



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 2021.

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.

	Hudson Yards Manhattan 10001 Co-Op 46 Units	Hudson Yards Manhattan 10001 Condominium 198 Units	East Village Manhattan 10003 Condominium 5 Units	East Village Manhattan 10003 Condominium 12 Units	East Village Manhattan 10003 Condom 14 Units	East Village Manhattan 10003 Condominium 15 Units	East Village Manhattan 10003 Co-Op 43 Units
Maintenance / Common Charges	\$1,336,347	\$10,667,823	\$142,197	\$443,664	\$636,906	\$401,636	\$641,664
Operating Assessments	-	-	-	-	67,766	-	52,042
Rental Income / Comm. Charges	-	-	-	-	52,292	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	50,500	-	-	-	-	-	-
Other Income	32,555	121,034	3,769	17,914	2,056	3,788	68,145
TOTAL INCOME	\$1,419,403	\$10,788,857	\$145,966	\$461,578	\$759,020	\$405,424	\$761,851
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	875,890	32,337	-	-	416,036	-	299,652
Mortgage & Loan Indebtedness	182,625	-	-	-	38,022	-	90,382
Payroll	80,297	3,538,485	25,264	-	35,732	119,148	102,976
Pension & Welfare	-	1,503,888	-	12,409	-	35,103	7,766
Payroll Taxes & Other Costs	-	439,747	2,954	2,551	-	18,346	14,165
Gas & Electric, Net	25,108	851,278	18,703	51,200	11,456	14,356	14,908
Heating	72,482	819,288	13,718	13,668	23,544	33,822	-
Water & Sewer	16,828	186,456	5,581	6,280	16,195	7,560	12,937
Building Supplies, Repairs & Maintenance	126,346	1,316,195	64,425	125,575	82,310	117,114	99,447
Recreation Facilities Expense	-	385,888	-	-	-	-	-
Security Services	-	-	-	262,878	-	-	-
Insurance	48,823	513,592	20,205	20,382	35,100	38,664	34,835
Management Fee	39,000	224,442	15,600	26,138	38,124	37,000	31,700
Professional Fees, Net	24,358	95,915	9,057	10,161	28,800	30,732	28,687
Corporation Tax	1,807	8,029	-	1,367	-	-	1,249
Office & Administration	15,922	97,058	2,094	5,616	8,417	9,934	3,852
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,509,487	\$10,012,599	\$177,601	\$538,225	\$733,736	\$461,779	\$742,556
SURPLUS (DEFICIT)	\$(90,084)	\$776,258	\$(31,635)	\$(76,647)	\$25,284	\$(56,355)	\$19,295
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,421	4,490	2,370	3,081	3,791	2,231	1,244
Monthly Maint. - PY	1,191,305	9,904,853	141,197	399,747	637,754	403,574	618,972
Monthly Maint. / Charges Per Unit - PY	2,158	4,169	2,353	2,776	3,796	2,242	1,200
% Increase from Prior Year	12%	8%	1%	11%	0%	0%	4%
Total Debt	7,000,000	42,497	-	-	1,000,000	-	408,071
Debt per Unit	152,174	215	-	-	71,429	-	9,490
Interest Only/ Amortizing	Interest Only	Amortizing	-	-	Interest Only	-	Amortizing
Working Capital	1,861,339	7,224,914	14,690	(44,170)	255,422	844,355	85,055
Working Capital Per Unit	40,464	36,489	2,938	(3,681)	18,244	56,290	1,978
Transfer Fee %	2% of GSP	-	-	-	-	Other	ten months of the then current shareholder's carrying charges at the time of transfer

*GSP- Gross Selling Price

	East Village Manhattan 10003 Condominium 51 Units	East Village Manhattan 10003 Co-Op 81 Units	East Village Manhattan 10003 Co-Op 90 Units	East Village Manhattan 10003 Condom 144 Units	East Village Manhattan 10003 Co-Op 175 Units	East Village Manhattan 10003 Co-op 186 Units	East Village Manhattan 10003 Co-Op 248 Units
Maintenance / Common Charges	\$1,783,714	\$1,176,110	\$3,784,727	\$3,308,039	\$2,938,515	\$5,184,353	\$4,045,920
Operating Assessments	-	169,079	-	-	-	-	431,679
Rental Income / Comm. Charges	-	680,078	-	267,150	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	140,241	-	234,745
Transfer Fees	-	-	39,700	73,320	-	-	49,522
Other Income	23,481	157,183	107,652	272,157	239,173	394,014	97,559
TOTAL INCOME	\$1,807,195	\$2,182,449	\$3,932,079	\$3,920,667	\$3,317,929	\$5,578,368	\$4,859,425
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	968,776	1,732,957	1,593,167	1,314,428	2,645,974	2,494,095
Mortgage & Loan Indebtdness	-	111,543	-	391,347	160,530	494,764	239,465
Payroll	604,986	425,930	930,522	647,419	547,636	860,909	645,950
Pension & Welfare	7,918	169,183	394,473	195,779	180,755	285,132	257,987
Payroll Taxes & Other Costs	117,454	51,801	117,944	81,253	67,735	92,344	93,406
Gas & Electric, Net	179,305	18,544	(36,778)	45,707	40,931	69,651	64,812
Heating	47,914	71,424	139,969	144,661	-	187,387	183,657
Water & Sewer	33,307	42,325	38,935	65,569	118,179	83,696	89,021
Building Supplies, Repairs & Maintenance	208,638	126,228	253,150	319,389	479,205	287,350	277,337
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	191,693	42,651	56,034	133,674	80,021	132,809	129,457
Management Fee	63,864	39,678	64,890	95,926	79,000	111,348	119,211
Professional Fees, Net	65,660	58,008	23,884	54,051	83,935	57,267	32,743
Corporation Tax	1,847	4,655	4,099	3,441	3,464	10,945	9,115
Office & Administration	8,184	6,252	13,221	34,343	26,270	58,403	43,440
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,530,770	\$2,136,997	\$3,733,301	\$3,805,726	\$3,182,089	\$5,377,980	\$4,679,696
SURPLUS (DEFICIT)	\$276,425	\$45,452	\$198,778	\$114,941	\$135,840	\$200,388	\$179,729
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,915	1,210	3,504	1,914	1,399	2,323	1,360
Monthly Maint. - PY	1,576,991	1,181,113	3,675,259	3,221,931	2,948,359	5,183,637	3,928,185
Monthly Maint. / Charges Per Unit - PY	2,577	1,215	3,403	1,865	1,404	2,322	1,320
% Increase from Prior Year	13%	0%	3%	3%	0%	0%	3%
Total Debt	-	3,000,000	4,965,901	6,718,099	4,360,234	8,162,387	9,000,000
Debt per Unit	-	37,037	55,177	46,653	24,916	43,884	36,290
Interest Only/ Amortizing	-	Interest Only	Amortizing	Interest Only	Interest Only	Amortizing	Interest Only
Working Capital	1,004,067	1,901,358	2,790,829	1,362,822	1,071,593	5,163,264	2,845,924
Working Capital Per Unit	19,688	23,474	31,009	9,464	6,123	27,759	11,476
Transfer Fee %	-	-	Other	\$6 per share	2% of GSP	-	\$11 per share

*GSP- Gross Selling Price

	East Village Manhattan 10003 Condominium 645 Units	Financial District Manhattan 10004 Co-Op 205 Units	Financial District Manhattan 10004 Condominium 234 Units	Tribeca Manhattan 10007 Condominium 83 Units	Tribeca Manhattan 10007 Condominium 157 Units	Tribeca Manhattan 10007 Condominium 257 Units	East Village Manhattan 10009 Condominium 33 Units
Maintenance / Common Charges	\$6,529,261	\$3,821,221	\$4,417,164	\$1,519,005	\$5,213,031	\$4,173,682	\$456,250
Operating Assessments	-	1,081,402	-	-	-	-	-
Rental Income / Comml. Charges	822,205	607,476	-	-	20,929	-	57,548
Common Charges - PILOT	-	-	5,652,037	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	200,925	-	-	-	-	-
Other Income	470,796	123,098	69,740	32,226	94,991	161,749	5,698
TOTAL INCOME	\$7,822,262	\$5,834,121	\$10,138,941	\$1,551,231	\$5,328,951	\$4,335,431	\$519,496
Ground Rent	-	-	1,020,495	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,657,498	5,652,037	12,158	-	21,766	-
Mortgage & Loan Indebtedness	-	821,270	-	-	-	98,434	19,575
Payroll	1,954,939	681,558	1,226,083	558,374	1,326,135	1,370,746	283,230
Pension & Welfare	837,887	296,270	542,595	224,760	498,218	498,629	-
Payroll Taxes & Other Costs	304,411	106,771	152,403	97,059	802,699	192,503	9,966
Gas & Electric, Net	554,111	88,028	454,130	126,746	715,621	295,012	31,321
Heating	678,851	221,780	238,098	53,627	221,978	71,861	4,508
Water & Sewer	563,074	109,607	120,768	50,479	68,280	152,670	16,179
Building Supplies, Repairs & Maintenance	1,051,896	341,655	637,118	192,197	949,338	482,758	80,224
Recreation Facilities Expense	483,352	-	-	-	-	124,820	-
Security Services	231,293	-	-	-	-	-	2,660
Insurance	780,941	144,046	265,546	81,458	836,746	475,277	44,991
Management Fee	270,000	90,000	110,142	80,152	103,381	144,200	41,081
Professional Fees, Net	219,206	132,374	70,539	24,384	34,527	105,110	33,197
Corporation Tax	-	12,141	7,497	-	7,450	3,682	1,110
Office & Administration	134,201	21,400	65,485	31,306	97,599	45,479	5,227
Bad Debts (Recovery)	-	-	-	-	-	42,123	-
TOTAL EXPENSES	\$8,064,163	\$5,724,399	\$10,562,936	\$1,532,699	\$5,661,972	\$4,125,071	\$573,269
SURPLUS (DEFICIT)	\$(241,901)	\$109,723	\$(423,995)	\$18,532	\$(333,021)	\$210,360	\$(53,773)
Other Financial Data							
Monthly Maint. / Charges Per Unit	844	1,553	1,573	1,525	2,767	1,353	1,152
Monthly Maint. - PY	6,318,472	3,820,751	4,366,689	1,480,289	4,991,561	3,610,506	449,406
Monthly Maint. / Charges Per Unit - PY	816	1,553	1,555	1,486	2,649	1,171	1,135
% Increase from Prior Year	3%	0%	1%	3%	4%	16%	2%
Total Debt	-	7,746,069	-	-	-	-	-
Debt per Unit	-	37,786	-	-	-	-	-
Interest Only/ Amortizing	-	Amortizing	-	-	-	-	-
Working Capital	2,373,959	1,471,160	2,597,605	750,650	422,179	4,898,305	127,635
Working Capital Per Unit	3,681	7,176	11,101	9,044	2,689	19,060	3,868
Transfer Fee %	-	3% of GSP	-	-	-	-	-

*GSP- Gross Selling Price

	East Village Manhattan 10009 Condominium 82 Units	Stuyvesant Park Manhattan 10010 Condominium 14 Units	Stuyvesant Park Manhattan 10010 Co-Op 54 Units	Stuyvesant Park Manhattan 10010 Co-Op 54 Units	Stuyvesant Park Manhattan 10010 Condominium 54 Units	Stuyvesant Park Manhattan 10010 Co-Op 77 Units	Stuyvesant Park Manhattan 10010 Condominium 124 Units
Maintenance / Common Charges	\$1,401,557	\$601,912	\$1,545,036	\$3,546,587	\$3,755,789	\$2,356,014	\$1,380,130
Operating Assessments	-	-	44,597	-	-	220,857	-
Rental Income / Comml. Charges	42,980	-	-	153,353	34,759	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	17,230	-	-	18,650	-
Other Income	147,741	13,423	68,912	41,876	21,803	119,140	54,704
TOTAL INCOME	\$1,592,278	\$615,335	\$1,675,775	\$3,741,815	\$3,812,352	\$2,714,661	\$1,434,834
Ground Rent	-	-	348,768	516,506	-	-	-
Real Estate Taxes / PILOT / BID	21,520	-	647,382	1,851,507	2,071,602	1,242,662	19,318
Mortgage & Loan Indebtedness	52,803	-	22,270	48,163	-	127,636	-
Payroll	459,699	308,769	191,055	451,910	477,607	501,190	560,541
Pension & Welfare	86,134	10,000	61,255	166,565	142,010	178,757	64,558
Payroll Taxes & Other Costs	98,728	49,871	27,146	46,155	111,293	77,589	89,284
Gas & Electric, Net	189,013	45,774	34,570	112,125	192,320	13,630	228,168
Heating	32,826	8,693	19,124	148,586	65,959	79,745	117,761
Water & Sewer	54,061	21,483	18,081	45,283	64,520	50,624	74,853
Building Supplies, Repairs & Maintenance	430,585	83,752	83,566	243,598	404,217	93,893	266,501
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	73,810	32,874	35,608	71,787	100,380	92,281	98,659
Management Fee	54,636	23,200	34,320	39,000	90,708	58,700	97,710
Professional Fees, Net	26,820	9,052	26,289	28,971	42,435	36,430	42,551
Corporation Tax	4,705	-	3,152	29,447	85,471	5,980	1,500
Office & Administration	20,193	17,699	9,010	32,412	28,193	10,422	43,347
Bad Debts (Recovery)	-	-	-	-	-	-	28,485
TOTAL EXPENSES	\$1,605,533	\$611,167	\$1,561,596	\$3,832,016	\$3,876,713	\$2,569,539	\$1,733,236
SURPLUS (DEFICIT)	\$(13,255)	\$4,168	\$114,179	\$(90,201)	\$(64,362)	\$145,122	\$(298,402)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,424	3,583	2,384	5,473	5,796	2,550	928
Monthly Maint. - PY	1,329,271	571,621	1,545,294	3,493,018	3,414,358	2,281,544	1,174,579
Monthly Maint. / Charges Per Unit - PY	1,351	3,403	2,385	5,390	5,269	2,469	789
% Increase from Prior Year	5%	5%	0%	2%	10%	3%	17%
Total Debt	-	-	338,158	499,666	-	4,500,000	-
Debt per Unit	-	-	6,262	9,253	-	58,442	-
Interest Only/ Amortizing			Amortizing	Amortizing	Interest Only	Interest Only	-
Working Capital	243,887	346,222	1,543,324	1,141,606	1,860,419	1,201,426	1,875,213
Working Capital Per Unit	2,974	24,730	28,580	21,141	34,452	15,603	15,123
Transfer Fee %	-	-	1% of GSP	-	-	2% of GSP	-

*GSP- Gross Selling Price

	Stuyvesant Park Manhattan 10010 Condominium 140 Units	Stuyvesant Park Manhattan 10010 Co-Op 172 Units	Stuyvesant Park Manhattan 10010 Co-Op 262 Units	Chelsea Manhattan 10011 Condominium 14 Units	Chelsea Manhattan 10011 Condominium 15 Units	Chelsea Manhattan 10011 Condominium 33 Units	Chelsea Manhattan 10011 Condominium 36 Units
Maintenance / Common Charges	\$2,624,334	\$3,572,132	\$3,981,699	\$563,997	\$1,037,736	\$743,080	\$681,012
Operating Assessments	-	391,824	568,659	-	-	-	-
Rental Income / Comml. Charges	-	279,391	1,261,824	-	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	14,560	-	183,517	-	-	-	-
Transfer Fees	-	124,233	366,130	-	-	-	-
Other Income	54,885	216,675	85,896	14,324	1,313	25,387	33,430
TOTAL INCOME	\$2,693,779	\$4,584,254	\$6,447,725	\$578,321	\$1,039,049	\$768,467	\$714,442
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,183,722	3,115,603	-	-	-	-
Mortgage & Loan Indebtedness	-	337,561	626,687	-	-	-	-
Payroll	855,236	675,196	733,801	238,901	305,479	256,022	260,902
Pension & Welfare	300,245	246,050	286,551	-	39,704	74,408	49,557
Payroll Taxes & Other Costs	116,325	94,318	83,879	37,846	108,086	39,075	51,494
Gas & Electric, Net	228,451	(26,392)	205,669	17,649	97,641	34,296	27,814
Heating	72,653	205,344	149,925	7,390	68,221	35,833	29,483
Water & Sewer	139,707	81,377	149,568	8,180	10,652	15,468	25,670
Building Supplies, Repairs & Maintenance	574,757	282,595	335,256	161,543	248,465	146,356	133,891
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	206,325	88,283	130,580	72,695	51,288	36,881	43,772
Management Fee	65,737	81,994	111,782	35,600	45,000	36,615	46,441
Professional Fees, Net	33,032	58,545	63,501	14,100	44,926	37,424	32,709
Corporation Tax	1,500	4,398	15,954	-	1,412	1,247	-
Office & Administration	33,829	26,501	23,159	7,973	25,579	13,462	5,688
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,627,797	\$4,339,492	\$6,031,918	\$601,877	\$1,046,451	\$727,087	\$707,420
SURPLUS (DEFICIT)	\$65,982	\$244,762	\$415,808	\$(23,556)	\$(7,402)	\$41,380	\$7,023
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,562	1,731	1,266	3,357	5,765	1,876	1,576
Monthly Maint. - PY	2,624,180	3,468,089	3,799,251	564,032	1,037,737	740,059	648,585
Monthly Maint. / Charges Per Unit - PY	1,562	1,680	1,208	3,357	5,765	1,869	1,501
% Increase from Prior Year	0%	3%	5%	0%	0%	0%	5%
Total Debt	-	15,000,000	7,648,910	-	-	-	-
Debt per Unit	-	87,209	29,194	-	-	-	-
Interest Only/ Amortizing	-	Interest Only	Amortizing	-	-	-	-
Working Capital	950,194	5,282,747	3,025,086	315,196	394,891	929,056	734,512
Working Capital Per Unit	6,787	30,714	11,546	22,514	26,326	28,153	20,403
Transfer Fee %	-	1.75% of GSP	2% of GSP	-	-	-	-

*GSP- Gross Selling Price

	Chelsea Manhattan 10011 Condominium 42 Units	Chelsea Manhattan 10011 Co-Op 52 Units	Chelsea Manhattan 10011 Condominium 60 Units	Chelsea Manhattan 10011 Co-Op 63 Units	Chelsea Manhattan 10011 Co-Op 66 Units	Chelsea Manhattan 10011 Co-Op 75 Units	Chelsea Manhattan 10011 Co-Op 83 Units
Maintenance / Common Charges	\$1,587,715	\$698,696	\$377,622	\$2,457,911	\$4,457,745	\$1,787,938	\$1,655,270
Operating Assessments	-	101,241	-	330,892	325,001	160,756	190,525
Rental Income / Comm. Charges	-	214,544	-	-	30,911	256,917	224,844
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	17,950	-	-	-	846,863	219,180	17,773
Other Income	151,777	46,097	48,284	40,973	33,895	60,089	68,480
TOTAL INCOME	\$1,757,442	\$1,060,578	\$425,906	\$2,829,776	\$5,694,416	\$2,484,880	\$2,156,892
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	594,201	9,220	1,864,540	1,991,406	925,562	1,096,565
Mortgage & Loan Indebtedness	-	161,450	-	127,948	117,279	214,898	169,584
Payroll	532,233	45,480	86,480	222,345	1,342,136	437,253	271,665
Pension & Welfare	227,962	10,714	31,648	80,619	526,500	171,296	91,003
Payroll Taxes & Other Costs	76,456	10,506	15,901	25,778	190,116	58,309	41,922
Gas & Electric, Net	78,528	(1,091)	7,782	28,968	34,305	28,461	29,592
Heating	77,475	55,753	40,408	103,171	149,850	56,799	44,498
Water & Sewer	22,756	21,242	26,908	79,390	40,371	42,581	32,569
Building Supplies, Repairs & Maintenance	346,292	40,640	59,803	132,335	203,094	165,321	80,517
Recreation Facilities Expense	149,956	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	58,602	44,383	43,134	66,574	79,023	47,826	61,888
Management Fee	110,000	29,355	29,393	46,677	79,061	59,142	44,500
Professional Fees, Net	26,306	22,238	33,477	53,152	24,667	59,713	31,826
Corporation Tax	724	1,150	821	1,537	10,641	1,410	3,121
Office & Administration	32,113	6,080	3,691	10,972	27,688	30,189	22,121
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,739,403	\$1,042,101	\$388,666	\$2,844,006	\$4,816,137	\$2,298,761	\$2,021,371
SURPLUS (DEFICIT)	\$18,038	\$18,477	\$37,240	\$(14,230)	\$878,279	\$186,120	\$135,521
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,150	1,120	524	3,251	5,628	1,987	1,662
Monthly Maint. - PY	1,515,230	702,642	377,242	2,454,266	4,249,518	1,787,705	1,631,743
Monthly Maint. / Charges Per Unit - PY	3,006	1,126	524	3,246	5,366	1,986	1,638
% Increase from Prior Year	5%	-1%	0%	0%	5%	0%	1%
Total Debt	-	2,592,345	-	3,750,000	4,000,000	3,860,061	3,230,739
Debt per Unit	-	49,853	-	59,524	60,606	51,467	38,925
Interest Only/ Amortizing	-	Amortizing	-	Interest Only	Interest Only	Amortizing	Amortizing
Working Capital	704,443	1,073,268	219,860	1,342,244	2,605,084	1,693,754	1,710,467
Working Capital Per Unit	16,772	20,640	3,664	21,305	39,471	22,583	20,608
Transfer Fee %	Other	Other	-	-	3% of Net Profit	2% of GSP	Other

*GSP- Gross Selling Price

	Chelsea Manhattan 10011 Co-Op 119 Units	Chelsea Manhattan 10011 Co-Op 130 Units	Chelsea Manhattan 10011 Condominium 336 Units	Chelsea Manhattan 10011 Co-Op 348 Units	Chelsea Manhattan 10011 Co-Op 420 Units	Soho Manhattan 10012 Condominium 23 Units	Soho Manhattan 10012 Condominium 24 Units
Maintenance / Common Charges	\$2,088,074	\$2,031,565	\$3,248,771	\$10,168,894	\$8,907,777	\$436,721	\$1,170,132
Operating Assessments	311,160	632,880	-	1,013,512	-	46,000	-
Rental Income / Comm. Charges	354,972	408,325	-	1,470,081	1,216,697	73,775	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	51,850	-	-	-	-	-	-
Transfer Fees	29,693	74,820	-	705,380	-	-	-
Other Income	42,256	144,495	248,559	222,994	114,108	10,806	2,232
TOTAL INCOME	\$2,878,005	\$3,292,085	\$3,497,330	\$13,580,861	\$10,238,582	\$567,302	\$1,172,364
Ground Rent	-	-	-	-	1,600,000	-	-
Real Estate Taxes / PILOT / BID	1,778,365	1,252,903	31,484	5,594,328	4,105,867	-	-
Mortgage & Loan Indebtedness	194,590	449,987	110,707	1,696,125	457,426	-	-
Payroll	222,473	449,991	1,075,603	1,854,532	1,473,031	144,630	448,423
Pension & Welfare	86,056	202,694	434,546	768,774	494,140	20,138	84,598
Payroll Taxes & Other Costs	28,672	58,900	129,187	374,446	173,500	21,294	86,432
Gas & Electric, Net	37,754	107,999	406,504	137,450	101,286	52,669	55,257
Heating	162,998	136,757	-	360,615	307,257	30,848	66,913
Water & Sewer	67,048	55,308	146,844	180,372	255,175	19,857	26,431
Building Supplies, Repairs & Maintenance	102,925	150,235	519,121	500,081	433,825	101,796	303,235
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	157,201	-	-	-	-	-	-
Insurance	61,592	67,726	347,175	229,444	237,684	90,493	56,563
Management Fee	71,823	60,000	229,041	151,785	199,617	44,625	45,877
Professional Fees, Net	60,132	134,418	58,770	345,788	58,226	16,802	17,658
Corporation Tax	3,460	3,256	1,500	24,609	13,875	-	-
Office & Administration	13,609	11,853	103,414	55,672	63,843	11,197	33,341
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$3,048,698	\$3,142,027	\$3,593,896	\$12,274,021	\$9,974,752	\$554,350	\$1,224,728
SURPLUS (DEFICIT)	\$(170,693)	\$150,057	\$(96,566)	\$1,306,840	\$263,830	\$12,952	\$(52,364)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,462	1,302	806	2,435	1,767	1,582	4,063
Monthly Maint. - PY	1,854,941	2,001,166	3,271,594	9,817,409	8,665,914	405,442	1,128,412
Monthly Maint. / Charges Per Unit - PY	1,299	1,283	811	2,351	1,719	1,469	3,918
% Increase from Prior Year	13%	2%	-1%	4%	3%	8%	4%
Total Debt	5,626,343	7,487,272	1,587,091	35,312,950	16,000,000	-	-
Debt per Unit	47,280	57,594	4,723	101,474	38,095	-	-
Interest Only/ Amortizing	-	-	Amortizing	Amortizing	Interest Only	-	-
Working Capital	707,276	447,349	1,122,539	6,593,338	4,566,597	1,987,910	(139,283)
Working Capital Per Unit	5,943	3,441	3,341	18,946	10,873	86,431	(5,803)
Transfer Fee %	1.5% of GSP	2% of GSP	-	2% of GSP	-	-	-

*GSP- Gross Selling Price

	Soho Manhattan 10012 Co-Op 41 Units	Soho Manhattan 10012 Co-Op 242 Units	Tribeca Manhattan 10013 Condominium 13 Units	Tribeca Manhattan 10013 Condominium 13 Units	Tribeca Manhattan 10013 Co-Op 35 Units	Tribeca Manhattan 10013 Condominium 40 Units	Tribeca Manhattan 10013 Co-Op 42 Units
Maintenance / Common Charges	\$1,412,047	\$5,942,723	\$563,407	\$790,799	\$1,128,779	\$1,124,551	\$1,007,589
Operating Assessments	188,591	596,342	15,000	140,000	363,919	-	172,944
Rental Income / Comm. Charges	-	1,212,135	-	-	217,101	20,552	649,236
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	563,520	-	-	69,000	-	-
Other Income	22,959	96,233	17,025	8,907	141	155,172	40,841
TOTAL INCOME	\$1,623,596	\$8,410,954	\$595,432	\$939,706	\$1,778,941	\$1,300,275	\$1,870,610
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,092,821	3,410,269	-	-	841,806	-	1,001,291
Mortgage & Loan Indebtedness	51,708	2,147,340	-	-	154,223	-	398,746
Payroll	120,055	829,585	335,139	307,798	165,084	563,666	78,662
Pension & Welfare	-	368,024	-	101,601	38,171	206,672	10,091
Payroll Taxes & Other Costs	24,038	112,252	-	39,198	30,460	108,916	9,585
Gas & Electric, Net	14,697	173,506	65,825	63,840	19,439	131,416	7,271
Heating	46,475	99,845	-	40,409	43,996	57,616	71,909
Water & Sewer	21,047	95,679	22,779	22,822	22,271	22,875	19,720
Building Supplies, Repairs & Maintenance	63,488	475,300	85,313	186,337	105,550	255,650	87,209
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	48,570	212,647	50,195	62,607	76,309	76,486	37,064
Management Fee	36,870	116,670	35,000	35,400	73,640	53,109	49,200
Professional Fees, Net	38,513	111,698	34,785	11,852	93,600	60,736	80,466
Corporation Tax	3,450	14,052	-	5,438	3,810	5,260	3,450
Office & Administration	9,656	83,717	7,247	17,338	24,469	8,750	8,082
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,571,386	\$8,250,585	\$636,282	\$894,640	\$1,692,828	\$1,551,152	\$1,862,746
SURPLUS (DEFICIT)	\$52,211	\$160,368	\$(40,850)	\$45,066	\$86,113	\$(250,877)	\$7,864
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,870	2,046	3,612	5,069	2,688	2,343	1,999
Monthly Maint. - PY	1,450,605	5,783,678	563,407	732,603	1,128,779	1,122,737	1,042,174
Monthly Maint. / Charges Per Unit - PY	2,948	1,992	3,612	4,696	2,688	2,339	2,068
% Increase from Prior Year	-3%	3%	0%	8%	0%	0%	-3%
Total Debt	1,560,000	42,663,919	-	-	2,700,000	-	7,742,525
Debt per Unit	38,049	176,297	-	-	77,143	-	184,346
Interest Only/ Amortizing	Interest Only	Amortizing	-	-	Interest Only	-	Amortizing
Working Capital	1,088,117	(832,813)	105,719	82,406	697,568	551,289	1,184,050
Working Capital Per Unit	26,539	(3,441)	8,132	6,339	19,931	13,782	28,192
Transfer Fee %	-	3% of GSP	-	Other	2% of GSP	1% of GSP	-

*GSP- Gross Selling Price

	Tribeca Manhattan 10013 Co-Op 45 Units	Tribeca Manhattan 10013 Condominium 72 Units	Meatpacking District Manhattan 10014 Condominium 7 Units	Meatpacking District Manhattan 10014 Condominium 18 Units	Meatpacking District Manhattan 10014 Condominium 29 Units	Meatpacking District Manhattan 10014 Co-Op 37 Units	Financial District Manhattan 10014 Condominium 54 Units
Maintenance / Common Charges	\$1,718,638	\$948,006	\$248,681	\$825,912	\$1,890,816	\$1,933,454	\$1,383,501
Operating Assessments	237,000	-	-	-	-	221,152	-
Rental Income / Comml. Charges	145,508	15,850	-	-	-	143,310	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	6,538	-	-	-	-	-
Transfer Fees	36,875	-	-	19,724	-	-	-
Other Income	4,165	183,233	2,186	9,550	9,961	13,913	47,222
TOTAL INCOME	\$2,142,185	\$1,153,627	\$250,867	\$855,186	\$1,900,777	\$2,311,829	\$1,430,723
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,552,178	29,194	-	-	11,195	1,227,396	30,438
Mortgage & Loan Indebtedness	215,508	-	-	-	33,725	140,249	120,511
Payroll	130,492	104,374	81,462	377,840	610,589	389,919	459,712
Pension & Welfare	27,825	15,747	14,061	31,740	221,080	144,640	78,842
Payroll Taxes & Other Costs	20,028	16,413	9,923	58,000	96,479	53,058	57,475
Gas & Electric, Net	28,122	227,418	22,144	62,640	147,076	51,568	104,289
Heating	48,004	43,874	3,746	22,568	74,080	15,341	39,761
Water & Sewer	25,299	67,209	3,547	13,935	20,415	16,952	35,804
Building Supplies, Repairs & Maintenance	162,947	204,374	83,215	146,778	396,393	155,898	186,150
Recreation Facilities Expense	-	-	-	-	62,823	-	-
Security Services	-	259,602	-	-	-	-	-
Insurance	51,541	51,007	21,484	28,080	85,581	39,393	165,033
Management Fee	34,609	77,391	22,662	38,873	56,590	60,481	75,000
Professional Fees, Net	27,189	30,622	11,082	15,058	49,568	28,320	52,219
Corporation Tax	3,647	6,349	250	500	1,500	6,242	1,500
Office & Administration	26,819	4,716	7,626	3,965	11,025	18,231	18,191
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,354,209	\$1,138,290	\$281,202	\$799,977	\$1,878,119	\$2,347,688	\$1,424,925
SURPLUS (DEFICIT)	\$(212,023)	\$15,337	\$(30,335)	\$55,209	\$22,658	\$(35,859)	\$5,798
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,183	1,097	2,960	3,824	5,433	4,355	2,135
Monthly Maint. - PY	1,918,638	947,560	271,761	825,956	1,835,738	1,871,444	1,340,601
Monthly Maint. / Charges Per Unit - PY	3,553	1,097	3,235	3,824	5,275	4,215	2,069
% Increase from Prior Year	-10%	0%	-9%	0%	3%	3%	3%
Total Debt	3,214,166	-	-	-	937,511	4,250,000	2,126,237
Debt per Unit	71,426	-	-	-	32,328	114,865	39,375
Interest Only/ Amortizing	Amortizing	-	-	-	Interest Only	Interest Only	189,291
Working Capital	1,475,790	375,010	152,250	376,252	(380,116)	1,274,321	2,628,529
Working Capital Per Unit	32,795	5,208	21,750	20,903	(13,107)	34,441	48,676
Transfer Fee %	% of GSP	-	-	-	-	2% of GSP	-

*GSP- Gross Selling Price

	Meatpacking District Manhattan 10014 Condominium 121 Units	Meatpacking District Manhattan 10014 Condominium 129 Units	Meatpacking District Manhattan 10014 Co-Op 140 Units	Meatpacking District Manhattan 10014 Co-Op 213 Units	Meatpacking District Manhattan 10014 Condop 242 Units	Meatpacking District Manhattan 10014 Co-Op 260 Units	Murray Hill Manhattan 10016 Condominium 43 Units
Maintenance / Common Charges	\$1,616,654	\$1,572,988	\$2,238,070	\$2,618,649	\$5,354,441	\$4,975,401	\$835,572
Operating Assessments	-	-	313,360	183,201	362,428	575,874	200,000
Rental Income / Comml. Charges	-	33,925	318,115	47,647	10,359	60,631	58,033
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	138,842	-	704,357	-
Transfer Fees	-	-	262,180	45,700	619,600	164,580	-
Other Income	120,542	61,078	174,912	117,572	305,846	348,223	13,230
TOTAL INCOME	\$1,737,196	\$1,667,990	\$3,306,637	\$3,151,611	\$6,652,674	\$6,829,066	\$1,106,836
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	1,791,278	2,212,288	2,738,242	3,246,883	-
Mortgage & Loan Indebtdness	-	-	170,791	28,649	476,719	921,301	-
Payroll	573,210	675,096	329,026	311,510	798,743	617,964	398,170
Pension & Welfare	168,806	254,905	69,866	1,177	340,908	283,096	155,472
Payroll Taxes & Other Costs	114,108	74,379	42,607	48,421	100,631	75,327	51,691
Gas & Electric, Net	68,968	79,950	24,125	31,597	125,283	57,125	14,932
Heating	137,629	155,737	43,204	9,453	159,855	203,713	124,919
Water & Sewer	59,856	69,321	36,584	81,227	110,213	114,106	31,391
Building Supplies, Repairs & Maintenance	212,722	179,261	130,269	215,331	184,580	259,545	208,739
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	72,733	54,987	68,399	122,357	224,411	105,679	32,382
Management Fee	57,500	72,600	62,867	56,024	144,642	84,000	61,333
Professional Fees, Net	16,919	27,149	61,352	38,054	125,767	96,419	50,968
Corporation Tax	3,445	-	587	24,710	13,947	38,085	552
Office & Administration	30,568	17,776	17,569	5,248	32,512	19,771	19,706
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,516,464	\$1,661,161	\$2,848,523	\$3,186,046	\$5,576,453	\$6,123,014	\$1,150,257
SURPLUS (DEFICIT)	\$220,732	\$6,829	\$458,113	\$(34,435)	\$1,076,221	\$706,052	\$(43,421)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,113	1,016	1,332	1,025	1,844	1,595	1,619
Monthly Maint. - PY	1,584,955	1,550,148	2,143,907	2,618,036	5,196,033	4,975,401	757,699
Monthly Maint. / Charges Per Unit - PY	1,092	1,001	1,276	1,024	1,789	1,595	1,468
% Increase from Prior Year	2%	1%	4%	0%	3%	0%	10%
Total Debt	-	-	4,300,000	544,190	11,249,898	2,018,965	-
Debt per Unit	-	-	30,714	2,555	46,487	7,765	-
Interest Only/ Amortizing	-	-	Interest Only	Amortizing	Amortizing	Amortizing	-
Working Capital	1,509,668	1,509,400	1,335,017	(4,420)	5,373,515	2,439,369	337,948
Working Capital Per Unit	12,477	11,701	9,536	(21)	22,205	9,382	7,859
Transfer Fee %	-	-	2% of GSP	-	2% of GSP	\$20 per share transferred	-

*GSP- Gross Selling Price

	Murray Hill Manhattan 10016 Condominium 46 Units	Murray Hill Manhattan 10016 Condominium 105 Units	Murray Hill Manhattan 10016 Condominium 124 Units	Murray Hill Manhattan 10016 Co-Op 124 Units	Murray Hill Manhattan 10016 Co-Op 125 Units	Murray Hill Manhattan 10016 Condop 166 Units	Murray Hill Manhattan 10016 Condominium 191 Units
Maintenance / Common Charges	\$801,515	\$1,157,289	\$2,859,019	\$2,298,415	\$1,671,353	\$3,713,692	\$2,801,172
Operating Assessments	301,001	-	206,068	256,367	-	406,469	-
Rental Income / Comm. Charges	16,751	-	53,833	217,914	20,096	273,207	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	70,538	-	-	-
Other Income	57,256	61,987	184,693	102,568	31,979	95,936	68,491
TOTAL INCOME	\$1,176,522	\$1,219,276	\$3,303,613	\$2,945,801	\$1,723,428	\$4,489,303	\$2,869,662
Ground Rent	-	46,375	-	-	-	-	-
Real Estate Taxes / PILOT / BID	13,452	-	1,415,482	1,402,777	8,823	2,337,217	12,534
Mortgage & Loan Indebtedness	-	-	132,364	140,160	-	249,600	50,218
Payroll	397,259	456,013	523,430	520,959	800,329	606,565	1,065,737
Pension & Welfare	46,841	192,683	183,001	199,638	13,662	258,448	413,473
Payroll Taxes & Other Costs	67,385	63,834	73,049	68,527	167,923	80,491	151,282
Gas & Electric, Net	69,945	25,613	42,958	30,362	91,443	194,428	226,655
Heating	46,441	58,846	95,421	54,237	58,545	158,382	42,229
Water & Sewer	34,992	35,817	45,105	47,310	82,176	130,471	112,856
Building Supplies, Repairs & Maintenance	210,974	122,608	218,789	98,060	211,860	205,581	377,254
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	68,997	72,614	68,963	60,718	75,180	89,427	103,515
Management Fee	43,500	62,400	80,340	60,040	65,000	96,241	105,797
Professional Fees, Net	31,889	38,416	52,801	41,033	32,319	66,027	76,710
Corporation Tax	-	-	3,641	2,703	1,524	3,107	-
Office & Administration	34,097	12,912	27,069	15,962	13,208	25,597	55,637
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,065,772	\$1,188,132	\$2,962,414	\$2,742,487	\$1,621,992	\$4,501,582	\$2,793,896
SURPLUS (DEFICIT)	\$110,750	\$31,144	\$341,199	\$203,314	\$101,436	\$(12,280)	\$75,766
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,452	918	1,921	1,545	1,114	1,864	1,222
Monthly Maint. - PY	829,491	1,135,344	2,781,107	2,242,444	1,640,290	3,588,108	2,701,172
Monthly Maint. / Charges Per Unit - PY	1,503	901	1,869	1,507	1,094	1,801	1,179
% Increase from Prior Year	-3%	2%	3%	2%	2%	3%	4%
Total Debt	-	-	4,000,000	3,600,000	-	6,000,000	-
Debt per Unit	-	-	32,258	29,032	-	36,145	-
Interest Only/ Amortizing	-	-	Interest Only	Interest Only	-	Interest Only	-
Working Capital	239,328	770,183	1,390,936	1,593,062	1,141,448	1,508,726	1,090,332
Working Capital Per Unit	5,203	7,335	11,217	12,847	9,132	9,089	5,709
Transfer Fee %	-	-	-	Other	-	-	-

*GSP- Gross Selling Price

	Murray Hill Manhattan 10016 Co-Op 204 Units	Murray Hill Manhattan 10016 Co-Op 280 Units	Murray Hill Manhattan 10016 Condominium 410 Units	Murray Hill Manhattan 10016 Condominium 587 Units	Murray Hill Manhattan 10016 Condominium 1118 Units	Murray Hill Manhattan 10017 Co-Op 48 Units	Murray Hill Manhattan 10017 Co-Op 103 Units
Maintenance / Common Charges	\$3,848,010	\$4,015,937	\$5,450,834	\$12,783,138	\$8,261,455	\$1,076,355	\$2,054,626
Operating Assessments	410,422	442,732	-	1,401,360	-	106,240	173,186
Rental Income / Comm. Charges	239,905	167,555	-	144,513	37,100	2,226	166,269
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	13,100	-	845,791	-	-
Transfer Fees	14,800	-	-	-	-	-	8,128
Other Income	88,217	239,502	177,417	760,175	244,730	20,974	200,308
TOTAL INCOME	\$4,601,354	\$4,865,726	\$5,641,351	\$15,089,185	\$9,389,076	\$1,205,795	\$2,602,516
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	2,439,505	2,414,353	30,153	8,104,718	-	647,157	1,187,729
Mortgage & Loan Indebtedness	268,564	578,414	-	1,633,497	-	81,250	230,549
Payroll	634,627	674,725	1,607,656	1,636,740	2,697,660	103,021	487,806
Pension & Welfare	271,296	292,222	654,685	662,255	1,291,872	29,016	199,534
Payroll Taxes & Other Costs	79,513	82,465	204,088	213,024	223,203	15,972	69,755
Gas & Electric, Net	65,783	88,419	354,824	270,962	522,492	19,099	(22,659)
Heating	111,836	243,074	488,284	480,408	653,734	43,825	83,546
Water & Sewer	109,794	127,298	393,725	377,879	915,285	26,954	50,524
Building Supplies, Repairs & Maintenance	143,656	179,391	499,955	926,585	1,174,485	104,039	96,507
Recreation Facilities Expense	-	-	520,178	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	105,134	86,048	267,218	341,392	934,257	42,455	82,240
Management Fee	112,159	100,000	146,627	236,507	626,112	51,059	56,037
Professional Fees, Net	51,413	14,857	95,205	229,163	222,312	38,954	37,485
Corporation Tax	10,796	13,702	12,762	48,479	171,413	3,450	3,359
Office & Administration	30,669	17,930	82,814	54,925	19,294	7,912	36,627
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$4,434,743	\$4,912,898	\$5,358,173	\$15,216,533	\$9,452,119	\$1,214,163	\$2,599,038
SURPLUS (DEFICIT)	\$166,611	\$(47,172)	\$283,178	\$(127,348)	\$(63,043)	\$(8,367)	\$3,479
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,572	1,195	1,108	1,815	616	1,869	1,662
Monthly Maint. - PY	3,671,062	4,015,939	5,247,314	12,324,660	8,419,500	1,023,059	2,025,992
Monthly Maint. / Charges Per Unit - PY	1,500	1,195	1,067	1,750	628	1,776	1,639
% Increase from Prior Year	5%	0%	4%	4%	-2%	5%	1%
Total Debt	5,394,936	7,958,006	-	49,000,000	-	2,499,999	4,973,078
Debt per Unit	26,446	28,421	-	83,475	-	52,083	48,282
Interest Only/ Amortizing	Amortizing	Amortizing	-	Interest Only	-	Amortizing	Amortizing
Working Capital	3,889,916	3,845,204	1,198,896	10,757,742	358,960	1,247,823	2,801,158
Working Capital Per Unit	19,068	13,733	2,924	18,327	321	25,996	27,196
Transfer Fee %	\$20 per share	-	-	-	-	-	Other

*GSP- Gross Selling Price

	Murray Hill Manhattan 10017 Co-Op 161 Units	Clinton Manhattan 10019 Co-Op 37 Units	Clinton Manhattan 10019 Co-Op 66 Units	Clinton Manhattan 10019 Co-Op 88 Units	Clinton Manhattan 10019 Co-Op 95 Units	Clinton Manhattan 10019 Condominium 110 Units	Clinton Manhattan 10019 Condominium 260 Units
Maintenance / Common Charges	\$5,482,855	\$2,575,131	\$840,512	\$2,933,419	\$813,760	\$1,265,593	\$2,770,059
Operating Assessments	523,137	252,267	-	293,565	-	-	-
Rental Income / Comm. Charges	1,981,998	268,297	534,389	291,367	-	28,037	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	133,960	-	-	-	-	-	-
Other Income	43,434	35,733	40,919	15,681	42,629	19,626	69,155
TOTAL INCOME	\$8,165,384	\$3,131,428	\$1,415,820	\$3,534,032	\$856,389	\$1,313,256	\$2,839,214
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	2,900,027	1,430,480	-	1,642,340	-	4,836	-
Mortgage & Loan Indebtedness	1,631,335	281,177	75,087	-	-	-	-
Payroll	1,266,365	716,762	562,818	694,604	78,860	472,790	1,002,181
Pension & Welfare	463,841	280,240	228,617	262,810	13,241	231,689	382,905
Payroll Taxes & Other Costs	199,281	105,002	80,702	87,220	15,301	60,287	161,929
Gas & Electric, Net	201,695	161,262	(14,619)	109,475	87,916	114,811	134,081
Heating	294,033	59,477	88,796	125,293	-	67,717	320,851
Water & Sewer	202,751	29,028	81,413	49,511	58,533	43,632	122,883
Building Supplies, Repairs & Maintenance	487,334	134,555	127,777	207,836	426,753	193,490	307,610
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	140,304	70,607	67,471	59,210	56,104	52,240	152,241
Management Fee	70,750	39,000	52,083	51,257	41,334	59,202	95,753
Professional Fees, Net	73,899	31,751	26,372	18,539	38,131	39,047	115,098
Corporation Tax	6,369	3,454	-	4,949	-	-	-
Office & Administration	55,679	23,423	22,356	13,271	34,886	28,922	26,940
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$7,993,662	\$3,366,218	\$1,398,873	\$3,326,315	\$851,059	\$1,368,664	\$2,822,472
SURPLUS (DEFICIT)	\$171,722	\$(234,790)	\$16,947	\$207,717	\$5,330	\$(55,408)	\$16,742
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,838	5,800	1,061	2,778	714	959	888
Monthly Maint. - PY	4,553,178	2,512,920	829,742	2,802,403	799,800	1,205,782	2,714,441
Monthly Maint. / Charges Per Unit - PY	2,357	5,660	1,048	2,654	702	913	870
% Increase from Prior Year	20%	2%	1%	5%	2%	5%	2%
Total Debt	38,160,316	6,835,700	-	-	17,445,863	-	-
Debt per Unit	237,021	184,749	-	-	183,641	-	-
Interest Only/ Amortizing	Amortizing	Amortizing	-	-	-	-	-
Working Capital	(29,284,598)	1,857,579	296,800	530,462	360,646	566,197	2,054,422
Working Capital Per Unit	(181,892)	50,205	4,497	6,028	3,796	5,147	7,902
Transfer Fee %	2% of GSP	2% of GSP	-	-	-	-	-

*GSP- Gross Selling Price

	Clinton Manhattan 10019 Co-Op 333 Units	Lenox Hill Manhattan 10021 Condominium 10 Units	Lenox Hill Manhattan 10021 Condominium 10 Units	Lenox Hill Manhattan 10021 Condominium 16 Units	Lenox Hill Manhattan 10021 Co-Op 19 Units	Lenox Hill Manhattan 10021 Co-Op 20 Units	Lenox Hill Manhattan 10021 Co-Op 21 Units
Maintenance / Common Charges	\$11,805,205	\$1,053,649	\$752,657	\$946,984	\$440,419	\$2,051,853	\$669,162
Operating Assessments	1,451,856	-	-	-	32,148	107,961	53,808
Rental Income / Comm. Charges	2,376,225	-	-	-	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	587,450	-	-	-	66,900	73,500	22,000
Other Income	296,914	12,861	6,705	1,301	10,529	4,582	666
TOTAL INCOME	\$16,517,650	\$1,066,510	\$759,362	\$948,285	\$549,995	\$2,237,896	\$745,636
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	8,194,411	-	-	-	183,321	887,921	352,928
Mortgage & Loan Indebtedness	1,508,666	-	-	-	37,490	51,950	47,268
Payroll	2,069,107	451,910	398,584	419,567	75,436	605,413	111,990
Pension & Welfare	786,045	47,173	141,388	150,638	25,208	235,878	29,552
Payroll Taxes & Other Costs	223,795	57,132	57,879	51,680	9,984	82,110	5,891
Gas & Electric, Net	328,939	102,779	3,959	23,408	6,297	18,808	5,670
Heating	250,950	20,497	71,918	49,504	18,624	50,866	28,458
Water & Sewer	277,458	10,560	26,588	37,414	3,747	20,790	13,532
Building Supplies, Repairs & Maintenance	1,058,690	163,866	75,870	96,284	34,860	75,263	34,815
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	429,522	76,174	36,130	39,114	30,180	35,494	26,854
Management Fee	151,840	22,627	14,400	28,050	25,000	54,039	40,275
Professional Fees, Net	179,014	25,788	19,930	12,084	15,296	57,783	19,352
Corporation Tax	42,623	1,150	1,154	-	333	(372)	1,150
Office & Administration	75,738	28,482	7,520	9,363	6,631	5,027	2,906
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$15,576,799	\$1,008,140	\$855,319	\$917,106	\$472,406	\$2,180,968	\$720,641
SURPLUS (DEFICIT)	\$940,851	\$58,370	\$(95,957)	\$31,179	\$77,589	\$56,928	\$24,995
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,954	8,780	6,272	4,932	1,932	8,549	2,655
Monthly Maint. - PY	11,372,791	958,593	752,119	946,985	440,418	2,051,853	665,833
Monthly Maint. / Charges Per Unit - PY	2,846	7,988	6,268	4,932	1,932	8,549	2,642
% Increase from Prior Year	4%	10%	0%	0%	0%	0%	1%
Total Debt	48,000,000	-	-	-	1,200,000	1,350,000	1,400,000
Debt per Unit	144,144	-	-	-	63,158	67,500	66,667
Interest Only/ Amortizing	Interest Only	-	-	-	Interest Only	Interest Only	Interest Only
Working Capital	15,660,134	753,004	(329,544)	159,908	508,007	727,453	295,439
Working Capital Per Unit	47,027	75,300	(32,954)	9,994	26,737	36,373	14,069
Transfer Fee %	2% of GSP	-	-	-	3% of GSP	2% of GSP	2% of GSP

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10021 Co-Op 25 Units	Lenox Hill Manhattan 10021 Condominium 26 Units	Lenox Hill Manhattan 10021 Co-Op 31 Units	Lenox Hill Manhattan 10021 Condop 31 Units	Lenox Hill Manhattan 10021 Condominium 33 Units	Lenox Hill Manhattan 10021 Co-Op 48 Units	Lenox Hill Manhattan 10021 Co-Op 49 Units
Maintenance / Common Charges	\$2,639,327	\$1,322,548	\$9,281,860	\$1,653,317	\$1,220,525	\$3,171,308	\$2,417,663
Operating Assessments	179,026	-	878,477	143,802	-	292,539	191,339
Rental Income / Comm. Charges	-	24,145	-	124,173	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	76,500	-	721,500	17,050	29,962	174,375	106,801
Other Income	39,252	294,306	216,012	7,788	4,970	94,023	6,770
TOTAL INCOME	\$2,934,104	\$1,640,999	\$11,097,849	\$1,946,130	\$1,255,456	\$3,732,245	\$2,722,573
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,323,954	-	5,051,205	678,676	-	1,468,481	1,121,754
Mortgage & Loan Indebtedness	94,000	-	333,945	75,795	-	130,149	152,065
Payroll	755,995	588,072	1,909,631	439,179	604,679	679,251	646,161
Pension & Welfare	284,316	263,863	704,024	131,050	228,213	265,806	270,998
Payroll Taxes & Other Costs	118,473	134,455	329,399	69,216	80,204	105,369	97,472
Gas & Electric, Net	30,264	23,805	90,162	26,232	31,819	28,581	23,846
Heating	74,022	133,696	386,675	49,738	18,772	99,000	116,616
Water & Sewer	26,670	42,743	40,304	31,348	22,380	41,435	24,568
Building Supplies, Repairs & Maintenance	150,488	127,802	679,218	193,161	145,350	338,032	100,368
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	342,673	-	-	-	-
Insurance	48,711	51,623	185,812	29,729	26,299	62,343	44,810
Management Fee	45,721	55,146	145,875	46,559	50,396	56,822	58,000
Professional Fees, Net	26,441	27,409	40,442	39,129	17,609	144,075	38,783
Corporation Tax	3,423	-	39,160	3,239	-	3,805	10,756
Office & Administration	7,785	35,526	45,041	16,653	22,169	20,044	21,005
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,990,264	\$1,484,140	\$10,323,567	\$1,829,704	\$1,247,889	\$3,443,195	\$2,727,202
SURPLUS (DEFICIT)	\$(56,160)	\$156,859	\$774,282	\$116,426	\$7,567	\$289,050	\$(4,628)
Other Financial Data							
Monthly Maint. / Charges Per Unit	8,798	4,239	24,951	4,444	3,082	5,506	4,112
Monthly Maint. - PY	2,558,654	1,315,578	8,890,780	1,559,803	1,184,974	3,066,733	2,414,093
Monthly Maint. / Charges Per Unit - PY	8,529	4,217	23,900	4,193	2,992	5,324	4,106
% Increase from Prior Year	3%	1%	4%	6%	3%	3%	0%
Total Debt	2,699,999	-	12,000,000	2,499,000	-	4,250,000	-
Debt per Unit	108,000	-	387,097	80,613	-	88,542	-
Interest Only/ Amortizing	-	-	Interest Only	Interest Only	-	Interest Only	-
Working Capital	974,017	395,600	8,267,054	721,321	324,699	1,165,735	473,749
Working Capital Per Unit	38,961	15,215	266,679	23,268	9,839	24,286	9,668
Transfer Fee %	2% of GSP	-	3% of GSP	2% of GSP	-	% of GSP	4% of GSP

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10021 Condominium 53 Units	Lenox Hill Manhattan 10021 Condominium 54 Units	Lenox Hill Manhattan 10021 Condop 54 Units	Lenox Hill Manhattan 10021 Condominium 62 Units	Lenox Hill Manhattan 10021 Co-Op 86 Units	Lenox Hill Manhattan 10021 Co-Op 87 Units	Lenox Hill Manhattan 10021 Condominium 93 Units
Maintenance / Common Charges	\$1,589,930	\$2,072,753	\$3,113,480	\$1,903,798	\$2,186,223	\$4,863,286	\$4,182,955
Operating Assessments	-	-	290,345	-	169,237	542,893	-
Rental Income / Comm. Charges	-	-	34,489	-	-	541,354	115,938
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	117,595	-	100,000	-	-	376,700	135,751
Other Income	33,901	30,321	16,658	16,988	253,920	53,646	83,896
TOTAL INCOME	\$1,741,426	\$2,103,073	\$3,554,973	\$1,920,786	\$2,609,380	\$6,377,879	\$4,518,540
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	1,565,418	9,718	971,708	3,129,431	8,720
Mortgage & Loan Indebtedness	-	-	79,489	20,187	158,719	237,884	46,925
Payroll	658,226	915,830	749,325	753,018	555,438	776,218	1,246,311
Pension & Welfare	284,483	366,146	313,656	290,097	206,945	397,528	454,388
Payroll Taxes & Other Costs	164,918	100,580	105,098	108,509	65,424	107,930	160,545
Gas & Electric, Net	128,635	26,178	31,840	83,979	92,638	44,986	369,190
Heating	52,967	153,290	95,896	21,203	66,084	223,252	142,513
Water & Sewer	45,761	55,099	45,614	50,054	58,909	77,665	77,028
Building Supplies, Repairs & Maintenance	163,794	258,132	154,538	156,087	144,501	190,580	493,952
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	59,743	53,257	74,501	52,250	59,385	112,209	186,842
Management Fee	56,463	83,724	59,335	51,000	57,750	77,400	115,555
Professional Fees, Net	46,032	19,522	40,042	32,989	18,671	41,070	60,437
Corporation Tax	-	-	3,593	-	3,450	13,635	3,804
Office & Administration	25,292	13,606	16,985	40,715	32,687	31,330	51,259
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,686,313	\$2,045,363	\$3,335,329	\$1,669,807	\$2,492,309	\$5,461,118	\$3,417,468
SURPLUS (DEFICIT)	\$55,113	\$57,710	\$219,644	\$250,979	\$117,071	\$916,761	\$1,101,071
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,500	3,199	4,805	2,559	2,118	4,658	3,748
Monthly Maint. - PY	1,589,195	2,072,635	3,052,432	1,904,153	2,164,575	4,614,744	4,119,918
Monthly Maint. / Charges Per Unit - PY	2,499	3,199	4,711	2,559	2,097	4,420	3,692
% Increase from Prior Year	0%	0%	2%	0%	1%	5%	2%
Total Debt	-	-	2,000,000	-	3,144,535	6,900,000	257,074
Debt per Unit	-	-	37,037	-	36,564	79,310	2,764
Interest Only/ Amortizing	-	-	Interest Only	-	Amortizing	Interest Only	Amortizing
Working Capital	651,551	413,117	1,363,712	1,007,356	1,077,353	1,658,543	3,202,464
Working Capital Per Unit	12,293	7,650	25,254	16,248	12,527	19,064	34,435
Transfer Fee %	Other	-	2% of GSP	-	1.5% of GSP	2% of GSP	-

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10021 Co-Op 125 Units	Lenox Hill Manhattan 10021 Co-Op 134 Units	Lenox Hill Manhattan 100121 Co-Op 175 Units	Lenox Hill Manhattan 10021 Co-Op 192 Units	Lenox Hill Manhattan 10021 Condomp 204 Units	Lenox Hill Manhattan 10021 Condominium 216 Units	Lenox Hill Manhattan 10021 Condominium 493 Units
Maintenance / Common Charges	\$2,760,887	\$3,484,931	\$7,376,286	\$3,910,429	\$4,856,507	\$3,480,476	\$10,574,361
Operating Assessments	314,730	357,856	750,150	395,653	441,694		-
Rental Income / Comm. Charges	176,292	359,059	626,251	310,376	54,630	72,414	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	345,930	512,550	194,159	37,470	-	-
Other Income	226,924	76,840	190,883	45,987	171,432	258,224	153,411
TOTAL INCOME	\$3,478,833	\$4,624,616	\$9,456,120	\$4,856,604	\$5,561,733	\$3,811,114	\$10,727,772
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,746,034	2,010,079	4,338,613	2,244,089	2,413,260	14,733	18,687
Mortgage & Loan Indebtedness	278,402	410,331	1,209,146	343,013	714,705	-	85,703
Payroll	496,677	631,045	1,201,866	728,310	686,396	1,288,756	3,594,924
Pension & Welfare	213,178	247,829	449,408	306,822	298,341	600,571	1,362,661
Payroll Taxes & Other Costs	69,057	92,416	179,006	101,038	129,470	146,928	453,172
Gas & Electric, Net	42,924	107,157	185,001	62,817	58,683	50,256	581,863
Heating	251,969	111,046	272,663	269,614	342,314	542,262	682,087
Water & Sewer	75,506	66,111	173,274	104,413	154,046	241,484	488,554
Building Supplies, Repairs & Maintenance	251,402	224,408	462,600	311,404	262,447	341,318	1,934,143
Recreation Facilities Expense	-	-	-	-	-	-	95,043
Security Services	-	-	-	-	-	-	-
Insurance	75,589	98,032	166,444	89,745	109,616	144,967	615,802
Management Fee	63,814	71,744	108,307	90,108	115,321	102,363	250,000
Professional Fees, Net	60,496	46,504	76,693	47,094	74,113	96,359	248,881
Corporation Tax	3,450	6,201	79,768	7,310	12,044	1,234	6,031
Office & Administration	35,550	22,368	35,373	47,973	29,502	18,255	114,591
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$3,664,048	\$4,145,271	\$8,938,163	\$4,753,751	\$5,400,258	\$3,589,486	\$10,532,140
SURPLUS (DEFICIT)	\$(185,215)	\$479,345	\$517,957	\$102,853	\$161,475	\$221,628	\$195,631
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,841	2,167	3,513	1,697	1,984	1,343	1,787
Monthly Maint. - PY	2,659,813	3,402,625	6,761,613	3,742,458	4,757,984	3,284,684	10,292,275
Monthly Maint. / Charges Per Unit - PY	1,773	2,116	3,220	1,624	1,944	1,267	1,740
% Increase from Prior Year	4%	2%	9%	4%	2%	6%	3%
Total Debt	7,849,293	6,281,944	42,550,000	6,906,250	7,370,834	-	-
Debt per Unit	62,794	46,880	243,143	35,970	36,132	-	-
Interest Only/ Amortizing	Interest Only	Amortizing	Interest Only	Amortizing	Amortizing	-	-
Working Capital	2,396,881	2,061,292	3,553,451	2,580,610	2,872,540	1,394,149	1,773,446
Working Capital Per Unit	19,175	15,383	20,305	13,441	14,081	6,454	3,597
Transfer Fee %	-	2% of GSP	1% of GSP	10% of Net Profit	\$10 per share	-	-

*GSP- Gross Selling Price

	Turtle Bay Manhattan 10022 Co-Op 49 Units	Turtle Bay Manhattan 10022 Co-Op 66 Units	Turtle Bay Manhattan 10022 Co-Op 74 Units	Turtle Bay Manhattan 10022 Condominium 87 Units	Turtle Bay Manhattan 10022 Condominium 95 Units	Turtle Bay Manhattan 10022 Co-Op 103 Units	Turtle Bay Manhattan 10022 Condominium 123 Units
Maintenance / Common Charges	\$1,863,935	\$4,636,425	\$3,172,063	\$2,418,438	\$7,729,458	\$3,291,658	\$3,240,223
Operating Assessments	103,550	-	264,287	-	-	231,824	-
Rental Income / Comm. Charges	-	609,958	12,000	-	-	56,992	-
Common Charges - PILOT	-	-	-	-	6,716,633	-	-
Parking	-	-	-	-	132,470	-	-
Transfer Fees	11,556	56,250	215,900	-	-	69,000	-
Other Income	13,924	145,715	98,009	30,450	231,936	44,239	122,408
TOTAL INCOME	\$1,992,964	\$5,448,348	\$3,762,259	\$2,448,888	\$14,810,497	\$3,693,714	\$3,362,631
Ground Rent	-	-	-	-	2,515,333	-	-
Real Estate Taxes / PILOT / BID	782,079	2,437,389	1,435,438	13,517	6,716,633	1,536,442	19,584
Mortgage & Loan Indebtedness	225,000	336,184	145,897	48,341	-	197,100	-
Payroll	466,365	1,031,246	741,738	923,580	1,452,164	805,974	938,128
Pension & Welfare	172,893	432,632	317,013	318,748	591,083	319,799	361,750
Payroll Taxes & Other Costs	72,258	119,057	101,316	130,479	304,747	109,287	146,273
Gas & Electric, Net	15,344	201,179	35,291	150,501	930,297	45,434	371,629
Heating	56,833	123,916	110,723	43,747	245,378	115,003	66,339
Water & Sewer	23,950	63,557	45,206	67,091	146,696	44,213	68,143
Building Supplies, Repairs & Maintenance	216,155	368,229	163,550	393,985	1,258,265	237,465	537,760
Recreation Facilities Expense	-	-	-	-	125,539	-	-
Security Services	-	-	-	-	-	-	-
Insurance	36,188	214,628	90,984	100,012	337,304	55,150	146,579
Management Fee	63,654	99,225	80,546	78,653	175,000	62,730	69,167
Professional Fees, Net	19,324	114,447	18,211	28,439	71,008	60,706	96,589
Corporation Tax	3,039	13,090	3,735	-	-	1,886	1,485
Office & Administration	23,444	52,029	11,202	31,160	72,300	17,940	27,093
Bad Debts (Recovery)	7,252	-	-	-	-	-	-
TOTAL EXPENSES	\$2,183,777	\$5,606,808	\$3,300,850	\$2,328,252	\$14,941,746	\$3,609,128	\$2,850,519
SURPLUS (DEFICIT)	\$(190,813)	\$(158,460)	\$461,409	\$120,636	\$(131,249)	\$84,586	\$512,112
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,170	5,854	3,572	2,317	6,780	2,663	2,195
Monthly Maint. - PY	1,783,286	4,545,517	3,172,063	2,413,191	7,104,108	3,193,490	2,730,199
Monthly Maint. / Charges Per Unit - PY	3,033	5,739	3,572	2,311	6,232	2,584	1,850
% Increase from Prior Year	5%	2%	0%	0%	9%	3%	19%
Total Debt	7,500,000	11,787,665	4,126,195	-	-	5,400,000	-
Debt per Unit	153,061	178,601	55,759	-	-	52,427	-
Interest Only/ Amortizing	Interest Only	Interest Only	Interest Only	-	-	Interest Only	-
Working Capital	1,360,353	8,885,317	2,006,831	789,278	466,466	628,844	639,910
Working Capital Per Unit	27,762	134,626	27,119	9,072	4,910	6,105	5,203
Transfer Fee %	Other	2.5% of GSP	2% of GSP	-	-	2% of GSP	-

*GSP- Gross Selling Price

	Tuttle Bay Manhattan 10022 Condominium 157 Units	Tuttle Bay Manhattan 10022 Condominium 191 Units	Tuttle Bay Manhattan 10022 Condominium 219 Units	Tuttle Bay Manhattan 10022 Co-Op 277 Units	Tuttle Bay Manhattan 10022 Co-Op 287 Units	Tuttle Bay Manhattan 10022 Co-Op 367 Units	Tuttle Bay Manhattan 10022 Co-Op 415 Units
Maintenance / Common Charges	\$1,396,472	\$2,249,239	\$3,387,676	\$10,842,975	\$8,297,335	\$9,875,940	\$13,200,126
Operating Assessments	-	-	-	1,395,077	971,327	1,003,841	814,056
Rental Income / Comm. Charges	64,660	-	-	230,000	619,781	587,284	99,645
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	300,639	383,351	192,500	483,620
Other Income	52,117	144,793	35,848	138,621	193,455	268,521	172,651
TOTAL INCOME	\$1,513,248	\$2,394,032	\$3,423,525	\$12,907,312	\$10,465,248	\$11,928,086	\$14,770,098
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	17,001	6,960,970	5,164,418	5,720,369	5,575,994
Mortgage & Loan Indebtedness	-	-	-	872,999	678,400	814,000	1,602,414
Payroll	541,308	627,965	1,237,630	1,693,719	1,434,052	1,989,871	2,770,410
Pension & Welfare	220,828	245,893	516,969	675,113	560,102	689,986	1,230,301
Payroll Taxes & Other Costs	78,561	111,808	152,982	223,870	158,392	311,199	407,561
Gas & Electric, Net	55,982	63,586	217,783	495,636	131,176	(9,186)	546,616
Heating	159,176	201,817	299,808	446,983	369,154	359,587	449,880
Water & Sewer	85,962	92,865	145,998	183,249	159,335	234,905	347,725
Building Supplies, Repairs & Maintenance	136,343	286,200	351,293	330,532	487,728	875,500	690,992
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	77,755	153,553	152,856	376,506	136,701	277,869	235,906
Management Fee	80,000	111,891	118,000	138,535	99,214	150,380	313,843
Professional Fees, Net	33,121	105,175	48,734	79,959	151,537	55,486	174,566
Corporation Tax	10,624	2,450	2,297	37,109	26,534	52,979	25,747
Office & Administration	18,844	14,540	40,088	32,767	49,044	58,752	103,577
Bad Debts (Recovery)	79,918	-	-	-	-	-	-
TOTAL EXPENSES	\$1,578,421	\$2,017,743	\$3,301,437	\$12,547,947	\$9,605,787	\$11,581,698	\$14,475,530
SURPLUS (DEFICIT)	\$(65,173)	\$376,289	\$122,088	\$359,365	\$859,461	\$346,388	\$294,568
Other Financial Data							
Monthly Maint. / Charges Per Unit	741	981	1,289	3,262	2,409	2,242	2,651
Monthly Maint. - PY	1,337,055	2,175,867	3,271,180	10,249,529	8,041,465	9,875,940	13,200,126
Monthly Maint. / Charges Per Unit - PY	710	949	1,245	3,083	2,335	2,242	2,651
% Increase from Prior Year	4%	3%	4%	6%	3%	0%	0%
Total Debt	-	-	-	29,335,146	16,000,000	20,517,815	26,594,717
Debt per Unit	-	-	-	105,903	55,749	55,907	64,084
Interest Only/ Amortizing	-	-	-	Interest Only	Interest Only	-	Amortizing
Working Capital	705,046	1,549,526	1,304,851	12,998,431	2,703,174	6,041,865	5,777,908
Working Capital Per Unit	4,491	8,113	5,958	46,926	9,419	16,463	13,923
Transfer Fee %	-	-	-	-	Other	2% of GSP	2% of GSP

*GSP- Gross Selling Price

	Lincoln Square Manhattan 10023 Condominium 32 Units	Lincoln Square Manhattan 10023 Co-Op 34 Units	Lincoln Square Manhattan 10023 Condominium 40 Units	Lincoln Square Manhattan 10023 Condominium 41 Units	Lincoln Square Manhattan 10023 Co-Op 48 Units	Lincoln Square Manhattan 10023 Co-Op 65 Units	Lincoln Square Manhattan 10023 Condominium 68 Units
Maintenance / Common Charges	\$1,923,972	\$1,537,434	\$1,147,849	\$2,370,973	\$2,396,684	\$1,888,585	\$2,607,563
Operating Assessments	-	134,363	-	-	195,636	136,595	-
Rental Income / Comml. Charges	21,261	40,921	24,318	30,000	-	10,825	67,072
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	57,000	31,000	-	-	-	136,885	-
Other Income	4,037	71,556	32,327	16,386	90,584	10,469	13,250
TOTAL INCOME	\$2,006,269	\$1,815,274	\$1,204,494	\$2,417,359	\$2,682,904	\$2,183,359	\$2,687,885
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	12,914	785,214	16,429	-	1,162,631	914,312	12,744
Mortgage & Loan Indebtdness	47,189	65,226	-	-	231,544	154,207	59,384
Payroll	770,384	410,797	363,456	834,296	494,498	475,572	1,011,878
Pension & Welfare	274,108	163,030	120,980	311,654	227,572	189,412	382,512
Payroll Taxes & Other Costs	102,422	75,865	56,457	135,285	85,243	18,850	276,441
Gas & Electric, Net	169,773	15,805	87,654	208,771	18,028	16,142	169,989
Heating	126,398	62,358	71,084	64,171	69,172	44,008	32,610
Water & Sewer	49,770	30,967	51,196	55,468	31,575	38,491	88,611
Building Supplies, Repairs & Maintenance	177,217	76,488	107,129	517,496	128,162	186,746	335,933
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	44,645	32,531	41,196	105,957	38,264	57,501	108,754
Management Fee	65,790	46,903	52,764	54,329	50,000	46,582	55,099
Professional Fees, Net	49,773	33,996	54,391	55,961	80,957	19,476	29,417
Corporation Tax	-	3,095	1,500	11,327	3,619	1,771	-
Office & Administration	14,082	12,973	12,204	26,601	14,632	4,143	46,285
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,904,465	\$1,815,247	\$1,036,440	\$2,381,316	\$2,635,897	\$2,167,213	\$2,609,658
SURPLUS (DEFICIT)	\$101,805	\$28	\$168,054	\$36,043	\$47,007	\$16,146	\$78,227
Other Financial Data							
Monthly Maint. / Charges Per Unit	5,010	3,768	2,391	4,819	4,161	2,421	3,196
Monthly Maint. - PY	1,869,356	1,465,396	1,116,107	2,246,962	2,315,592	1,847,415	2,536,702
Monthly Maint. / Charges Per Unit - PY	4,868	3,592	2,325	4,567	4,020	2,368	3,109
% Increase from Prior Year	3%	5%	3%	6%	4%	2%	3%
Total Debt	-	1,600,000	-	-	4,293,873	6,743,098	-
Debt per Unit	-	47,059	-	-	89,456	103,740	-
Interest Only/ Amortizing	-	Interest Only	-	-	Amortizing	Interest Only	-
Working Capital	650,307	630,971	415,826	625,256	(3,896,894)	5,686,876	993,095
Working Capital Per Unit	20,322	18,558	10,396	15,250	(81,185)	87,490	14,604
Transfer Fee %	1.5% of GSP	1% of GSP	-	-	2% of GSP	2% of GSP	-

*GSP- Gross Selling Price

	Lincoln Square Manhattan 10023 Co-Op 75 Units	Lincoln Square Manhattan 10023 Co-Op 135 Units	Lincoln Square Manhattan 10023 Co-Op 138 Units	Lincoln Square Manhattan 10023 Condominium 173 Units	Lincoln Square Manhattan 10023 Condominium 410 Units	Lincoln Square Manhattan 10023 Co-Op 476 Units	Upper West Side Manhattan 10024 Co-Op 37 Units
Maintenance / Common Charges	\$1,942,742	\$4,372,035	\$13,044,636	\$2,625,717	\$8,561,628	\$14,052,118	\$1,161,681
Operating Assessments	162,190	431,381	1,168,364	-	-	1,660,015	100,304
Rental Income / Comml. Charges	-	-	466,346	-	427,994	542,220	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	145,440	-	-	-
Transfer Fees	45,100	146,280	2,700,570	-	-	249,236	110,127
Other Income	31,718	67,498	105,548	132,526	448,660	342,986	54,642
TOTAL INCOME	\$2,181,749	\$5,017,193	\$17,485,463	\$2,903,683	\$9,438,282	\$16,846,574	\$1,426,754
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	910,351	2,442,055	6,929,768	-	-	9,579,977	626,708
Mortgage & Loan Indebtdness	67,039	420,425	1,326,600	-	-	1,088,563	195,784
Payroll	451,294	725,448	2,369,765	914,915	3,125,695	1,829,872	73,426
Pension & Welfare	136,927	257,877	839,608	433,286	1,414,388	633,071	-
Payroll Taxes & Other Costs	62,278	84,750	252,074	133,189	894,116	235,059	45,071
Gas & Electric, Net	31,596	41,873	530,238	236,112	800,575	287,755	50,960
Heating	66,691	137,221	522,062	132,323	567,427	585,900	-
Water & Sewer	36,334	66,138	123,942	105,716	409,408	205,457	21,741
Building Supplies, Repairs & Maintenance	187,761	283,157	821,656	398,979	1,399,044	611,171	76,138
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	44,908	86,478	319,025	143,384	373,383	390,885	36,877
Management Fee	49,000	68,640	145,350	88,000	168,000	148,994	40,948
Professional Fees, Net	25,673	82,010	41,480	163,077	177,048	276,492	18,741
Corporation Tax	3,661	10,125	38,099	2,807	-	72,235	2,371
Office & Administration	23,327	19,726	32,902	22,809	94,863	100,292	4,860
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,096,840	\$4,725,923	\$14,292,568	\$2,774,597	\$9,423,948	\$16,045,722	\$1,193,625
SURPLUS (DEFICIT)	\$84,909	\$291,270	\$3,192,895	\$129,086	\$14,334	\$800,852	\$233,129
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,159	2,699	7,877	1,265	1,740	2,460	2,616
Monthly Maint. - PY	1,991,782	4,223,837	12,853,504	2,593,269	7,730,135	13,723,865	1,138,900
Monthly Maint. / Charges Per Unit - PY	2,213	2,607	7,762	1,249	1,571	2,403	2,565
% Increase from Prior Year	-2%	4%	1%	1%	11%	2%	2%
Total Debt	2,500,000	8,445,528	33,000,000	-	-	35,000,000	3,112,832
Debt per Unit	33,333	62,559	239,130	-	-	73,529	84,131
Interest Only/ Amortizing	Interest Only	Amortizing	Interest Only	-	-	Interest Only	Amortizing
Working Capital	327,959	3,063,651	10,606,212	1,385,229	7,268,481	15,270,503	813,258
Working Capital Per Unit	4,373	22,694	76,857	8,007	17,728	32,081	21,980
Transfer Fee %	2% of GSP	2% of GSP	3.5% of GSP	-	-	Other	\$15 per share plus .7% of GSP

*GSP- Gross Selling Price

	Upper West Side Manhattan 10024 Co-Op 39 Units	Upper West Side Manhattan 10024 Co-Op 65 Units	Upper West Side Manhattan 10024 Condominium 73 Units	Upper West Side Manhattan 10024 Condominium 91 Units	Upper West Side Manhattan 10024 Co-Op 92 Units	Upper West Side Manhattan 10024 Condominium 92 Units	Upper West Side Manhattan 10024 Co-Op 93 Units
Maintenance / Common Charges	\$6,031,932	\$1,559,377	\$1,337,210	\$993,793	\$4,514,991	\$1,705,424	\$3,375,549
Operating Assessments	-	154,010	-	-	445,687	-	281,628
Rental Income / Comml. Charges	-	-	40,216	-	111,100	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	57,576	-	-	208,000	-	74,450
Other Income	558,493	40,070	19,745	89,135	155,043	34,448	73,066
TOTAL INCOME	\$6,590,425	\$1,811,033	\$1,397,171	\$1,082,928	\$5,434,821	\$1,739,872	\$3,804,693
Ground Rent	3,631,051	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,386,402	809,085	15,431	10,886	2,490,586	15,747	1,595,874
Mortgage & Loan Indebetdness	-	135,389	-	-	219,682	-	205,340
Payroll	302,089	306,161	560,329	349,513	1,092,057	676,225	801,583
Pension & Welfare	64,348	86,448	200,307	182,864	466,537	276,691	285,986
Payroll Taxes & Other Costs	47,930	19,908	84,590	57,762	125,644	85,544	111,792
Gas & Electric, Net	89,981	14,890	55,944	38,281	37,719	74,395	33,763
Heating	31,594	60,864	78,193	46,050	106,544	117,366	124,901
Water & Sewer	29,108	25,834	35,184	55,208	45,552	82,809	51,284
Building Supplies, Repairs & Maintenance	220,684	167,967	146,968	191,172	153,530	248,177	211,479
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	224,364	41,671	107,704	56,907	91,139	97,172	101,297
Management Fee	46,777	45,673	73,500	56,523	80,034	49,947	70,000
Professional Fees, Net	23,964	29,947	39,079	50,391	66,889	84,139	28,022
Corporation Tax	32,963	787	2,260	-	7,734	1,540	3,826
Office & Administration	48,542	3,019	20,002	21,284	28,323	34,837	17,952
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$6,179,797	\$1,747,643	\$1,419,490	\$1,116,840	\$5,011,970	\$1,844,591	\$3,643,100
SURPLUS (DEFICIT)	\$410,628	\$63,390	\$(22,319)	\$(33,912)	\$422,851	\$(104,719)	\$161,593
Other Financial Data							
Monthly Maint. / Charges Per Unit	12,889	1,999	1,526	910	4,090	1,545	3,025
Monthly Maint. - PY	6,031,229	1,464,701	1,304,250	955,896	4,383,486	1,767,365	3,291,999
Monthly Maint. / Charges Per Unit - PY	12,887	1,878	1,489	875	3,971	1,601	2,950
% Increase from Prior Year	0%	6%	3%	4%	3%	-4%	3%
Total Debt	-	3,857,554	-	-	2,832,358	-	8,000,000
Debt per Unit	-	59,347	-	-	30,786	-	86,022
Interest Only/ Amortizing	-	Interest Only	-	-	Amortizing	-	Interest Only
Working Capital	13,612,989	(2,714,181)	1,252,436	246,294	3,279,256	1,344,487	2,073,693
Working Capital Per Unit	349,051	(41,757)	17,157	2,707	35,644	14,614	22,298
Transfer Fee %	-	-	-	-	2% of GSP	-	1% of GSP

*GSP- Gross Selling Price

	Upper West Side Manhattan 10024 Co-Op 95 Units	Upper West Side Manhattan 10024 Condominium 108 Units	Manhattan Valley Manhattan 10025 Co-Op 24 Units	Manhattan Valley Manhattan 10025 Co-Op 32 Units	Manhattan Valley Manhattan 10025 Condominium 55 Units	Manhattan Valley Manhattan 10025 Co-Op 71 Units	Manhattan Valley Manhattan 10025 Co-Op 72 Units
Maintenance / Common Charges	\$3,933,502	\$1,483,752	\$449,820	\$629,839	\$1,235,839	\$2,564,839	\$2,271,087
Operating Assessments	410,839	-	47,131	-	-	263,128	210,343
Rental Income / Comml. Charges	-	37,675	-	-	-	44,206	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	77,315	-	11,288	98,940	-	130,005	-
Other Income	94,923	33,536	18,708	33,321	45,626	30,040	39,099
TOTAL INCOME	\$4,516,579	\$1,554,962	\$526,947	\$762,100	\$1,281,465	\$3,032,218	\$2,520,529
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	1,943,171	14,518	233,381	256,056	21,262	1,497,673	1,162,592
Mortgage & Loan Indebtdness	148,598	30,943		84,815	43,688	113,150	-
Payroll	791,322	580,045	36,600	109,153	496,741	477,354	311,618
Pension & Welfare	345,698	256,693	-	6,683	66,954	171,443	112,843
Payroll Taxes & Other Costs	123,154	88,305	7,760	20,049	57,897	71,625	53,435
Gas & Electric, Net	42,588	96,946	6,239	12,546	133,067	30,657	32,221
Heating	144,346	106,547	28,002	-	66,977	84,941	89,320
Water & Sewer	51,237	75,136	12,868	22,645	77,902	42,850	58,306
Building Supplies, Repairs & Maintenance	251,304	161,626	48,279	81,340	229,815	204,386	112,524
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	317,519
Insurance	89,949	89,674	28,552	66,556	66,012	62,973	59,116
Management Fee	53,000	67,500	13,200	22,896	39,000	58,250	59,500
Professional Fees, Net	136,815	33,248	16,916	9,643	17,019	28,779	22,387
Corporation Tax	9,302	1,500	755	816	3,253	3,473	3,450
Office & Administration	24,869	29,339	1,719	3,143	27,147	18,970	13,333
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$4,155,352	\$1,632,020	\$434,271	\$696,341	\$1,346,734	\$2,866,523	\$2,408,163
SURPLUS(DEFICIT)	\$361,227	\$(77,058)	\$92,676	\$65,759	\$(65,269)	\$165,694	\$112,366
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,450	1,145	1,562	1,640	1,872	3,010	2,629
Monthly Maint. - PY	3,830,224	1,443,432	447,748	628,949	1,134,885	2,431,501	2,189,013
Monthly Maint. / Charges Per Unit - PY	3,360	1,114	1,555	1,638	1,720	2,854	2,534
% Increase from Prior Year	3%	3%	0%	0%	9%	5%	4%
Total Debt	6,000,000	-	19,548	1,321,329	-	3,600,000	-
Debt per Unit	63,158	-	814	41,292	-	50,704	-
Interest Only/ Amortizing	Interest Only	-	Amortizing	Amortizing	-	Interest Only	-
Working Capital	3,267,675	639,072	362,919	475,861	687,572	2,235,349	1,179,979
Working Capital Per Unit	34,397	5,917	15,122	14,871	12,501	31,484	16,389
Transfer Fee %	Other	-	1.5% of GSP	-	-	2% of GSP	5% of Net Profit

*GSP- Gross Selling Price

	Manhattan Valley Manhattan 10025 Condominium 88 Units	Manhattan Valley Manhattan 10025 Co-Op 89 Units	Manhattan Valley Manhattan 10025 Co-Op 98 Units	Manhattan Valley Manhattan 10025 Condominium 261 Units	Manhattan Valley Manhattan 10025 Cndominium 414 Units	Manhattan Valley Manhattan 10025 Condominium 414 Units	Central Harlem Manhattan 10026 Condominium 73 Units
Maintenance / Common Charges	\$1,929,321	\$2,064,722	\$2,995,659	\$2,268,313	\$2,763,548	\$2,809,757	\$865,216
Operating Assessments	-	130,029	-	-	-	-	-
Rental Income / Comml. Charges	84,000	-	-	-	69,997	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	260,621	247,436	-
Transfer Fees	-	220,790	-	-	-	-	-
Other Income	17,760	155,286	67,474	50,836	276,001	226,990	11,147
TOTAL INCOME	\$2,031,081	\$2,570,827	\$3,063,134	\$2,319,149	\$3,370,167	\$3,284,183	\$876,363
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	14,740	834,349	943,341	-	-	-	385
Mortgage & Loan Indebetdness	77,953	304,313	334,569	-	-	-	-
Payroll	783,793	487,516	667,376	805,347	952,635	1,076,918	144,174
Pension & Welfare	324,004	238,037	258,059	339,685	357,212	398,462	461
Payroll Taxes & Other Costs	111,896	25,740	89,699	148,470	163,229	165,520	19,439
Gas & Electric, Net	58,768	74,181	26,866	56,859	95,578	106,947	38,728
Heating	110,877	88,952	122,385	124,607	237,153	370,612	56,064
Water & Sewer	97,914	41,974	63,200	122,566	192,727	200,292	70,319
Building Supplies, Repairs & Maintenance	380,257	201,866	553,475	278,019	584,324	530,532	180,665
Recreation Facilities Expense	-	-	-	-	-	90,845	-
Security Services	-	-	-	-	213,737	209,033	241,311
Insurance	73,135	41,260	73,483	104,550	175,581	174,683	70,292
Management Fee	65,265	52,038	62,702	132,420	222,142	178,802	45,972
Professional Fees, Net	68,290	23,221	55,664	39,059	89,881	52,790	43,623
Corporation Tax	2,188	3,457	3,324	6,421	3,622	-	1,614
Office & Administration	17,748	13,957	23,121	34,715	74,130	45,889	15,073
Bad Debts (Recovery)	-	-	-	-	(3,990)	-	-
TOTAL EXPENSES	\$2,186,829	\$2,430,861	\$3,277,265	\$2,192,717	\$3,357,961	\$3,601,323	\$928,120
SURPLUS (DEFICIT)	\$(155,748)	\$139,966	\$(214,131)	\$126,432	\$12,206	\$(317,140)	\$(51,757)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,827	1,933	2,547	724	556	566	988
Monthly Maint. - PY	1,929,928	1,986,498	2,923,185	2,250,183	2,543,872	2,771,625	838,312
Monthly Maint. / Charges Per Unit - PY	1,828	1,860	2,486	718	512	558	957
% Increase from Prior Year	0%	4%	2%	1%	9%	1%	3%
Total Debt	-	7,437,500	5,215,927	-	-	-	-
Debt per Unit	-	83,567	53,224	-	-	-	-
Interest Only/ Amortizing	-	Interest Only	Amortizing	-	-	-	-
Working Capital	694,613	1,608,226	2,273,999	588,076	5,373,594	2,647,961	417,162
Working Capital Per Unit	7,893	18,070	23,204	2,253	12,980	6,396	5,715
Transfer Fee %	-	5% of Net Profit	-	-	-	-	-

*GSP- Gross Selling Price

	Central Harlem Manhattan 10026 Condominium 129 Units	Central Harlem Manhattan 10027 Condominium 19 Units	Yorkville Manhattan 10028 Condominium 6 Units	Yorkville Manhattan 10028 Condominium 7 Units	Yorkville Manhattan 10028 Co-Op 13 Units	Yorkville Manhattan 10028 Co-Op 18 Units	Yorkville Manhattan 10028 Co-Op 20 Units
Maintenance / Common Charges	\$1,730,548	\$415,099	\$1,519,005	\$468,788	\$2,066,682	\$1,617,809	\$892,601
Operating Assessments	-	-	-	-	149,270	116,470	-
Rental Income / Comml. Charges	272,593	-	-	-	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	114,825	-	-	-	-	-	100,500
Other Income	90,084	650	32,226	1,260	38,414	815	540
TOTAL INCOME	\$2,208,050	\$415,749	\$1,551,231	\$470,048	\$2,254,366	\$1,735,094	\$993,641
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	12,158	-	848,849	664,900	380,603
Mortgage & Loan Indebtedness	115,276	-	-	-	89,802	172,251	35,289
Payroll	524,017	51,496	558,374	238,935	633,203	404,580	238,818
Pension & Welfare	224,051	-	224,760	23,821	192,650	145,509	-
Payroll Taxes & Other Costs	65,160	8,869	97,059	34,465	87,592	53,738	42,098
Gas & Electric, Net	149,440	25,958	126,746	28,019	42,006	12,889	12,946
Heating	52,114	-	53,627	17,777	83,727	57,907	49,236
Water & Sewer	99,694	19,424	50,479	13,120	14,003	16,246	13,044
Building Supplies, Repairs & Maintenance	243,960	155,861	192,197	50,748	186,305	89,871	79,634
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	145,706	29,820	81,458	20,188	42,849	24,510	24,230
Management Fee	57,000	25,675	80,152	24,000	70,331	33,113	40,349
Professional Fees, Net	37,695	29,639	24,384	11,580	16,618	23,701	28,833
Corporation Tax	10,083	317	-	2,274	1,606	2,867	1,496
Office & Administration	14,700	12,924	31,306	4,564	23,902	4,550	20,662
Bad Debts (Recovery)	256,518	-	-	-	-	-	-
TOTAL EXPENSES	\$1,995,414	\$359,983	\$1,532,699	\$469,491	\$2,333,442	\$1,706,632	\$967,238
SURPLUS (DEFICIT)	\$212,636	\$55,766	\$18,532	\$557	\$(79,076)	\$28,462	\$26,403
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,118	1,821	21,097	5,581	13,248	7,490	3,719
Monthly Maint. - PY	1,738,110	409,885	1,480,289	449,610	1,960,152	1,570,689	892,601
Monthly Maint. / Charges Per Unit - PY	1,123	1,798	20,560	5,353	12,565	7,272	3,719
% Increase from Prior Year	0%	1%	3%	4%	5%	3%	0%
Total Debt	-	-	-	-	5,000,000	5,100,000	297,715
Debt per Unit	-	-	-	-	384,615	283,333	14,886
Interest Only/ Amortizing	-	-	-	-	Interest Only	Interest Only	Amortizing
Working Capital	846,506	451,667	750,650	309,813	5,498,537	656,918	(48,520)
Working Capital Per Unit	6,562	23,772	125,108	44,259	422,964	36,495	(2,426)
Transfer Fee %	-	-	-	1% of GSP	2% of GSP	3% of GSP	1.5% of GSP

*GSP- Gross Selling Price

	Yorkville Manhattan 10028 Co-Op 27 Units	Yorkville Manhattan 10028 Co-Op 35 Units	Yorkville Manhattan 10028 Co-Op 36 Units	Yorkville Manhattan 10028 Co-Op 41 Units	Yorkville Manhattan 10028 Co-Op 42 Units	Yorkville Manhattan 10028 Condom 54 Units	Yorkville Manhattan 10028 Condominium 58 Units
Maintenance / Common Charges	\$2,012,423	\$1,621,603	\$1,777,660	\$2,585,550	\$5,669,564	\$2,332,268	\$1,493,720
Operating Assessments	117,983	128,400	124,718	216,543	491,993	210,001	-
Rental Income / Comm. Charges	-	-	-	95,140	-	134,710	10,197
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	32,860	50,500	27,000	20,375	-	34,500	-
Other Income	8,891	49,636	44,251	13,189	208,689	29,823	14,468
TOTAL INCOME	\$2,172,157	\$1,850,139	\$1,973,628	\$2,930,796	\$6,370,246	\$2,741,302	\$1,518,385
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	704,457	767,913	698,643	1,202,502	2,780,602	1,102,719	-
Mortgage & Loan Indebtedness	350,222	30,631	295,910	145,045	268,275	220,685	114,835
Payroll	573,980	400,362	482,474	714,606	1,477,966	487,158	575,384
Pension & Welfare	224,149	135,943	194,073	263,290	522,458	200,515	135,058
Payroll Taxes & Other Costs	34,032	55,549	43,384	85,197	207,415	64,706	74,262
Gas & Electric, Net	19,191	21,338	18,558	26,953	44,889	118,870	171,653
Heating	57,777	58,110	54,062	83,254	200,727	35,249	57,900
Water & Sewer	25,887	14,445	27,718	43,799	46,497	52,858	74,349
Building Supplies, Repairs & Maintenance	147,188	65,301	75,613	102,564	309,176	269,289	202,195
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	28,845	39,801	38,872	68,993	136,182	56,843	59,449
Management Fee	51,532	56,465	56,553	59,400	91,200	56,493	50,450
Professional Fees, Net	36,308	26,942	29,037	26,517	124,950	23,599	13,984
Corporation Tax	3,450	3,560	3,450	3,079	10,475	14,142	2,639
Office & Administration	1,449	13,012	7,493	45,527	28,566	25,018	30,548
Bad Debts (Recovery)	-	-	-	-	-	22,678	-
TOTAL EXPENSES	\$2,258,467	\$1,689,372	\$2,025,839	\$2,870,726	\$6,249,378	\$2,750,822	\$1,562,706
SURPLUS (DEFICIT)	\$(86,310)	\$160,767	\$(52,210)	\$60,070	\$120,868	\$(9,520)	\$(44,321)
Other Financial Data							
Monthly Maint. / Charges Per Unit	6,211	3,861	4,115	5,255	11,249	3,599	2,146
Monthly Maint. - PY	1,953,809	1,508,477	1,746,688	2,534,827	5,442,607	2,249,704	1,493,720
Monthly Maint. / Charges Per Unit - PY	6,030	3,592	4,043	5,152	10,799	3,472	2,146
% Increase from Prior Year	3%	7%	2%	2%	4%	4%	0%
Total Debt	5,364,666	1,500,000	2,955,132	5,450,000	8,400,000	3,727,905	-
Debt per Unit	198,691	42,857	82,087	132,927	200,000	69,035	-
Interest Only/ Amortizing	Interest Only	Interest Only	Amortizing	Interest Only	Interest Only	Amortizing	-
Working Capital	1,050,308	1,629,699	1,340,373	1,782,030	2,051,310	507,188	390,583
Working Capital Per Unit	38,900	46,563	37,233	43,464	48,841	9,392	6,734
Transfer Fee %	2% of GSP	2% of GSP	2% of GSP	1% of GSP	3% of GSP	2% of GSP	-

*GSP- Gross Selling Price

	Yorkville Manhattan 10028 Co-Op 59 Units	Yorkville Manhattan 10028 Co-Op 60 Units	Yorkville Manhattan 10028 Co-Op 62 Units	Yorkville Manhattan 10028 Co-Op 70 Units	Yorkville Manhattan 10028 Co-Op 72 Units	Yorkville Manhattan 10028 Co-Op 74 Units	Yorkville Manhattan 10028 Co-Op 75 Units
Maintenance / Common Charges	\$3,180,785	\$1,798,427	\$4,545,438	\$4,470,343	\$6,054,636	\$656,549	\$4,235,241
Operating Assessments	457,827	145,193	412,332	374,102	468,704	85,004	-
Rental Income / Comm. Charges	1,050,870	-	-	-	-	52,876	408,947
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	-	110,750	180,900	81,000	454,000	-	129,408
Other Income	107,927	33,443	14,011	402,200	112,218	20,639	112,879
TOTAL INCOME	\$4,797,409	\$2,087,813	\$5,152,680	\$5,327,645	\$7,089,558	\$815,067	\$4,886,475
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	2,603,865	834,549	2,333,257	2,215,980	2,592,550	384,147	2,575,105
Mortgage & Loan Indebtedness	153,967	104,698	168,751	191,881	511,845	49,321	131,494
Payroll	978,277	506,885	985,259	1,118,591	1,388,772	78,733	1,054,893
Pension & Welfare	377,106	159,874	395,990	385,229	545,660	24,807	372,009
Payroll Taxes & Other Costs	142,702	27,956	124,853	144,722	188,010	9,412	139,068
Gas & Electric, Net	20,245	18,307	48,829	26,394	52,335	12,179	6,029
Heating	102,187	58,469	120,505	104,393	133,188	49,821	110,184
Water & Sewer	67,097	23,688	32,872	53,005	81,002	20,179	59,963
Building Supplies, Repairs & Maintenance	194,478	178,391	257,924	398,310	462,541	53,092	304,519
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	64,465	55,564	82,541	92,517	104,284	38,718	94,468
Management Fee	65,000	50,000	73,897	105,500	90,640	52,206	63,988
Professional Fees, Net	44,326	44,018	89,273	18,223	50,555	12,404	63,721
Corporation Tax	27,593	3,711	7,654	9,218	11,860	1,955	19,615
Office & Administration	13,974	13,137	22,638	44,514	38,349	6,812	24,214
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$4,855,282	\$2,079,246	\$4,744,244	\$4,908,478	\$6,251,591	\$793,785	\$5,019,270
SURPLUS (DEFICIT)	\$(57,873)	\$8,567	\$408,436	\$419,168	\$837,967	\$21,282	\$(132,795)
Other Financial Data							
Monthly Maint. / Charges Per Unit	4,493	2,498	6,109	5,322	7,008	739	4,706
Monthly Maint. - PY	2,903,516	1,754,392	4,419,016	4,249,332	5,934,173	628,847	4,235,240
Monthly Maint. / Charges Per Unit - PY	4,101	2,437	5,940	5,059	6,868	708	4,706
% Increase from Prior Year	10%	3%	3%	5%	2%	4%	0%
Total Debt	3,725,000	4,000,000	5,000,000	6,500,000	7,734,534	1,150,000	3,500,000
Debt per Unit	63,136	66,667	80,645	92,857	107,424	15,541	46,667
Interest Only/ Amortizing	Interest Only	Interest Only	Interest Only	Interest Only	Amortizing	Interest Only	Interest Only
Working Capital	5,112,414	2,283,517	2,463,780	3,542,034	3,580,441	194,918	2,929,469
Working Capital Per Unit	86,651	38,059	39,738	50,600	49,728	2,634	39,060
Transfer Fee %	2% of GSP	2% of GSP	2% of GSP	2% of GSP	2% of GSP	-	% of GSP

*GSP- Gross Selling Price

	Yorkville Manhattan 10028 Co-Op 82 Units	Yorkville Manhattan 10028 Co-Op 84 Units	Yorkville Manhattan 10028 Co-Op 98 Units	Yorkville Manhattan 10028 Condominium 110 Units	Yorkville Manhattan 10028 Co-Op 146 Units	Yorkville Manhattan 10028 Co-Op 166 Units	East Harlem Manhattan 10035 Condominium 95 Units
Maintenance / Common Charges	\$2,151,993	\$3,983,642	\$3,649,547	\$3,742,489	\$4,010,400	\$4,071,831	\$1,248,000
Operating Assessments	132,559	288,284	2,186,122	-	459,529	370,584	269,008
Rental Income / Comm. Charges	-	-	1,162,274	120,200	1,024,349	522,438	39,828
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	207,051	-	-
Transfer Fees	29,385	196,000	35,000	-	-	-	16,795
Other Income	80,658	44,164	12,174	974,766	16,804	170,750	64,170
TOTAL INCOME	\$2,394,595	\$4,512,090	\$7,045,118	\$4,837,455	\$5,718,133	\$5,135,604	\$1,637,801
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	891,497	2,060,094	3,880,865	24,305	2,830,189	2,500,733	13,076
Mortgage & Loan Indebtedness	197,174	85,389	343,249	61,423	409,524	539,699	337,329
Payroll	516,359	1,003,582	1,230,983	1,432,551	1,004,477	685,312	119,124
Pension & Welfare	183,827	395,752	482,242	544,116	369,501	294,008	10,611
Payroll Taxes & Other Costs	63,786	152,476	156,750	381,567	128,558	94,484	18,578
Gas & Electric, Net	22,576	35,837	5,931	337,931	86,243	69,712	47,268
Heating	86,179	133,945	197,112	139,050	211,211	113,217	120,454
Water & Sewer	46,615	44,630	81,697	148,104	112,563	139,650	73,010
Building Supplies, Repairs & Maintenance	190,170	202,873	334,773	700,217	381,297	257,885	144,390
Recreation Facilities Expense	-	-	-	396,313	-	-	-
Security Services	-	-	-	-	-	-	246,415
Insurance	56,180	59,564	106,226	221,573	84,790	100,236	73,555
Management Fee	58,943	88,511	72,652	96,425	104,332	84,810	45,000
Professional Fees, Net	35,660	47,738	49,858	26,496	44,878	44,878	24,344
Corporation Tax	3,450	6,715	22,386	3,284	12,036	17,142	3,435
Office & Administration	33,596	18,536	43,854	24,546	23,834	25,372	25,957
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,386,011	\$4,335,642	\$7,008,578	\$4,537,901	\$5,803,435	\$4,967,136	\$1,302,546
SURPLUS (DEFICIT)	\$8,584	\$176,448	\$36,540	\$299,554	\$(85,302)	\$168,467	\$335,255
Other Financial Data							
Monthly Maint. / Charges Per Unit	2,187	3,952	3,103	2,835	2,289	2,044	1,095
Monthly Maint. - PY	2,151,619	3,983,642	3,754,827	3,608,513	3,832,160	3,962,853	1,211,886
Monthly Maint. / Charges Per Unit - PY	2,187	3,952	3,193	2,734	2,187	1,989	1,063
% Increase from Prior Year	0%	0%	-3%	4%	5%	3%	3%
Total Debt	4,484,410	51,543	11,000,000	-	7,799,006	8,396,912	8,014,011
Debt per Unit	54,688	614	112,245	-	53,418	50,584	84,358
Interest Only/ Amortizing	Amortizing	Amortizing	Interest Only	-	Amortizing	Amortizing	Amortizing
Working Capital	1,431,513	805,350	3,025,281	66,781	3,148,272	3,902,406	829,920
Working Capital Per Unit	17,457	9,588	30,870	607	21,564	23,508	8,736
Transfer Fee %	1.5% of GSP	2% of GSP	2% of GSP	-	-	-	1% of GSP

*GSP- Gross Selling Price

	East Harlem Manhattan 10035 Condominium 160 Units	Clinton Manhattan 10036 Condominium 310 Units	Financial District Manhattan 10038 Condominium 22 Units	Central Harlem Manhattan 10039 Condominium 180 Units	Inwood & Washington Heights Manhattan 10040 Co-Op 84 Units	Lenox Hill Manhattan 10065 Co-Op 22 Units	Lenox Hill Manhattan 10065 Co-Op 27 Units
Maintenance / Common Charges	\$2,246,417	\$3,006,873	\$578,971	\$1,480,230	\$1,000,237	\$335,163	\$1,090,142
Operating Assessments	19,093	-	-	-	65,328	-	150,798
Rental Income / Comml. Charges	-	-	74,124	-	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	16,800	-	-
Transfer Fees	-	-	67,600	-	-	-	-
Other Income	41,840	224,214	7,883	151,472	34,400	37,286	52,404
TOTAL INCOME	\$2,307,350	\$3,231,087	\$728,578	\$1,631,702	\$1,116,765	\$372,449	\$1,293,344
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	15,288	24,038	-	230,648	346,904	753,253
Mortgage & Loan Indebtedness	43,233	-	67,534	-	295,021	-	191,404
Payroll	529,242	996,410	137,144	438,759	126,602	89,421	144,175
Pension & Welfare	71,224	402,762	57,907	94,399	39,086	-	-
Payroll Taxes & Other Costs	83,044	132,730	35,420	53,323	18,820	20,141	11,381
Gas & Electric, Net	273,747	87,291	84,128	97,849	21,364	9,464	30,072
Heating	123,416	266,002	49,817	99,898	77,343	32,034	45,690
Water & Sewer	183,339	135,829	21,082	121,462	47,694	12,239	20,985
Building Supplies, Repairs & Maintenance	1,285,699	471,484	127,340	215,373	116,273	59,911	64,093
Recreation Facilities Expense	-	172,695	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	199,082	210,854	26,075	99,381	45,145	25,396	29,634
Management Fee	101,619	175,584	27,000	69,533	55,000	25,500	40,000
Professional Fees, Net	38,206	69,380	24,177	77,558	14,700	15,866	25,484
Corporation Tax	3,396	-	650	6,426	-	7,589	3,450
Office & Administration	28,164	13,494	18,102	31,189	12,916	1,725	1,026
Bad Debts (Recovery)	-	-	-	14,706	-	-	-
TOTAL EXPENSES	\$2,963,411	\$3,149,804	\$700,414	\$1,419,856	\$1,100,611	\$646,190	\$1,360,647
SURPLUS (DEFICIT)	\$(656,061)	\$81,283	\$28,164	\$211,846	\$16,154	\$(273,741)	\$(67,303)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,170	808	2,193	685	992	1,270	3,365
Monthly Maint. - PY	2,049,225	2,597,053	567,883	1,439,815	1,014,086	300,472	1,089,063
Monthly Maint. / Charges Per Unit - PY	1,067	698	2,151	667	1,006	1,138	3,361
% Increase from Prior Year	10%	16%	2%	3%	-1%	12%	0%
Total Debt	553,099	-	878,048	-	4,569,269	-	1,381,318
Debt per Unit	3,457	-	39,911	-	54,396	-	51,160
Interest Only/ Amortizing	Amortizing	-	Amortizing	-	Amortizing	-	Amortizing
Working Capital	916,624	1,190,358	236,582	1,372,737	494,559	1,851,442	726,075
Working Capital Per Unit	5,729	3,840	10,754	7,626	5,888	84,156	26,892
Transfer Fee %	-	-	2% of GSP	1% of GSP	-	2% of GSP	1% of GSP

*GSP- Gross Selling Price

	Lenox Hill Manhattan 10065 Co-Op 60 Units	Lenox Hill Manhattan 10065 Condominium 113 Units	Lenox Hill Manhattan 10065 Co-Op 165 Units	Lenox Hill Manhattan 10065 Condominium 492 Units	Upper West Side Manhattan 10069 Co-Op 412 Units	Yorkville Manhattan 10075 Co-Op 30 Units	Yorkville Manhattan 10075 Co-Op 82 Units
Maintenance / Common Charges	\$2,254,245	\$2,792,390	\$4,678,432	\$9,706,757	\$7,890,805	\$2,156,290	\$2,492,286
Operating Assessments	159,826	-	296,230	573,771	-	140,126	224,848
Rental Income / Comml. Charges	-	-	420,614	832,604	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	197,200	-	34,174	-	-	-	119,868
Other Income	10,157	191,080	15,267	284,240	232,162	26,593	63,084
TOTAL INCOME	\$2,621,428	\$2,983,470	\$5,444,716	\$11,397,373	\$8,122,967	\$2,323,009	\$2,900,085
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	885,963	23,291	1,685,707	4,994,787	17,810	908,549	1,244,262
Mortgage & Loan Indebtedness	148,677	58,536	2,514,515	981,570	46,538	185,535	179,942
Payroll	557,403	972,061	533,452	1,595,267	2,205,777	482,341	565,629
Pension & Welfare	222,651	350,956	201,665	605,983	943,206	180,786	226,918
Payroll Taxes & Other Costs	91,905	124,043	73,336	179,522	321,109	77,738	88,894
Gas & Electric, Net	92,685	209,847	(27,417)	506,173	683,953	22,555	21,700
Heating	78,518	333,077	102,724	337,188	444,325	52,060	81,814
Water & Sewer	37,108	69,795	117,457	254,214	332,691	61,489	40,789
Building Supplies, Repairs & Maintenance	220,774	650,525	200,953	971,543	1,372,345	144,418	163,815
Recreation Facilities Expense	-	-	-	-	435,553	-	-
Security Services	-	-	-	-	449,549	-	-
Insurance	46,828	104,153	82,774	174,853	346,228	39,735	63,428
Management Fee	79,000	106,000	102,904	243,333	235,000	69,558	47,100
Professional Fees, Net	72,071	127,435	35,620	140,512	114,140	21,891	43,617
Corporation Tax	3,394	-	3,397	20,325	12,588	5,449	3,450
Office & Administration	33,906	64,780	26,713	97,437	69,964	7,787	14,850
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$2,570,882	\$3,194,498	\$5,653,801	\$11,102,707	\$8,030,777	\$2,259,891	\$2,786,211
SURPLUS (DEFICIT)	\$50,546	\$(211,028)	\$(209,084)	\$294,666	\$92,190	\$63,118	\$113,874
Other Financial Data							
Monthly Maint. / Charges Per Unit	3,131	2,059	2,363	1,644	1,596	5,990	2,533
Monthly Maint. - PY	2,252,493	2,739,645	4,578,432	9,382,136	7,602,103	2,114,053	2,507,134
Monthly Maint. / Charges Per Unit - PY	3,128	2,020	2,312	1,589	1,538	5,872	2,548
% Increase from Prior Year	0%	2%	2%	3%	4%	2%	-1%
Total Debt	4,000,000	-	37,781,686	34,500,000	268,679	6,150,000	3,634,250
Debt per Unit	66,667	-	228,980	70,122	652	205,000	44,320
Interest Only/ Amortizing	Interest Only	-	Amortizing	Interest Only	Amortizing	Interest Only	Amortizing
Working Capital	912,794	5,938,535	2,299,380	7,375,758	2,097,892	63,898	2,170,171
Working Capital Per Unit	15,213	52,553	13,936	14,991	5,092	2,130	26,466
Transfer Fee %	2% of GSP	-	Other	-	-	3% of GSP	12 months of maintenance charges

*GSP- Gross Selling Price

	Yorkville Manhattan 10075 Condominium 146 Units	Yorkville Manhattan 10128 Co-Op 40 Units	Yorkville Manhattan 10128 Co-Op 44 Units	Yorkville Manhattan 10128 Co-Op 55 Units	Yorkville Manhattan 10128 Condominium 61 Units	Yorkville Manhattan 10128 Co-Op 64 Units	Yorkville Manhattan 10128 Co-Op 77 Units
Maintenance / Common Charges	\$1,540,687	\$1,911,670	\$5,603,327	\$3,544,206	\$1,565,873	\$2,532,289	\$3,478,865
Operating Assessments	-	197,997	571,953	-	-	221,082	1,832,413
Rental Income / Comm. Charges	82,908	1,142,719	-	-	-	-	473,343
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-
Transfer Fees	40,000	180,775	-	34,375	-	85,813	-
Other Income	131,506	24,775	136,382	89,825	84,562	11,169	90,944
TOTAL INCOME	\$1,795,101	\$3,457,936	\$6,311,661	\$3,668,406	\$1,650,435	\$2,850,352	\$5,875,566
Ground Rent	-	569,730	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,156,550	3,276,717	1,695,464	-	1,303,722	2,949,478
Mortgage & Loan Indebtedness	-	124,183	154,931	145,000	-	82,961	246,047
Payroll	572,963	565,729	1,211,576	792,006	683,220	587,759	1,055,372
Pension & Welfare	256,838	201,665	472,337	315,496	257,958	224,782	373,243
Payroll Taxes & Other Costs	71,297	74,463	168,098	104,991	89,077	83,678	123,149
Gas & Electric, Net	58,189	39,737	54,870	36,217	16,885	17,257	62,282
Heating	163,164	75,639	196,721	111,378	85,070	105,470	190,506
Water & Sewer	79,633	61,474	50,002	45,632	70,886	36,797	60,012
Building Supplies, Repairs & Maintenance	246,773	228,502	446,318	160,495	148,948	139,821	338,177
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	73,605	-	-	-	-	-	-
Insurance	99,488	69,768	92,631	54,225	47,295	50,579	101,300
Management Fee	75,000	63,000	76,000	78,750	66,300	66,125	100,066
Professional Fees, Net	43,916	176,038	69,039	25,614	20,200	33,488	61,847
Corporation Tax	-	3,320	21,574	3,498	1,468	2,657	19,817
Office & Administration	19,580	13,612	14,428	36,739	16,860	19,713	25,779
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,760,446	\$3,423,411	\$6,305,242	\$3,605,505	\$1,504,167	\$2,754,810	\$5,707,074
SURPLUS (DEFICIT)	\$34,655	\$34,525	\$6,419	\$62,901	\$146,268	\$95,543	\$168,492
Other Financial Data							
Monthly Maint. / Charges Per Unit	879	3,983	10,612	5,370	2,139	3,297	3,765
Monthly Maint. - PY	1,470,534	2,091,867	5,296,276	3,441,512	1,491,810	2,532,290	3,288,843
Monthly Maint. / Charges Per Unit - PY	839	4,358	10,031	5,214	2,038	3,297	3,559
% Increase from Prior Year	5%	-9%	6%	3%	5%	0%	6%
Total Debt	-	1,657,193	3,500,000	4,000,000	-	2,750,000	7,000,000
Debt per Unit	-	41,430	79,545	72,727	-	42,969	90,909
Interest Only/ Amortizing	-	Amortizing	Interest Only	Interest Only	-	Interest Only	Interest Only
Working Capital	891,424	1,996,293	3,582,956	1,591,495	168,165	989,728	6,429,131
Working Capital Per Unit	6,106	49,907	81,431	28,936	2,757	15,465	83,495
Transfer Fee %	Other	2.50% of GSP	3% of GSP	2.5% of GSP	1.75% of GSP	Other	-

*GSP- Gross Selling Price

	Yorkville Manhattan 10128 Condominium 90 Units	Yorkville Manhattan 10128 Co-Op 91 Units	Yorkville Manhattan 10128 Co-Op 93 Units	Yorkville Manhattan 10128 Co-Op 103 Units	Yorkville Manhattan 10128 Co-Op 123 Units	Yorkville Manhattan 10128 Condominium 140 Units	Yorkville Manhattan 10128 Condominium 290 Units
Maintenance / Common Charges	\$4,439,172	\$5,888,248	\$3,086,738	\$3,181,101	\$2,072,126	\$1,880,832	\$4,149,047
Operating Assessments	-	582,398	124,600	242,904	186,382	45,238	-
Rental Income / Comm. Charges	-	-	-	28,624	-	-	-
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	-	-	-	125,656	-	-
Transfer Fees	-	244,300	226,650	-	26,900	-	-
Other Income	303,590	19,672	91,414	47,683	66,585	59,511	105,401
TOTAL INCOME	\$4,742,762	\$6,734,618	\$3,529,402	\$3,500,312	\$2,477,649	\$1,985,580	\$4,254,448
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	3,313,134	1,262,650	1,356,056	1,109,456	12,631	-
Mortgage & Loan Indebtedness	-	279,066	205,313	249,318	241,189	28,167	-
Payroll	1,275,055	1,244,177	603,911	705,419	469,864	670,618	1,310,997
Pension & Welfare	526,767	438,973	202,885	252,002	93,115	261,046	516,426
Payroll Taxes & Other Costs	263,855	211,619	93,175	93,834	60,558	94,679	200,639
Gas & Electric, Net	419,880	109,294	14,782	84,239	27,087	101,985	206,744
Heating	187,641	240,994	95,886	167,024	80,317	115,158	413,458
Water & Sewer	97,656	78,278	40,250	71,757	38,597	105,366	201,812
Building Supplies, Repairs & Maintenance	556,806	306,980	248,533	198,225	104,325	275,214	569,715
Recreation Facilities Expense	-	-	-	-	-	-	150,060
Security Services	-	-	-	-	-	-	-
Insurance	103,694	104,590	60,392	90,147	79,283	70,725	204,887
Management Fee	116,870	90,000	81,100	85,751	58,568	58,152	171,526
Professional Fees, Net	24,707	91,060	87,344	89,935	63,727	29,033	194,804
Corporation Tax	-	15,283	10,038	2,017	3,535	-	-
Office & Administration	60,128	62,007	22,433	35,725	12,113	22,294	43,350
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$3,633,059	\$6,585,455	\$3,028,692	\$3,481,449	\$2,441,734	\$1,845,068	\$4,184,418
SURPLUS (DEFICIT)	\$1,109,703	\$149,163	\$500,710	\$18,863	\$35,915	\$140,512	\$70,030
Other Financial Data							
Monthly Maint. / Charges Per Unit	4,110	5,392	2,766	2,574	1,404	1,120	1,192
Monthly Maint. - PY	4,307,911	5,889,966	3,011,451	3,027,284	1,992,545	1,847,976	4,048,216
Monthly Maint. / Charges Per Unit - PY	3,989	5,394	2,698	2,449	1,350	1,100	1,163
% Increase from Prior Year	3%	0%	3%	5%	4%	2%	2%
Total Debt	-	8,000,000	5,972,363	2,018,965	4,324,505	-	-
Debt per Unit	-	87,912	64,219	19,602	35,159	-	-
Interest Only/ Amortizing	-	Interest Only	Interest Only	Amortizing	Amortizing	-	-
Working Capital	3,297,002	3,136,977	1,443,608	2,439,369	1,755,355	1,319,529	1,157,177
Working Capital Per Unit	36,633	34,472	15,523	23,683	14,271	9,425	3,990
Transfer Fee %	1% of GSP	2% of GSP	2.5% of GSP	2% of GSP	\$10 per share transferred	-	-

*GSP- Gross Selling Price

	Battery Park City Manhattan 10280 Condominium 121 Units	Battery Park City Manhattan 10280 Condominium 162 Units	Battery Park City Manhattan 10280 Condominium 174 Units	Battery Park City Manhattan 10280 Condominium 183 Units	Battery Park City Manhattan 10280 Condominium 247 Units	Battery Park City Manhattan 10280 Condominium 248 Units	Battery Park City Manhattan 10280 Condominium 295 Units
Maintenance / Common Charges	\$1,706,856	\$2,789,182	\$3,090,747	\$3,087,757	\$5,984,568	\$3,445,067	\$4,554,850
Operating Assessments	-	-	-	-	-	-	859,130
Rental Income / Comml. Charges	156,483	1,067,234	105,606	1,057,032	-	25,720	93,418
Common Charges - PILOT	1,702,866	3,159,883	3,809,754	3,705,484	6,771,340	4,266,774	5,332,922
Parking	-	-	-	-	-	-	-
Transfer Fees	-	-	-	-	-	-	-
Other Income	80,271	(27,366)	138,723	150,810	341,262	134,142	63,486
TOTAL INCOME	\$3,646,476	\$6,988,933	\$7,144,830	\$8,001,083	\$13,097,169	\$7,871,702	\$10,903,806
Ground Rent	580,790	1,974,833	1,174,737	2,212,069	1,557,635	1,094,832	2,969,204
Real Estate Taxes / PILOT / BID	1,702,866	3,159,883	3,809,754	3,705,484	6,771,340	4,266,774	5,332,922
Mortgage & Loan Indebtdness	-	-	-	-	143,140	-	-
Payroll	511,690	597,772	650,526	542,315	1,208,967	793,562	877,767
Pension & Welfare	199,091	213,796	273,706	224,558	462,897	359,554	386,622
Payroll Taxes & Other Costs	61,220	80,206	90,778	71,533	161,008	114,803	142,951
Gas & Electric, Net	64,269	112,125	113,803	135,157	587,259	128,277	145,184
Heating	84,337	129,002	140,467	164,504	338,767	213,133	211,269
Water & Sewer	70,200	129,358	122,401	165,374	128,180	175,528	149,059
Building Supplies, Repairs & Maintenance	121,399	148,528	254,307	188,661	894,522	179,539	246,014
Recreation Facilities Expense	-	-	-	-	343,863	-	-
Security Services	-	-	-	-	-	-	-
Insurance	120,735	158,190	191,192	270,698	343,055	315,979	304,256
Management Fee	60,300	81,200	96,600	75,500	162,393	82,400	51,500
Professional Fees, Net	47,408	86,783	53,673	76,464	62,614	106,366	22,888
Corporation Tax	-	(218,223)	-	-	8,046	6,710	9,156
Office & Administration	35,760	125,236	43,096	21,853	80,042	22,332	12,559
Bad Debts (Recovery)	-	(151,499)	-	48,615	-	(4,974)	-
TOTAL EXPENSES	\$3,660,066	\$6,627,191	\$7,015,039	\$7,902,785	\$13,253,728	\$7,854,813	\$10,861,352
SURPLUS (DEFICIT)	\$(13,590)	\$361,742	\$129,790	\$98,299	\$(156,559)	\$16,889	\$42,455
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,176	1,435	1,480	1,406	2,019	1,158	1,287
Monthly Maint. - PY	1,572,812	2,738,916	3,031,686	2,824,563	5,743,147	3,364,161	4,916,927
Monthly Maint. / Charges Per Unit - PY	1,083	1,409	1,452	1,286	1,938	1,130	1,389
% Increase from Prior Year	9%	2%	2%	9%	4%	2%	-7%
Total Debt	-	-	-	-	103,097	-	-
Debt per Unit	-	-	-	-	417	-	-
Interest Only/ Amortizing	-	-	-	-	Amortizing	-	-
Working Capital	1,692,754	4,997,360	1,775,026	2,503,640	5,942,808	2,485,619	2,665,798
Working Capital Per Unit	13,990	30,848	10,201	13,681	24,060	10,023	9,037
Transfer Fee %	-	-	-	-	-	-	-

*GSP- Gross Selling Price

	Battery Park City Manhattan 10280 Condominium 549 Units	Kingsbridge & Riverdale Bronx 10471 Co-Op 275 Units	Brooklyn Heights Brooklyn 11201 Condominium 32 Units	Brooklyn Heights Brooklyn 11201 Condominium 108 Units	Brooklyn Heights Brooklyn 11201 Condominium 128 Units	Brooklyn Heights Brooklyn 11201 Co-Op 148 Units	Brooklyn Heights Brooklyn 11201 Condominium 434 Units
Maintenance / Common Charges	\$6,816,113	\$848,723	\$1,051,856	\$3,482,872	\$2,124,823	\$1,896,934	\$7,775,768
Operating Assessments	-	-	-	-	-	186,023	-
Rental Income / Comml. Charges	39,155	-	-	-	337,743	-	845,256
Common Charges - PILOT	10,003,562	-	-	3,674,972	-	-	4,721,507
Parking	-	-	-	-	103,477	292,215	156,634
Transfer Fees	-	-	-	-	-	-	-
Other Income	255,547	1,066	25,651	17,531	37,384	95,549	171,833
TOTAL INCOME	\$17,114,377	\$849,789	\$1,077,507	\$7,175,375	\$2,603,427	\$2,470,721	\$13,670,998
Ground Rent	2,349,523	-	-	655,760	-	-	1,688,295
Real Estate Taxes / PILOT / BID	10,003,562	-	-	3,674,972	16,039	985,811	4,721,507
Mortgage & Loan Indebtdness	-	-	-	-	52,693	399,036	52,270
Payroll	1,559,633	-	457,063	857,393	682,034	371,055	1,911,893
Pension & Welfare	668,177	-	39,152	321,304	219,864	196,806	815,951
Payroll Taxes & Other Costs	309,630	-	141,868	168,571	90,848	46,163	271,238
Gas & Electric, Net	195,953	-	68,699	190,919	416,576	46,957	611,323
Heating	440,338	-	10,288	7,463	155,608	57,828	289,629
Water & Sewer	324,696	-	19,357	109,562	86,507	60,408	321,118
Building Supplies, Repairs & Maintenance	474,205	364,989	199,393	631,573	648,687	134,396	1,307,197
Recreation Facilities Expense	101,687	-	-	-	-	-	-
Security Services	-	313,895	-	-	-	-	-
Insurance	654,688	37,347	51,252	362,869	188,858	75,999	1,009,549
Management Fee	198,900	49,542	50,625	83,764	65,000	43,324	276,253
Professional Fees, Net	56,409	75,572	40,555	156,565	48,397	32,120	84,030
Corporation Tax	1,848	1,500	5,408	3,146	3,504	4,351	9,003
Office & Administration	21,599	11,527	24,929	58,160	31,670	16,002	70,513
Bad Debts (Recovery)	(28,144)	-	-	-	-	-	-
TOTAL EXPENSES	\$17,332,702	\$854,371	\$1,108,589	\$7,282,021	\$2,706,285	\$2,470,256	\$13,439,769
SURPLUS (DEFICIT)	\$(218,324)	\$(4,582)	\$(31,082)	\$(106,646)	\$(102,858)	\$465	\$231,229
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,035	257	2,739	2,687	1,383	1,068	1,493
Monthly Maint. - PY	6,246,753	896,752	946,670	3,397,011	2,124,823	1,802,567	7,390,596
Monthly Maint. / Charges Per Unit - PY	948	272	2,465	2,621	1,383	1,015	1,419
% Increase from Prior Year	9%	-5%	11%	3%	0%	5%	5%
Total Debt	-	-	-	-	-	8,428,123	338,344
Debt per Unit	-	-	-	-	-	56,947	780
Interest Only/ Amortizing	-	-	-	-	-	Amortizing	-
Working Capital	3,074,059	1,090,905	2,136,221	5,331,048	1,823,609	1,140,656	2,317,382
Working Capital Per Unit	5,599	3,967	66,757	49,362	14,247	7,707	5,340
Transfer Fee %	-	-	-	-	-	-	-

*GSP- Gross Selling Price

	Brooklyn Heights Brooklyn 11201 Co-Op 552 Units	Navy Hill Brooklyn 11205 Condominium 103 Units	South Slope Brooklyn 11215 Co-Op 93 Units	South Slope Brooklyn 11215 Condominium 160 Units	Boerum Hill Brooklyn 11217 Condominium 30 Units	Boerum Hill Brooklyn 11217 Condominium 38 Units	Boerum Hill Brooklyn 11217 Co-Op 41 Units
Maintenance / Common Charges	\$7,153,152	\$1,003,552	\$1,823,269	\$1,689,292	\$658,939	\$632,847	\$1,012,723
Operating Assessments	206,013	-	134,813	-	-	-	77,684
Rental Income / Comml. Charges	-	-	-	21,047	-	-	27,800
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	212,350	-	-	-	-	-	-
Transfer Fees	-	-	53,680	-	-	-	31,770
Other Income	365,491	130,024	53,568	59,969	6,821	44,509	17,758
TOTAL INCOME	\$7,937,006	\$1,133,576	\$2,065,331	\$1,770,308	\$665,760	\$677,356	\$1,167,735
Ground Rent		-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	2,476,137	-	837,994	-	-	-	440,942
Mortgage & Loan Indebtdness	946,769	27,713	108,500	16,238	-	-	79,501
Payroll	761,603	359,556	394,592	-	236,718	95,098	227,625
Pension & Welfare	322,862	15,425	149,804	-	34,039	-	37,718
Payroll Taxes & Other Costs	102,622	30,330	20,478	-	34,518	18,265	23,956
Gas & Electric, Net	175,169	137,284	105,465	167,859	120,524	35,673	7,207
Heating	319,726	-	52,929	54,420	-	-	41,049
Water & Sewer	315,578	75,991	32,514	104,929	15,834	21,004	20,925
Building Supplies, Repairs & Maintenance	511,766	227,310	137,891	941,629	97,573	75,503	132,556
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	1,057,715	-	-	-	-	229,676	-
Insurance	200,506	112,118	60,355	101,970	43,235	30,857	33,038
Management Fee	412,812	67,005	55,203	87,944	38,992	45,000	36,985
Professional Fees, Net	128,576	32,309	33,699	101,645	39,829	12,919	20,813
Corporation Tax	12,168	1,500	3,760	2,962	1,150	500	3,450
Office & Administration	88,507	12,601	10,878	8,487	9,101	5,810	6,690
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$7,832,514	\$1,099,142	\$2,004,063	\$1,588,083	\$671,513	\$570,305	\$1,112,455
SURPLUS (DEFICIT)	\$104,492	\$34,434	\$61,268	\$182,225	\$(5,753)	\$107,051	\$55,280
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,080	812	1,634	880	1,830	1,388	2,058
Monthly Maint. - PY	6,814,140	993,742	1,777,882	1,620,396	655,388	632,847	974,173
Monthly Maint. / Charges Per Unit - PY	1,029	804	1,593	844	1,821	1,388	1,980
% Increase from Prior Year	5%	1%	3%	4%	1%	0%	4%
Total Debt	23,000,000	735,556	3,100,000	262,239	-	-	2,550,000
Debt per Unit	41,667	7,141	33,333	1,639	-	-	62,195
Interest Only/ Amortizing	Interest Only	Amortizing	Interest Only	-	-	-	Interest Only
Working Capital	6,286,051	59,182	477,749	1,565,777	591,423	304,029	162,238
Working Capital Per Unit	11,388	575	5,137	9,786	19,714	8,001	3,957
Transfer Fee %	-	-	2% of GSP	-	-	-	1.5% of GSP

*GSP- Gross Selling Price

	Boerum Hill Brooklyn 11217 Condominium 73 Units	Flatbush Brooklyn 11226 Condominium 71 Units	Red Hook Brooklyn 11231 Condominium 32 Units	Red Hook Brooklyn 11231 Condominium 70 Units	Sheepshead Bay Brooklyn 11235 Co-Op 233 Units	Sheepshead Bay Brooklyn 11235 Co-Op 288 Units	Prospect Heights Brooklyn 11238 Co-Op 125 Units
Maintenance / Common Charges	\$1,185,274	\$504,851	\$788,189	\$646,472	\$1,943,292	\$2,716,503	\$1,656,561
Operating Assessments	-	-	-	-	202,274	414,090	66,000
Rental Income / Comm. Charges	32,280	-	-	-	126,235	32,536	108,000
Common Charges - PILOT	-	-	-	-	-	-	-
Parking	-	32,910	-	-	44,026	128,429	-
Transfer Fees	-	-	-	-	-	171,150	57,365
Other Income	77,728	83,030	10,099	34,535	96,557	165,376	91,172
TOTAL INCOME	\$1,295,282	\$620,791	\$798,288	\$681,008	\$2,412,384	\$3,628,084	\$1,979,098
Ground Rent	-	-	-	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-	768,777	1,500,729	685,299
Mortgage & Loan Indebtedness	-	-	-	-	252,997	203,477	168,367
Payroll	614,403	184,664	316,711	202,730	357,667	326,091	458,528
Pension & Welfare	-	1,140	-	62,874	143,081	140,334	142,961
Payroll Taxes & Other Costs	78,602	26,345	68,942	72,237	33,102	48,935	69,657
Gas & Electric, Net	70,206	39,711	48,195	28,708	39,925	430,996	50,204
Heating	14,587	9,979	23,270	48,506	116,892	228,421	96,689
Water & Sewer	32,364	24,084	21,201	42,456	175,845	214,741	80,612
Building Supplies, Repairs & Maintenance	335,497	138,120	185,528	157,358	240,474	187,221	153,871
Recreation Facilities Expense	-	-	-	-	-	-	-
Security Services	-	-	-	-	-	-	-
Insurance	124,036	40,196	40,754	61,827	122,081	188,816	71,569
Management Fee	56,529	44,850	40,050	44,941	94,860	99,374	56,600
Professional Fees, Net	26,539	19,371	19,525	24,674	61,780	49,047	43,500
Corporation Tax	5,575	613	1,147	-	2,044	4,552	1,132
Office & Administration	24,137	12,255	12,215	22,242	21,110	32,962	27,188
Bad Debts (Recovery)	-	-	-	-	-	-	-
TOTAL EXPENSES	\$1,382,475	\$541,328	\$777,538	\$768,553	\$2,430,632	\$3,655,696	\$2,106,178
SURPLUS (DEFICIT)	\$(87,193)	\$79,463	\$20,750	\$(87,545)	\$(18,248)	\$(27,613)	\$(127,079)
Other Financial Data							
Monthly Maint. / Charges Per Unit	1,353	593	2,053	770	695	786	1,104
Monthly Maint. - PY	1,021,176	426,992	800,381	624,651	1,868,549	2,716,503	1,562,166
Monthly Maint. / Charges Per Unit - PY	1,166	501	2,084	744	668	786	1,041
% Increase from Prior Year	16%	18%	-2%	3%	4%	0%	6%
Total Debt	-	-	-	-	4,586,754	4,104,890	2,751,100
Debt per Unit	-	-	-	-	19,686	14,253	22,009
Interest Only/ Amortizing	-	-	-	-	Amortizing	-	Amortizing
Working Capital	157,477	239,195	52,975	690,541	1,198,058	573,504	365,446
Working Capital Per Unit	2,157	3,369	1,655	9,865	5,142	1,991	2,924
Transfer Fee %	-	-	-	-	-	Other	Other

*GSP- Gross Selling Price

	East Flatbush Brooklyn 11249 Condominium 216 Units	North Queens Queens 11360 Condominium 1037 Units	Southwest Queens Queens 11415 Co-Op 129 Units
Maintenance / Common Charges	\$3,240,355	\$9,590,866	\$1,741,156
Operating Assessments	-	-	188,489
Rental Income / Comm. Charges	65,921	15,000	-
Common Charges - PILOT	-	-	-
Parking	-	290,123	-
Transfer Fees	-	-	5,285
Other Income	369,710	1,189,315	58,996
TOTAL INCOME	\$3,675,986	\$11,085,304	\$1,993,926
Ground Rent	-	-	-
Real Estate Taxes / PILOT / BID	-	-	661,592
Mortgage & Loan Indebtedness	-	-	352,835
Payroll	1,013,314	2,636,249	235,031
Pension & Welfare	42,227	1,144,949	88,095
Payroll Taxes & Other Costs	127,148	339,385	39,578
Gas & Electric, Net	643,193	600,412	28,277
Heating	4,704	874,633	159,218
Water & Sewer	108,726	682,753	71,462
Building Supplies, Repairs & Maintenance	570,535	3,687,461	150,697
Recreation Facilities Expense	-	861,855	-
Security Services	292,078	1,214,603	-
Insurance	363,293	626,526	76,523
Management Fee	117,430	526,706	42,816
Professional Fees, Net	517,349	180,404	25,769
Corporation Tax	1,785	17,839	3,403
Office & Administration	17,673	182,340	17,469
Bad Debts (Recovery)	-	17,500	-
TOTAL EXPENSES	\$3,819,455	\$13,593,615	\$1,952,767
SURPLUS (DEFICIT)	\$(143,469)	\$(2,508,311)	\$41,160
Other Financial Data			
Monthly Maint. / Charges Per Unit	1,250	771	1,125
Monthly Maint. - PY	3,244,911	9,590,866	1,694,247
Monthly Maint. / Charges Per Unit - PY	1,252	771	1,094
% Increase from Prior Year	0%	0%	3%
Total Debt	-	-	5,403,167
Debt per Unit	-	-	41,885
Interest Only/ Amortizing	-	-	Amortizing
Working Capital	976,497	5,558,507	1,149,986
Working Capital Per Unit	4,521	5,360	8,915
Transfer Fee %	-	-	Other

*GSP- Gross Selling Price

