	4%	10%	0%	3%	0%
Total Debt	-	2,000,000	3,727,905	-	-	2,126,237	338,158
Debt per Unit	-	37,037	69,035	-	-	39,375	6,262
Interest Only/ Amortizing	-	Interest Only	Amortizing	Interest Only	-	189,291	Amortizing
Working Capital	651,551	1,363,712	507,188	1,860,419	413,117	2,628,529	1,543,324
Working Capital Per Unit	12,293	25,254	9,392	34,452	7,650	48,676	28,580
Transfer Fee %	Other	2% of GSP	2% of GSP	-	-	-	1% of GSP

*GSP- Gross Selling Price

	Stuyvesant Park Manhattan 10010 Co-Op 54 Units	Yorkville Manhattan 10128 Co-Op 55 Units	Manhattan Valley Manhattan 10025 Condominium 55 Units	Yorkville Manhattan 10028 Condominium 58 Units	Yorkville Manhattan 10028 Co-Op 59 Units	Lenox Hill Manhattan 10065 Co-Op 60 Units	Yorkville Manhattan 10028 Co-Op 60 Units
Maintenance / Common Charges	\$3,546,587	\$3,544,206	\$1,235,839	\$1,493,720	\$3,180,785	\$2,254,245	\$1,798,427
Operating Assessments	-	-	-	-	457,827	159,826	145,193
Rental Income / Comml. Charges	153,353	-	-	10,197	1,050,870	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	34,375	-	-	-	197,200	110,750
Other Income	41,876	89,825	45,626	14,468	107,927	10,157	33,443
TOTAL INCOME	\$3,741,815	\$3,668,406	\$1,281,465	\$1,518,385	\$4,797,409	\$2,621,428	\$2,087,813
Ground Rent	516,506	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,851,507	1,695,464	21,262	-	2,603,865	885,963	834,549
Mortgage & Loan Indebtdness	48,163	145,000	43,688	114,835	153,967	148,677	104,698
Payroll	451,910	792,006	496,741	575,384	978,277	557,403	506,885
Pension & Welfare	166,565	315,496	66,954	135,058	377,106	222,651	159,874
Payroll Taxes & Other Costs	46,155	104,991	57,897	74,262	142,702	91,905	27,956
Gas & Electric, Net	112,125	36,217	133,067	171,653	20,245	92,685	18,307
Heating	148,586	111,378	66,977	57,900	102,187	78,518	58,469
Water & Sewer	45,283	45,632	77,902	74,349	67,097	37,108	23,688
Building Supplies, Repairs & Main- tenance	243,598	160,495	229,815	202,195	194,478	220,774	178,391
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	71,787	54,225	66,012	59,449	64,465	46,828	55,564
Management Fee	39,000	78,750	39,000	50,450	65,000	79,000	50,000
Professional Fees, Net	28,971	25,614	17,019	13,984	44,326	72,071	44,018
Corporation Tax	29,447	3,498	3,253	2,639	27,593	3,394	3,711
Office & Administration	32,412	36,739	27,147	30,548	13,974	33,906	13,137
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$3,832,016	\$3,605,505	\$1,346,734	\$1,562,706	\$4,855,282	\$2,570,882	\$2,079,246
SURPLUS (DEFICIT)	\$(90,201)	\$62,901	\$(65,269)	\$(44,321)	\$(57,873)	\$50,546	\$8,567
Other Financial Data							
Monthly Maint. / Charges Per Unit	5,473	5,370	1,872	2,146	4,493	3,131	2,498
Monthly Maint. - PY	3,493,018	3,441,512	1,134,885	1,493,720	2,903,516	2,252,493	1,754,392
Monthly Maint. / Charges Per Unit - PY	5,390	5,214	1,720	2,146	4,101	3,128	2,437
% Increase from Prior Year	2%	3%	9%	0%	10%	0%	3%
Total Debt	499,666	4,000,000	-	-	3,725,000	4,000,000	4,000,000
Debt per Unit	9,253	72,727	-	-	63,136	66,667	66,667
Interest Only/ Amortizing	Amortizing	Interest Only	-	-	Interest Only	Interest Only	Interest Only
Working Capital	1,141,606	1,591,495	687,572	390,583	5,112,414	912,794	2,283,517
Working Capital Per Unit	21,141	28,936	12,501	6,734	86,651	15,213	38,059
Transfer Fee %	-	2.5% of GSP	-	-	2% of GSP	2% of GSP	2% of GSP

*GSP- Gross Selling Price

	Chelsea Manhattan 10011 Condominium 60 Units	Yorkville Manhattan 10128 Condominium 61 Units	Lenox Hill Manhattan 10021 Condominium 62 Units	Yorkville Manhattan 10028 Co-Op 62 Units	Chelsea Manhattan 10011 Co-Op 63 Units	Yorkville Manhattan 10128 Co-Op 64 Units	Lincoln Square Manhattan 10023 Co-Op 65 Units
Maintenance / Common Charges	\$377,622	\$1,565,873	\$1,903,798	\$4,545,438	\$2,457,911	\$2,532,289	\$1,888,585
Operating Assessments	-	-	-	412,332	330,892	221,082	136,595
Rental Income / Comm. Charges	-	-	-	-	-	-	10,825
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	180,900	-	85,813	136,885
Other Income	48,284	84,562	16,988	14,011	40,973	11,169	10,469
TOTAL INCOME	\$425,906	\$1,650,435	\$1,920,786	\$5,152,680	\$2,829,776	\$2,850,352	\$2,183,359
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	9,220	-	9,718	2,333,257	1,864,540	1,303,722	914,312
Mortgage & Loan Indebtedness	-	-	20,187	168,751	127,948	82,961	154,207
Payroll	86,480	683,220	753,018	985,259	222,345	587,759	475,572
Pension & Welfare	31,648	257,958	290,097	395,990	80,619	224,782	189,412
Payroll Taxes & Other Costs	15,901	89,077	108,509	124,853	25,778	83,678	18,850
Gas & Electric, Net	7,782	16,885	83,979	48,829	28,968	17,257	16,142
Heating	40,408	85,070	21,203	120,505	103,171	105,470	44,008
Water & Sewer	26,908	70,886	50,054	32,872	79,390	36,797	38,491
Building Supplies, Repairs & Maintenance	59,803	148,948	156,087	257,924	132,335	139,821	186,746
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	43,134	47,295	52,250	82,541	66,574	50,579	57,501
Management Fee	29,393	66,300	51,000	73,897	46,677	66,125	46,582
Professional Fees, Net	33,477	20,200	32,989	89,273	53,152	33,488	19,476
Corporation Tax	821	1,468	-	7,654	1,537	2,657	1,771
Office & Administration	3,691	16,860	40,715	22,638	10,972	19,713	4,143
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$388,666	\$1,504,167	\$1,669,807	\$4,744,244	\$2,844,006	\$2,754,810	\$2,167,213
SURPLUS (DEFICIT)	\$37,240	\$146,268	\$250,979	\$408,436	\$(14,230)	\$95,543	\$16,146
Other Financial Data							
Monthly Maint. / Charges Per Unit	524	2,139	2,559	6,109	3,251	3,297	2,421
Monthly Maint. - PY	377,242	1,491,810	1,904,153	4,419,016	2,454,266	2,532,290	1,847,415
Monthly Maint. / Charges Per Unit - PY	524	2,038	2,559	5,940	3,246	3,297	2,368
% Increase from Prior Year	0%	5%	0%	3%	0%	0%	2%
Total Debt	-	-	-	5,000,000	3,750,000	2,750,000	6,743,098
Debt per Unit	-	-	-	80,645	59,524	42,969	103,740
Interest Only/ Amortizing	-	-	-	Interest Only	Interest Only	Interest Only	Interest Only
Working Capital	219,860	168,165	1,007,356	2,463,780	1,342,244	989,728	5,686,876
Working Capital Per Unit	3,664	2,757	16,248	39,738	21,305	15,465	87,490
Transfer Fee %	-	1.75% of GSP	-	2% of GSP	-	Other	2% of GSP

*GSP- Gross Selling Price

	Upper West Side Manhattan 10024 Co-Op 65 Units	Chelsea Manhattan 10011 Co-Op 66 Units	Tuttle Bay Manhattan 10022 Co-Op 66 Units	Clinton Manhattan 10019 Condominium 66 Units	Lincoln Square Manhattan 10023 Condominium 68 Units	Yorkville Manhattan 10028 Co-Op 70 Units	Red Hook Brooklyn 11231 Condominium 70 Units
Maintenance / Common Charges	\$1,559,377	\$4,457,745	\$4,636,425	\$840,512	\$2,607,563	\$4,470,343	\$646,472
Operating Assessments	154,010	325,001	-	-	-	374,102	-
Rental Income / Comml. Charges	-	30,911	609,958	534,389	67,072	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	57,576	846,863	56,250	-	-	81,000	-
Other Income	40,070	33,895	145,715	40,919	13,250	402,200	34,535
TOTAL INCOME	\$1,811,033	\$5,694,416	\$5,448,348	\$1,415,820	\$2,687,885	\$5,327,645	\$681,008
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	809,085	1,991,406	2,437,389	-	12,744	2,215,980	-
Mortgage & Loan Indebtedness	135,389	117,279	336,184	75,087	59,384	191,881	-
Payroll	306,161	1,342,136	1,031,246	562,818	1,011,878	1,118,591	202,730
Pension & Welfare	86,448	526,500	432,632	228,617	382,512	385,229	62,874
Payroll Taxes & Other Costs	19,908	190,116	119,057	80,702	276,441	144,722	72,237
Gas & Electric, Net	14,890	34,305	201,179	(14,619)	169,989	26,394	28,708
Heating	60,864	149,850	123,916	88,796	32,610	104,393	48,506
Water & Sewer	25,834	40,371	63,557	81,413	88,611	53,005	42,456
Building Supplies, Repairs & Maintenance	167,967	203,094	368,229	127,777	335,933	398,310	157,358
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	41,671	79,023	214,628	67,471	108,754	92,517	61,827
Management Fee	45,673	79,061	99,225	52,083	55,099	105,500	44,941
Professional Fees, Net	29,947	24,667	114,447	26,372	29,417	18,223	24,674
Corporation Tax	787	10,641	13,090	-	-	9,218	-
Office & Administration	3,019	27,688	52,029	22,356	46,285	44,514	22,242
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,747,643	\$4,816,137	\$5,606,808	\$1,398,873	\$2,609,658	\$4,908,478	\$768,553
SURPLUS (DEFICIT)	\$63,390	\$878,279	\$(158,460)	\$16,947	\$78,227	\$419,168	\$(87,545)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,999	5,628	5,854	1,061	3,196	5,322	770
Monthly Maint. - PY	1,464,701	4,249,518	4,545,517	829,742	2,536,702	4,249,332	624,651
Monthly Maint. / Charges Per Unit - PY	1,878	5,366	5,739	1,048	3,109	5,059	744
% Increase from Prior Year	6%	5%	2%	1%	3%	5%	3%
Total Debt	3,857,554	4,000,000	11,787,665	-	-	6,500,000	-
Debt per Unit	59,347	60,606	178,601	-	-	92,857	-
Interest Only/ Amortizing	Interest Only	Interest Only	Interest Only	-	-	Interest Only	-
Working Capital	(2,714,181)	2,605,084	8,885,317	296,800	993,095	3,542,034	690,541
Working Capital Per Unit	(41,757)	39,471	134,626	4,497	14,604	50,600	9,865
Transfer Fee %	-	3% of Net Profit	2.5% of GSP	-	-	2% of GSP	-

*GSP- Gross Selling Price

	Manhattan Valley Manhattan 10025 Co-Op 71 Units	Flatbush Brooklyn 11226 Condominium 71 Units	Tribeca Manhattan 10013 Condominium 72 Units	Manhattan Valley Manhattan 10025 Co-Op 72 Units	Yorkville Manhattan 10028 Co-Op 72 Units	Upper West Side Manhattan 10024 Condominium 73 Units	Central Harlem Manhattan 10026 Condominium 73 Units
Maintenance / Common Charges	\$2,564,839	\$504,851	\$948,006	\$2,271,087	\$6,054,636	\$1,337,210	\$865,216
Operating Assessments	263,128	-	-	210,343	468,704	-	-
Rental Income / Comml. Charges	44,206	-	15,850	-	-	40,216	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	32,910	6,538	-	-	-	-
Transfer Fees	130,005	-	-	-	454,000	-	-
Other Income	30,040	83,030	183,233	39,099	112,218	19,745	11,147
TOTAL INCOME	\$3,032,218	\$620,791	\$1,153,627	\$2,520,529	\$7,089,558	\$1,397,171	\$876,363
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,497,673	-	29,194	1,162,592	2,592,550	15,431	385
Mortgage & Loan Indebetdness	113,150	-	-	-	511,845	-	-
Payroll	477,354	184,664	104,374	311,618	1,388,772	560,329	144,174
Pension & Welfare	171,443	1,140	15,747	112,843	545,660	200,307	461
Payroll Taxes & Other Costs	71,625	26,345	16,413	53,435	188,010	84,590	19,439
Gas & Electric, Net	30,657	39,711	227,418	32,221	52,335	55,944	38,728
Heating	84,941	9,979	43,874	89,320	133,188	78,193	56,064
Water & Sewer	42,850	24,084	67,209	58,306	81,002	35,184	70,319
Building Supplies, Repairs & Main-tenance	204,386	138,120	204,374	112,524	462,541	146,968	180,665
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	259,602	317,519	-	-	241,311
Insurance	62,973	40,196	51,007	59,116	104,284	107,704	70,292
Management Fee	58,250	44,850	77,391	59,500	90,640	73,500	45,972
Professional Fees, Net	28,779	19,371	30,622	22,387	50,555	39,079	43,623
Corporation Tax	3,473	613	6,349	3,450	11,860	2,260	1,614
Office & Administration	18,970	12,255	4,716	13,333	38,349	20,002	15,073
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,866,523	\$541,328	\$1,138,290	\$2,408,163	\$6,251,591	\$1,419,490	\$928,120
SURPLUS (DEFICIT)	\$165,694	\$79,463	\$15,337	\$112,366	\$837,967	\$(22,319)	\$(51,757)
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,010	593	1,097	2,629	7,008	1,526	988
Monthly Maint. - PY	2,431,501	426,992	947,560	2,189,013	5,934,173	1,304,250	838,312
Monthly Maint. / Charges Per Unit - PY	2,854	501	1,097	2,534	6,868	1,489	957
% Increase from Prior Year	5%	18%	0%	4%	2%	3%	3%
Total Debt	3,600,000	-	-	-	7,734,534	-	-
Debt per Unit	50,704	-	-	-	107,424	-	-
Interest Only/ Amortizing	Interest Only	-	-	-	Amortizing	-	-
Working Capital	2,235,349	239,195	375,010	1,179,979	3,580,441	1,252,436	417,162
Working Capital Per Unit	31,484	3,369	5,208	16,389	49,728	17,157	5,715
Transfer Fee %	2% of GSP	-	-	5% of Net Profit	2% of GSP	-	-

*GSP- Gross Selling Price

	Boerum Hill Brooklyn 11217 Condominium 73 Units	Turtle Bay Manhattan 10022 Co-Op 74 Units	Yorkville Manhattan 10028 Co-Op 74 Units	Chelsea Manhattan 10011 Co-Op 75 Units	Lincoln Square Manhattan 10023 Co-Op 75 Units	Yorkville Manhattan 10028 Co-Op 75 Units	Yorkville Manhattan 10128 Co-Op 77 Units
Maintenance / Common Charges	\$1,185,274	\$3,172,063	\$656,549	\$1,787,938	\$1,942,742	\$4,235,241	\$3,478,865
Operating Assessments		264,287	85,004	160,756	162,190	-	1,832,413
Rental Income / Comm. Charges	32,280	12,000	52,876	256,917	-	408,947	473,343
Common Charges - PILOT	-	-	-	-	-	-	-
Parking		-	-	-	-	-	-
Transfer Fees		215,900	-	219,180	45,100	129,408	-
Other Income	77,728	98,009	20,639	60,089	31,718	112,879	90,944
TOTAL INCOME	\$1,295,282	\$3,762,259	\$815,067	\$2,484,880	\$2,181,749	\$4,886,475	\$5,875,566
Ground Rent		-	-	-	-	-	-
Real Estate Taxes / PILOT / BID		1,435,438	384,147	925,562	910,351	2,575,105	2,949,478
Mortgage & Loan Indebtedness		145,897	49,321	214,898	67,039	131,494	246,047
Payroll	614,403	741,738	78,733	437,253	451,294	1,054,893	1,055,372
Pension & Welfare	-	317,013	24,807	171,296	136,927	372,009	373,243
Payroll Taxes & Other Costs	78,602	101,316	9,412	58,309	62,278	139,068	123,149
Gas & Electric, Net	70,206	35,291	12,179	28,461	31,596	6,029	62,282
Heating	14,587	110,723	49,821	56,799	66,691	110,184	190,506
Water & Sewer	32,364	45,206	20,179	42,581	36,334	59,963	60,012
Building Supplies, Repairs & Maintenance	335,497	163,550	53,092	165,321	187,761	304,519	338,177
Recreation Facilities Expense		-	-	-	-	-	-
Security Services		-	-	-	-	-	-
Insurance	124,036	90,984	38,718	47,826	44,908	94,468	101,300
Management Fee	56,529	80,546	52,206	59,142	49,000	63,988	100,066
Professional Fees, Net	26,539	18,211	12,404	59,713	25,673	63,721	61,847
Corporation Tax	5,575	3,735	1,955	1,410	3,661	19,615	19,817
Office & Administration	24,137	11,202	6,812	30,189	23,327	24,214	25,779
Bad Debts (Recovery)		-	-	-	-	-	-
TOTAL EXPENSES	\$1,382,475	\$3,300,850	\$793,785	\$2,298,761	\$2,096,840	\$5,019,270	\$5,707,074
SURPLUS (DEFICIT)	\$(87,193)	\$461,409	\$21,282	\$186,120	\$84,909	\$(132,795)	\$168,492
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,353	3,572	739	1,987	2,159	4,706	3,765
Monthly Maint. - PY	1,021,176	3,172,063	628,847	1,787,705	1,991,782	4,235,240	3,288,843
Monthly Maint. / Charges Per Unit - PY	1,166	3,572	708	1,986	2,213	4,706	3,559
% Increase from Prior Year	16%	0%	4%	0%	-2%	0%	6%
Total Debt	-	4,126,195	1,150,000	3,860,061	2,500,000	3,500,000	7,000,000
Debt per Unit	-	55,759	15,541	51,467	33,333	46,667	90,909
Interest Only/ Amortizing	-	Interest Only	Interest Only	Amortizing	Interest Only	Interest Only	Interest Only
Working Capital	157,477	2,006,831	194,918	1,693,754	327,959	2,929,469	6,429,131
Working Capital Per Unit	2,157	27,119	2,634	22,583	4,373	39,060	83,495
Transfer Fee %	-	2% of GSP	-	2% of GSP	2% of GSP	% of GSP	-

*GSP- Gross Selling Price

	Stuyvesant Park Manhattan 10010 Co-Op 77 Units	East Village Manhattan 10003 Co-Op 81 Units	East Village Manhattan 10009 Condominium 82 Units	Yorkville Manhattan 10075 Co-Op 82 Units	Yorkville Manhattan 10028 Co-Op 82 Units	Tribeca Manhattan 10007 Condominium 83 Units	Chelsea Manhattan 10011 Co-Op 83 Units
Maintenance / Common Charges	\$2,356,014	\$1,176,110	\$1,401,557	\$2,492,286	\$2,151,993	\$1,519,005	\$1,655,270
Operating Assessments	220,857	169,079	-	224,848	132,559	-	190,525
Rental Income / Comml. Charges	-	680,078	42,980	-	-	-	224,844
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	18,650	-	-	119,868	29,385	-	17,773
Other Income	119,140	157,183	147,741	63,084	80,658	32,226	68,480
TOTAL INCOME	\$2,714,661	\$2,182,449	\$1,592,278	\$2,900,085	\$2,394,595	\$1,551,231	\$2,156,892
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,242,662	968,776	21,520	1,244,262	891,497	12,158	1,096,565
Mortgage & Loan Indebtdness	127,636	111,543	52,803	179,942	197,174	-	169,584
Payroll	501,190	425,930	459,699	565,629	516,359	558,374	271,665
Pension & Welfare	178,757	169,183	86,134	226,918	183,827	224,760	91,003
Payroll Taxes & Other Costs	77,589	51,801	98,728	88,894	63,786	97,059	41,922
Gas & Electric, Net	13,630	18,544	189,013	21,700	22,576	126,746	29,592
Heating	79,745	71,424	32,826	81,814	86,179	53,627	44,498
Water & Sewer	50,624	42,325	54,061	40,789	46,615	50,479	32,569
Building Supplies, Repairs & Main- tenance	93,893	126,228	430,585	163,815	190,170	192,197	80,517
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	92,281	42,651	73,810	63,428	56,180	81,458	61,888
Management Fee	58,700	39,678	54,636	47,100	58,943	80,152	44,500
Professional Fees, Net	36,430	58,008	26,820	43,617	35,660	24,384	31,826
Corporation Tax	5,980	4,655	4,705	3,450	3,450	-	3,121
Office & Administration	10,422	6,252	20,193	14,850	33,596	31,306	22,121
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,569,539	\$2,136,997	\$1,605,533	\$2,786,211	\$2,386,011	\$1,532,699	\$2,021,371
SURPLUS (DEFICIT)	\$145,122	\$45,452	\$(13,255)	\$113,874	\$8,584	\$18,532	\$135,521
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,550	1,210	1,424	2,533	2,187	1,525	1,662
Monthly Maint. - PY	2,281,544	1,181,113	1,329,271	2,507,134	2,151,619	1,480,289	1,631,743
Monthly Maint. / Charges Per Unit - PY	2,469	1,215	1,351	2,548	2,187	1,486	1,638
% Increase from Prior Year	3%	0%	5%	-1%	0%	3%	1%
Total Debt	4,500,000	3,000,000	-	3,634,250	4,484,410	-	3,230,739
Debt per Unit	58,442	37,037	-	44,320	54,688	-	38,925
Interest Only/ Amortizing	Interest Only	Interest Only	-	Amortizing	Amortizing	-	Amortizing
Working Capital	1,201,426	1,901,358	243,887	2,170,171	1,431,513	750,650	1,710,467
Working Capital Per Unit	15,603	23,474	2,974	26,466	17,457	9,044	20,608
Transfer Fee %	2% of GSP	-	-	12 months of maintenance charges	1.5% of GSP	-	Other

*GSP- Gross Selling Price

	Yorkville Manhattan 10028 Co-Op 84 Units	Inwood & Washington Heights Manhattan 10040 Co-Op 84 Units	Lenox Hill Manhattan 10021 Co-Op 86 Units	Turtle Bay Manhattan 10022 Condominium 87 Units	Lenox Hill Manhattan 10021 Co-Op 87 Units	Clinton Manhattan 10019 Co-Op 88 Units	Manhattan Valley Manhattan 10025 Condominium 88 Units
Maintenance / Common Charges	\$3,983,642	\$1,000,237	\$2,186,223	\$2,418,438	\$4,863,286	\$2,933,419	\$1,929,321
Operating Assessments	288,284	65,328	169,237	-	542,893	293,565	-
Rental Income / Comml. Charges	-	-	-	-	541,354	291,367	84,000
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	16,800	-	-	-	-	-
Transfer Fees	196,000	-	-	-	376,700	-	-
Other Income	44,164	34,400	253,920	30,450	53,646	15,681	17,760
TOTAL INCOME	\$4,512,090	\$1,116,765	\$2,609,380	\$2,448,888	\$6,377,879	\$3,534,032	\$2,031,081
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	2,060,094	230,648	971,708	13,517	3,129,431	1,642,340	14,740
Mortgage & Loan Indebtdness	85,389	295,021	158,719	48,341	237,884	-	77,953
Payroll	1,003,582	126,602	555,438	923,580	776,218	694,604	783,793
Pension & Welfare	395,752	39,086	206,945	318,748	397,528	262,810	324,004
Payroll Taxes & Other Costs	152,476	18,820	65,424	130,479	107,930	87,220	111,896
Gas & Electric, Net	35,837	21,364	92,638	150,501	44,986	109,475	58,768
Heating	133,945	77,343	66,084	43,747	223,252	125,293	110,877
Water & Sewer	44,630	47,694	58,909	67,091	77,665	49,511	97,914
Building Supplies, Repairs & Main- tenance	202,873	116,273	144,501	393,985	190,580	207,836	380,257
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	59,564	45,145	59,385	100,012	112,209	59,210	73,135
Management Fee	88,511	55,000	57,750	78,653	77,400	51,257	65,265
Professional Fees, Net	47,738	14,700	18,671	28,439	41,070	18,539	68,290
Corporation Tax	6,715	-	3,450	-	13,635	4,949	2,188
Office & Administration	18,536	12,916	32,687	31,160	31,330	13,271	17,748
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$4,335,642	\$1,100,611	\$2,492,309	\$2,328,252	\$5,461,118	\$3,326,315	\$2,186,829
SURPLUS (DEFICIT)	\$176,448	\$16,154	\$117,071	\$120,636	\$916,761	\$207,717	\$(155,748)
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,952	992	2,118	2,317	4,658	2,778	1,827
Monthly Maint. - PY	3,983,642	1,014,086	2,164,575	2,413,191	4,614,744	2,802,403	1,929,928
Monthly Maint. / Charges Per Unit - PY	3,952	1,006	2,097	2,311	4,420	2,654	1,828
% Increase from Prior Year	0%	-1%	1%	0%	5%	5%	0%
Total Debt	51,543	4,569,269	3,144,535	-	6,900,000	-	-
Debt per Unit	614	54,396	36,564	-	79,310	-	-
Interest Only/ Amortizing	Amortizing	Amortizing	Amortizing	-	Interest Only	-	-
Working Capital	805,350	494,559	1,077,353	789,278	1,658,543	530,462	694,613
Working Capital Per Unit	9,588	5,888	12,527	9,072	19,064	6,028	7,893
Transfer Fee %	2% of GSP	-	1.5% of GSP	-	2% of GSP	-	-

*GSP- Gross Selling Price

	Manhattan Valley Manhattan 10025 Co-Op 89 Units	Yorkville Manhattan 10128 Condominium 90 Units	East Village Manhattan 10003 Co-Op 90 Units	Yorkville Manhattan 10128 Co-Op 91 Units	Upper West Side Manhattan 10024 Condominium 91 Units	Upper West Side Manhattan 10024 Condominium 92 Units	Upper West Side Manhattan 10024 Co-Op 92 Units
Maintenance / Common Charges	\$2,064,722	\$4,439,172	\$3,784,727	\$5,888,248	\$993,793	\$1,705,424	\$4,514,991
Operating Assessments	130,029	-	-	582,398	-	-	445,687
Rental Income / Comml. Charges	-	-	-	-	-	-	111,100
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	220,790	-	39,700	244,300	-	-	208,000
Other Income	155,286	303,590	107,652	19,672	89,135	34,448	155,043
TOTAL INCOME	\$2,570,827	\$4,742,762	\$3,932,079	\$6,734,618	\$1,082,928	\$1,739,872	\$5,434,821
Ground Rent		-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	834,349	-	1,732,957	3,313,134	10,886	15,747	2,490,586
Mortgage & Loan Indebtedness	304,313	-		279,066	-		219,682
Payroll	487,516	1,275,055	930,522	1,244,177	349,513	676,225	1,092,057
Pension & Welfare	238,037	526,767	394,473	438,973	182,864	276,691	466,537
Payroll Taxes & Other Costs	25,740	263,855	117,944	211,619	57,762	85,544	125,644
Gas & Electric, Net	74,181	419,880	(36,778)	109,294	38,281	74,395	37,719
Heating	88,952	187,641	139,969	240,994	46,050	117,366	106,544
Water & Sewer	41,974	97,656	38,935	78,278	55,208	82,809	45,552
Building Supplies, Repairs & Maintenance	201,866	556,806	253,150	306,980	191,172	248,177	153,530
Recreation Facilities Expense		-	-	-	-	-	-
Security Services		-	-	-	-	-	-
Insurance	41,260	103,694	56,034	104,590	56,907	97,172	91,139
Management Fee	52,038	116,870	64,890	90,000	56,523	49,947	80,034
Professional Fees, Net	23,221	24,707	23,884	91,060	50,391	84,139	66,889
Corporation Tax	3,457	-	4,099	15,283	-	1,540	7,734
Office & Administration	13,957	60,128	13,221	62,007	21,284	34,837	28,323
Bad Debts (Recovery)		-	-	-	-	-	-
TOTAL EXPENSES	\$2,430,861	\$3,633,059	\$3,733,301	\$6,585,455	\$1,116,840	\$1,844,591	\$5,011,970
SURPLUS (DEFICIT)	\$139,966	\$1,109,703	\$198,778	\$149,163	\$(33,912)	\$(104,719)	\$422,851
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,933	4,110	3,504	5,392	910	1,545	4,090
Monthly Maint. - PY	1,986,498	4,307,911	3,675,259	5,889,966	955,896	1,767,365	4,383,486
Monthly Maint. / Charges Per Unit - PY	1,860	3,989	3,403	5,394	875	1,601	3,971
% Increase from Prior Year	4%	3%	3%	0%	4%	-4%	3%
Total Debt	7,437,500	-	4,965,901	8,000,000	-	-	2,832,358
Debt per Unit	83,567	-	55,177	87,912	-	-	30,786
Interest Only/ Amortizing	Interest Only	-	Amortizing	Interest Only	-	-	Amortizing
Working Capital	1,608,226	3,297,002	2,790,829	3,136,977	246,294	1,344,487	3,279,256
Working Capital Per Unit	18,070	36,633	31,009	34,472	2,707	14,614	35,644
Transfer Fee %	5% of Net Profit	1% of GSP	Other	2% of GSP	-	-	2% of GSP

*GSP- Gross Selling Price

	Upper West Side Manhattan 10024 Co-Op 93 Units	Yorkville Manhattan 10128 Co-Op 93 Units	South Slope Brooklyn 11215 Co-Op 93 Units	Lenox Hill Manhattan 10021 Condominium 93 Units	Turtle Bay Manhattan 10022 Condominium 95 Units	Clinton Manhattan 10013 Co-Op 95 Units	Upper West Side Manhattan 10024 Co-Op 95 Units
Maintenance / Common Charges	\$3,375,549	\$3,086,738	\$1,823,269	\$4,182,955	\$7,729,458	\$813,760	\$3,933,502
Operating Assessments	281,628	124,600	134,813	-	-	-	410,839
Rental Income / Comml. Charges	-	-	-	115,938	-	-	-
Common Charges - PILOT	-	-	-	-	6,716,633	-	-
Parking	-	-	-	-	132,470	-	-
Transfer Fees	74,450	226,650	53,680	135,751	-	-	77,315
Other Income	73,066	91,414	53,568	83,896	231,936	42,629	94,923
TOTAL INCOME	\$3,804,693	\$3,529,402	\$2,065,331	\$4,518,540	\$14,810,497	\$856,389	\$4,516,579
Ground Rent	-	-	-	-	2,515,333	-	-
Real Estate Taxes / PILOT / BID	1,595,874	1,262,650	837,994	8,720	6,716,633	-	1,943,171
Mortgage & Loan Indebtdness	205,340	205,313	108,500	46,925	-	-	148,598
Payroll	801,583	603,911	394,592	1,246,311	1,452,164	78,860	791,322
Pension & Welfare	285,986	202,885	149,804	454,388	591,083	13,241	345,698
Payroll Taxes & Other Costs	111,792	93,175	20,478	160,545	304,747	15,301	123,154
Gas & Electric, Net	33,763	14,782	105,465	369,190	930,297	87,916	42,588
Heating	124,901	95,886	52,929	142,513	245,378	-	144,346
Water & Sewer	51,284	40,250	32,514	77,028	146,696	58,533	51,237
Building Supplies, Repairs & Main- tenance	211,479	248,533	137,891	493,952	1,258,265	426,753	251,304
Recreation Facilities Expense	-	-	-	-	125,539	-	-
Security Services	-	-	-	-	-	-	-
Insurance	101,297	60,392	60,355	186,842	337,304	56,104	89,949
Management Fee	70,000	81,100	55,203	115,555	175,000	41,334	53,000
Professional Fees, Net	28,022	87,344	33,699	60,437	71,008	38,131	136,815
Corporation Tax	3,826	10,038	3,760	3,804	-	-	9,302
Office & Administration	17,952	22,433	10,878	51,259	72,300	34,886	24,869
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$3,643,100	\$3,028,692	\$2,004,063	\$3,417,468	\$14,941,746	\$851,059	\$4,155,352
SURPLUS (DEFICIT)	\$161,593	\$500,710	\$61,268	\$1,101,071	\$(131,249)	\$5,330	\$361,227
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,025	2,766	1,634	3,748	6,780	714	3,450
Monthly Maint. - PY	3,291,999	3,011,451	1,777,882	4,119,918	7,104,108	799,800	3,830,224
Monthly Maint. / Charges Per Unit - PY	2,950	2,698	1,593	3,692	6,232	702	3,360
% Increase from Prior Year	3%	3%	3%	2%	9%	2%	3%
Total Debt	8,000,000	5,972,363	3,100,000	257,074	-	17,445,863	6,000,000
Debt per Unit	86,022	64,219	33,333	2,764	-	183,641	63,158
Interest Only/ Amortizing	Interest Only	Interest Only	Interest Only	Amortizing	-	-	Interest Only
Working Capital	2,073,693	1,443,608	477,749	3,202,464	466,466	360,646	3,267,675
Working Capital Per Unit	22,298	15,523	5,137	34,435	4,910	3,796	34,397
Transfer Fee %	1% of GSP	2.5% of GSP	2% of GSP	-	-	-	Other

*GSP- Gross Selling Price

	East Harlem Manhattan 10035 Condom 95 Units	Yorkville Manhattan 10028 Co-Op 98 Units	Manhattan Valley Manhattan 10025 Co-Op 98 Units	Yorkville Manhattan 10128 Co-Op 103 Units	Murray Hill Manhattan 10017 Co-Op 103 Units	Navy Hill Brooklyn 11205 Condominium 103 Units	Turtle Bay Manhattan 10022 Co-Op 103 Units
Maintenance / Common Charges	\$1,248,000	\$3,649,547	\$2,995,659	\$3,181,101	\$2,054,626	\$1,003,552	\$3,291,658
Operating Assessments	269,008	2,186,122	-	242,904	173,186	-	231,824
Rental Income / Comml. Charges	39,828	1,162,274	-	28,624	166,269	-	56,992
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	16,795	35,000	-	-	8,128	-	69,000
Other Income	64,170	12,174	67,474	47,683	200,308	130,024	44,239
TOTAL INCOME	\$1,637,801	\$7,045,118	\$3,063,134	\$3,500,312	\$2,602,516	\$1,133,576	\$3,693,714
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	13,076	3,880,865	943,341	1,356,056	1,187,729	-	1,536,442
Mortgage & Loan Indebtdness	337,329	343,249	334,569	249,318	230,549	27,713	197,100
Payroll	119,124	1,230,983	667,376	705,419	487,806	359,556	805,974
Pension & Welfare	10,611	482,242	258,059	252,002	199,534	15,425	319,799
Payroll Taxes & Other Costs	18,578	156,750	89,699	93,834	69,755	30,330	109,287
Gas & Electric, Net	47,268	5,931	26,866	84,239	(22,659)	137,284	45,434
Heating	120,454	197,112	122,385	167,024	83,546	-	115,003
Water & Sewer	73,010	81,697	63,200	71,757	50,524	75,991	44,213
Building Supplies, Repairs & Maintenance	144,390	334,773	553,475	198,225	96,507	227,310	237,465
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	246,415	-	-	-	-	-	-
Insurance	73,555	106,226	73,483	90,147	82,240	112,118	55,150
Management Fee	45,000	72,652	62,702	85,751	56,037	67,005	62,730
Professional Fees, Net	24,344	49,858	55,664	89,935	37,485	32,309	60,706
Corporation Tax	3,435	22,386	3,324	2,017	3,359	1,500	1,886
Office & Administration	25,957	43,854	23,121	35,725	36,627	12,601	17,940
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,302,546	\$7,008,578	\$3,277,265	\$3,481,449	\$2,599,038	\$1,099,142	\$3,609,128
SURPLUS (DEFICIT)	\$335,255	\$36,540	\$(214,131)	\$18,863	\$3,479	\$34,434	\$84,586
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,095	3,103	2,547	2,574	1,662	812	2,663
Monthly Maint. - PY	1,211,886	3,754,827	2,923,185	3,027,284	2,025,992	993,742	3,193,490
Monthly Maint. / Charges Per Unit - PY	1,063	3,193	2,486	2,449	1,639	804	2,584
% Increase from Prior Year	3%	-3%	2%	5%	1%	1%	3%
Total Debt	8,014,011	11,000,000	5,215,927	2,018,965	4,973,078	735,556	5,400,000
Debt per Unit	84,358	112,245	53,224	19,602	48,282	7,141	52,427
Interest Only/ Amortizing	Amortizing	Interest Only	Amortizing	Amortizing	Amortizing	Amortizing	Interest Only
Working Capital	829,920	3,025,281	2,273,999	2,439,369	2,801,158	59,182	628,844
Working Capital Per Unit	8,736	30,870	23,204	23,683	27,196	575	6,105
Transfer Fee %	1% of GSP	2% of GSP	-	2% of GSP	Other	-	2% of GSP

*GSP- Gross Selling Price

	Murray Hill Manhattan 10016 Condominium 105 Units	Upper West Side Manhattan 10024 Condominium 108 Units	Brooklyn Heights Brooklyn 11201 Condominium 108 Units	Clinton Manhattan 10019 Condominium 110 Units	Yorkville Manhattan 10028 Condominium 110 Units	Lenox Hill Manhattan 10065 Condominium 113 Units	Chelsea Manhattan 10011 Co-Op 119 Units
Maintenance / Common Charges	\$1,157,289	\$1,483,752	\$3,482,872	\$1,265,593	\$3,742,489	\$2,792,390	\$2,088,074
Operating Assessments	-	-	-	-	-	-	311,160
Rental Income / Comml. Charges	-	37,675	-	28,037	120,200	-	354,972
Common Charges - PILOT	-	-	3,674,972	-	-	-	-
Parking	-	-	-	-	-	-	51,850
Transfer Fees	-	-	-	-	-	-	29,693
Other Income	61,987	33,536	17,531	19,626	974,766	191,080	42,256
TOTAL INCOME	\$1,219,276	\$1,554,962	\$7,175,375	\$1,313,256	\$4,837,455	\$2,983,470	\$2,878,005
Ground Rent	46,375	-	655,760	-	-	-	-
Real Estate Taxes / PILOT / BID	-	14,518	3,674,972	4,836	24,305	23,291	1,778,365
Mortgage & Loan Indebtdness	-	30,943	-	-	61,423	58,536	194,590
Payroll	456,013	580,045	857,393	472,790	1,432,551	972,061	222,473
Pension & Welfare	192,683	256,693	321,304	231,689	544,116	350,956	86,056
Payroll Taxes & Other Costs	63,834	88,305	168,571	60,287	381,567	124,043	28,672
Gas & Electric, Net	25,613	96,946	190,919	114,811	337,931	209,847	37,754
Heating	58,846	106,547	7,463	67,717	139,050	333,077	162,998
Water & Sewer	35,817	75,136	109,562	43,632	148,104	69,795	67,048
Building Supplies, Repairs & Main- tenance	122,608	161,626	631,573	193,490	700,217	650,525	102,925
Recreation Facilities Expense	-	-	-	-	396,313	-	-
Security Services	-	-	-	-	-	-	157,201
Insurance	72,614	89,674	362,869	52,240	221,573	104,153	61,592
Management Fee	62,400	67,500	83,764	59,202	96,425	106,000	71,823
Professional Fees, Net	38,416	33,248	156,565	39,047	26,496	127,435	60,132
Corporation Tax	-	1,500	3,146	-	3,284	-	3,460
Office & Administration	12,912	29,339	58,160	28,922	24,546	64,780	13,609
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,188,132	\$1,632,020	\$7,282,021	\$1,368,664	\$4,537,901	\$3,194,498	\$3,048,698
SURPLUS (DEFICIT)	\$31,144	\$(77,058)	\$(106,646)	\$(55,408)	\$299,554	\$(211,028)	\$(170,693)
Other Financial Data							
Monthly Maint. / Charges Per Unit	918	1,145	2,687	959	2,835	2,059	1,462
Monthly Maint. - PY	1,135,344	1,443,432	3,397,011	1,205,782	3,608,513	2,739,645	1,854,941
Monthly Maint. / Charges Per Unit - PY	901	1,114	2,621	913	2,734	2,020	1,299
% Increase from Prior Year	2%	3%	3%	5%	4%	2%	13%
Total Debt	-	-	-	-	-	-	5,626,343
Debt per Unit	-	-	-	-	-	-	47,280
Interest Only/ Amortizing	-	-	-	-	-	-	-
Working Capital	770,183	639,072	5,331,048	566,197	66,781	5,938,535	707,276
Working Capital Per Unit	7,335	5,917	49,362	5,147	607	52,553	5,943
Transfer Fee %	-	-	-	-	-	-	1.5% of GSP

*GSP- Gross Selling Price

	Meatpacking District Manhattan 10014 Condominium 121 Units	Battery Park City Manhattan 10022 Condominium 121 Units	Tutle Bay Manhattan 10022 Condominium 123 Units	Yorkville Manhattan 10128 Co-Op 123 Units	Stuyvesant Park Manhattan 10010 Condominium 124 Units	Murray Hill Manhattan 10016 Co-Op 124 Units	Murray Hill Manhattan 10016 Co-Op 124 Units
Maintenance / Common Charges	\$1,616,654	\$1,706,856	\$3,240,223	\$2,072,126	\$1,380,130	\$2,298,415	\$2,859,019
Operating Assessments	-	-	-	186,382	-	256,367	206,068
Rental Income / Comml. Charges	-	156,483	-	-	-	217,914	53,833
Common Charges - PILOT	-	1,702,866	-	-	-	-	-
Parking	-	-	-	125,656	-	-	-
Transfer Fees	-	-	-	26,900	-	70,538	-
Other Income	120,542	80,271	122,408	66,585	54,704	102,568	184,693
TOTAL INCOME	\$1,737,196	\$3,646,476	\$3,362,631	\$2,477,649	\$1,434,834	\$2,945,801	\$3,303,613
Ground Rent	-	580,790	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,702,866	19,584	1,109,456	19,318	1,402,777	1,415,482
Mortgage & Loan Indebtdness	-	-	-	241,189	-	140,160	132,364
Payroll	573,210	511,690	938,128	469,864	560,541	520,959	523,430
Pension & Welfare	168,806	199,091	361,750	93,115	64,558	199,638	183,001
Payroll Taxes & Other Costs	114,108	61,220	146,273	60,558	89,284	68,527	73,049
Gas & Electric, Net	68,968	64,269	371,629	27,087	228,168	30,362	42,958
Heating	137,629	84,337	66,339	80,317	117,761	54,237	95,421
Water & Sewer	59,856	70,200	68,143	38,597	74,853	47,310	45,105
Building Supplies, Repairs & Main-tenance	212,722	121,399	537,760	104,325	266,501	98,060	218,789
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	72,733	120,735	146,579	79,283	98,659	60,718	68,963
Management Fee	57,500	60,300	69,167	58,568	97,710	60,040	80,340
Professional Fees, Net	16,919	47,408	96,589	63,727	42,551	41,033	52,801
Corporation Tax	3,445	-	1,485	3,535	1,500	2,703	3,641
Office & Administration	30,568	35,760	27,093	12,113	43,347	15,962	27,069
Bad Debts (Recovery)	-	-	-	-	28,485	-	-
TOTAL EXPENSES	\$1,516,464	\$3,660,066	\$2,850,519	\$2,441,734	\$1,733,236	\$2,742,487	\$2,962,414
SURPLUS (DEFICIT)	\$220,732	\$(13,590)	\$512,112	\$35,915	\$(298,402)	\$203,314	\$341,199
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,113	1,176	2,195	1,404	928	1,545	1,921
Monthly Maint. - PY	1,584,955	1,572,812	2,730,199	1,992,545	1,174,579	2,242,444	2,781,107
Monthly Maint. / Charges Per Unit - PY	1,092	1,083	1,850	1,350	789	1,507	1,869
% Increase from Prior Year	2%	9%	19%	4%	17%	2%	3%
Total Debt	-	-	-	4,324,505	-	3,600,000	4,000,000
Debt per Unit	-	-	-	35,159	-	29,032	32,258
Interest Only/ Amortizing	-	-	-	Amortizing	-	Interest Only	Interest Only
Working Capital	1,509,668	1,692,754	639,910	1,755,355	1,875,213	1,593,062	1,390,936
Working Capital Per Unit	12,477	13,990	5,203	14,271	15,123	12,847	11,217
Transfer Fee %	-	-	-	\$10 per share transferred	-	Other	-

*GSP- Gross Selling Price

	Murray Hill Manhattan 10016 Condominium 125 Units	Prospect Heights Brooklyn 11238 Co-Op 125 Units	Lenox Hill Manhattan 10021 Co-Op 125 Units	Brooklyn Heights Brooklyn 11201 Condominium 128 Units	Southwest Queens Queens 11415 Co-Op 129 Units	Central Harlem Manhattan 10026 Condominium 129 Units	Meatpacking District Manhattan 10014 Condominium 129 Units
Maintenance / Common Charges	\$1,671,353	\$1,656,561	\$2,760,887	\$2,124,823	\$1,741,156	\$1,730,548	\$1,572,988
Operating Assessments	-	66,000	314,730	-	188,489	-	-
Rental Income / Comml. Charges	20,096	108,000	176,292	337,743	-	272,593	33,925
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	103,477	-	-	-
Transfer Fees	-	57,365	-	-	5,285	114,825	-
Other Income	31,979	91,172	226,924	37,384	58,996	90,084	61,078
TOTAL INCOME	\$1,723,428	\$1,979,098	\$3,478,833	\$2,603,427	\$1,993,926	\$2,208,050	\$1,667,990
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	8,823	685,299	1,746,034	16,039	661,592	-	-
Mortgage & Loan Indebtdness	-	168,367	278,402	52,693	352,835	115,276	-
Payroll	800,329	458,528	496,677	682,034	235,031	524,017	675,096
Pension & Welfare	13,662	142,961	213,178	219,864	88,095	224,051	254,905
Payroll Taxes & Other Costs	167,923	69,657	69,057	90,848	39,578	65,160	74,379
Gas & Electric, Net	91,443	50,204	42,924	416,576	28,277	149,440	79,950
Heating	58,545	96,689	251,969	155,608	159,218	52,114	155,737
Water & Sewer	82,176	80,612	75,506	86,507	71,462	99,694	69,321
Building Supplies, Repairs & Main- tenance	211,860	153,871	251,402	648,687	150,697	243,960	179,261
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	75,180	71,569	75,589	188,858	76,523	145,706	54,987
Management Fee	65,000	56,600	63,814	65,000	42,816	57,000	72,600
Professional Fees, Net	32,319	43,500	60,496	48,397	25,769	37,695	27,149
Corporation Tax	1,524	1,132	3,450	3,504	3,403	10,083	-
Office & Administration	13,208	27,188	35,550	31,670	17,469	14,700	17,776
Bad Debts (Recovery)	-	-	-	-	-	256,518	-
TOTAL EXPENSES	\$1,621,992	\$2,106,178	\$3,664,048	\$2,706,285	\$1,952,767	\$1,995,414	\$1,661,161
SURPLUS (DEFICIT)	\$101,436	\$(127,079)	\$(185,215)	\$(102,858)	\$41,160	\$212,636	\$6,829
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,114	1,104	1,841	1,383	1,125	1,118	1,016
Monthly Maint. - PY	1,640,290	1,562,166	2,659,813	2,124,823	1,694,247	1,738,110	1,550,148
Monthly Maint. / Charges Per Unit - PY	1,094	1,041	1,773	1,383	1,094	1,123	1,001
% Increase from Prior Year	2%	6%	4%	0%	3%	0%	1%
Total Debt	-	2,751,100	7,849,293	-	5,403,167	-	-
Debt per Unit	-	22,009	62,794	-	41,885	-	-
Interest Only/ Amortizing	-	Amortizing	Interest Only	-	Amortizing	-	-
Working Capital	1,141,448	365,446	2,396,881	1,823,609	1,149,986	846,506	1,509,400
Working Capital Per Unit	9,132	2,924	19,175	14,247	8,915	6,562	11,701
Transfer Fee %	-	Other	-	-	Other	-	-

*GSP- Gross Selling Price

	Chelsea Manhattan 10011 Co-Op 130 Units	Lenox Hill Manhattan 10021 Co-Op 134 Units	Lincoln Square Manhattan 10023 Co-Op 135 Units	Lincoln Square Manhattan 10023 Co-Op 138 Units	Meatpacking District Manhattan 10014 Co-Op 140 Units	Stuyvesant Park Manhattan 10010 Condominium 140 Units	Yorkville Manhattan 10128 Condominium 140 Units
Maintenance / Common Charges	\$2,031,565	\$3,484,931	\$4,372,035	\$13,044,636	\$2,238,070	\$2,624,334	\$1,880,832
Operating Assessments	632,880	357,856	431,381	1,168,364	313,360	-	45,238
Rental Income / Comml. Charges	408,325	359,059	-	466,346	318,115	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	14,560	-
Transfer Fees	74,820	345,930	146,280	2,700,570	262,180	-	-
Other Income	144,495	76,840	67,498	105,548	174,912	54,885	59,511
TOTAL INCOME	\$3,292,085	\$4,624,616	\$5,017,193	\$17,485,463	\$3,306,637	\$2,693,779	\$1,985,580
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,252,903	2,010,079	2,442,055	6,929,768	1,791,278	-	12,631
Mortgage & Loan Indebtdness	449,987	410,331	420,425	1,326,600	170,791	-	28,167
Payroll	449,991	631,045	725,448	2,369,765	329,026	855,236	670,618
Pension & Welfare	202,694	247,829	257,877	839,608	69,866	300,245	261,046
Payroll Taxes & Other Costs	58,900	92,416	84,750	252,074	42,607	116,325	94,679
Gas & Electric, Net	107,999	107,157	41,873	530,238	24,125	228,451	101,985
Heating	136,757	111,046	137,221	522,062	43,204	72,653	115,158
Water & Sewer	55,308	66,111	66,138	123,942	36,584	139,707	105,366
Building Supplies, Repairs & Main-tenance	150,235	224,408	283,157	821,656	130,269	574,757	275,214
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	67,726	98,032	86,478	319,025	68,399	206,325	70,725
Management Fee	60,000	71,744	68,640	145,350	62,867	65,737	58,152
Professional Fees, Net	134,418	46,504	82,010	41,480	61,352	33,032	29,033
Corporation Tax	3,256	6,201	10,125	38,099	587	1,500	-
Office & Administration	11,853	22,368	19,726	32,902	17,569	33,829	22,294
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$3,142,027	\$4,145,271	\$4,725,923	\$14,292,568	\$2,848,523	\$2,627,797	\$1,845,068
SURPLUS (DEFICIT)	\$150,057	\$479,345	\$291,270	\$3,192,895	\$458,113	\$65,982	\$140,512
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,302	2,167	2,699	7,877	1,332	1,562	1,120
Monthly Maint. - PY	2,001,166	3,402,625	4,223,837	12,853,504	2,143,907	2,624,180	1,847,976
Monthly Maint. / Charges Per Unit - PY	1,283	2,116	2,607	7,762	1,276	1,562	1,100
% Increase from Prior Year	2%	2%	4%	1%	4%	0%	2%
Total Debt	7,487,272	6,281,944	8,445,528	33,000,000	4,300,000	-	-
Debt per Unit	57,594	46,880	62,559	239,130	30,714	-	-
Interest Only/ Amortizing	-	Amortizing	Amortizing	Interest Only	Interest Only	-	-
Working Capital	447,349	2,061,292	3,063,651	10,606,212	1,335,017	950,194	1,319,529
Working Capital Per Unit	3,441	15,383	22,694	76,857	9,536	6,787	9,425
Transfer Fee %	2% of GSP	2% of GSP	2% of GSP	3.5% of GSP	2% of GSP	-	-

*GSP- Gross Selling Price

	East Village Manhattan 10003 Condominium 144 Units	Yorkville Manhattan 10075 Condominium 146 Units	Yorkville Manhattan 10075 Co-Op 146 Units	Brooklyn Heights Brooklyn 11201 Co-Op 148 Units	Tribeca Manhattan 10007 Condominium 157 Units	Turtle Bay Manhattan 10022 Condominium 157 Units	East Harlem Manhattan 10035 Condominium 160 Units
Maintenance / Common Charges	\$3,308,039	\$1,540,687	\$4,010,400	\$1,896,934	\$5,213,031	\$1,396,472	\$2,246,417
Operating Assessments	-	-	459,529	186,023	-	-	19,093
Rental Income / Comml. Charges	267,150	82,908	1,024,349	-	20,929	64,660	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	207,051	292,215	-	-	-
Transfer Fees	73,320	40,000	-	-	-	-	-
Other Income	272,157	131,506	16,804	95,549	94,991	52,117	41,840
TOTAL INCOME	\$3,920,667	\$1,795,101	\$5,718,133	\$2,470,721	\$5,328,951	\$1,513,248	\$2,307,350
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,593,167	-	2,830,189	985,811	-	-	-
Mortgage & Loan Indebtdness	391,347	-	409,524	399,036	-	-	43,233
Payroll	647,419	572,963	1,004,477	371,055	1,326,135	541,308	529,242
Pension & Welfare	195,779	256,838	369,501	196,806	498,218	220,828	71,224
Payroll Taxes & Other Costs	81,253	71,297	128,558	46,163	802,699	78,561	83,044
Gas & Electric, Net	45,707	58,189	86,243	46,957	715,621	55,982	273,747
Heating	144,661	163,164	211,211	57,828	221,978	159,176	123,416
Water & Sewer	65,569	79,633	112,563	60,408	68,280	85,962	183,339
Building Supplies, Repairs & Maintenance	319,389	246,773	381,297	134,396	949,338	136,343	1,285,699
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	73,605	-	-	-	-	-
Insurance	133,674	99,488	84,790	75,999	836,746	77,755	199,082
Management Fee	95,926	75,000	104,332	43,324	103,381	80,000	101,619
Professional Fees, Net	54,051	43,916	44,878	32,120	34,527	33,121	38,206
Corporation Tax	3,441	-	12,036	4,351	7,450	10,624	3,396
Office & Administration	34,343	19,580	23,834	16,002	97,599	18,844	28,164
Bad Debts (Recovery)	-	-	-	-	-	79,918	-
TOTAL EXPENSES	\$3,805,726	\$1,760,446	\$5,803,435	\$2,470,256	\$5,661,972	\$1,578,421	\$2,963,411
SURPLUS (DEFICIT)	\$114,941	\$34,655	\$(85,302)	\$465	\$(333,021)	\$(65,173)	\$(656,061)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,914	879	2,289	1,068	2,767	741	1,170
Monthly Maint. - PY	3,221,931	1,470,534	3,832,160	1,802,567	4,991,561	1,337,055	2,049,225
Monthly Maint. / Charges Per Unit - PY	1,865	839	2,187	1,015	2,649	710	1,067
% Increase from Prior Year	3%	5%	5%	5%	4%	4%	10%
Total Debt	6,718,099	-	7,799,006	8,428,123	-	-	553,099
Debt per Unit	46,653	-	53,418	56,947	-	-	3,457
Interest Only/ Amortizing	Interest Only	-	Amortizing	Amortizing	-	-	Amortizing
Working Capital	1,362,822	891,424	3,148,272	1,140,656	422,179	705,046	916,624
Working Capital Per Unit	9,464	6,106	21,564	7,707	2,689	4,491	5,729
Transfer Fee %	\$6 per share	Other	-	-	-	-	-

*GSP- Gross Selling Price

	South Slope Brooklyn 11225 Condominium 160 Units	Murray Hill Manhattan 10017 Co-Op 161 Units	Battery Park Manhattan 10280 Condominium 162 Units	Lenox Hill Manhattan 10065 Co-Op 165 Units	Murray Hill Manhattan 10016 Condominium 166 Units	Yorkville Manhattan 10028 Co-Op 166 Units	Stuyvesant Park Manhattan 10010 Co-Op 174 Units
Maintenance / Common Charges	\$1,689,292	\$5,482,855	\$2,789,182	\$4,678,432	\$3,713,692	\$4,071,831	\$3,572,132
Operating Assessments	-	523,137	-	296,230	406,469	370,584	391,824
Rental Income / Comml. Charges	21,047	1,981,998	1,067,234	420,614	273,207	522,438	279,391
Common Charges - PILOT	-	-	3,159,883	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	133,960	-	34,174	-	-	124,233
Other Income	59,969	43,434	(27,366)	15,267	95,936	170,750	216,675
TOTAL INCOME	\$1,770,308	\$8,165,384	\$6,988,933	\$5,444,716	\$4,489,303	\$5,135,604	\$4,584,254
Ground Rent	-	-	1,974,833	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,900,027	3,159,883	1,685,707	2,337,217	2,500,733	2,183,722
Mortgage & Loan Indebtedness	16,238	1,631,335	-	2,514,515	249,600	539,699	337,561
Payroll	-	1,266,365	597,772	533,452	606,565	685,312	675,196
Pension & Welfare	-	463,841	213,796	201,665	258,448	294,008	246,050
Payroll Taxes & Other Costs	-	199,281	80,206	73,336	80,491	94,484	94,318
Gas & Electric, Net	167,859	201,695	112,125	(27,417)	194,428	69,712	(26,392)
Heating	54,420	294,033	129,002	102,724	158,382	113,217	205,344
Water & Sewer	104,929	202,751	129,358	117,457	130,471	139,650	81,377
Building Supplies, Repairs & Maintenance	941,629	487,334	148,528	200,953	205,581	257,885	282,595
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	101,970	140,304	158,190	82,774	89,427	100,236	88,283
Management Fee	87,944	70,750	81,200	102,904	96,241	84,810	81,994
Professional Fees, Net	101,645	73,899	86,783	35,620	66,027	44,878	58,545
Corporation Tax	2,962	6,369	(218,223)	3,397	3,107	17,142	4,398
Office & Administration	8,487	55,679	125,236	26,713	25,597	25,372	26,501
Bad Debts (Recovery)	-	-	(151,499)	-	-	-	-
TOTAL EXPENSES	\$1,588,083	\$7,993,662	\$6,627,191	\$5,653,801	\$4,501,582	\$4,967,136	\$4,339,492
SURPLUS (DEFICIT)	\$182,225	\$171,722	\$361,742	\$(209,084)	\$(12,280)	\$168,467	\$244,762
Other Financial Data							
Monthly Maint. / Charges Per Unit	880	2,838	1,435	2,363	1,864	2,044	1,731
Monthly Maint. - PY	1,620,396	4,553,178	2,738,916	4,578,432	3,588,108	3,962,853	3,468,089
Monthly Maint. / Charges Per Unit - PY	844	2,357	1,409	2,312	1,801	1,989	1,680
% Increase from Prior Year	4%	20%	2%	2%	3%	3%	3%
Total Debt	262,239	38,160,316	-	37,781,686	6,000,000	8,396,912	15,000,000
Debt per Unit	1,639	237,021	-	228,980	36,145	50,584	87,209
Interest Only/ Amortizing	-	Amortizing	-	Amortizing	Interest Only	Amortizing	Interest Only
Working Capital	1,565,777	(29,284,598)	4,997,360	2,299,380	1,508,726	3,902,406	5,282,747
Working Capital Per Unit	9,786	(181,892)	30,848	13,936	9,089	23,508	30,714
Transfer Fee %	-	2% of GSP	-	Other	-	-	1.75% of GSP

*GSP- Gross Selling Price

	Lincoln Square Manhattan 10023 Condominium 173 Units	Battery Park City Manhattan 10280 Condominium 174 Units	East Village Manhattan 10003 Co-Op 175 Units	Lenox Hill Manhattan 10021 Co-Op 175 Units	Central Harlem Manhattan 10039 Condominium 180 Units	Battery Park City Manhattan 10280 Condominium 183 Units	East Village Manhattan 10003 Co-Op 186 Units
Maintenance / Common Charges	\$2,625,717	\$3,090,747	\$2,938,515	\$7,376,286	\$1,480,230	\$3,087,757	\$5,184,353
Operating Assessments	-	-	-	750,150	-	-	-
Rental Income / Comml. Charges	-	105,606	-	626,251	-	1,057,032	-
Common Charges - PILOT	-	3,809,754	-	-	-	3,705,484	-
Parking	145,440	-	140,241	-	-	-	-
Transfer Fees	-	-	-	512,550	-	-	-
Other Income	132,526	138,723	239,173	190,883	151,472	150,810	394,014
TOTAL INCOME	\$2,903,683	\$7,144,830	\$3,317,929	\$9,456,120	\$1,631,702	\$8,001,083	\$5,578,368
Ground Rent	-	1,174,737	-	-	-	2,212,069	-
Real Estate Taxes / PILOT / BID	-	3,809,754	1,314,428	4,338,613	-	3,705,484	2,645,974
Mortgage & Loan Indebtdness	-	-	160,530	1,209,146	-	-	494,764
Payroll	914,915	650,526	547,636	1,201,866	438,759	542,315	860,909
Pension & Welfare	433,286	273,706	180,755	449,408	94,399	224,558	285,132
Payroll Taxes & Other Costs	133,189	90,778	67,735	179,006	53,323	71,533	92,344
Gas & Electric, Net	236,112	113,803	40,931	185,001	97,849	135,157	69,651
Heating	132,323	140,467	-	272,663	99,898	164,504	187,387
Water & Sewer	105,716	122,401	118,179	173,274	121,462	165,374	83,696
Building Supplies, Repairs & Main- tenance	398,979	254,307	479,205	462,600	215,373	188,661	287,350
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	143,384	191,192	80,021	166,444	99,381	270,698	132,809
Management Fee	88,000	96,600	79,000	108,307	69,533	75,500	111,348
Professional Fees, Net	163,077	53,673	83,935	76,693	77,558	76,464	57,267
Corporation Tax	2,807	-	3,464	79,768	6,426	-	10,945
Office & Administration	22,809	43,096	26,270	35,373	31,189	21,853	58,403
Bad Debts (Recovery)	-	-	-	-	14,706	48,615	-
TOTAL EXPENSES	\$2,774,597	\$7,015,039	\$3,182,089	\$8,938,163	\$1,419,856	\$7,902,785	\$5,377,980
SURPLUS (DEFICIT)	\$129,086	\$129,790	\$135,840	\$517,957	\$211,846	\$98,299	\$200,388
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,265	1,480	1,399	3,513	685	1,406	2,323
Monthly Maint. - PY	2,593,269	3,031,686	2,948,359	6,761,613	1,439,815	2,824,563	5,183,637
Monthly Maint. / Charges Per Unit - PY	1,249	1,452	1,404	3,220	667	1,286	2,322
% Increase from Prior Year	1%	2%	0%	9%	3%	9%	0%
Total Debt	-	-	4,360,234	42,550,000	-	-	8,162,387
Debt per Unit	-	-	24,916	243,143	-	-	43,884
Interest Only/ Amortizing	-	-	Interest Only	Interest Only	-	-	Amortizing
Working Capital	1,385,229	1,775,026	1,071,593	3,553,451	1,372,737	2,503,640	5,163,264
Working Capital Per Unit	8,007	10,201	6,123	20,305	7,626	13,681	27,759
Transfer Fee %	-	-	2% of GSP	1% of GSP	1% of GSP	-	-

*GSP- Gross Selling Price

	Tuttle Bay Manhattan 10022 Condominium 191 Units	Murray Hill Manhattan 10016 Condominium 191 Units	Lenox Hill Manhattan 10021 Co-Op 192 Units	Hudson Yards Manhattan 10001 Condominium 198 Units	Lenox Hill Manhattan 10021 Condominium 204 Units	Murray Hill Manhattan 10016 Co-Op 204 Units	Financial District Manhattan 10004 Co-Op 205 Units
Maintenance / Common Charges	\$2,249,239	\$2,801,172	\$3,910,429	\$10,667,823	\$4,856,507	\$3,848,010	\$3,821,221
Operating Assessments	-	-	395,653	-	441,694	410,422	1,081,402
Rental Income / Comml. Charges	-	-	310,376	-	54,630	239,905	607,476
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	194,159	-	37,470	14,800	200,925
Other Income	144,793	68,491	45,987	121,034	171,432	88,217	123,098
TOTAL INCOME	\$2,394,032	\$2,869,662	\$4,856,604	\$10,788,857	\$5,561,733	\$4,601,354	\$5,834,121
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	12,534	2,244,089	32,337	2,413,260	2,439,505	2,657,498
Mortgage & Loan Indebtedness	-	50,218	343,013	-	714,705	268,564	821,270
Payroll	627,965	1,065,737	728,310	3,538,485	686,396	634,627	681,558
Pension & Welfare	245,893	413,473	306,822	1,503,888	298,341	271,296	296,270
Payroll Taxes & Other Costs	111,808	151,282	101,038	439,747	129,470	79,513	106,771
Gas & Electric, Net	63,586	226,655	62,817	851,278	58,683	65,783	88,028
Heating	201,817	42,229	269,614	819,288	342,314	111,836	221,780
Water & Sewer	92,865	112,856	104,413	186,456	154,046	109,794	109,607
Building Supplies, Repairs & Maintenance	286,200	377,254	311,404	1,316,195	262,447	143,656	341,655
Recreation Facilities Expense	-	-	-	385,888	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	153,553	103,515	89,745	513,592	109,616	105,134	144,046
Management Fee	111,891	105,797	90,108	224,442	115,321	112,159	90,000
Professional Fees, Net	105,175	76,710	47,094	95,915	74,113	51,413	132,374
Corporation Tax	2,450	-	7,310	8,029	12,044	10,796	12,141
Office & Administration	14,540	55,637	47,973	97,058	29,502	30,669	21,400
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,017,743	\$2,793,896	\$4,753,751	\$10,012,599	\$5,400,258	\$4,434,743	\$5,724,399
SURPLUS (DEFICIT)	\$376,289	\$75,766	\$102,853	\$776,258	\$161,475	\$166,611	\$109,723
Other Financial Data							
Monthly Maint. / Charges Per Unit	981	1,222	1,697	4,490	1,984	1,572	1,553
Monthly Maint. - PY	2,175,867	2,701,172	3,742,458	9,904,853	4,757,984	3,671,062	3,820,751
Monthly Maint. / Charges Per Unit - PY	949	1,179	1,624	4,169	1,944	1,500	1,553
% Increase from Prior Year	3%	4%	4%	8%	2%	5%	0%
Total Debt	-	-	6,906,250	42,497	7,370,834	5,394,936	7,746,069
Debt per Unit	-	-	35,970	215	36,132	26,446	37,786
Interest Only/ Amortizing	-	-	Amortizing	Amortizing	Amortizing	Amortizing	Amortizing
Working Capital	1,549,526	1,090,332	2,580,610	7,224,914	2,872,540	3,889,916	1,471,160
Working Capital Per Unit	8,113	5,709	13,441	36,489	14,081	19,068	7,176
Transfer Fee %	-	-	10% of Net Profit	-	\$10 per share	\$20 per share	3% of GSP

*GSP- Gross Selling Price

	Meatpacking District Manhattan 10014 Co-Op 213 Units	Lenox Hill Manhattan 10021 Condominium 216 Units	East Flatbush Brooklyn 11249 Condominium 216 Units	Tutle Bay Manhattan 10022 Condominium 219 Units	Sheepshead Bay Brooklyn 11235 Co-Op 233 Units	Financial District Manhattan 10004 Condominium 234 Units	Soho Manhattan 10012 Co-Op 242 Units
Maintenance / Common Charges	\$2,618,649	\$3,480,476	\$3,240,355	\$3,387,676	\$1,943,292	\$4,417,164	\$5,942,723
Operating Assessments	183,201		-	-	202,274	-	596,342
Rental Income / Comml. Charges	47,647	72,414	65,921	-	126,235	-	1,212,135
Common Charges - PILOT	-	-	-	-	-	5,652,037	-
Parking	138,842	-	-	-	44,026	-	-
Transfer Fees	45,700	-	-	-	-	-	563,520
Other Income	117,572	258,224	369,710	35,848	96,557	69,740	96,233
TOTAL INCOME	\$3,151,611	\$3,811,114	\$3,675,986	\$3,423,525	\$2,412,384	\$10,138,941	\$8,410,954
Ground Rent	-	-	-	-	-	1,020,495	-
Real Estate Taxes / PILOT / BID	2,212,288	14,733	-	17,001	768,777	5,652,037	3,410,269
Mortgage & Loan Indebtdness	28,649	-	-	-	252,997	-	2,147,340
Payroll	311,510	1,288,756	1,013,314	1,237,630	357,667	1,226,083	829,585
Pension & Welfare	1,177	600,571	42,227	516,969	143,081	542,595	368,024
Payroll Taxes & Other Costs	48,421	146,928	127,148	152,982	33,102	152,403	112,252
Gas & Electric, Net	31,597	50,256	643,193	217,783	39,925	454,130	173,506
Heating	9,453	542,262	4,704	299,808	116,892	238,098	99,845
Water & Sewer	81,227	241,484	108,726	145,998	175,845	120,768	95,679
Building Supplies, Repairs & Main- tenance	215,331	341,318	570,535	351,293	240,474	637,118	475,300
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	292,078	-	-	-	-
Insurance	122,357	144,967	363,293	152,856	122,081	265,546	212,647
Management Fee	56,024	102,363	117,430	118,000	94,860	110,142	116,670
Professional Fees, Net	38,054	96,359	517,349	48,734	61,780	70,539	111,698
Corporation Tax	24,710	1,234	1,785	2,297	2,044	7,497	14,052
Office & Administration	5,248	18,255	17,673	40,088	21,110	65,485	83,717
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$3,186,046	\$3,589,486	\$3,819,455	\$3,301,437	\$2,430,632	\$10,562,936	\$8,250,585
SURPLUS (DEFICIT)	\$(34,435)	\$221,628	\$(143,469)	\$122,088	\$(18,248)	\$(423,995)	\$160,368
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,025	1,343	1,250	1,289	695	1,573	2,046
Monthly Maint. - PY	2,618,036	3,284,684	3,244,911	3,271,180	1,868,549	4,366,689	5,783,678
Monthly Maint. / Charges Per Unit - PY	1,024	1,267	1,252	1,245	668	1,555	1,992
% Increase from Prior Year	0%	6%	0%	4%	4%	1%	3%
Total Debt	544,190	-	-	-	4,586,754	-	42,663,919
Debt per Unit	2,555	-	-	-	19,686	-	176,297
Interest Only/ Amortizing	Amortizing	-	-	-	Amortizing	-	Amortizing
Working Capital	(4,420)	1,394,149	976,497	1,304,851	1,198,058	2,597,605	(832,813)
Working Capital Per Unit	(21)	6,454	4,521	5,958	5,142	11,101	(3,441)
Transfer Fee %	-	-	-	-	-	-	3% of GSP

*GSP- Gross Selling Price

	Meatpacking District Manhattan 10014 Condom 242 Units	Battery Park City Manhattan 10280 Condominium 247 Units	East Village Manhattan 10003 Co-Op 248 Units	Battery Park City Manhattan 10280 Condominium 248 Units	Tribeca Manhattan 10007 Condominium 257 Units	Meatpacking District Manhattan 10014 Co-Op 260 Units	Clinton Manhattan 10019 Condominium 260 Units
Maintenance / Common Charges	\$5,354,441	\$5,984,568	\$4,045,920	\$3,445,067	\$4,173,682	\$4,975,401	\$2,770,059
Operating Assessments	362,428	-	431,679	-	-	575,874	-
Rental Income / Comml. Charges	10,359	-	-	25,720	-	60,631	-
Common Charges - PILOT	-	6,771,340	-	4,266,774	-	-	-
Parking	-	-	234,745	-	-	704,357	-
Transfer Fees	619,600	-	49,522	-	-	164,580	-
Other Income	305,846	341,262	97,559	134,142	161,749	348,223	69,155
TOTAL INCOME	\$6,652,674	\$13,097,169	\$4,859,425	\$7,871,702	\$4,335,431	\$6,829,066	\$2,839,214
Ground Rent	-	1,557,635	-	1,094,832	-	-	-
Real Estate Taxes / PILOT / BID	2,738,242	6,771,340	2,494,095	4,266,774	21,766	3,246,883	-
Mortgage & Loan Indebtdness	476,719	143,140	239,465	-	98,434	921,301	-
Payroll	798,743	1,208,967	645,950	793,562	1,370,746	617,964	1,002,181
Pension & Welfare	340,908	462,897	257,987	359,554	498,629	283,096	382,905
Payroll Taxes & Other Costs	100,631	161,008	93,406	114,803	192,503	75,327	161,929
Gas & Electric, Net	125,283	587,259	64,812	128,277	295,012	57,125	134,081
Heating	159,855	338,767	183,657	213,133	71,861	203,713	320,851
Water & Sewer	110,213	128,180	89,021	175,528	152,670	114,106	122,883
Building Supplies, Repairs & Main- tenance	184,580	894,522	277,337	179,539	482,758	259,545	307,610
Recreation Facilities Expense	-	343,863	-	-	124,820	-	-
Security Services	-	-	-	-	-	-	-
Insurance	224,411	343,055	129,457	315,979	475,277	105,679	152,241
Management Fee	144,642	162,393	119,211	82,400	144,200	84,000	95,753
Professional Fees, Net	125,767	62,614	32,743	106,366	105,110	96,419	115,098
Corporation Tax	13,947	8,046	9,115	6,710	3,682	38,085	-
Office & Administration	32,512	80,042	43,440	22,332	45,479	19,771	26,940
Bad Debts (Recovery)	-	-	-	(4,974)	42,123	-	-
TOTAL EXPENSES	\$5,576,453	\$13,253,728	\$4,679,696	\$7,854,813	\$4,125,071	\$6,123,014	\$2,822,472
SURPLUS (DEFICIT)	\$1,076,221	\$(156,559)	\$179,729	\$16,889	\$210,360	\$706,052	\$16,742
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,844	2,019	1,360	1,158	1,353	1,595	888
Monthly Maint. - PY	5,196,033	5,743,147	3,928,185	3,364,161	3,610,506	4,975,401	2,714,441
Monthly Maint. / Charges Per Unit - PY	1,789	1,938	1,320	1,130	1,171	1,595	870
% Increase from Prior Year	3%	4%	3%	2%	16%	0%	2%
Total Debt	11,249,898	103,097	9,000,000	-	-	2,018,965	-
Debt per Unit	46,487	417	36,290	-	-	7,765	-
Interest Only/ Amortizing	Amortizing	Amortizing	Interest Only	-	-	Amortizing	-
Working Capital	5,373,515	5,942,808	2,845,924	2,485,619	4,898,305	2,439,369	2,054,422
Working Capital Per Unit	22,205	24,060	11,476	10,023	19,060	9,382	7,902
Transfer Fee %	2% of GSP	-	\$11 per share	-	-	\$20 per share transferred	-

*GSP- Gross Selling Price

	Manhattan Valley Manhattan 10025 Condominium 161 Units	Stuyvesant Park Manhattan 10010 Co-Op 262 Units	Kingsbridge & Riverdale Bronx 10471 Co-Op 275 Units	Turtle Bay Manhattan 10022 Co-Op 277 Units	Murray Hill Manhattan 10016 Co-Op 280 Units	Turtle Bay Manhattan 10022 Co-Op 287 Units	Sheepshead Bay Brooklyn 11235 Co-Op 288 Units
Maintenance / Common Charges	\$2,268,313	\$3,981,699	\$848,723	\$10,842,975	\$4,015,937	\$8,297,335	\$2,716,503
Operating Assessments	-	568,659	-	1,395,077	442,732	971,327	414,090
Rental Income / Comml. Charges	-	1,261,824	-	230,000	167,555	619,781	32,536
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	183,517	-	-	-	-	128,429
Transfer Fees	-	366,130	-	300,639	-	383,351	171,150
Other Income	50,836	85,896	1,066	138,621	239,502	193,455	165,376
TOTAL INCOME	\$2,319,149	\$6,447,725	\$849,789	\$12,907,312	\$4,865,726	\$10,465,248	\$3,628,084
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	3,115,603	-	6,960,970	2,414,353	5,164,418	1,500,729
Mortgage & Loan Indebtedness	-	626,687	-	872,999	578,414	678,400	203,477
Payroll	805,347	733,801	-	1,693,719	674,725	1,434,052	326,091
Pension & Welfare	339,685	286,551	-	675,113	292,222	560,102	140,334
Payroll Taxes & Other Costs	148,470	83,879	-	223,870	82,465	158,392	48,935
Gas & Electric, Net	56,859	205,669	-	495,636	88,419	131,176	430,996
Heating	124,607	149,925	-	446,983	243,074	369,154	228,421
Water & Sewer	122,566	149,568	-	183,249	127,298	159,335	214,741
Building Supplies, Repairs & Maintenance	278,019	335,256	364,989	330,532	179,391	487,728	187,221
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	313,895	-	-	-	-
Insurance	104,550	130,580	37,347	376,506	86,048	136,701	188,816
Management Fee	132,420	111,782	49,542	138,535	100,000	99,214	99,374
Professional Fees, Net	39,059	63,501	75,572	79,959	14,857	151,537	49,047
Corporation Tax	6,421	15,954	1,500	37,109	13,702	26,534	4,552
Office & Administration	34,715	23,159	11,527	32,767	17,930	49,044	32,962
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,192,717	\$6,031,918	\$854,371	\$12,547,947	\$4,912,898	\$9,605,787	\$3,655,696
SURPLUS (DEFICIT)	\$126,432	\$415,808	\$(4,582)	\$359,365	\$(47,172)	\$859,461	\$(27,613)
Other Financial Data							
Monthly Maint. / Charges Per Unit	724	1,266	257	3,262	1,195	2,409	786
Monthly Maint. - PY	2,250,183	3,799,251	896,752	10,249,529	4,015,939	8,041,465	2,716,503
Monthly Maint. / Charges Per Unit - PY	718	1,208	272	3,083	1,195	2,335	786
% Increase from Prior Year	1%	5%	-5%	6%	0%	3%	0%
Total Debt	-	7,648,910	-	29,335,146	7,958,006	16,000,000	4,104,890
Debt per Unit	-	29,194	-	105,903	28,421	55,749	14,253
Interest Only/ Amortizing	-	Amortizing	-	Interest Only	Amortizing	Interest Only	-
Working Capital	588,076	3,025,086	1,090,905	12,998,431	3,845,204	2,703,174	573,504
Working Capital Per Unit	2,253	11,546	3,967	46,926	13,733	9,419	1,991
Transfer Fee %	-	2% of GSP	-	-	-	Other	Other

*GSP- Gross Selling Price

	Yorkville Manhattan 10128 Condominium 290 Units	Battery Park City Manhattan 10280 Condominium 295 Units	Clinton Manhattan 10036 Condominium 310 Units	Clinton Manhattan 10019 Co-Op 333 Units	Chelsea Manhattan 10011 Condominiums 336 Units	Chelsea Manhattan 10011 Co-Op 348 Units	Tuttle Bay Manhattan 10022 Co-Op 367 Units
Maintenance / Common Charges	\$4,149,047	\$4,554,850	\$3,006,873	\$11,805,205	\$3,248,771	\$10,168,894	\$9,875,940
Operating Assessments	-	859,130	-	1,451,856	-	1,013,512	1,003,841
Rental Income / Comml. Charges	-	93,418	-	2,376,225	-	1,470,081	587,284
Common Charges - PILOT	-	5,332,922	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	587,450	-	705,380	192,500
Other Income	105,401	63,486	224,214	296,914	248,559	222,994	268,521
TOTAL INCOME	\$4,254,448	\$10,903,806	\$3,231,087	\$16,517,650	\$3,497,330	\$13,580,861	\$11,928,086
Ground Rent	-	2,969,204	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	5,332,922	15,288	8,194,411	31,484	5,594,328	5,720,369
Mortgage & Loan Indebtedness	-	-	-	1,508,666	110,707	1,696,125	814,000
Payroll	1,310,997	877,767	996,410	2,069,107	1,075,603	1,854,532	1,989,871
Pension & Welfare	516,426	386,622	402,762	786,045	434,546	768,774	689,986
Payroll Taxes & Other Costs	200,639	142,951	132,730	223,795	129,187	374,446	311,199
Gas & Electric, Net	206,744	145,184	87,291	328,939	406,504	137,450	(9,186)
Heating	413,458	211,269	266,002	250,950	-	360,615	359,587
Water & Sewer	201,812	149,059	135,829	277,458	146,844	180,372	234,905
Building Supplies, Repairs & Maintenance	569,715	246,014	471,484	1,058,690	519,121	500,081	875,500
Recreation Facilities Expense	150,060	-	172,695	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	204,887	304,256	210,854	429,522	347,175	229,444	277,869
Management Fee	171,526	51,500	175,584	151,840	229,041	151,785	150,380
Professional Fees, Net	194,804	22,888	69,380	179,014	58,770	345,788	55,486
Corporation Tax	-	9,156	-	42,623	1,500	24,609	52,979
Office & Administration	43,350	12,559	13,494	75,738	103,414	55,672	58,752
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$4,184,418	\$10,861,352	\$3,149,804	\$15,576,799	\$3,593,896	\$12,274,021	\$11,581,698
SURPLUS (DEFICIT)	\$70,030	\$42,455	\$81,283	\$940,851	\$(96,566)	\$1,306,840	\$346,388
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,192	1,287	808	2,954	806	2,435	2,242
Monthly Maint. - PY	4,048,216	4,916,927	2,597,053	11,372,791	3,271,594	9,817,409	9,875,940
Monthly Maint. / Charges Per Unit - PY	1,163	1,389	698	2,846	811	2,351	2,242
% Increase from Prior Year	2%	-7%	16%	4%	-1%	4%	0%
Total Debt	-	-	-	48,000,000	1,587,091	35,312,950	20,517,815
Debt per Unit	-	-	-	144,144	4,723	101,474	55,907
Interest Only/ Amortizing	-	-	-	Interest Only	Amortizing	Amortizing	-
Working Capital	1,157,177	2,665,798	1,190,358	15,660,134	1,122,539	6,593,338	6,041,865
Working Capital Per Unit	3,990	9,037	3,840	47,027	3,341	18,946	16,463
Transfer Fee %	-	-	-	2% of GSP	-	2% of GSP	2% of GSP

*GSP- Gross Selling Price

	Lincoln Square Manhattan 10023 Condominium 410 Units	Murray Hill Manhattan 10016 Condominium 410 Units	Upper West Side Manhattan 10069 Co-Op 412 Units	Manhattan Valley Manhattan 10025 Condominium 414 Units	Manhattan Valley Manhattan 10025 Condominium 414 Units	Turtle Bay Manhattan 10022 Co-Op 415 Units	Chelsea Manhattan 10011 Co-Op 420 Units
Maintenance / Common Charges	\$8,561,628	\$5,450,834	\$7,890,805	\$2,763,548	\$2,809,757	\$13,200,126	\$8,907,777
Operating Assessments	-	-	-	-	-	814,056	-
Rental Income / Comml. Charges	427,994	-	-	69,997	-	99,645	1,216,697
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	13,100	-	260,621	247,436	-	-
Transfer Fees	-	-	-	-	-	483,620	-
Other Income	448,660	177,417	232,162	276,001	226,990	172,651	114,108
TOTAL INCOME	\$9,438,282	\$5,641,351	\$8,122,967	\$3,370,167	\$3,284,183	\$14,770,098	\$10,238,582
Ground Rent	-	-	-	-	-	-	1,600,000
Real Estate Taxes / PILOT / BID	-	30,153	17,810	-	-	5,575,994	4,105,867
Mortgage & Loan Indebtedness	-	-	46,538	-	-	1,602,414	457,426
Payroll	3,125,695	1,607,656	2,205,777	952,635	1,076,918	2,770,410	1,473,031
Pension & Welfare	1,414,388	654,685	943,206	357,212	398,462	1,230,301	494,140
Payroll Taxes & Other Costs	894,116	204,088	321,109	163,229	165,520	407,561	173,500
Gas & Electric, Net	800,575	354,824	683,953	95,578	106,947	546,616	101,286
Heating	567,427	488,284	444,325	237,153	370,612	449,880	307,257
Water & Sewer	409,408	393,725	332,691	192,727	200,292	347,725	255,175
Building Supplies, Repairs & Maintenance	1,399,044	499,955	1,372,345	584,324	530,532	690,992	433,825
Recreation Facilities Expense	-	520,178	435,553	-	90,845	-	-
Security Services	-	-	449,549	213,737	209,033	-	-
Insurance	373,383	267,218	346,228	175,581	174,683	235,906	237,684
Management Fee	168,000	146,627	235,000	222,142	178,802	313,843	199,617
Professional Fees, Net	177,048	95,205	114,140	89,881	52,790	174,566	58,226
Corporation Tax	-	12,762	12,588	3,622	-	25,747	13,875
Office & Administration	94,863	82,814	69,964	74,130	45,889	103,577	63,843
Bad Debts (Recovery)	-	-	-	(3,990)	-	-	-
TOTAL EXPENSES	\$9,423,948	\$5,358,173	\$8,030,777	\$3,357,961	\$3,601,323	\$14,475,530	\$9,974,752
SURPLUS (DEFICIT)	\$14,334	\$283,178	\$92,190	\$12,206	\$(317,140)	\$294,568	\$263,830
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,740	1,108	1,596	556	566	2,651	1,767
Monthly Maint. - PY	7,730,135	5,247,314	7,602,103	2,543,872	2,771,625	13,200,126	8,665,914
Monthly Maint. / Charges Per Unit - PY	1,571	1,067	1,538	512	558	2,651	1,719
% Increase from Prior Year	11%	4%	4%	9%	1%	0%	3%
Total Debt	-	-	268,679	-	-	26,594,717	16,000,000
Debt per Unit	-	-	652	-	-	64,084	38,095
Interest Only/ Amortizing	-	-	Amortizing	-	-	Amortizing	Interest Only
Working Capital	7,268,481	1,198,896	2,097,892	5,373,594	2,647,961	5,777,908	4,566,597
Working Capital Per Unit	17,728	2,924	5,092	12,980	6,396	13,923	10,873
Transfer Fee %	-	-	-	-	-	2% of GSP	-

*GSP- Gross Selling Price

	Brooklyn Heights Brooklyn 11201 Condominium 434 Units	Lincoln Square Manhattan 10023 Co-Op 476 Units	Lenox Hill Manhattan 10065 Condominium 492 Units	Lenox Hill Manhattan 10021 Condominium 493 Units	Battery Park City Manhattan 10280 Condominium 549 Units	Brooklyn Heights Brooklyn 11201 Co-Op 552 Units	Murray Hill Manhattan 10016 Condominium 587 Units
Maintenance / Common Charges	\$7,775,768	\$14,052,118	\$9,706,757	\$10,574,361	\$6,816,113	\$7,153,152	\$12,783,138
Operating Assessments	-	1,660,015	573,771	-	-	206,013	1,401,360
Rental Income / Comml. Charges	845,256	542,220	832,604	-	39,155	-	144,513
Common Charges - PILOT	4,721,507	-	-	-	10,003,562	-	-
Parking	156,634	-	-	-	-	212,350	-
Transfer Fees	-	249,236	-	-	-	-	-
Other Income	171,833	342,986	284,240	153,411	255,547	365,491	760,175
TOTAL INCOME	\$13,670,998	\$16,846,574	\$11,397,373	\$10,727,772	\$17,114,377	\$7,937,006	\$15,089,185
Ground Rent	1,688,295	-	-	-	2,349,523	-	-
Real Estate Taxes / PILOT / BID	4,721,507	9,579,977	4,994,787	18,687	10,003,562	2,476,137	8,104,718
Mortgage & Loan Indebtedness	52,270	1,088,563	981,570	85,703	-	946,769	1,633,497
Payroll	1,911,893	1,829,872	1,595,267	3,594,924	1,559,633	761,603	1,636,740
Pension & Welfare	815,951	633,071	605,983	1,362,661	668,177	322,862	662,255
Payroll Taxes & Other Costs	271,238	235,059	179,522	453,172	309,630	102,622	213,024
Gas & Electric, Net	611,323	287,755	506,173	581,863	195,953	175,169	270,962
Heating	289,629	585,900	337,188	682,087	440,338	319,726	480,408
Water & Sewer	321,118	205,457	254,214	488,554	324,696	315,578	377,879
Building Supplies, Repairs & Maintenance	1,307,197	611,171	971,543	1,934,143	474,205	511,766	926,585
Recreation Facilities Expense	-	-	-	95,043	101,687	-	-
Security Services	-	-	-	-	-	1,057,715	-
Insurance	1,009,549	390,885	174,853	615,802	654,688	200,506	341,392
Management Fee	276,253	148,994	243,333	250,000	198,900	412,812	236,507
Professional Fees, Net	84,030	276,492	140,512	248,881	56,409	128,576	229,163
Corporation Tax	9,003	72,235	20,325	6,031	1,848	12,168	48,479
Office & Administration	70,513	100,292	97,437	114,591	21,599	88,507	54,925
Bad Debts (Recovery)	-	-	-	-	(28,144)	-	-
TOTAL EXPENSES	\$13,439,769	\$16,045,722	\$11,102,707	\$10,532,140	\$17,332,702	\$7,832,514	\$15,216,533
SURPLUS (DEFICIT)	\$231,229	\$800,852	\$294,666	\$195,631	\$(218,324)	\$104,492	\$(127,348)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,493	2,460	1,644	1,787	1,035	1,080	1,815
Monthly Maint. - PY	7,390,596	13,723,865	9,382,136	10,292,275	6,246,753	6,814,140	12,324,660
Monthly Maint. / Charges Per Unit - PY	1,419	2,403	1,589	1,740	948	1,029	1,750
% Increase from Prior Year	5%	2%	3%	3%	9%	5%	4%
Total Debt	338,344	35,000,000	34,500,000	-	-	23,000,000	49,000,000
Debt per Unit	780	73,529	70,122	-	-	41,667	83,475
Interest Only/ Amortizing	-	Interest Only	Interest Only	-	-	Interest Only	Interest Only
Working Capital	2,317,382	15,270,503	7,375,758	1,773,446	3,074,059	6,286,051	10,757,742
Working Capital Per Unit	5,340	32,081	14,991	3,597	5,599	11,388	18,327
Transfer Fee %	-	Other	-	-	-	-	-

*GSP- Gross Selling Price

	East Village Manhattan 10003 Condominium 645 Units	North Queens Queens 11360 Condominium 1037 Units	Murray Hill Manhattan 10016 Condominium 1118 Units
Maintenance / Common Charges	\$6,529,261	\$9,590,866	\$8,261,455
Operating Assessments	-	-	-
Rental Income / Comml. Charges	822,205	15,000	37,100
Common Charges - PILOT	-	-	-
Parking	-	290,123	845,791
Transfer Fees	-	-	-
Other Income	470,796	1,189,315	244,730
TOTAL INCOME	\$7,822,262	\$11,085,304	\$9,389,076
Ground Rent	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-
Mortgage & Loan Indebtedness	-	-	-
Payroll	1,954,939	2,636,249	2,697,660
Pension & Welfare	837,887	1,144,949	1,291,872
Payroll Taxes & Other Costs	304,411	339,385	223,203
Gas & Electric, Net	554,111	600,412	522,492
Heating	678,851	874,633	653,734
Water & Sewer	563,074	682,753	915,285
Building Supplies, Repairs & Maintenance	1,051,896	3,687,461	1,174,485
Recreation Facilities Expense	483,352	861,855	-
Security Services	231,293	1,214,603	-
Insurance	780,941	626,526	934,257
Management Fee	270,000	526,706	626,112
Professional Fees, Net	219,206	180,404	222,312
Corporation Tax	-	17,839	171,413
Office & Administration	134,201	182,340	19,294
Bad Debts (Recovery)	-	17,500	-
TOTAL EXPENSES	\$8,064,163	\$13,593,615	\$9,452,119
SURPLUS (DEFICIT)	\$(241,901)	\$(2,508,311)	\$(63,043)
Other Financial Data			
Monthly Maint. / Charges Per Unit	844	771	616
Monthly Maint. - PY	6,318,472	9,590,866	8,419,500
Monthly Maint. / Charges Per Unit - PY	816	771	628
% Increase from Prior Year	3%	0%	-2%
Total Debt	-	-	-
Debt per Unit	-	-	-
Interest Only/ Amortizing	-	-	-
Working Capital	2,373,959	5,558,507	358,960
Working Capital Per Unit	3,681	5,360	321
Transfer Fee %	-	-	-

*GSP- Gross Selling Price

