



# COOPERATIVE & CONDOMINIUM DATABASE 2023

**WilkinGuttenplan has specialized in representing cooperative housing corporations and condominium associations in the New York metropolitan area since 1983. As a result of this experience, we have accumulated vast amounts of financial information on the industry.**

On a regular basis, our clients, managing agents, and colleagues have asked us to share this information with them and to provide data as to how their buildings compare to others. Accordingly, we are pleased to present our annual "Cooperative and Condominium Database" for 2023.

This database provides a wealth of information that can be viewed from many different perspectives. Although each property is unique, we have assembled the financial data into commonly used income and expense categories, and select financial data. We have provided two database reports 1.) sorted by

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

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

Neighborhood	Meatpacking District	Clinton	Yorkville	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	5	7	7	8
Zip Code	10014	10019	10028	10003
Maintenance / Common Charges	\$ 286,217	\$ 606,137	\$ 487,539	\$ 960,087
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	9,901	250	-	31,900
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	3,605	24,493	3,512	1,881
<b>TOTAL INCOME</b>	<b>\$ 299,723</b>	<b>\$ 630,880</b>	<b>\$ 491,051</b>	<b>\$ 993,868</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	-	-
Payroll	93,586	39,926	244,356	398,900
Pension & Welfare	13,686	-	16,428	71,914
Payroll Taxes / Contract Labor / Other	12,363	274,049	35,501	52,300
Gas & Electric, net	29,501	29,998	33,644	73,168
Heating	5,045	48,978	20,657	33,868
Water & Sewer	2,899	11,394	6,101	8,130
Building Supplies, Repairs & Maintenance	68,202	112,393	50,081	222,613
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	20,588	66,976	32,830	52,397
Management Fee	30,000	34,872	30,000	37,971
Professional Fees	11,301	26,981	12,219	26,197
Corporation Tax	175	3,500	500	20,817
Office & Administration	10,232	3,457	3,168	15,969
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 297,578</b>	<b>\$ 652,524</b>	<b>\$ 485,485</b>	<b>\$ 1,014,244</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 2,145</b>	<b>\$ (21,644)</b>	<b>\$ 5,566</b>	<b>\$ (20,376)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 4,770	\$ 7,216	\$ 5,804	\$ 10,001
Maint. - PY	\$ 255,483	\$ 613,212	\$ 468,788	\$ 832,958
Monthly Maint. / Charges Per Unit - PY	\$ 4,258	\$ 7,300	\$ 5,581	\$ 8,677
% Increase from Prior Year	12%	-1%	4%	15%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %		Other	1% of GSP	Other

\*GSP - Gross Selling Price

Neighborhood	Soho	Yorkville	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condop	Condominium
Number of Units	10	13	14	14
Zip Code	10012	10028	10003	10003
Maintenance / Common Charges	\$ 1,106,693	\$ 2,109,294	\$ 752,250	\$ 451,014
Operating Assessments	-	156,599	-	-
Rent / Comml. Charges / Parking	39,156	-	66,432	133,048
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	166,000	-	-
Other Income	9,075	205,939	34,683	30,002
<b>TOTAL INCOME</b>	<b>\$ 1,154,924</b>	<b>\$ 2,637,832</b>	<b>\$ 853,365</b>	<b>\$ 614,064</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	859,199	436,032	-
Mortgage & loan indebtedness	-	149,549	37,938	-
Payroll	479,368	688,565	33,561	180,341
Pension & Welfare	67,924	200,701	-	-
Payroll Taxes / Contract Labor / Other	84,541	85,634	-	6,463
Gas & Electric, net	65,868	20,218	13,909	41,223
Heating	18,238	85,789	44,986	3,831
Water & Sewer	6,714	13,930	12,696	69,442
Building Supplies, Repairs & Maintenance	348,557	148,684	91,871	73,154
Recreation Facilities Expense	-	-	-	-
Security Services	17,396	-	-	22,014
Insurance	51,206	55,948	47,334	85,307
Management Fee	40,420	73,500	40,229	39,201
Professional Fees	28,124	49,039	49,119	30,456
Corporation Tax	4,252	3,639	1,585	1,844
Office & Administration	25,728	21,478	5,341	20,746
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,238,336</b>	<b>\$ 2,455,873</b>	<b>\$ 814,601</b>	<b>\$ 574,022</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (83,412)</b>	<b>\$ 181,959</b>	<b>\$ 38,764</b>	<b>\$ 40,042</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 9,222	\$ 13,521	\$ 4,478	\$ 2,685
Maint. - PY	\$ 901,710	\$ 2,125,273	\$ 637,500	\$ 420,653
Monthly Maint. / Charges Per Unit - PY	\$ 7,514	\$ 13,624	\$ 3,795	\$ 2,504
% Increase from Prior Year	23%	-1%	18%	7%
Total Debt	\$ -	\$ 5,000,000	\$ 1,250,000	\$ -
Debt per Unit	\$ -	\$ 384,615	\$ 89,286	\$ -
Interest Only/Amortizing		Interest Only	Interest Only	
Transfer Fee %		2% of GSP		

\*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Greenpoint	East Village	Chelsea
Borough	Brooklyn	Brooklyn	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	14	14	15	15
Zip Code	11201	11222	10003	10011
Maintenance / Common Charges	\$ 464,749	\$ 269,911	\$ 396,712	\$ 1,064,717
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	-	21,249	11,836	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	8,385	76,162	6,731	15,062
<b>TOTAL INCOME</b>	<b>\$ 473,134</b>	<b>\$ 367,322</b>	<b>\$ 415,279</b>	<b>\$ 1,079,779</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	-	-
Payroll	91,571	125,620	144,387	315,454
Pension & Welfare	-	-	38,675	58,504
Payroll Taxes / Contract Labor / Other	10,936	-	22,439	109,826
Gas & Electric, net	12,987	18,210	15,076	99,666
Heating	14,853	8,580	24,507	52,265
Water & Sewer	11,329	12,910	8,004	13,312
Building Supplies, Repairs & Maintenance	156,715	57,919	98,906	210,751
Recreation Facilities Expense	-	-	-	-
Security Services	21,636	13,954	-	-
Insurance	43,973	31,211	39,394	57,130
Management Fee	24,248	23,017	38,375	47,500
Professional Fees	20,691	15,342	35,898	23,628
Corporation Tax	-	1,096	5,257	4,941
Office & Administration	9,594	9,643	8,519	30,260
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 418,533</b>	<b>\$ 317,502</b>	<b>\$ 479,437</b>	<b>\$ 1,023,237</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 54,601</b>	<b>\$ 49,820</b>	<b>\$ (64,158)</b>	<b>\$ 56,542</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,766	\$ 1,607	\$ 2,204	\$ 5,915
Maint. - PY	\$ 401,162	\$ 275,719	\$ 440,369	\$ 1,037,736
Monthly Maint. / Charges Per Unit - PY	\$ 2,388	\$ 1,641	\$ 2,446	\$ 5,765
% Increase from Prior Year	16%	-2%	-10%	3%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %			Other	

\*GSP - Gross Selling Price

Neighborhood	Soho	Soho	Tribeca	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	15	16	16	16
Zip Code	10012	10012	10013	10021
Maintenance / Common Charges	\$ 558,851	\$ 1,164,612	\$ 368,669	\$ 960,625
Operating Assessments	-	-	133,464	-
Rent / Comml. Charges / Parking	28,831	83,606	32,564	40,170
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	9,536	-	-
Other Income	27,755	7,343	20,231	40,577
<b>TOTAL INCOME</b>	<b>\$ 615,437</b>	<b>\$ 1,265,097</b>	<b>\$ 554,928</b>	<b>\$ 1,041,372</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	-	71,224	-
Payroll	242,871	512,611	126,004	455,981
Pension & Welfare	27,786	49,208	30,692	161,521
Payroll Taxes / Contract Labor / Other	33,071	58,427	16,585	58,712
Gas & Electric, net	42,611	129,324	11,105	28,547
Heating	35,204	11,490	36,693	44,433
Water & Sewer	14,838	14,978	14,563	22,445
Building Supplies, Repairs & Maintenance	104,230	278,364	58,046	98,994
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	45,481	60,794	84,990	48,438
Management Fee	51,430	65,000	46,587	29,758
Professional Fees	34,994	23,504	11,285	35,829
Corporation Tax	499	3,809	-	1,744
Office & Administration	8,357	21,128	13,073	8,599
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 641,372</b>	<b>\$ 1,228,637</b>	<b>\$ 520,847</b>	<b>\$ 995,001</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (25,935)</b>	<b>\$ 36,460</b>	<b>\$ 34,081</b>	<b>\$ 46,371</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 3,105	\$ 6,066	\$ 1,920	\$ 5,003
Maint. - PY	\$ 557,404	\$ 818,879	\$ 338,229	\$ 918,196
Monthly Maint. / Charges Per Unit - PY	\$ 3,097	\$ 4,265	\$ 1,762	\$ 4,782
% Increase from Prior Year	0%	42%	9%	5%
Total Debt	\$ -	\$ -	\$ 179,179	\$ -
Debt per Unit	\$ -	\$ -	\$ 11,199	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %	.25% of GSP	Other		

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Meatpacking District	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	17	18	18	19
Zip Code	10075	10014	10028	10028
Maintenance / Common Charges	\$ 1,461,589	\$ 776,060	\$ 1,756,580	\$ 449,226
Operating Assessments	-	-	118,031	32,866
Rent / Comml. Charges / Parking	43,845	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	6,743	-	-
Other Income	8,501	9,462	19,757	16,089
<b>TOTAL INCOME</b>	<b>\$ 1,513,935</b>	<b>\$ 792,265</b>	<b>\$ 1,894,368</b>	<b>\$ 498,181</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	638,151	208,996
Mortgage & loan indebtedness	-	-	183,001	34,500
Payroll	672,927	429,120	442,067	73,314
Pension & Welfare	17,935	56,215	173,192	26,832
Payroll Taxes / Contract Labor / Other	310,028	55,599	54,064	9,579
Gas & Electric, net	58,078	69,131	14,562	7,978
Heating	87,128	20,779	61,640	27,328
Water & Sewer	14,311	16,871	15,461	4,331
Building Supplies, Repairs & Maintenance	374,460	88,520	125,829	33,107
Recreation Facilities Expense	-	-	-	-
Security Services	15,926	11,177	-	-
Insurance	68,035	37,943	29,491	36,336
Management Fee	64,500	40,841	34,788	25,750
Professional Fees	91,463	25,452	39,443	17,819
Corporation Tax	1,899	500	3,856	403
Office & Administration	33,072	13,670	19,239	8,346
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,809,762</b>	<b>\$ 865,818</b>	<b>\$ 1,834,784</b>	<b>\$ 514,619</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (295,827)</b>	<b>\$ (73,553)</b>	<b>\$ 59,584</b>	<b>\$ (16,438)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 7,165	\$ 3,593	\$ 8,132	\$ 1,970
Maint. - PY	\$ 1,067,329	\$ 762,450	\$ 1,739,148	\$ 440,418
Monthly Maint. / Charges Per Unit - PY	\$ 5,232	\$ 3,530	\$ 8,052	\$ 1,932
% Increase from Prior Year	37%	2%	1%	2%
Total Debt	\$ -	\$ -	\$ 5,100,000	\$ 1,200,000
Debt per Unit	\$ -	\$ -	\$ 283,333	\$ 63,158
Interest Only/Amortizing			Interest Only	Interest Only
Transfer Fee %		Other	3% of GSP	3% of GSP

\*GSP - Gross Selling Price

Neighborhood	Central Harlem	Yorkville	Lenox Hill	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	19	20	21	21
Zip Code	10037	10028	10021	10024
Maintenance / Common Charges	\$ 294,454	\$ 1,031,525	\$ 717,141	\$ 1,061,568
Operating Assessments	-	-	58,000	-
Rent / Comml. Charges / Parking	156,426	-	-	33,079
Common Charges - PILOT	-	-	-	-
Transfer Fees	17,250	-	93,100	-
Other Income	9,358	4,806	8,073	5,918
<b>TOTAL INCOME</b>	<b>\$ 477,488</b>	<b>\$ 1,036,331</b>	<b>\$ 876,314</b>	<b>\$ 1,100,565</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	462,267	372,300	-
Mortgage & loan indebtedness	-	35,484	47,268	-
Payroll	49,438	226,592	108,182	426,583
Pension & Welfare	-	-	31,921	51,157
Payroll Taxes / Contract Labor / Other	7,566	35,345	10,327	107,392
Gas & Electric, net	21,990	14,920	7,703	30,499
Heating	7,710	49,066	40,901	47,899
Water & Sewer	28,460	24,568	15,313	26,013
Building Supplies, Repairs & Maintenance	104,623	115,824	62,076	177,316
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	47,544	40,025	31,951	61,934
Management Fee	34,215	43,642	43,242	46,258
Professional Fees	55,444	31,788	28,980	10,114
Corporation Tax	4,349	3,450	1,150	3,203
Office & Administration	9,315	22,132	16,078	37,757
Bad Debts (Recovery)	14,587	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 385,241</b>	<b>\$ 1,105,103</b>	<b>\$ 817,392</b>	<b>\$ 1,026,125</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 92,247</b>	<b>\$ (68,772)</b>	<b>\$ 58,922</b>	<b>\$ 74,440</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,291	\$ 4,298	\$ 2,846	\$ 4,213
Maint. - PY	\$ 275,482	\$ 948,417	\$ 676,456	\$ 926,235
Monthly Maint. / Charges Per Unit - PY	\$ 1,208	\$ 3,952	\$ 2,684	\$ 3,676
% Increase from Prior Year	7%	9%	6%	15%
Total Debt	\$ -	\$ 288,506	\$ 1,400,000	\$ -
Debt per Unit	\$ -	\$ 14,425	\$ 66,667	\$ -
Interest Only/Amortizing		Amortizing	Interest Only	
Transfer Fee %	1.5% GSP	1.5% of GSP	2% of GSP	Other

\*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Financial District	Chelsea	Soho
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condop
Number of Units	22	22	23	24
Zip Code	10022	10038	10011	10012
Maintenance / Common Charges	\$ 595,467	\$ 559,979	\$ 1,062,530	\$ 364,236
Operating Assessments	64,038	-	27,778	-
Rent / Comml. Charges / Parking	-	113,674	-	44,702
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	87,500	-	-
Other Income	35,063	8,720	13,243	6,763
<b>TOTAL INCOME</b>	<b>\$ 694,568</b>	<b>\$ 769,873</b>	<b>\$ 1,103,551</b>	<b>\$ 415,701</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	369,280	18,792	-	242,113
Mortgage & loan indebtedness	-	67,508	-	18,938
Payroll	86,206	147,773	399,240	-
Pension & Welfare	-	66,452	127,553	-
Payroll Taxes / Contract Labor / Other	28,928	20,265	103,845	3,816
Gas & Electric, net	10,059	103,828	70,135	4,124
Heating	37,805	86,003	32,075	25,000
Water & Sewer	12,320	33,955	15,921	12,195
Building Supplies, Repairs & Maintenance	46,570	112,950	149,485	47,338
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	36,826	36,429	59,076	40,407
Management Fee	28,550	29,292	46,540	28,498
Professional Fees	24,352	14,240	21,461	27,347
Corporation Tax	2,355	5,555	2,800	461
Office & Administration	23,250	29,003	16,899	3,671
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 706,501</b>	<b>\$ 772,045</b>	<b>\$ 1,045,030</b>	<b>\$ 453,908</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (11,933)</b>	<b>\$ (2,172)</b>	<b>\$ 58,521</b>	<b>\$ (38,207)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,256	\$ 2,121	\$ 3,850	\$ 1,265
Maint. - PY	\$ 564,318	\$ 559,979	\$ 971,616	\$ 349,594
Monthly Maint. / Charges Per Unit - PY	\$ 2,138	\$ 2,121	\$ 3,520	\$ 1,214
% Increase from Prior Year	6%	0%	9%	4%
Total Debt	\$ -	\$ 865,385	\$ -	\$ 79,775
Debt per Unit	\$ -	\$ 39,336	\$ -	\$ 3,324
Interest Only/Amortizing		Amortizing		Amortizing
Transfer Fee %	2% of GSP	2% of GSP		

\*GSP - Gross Selling Price



Neighborhood	Tribeca	Lenox Hill	Clinton	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	25	26	27	27
Zip Code	10013	10021	10019	10028
Maintenance / Common Charges	\$ 1,224,973	\$ 1,441,911	\$ 603,009	\$ 2,160,336
Operating Assessments	-	-	-	126,941
Rent / Comml. Charges / Parking	53,524	24,000	105,671	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	7,564	-
Other Income	25,107	102,433	4,658	25,882
<b>TOTAL INCOME</b>	<b>\$ 1,303,604</b>	<b>\$ 1,568,344</b>	<b>\$ 720,902</b>	<b>\$ 2,313,159</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	732,112
Mortgage & loan indebtedness	-	-	-	150,601
Payroll	445,053	592,182	189,721	601,507
Pension & Welfare	107,133	256,720	-	231,089
Payroll Taxes / Contract Labor / Other	58,222	164,440	32,558	57,160
Gas & Electric, net	76,924	32,752	84,514	19,492
Heating	86,316	114,776	28,210	73,292
Water & Sewer	28,780	32,568	47,826	23,268
Building Supplies, Repairs & Maintenance	137,806	123,976	169,406	164,016
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	85,445	58,026	58,230	97,863
Management Fee	55,839	58,505	42,000	64,228
Professional Fees	27,435	65,024	65,303	16,598
Corporation Tax	7,936	8,986	1,950	3,076
Office & Administration	9,333	19,293	26,191	13,148
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,126,222</b>	<b>\$ 1,527,248</b>	<b>\$ 745,909</b>	<b>\$ 2,247,450</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 177,382</b>	<b>\$ 41,096</b>	<b>\$ (25,007)</b>	<b>\$ 65,709</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 4,083	\$ 4,622	\$ 1,861	\$ 6,668
Maint. - PY	\$ 1,220,112	\$ 1,325,175	\$ 580,564	\$ 2,012,904
Monthly Maint. / Charges Per Unit - PY	\$ 4,067	\$ 4,247	\$ 1,792	\$ 6,213
% Increase from Prior Year	0%	9%	4%	7%
Total Debt	\$ -	\$ -	\$ -	\$ 5,500,000
Debt per Unit	\$ -	\$ -	\$ -	\$ 203,704
Interest Only/Amortizing				Interest Only
Transfer Fee %			Other	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Clinton	Yorkville	Boerum Hill
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	28	30	30	30
Zip Code	10028	10019	10075	11217
Maintenance / Common Charges	\$ 952,527	\$ 702,032	\$ 2,320,729	\$ 781,170
Operating Assessments	114,281	-	130,718	-
Rent / Comml. Charges / Parking	-	108,436	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	65,250	-
Other Income	5,738	21,185	35,571	23,821
<b>TOTAL INCOME</b>	<b>\$ 1,072,546</b>	<b>\$ 831,653</b>	<b>\$ 2,552,268</b>	<b>\$ 804,991</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	894,115	-
Mortgage & loan indebtedness	-	-	220,897	-
Payroll	418,575	362,385	547,117	382,879
Pension & Welfare	41,659	62,993	203,431	46,141
Payroll Taxes / Contract Labor / Other	85,444	45,570	74,388	46,665
Gas & Electric, net	94,739	31,576	22,447	71,812
Heating	42,271	5,036	74,163	29,416
Water & Sewer	13,056	35,000	71,329	17,895
Building Supplies, Repairs & Maintenance	150,387	90,144	181,827	126,271
Recreation Facilities Expense	-	-	-	-
Security Services	-	17,083	-	-
Insurance	76,673	65,182	46,126	57,490
Management Fee	50,000	38,722	72,340	42,173
Professional Fees	14,995	37,362	15,080	14,997
Corporation Tax	1,500	1,150	3,732	1,866
Office & Administration	24,572	26,020	20,436	9,895
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,013,871</b>	<b>\$ 818,223</b>	<b>\$ 2,447,428</b>	<b>\$ 847,500</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 58,675</b>	<b>\$ 13,430</b>	<b>\$ 104,840</b>	<b>\$ (42,509)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,835	\$ 1,950	\$ 6,446	\$ 2,170
Maint. - PY	\$ 915,688	\$ 617,099	\$ 2,250,487	\$ 689,695
Monthly Maint. / Charges Per Unit - PY	\$ 2,725	\$ 1,714	\$ 6,251	\$ 1,916
% Increase from Prior Year	4%	14%	3%	13%
Total Debt	\$ -	\$ -	\$ 6,150,000	\$ -
Debt per Unit	\$ -	\$ -	\$ 205,000	\$ -
Interest Only/Amortizing			Interest Only	
Transfer Fee %			3% of GSP	Other

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Williamsburg	Meatpacking District
Borough	Manhattan	Manhattan	Brooklyn	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	31	31	31	32
Zip Code	10021	10021	11211	10014
Maintenance / Common Charges	\$ 1,779,631	\$ 9,990,934	\$ 629,053	\$ 408,954
Operating Assessments	135,914	883,799	-	51,732
Rent / Comml. Charges / Parking	141,748	178,203	360,932	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	510,000	-	-
Other Income	11,804	370,883	3,258	35,454
<b>TOTAL INCOME</b>	<b>\$ 2,069,097</b>	<b>\$ 11,933,819</b>	<b>\$ 993,243</b>	<b>\$ 496,140</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	784,917	5,293,995	-	228,933
Mortgage & loan indebtedness	74,140	334,583	-	91,159
Payroll	441,789	2,100,702	372,225	6,648
Pension & Welfare	155,342	806,348	-	1,495
Payroll Taxes / Contract Labor / Other	70,916	352,404	6,363	715
Gas & Electric, net	24,951	102,900	105,660	6,032
Heating	70,458	433,369	6,025	31,416
Water & Sewer	37,213	49,873	-	9,189
Building Supplies, Repairs & Maintenance	236,984	642,413	140,826	62,633
Recreation Facilities Expense	-	-	-	-
Security Services	-	256,116	-	-
Insurance	44,016	284,796	170,289	23,680
Management Fee	49,395	134,125	47,800	29,799
Professional Fees	44,143	33,076	9,515	16,003
Corporation Tax	6,461	22,883	2,702	1,031
Office & Administration	13,930	52,387	23,946	4,611
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,054,655</b>	<b>\$ 10,899,970</b>	<b>\$ 885,351</b>	<b>\$ 513,344</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 14,442</b>	<b>\$ 1,033,849</b>	<b>\$ 107,892</b>	<b>\$ (17,204)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 4,784	\$ 26,857	\$ 1,691	\$ 1,065
Maint. - PY	\$ 1,700,664	\$ 9,653,095	\$ 107,506	\$ 372,580
Monthly Maint. / Charges Per Unit - PY	\$ 4,572	\$ 25,949	\$ 289	\$ 970
% Increase from Prior Year	5%	3%	485%	10%
Total Debt	\$ 2,499,999	\$ 12,000,000	\$ -	\$ 1,430,303
Debt per Unit	\$ 80,645	\$ 387,097	\$ -	\$ 44,697
Interest Only/Amortizing	Interest Only	Interest Only		Amortizing
Transfer Fee %	2% of GSP	3% of GSP		

\*GSP - Gross Selling Price

Neighborhood	Chelsea	Lenox Hill	Lincoln Square	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	33	33	33	35
Zip Code	10011	10021	10023	10013
Maintenance / Common Charges	\$ 847,019	\$ 1,294,853	\$ 1,983,364	\$ 1,273,662
Operating Assessments	-	-	-	171,528
Rent / Comml. Charges / Parking	-	-	34,581	376,518
Common Charges - PILOT	-	-	-	-
Transfer Fees	11,398	-	-	-
Other Income	34,982	12,904	34,476	36,981
<b>TOTAL INCOME</b>	<b>\$ 893,399</b>	<b>\$ 1,307,757</b>	<b>\$ 2,052,421</b>	<b>\$ 1,858,689</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	13,393	976,172
Mortgage & loan indebtedness	-	-	47,185	89,370
Payroll	312,910	642,379	793,938	215,290
Pension & Welfare	139,001	242,161	303,584	43,283
Payroll Taxes / Contract Labor / Other	49,112	83,546	101,315	29,736
Gas & Electric, net	38,631	48,962	168,800	33,239
Heating	28,415	33,998	136,444	39,977
Water & Sewer	19,721	24,466	78,410	28,394
Building Supplies, Repairs & Maintenance	133,865	149,458	177,430	115,914
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	40,655	45,305	66,688	88,283
Management Fee	39,600	54,411	70,000	70,040
Professional Fees	27,293	18,870	63,526	33,176
Corporation Tax	11,695	-	1,125	3,089
Office & Administration	66,639	19,315	20,273	27,114
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 907,537</b>	<b>\$ 1,362,871</b>	<b>\$ 2,042,111</b>	<b>\$ 1,793,077</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (14,138)</b>	<b>\$ (55,114)</b>	<b>\$ 10,310</b>	<b>\$ 65,612</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,139	\$ 3,270	\$ 5,008	\$ 3,033
Maint. - PY	\$ 802,531	\$ 1,257,138	\$ 1,888,918	\$ 1,128,779
Monthly Maint. / Charges Per Unit - PY	\$ 2,027	\$ 3,175	\$ 4,770	\$ 2,688
% Increase from Prior Year	6%	3%	5%	13%
Total Debt	\$ -	\$ -	\$ 795,543	\$ 2,800,000
Debt per Unit	\$ -	\$ -	\$ 24,107	\$ 80,000
Interest Only/Amortizing			Amortizing	Interest Only
Transfer Fee %	Other		1.5% of GSP	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Chelsea	Yorkville	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	35	36	36	37
Zip Code	10128	10011	10028	10014
Maintenance / Common Charges	\$ 1,753,464	\$ 732,860	\$ 1,799,495	\$ 2,043,968
Operating Assessments	136,640	-	130,460	218,256
Rent / Comml. Charges / Parking	-	-	-	152,106
Common Charges - PILOT	-	-	-	-
Transfer Fees	287,865	-	31,500	-
Other Income	58,816	30,939	71,633	37,082
<b>TOTAL INCOME</b>	<b>\$ 2,236,785</b>	<b>\$ 763,799</b>	<b>\$ 2,033,088</b>	<b>\$ 2,451,412</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	758,506	-	754,043	1,223,133
Mortgage & loan indebtedness	43,125	-	91,500	140,249
Payroll	454,089	239,060	512,223	412,667
Pension & Welfare	183,572	58,925	195,335	156,337
Payroll Taxes / Contract Labor / Other	57,607	67,206	51,225	43,981
Gas & Electric, net	16,665	22,852	22,518	50,600
Heating	65,163	43,815	88,870	21,926
Water & Sewer	17,591	21,704	20,626	18,186
Building Supplies, Repairs & Maintenance	111,901	104,098	133,273	111,114
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	70,638	52,834	74,141	43,134
Management Fee	61,073	47,834	59,997	60,400
Professional Fees	21,716	20,389	28,557	23,270
Corporation Tax	3,403	-	3,457	4,401
Office & Administration	18,049	9,426	4,674	18,200
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,883,098</b>	<b>\$ 688,143</b>	<b>\$ 2,040,439</b>	<b>\$ 2,327,598</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 353,687</b>	<b>\$ 75,656</b>	<b>\$ (7,351)</b>	<b>\$ 123,814</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 4,175	\$ 1,696	\$ 4,165	\$ 4,604
Maint. - PY	\$ 1,717,392	\$ 690,617	\$ 1,777,258	\$ 1,985,226
Monthly Maint. / Charges Per Unit - PY	\$ 4,089	\$ 1,599	\$ 4,114	\$ 4,471
% Increase from Prior Year	2%	6%	1%	3%
Total Debt	\$ 1,500,000	\$ -	\$ 3,050,000	\$ 4,250,000
Debt per Unit	\$ 42,857	\$ -	\$ 84,722	\$ 114,865
Interest Only/Amortizing	Interest Only		Interest Only	Interest Only
Transfer Fee %	2% of GSP		2% of GSP	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Upper West Side	Lower East Side	Lenox Hill	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	37	38	38	38
Zip Code	10024	10002	10021	10023
Maintenance / Common Charges	\$ 1,197,874	\$ 658,817	\$ 4,984,105	\$ 906,468
Operating Assessments	110,842	-	504,842	100,000
Rent / Comml. Charges / Parking	-	-	458,391	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	107,942	14,170	84,836	15,950
<b>TOTAL INCOME</b>	<b>\$ 1,416,658</b>	<b>\$ 672,987</b>	<b>\$ 6,032,174</b>	<b>\$ 1,022,418</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	640,060	-	3,031,825	-
Mortgage & loan indebtedness	194,248	-	209,368	-
Payroll	80,352	219,136	980,017	466,650
Pension & Welfare	32,358	-	429,624	-
Payroll Taxes / Contract Labor / Other	11,838	28,445	158,017	55,321
Gas & Electric, net	11,820	23,388	62,402	84,409
Heating	53,333	14,594	170,056	29,552
Water & Sewer	37,646	19,053	46,460	18,793
Building Supplies, Repairs & Maintenance	162,230	130,768	136,178	109,004
Recreation Facilities Expense	-	-	-	-
Security Services	-	104,354	14,799	-
Insurance	50,086	37,184	149,890	63,541
Management Fee	38,900	46,466	101,500	48,843
Professional Fees	27,682	32,370	57,808	68,926
Corporation Tax	3,450	500	17,340	1,500
Office & Administration	46,401	17,666	56,153	20,810
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,390,404</b>	<b>\$ 673,924</b>	<b>\$ 5,621,437</b>	<b>\$ 967,349</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 26,254</b>	<b>\$ (937)</b>	<b>\$ 410,737</b>	<b>\$ 55,069</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,698	\$ 1,445	\$ 10,930	\$ 1,988
Maint. - PY	\$ 1,192,506	\$ 612,847	\$ 4,800,699	\$ 799,852
Monthly Maint. / Charges Per Unit - PY	\$ 2,686	\$ 1,344	\$ 10,528	\$ 1,754
% Increase from Prior Year	0%	8%	4%	13%
Total Debt	\$ 2,954,830	\$ -	\$ 7,000,000	\$ -
Debt per Unit	\$ 79,860	\$ -	\$ 184,211	\$ -
Interest Only/Amortizing	Amortizing			
Transfer Fee %	Other			Other

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Lincoln Square	Yorkville	Soho
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	38	40	40	41
Zip Code	10128	10023	10075	10012
Maintenance / Common Charges	\$ 1,761,120	\$ 1,359,640	\$ 4,474,641	\$ 1,452,047
Operating Assessments	117,170	-	224,331	190,159
Rent / Comml. Charges / Parking	-	30,206	1,150,920	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	98,500	-	-	-
Other Income	23,549	47,563	15,804	46,169
<b>TOTAL INCOME</b>	<b>\$ 2,000,339</b>	<b>\$ 1,437,409</b>	<b>\$ 5,865,696</b>	<b>\$ 1,688,375</b>
Ground Rent	-	-	2,767,260	-
Real Estate Taxes / PILOT / BID	672,488	17,200	1,304,312	1,095,843
Mortgage & loan indebtedness	109,250	75,752	145,946	46,020
Payroll	495,798	475,066	639,029	86,037
Pension & Welfare	189,529	130,656	202,131	-
Payroll Taxes / Contract Labor / Other	61,608	53,341	102,909	18,358
Gas & Electric, net	12,776	84,068	42,920	15,168
Heating	61,268	69,203	75,482	64,272
Water & Sewer	25,411	100,898	50,570	26,518
Building Supplies, Repairs & Maintenance	106,594	153,023	354,945	93,115
Recreation Facilities Expense	-	-	-	-
Security Services	-	5,808	-	-
Insurance	44,185	77,277	74,854	64,366
Management Fee	55,122	56,115	67,000	38,070
Professional Fees	27,492	24,449	209,566	55,268
Corporation Tax	2,611	5,289	8,322	1,873
Office & Administration	23,576	38,334	24,502	15,935
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,887,708</b>	<b>\$ 1,366,479</b>	<b>\$ 6,069,748</b>	<b>\$ 1,620,843</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 112,631</b>	<b>\$ 70,930</b>	<b>\$ (204,052)</b>	<b>\$ 67,532</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 3,862	\$ 2,833	\$ 9,322	\$ 2,951
Maint. - PY	\$ 1,697,526	\$ 1,176,051	\$ 3,626,902	\$ 1,452,047
Monthly Maint. / Charges Per Unit - PY	\$ 3,723	\$ 2,450	\$ 7,556	\$ 2,951
% Increase from Prior Year	4%	16%	23%	0%
Total Debt	\$ 3,800,000	\$ 684,346	\$ 1,547,682	\$ 1,560,000
Debt per Unit	\$ 100,000	\$ 17,109	\$ 38,692	\$ 38,049
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	Interest Only
Transfer Fee %			2.5% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Boerum Hill	Chelsea
Borough	Manhattan	Manhattan	Brooklyn	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	41	41	41	42
Zip Code	10028	10028	11217	10011
Maintenance / Common Charges	\$ 2,570,602	\$ 2,823,705	\$ 1,122,552	\$ 1,727,513
Operating Assessments	-	213,341	-	-
Rent / Comml. Charges / Parking	-	101,090	27,100	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	71,260	53,175	-
Other Income	31,121	8,711	23,975	29,564
<b>TOTAL INCOME</b>	<b>\$ 2,601,723</b>	<b>\$ 3,218,107</b>	<b>\$ 1,226,802</b>	<b>\$ 1,757,077</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	46,453	1,248,375	470,217	-
Mortgage & loan indebtedness	-	163,501	79,502	-
Payroll	907,544	733,751	283,025	565,096
Pension & Welfare	346,139	274,847	44,007	238,507
Payroll Taxes / Contract Labor / Other	125,615	78,800	34,774	77,705
Gas & Electric, net	226,005	29,548	8,179	176,199
Heating	89,772	103,104	61,866	33,256
Water & Sewer	84,986	46,060	25,655	30,450
Building Supplies, Repairs & Maintenance	391,471	137,384	118,943	462,658
Recreation Facilities Expense	8,811	-	-	16,645
Security Services	13,049	-	-	-
Insurance	118,665	86,805	50,481	63,349
Management Fee	58,757	61,182	42,297	58,000
Professional Fees	35,485	29,079	25,101	27,684
Corporation Tax	11,043	3,450	3,353	2,130
Office & Administration	66,705	37,730	9,135	35,216
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,530,500</b>	<b>\$ 3,033,616</b>	<b>\$ 1,256,535</b>	<b>\$ 1,786,895</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 71,223</b>	<b>\$ 184,491</b>	<b>\$ (29,733)</b>	<b>\$ (29,818)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 5,225	\$ 5,739	\$ 2,282	\$ 3,428
Maint. - PY	\$ 2,495,730	\$ 2,699,527	\$ 1,074,022	\$ 1,598,731
Monthly Maint. / Charges Per Unit - PY	\$ 5,073	\$ 5,487	\$ 2,183	\$ 3,172
% Increase from Prior Year	3%	5%	5%	8%
Total Debt	\$ -	\$ 5,450,000	\$ 2,550,000	\$ -
Debt per Unit	\$ -	\$ 132,927	\$ 62,195	\$ -
Interest Only/Amortizing		Interest Only	Interest only	
Transfer Fee %		2% of GSP	1.5% of GSP	

\*GSP - Gross Selling Price



Neighborhood	Tribeca	Yorkville	Tribeca	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	42	42	43	43
Zip Code	10013	10028	10013	10016
Maintenance / Common Charges	\$ 1,048,728	\$ 5,894,811	\$ 1,521,976	\$ 995,860
Operating Assessments	144,760	461,560	-	-
Rent / Comml. Charges / Parking	697,053	-	152,217	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	168,000	36,995	-
Other Income	206,630	282,789	75,970	25,153
<b>TOTAL INCOME</b>	<b>\$ 2,097,171</b>	<b>\$ 6,807,160</b>	<b>\$ 1,787,158</b>	<b>\$ 1,021,013</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,010,665	2,552,988	15,082	-
Mortgage & loan indebtedness	399,413	268,275	51,727	-
Payroll	82,072	1,639,739	571,218	328,543
Pension & Welfare	9,481	600,937	217,014	22,657
Payroll Taxes / Contract Labor / Other	9,241	252,354	59,374	118,375
Gas & Electric, net	25,982	9,207	190,117	68,092
Heating	82,999	175,815	55,063	38,296
Water & Sewer	22,885	50,931	46,302	16,088
Building Supplies, Repairs & Maintenance	96,766	415,389	224,198	141,939
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	63,211	142,474	148,333	61,723
Management Fee	53,210	95,000	41,332	54,844
Professional Fees	77,536	71,227	46,406	17,049
Corporation Tax	3,450	13,825	6,641	1,633
Office & Administration	4,181	22,878	25,509	25,835
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,941,092</b>	<b>\$ 6,311,039</b>	<b>\$ 1,698,316</b>	<b>\$ 895,074</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 156,079</b>	<b>\$ 496,121</b>	<b>\$ 88,842</b>	<b>\$ 125,939</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,081	\$ 11,696	\$ 2,950	\$ 1,930
Maint. - PY	\$ 968,242	\$ 5,839,816	\$ 1,476,357	\$ 904,418
Monthly Maint. / Charges Per Unit - PY	\$ 1,921	\$ 11,587	\$ 2,861	\$ 1,753
% Increase from Prior Year	8%	1%	3%	10%
Total Debt	\$ 7,381,006	\$ 8,400,000	\$ 978,846	\$ -
Debt per Unit	\$ 175,738	\$ 200,000	\$ 22,764	\$ -
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Transfer Fee %		3% of GSP	1% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Murray Hill	Mahattan Valley	Yorkville	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	43	43	44	45
Zip Code	10016	10025	10128	10013
Maintenance / Common Charges	\$ 1,160,154	\$ 767,214	\$ 6,294,637	\$ 2,054,375
Operating Assessments	-	-	649,495	252,001
Rent / Comml. Charges / Parking	80,780	-	-	161,514
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	15,763	118,500	39,980
Other Income	45,060	113,675	224,086	43,274
<b>TOTAL INCOME</b>	<b>\$ 1,285,994</b>	<b>\$ 896,652</b>	<b>\$ 7,286,718</b>	<b>\$ 2,551,144</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	327,968	3,747,415	1,443,175
Mortgage & loan indebtedness	-	104,450	102,899	174,829
Payroll	453,865	133,275	1,278,816	182,884
Pension & Welfare	188,560	9,278	518,113	33,810
Payroll Taxes / Contract Labor / Other	61,361	15,031	180,574	25,216
Gas & Electric, net	17,730	24,283	48,610	37,023
Heating	148,040	3,830	179,946	49,437
Water & Sewer	41,919	18,952	51,211	23,075
Building Supplies, Repairs & Maintenance	153,124	67,047	339,291	197,745
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	40,851	62,556	108,225	60,513
Management Fee	74,000	32,950	78,000	50,000
Professional Fees	44,210	27,419	63,676	58,575
Corporation Tax	2,816	1,650	25,400	2,991
Office & Administration	19,490	15,963	17,170	22,268
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,245,966</b>	<b>\$ 844,652</b>	<b>\$ 6,739,346</b>	<b>\$ 2,361,541</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 40,028</b>	<b>\$ 52,000</b>	<b>\$ 547,372</b>	<b>\$ 189,603</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,248	\$ 1,487	\$ 11,922	\$ 3,804
Maint. - PY	\$ 1,091,088	\$ 693,162	\$ 5,855,476	\$ 1,981,291
Monthly Maint. / Charges Per Unit - PY	\$ 2,115	\$ 1,343	\$ 11,090	\$ 3,669
% Increase from Prior Year	6%	11%	8%	4%
Total Debt	\$ -	\$ 1,943,614	\$ 3,500,000	\$ 3,296,213
Debt per Unit	\$ -	\$ 45,200	\$ 79,545	\$ 73,249
Interest Only/Amortizing		Amortizing	Interest Only	Amortizing
Transfer Fee %		Other	3% of GSP	% of GSP

\*GSP - Gross Selling Price

Neighborhood	Murray Hill	Stuyvesant Park	Murray Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	46	47	48	48
Zip Code	10016	10010	10017	10021
Maintenance / Common Charges	\$ 1,068,385	\$ 2,679,288	\$ 1,143,626	\$ 3,715,204
Operating Assessments	-	-	115,588	612,862
Rent / Comml. Charges / Parking	17,690	51,089	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	33,750
Other Income	42,666	1,322,378	51,582	29,768
<b>TOTAL INCOME</b>	<b>\$ 1,128,741</b>	<b>\$ 4,052,755</b>	<b>\$ 1,310,796</b>	<b>\$ 4,391,584</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	12,078	-	694,359	1,630,608
Mortgage & loan indebtedness	-	-	81,250	310,479
Payroll	494,219	948,368	117,108	804,836
Pension & Welfare	60,216	356,124	31,238	330,391
Payroll Taxes / Contract Labor / Other	62,858	186,064	18,524	123,295
Gas & Electric, net	48,182	197,619	20,616	40,195
Heating	48,092	108,294	48,620	131,452
Water & Sewer	55,735	41,927	47,027	51,527
Building Supplies, Repairs & Maintenance	248,780	483,689	111,002	242,561
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	71,260	138,276	49,370	75,488
Management Fee	44,805	63,874	48,457	60,867
Professional Fees	21,597	539,655	32,901	64,258
Corporation Tax	1,168	45,368	5,433	3,329
Office & Administration	39,937	147,712	16,606	20,883
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,208,927</b>	<b>\$ 3,256,970</b>	<b>\$ 1,322,511</b>	<b>\$ 3,890,169</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (80,186)</b>	<b>\$ 795,785</b>	<b>\$ (11,715)</b>	<b>\$ 501,415</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,935	\$ 4,751	\$ 1,985	\$ 6,450
Maint. - PY	\$ 968,949	\$ 2,498,884	\$ 1,121,351	\$ 3,403,232
Monthly Maint. / Charges Per Unit - PY	\$ 1,755	\$ 4,431	\$ 1,947	\$ 5,908
% Increase from Prior Year	10%	7%	2%	9%
Total Debt	\$ -	\$ -	\$ 2,499,999	\$ 8,950,000
Debt per Unit	\$ -	\$ -	\$ 52,083	\$ 186,458
Interest Only/Amortizing			Interest Only	Interest Only
Transfer Fee %				% of GSP

\*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Brooklyn Heights	Lenox Hill	Turtle Bay
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	48	48	49	49
Zip Code	10023	11201	10021	10022
Maintenance / Common Charges	\$ 2,625,747	\$ 935,675	\$ 2,531,738	\$ 1,921,336
Operating Assessments	203,126	-	188,932	96,595
Rent / Comml. Charges / Parking	-	48,110	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	68,500	139,724
Other Income	38,362	33,058	14,716	26,438
<b>TOTAL INCOME</b>	<b>\$ 2,867,235</b>	<b>\$ 1,016,843</b>	<b>\$ 2,803,886</b>	<b>\$ 2,184,093</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,200,210	-	1,133,611	726,255
Mortgage & loan indebtedness	292,993	-	-	225,000
Payroll	502,879	392,248	721,771	485,097
Pension & Welfare	173,849	26,031	296,603	181,472
Payroll Taxes / Contract Labor / Other	76,561	53,448	105,104	67,899
Gas & Electric, net	21,669	105,802	26,541	10,683
Heating	115,027	32,544	153,711	58,439
Water & Sewer	31,245	77,585	51,105	19,804
Building Supplies, Repairs & Maintenance	212,077	113,720	191,954	153,576
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	52,356	53,827	55,899	41,665
Management Fee	54,894	44,096	63,000	67,531
Professional Fees	62,939	16,286	34,960	40,298
Corporation Tax	4,313	6,135	3,432	3,450
Office & Administration	32,872	15,160	17,468	28,667
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,833,884</b>	<b>\$ 936,882</b>	<b>\$ 2,855,159</b>	<b>\$ 2,109,836</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 33,351</b>	<b>\$ 79,961</b>	<b>\$ (51,273)</b>	<b>\$ 74,257</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 4,559	\$ 1,624	\$ 4,306	\$ 3,268
Maint. - PY	\$ 2,476,990	\$ 882,358	\$ 2,456,406	\$ 1,866,615
Monthly Maint. / Charges Per Unit - PY	\$ 4,300	\$ 1,532	\$ 4,178	\$ 3,175
% Increase from Prior Year	6%	6%	3%	3%
Total Debt	\$ 6,180,988	\$ -	\$ -	\$ 7,500,000
Debt per Unit	\$ 128,771	\$ -	\$ -	\$ 153,061
Interest Only/Amortizing	Amortizing			Interest Only
Transfer Fee %	2% of GSP	Other	4% of GSP	Other

\*GSP - Gross Selling Price

Neighborhood	Williamsburg	East Village	Chelsea	Tribeca
Borough	Brooklyn	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	50	51	52	52
Zip Code	11249	10003	10011	10013
Maintenance / Common Charges	\$ 492,151	\$ 1,776,868	\$ 757,486	\$ 1,759,334
Operating Assessments	-	-	142,216	130,000
Rent / Comml. Charges / Parking	32,494	80,935	261,311	83,018
Common Charges - PILOT	-	-	-	-
Transfer Fees	3,820	11,622	-	6,484
Other Income	14,679	83,594	183,976	16,313
<b>TOTAL INCOME</b>	<b>\$ 543,144</b>	<b>\$ 1,953,019</b>	<b>\$ 1,344,989</b>	<b>\$ 1,995,149</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	16,573	554,056	26,353
Mortgage & loan indebtedness	-	-	161,435	114,956
Payroll	124,592	657,060	103,638	668,168
Pension & Welfare	23,428	255,343	-	195,599
Payroll Taxes / Contract Labor / Other	17,539	156,075	19,610	93,761
Gas & Electric, net	57,043	190,205	37,569	118,178
Heating	24,955	69,320	61,515	52,211
Water & Sewer	23,292	39,516	29,460	35,475
Building Supplies, Repairs & Maintenance	94,126	372,027	33,025	203,075
Recreation Facilities Expense	25,491	-	-	52,662
Security Services	33,390	-	-	-
Insurance	61,818	116,985	62,864	181,628
Management Fee	47,727	71,541	35,307	66,357
Professional Fees	11,840	32,582	54,558	45,953
Corporation Tax	500	13,141	4,970	1,500
Office & Administration	9,011	35,158	5,201	27,313
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 554,752</b>	<b>\$ 2,025,526</b>	<b>\$ 1,163,208</b>	<b>\$ 1,883,189</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (11,608)</b>	<b>\$ (72,507)</b>	<b>\$ 181,781</b>	<b>\$ 111,960</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 820	\$ 2,903	\$ 1,214	\$ 2,819
Maint. - PY	\$ 465,849	\$ 1,698,426	\$ 672,733	\$ 1,745,512
Monthly Maint. / Charges Per Unit - PY	\$ 776	\$ 2,775	\$ 1,078	\$ 2,797
% Increase from Prior Year	6%	5%	13%	1%
Total Debt	\$ -	\$ -	\$ 2,448,168	\$ 1,161,088
Debt per Unit	\$ -	\$ -	\$ 47,080	\$ 22,329
Interest Only/Amortizing			Amortizing	Amortizing
Transfer Fee %	Other	Other		Other

\*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Murray Hill	Lenox Hill	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Co-Op
Number of Units	52	53	53	54
Zip Code	10025	10016	10021	10010
Maintenance / Common Charges	\$ 1,613,623	\$ 1,383,840	\$ 1,720,267	\$ 3,807,155
Operating Assessments	73,500	41,312	-	-
Rent / Comml. Charges / Parking	-	-	-	160,436
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	21,951	63,829	-
Other Income	99,433	29,402	18,205	44,109
<b>TOTAL INCOME</b>	<b>\$ 1,786,556</b>	<b>\$ 1,476,505</b>	<b>\$ 1,802,301</b>	<b>\$ 4,011,700</b>
Ground Rent	-	-	-	553,255
Real Estate Taxes / PILOT / BID	537,275	17,675	-	1,917,610
Mortgage & loan indebtedness	170,732	-	-	48,156
Payroll	349,027	663,016	741,454	418,153
Pension & Welfare	95,231	70,599	306,655	147,916
Payroll Taxes / Contract Labor / Other	7,336	90,642	177,288	54,801
Gas & Electric, net	38,876	89,842	127,982	99,523
Heating	62,178	79,332	92,545	142,852
Water & Sewer	47,537	43,767	47,920	47,644
Building Supplies, Repairs & Maintenance	225,289	259,247	163,627	182,659
Recreation Facilities Expense	-	73,085	-	-
Security Services	102,369	-	-	-
Insurance	57,646	98,799	71,492	85,597
Management Fee	47,065	56,550	62,433	40,200
Professional Fees	31,117	72,598	27,561	80,350
Corporation Tax	3,814	19,138	3,450	15,229
Office & Administration	23,774	18,677	34,734	43,600
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,799,266</b>	<b>\$ 1,652,967</b>	<b>\$ 1,857,141</b>	<b>\$ 3,877,545</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (12,710)</b>	<b>\$ (176,462)</b>	<b>\$ (54,840)</b>	<b>\$ 134,155</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,586	\$ 2,176	\$ 2,705	\$ 5,875
Maint. - PY	\$ 1,494,325	\$ 1,269,910	\$ 1,630,754	\$ 3,635,395
Monthly Maint. / Charges Per Unit - PY	\$ 2,395	\$ 1,997	\$ 2,564	\$ 5,610
% Increase from Prior Year	8%	9%	5%	5%
Total Debt	\$ 6,014,000	\$ -	\$ -	\$ 441,886
Debt per Unit	\$ 115,654	\$ -	\$ -	\$ 8,183
Interest Only/Amortizing	Interest only			Amortizing
Transfer Fee %		Other	Other	

\*GSP - Gross Selling Price

Neighborhood	Chelsea	Meatpacking District	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	54	54	54	54
Zip Code	10011	10014	10021	10021
Maintenance / Common Charges	\$ 4,056,300	\$ 1,581,843	\$ 3,337,616	\$ 2,139,710
Operating Assessments	-	-	283,050	-
Rent / Comml. Charges / Parking	39,792	-	44,992	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	2,895	90,000	-
Other Income	41,221	39,133	53,733	62,305
<b>TOTAL INCOME</b>	<b>\$ 4,137,313</b>	<b>\$ 1,623,871</b>	<b>\$ 3,809,391</b>	<b>\$ 2,202,015</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,351,706	33,231	1,628,750	-
Mortgage & loan indebtedness	-	114,787	68,000	-
Payroll	387,404	438,008	760,153	947,887
Pension & Welfare	162,411	117,990	320,373	369,472
Payroll Taxes / Contract Labor / Other	208,375	141,158	117,351	113,326
Gas & Electric, net	161,706	109,932	32,390	43,146
Heating	109,741	41,509	142,576	182,410
Water & Sewer	67,812	48,338	44,075	59,864
Building Supplies, Repairs & Maintenance	348,447	304,313	228,076	233,068
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	126,545	168,364	156,588	77,508
Management Fee	90,708	75,000	62,949	88,786
Professional Fees	76,902	48,095	44,147	40,002
Corporation Tax	43,747	43,114	8,469	10,100
Office & Administration	16,507	25,517	16,173	27,699
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 4,152,011</b>	<b>\$ 1,709,356</b>	<b>\$ 3,630,070</b>	<b>\$ 2,193,268</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (14,698)</b>	<b>\$ (85,485)</b>	<b>\$ 179,321</b>	<b>\$ 8,747</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 6,260	\$ 2,441	\$ 5,151	\$ 3,302
Maint. - PY	\$ 4,056,264	\$ 1,425,007	\$ 3,237,941	\$ 2,136,235
Monthly Maint. / Charges Per Unit - PY	\$ 6,260	\$ 2,199	\$ 4,997	\$ 3,297
% Increase from Prior Year	0%	11%	3%	0%
Total Debt	\$ -	\$ 2,027,367	\$ 2,000,000	\$ -
Debt per Unit	\$ -	\$ 37,544	\$ 37,037	\$ -
Interest Only/Amortizing		Amortizing	Interest Only	
Transfer Fee %		Other	2% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Clinton	East Harlem	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condom	Condominium	Condominium	Co-Op
Number of Units	54	55	55	55
Zip Code	10028	10019	10029	10128
Maintenance / Common Charges	\$ 2,482,928	\$ 757,569	\$ 1,684,765	\$ 3,850,536
Operating Assessments	213,089	-	-	-
Rent / Comml. Charges / Parking	134,710	-	21,754	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	235,300	-	-	-
Other Income	60,635	27,278	38,390	113,971
<b>TOTAL INCOME</b>	<b>\$ 3,126,662</b>	<b>\$ 784,847</b>	<b>\$ 1,744,909</b>	<b>\$ 3,964,507</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,092,033	-	25,351	1,834,208
Mortgage & loan indebtedness	220,666	-	90,258	145,000
Payroll	528,671	268,159	680,422	864,522
Pension & Welfare	220,058	28,445	267,401	341,034
Payroll Taxes / Contract Labor / Other	53,844	10,036	89,242	120,614
Gas & Electric, net	143,449	74,043	78,867	34,621
Heating	63,644	27,510	76,712	149,925
Water & Sewer	25,324	21,224	76,327	53,104
Building Supplies, Repairs & Maintenance	203,198	145,404	171,620	197,324
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	107,134	48,916	56,538	67,265
Management Fee	59,933	51,750	63,156	78,750
Professional Fees	33,325	12,207	34,606	31,738
Corporation Tax	6,998	500	14,120	4,036
Office & Administration	17,800	24,209	52,692	39,948
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,776,077</b>	<b>\$ 712,403</b>	<b>\$ 1,777,312</b>	<b>\$ 3,962,089</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 350,585</b>	<b>\$ 72,444</b>	<b>\$ (32,403)</b>	<b>\$ 2,418</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 3,832	\$ 1,148	\$ 2,553	\$ 5,834
Maint. - PY	\$ 2,393,931	\$ 712,208	\$ 1,632,031	\$ 3,648,760
Monthly Maint. / Charges Per Unit - PY	\$ 3,694	\$ 1,079	\$ 2,473	\$ 5,528
% Increase from Prior Year	4%	6%	3%	6%
Total Debt	\$ 3,555,877	\$ -	\$ 1,103,284	\$ 4,000,000
Debt per Unit	\$ 65,850	\$ -	\$ 20,060	\$ 72,727
Interest Only/Amortizing	Amortizing		Amortizing	Interest Only
Transfer Fee %	2% of GSP			2.5% of GSP

\*GSP - Gross Selling Price



Neighborhood	Lincoln Square	Yorkville	Yorkville	Brooklyn Heights
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	57	58	59	59
Zip Code	10023	10028	10028	11201
Maintenance / Common Charges	\$ 1,406,281	\$ 1,941,089	\$ 3,813,485	\$ 792,254
Operating Assessments	142,479	-	484,657	-
Rent / Comml. Charges / Parking	-	13,615	834,274	10,500
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	225,000	-
Other Income	119,203	34,179	201,761	89,579
<b>TOTAL INCOME</b>	<b>\$ 1,667,963</b>	<b>\$ 1,988,883</b>	<b>\$ 5,559,177</b>	<b>\$ 892,333</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	871,230	23,246	2,767,980	-
Mortgage & loan indebtedness	292,864	75,925	115,191	-
Payroll	127,084	668,890	995,412	96,264
Pension & Welfare	-	208,053	412,003	-
Payroll Taxes / Contract Labor / Other	39,124	94,651	131,593	353,250
Gas & Electric, net	10,808	204,084	(2,538)	147,994
Heating	69,504	63,090	87,160	12,017
Water & Sewer	37,218	59,736	72,327	32,173
Building Supplies, Repairs & Maintenance	175,505	227,245	205,892	96,453
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	62,279	65,240	73,656	68,918
Management Fee	45,000	55,388	69,000	45,747
Professional Fees	75,925	32,709	66,387	23,799
Corporation Tax	4,912	6,699	15,739	2,356
Office & Administration	8,283	30,098	23,803	19,657
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,819,736</b>	<b>\$ 1,815,054</b>	<b>\$ 5,033,605</b>	<b>\$ 898,628</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (151,773)</b>	<b>\$ 173,829</b>	<b>\$ 525,572</b>	<b>\$ (6,295)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,056	\$ 2,789	\$ 5,386	\$ 1,119
Maint. - PY	\$ 1,303,564	\$ 1,643,092	\$ 3,530,945	\$ 766,356
Monthly Maint. / Charges Per Unit - PY	\$ 1,906	\$ 2,361	\$ 4,987	\$ 1,082
% Increase from Prior Year	8%	18%	8%	3%
Total Debt	\$ 5,659,362	\$ 1,156,490	\$ 3,725,000	\$ -
Debt per Unit	\$ 99,287	\$ 19,939	\$ 63,136	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	
Transfer Fee %			2% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Soho	Tribeca	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	60	61	61	61
Zip Code	10065	10012	10013	10128
Maintenance / Common Charges	\$ 2,341,965	\$ 1,749,234	\$ 2,287,049	\$ 1,663,929
Operating Assessments	164,424	-	-	-
Rent / Comml. Charges / Parking	-	-	-	27,893
Common Charges - PILOT	-	-	-	-
Transfer Fees	47,250	-	52,000	-
Other Income	29,584	51,072	87,306	82,139
<b>TOTAL INCOME</b>	<b>\$ 2,583,223</b>	<b>\$ 1,800,306</b>	<b>\$ 2,426,355</b>	<b>\$ 1,773,961</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	951,318	-	-	-
Mortgage & loan indebtedness	172,868	-	278,521	-
Payroll	600,560	677,508	630,357	677,997
Pension & Welfare	233,843	92,702	226,683	252,244
Payroll Taxes / Contract Labor / Other	86,475	128,765	253,864	95,683
Gas & Electric, net	107,712	229,516	186,402	20,580
Heating	104,705	53,989	66,908	108,930
Water & Sewer	49,841	123,002	90,749	85,326
Building Supplies, Repairs & Maintenance	284,683	355,422	265,252	209,932
Recreation Facilities Expense	-	85,345	-	-
Security Services	-	-	-	-
Insurance	87,361	140,095	126,354	67,566
Management Fee	83,000	51,000	65,000	71,710
Professional Fees	20,101	27,805	87,426	26,302
Corporation Tax	3,464	7,990	23,697	12,260
Office & Administration	39,039	22,877	31,555	32,862
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,824,970</b>	<b>\$ 1,996,016</b>	<b>\$ 2,332,768</b>	<b>\$ 1,661,392</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (241,747)</b>	<b>\$ (195,710)</b>	<b>\$ 93,587</b>	<b>\$ 112,569</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 3,253	\$ 2,390	\$ 3,124	\$ 2,273
Maint. - PY	\$ 2,254,803	\$ 1,564,244	\$ 2,170,110	\$ 1,584,694
Monthly Maint. / Charges Per Unit - PY	\$ 3,132	\$ 2,137	\$ 2,965	\$ 2,165
% Increase from Prior Year	4%	12%	5%	5%
Total Debt	\$ 5,500,000	\$ -	\$ 2,866,160	\$ -
Debt per Unit	\$ 91,667	\$ -	\$ 46,986	\$ -
Interest Only/Amortizing	Interest Only		Amortizing	
Transfer Fee %	2% of GSP		.50% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Yorkville	Chelsea	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	62	62	63	64
Zip Code	10021	10028	10011	10128
Maintenance / Common Charges	\$ 2,034,776	\$ 4,611,972	\$ 2,598,778	\$ 2,582,159
Operating Assessments	-	431,370	340,428	227,356
Rent / Comml. Charges / Parking	-	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	92,500
Other Income	14,221	189,119	50,513	58,614
<b>TOTAL INCOME</b>	<b>\$ 2,048,997</b>	<b>\$ 5,232,461</b>	<b>\$ 2,989,719</b>	<b>\$ 2,960,629</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	10,086	2,486,494	1,830,903	1,232,287
Mortgage & loan indebtedness	3,391	168,750	114,063	75,625
Payroll	803,102	996,475	229,682	658,333
Pension & Welfare	317,826	425,635	79,496	239,427
Payroll Taxes / Contract Labor / Other	117,421	130,279	25,909	84,307
Gas & Electric, net	114,785	40,839	33,639	20,518
Heating	111,216	164,835	116,606	136,457
Water & Sewer	66,747	38,515	67,157	47,515
Building Supplies, Repairs & Maintenance	211,886	224,400	97,396	113,533
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	83,698	96,799	98,857	71,253
Management Fee	54,106	56,718	48,800	68,276
Professional Fees	34,476	57,515	32,450	16,841
Corporation Tax	-	11,212	4,836	6,375
Office & Administration	49,667	22,524	22,856	35,778
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,978,407</b>	<b>\$ 4,920,990</b>	<b>\$ 2,802,650</b>	<b>\$ 2,806,525</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 70,590</b>	<b>\$ 311,471</b>	<b>\$ 187,069</b>	<b>\$ 154,104</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,735	\$ 6,199	\$ 3,438	\$ 3,362
Maint. - PY	\$ 1,960,106	\$ 4,388,450	\$ 2,454,266	\$ 2,608,246
Monthly Maint. / Charges Per Unit - PY	\$ 2,635	\$ 5,898	\$ 3,246	\$ 3,396
% Increase from Prior Year	4%	5%	6%	-1%
Total Debt	\$ -	\$ 5,000,000	\$ 3,750,000	\$ 2,750,000
Debt per Unit	\$ -	\$ 80,645	\$ 59,524	\$ 42,969
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Interest Only
Transfer Fee %		2% of GSP		Other

\*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Upper West Side	Chelsea	Clinton
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	65	65	66	66
Zip Code	10023	10024	10011	10019
Maintenance / Common Charges	\$ 2,031,372	\$ 1,686,809	\$ 4,924,089	\$ 873,424
Operating Assessments	150,057	151,985	330,901	-
Rent / Comml. Charges / Parking	-	-	32,859	569,408
Common Charges - PILOT	-	-	-	-
Transfer Fees	111,550	84,692	484,440	-
Other Income	39,325	69,182	24,488	28,916
<b>TOTAL INCOME</b>	<b>\$ 2,332,304</b>	<b>\$ 1,992,668</b>	<b>\$ 5,796,777</b>	<b>\$ 1,471,748</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	983,562	863,177	2,086,970	-
Mortgage & loan indebtedness	198,722	113,593	115,000	75,070
Payroll	474,491	323,496	1,521,554	589,395
Pension & Welfare	182,501	96,396	569,423	223,584
Payroll Taxes / Contract Labor / Other	44,860	15,586	212,876	65,765
Gas & Electric, net	17,775	16,064	77,020	39,272
Heating	55,647	41,209	168,728	100,398
Water & Sewer	40,540	27,773	52,021	76,025
Building Supplies, Repairs & Maintenance	133,533	181,982	154,570	145,254
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	47,037	52,121	93,514	73,586
Management Fee	50,378	49,395	83,061	54,075
Professional Fees	40,435	66,521	43,383	36,360
Corporation Tax	3,450	3,450	9,308	12,087
Office & Administration	9,009	10,619	32,377	16,213
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,281,940</b>	<b>\$ 1,861,382</b>	<b>\$ 5,219,805</b>	<b>\$ 1,507,084</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 50,364</b>	<b>\$ 131,286</b>	<b>\$ 576,972</b>	<b>\$ (35,336)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,604	\$ 2,163	\$ 6,217	\$ 1,103
Maint. - PY	\$ 1,941,104	\$ 1,613,794	\$ 4,632,935	\$ 862,245
Monthly Maint. / Charges Per Unit - PY	\$ 2,489	\$ 2,069	\$ 5,850	\$ 1,089
% Increase from Prior Year	5%	5%	6%	1%
Total Debt	\$ 7,000,000	\$ 4,000,000	\$ 4,000,000	\$ 201,001
Debt per Unit	\$ 107,692	\$ 61,538	\$ 60,606	\$ 3,045
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Amortizing
Transfer Fee %	2% of GSP	Other	3% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Lincoln Square	Central Harlem	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	68	68	69	70
Zip Code	10022	10023	10026	10014
Maintenance / Common Charges	\$ 1,694,078	\$ 2,832,080	\$ 1,240,383	\$ 1,705,247
Operating Assessments	-	-	-	133,507
Rent / Comml. Charges / Parking	10,392	78,000	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	140,000
Other Income	102,015	53,886	20,601	81,169
<b>TOTAL INCOME</b>	<b>\$ 1,806,485</b>	<b>\$ 2,963,966</b>	<b>\$ 1,260,984</b>	<b>\$ 2,059,923</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	11,262	15,681	-	954,518
Mortgage & loan indebtedness	9,812	59,380	25,793	108,500
Payroll	592,088	1,093,484	418,302	205,478
Pension & Welfare	229,871	433,744	150,309	10,836
Payroll Taxes / Contract Labor / Other	62,553	300,797	73,738	18,908
Gas & Electric, net	124,883	199,994	126,968	49,484
Heating	154,241	48,682	1,236	30,575
Water & Sewer	83,575	85,960	61,770	29,871
Building Supplies, Repairs & Maintenance	154,573	344,901	140,484	89,017
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	267,836
Insurance	51,970	115,553	60,847	64,748
Management Fee	70,160	56,287	53,338	56,355
Professional Fees	40,975	18,380	32,313	40,674
Corporation Tax	12,645	17,166	5,576	3,464
Office & Administration	20,399	36,752	28,023	8,781
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,619,007</b>	<b>\$ 2,826,761</b>	<b>\$ 1,178,697</b>	<b>\$ 1,939,045</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 187,478</b>	<b>\$ 137,205</b>	<b>\$ 82,287</b>	<b>\$ 120,878</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,076	\$ 3,471	\$ 1,498	\$ 2,030
Maint. - PY	\$ 1,600,971	\$ 2,702,736	\$ 1,142,104	\$ 1,669,269
Monthly Maint. / Charges Per Unit - PY	\$ 1,962	\$ 3,312	\$ 1,379	\$ 1,987
% Increase from Prior Year	6%	5%	9%	2%
Total Debt	\$ 279,169	\$ 1,079,090	\$ 363,577	\$ 3,773,913
Debt per Unit	\$ 4,105	\$ 15,869	\$ 5,269	\$ 53,913
Interest Only/Amortizing		Amortizing	Amortizing	Interest Only
Transfer Fee %				2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Yorkville	South Slope	Red Hook	Mahattan Valley
Borough	Manhattan	Brooklyn	Brooklyn	Manhattan
Type	Co-Op	Condominium	Condominium	Co-Op
Number of Units	70	70	70	71
Zip Code	10028	11215	11231	10025
Maintenance / Common Charges	\$ 4,799,703	\$ 1,053,526	\$ 744,462	\$ 2,679,015
Operating Assessments	426,345	-	-	272,142
Rent / Comml. Charges / Parking	-	55,644	7,854	25,339
Common Charges - PILOT	-	-	-	-
Transfer Fees	272,500	-	5,611	58,500
Other Income	201,728	14,408	23,261	104,624
<b>TOTAL INCOME</b>	<b>\$ 5,700,276</b>	<b>\$ 1,123,578</b>	<b>\$ 781,188</b>	<b>\$ 3,139,620</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,384,402	-	-	1,585,275
Mortgage & loan indebtedness	184,528	-	-	113,150
Payroll	1,176,067	409,356	243,515	454,405
Pension & Welfare	426,045	28,725	62,472	158,431
Payroll Taxes / Contract Labor / Other	144,791	96,462	74,144	64,982
Gas & Electric, net	39,605	88,539	25,576	33,891
Heating	151,034	31,079	43,619	28,261
Water & Sewer	60,642	32,523	47,208	43,410
Building Supplies, Repairs & Maintenance	339,605	190,664	104,650	270,369
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	124,068	99,529	70,553	100,791
Management Fee	111,213	53,000	50,000	63,003
Professional Fees	26,358	20,989	26,549	31,947
Corporation Tax	9,868	5,541	13,662	3,450
Office & Administration	43,636	26,673	17,710	29,202
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 5,221,862</b>	<b>\$ 1,083,080</b>	<b>\$ 779,658</b>	<b>\$ 2,980,567</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 478,414</b>	<b>\$ 40,498</b>	<b>\$ 1,530</b>	<b>\$ 159,053</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 5,714	\$ 1,254	\$ 886	\$ 3,144
Maint. - PY	\$ 4,610,408	\$ 1,025,147	\$ 688,194	\$ 2,615,452
Monthly Maint. / Charges Per Unit - PY	\$ 5,489	\$ 1,220	\$ 819	\$ 3,070
% Increase from Prior Year	4%	3%	8%	2%
Total Debt	\$ 6,500,000	\$ -	\$ -	\$ 3,600,000
Debt per Unit	\$ 92,857	\$ -	\$ -	\$ 50,704
Interest Only/Amortizing	Interest Only			Interest Only
Transfer Fee %	2% of GSP		1.5% of GSP	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Flatbush	Mahattan Valley	Yorkville	Yorkville
Borough	Brooklyn	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	71	72	72	72
Zip Code	11226	10025	10028	10028
Maintenance / Common Charges	\$ 498,612	\$ 2,480,988	\$ 6,867,882	\$ 6,054,636
Operating Assessments	-	210,078	-	477,271
Rent / Comml. Charges / Parking	37,766	-	392,789	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	1,170	-	405,625	170,000
Other Income	32,014	103,078	39,593	104,610
<b>TOTAL INCOME</b>	<b>\$ 569,562</b>	<b>\$ 2,794,144</b>	<b>\$ 7,705,889</b>	<b>\$ 6,806,517</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,149,327	3,668,998	2,755,308
Mortgage & loan indebtedness	-	-	188,431	264,975
Payroll	144,031	315,213	1,400,802	1,451,219
Pension & Welfare	57,638	118,905	568,587	543,683
Payroll Taxes / Contract Labor / Other	22,120	43,540	195,814	183,788
Gas & Electric, net	57,446	33,407	64,745	44,334
Heating	18,551	131,302	174,923	157,850
Water & Sewer	32,278	68,532	56,440	88,113
Building Supplies, Repairs & Maintenance	71,243	162,164	447,422	495,280
Recreation Facilities Expense	-	-	-	-
Security Services	-	410,879	25,093	-
Insurance	64,185	92,402	143,178	123,653
Management Fee	40,170	64,355	77,250	94,000
Professional Fees	24,335	25,420	54,574	69,584
Corporation Tax	1,336	5,181	20,703	14,764
Office & Administration	17,315	16,907	88,384	32,250
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 550,648</b>	<b>\$ 2,637,534</b>	<b>\$ 7,175,344</b>	<b>\$ 6,318,801</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 18,914</b>	<b>\$ 156,610</b>	<b>\$ 530,545</b>	<b>\$ 487,716</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 585	\$ 2,872	\$ 7,949	\$ 7,008
Maint. - PY	\$ 491,349	\$ 2,360,257	\$ 6,639,464	\$ 6,054,636
Monthly Maint. / Charges Per Unit - PY	\$ 577	\$ 2,732	\$ 7,685	\$ 7,008
% Increase from Prior Year	1%	5%	3%	0%
Total Debt	\$ -	\$ -	\$ 4,500,000	\$ 9,500,000
Debt per Unit	\$ -	\$ -	\$ 62,500	\$ 131,944
Interest Only/Amortizing			Interest Only	Interest Only
Transfer Fee %	Other	5% of net profit	2.5 % of GSP	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Central Harlem	Upper West Side	South Slope	Boerum Hill
Borough	Manhattan	Manhattan	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	72	73	73	73
Zip Code	10039	10024	11215	11217
Maintenance / Common Charges	\$ 924,986	\$ 1,438,734	\$ 784,315	\$ 1,139,441
Operating Assessments	-	-	-	300,000
Rent / Comml. Charges / Parking	115,765	-	20,461	32,292
Common Charges - PILOT	-	-	-	-
Transfer Fees	21,900	-	2,007	-
Other Income	46,211	62,530	19,417	67,351
<b>TOTAL INCOME</b>	<b>\$ 1,108,862</b>	<b>\$ 1,501,264</b>	<b>\$ 826,200</b>	<b>\$ 1,539,084</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	10,604	16,334	-	-
Mortgage & loan indebtedness	182,249	-	-	131,468
Payroll	57,864	575,481	421,069	679,282
Pension & Welfare	6,000	214,150	-	-
Payroll Taxes / Contract Labor / Other	174,802	86,756	-	72,999
Gas & Electric, net	94,810	52,422	48,213	86,465
Heating	64,681	86,036	15,378	13,964
Water & Sewer	50,210	41,550	28,189	39,958
Building Supplies, Repairs & Maintenance	239,321	248,184	135,210	194,458
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	100,143	159,128	41,926	141,424
Management Fee	46,589	74,970	48,250	59,587
Professional Fees	35,530	15,401	19,383	59,552
Corporation Tax	3,450	6,112	1,213	3,333
Office & Administration	22,557	25,035	17,573	49,615
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,088,810</b>	<b>\$ 1,601,559</b>	<b>\$ 776,404</b>	<b>\$ 1,532,105</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 20,052</b>	<b>\$ (100,295)</b>	<b>\$ 49,796</b>	<b>\$ 6,979</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,071	\$ 1,642	\$ 895	\$ 1,301
Maint. - PY	\$ 842,992	\$ 1,424,151	\$ 717,062	\$ 1,141,275
Monthly Maint. / Charges Per Unit - PY	\$ 976	\$ 1,626	\$ 819	\$ 1,303
% Increase from Prior Year	10%	1%	9%	0%
Total Debt	\$ 399,215	\$ -	\$ -	\$ 722,905
Debt per Unit	\$ 5,545	\$ -	\$ -	\$ 9,903
Interest Only/Amortizing	Amortizing			Amortizing
Transfer Fee %	Other		Other	

\*GSP - Gross Selling Price



<b>Neighborhood</b>	<b>Turtle Bay</b>	<b>Turtle Bay</b>	<b>Chelsea</b>	<b>Lincoln Square</b>
<b>Borough</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Manhattan</b>
<b>Type</b>	<b>Co-Op</b>	<b>Co-Op</b>	<b>Co-Op</b>	<b>Co-Op</b>
<b>Number of Units</b>	<b>74</b>	<b>74</b>	<b>75</b>	<b>75</b>
<b>Zip Code</b>	<b>10022</b>	<b>10022</b>	<b>10011</b>	<b>10023</b>
Maintenance / Common Charges	\$ 3,469,544	\$ 3,724,320	\$ 1,936,565	\$ 1,934,113
Operating Assessments	258,265	-	192,908	174,377
Rent / Comml. Charges / Parking	-	-	253,125	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	73,380	-	59,900	38,980
Other Income	68,111	16,703	72,376	50,461
<b>TOTAL INCOME</b>	<b>\$ 3,869,300</b>	<b>\$ 3,741,023</b>	<b>\$ 2,514,874</b>	<b>\$ 2,197,931</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,434,306	1,661,571	981,899	913,896
Mortgage & loan indebtedness	261,463	127,750	180,873	125,327
Payroll	803,109	685,899	465,190	445,010
Pension & Welfare	344,223	304,400	184,715	172,864
Payroll Taxes / Contract Labor / Other	112,877	75,915	55,545	61,955
Gas & Electric, net	43,338	79,176	29,700	25,854
Heating	114,244	288,734	81,522	82,875
Water & Sewer	121,780	118,843	34,195	57,183
Building Supplies, Repairs & Maintenance	207,801	142,310	188,893	102,111
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	111,448	257,284	81,919	61,798
Management Fee	85,866	55,294	67,600	49,000
Professional Fees	51,613	42,369	17,718	21,590
Corporation Tax	3,450	3,450	3,832	4,228
Office & Administration	55,699	28,323	24,237	35,748
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,751,217</b>	<b>\$ 3,871,318</b>	<b>\$ 2,397,838</b>	<b>\$ 2,159,439</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 118,083</b>	<b>\$ (130,295)</b>	<b>\$ 117,036</b>	<b>\$ 38,492</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 3,907	\$ 4,194	\$ 2,152	\$ 2,149
Maint. - PY	\$ 3,267,214	\$ 3,633,355	\$ 1,828,166	\$ 1,943,655
Monthly Maint. / Charges Per Unit - PY	\$ 3,679	\$ 4,092	\$ 2,031	\$ 2,160
% Increase from Prior Year	6%	3%	6%	0%
Total Debt	\$ 5,773,287	\$ 4,500,000	\$ 3,752,805	\$ 2,500,000
Debt per Unit	\$ 78,017	\$ 60,811	\$ 50,037	\$ 33,333
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Interest Only
Transfer Fee %	2% of GSP		2% of GSP	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Manhattan Valley	Yorkville	Yorkville	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	75	75	75	77
Zip Code	10025	10028	10028	10010
Maintenance / Common Charges	\$ 3,135,131	\$ 690,660	\$ 4,946,297	\$ 2,478,764
Operating Assessments	284,494	96,111	-	225,219
Rent / Comml. Charges / Parking	38,400	60,446	354,943	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	172,250	-	93,594	28,440
Other Income	41,177	39,822	351,591	74,867
<b>TOTAL INCOME</b>	<b>\$ 3,671,452</b>	<b>\$ 887,039</b>	<b>\$ 5,746,425</b>	<b>\$ 2,807,290</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,699,411	419,481	2,785,757	1,290,364
Mortgage & loan indebtedness	223,055	49,321	109,376	125,125
Payroll	647,420	95,101	1,072,018	520,586
Pension & Welfare	290,249	22,955	422,742	202,760
Payroll Taxes / Contract Labor / Other	86,509	7,769	156,603	65,051
Gas & Electric, net	40,320	10,967	145,979	17,923
Heating	177,426	47,507	126,398	104,168
Water & Sewer	91,548	20,159	71,053	33,947
Building Supplies, Repairs & Maintenance	217,424	102,056	362,061	149,388
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	78,400	46,558	110,011	91,677
Management Fee	77,500	56,461	66,573	62,268
Professional Fees	29,917	7,271	61,473	26,821
Corporation Tax	3,450	1,150	15,439	3,450
Office & Administration	33,280	15,918	23,488	14,255
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,695,909</b>	<b>\$ 902,674</b>	<b>\$ 5,528,971</b>	<b>\$ 2,707,783</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (24,457)</b>	<b>\$ (15,635)</b>	<b>\$ 217,454</b>	<b>\$ 99,507</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 3,483	\$ 767	\$ 5,496	\$ 2,683
Maint. - PY	\$ 2,908,516	\$ 668,685	\$ 4,597,284	\$ 2,365,770
Monthly Maint. / Charges Per Unit - PY	\$ 3,232	\$ 743	\$ 5,108	\$ 2,560
% Increase from Prior Year	8%	3%	8%	5%
Total Debt	\$ 8,000,000	\$ 1,150,000	\$ 3,500,000	\$ 4,500,000
Debt per Unit	\$ 106,667	\$ 15,333	\$ 46,667	\$ 58,442
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Interest Only
Transfer Fee %	2% of GSP		% of GSP	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Central Harlem	Yorkville	Lincoln Square	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	77	77	81	81
Zip Code	10037	10128	10023	10028
Maintenance / Common Charges	\$ 948,887	\$ 3,183,227	\$ 11,396,985	\$ 2,075,663
Operating Assessments	-	1,839,947	875,282	229,719
Rent / Comml. Charges / Parking	83,486	658,057	-	162,075
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	265,050	-
Other Income	20,446	251,938	592,624	30,220
<b>TOTAL INCOME</b>	<b>\$ 1,052,819</b>	<b>\$ 5,933,169</b>	<b>\$ 13,129,941</b>	<b>\$ 2,497,677</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,241	2,835,286	5,076,936	1,171,684
Mortgage & loan indebtedness	58,724	201,250	2,142,071	-
Payroll	252,422	1,139,705	2,160,389	460,758
Pension & Welfare	51,889	401,412	801,784	150,961
Payroll Taxes / Contract Labor / Other	29,384	123,057	282,894	59,365
Gas & Electric, net	97,662	66,999	91,072	14,082
Heating	119,048	175,242	320,907	96,777
Water & Sewer	72,060	64,583	104,350	37,904
Building Supplies, Repairs & Maintenance	97,653	362,187	528,142	187,425
Recreation Facilities Expense	-	-	-	-
Security Services	9,381	-	-	-
Insurance	96,507	152,927	480,762	104,899
Management Fee	48,085	108,234	170,000	72,100
Professional Fees	22,502	89,697	259,455	21,373
Corporation Tax	1,500	14,757	17,942	4,657
Office & Administration	34,896	38,698	67,417	86,940
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 992,954</b>	<b>\$ 5,774,034</b>	<b>\$ 12,504,121</b>	<b>\$ 2,468,925</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 59,865</b>	<b>\$ 159,135</b>	<b>\$ 625,820</b>	<b>\$ 28,752</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,027	\$ 3,445	\$ 11,725	\$ 2,135
Maint. - PY	\$ 806,700	\$ 3,478,865	\$ 10,776,805	\$ 2,021,338
Monthly Maint. / Charges Per Unit - PY	\$ 873	\$ 3,765	\$ 11,087	\$ 2,080
% Increase from Prior Year	18%	-8%	6%	3%
Total Debt	\$ 568,498	\$ 7,000,000	\$ 41,963,975	\$ -
Debt per Unit	\$ 7,383	\$ 90,909	\$ 518,074	\$ -
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Transfer Fee %			3% of GSP	

\*GSP - Gross Selling Price

Neighborhood	East Village	Yorkville	Yorkville	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	82	82	82	83
Zip Code	10009	10028	10075	10007
Maintenance / Common Charges	\$ 1,621,927	\$ 2,241,268	\$ 2,689,165	\$ 1,641,112
Operating Assessments	-	127,317	231,991	-
Rent / Comml. Charges / Parking	47,014	-	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	3,031	58,410	76,069	-
Other Income	38,734	112,158	127,300	63,548
<b>TOTAL INCOME</b>	<b>\$ 1,710,706</b>	<b>\$ 2,539,153</b>	<b>\$ 3,124,525</b>	<b>\$ 1,704,660</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	21,317	923,569	1,316,853	15,854
Mortgage & loan indebtedness	52,804	225,972	179,931	-
Payroll	536,527	538,466	597,201	568,447
Pension & Welfare	127,425	216,453	231,966	217,084
Payroll Taxes / Contract Labor / Other	121,400	86,885	79,372	83,249
Gas & Electric, net	116,656	20,440	21,797	172,440
Heating	48,631	93,272	104,771	64,582
Water & Sewer	40,477	47,440	55,286	52,441
Building Supplies, Repairs & Maintenance	498,934	190,383	284,526	193,837
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	82,933	68,446	74,787	99,656
Management Fee	59,652	63,460	49,968	84,210
Professional Fees	47,177	21,371	38,594	25,515
Corporation Tax	3,293	3,450	3,450	12,987
Office & Administration	38,572	37,879	21,254	36,376
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,795,798</b>	<b>\$ 2,537,486</b>	<b>\$ 3,059,756</b>	<b>\$ 1,626,678</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (85,092)</b>	<b>\$ 1,667</b>	<b>\$ 64,769</b>	<b>\$ 77,982</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,648	\$ 2,278	\$ 2,733	\$ 1,648
Maint. - PY	\$ 1,467,982	\$ 2,215,230	\$ 2,588,959	\$ 1,562,570
Monthly Maint. / Charges Per Unit - PY	\$ 1,492	\$ 2,251	\$ 2,631	\$ 1,569
% Increase from Prior Year	10%	1%	4%	5%
Total Debt	\$ 866,402	\$ 4,291,286	\$ 3,534,128	\$ -
Debt per Unit	\$ 10,566	\$ 52,333	\$ 43,099	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	
Transfer Fee %	Other	1.5% of GSP	Other	

\*GSP - Gross Selling Price

Neighborhood	Chelsea	Yorkville	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	83	84	86	86
Zip Code	10011	10028	10021	10065
Maintenance / Common Charges	\$ 1,709,020	\$ 4,201,089	\$ 2,386,014	\$ 3,103,129
Operating Assessments	199,292	287,127	163,954	-
Rent / Comml. Charges / Parking	244,975	-	-	285,542
Common Charges - PILOT	-	-	-	-
Transfer Fees	5,341	69,500	59,025	-
Other Income	96,683	58,226	46,037	79,473
<b>TOTAL INCOME</b>	<b>\$ 2,255,311</b>	<b>\$ 4,615,942</b>	<b>\$ 2,655,030</b>	<b>\$ 3,468,144</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,173,223	2,075,541	999,274	46,544
Mortgage & loan indebtedness	165,509	-	160,170	98,556
Payroll	323,834	1,077,869	570,424	907,362
Pension & Welfare	127,550	427,107	192,006	322,002
Payroll Taxes / Contract Labor / Other	50,406	98,481	69,007	107,509
Gas & Electric, net	23,974	25,739	17,969	200,308
Heating	117,550	151,796	87,631	407,062
Water & Sewer	27,742	50,284	67,494	199,003
Building Supplies, Repairs & Maintenance	108,032	217,091	150,140	589,662
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	132,612
Insurance	96,816	81,918	78,172	177,295
Management Fee	47,500	92,989	59,483	110,316
Professional Fees	28,364	43,417	24,088	75,874
Corporation Tax	3,451	6,729	3,567	3,628
Office & Administration	32,546	34,767	22,913	124,850
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,326,497</b>	<b>\$ 4,383,728</b>	<b>\$ 2,502,338</b>	<b>\$ 3,502,583</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (71,186)</b>	<b>\$ 232,214</b>	<b>\$ 152,692</b>	<b>\$ (34,439)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,716	\$ 4,168	\$ 2,312	\$ 3,007
Maint. - PY	\$ 1,654,775	\$ 4,043,397	\$ 2,250,956	\$ 2,840,263
Monthly Maint. / Charges Per Unit - PY	\$ 1,661	\$ 4,011	\$ 2,181	\$ 2,752
% Increase from Prior Year	3%	4%	6%	9%
Total Debt	\$ 3,091,884	\$ -	\$ 3,006,463	\$ 1,041,939
Debt per Unit	\$ 37,252	\$ -	\$ 34,959	\$ 12,116
Interest Only/Amortizing	Amortizing		Amortizing	Amortizing
Transfer Fee %	\$7 per share	2% of GSP	2% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Clinton	Turtle Bay	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	87	88	88	88
Zip Code	10022	10019	10022	10025
Maintenance / Common Charges	\$ 2,568,012	\$ 3,081,146	\$ 3,761,674	\$ 2,096,985
Operating Assessments	-	304,483	355,276	-
Rent / Comml. Charges / Parking	28,967	308,352	-	88,000
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	82,360	-
Other Income	28,294	185,705	152,584	20,958
<b>TOTAL INCOME</b>	<b>\$ 2,625,273</b>	<b>\$ 3,879,686</b>	<b>\$ 4,351,894</b>	<b>\$ 2,205,943</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	15,173	1,774,855	2,050,673	11,595
Mortgage & loan indebtedness	82,067	153,097	160,098	63,798
Payroll	999,842	699,214	705,250	836,239
Pension & Welfare	336,337	270,411	297,492	289,854
Payroll Taxes / Contract Labor / Other	129,041	83,712	72,590	70,157
Gas & Electric, net	136,577	107,708	55,971	78,444
Heating	86,569	40,636	243,507	129,032
Water & Sewer	83,245	44,994	52,420	99,819
Building Supplies, Repairs & Maintenance	386,911	225,048	174,549	319,316
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	120,649	108,834	89,085	92,532
Management Fee	78,653	65,000	89,000	68,900
Professional Fees	17,730	28,397	29,970	64,559
Corporation Tax	893	6,555	3,230	6,283
Office & Administration	42,170	19,319	47,188	20,016
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,515,857</b>	<b>\$ 3,627,780</b>	<b>\$ 4,071,023</b>	<b>\$ 2,150,544</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 109,416</b>	<b>\$ 251,906</b>	<b>\$ 280,871</b>	<b>\$ 55,399</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,460	\$ 2,918	\$ 3,562	\$ 1,986
Maint. - PY	\$ 2,391,426	\$ 2,998,571	\$ 3,700,534	\$ 2,037,039
Monthly Maint. / Charges Per Unit - PY	\$ 2,291	\$ 2,840	\$ 3,504	\$ 1,929
% Increase from Prior Year	7%	3%	2%	3%
Total Debt	\$ 839,034	\$ 5,000,000	\$ 6,275,915	\$ 1,018,503
Debt per Unit	\$ 9,644	\$ 56,818	\$ 71,317	\$ 11,574
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Amortizing
Transfer Fee %			2% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Upper West Side	Mahattan Valley	Morningside Heights	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	89	89	89	90
Zip Code	10024	10025	10027	10003
Maintenance / Common Charges	\$ 2,628,125	\$ 2,219,370	\$ 1,101,199	\$ 3,959,771
Operating Assessments	239,936	139,272	-	-
Rent / Comml. Charges / Parking	345,751	-	51,819	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	268,650	15,849	9,416	28,900
Other Income	100,508	136,493	35,853	348,730
<b>TOTAL INCOME</b>	<b>\$ 3,582,970</b>	<b>\$ 2,510,984</b>	<b>\$ 1,198,287</b>	<b>\$ 4,337,401</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,396,124	857,003	-	1,777,271
Mortgage & loan indebtedness	280,001	238,619	50,972	222,087
Payroll	654,557	529,749	447,611	1,012,909
Pension & Welfare	258,202	231,881	190,569	413,328
Payroll Taxes / Contract Labor / Other	87,022	80,116	63,901	129,341
Gas & Electric, net	27,412	2,474	49,920	38,738
Heating	143,259	83,611	45,429	143,800
Water & Sewer	49,514	198,120	67,626	35,215
Building Supplies, Repairs & Maintenance	206,778	141,050	124,613	196,462
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	158,366	50,765	57,099	93,148
Management Fee	61,466	56,279	43,992	64,890
Professional Fees	64,598	18,558	14,348	19,465
Corporation Tax	46,514	3,450	4,120	3,940
Office & Administration	26,337	11,666	25,763	13,784
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,460,150</b>	<b>\$ 2,503,341</b>	<b>\$ 1,185,963</b>	<b>\$ 4,164,378</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 122,820</b>	<b>\$ 7,643</b>	<b>\$ 12,324</b>	<b>\$ 173,023</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,461	\$ 2,078	\$ 1,031	\$ 3,666
Maint. - PY	\$ 2,545,463	\$ 2,084,277	\$ 1,045,350	\$ 3,940,496
Monthly Maint. / Charges Per Unit - PY	\$ 2,383	\$ 1,952	\$ 979	\$ 3,649
% Increase from Prior Year	3%	6%	5%	0%
Total Debt	\$ 8,000,000	\$ 7,400,957	\$ 582,700	\$ 4,828,420
Debt per Unit	\$ 89,888	\$ 83,157	\$ 6,547	\$ 53,649
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Transfer Fee %	3% of GSP	5% of net profit	Other	\$20 per share

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Upper West Side	Yorkville	Upper West Side
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	90	91	91	92
Zip Code	10128	10024	10128	10024
Maintenance / Common Charges	\$ 4,613,316	\$ 922,415	\$ 6,437,990	\$ 1,914,945
Operating Assessments	-	-	619,534	-
Rent / Comml. Charges / Parking	100,231	125,735	-	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	199,000	-	139,000	-
Other Income	220,884	202,468	207,485	76,713
<b>TOTAL INCOME</b>	<b>\$ 5,133,431</b>	<b>\$ 1,250,618</b>	<b>\$ 7,404,009</b>	<b>\$ 1,991,658</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	12,042	3,567,209	17,167
Mortgage & loan indebtedness	-	-	391,158	-
Payroll	1,343,128	284,066	1,240,772	701,726
Pension & Welfare	502,378	75,099	508,715	267,348
Payroll Taxes / Contract Labor / Other	418,566	109,014	179,860	91,680
Gas & Electric, net	386,661	34,228	31,344	83,297
Heating	174,490	62,252	349,937	166,093
Water & Sewer	111,411	22,988	74,158	72,572
Building Supplies, Repairs & Maintenance	847,475	128,496	428,264	317,681
Recreation Facilities Expense	31,737	-	-	-
Security Services	-	-	-	-
Insurance	144,951	67,797	121,908	118,627
Management Fee	123,064	73,433	99,225	51,939
Professional Fees	39,791	31,626	75,551	28,779
Corporation Tax	45,752	4,437	19,388	12,898
Office & Administration	56,260	44,243	52,974	43,683
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 4,225,664</b>	<b>\$ 949,721</b>	<b>\$ 7,140,463</b>	<b>\$ 1,973,490</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 907,767</b>	<b>\$ 300,897</b>	<b>\$ 263,546</b>	<b>\$ 18,168</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 4,272	\$ 845	\$ 5,896	\$ 1,735
Maint. - PY	\$ 4,433,638	\$ 895,572	\$ 6,161,027	\$ 1,836,065
Monthly Maint. / Charges Per Unit - PY	\$ 4,105	\$ 820	\$ 5,642	\$ 1,663
% Increase from Prior Year	4%	3%	4%	4%
Total Debt	\$ -	\$ -	\$ 12,000,000	\$ 200,998
Debt per Unit	\$ -	\$ -	\$ 131,868	\$ 2,185
Interest Only/Amortizing			Interest Only	Amortizing
Transfer Fee %	1% of GSP		2% of GSP	

\*GSP - Gross Selling Price



Neighborhood	Upper West Side	Upper West Side	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	92	93	93	93
Zip Code	10024	10024	10128	10128
Maintenance / Common Charges	\$ 4,645,623	\$ 3,735,677	\$ 3,248,222	\$ 3,464,370
Operating Assessments	469,326	300,594	132,952	255,441
Rent / Comml. Charges / Parking	116,577	-	-	26,577
Common Charges - PILOT	-	-	-	-
Transfer Fees	151,000	26,750	286,875	12,320
Other Income	224,251	92,333	264,486	74,046
<b>TOTAL INCOME</b>	<b>\$ 5,606,777</b>	<b>\$ 4,155,354</b>	<b>\$ 3,932,535</b>	<b>\$ 3,832,754</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,677,163	1,759,612	1,336,727	1,427,405
Mortgage & loan indebtedness	151,678	228,000	235,070	264,625
Payroll	1,164,309	876,858	687,154	725,840
Pension & Welfare	517,388	306,805	255,613	275,646
Payroll Taxes / Contract Labor / Other	154,625	119,033	96,045	105,163
Gas & Electric, net	39,029	27,096	129,986	110,772
Heating	123,102	143,364	127,502	133,117
Water & Sewer	49,991	59,918	32,243	51,868
Building Supplies, Repairs & Maintenance	217,202	318,024	158,914	225,467
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	13,131	-
Insurance	108,600	118,495	73,652	223,370
Management Fee	84,084	74,000	82,750	83,224
Professional Fees	402	20,385	54,705	51,831
Corporation Tax	14,134	4,170	3,511	3,825
Office & Administration	28,573	23,412	46,974	37,764
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 5,330,280</b>	<b>\$ 4,079,172</b>	<b>\$ 3,333,977</b>	<b>\$ 3,719,917</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 276,497</b>	<b>\$ 76,182</b>	<b>\$ 598,558</b>	<b>\$ 112,837</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 4,208	\$ 3,347	\$ 2,911	\$ 3,104
Maint. - PY	\$ 4,572,046	\$ 3,538,529	\$ 3,125,322	\$ 3,297,845
Monthly Maint. / Charges Per Unit - PY	\$ 4,141	\$ 3,171	\$ 2,800	\$ 2,955
% Increase from Prior Year	2%	6%	4%	5%
Total Debt	\$ 4,400,000	\$ 8,000,000	\$ 5,000,000	\$ 9,000,000
Debt per Unit	\$ 47,826	\$ 86,022	\$ 53,763	\$ 96,774
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Interest Only
Transfer Fee %	2% of GSP	1% of GSP	2.5% of GSP	2% of GSP

\*GSP - Gross Selling Price

Neighborhood	South Slope	Yorkville	Turtle Bay	Upper West Side
Borough	Brooklyn	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	93	94	95	95
Zip Code	11215	10028	10022	10024
Maintenance / Common Charges	\$ 2,012,190	\$ 5,591,975	\$ 6,745,570	\$ 4,346,479
Operating Assessments	146,049	763,381	-	411,793
Rent / Comml. Charges / Parking	-	1,699,716	2,418,438	-
Common Charges - PILOT	-	-	7,606,666	-
Transfer Fees	96,100	91,000	-	-
Other Income	68,159	352,047	370,144	150,141
<b>TOTAL INCOME</b>	<b>\$ 2,322,498</b>	<b>\$ 8,498,119</b>	<b>\$ 17,140,818</b>	<b>\$ 4,908,413</b>
Ground Rent	-	-	2,892,000	-
Real Estate Taxes / PILOT / BID	938,815	4,107,632	7,606,666	2,217,983
Mortgage & loan indebtedness	108,500	330,000	-	164,250
Payroll	403,705	1,337,830	1,695,800	878,339
Pension & Welfare	171,674	544,564	642,795	371,439
Payroll Taxes / Contract Labor / Other	106,296	180,115	321,020	115,302
Gas & Electric, net	126,968	228,299	712,938	50,836
Heating	56,623	221,631	212,291	198,498
Water & Sewer	39,156	89,865	159,436	67,478
Building Supplies, Repairs & Maintenance	129,902	433,860	1,243,571	249,410
Recreation Facilities Expense	-	-	163,977	-
Security Services	-	-	-	-
Insurance	97,024	143,466	642,243	238,661
Management Fee	60,814	78,580	175,000	53,000
Professional Fees	30,036	46,788	69,118	48,163
Corporation Tax	3,450	19,150	32,634	7,118
Office & Administration	22,816	74,607	82,159	33,135
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,295,779</b>	<b>\$ 7,836,387</b>	<b>\$ 16,651,648</b>	<b>\$ 4,693,612</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 26,719</b>	<b>\$ 661,732</b>	<b>\$ 489,170</b>	<b>\$ 214,801</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,803	\$ 4,957	\$ 5,917	\$ 3,813
Maint. - PY	\$ 1,873,925	\$ 5,335,277	\$ 6,106,597	\$ 4,033,855
Monthly Maint. / Charges Per Unit - PY	\$ 1,679	\$ 4,730	\$ 5,357	\$ 3,538
% Increase from Prior Year	7%	5%	10%	8%
Total Debt	\$ 3,100,000	\$ 11,000,000	\$ -	\$ 6,000,000
Debt per Unit	\$ 33,333	\$ 117,021	\$ -	\$ 63,158
Interest Only/Amortizing	Interest Only	Interest Only		Interest Only
Transfer Fee %	2% of GSP	2% of GSP	Other	\$35 per share

\*GSP - Gross Selling Price

Neighborhood	East Harlem	Mahattan Valley	Yorkville	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condot	Co-Op	Co-Op	Condominium
Number of Units	95	98	99	100
Zip Code	10035	10025	10128	10016
Maintenance / Common Charges	\$ 1,204,158	\$ 3,076,538	\$ 3,653,443	\$ 1,351,940
Operating Assessments	-	-	329,027	-
Rent / Comml. Charges / Parking	81,129	-	1,226,020	17,610
Common Charges - PILOT	-	-	-	-
Transfer Fees	8,500	-	120,060	-
Other Income	21,985	105,503	119,215	14,749
<b>TOTAL INCOME</b>	<b>\$ 1,315,772</b>	<b>\$ 3,182,041</b>	<b>\$ 5,447,765</b>	<b>\$ 1,384,299</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	13,236	1,019,825	2,484,045	-
Mortgage & loan indebtedness	324,455	219,156	254,999	-
Payroll	140,247	715,973	776,391	457,977
Pension & Welfare	20,165	278,756	264,546	-
Payroll Taxes / Contract Labor / Other	18,207	81,559	147,481	123,636
Gas & Electric, net	48,364	28,242	85,889	197,023
Heating	109,911	129,233	141,887	35,928
Water & Sewer	52,787	63,225	80,151	35,271
Building Supplies, Repairs & Maintenance	139,411	494,537	406,064	248,316
Recreation Facilities Expense	-	-	-	-
Security Services	252,241	-	-	-
Insurance	97,569	87,761	102,614	76,839
Management Fee	45,000	66,000	85,000	65,108
Professional Fees	27,223	43,024	103,654	27,614
Corporation Tax	3,656	3,451	11,690	425
Office & Administration	30,643	19,074	35,984	32,390
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,323,115</b>	<b>\$ 3,249,816</b>	<b>\$ 4,980,395</b>	<b>\$ 1,300,527</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (7,343)</b>	<b>\$ (67,775)</b>	<b>\$ 467,370</b>	<b>\$ 83,772</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,056	\$ 2,616	\$ 3,075	\$ 1,127
Maint. - PY	\$ 1,170,053	\$ 3,081,419	\$ 3,524,463	\$ 948,840
Monthly Maint. / Charges Per Unit - PY	\$ 1,026	\$ 2,620	\$ 2,967	\$ 791
% Increase from Prior Year	3%	0%	4%	42%
Total Debt	\$ 7,778,671	\$ 4,277,906	\$ 7,500,000	\$ -
Debt per Unit	\$ 81,881	\$ 43,652	\$ 75,758	\$ -
Interest Only/Amortizing	Interest Only/Amortizing	Amortizing	Interest Only	
Transfer Fee %	1% of GSP		2% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Murray Hill	Murray Hill	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	102	103	105	105
Zip Code	10021	10017	10016	10128
Maintenance / Common Charges	\$ 1,084,537	\$ 2,197,080	\$ 1,242,489	\$ 1,351,537
Operating Assessments	404,175	180,934	-	192,394
Rent / Comml. Charges / Parking	2,250,000	382,532	13,952	74,984
Common Charges - PILOT	-	-	-	-
Transfer Fees	217,500	4,060	-	8,888
Other Income	120,059	240,194	26,754	117,441
<b>TOTAL INCOME</b>	<b>\$ 4,076,271</b>	<b>\$ 3,004,800</b>	<b>\$ 1,283,195</b>	<b>\$ 1,745,244</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,136,657	1,194,875	-	-
Mortgage & loan indebtedness	132,921	244,687	-	-
Payroll	716,192	540,028	495,632	557,120
Pension & Welfare	277,417	215,938	214,274	172,479
Payroll Taxes / Contract Labor / Other	109,991	76,175	106,344	60,588
Gas & Electric, net	38,298	91,633	26,207	77,120
Heating	170,634	72,843	128,763	84,792
Water & Sewer	55,568	70,813	44,975	45,645
Building Supplies, Repairs & Maintenance	229,206	123,022	132,838	216,276
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	97,209	100,929	83,552	217,123
Management Fee	71,764	60,153	58,903	66,950
Professional Fees	67,362	57,570	26,790	37,128
Corporation Tax	60,050	2,292	1,393	1,950
Office & Administration	134,177	23,818	14,979	52,657
Bad Debts (Recovery)	-	-	-	(95,869)
<b>TOTAL EXPENSES</b>	<b>\$ 4,297,446</b>	<b>\$ 2,874,776</b>	<b>\$ 1,334,650</b>	<b>\$ 1,493,959</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (221,175)</b>	<b>\$ 130,024</b>	<b>\$ (51,455)</b>	<b>\$ 251,285</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 886	\$ 1,778	\$ 986	\$ 1,073
Maint. - PY	\$ 1,327,407	\$ 2,100,600	\$ 1,161,606	\$ 1,284,084
Monthly Maint. / Charges Per Unit - PY	\$ 1,084	\$ 1,700	\$ 922	\$ 1,019
% Increase from Prior Year	-18%	5%	7%	5%
Total Debt	\$ 4,600,000	\$ 4,750,910	\$ -	\$ -
Debt per Unit	\$ 45,098	\$ 46,125	\$ -	\$ -
Interest Only/Amortizing	Interest Only	Amortizing		
Transfer Fee %	2% of GSP	\$5 per share		Other

\*GSP - Gross Selling Price

Neighborhood	Battery Park City	Upper West Side	Clinton	Brooklyn Heights
Borough	Manhattan	Manhattan	Manhattan	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	107	108	109	109
Zip Code	10280	10024	10019	11201
Maintenance / Common Charges	\$ 922,440	\$ 1,571,375	\$ 3,168,052	\$ 3,315,629
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	119,482	54,657	57,703	380,723
Common Charges - PILOT	2,315,006	-	-	-
Transfer Fees	-	-	-	13,456
Other Income	70,124	39,942	93,954	63,338
<b>TOTAL INCOME</b>	<b>\$ 3,427,052</b>	<b>\$ 1,665,974</b>	<b>\$ 3,319,709</b>	<b>\$ 3,773,146</b>
Ground Rent	-	-	-	704,942
Real Estate Taxes / PILOT / BID	2,315,006	14,619	11,304	-
Mortgage & loan indebtedness	-	31,202	174,469	-
Payroll	406,697	595,710	907,693	948,227
Pension & Welfare	171,258	274,196	376,974	408,077
Payroll Taxes / Contract Labor / Other	58,972	82,319	108,830	128,219
Gas & Electric, net	44,240	80,101	376,502	198,856
Heating	80,423	147,230	153,163	8,198
Water & Sewer	50,479	102,727	83,947	199,306
Building Supplies, Repairs & Maintenance	99,310	142,777	691,363	586,396
Recreation Facilities Expense	-	-	142,196	-
Security Services	-	-	111,339	-
Insurance	98,190	102,986	132,939	353,670
Management Fee	52,235	59,177	85,207	139,800
Professional Fees	19,883	34,960	187,995	187,795
Corporation Tax	30,703	5,354	23,600	1,500
Office & Administration	8,379	20,364	38,550	74,071
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,435,775</b>	<b>\$ 1,693,722</b>	<b>\$ 3,606,071</b>	<b>\$ 3,939,057</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (8,723)</b>	<b>\$ (27,748)</b>	<b>\$ (286,362)</b>	<b>\$ (165,911)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 718	\$ 1,212	\$ 2,422	\$ 2,535
Maint. - PY	\$ 1,065,168	\$ 1,562,642	\$ 2,917,401	\$ 3,118,066
Monthly Maint. / Charges Per Unit - PY	\$ 830	\$ 1,206	\$ 2,230	\$ 2,384
% Increase from Prior Year	-13%	1%	9%	6%
Total Debt	\$ -	\$ 468,217	\$ 1,271,167	\$ -
Debt per Unit	\$ -	\$ 4,335	\$ 11,662	\$ -
Interest Only/Amortizing		Amortizing	Amortizing	
Transfer Fee %				Other

\*GSP - Gross Selling Price

Neighborhood	Clinton	Yorkville	Lincoln Square	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	110	110	112	113
Zip Code	10019	10028	10023	10065
Maintenance / Common Charges	\$ 1,342,968	\$ 3,913,607	\$ 4,589,993	\$ 3,068,405
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	42,300	1,037,207	11,716	165,856
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	7,597	-	7,080
Other Income	37,572	87,458	55,492	165,104
<b>TOTAL INCOME</b>	<b>\$ 1,422,840</b>	<b>\$ 5,045,869</b>	<b>\$ 4,657,201</b>	<b>\$ 3,406,445</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	7,257	25,600	27,454	24,774
Mortgage & loan indebtedness	-	208,302	-	50,544
Payroll	527,149	1,497,433	1,075,514	1,052,056
Pension & Welfare	236,300	571,987	114,468	411,846
Payroll Taxes / Contract Labor / Other	62,904	413,182	278,958	115,491
Gas & Electric, net	111,922	382,801	533,654	190,220
Heating	70,094	82,849	219,906	320,929
Water & Sewer	44,160	176,865	68,743	127,235
Building Supplies, Repairs & Maintenance	263,559	923,705	1,054,642	521,652
Recreation Facilities Expense	-	348,368	385,209	-
Security Services	-	-	-	-
Insurance	76,721	225,009	443,833	134,691
Management Fee	63,419	104,500	149,995	106,000
Professional Fees	37,267	17,694	113,390	25,668
Corporation Tax	7,414	7,820	24,126	-
Office & Administration	23,970	56,125	78,920	93,656
Bad Debts (Recovery)	38,998	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,571,134</b>	<b>\$ 5,042,240</b>	<b>\$ 4,568,812</b>	<b>\$ 3,174,762</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (148,294)</b>	<b>\$ 3,629</b>	<b>\$ 88,389</b>	<b>\$ 231,683</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,017	\$ 2,965	\$ 3,415	\$ 2,263
Maint. - PY	\$ 1,290,306	\$ 3,794,205	\$ 3,038,319	\$ 2,762,339
Monthly Maint. / Charges Per Unit - PY	\$ 978	\$ 2,874	\$ 2,261	\$ 2,037
% Increase from Prior Year	4%	3%	51%	11%
Total Debt	\$ -	\$ 748,421	\$ -	\$ 933,267
Debt per Unit	\$ -	\$ 6,804	\$ -	\$ 8,259
Interest Only/Amortizing		Amortizing		Amortizing
Transfer Fee %		Other		Other

\*GSP - Gross Selling Price

<b>Neighborhood</b>	<b>Mahattan Valley</b>	<b>Turtle Bay</b>	<b>Chelsea</b>	<b>Meatpacking District</b>
<b>Borough</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Manhattan</b>
<b>Type</b>	<b>Co-Op</b>	<b>Condominium</b>	<b>Co-Op</b>	<b>Condominium</b>
<b>Number of Units</b>	<b>117</b>	<b>118</b>	<b>119</b>	<b>121</b>
<b>Zip Code</b>	<b>10025</b>	<b>10022</b>	<b>10011</b>	<b>10014</b>
Maintenance / Common Charges	\$ 3,407,170	\$ 2,813,260	\$ 2,364,900	\$ 1,714,469
Operating Assessments	358,639	-	319,552	-
Rent / Comml. Charges / Parking	797,600	30,708	419,342	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	23,213	-
Other Income	47,932	93,881	51,513	230,338
<b>TOTAL INCOME</b>	<b>\$ 4,611,341</b>	<b>\$ 2,937,849</b>	<b>\$ 3,178,520</b>	<b>\$ 1,944,807</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,733,912	18,292	1,752,591	-
Mortgage & loan indebtedness	214,985	54,086	263,611	-
Payroll	721,514	1,103,363	243,433	731,368
Pension & Welfare	263,417	448,001	85,870	257,924
Payroll Taxes / Contract Labor / Other	179,253	157,398	29,326	90,886
Gas & Electric, net	29,159	272,242	16,465	181,994
Heating	136,909	134,422	109,078	168,731
Water & Sewer	99,675	134,219	99,041	64,112
Building Supplies, Repairs & Maintenance	254,474	351,898	115,582	98,822
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	166,519	-
Insurance	90,913	165,932	84,228	67,247
Management Fee	84,075	79,170	76,197	73,600
Professional Fees	106,320	30,836	32,862	26,232
Corporation Tax	12,010	5,357	3,835	14,744
Office & Administration	29,629	35,943	18,848	20,599
Bad Debts (Recovery)	740,986	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 4,697,231</b>	<b>\$ 2,991,159</b>	<b>\$ 3,097,486</b>	<b>\$ 1,796,259</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (85,890)</b>	<b>\$ (53,310)</b>	<b>\$ 81,034</b>	<b>\$ 148,548</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,427	\$ 1,987	\$ 1,656	\$ 1,181
Maint. - PY	\$ 3,239,668	\$ 2,468,206	\$ 2,212,506	\$ 1,574,167
Monthly Maint. / Charges Per Unit - PY	\$ 2,307	\$ 1,743	\$ 1,549	\$ 1,084
% Increase from Prior Year	5%	14%	7%	9%
Total Debt	\$ 7,440,000	\$ 230,620	\$ 8,000,000	\$ -
Debt per Unit	\$ 63,590	\$ 1,954	\$ 67,227	\$ -
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	
Transfer Fee %	Other		1.5% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Battery Park City	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	121	121	122	123
Zip Code	10014	10280	10016	10016
Maintenance / Common Charges	\$ 1,680,053	\$ 1,917,214	\$ 2,188,835	\$ 2,391,029
Operating Assessments	-	-	224,342	-
Rent / Comml. Charges / Parking	-	110,477	-	-
Common Charges - PILOT	-	1,800,371	-	-
Transfer Fees	-	-	34,798	-
Other Income	66,019	167,248	83,773	75,134
<b>TOTAL INCOME</b>	<b>\$ 1,746,072</b>	<b>\$ 3,995,310</b>	<b>\$ 2,531,748</b>	<b>\$ 2,466,163</b>
Ground Rent	-	611,300	-	-
Real Estate Taxes / PILOT / BID	-	1,800,371	27,645	32,987
Mortgage & loan indebtedness	-	-	-	-
Payroll	678,212	536,652	1,037,026	748,672
Pension & Welfare	219,239	236,749	113,454	108,948
Payroll Taxes / Contract Labor / Other	121,531	75,386	144,544	134,968
Gas & Electric, net	82,910	40,254	140,522	213,202
Heating	241,683	83,676	124,084	114,130
Water & Sewer	84,614	84,200	68,457	86,069
Building Supplies, Repairs & Maintenance	310,179	137,209	310,897	488,785
Recreation Facilities Expense	-	-	114,312	103,028
Security Services	-	-	-	-
Insurance	81,706	131,039	154,533	161,981
Management Fee	84,275	65,205	88,450	72,641
Professional Fees	25,547	42,588	99,298	38,661
Corporation Tax	5,974	29,643	15,266	8,817
Office & Administration	17,395	17,458	24,045	36,234
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,953,265</b>	<b>\$ 3,891,730</b>	<b>\$ 2,462,533</b>	<b>\$ 2,349,123</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (207,193)</b>	<b>\$ 103,580</b>	<b>\$ 69,215</b>	<b>\$ 117,040</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,157	\$ 1,320	\$ 1,495	\$ 1,620
Maint. - PY	\$ 1,680,055	\$ 1,779,353	\$ 1,894,394	\$ 2,393,026
Monthly Maint. / Charges Per Unit - PY	\$ 1,157	\$ 1,225	\$ 1,294	\$ 1,621
% Increase from Prior Year	0%	8%	16%	0%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %			Other	

\*GSP - Gross Selling Price



Neighborhood	Turtle Bay	Yorkville	Murray Hill	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	123	123	124	125
Zip Code	10022	10128	10016	10010
Maintenance / Common Charges	\$ 3,176,011	\$ 2,246,568	\$ 2,944,549	\$ 1,683,594
Operating Assessments	-	204,916	164,332	-
Rent / Comml. Charges / Parking	96,021	134,579	68,000	73,618
Common Charges - PILOT	-	-	-	-
Transfer Fees	13,754	5,850	-	8,511
Other Income	219,510	118,200	128,478	56,787
<b>TOTAL INCOME</b>	<b>\$ 3,505,296</b>	<b>\$ 2,710,113</b>	<b>\$ 3,305,359</b>	<b>\$ 1,822,510</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	23,441	1,182,371	1,361,492	19,157
Mortgage & loan indebtedness	-	221,087	125,000	-
Payroll	996,851	521,134	588,813	706,443
Pension & Welfare	417,632	108,596	208,214	122,283
Payroll Taxes / Contract Labor / Other	164,038	67,503	108,532	88,029
Gas & Electric, net	386,873	29,009	42,503	222,039
Heating	99,583	154,005	152,676	90,752
Water & Sewer	74,586	49,749	56,903	80,813
Building Supplies, Repairs & Maintenance	305,516	115,404	247,145	222,104
Recreation Facilities Expense	104,104	-	-	-
Security Services	-	4,830	-	-
Insurance	232,953	98,702	88,781	109,843
Management Fee	78,068	46,920	86,060	78,030
Professional Fees	24,443	35,589	36,885	45,934
Corporation Tax	1,677	3,450	3,385	11,138
Office & Administration	53,797	22,788	36,506	29,964
Bad Debts (Recovery)	-	-	-	12,530
<b>TOTAL EXPENSES</b>	<b>\$ 2,963,562</b>	<b>\$ 2,661,137</b>	<b>\$ 3,142,895</b>	<b>\$ 1,839,059</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 541,734</b>	<b>\$ 48,976</b>	<b>\$ 162,464</b>	<b>\$ (16,549)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,152	\$ 1,522	\$ 1,979	\$ 1,122
Maint. - PY	\$ 2,972,044	\$ 2,124,944	\$ 2,862,398	\$ 1,545,721
Monthly Maint. / Charges Per Unit - PY	\$ 2,014	\$ 1,440	\$ 1,924	\$ 1,030
% Increase from Prior Year	7%	6%	3%	9%
Total Debt	\$ -	\$ 4,284,761	\$ 4,000,000	\$ -
Debt per Unit	\$ -	\$ 34,835	\$ 32,258	\$ -
Interest Only/Amortizing			Interest Only	
Transfer Fee %	Other			Other

\*GSP - Gross Selling Price

<b>Neighborhood</b>	<b>Murray Hill</b>	<b>Lenox Hill</b>	<b>Lincoln Square</b>	<b>Prospect Heights</b>
<b>Borough</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Brooklyn</b>
<b>Type</b>	<b>Condominium</b>	<b>Co-Op</b>	<b>Co-Op</b>	<b>Co-Op</b>
<b>Number of Units</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>
<b>Zip Code</b>	<b>10016</b>	<b>10021</b>	<b>10023</b>	<b>11238</b>
Maintenance / Common Charges	\$ 1,830,172	\$ 3,113,710	\$ 4,647,272	\$ 1,789,670
Operating Assessments	-	322,591	456,964	92,171
Rent / Comml. Charges / Parking	63,502	418,740	-	168,630
Common Charges - PILOT	-	-	-	-
Transfer Fees	8,062	-	41,800	36,400
Other Income	60,630	122,490	96,163	60,900
<b>TOTAL INCOME</b>	<b>\$ 1,962,366</b>	<b>\$ 3,977,531</b>	<b>\$ 5,242,199</b>	<b>\$ 2,147,771</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	11,729	1,886,485	2,678,198	794,930
Mortgage & loan indebtedness	-	258,744	435,126	216,223
Payroll	866,768	540,466	754,857	456,836
Pension & Welfare	11,476	188,304	278,203	87,299
Payroll Taxes / Contract Labor / Other	192,089	77,980	85,318	58,889
Gas & Electric, net	100,199	45,744	40,683	61,472
Heating	62,692	218,847	170,360	119,291
Water & Sewer	71,560	76,907	72,961	88,540
Building Supplies, Repairs & Maintenance	264,522	260,929	361,973	125,335
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	76,461	75,367	129,956	87,270
Management Fee	72,100	63,814	74,241	62,000
Professional Fees	32,806	77,466	73,684	25,952
Corporation Tax	18,703	1,516	13,843	3,450
Office & Administration	26,168	52,766	31,447	31,647
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,807,273</b>	<b>\$ 3,825,335</b>	<b>\$ 5,200,850</b>	<b>\$ 2,219,134</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 155,093</b>	<b>\$ 152,196</b>	<b>\$ 41,349</b>	<b>\$ (71,363)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,220	\$ 2,076	\$ 3,098	\$ 1,193
Maint. - PY	\$ 1,725,051	\$ 2,915,497	\$ 4,477,896	\$ 1,660,230
Monthly Maint. / Charges Per Unit - PY	\$ 1,150	\$ 1,944	\$ 2,985	\$ 1,107
% Increase from Prior Year	6%	7%	4%	8%
Total Debt	\$ -	\$ 8,000,000	\$ 8,070,629	\$ 3,122,758
Debt per Unit	\$ -	\$ 64,000	\$ 64,565	\$ 24,982
Interest Only/Amortizing		Interest Only	Amortizing	Amortizing
Transfer Fee %	Other	\$ 0.05 per share	2% of GSP	\$35 per share

\*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Brooklyn Heights	Murray Hill	Central Harlem
Borough	Manhattan	Brooklyn	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	126	128	129	129
Zip Code	10014	11201	10016	10026
Maintenance / Common Charges	\$ 2,051,425	\$ 2,243,572	\$ 3,037,827	\$ 1,985,682
Operating Assessments	216,294	-	-	-
Rent / Comml. Charges / Parking	159,177	457,815	43,618	218,268
Common Charges - PILOT	-	-	-	-
Transfer Fees	32,800	-	56,462	-
Other Income	325,986	43,676	69,016	133,603
<b>TOTAL INCOME</b>	<b>\$ 2,785,682</b>	<b>\$ 2,745,063</b>	<b>\$ 3,206,923</b>	<b>\$ 2,337,553</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,276,148	16,880	34,653	-
Mortgage & loan indebtedness	202,250	-	-	113,382
Payroll	554,887	677,023	998,711	576,112
Pension & Welfare	209,367	228,550	386,501	263,751
Payroll Taxes / Contract Labor / Other	61,636	86,990	186,380	66,276
Gas & Electric, net	38,869	362,893	366,634	281,323
Heating	97,353	117,010	73,487	68,140
Water & Sewer	54,785	196,236	66,512	83,593
Building Supplies, Repairs & Maintenance	136,135	641,501	393,958	308,554
Recreation Facilities Expense	-	-	-	-
Security Services	-	27,581	-	-
Insurance	125,838	206,478	284,347	192,091
Management Fee	59,742	59,500	69,742	60,500
Professional Fees	41,153	145,723	6,354	90,331
Corporation Tax	2,962	4,098	43,638	3,656
Office & Administration	14,188	63,456	48,270	32,543
Bad Debts (Recovery)	-	-	-	(194,055)
<b>TOTAL EXPENSES</b>	<b>\$ 2,875,313</b>	<b>\$ 2,833,919</b>	<b>\$ 2,959,187</b>	<b>\$ 1,946,197</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (89,631)</b>	<b>\$ (88,856)</b>	<b>\$ 247,736</b>	<b>\$ 391,356</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,357	\$ 1,461	\$ 1,962	\$ 1,283
Maint. - PY	\$ 1,949,086	\$ 2,135,439	\$ 2,968,797	\$ 2,167,754
Monthly Maint. / Charges Per Unit - PY	\$ 1,289	\$ 1,390	\$ 1,918	\$ 1,400
% Increase from Prior Year	5%	5%	2%	-8%
Total Debt	\$ 7,000,000	\$ -	\$ -	\$ 542,218
Debt per Unit	\$ 55,556	\$ -	\$ -	\$ 4,203
Interest Only/Amortizing	Interest only			Amortizing
Transfer Fee %			Other	3% of GSP

\*GSP - Gross Selling Price

Neighborhood	East Harlem	Chelsea	Mahattan Valley	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condom	Co-Op
Number of Units	129	133	133	134
Zip Code	10035	10011	10025	10021
Maintenance / Common Charges	\$ 1,355,887	\$ 1,366,220	\$ 3,063,945	\$ 3,590,665
Operating Assessments	-	-	195,253	376,420
Rent / Comml. Charges / Parking	43,200	119,016	53,407	372,552
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	111,200
Other Income	165,311	87,407	59,453	174,742
<b>TOTAL INCOME</b>	<b>\$ 1,564,398</b>	<b>\$ 1,572,643</b>	<b>\$ 3,372,058</b>	<b>\$ 4,625,579</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,113	-	1,123,407	2,087,803
Mortgage & loan indebtedness	481,877	-	405,734	214,600
Payroll	123,620	590,284	538,146	634,940
Pension & Welfare	-	218,404	194,547	254,286
Payroll Taxes / Contract Labor / Other	47,523	87,767	60,052	76,863
Gas & Electric, net	57,860	86,159	25,657	130,154
Heating	152,462	103,853	166,354	141,192
Water & Sewer	94,749	86,635	80,729	65,509
Building Supplies, Repairs & Maintenance	139,805	122,698	242,364	422,387
Recreation Facilities Expense	-	-	-	-
Security Services	243,061	-	-	-
Insurance	112,325	87,755	130,321	150,989
Management Fee	60,000	67,000	64,381	67,448
Professional Fees	28,678	29,811	47,796	74,949
Corporation Tax	8,431	6,646	10,968	6,205
Office & Administration	33,519	32,490	45,042	53,090
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,587,023</b>	<b>\$ 1,519,502</b>	<b>\$ 3,135,498</b>	<b>\$ 4,380,415</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (22,625)</b>	<b>\$ 53,141</b>	<b>\$ 236,560</b>	<b>\$ 245,164</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 876	\$ 856	\$ 1,920	\$ 2,233
Maint. - PY	\$ 1,318,586	\$ 1,309,844	\$ 2,890,415	\$ 3,519,076
Monthly Maint. / Charges Per Unit - PY	\$ 852	\$ 821	\$ 1,811	\$ 2,188
% Increase from Prior Year	3%	4%	6%	2%
Total Debt	\$ 6,033,363	\$ -	\$ 2,388,659	\$ 7,400,000
Debt per Unit	\$ 46,770	\$ -	\$ 17,960	\$ 55,224
Interest Only/Amortizing	Amortizing		Interest Only/Amc	Interest Only
Transfer Fee %	% of GSP			2% of GSP

\*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Stuyvesant Park	Meatpacking District	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	138	140	140	140
Zip Code	10023	10010	10014	10128
Maintenance / Common Charges	\$ 13,758,410	\$ 2,686,717	\$ 2,526,317	\$ 1,940,123
Operating Assessments	1,223,793	-	333,574	29,719
Rent / Comml. Charges / Parking	-	103,716	339,061	23,295
Common Charges - PILOT	-	-	-	-
Transfer Fees	630,875	-	103,140	-
Other Income	1,107,743	43,388	213,626	57,342
<b>TOTAL INCOME</b>	<b>\$ 16,720,821</b>	<b>\$ 2,833,821</b>	<b>\$ 3,515,718</b>	<b>\$ 2,050,479</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	7,290,111	-	1,935,713	13,002
Mortgage & loan indebtedness	1,326,600	-	254,682	27,854
Payroll	2,602,990	864,090	405,975	731,899
Pension & Welfare	898,676	312,413	97,552	294,738
Payroll Taxes / Contract Labor / Other	301,053	126,618	49,025	105,101
Gas & Electric, net	54,801	258,250	46,016	118,879
Heating	631,851	107,990	69,272	172,918
Water & Sewer	132,120	84,234	51,432	134,358
Building Supplies, Repairs & Maintenance	857,743	476,548	157,530	250,084
Recreation Facilities Expense	-	105,261	-	-
Security Services	-	38,303	-	-
Insurance	358,063	241,351	77,208	78,246
Management Fee	149,711	67,514	66,695	61,376
Professional Fees	98,859	46,880	72,774	35,034
Corporation Tax	45,291	10,081	5,714	3,936
Office & Administration	37,836	62,721	30,994	21,063
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 14,785,705</b>	<b>\$ 2,802,254</b>	<b>\$ 3,320,582</b>	<b>\$ 2,048,488</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 1,935,116</b>	<b>\$ 31,567</b>	<b>\$ 195,136</b>	<b>\$ 1,991</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 8,308	\$ 1,599	\$ 1,504	\$ 1,155
Maint. - PY	\$ 13,359,539	\$ 2,539,242	\$ 2,284,613	\$ 1,856,970
Monthly Maint. / Charges Per Unit - PY	\$ 8,067	\$ 1,511	\$ 1,360	\$ 1,105
% Increase from Prior Year	3%	6%	11%	4%
Total Debt	\$ 33,000,000	\$ -	\$ 5,300,000	\$ 52,780
Debt per Unit	\$ 239,130	\$ -	\$ 37,857	\$ 377
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Transfer Fee %	3.5% of GSP		2% of GSP	

\*GSP - Gross Selling Price

Neighborhood	East Village	Murray Hill	Yorkville	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condo	Co-Op	Co-Op	Co-Op
Number of Units	144	146	146	149
Zip Code	10003	10016	10028	10010
Maintenance / Common Charges	\$ 3,507,971	\$ 2,804,928	\$ 4,345,570	\$ 5,128,139
Operating Assessments	21,352	281,285	467,088	336,202
Rent / Comml. Charges / Parking	304,658	359,562	1,369,503	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	26,850	-	-	223,286
Other Income	282,559	113,302	158,531	135,975
<b>TOTAL INCOME</b>	<b>\$ 4,143,390</b>	<b>\$ 3,559,077</b>	<b>\$ 6,340,692</b>	<b>\$ 5,823,602</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,678,714	1,567,300	3,019,772	2,526,943
Mortgage & loan indebtedness	343,165	256,000	409,494	355,696
Payroll	736,175	492,481	1,046,598	1,080,892
Pension & Welfare	248,790	214,246	380,658	428,905
Payroll Taxes / Contract Labor / Other	73,755	56,870	144,302	59,697
Gas & Electric, net	60,120	56,790	83,420	45,035
Heating	194,342	176,878	245,844	211,420
Water & Sewer	66,278	90,869	106,098	72,620
Building Supplies, Repairs & Maintenance	461,376	170,549	309,704	350,690
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	197,111	116,056	100,551	124,014
Management Fee	101,768	84,547	106,432	63,840
Professional Fees	31,352	108,712	31,514	51,387
Corporation Tax	3,497	3,450	15,780	10,475
Office & Administration	32,819	38,007	32,825	31,151
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 4,229,262</b>	<b>\$ 3,432,755</b>	<b>\$ 6,032,992</b>	<b>\$ 5,412,765</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (85,872)</b>	<b>\$ 126,322</b>	<b>\$ 307,700</b>	<b>\$ 410,837</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,030	\$ 1,601	\$ 2,480	\$ 2,868
Maint. - PY	\$ 3,378,928	\$ 2,804,346	\$ 4,121,989	\$ 4,686,824
Monthly Maint. / Charges Per Unit - PY	\$ 1,955	\$ 1,601	\$ 2,353	\$ 2,621
% Increase from Prior Year	4%	0%	5%	9%
Total Debt	\$ 6,431,616	\$ 8,000,000	\$ 7,537,992	\$ 10,000,000
Debt per Unit	\$ 44,664	\$ 54,795	\$ 51,630	\$ 67,114
Interest Only/Amortizing	Amortizing	Interest only	Amortizing	Interest Only
Transfer Fee %	\$6 per share	5% of net profit		Other

\*GSP - Gross Selling Price

Neighborhood	South Slope	Tribeca	East Harlem	Meatpacking District
Borough	Brooklyn	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	156	157	157	161
Zip Code	11215	10007	10035	10014
Maintenance / Common Charges	\$ 1,649,187	\$ 6,436,872	\$ 1,878,318	\$ 2,431,265
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	23,596	30,728	685,501	27,260
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	14,220	83,828	45,220	81,073
<b>TOTAL INCOME</b>	<b>\$ 1,687,003</b>	<b>\$ 6,551,428</b>	<b>\$ 2,609,039</b>	<b>\$ 2,539,598</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	46,545	-	-
Mortgage & loan indebtedness	-	402,175	43,233	-
Payroll	684,691	1,434,071	622,362	797,351
Pension & Welfare	-	520,345	96,848	114,385
Payroll Taxes / Contract Labor / Other	-	187,522	89,023	97,472
Gas & Electric, net	171,976	774,292	279,161	209,590
Heating	44,896	251,795	129,848	36,553
Water & Sewer	109,226	137,937	159,018	187,200
Building Supplies, Repairs & Maintenance	307,300	1,042,048	546,390	552,831
Recreation Facilities Expense	-	200,896	-	-
Security Services	-	-	-	91,191
Insurance	115,231	1,054,740	245,280	589,924
Management Fee	97,928	112,134	112,341	90,713
Professional Fees	38,933	46,487	77,716	45,112
Corporation Tax	12,368	4,242	1,500	8,428
Office & Administration	26,624	83,347	57,733	63,504
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,609,173</b>	<b>\$ 6,298,576</b>	<b>\$ 2,460,453</b>	<b>\$ 2,884,254</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 77,830</b>	<b>\$ 252,852</b>	<b>\$ 148,586</b>	<b>\$ (344,656)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 881	\$ 3,417	\$ 997	\$ 1,258
Maint. - PY	\$ 1,651,070	\$ 5,850,612	\$ 1,660,636	\$ 2,173,907
Monthly Maint. / Charges Per Unit - PY	\$ 882	\$ 3,105	\$ 881	\$ 1,125
% Increase from Prior Year	0%	10%	13%	12%
Total Debt	\$ -	\$ 6,611,091	\$ 536,951	\$ -
Debt per Unit	\$ -	\$ 42,109	\$ 3,420	\$ -
Interest Only/Amortizing		Interest only	Amortizing	
Transfer Fee %				

\*GSP - Gross Selling Price

Neighborhood	Clinton	Yorkville	Lincoln Square	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Co-Op
Number of Units	161	161	162	162
Zip Code	10019	10075	10023	10075
Maintenance / Common Charges	\$ 12,015,623	\$ 6,015,453	\$ 2,961,848	\$ 4,709,004
Operating Assessments	-	536,608	-	453,097
Rent / Comml. Charges / Parking	101,617	2,086,265	37,213	496,024
Common Charges - PILOT	-	-	-	-
Transfer Fees	153,540	42,500	-	100,040
Other Income	122,461	69,737	69,191	79,782
<b>TOTAL INCOME</b>	<b>\$ 12,393,241</b>	<b>\$ 8,750,563</b>	<b>\$ 3,068,252</b>	<b>\$ 5,837,947</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	48,887	3,077,991	-	2,478,206
Mortgage & loan indebtedness	-	2,020,661	-	247,135
Payroll	2,954,931	1,366,774	1,025,774	1,111,544
Pension & Welfare	1,224,665	581,099	422,969	449,642
Payroll Taxes / Contract Labor / Other	1,109,984	172,432	98,421	135,969
Gas & Electric, net	1,434,115	154,316	183,249	76,537
Heating	708,800	269,500	171,810	289,780
Water & Sewer	117,980	203,625	99,539	169,876
Building Supplies, Repairs & Maintenance	1,215,198	682,510	259,419	304,600
Recreation Facilities Expense	505,818	-	242,285	-
Security Services	404,123	-	-	-
Insurance	1,339,259	170,864	144,985	137,727
Management Fee	136,591	75,985	95,792	89,500
Professional Fees	123,596	60,764	82,107	63,723
Corporation Tax	19,298	8,050	10,067	8,772
Office & Administration	94,018	35,325	57,332	69,816
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 11,437,263</b>	<b>\$ 8,879,896</b>	<b>\$ 2,893,749</b>	<b>\$ 5,632,827</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 955,978</b>	<b>\$ (129,333)</b>	<b>\$ 174,503</b>	<b>\$ 205,120</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 100	\$ 3,114	\$ 1,524	\$ 2,422
Maint. - PY	\$ 10,819,568	\$ 5,840,260	\$ 2,731,979	\$ 4,529,117
Monthly Maint. / Charges Per Unit - PY	\$ 90	\$ 3,023	\$ 1,405	\$ 2,330
% Increase from Prior Year	11%	3%	8%	4%
Total Debt	\$ -	\$ 35,797,058	\$ -	\$ 6,500,000
Debt per Unit	\$ -	\$ 222,342	\$ -	\$ 40,123
Interest Only/Amortizing		Amortizing		Interest Only
Transfer Fee %	Other	2% of GSP		2% of GSP

\*GSP - Gross Selling Price



Neighborhood	Battery Park City	Lenox Hill	Brooklyn Heights	Murray Hill
Borough	Manhattan	Manhattan	Brooklyn	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	162	165	165	166
Zip Code	10280	10065	11201	10016
Maintenance / Common Charges	\$ 3,238,879	\$ 4,773,772	\$ 1,813,043	\$ 4,085,958
Operating Assessments	-	308,404	-	431,711
Rent / Comml. Charges / Parking	1,089,434	493,210	208,287	201,672
Common Charges - PILOT	2,950,527	-	-	-
Transfer Fees	-	16,036	33,625	-
Other Income	128,881	87,855	218,014	205,646
<b>TOTAL INCOME</b>	<b>\$ 7,407,721</b>	<b>\$ 5,679,277</b>	<b>\$ 2,272,969</b>	<b>\$ 4,924,987</b>
Ground Rent	2,105,250	-	-	-
Real Estate Taxes / PILOT / BID	2,950,527	1,871,008	1,812	2,469,309
Mortgage & loan indebtedness	-	2,111,549	21,867	329,850
Payroll	626,502	565,764	644,202	646,894
Pension & Welfare	261,499	217,646	51,136	279,939
Payroll Taxes / Contract Labor / Other	77,621	79,484	188,008	99,776
Gas & Electric, net	130,108	1,877	300,873	197,002
Heating	179,251	138,054	45,043	159,271
Water & Sewer	125,430	93,441	83,186	79,000
Building Supplies, Repairs & Maintenance	186,736	221,318	419,852	309,625
Recreation Facilities Expense	-	-	124,192	-
Security Services	-	-	-	-
Insurance	180,100	107,805	160,972	118,618
Management Fee	87,822	111,301	76,217	102,101
Professional Fees	94,537	38,252	99,938	95,365
Corporation Tax	34,867	3,489	5,238	6,966
Office & Administration	17,171	23,354	35,326	23,836
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 7,057,421</b>	<b>\$ 5,584,342</b>	<b>\$ 2,257,862</b>	<b>\$ 4,917,552</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 350,300</b>	<b>\$ 94,935</b>	<b>\$ 15,107</b>	<b>\$ 7,435</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,666	\$ 2,411	\$ 916	\$ 2,051
Maint. - PY	\$ 3,159,993	\$ 5,089,324	\$ 1,668,900	\$ 3,874,240
Monthly Maint. / Charges Per Unit - PY	\$ 1,626	\$ 2,570	\$ 843	\$ 1,945
% Increase from Prior Year	2%	-6%	9%	5%
Total Debt	\$ -	\$ 35,433,175	\$ 756,287	\$ 7,500,000
Debt per Unit	\$ -	\$ 214,747	\$ 4,584	\$ 45,181
Interest Only/Amortizing		Amortizing	Interest Only	Interest Only
Transfer Fee %		\$6.50 per share	Other	

\*GSP - Gross Selling Price

Neighborhood	Yorkville	Stuyvesant Park	Lincoln Square	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	166	172	173	174
Zip Code	10128	10010	10023	10280
Maintenance / Common Charges	\$ 4,390,707	\$ 4,032,043	\$ 3,259,387	\$ 3,405,415
Operating Assessments	364,252	407,728	-	-
Rent / Comml. Charges / Parking	541,034	446,542	200,144	109,628
Common Charges - PILOT	-	-	-	3,638,575
Transfer Fees	-	48,791	20,918	22,532
Other Income	171,433	97,484	278,768	141,286
<b>TOTAL INCOME</b>	<b>\$ 5,467,426</b>	<b>\$ 5,032,588</b>	<b>\$ 3,759,217</b>	<b>\$ 7,317,436</b>
Ground Rent	-	-	-	1,237,391
Real Estate Taxes / PILOT / BID	2,654,252	2,437,646	-	3,638,575
Mortgage & loan indebtedness	566,278	431,250	58,017	-
Payroll	714,578	724,461	1,092,089	651,787
Pension & Welfare	341,496	274,248	437,482	313,084
Payroll Taxes / Contract Labor / Other	112,413	107,303	170,691	94,211
Gas & Electric, net	74,852	114,869	268,413	119,178
Heating	146,317	230,587	287,809	169,745
Water & Sewer	147,226	110,199	120,649	100,569
Building Supplies, Repairs & Maintenance	182,801	491,665	414,698	321,271
Recreation Facilities Expense	-	-	128,643	-
Security Services	-	-	-	-
Insurance	123,317	123,092	241,125	241,311
Management Fee	89,975	87,550	110,546	103,480
Professional Fees	65,796	81,148	59,246	80,707
Corporation Tax	13,691	7,028	8,880	32,260
Office & Administration	21,657	34,249	53,352	44,141
Bad Debts (Recovery)	-	-	10,401	-
<b>TOTAL EXPENSES</b>	<b>\$ 5,254,649</b>	<b>\$ 5,255,295</b>	<b>\$ 3,462,041</b>	<b>\$ 7,147,710</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 212,777</b>	<b>\$ (222,707)</b>	<b>\$ 297,176</b>	<b>\$ 169,726</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,204	\$ 1,954	\$ 1,570	\$ 1,631
Maint. - PY	\$ 4,122,729	\$ 3,750,739	\$ 2,688,757	\$ 3,172,120
Monthly Maint. / Charges Per Unit - PY	\$ 2,070	\$ 1,817	\$ 1,295	\$ 1,519
% Increase from Prior Year	7%	7%	21%	7%
Total Debt	\$ 11,406,078	\$ 15,000,000	\$ 566,145	\$ -
Debt per Unit	\$ 68,711	\$ 87,209	\$ 3,273	\$ -
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Transfer Fee %		1.75% of GSP	Other	Other

\*GSP - Gross Selling Price

Neighborhood	East Village	Lenox Hill	Central Harlem	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	175	175	180	182
Zip Code	10003	10065	10039	10280
Maintenance / Common Charges	\$ 3,331,840	\$ 7,742,239	\$ 1,416,454	\$ 3,160,611
Operating Assessments	203,081	793,490	-	-
Rent / Comml. Charges / Parking	144,235	630,230	39,005	1,071,501
Common Charges - PILOT	-	-	-	3,873,254
Transfer Fees	25,865	254,300	8,250	-
Other Income	128,479	358,895	144,685	97,986
<b>TOTAL INCOME</b>	<b>\$ 3,833,500</b>	<b>\$ 9,779,154</b>	<b>\$ 1,608,394</b>	<b>\$ 8,203,352</b>
Ground Rent	-	-	-	2,263,046
Real Estate Taxes / PILOT / BID	1,600,879	4,583,121	-	3,873,254
Mortgage & loan indebtedness	136,774	1,270,750	-	-
Payroll	648,742	1,296,513	450,953	556,015
Pension & Welfare	241,599	476,930	92,840	217,147
Payroll Taxes / Contract Labor / Other	83,928	179,759	73,548	86,975
Gas & Electric, net	36,674	169,524	104,649	195,135
Heating	222,942	323,396	224,493	191,379
Water & Sewer	119,042	176,304	130,139	148,225
Building Supplies, Repairs & Maintenance	236,866	435,853	312,401	300,163
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	90,967	198,130	131,433	319,181
Management Fee	83,400	114,890	72,641	79,275
Professional Fees	167,973	65,097	31,889	58,723
Corporation Tax	3,616	79,900	12,809	18,895
Office & Administration	42,302	46,929	34,413	22,571
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,715,704</b>	<b>\$ 9,417,096</b>	<b>\$ 1,672,208</b>	<b>\$ 8,329,984</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 117,796</b>	<b>\$ 362,058</b>	<b>\$ (63,814)</b>	<b>\$ (126,632)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,587	\$ 3,687	\$ 656	\$ 1,447
Maint. - PY	\$ 3,208,780	\$ 7,373,560	\$ 1,343,401	\$ 3,225,642
Monthly Maint. / Charges Per Unit - PY	\$ 1,528	\$ 3,511	\$ 622	\$ 1,477
% Increase from Prior Year	4%	5%	5%	-2%
Total Debt	\$ 4,338,050	\$ 42,500,000	\$ -	\$ -
Debt per Unit	\$ 24,789	\$ 242,857	\$ -	\$ -
Interest Only/Amortizing	Interest Only	Interest Only		
Transfer Fee %	2% of GSP	2% of GSP	1% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Morningside Heights	Hunters Point	East Village	Clinton
Borough	Manhattan	Queens	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	183	184	186	186
Zip Code	10027	11109	10003	10019
Maintenance / Common Charges	\$ 2,818,034	\$ 2,642,287	\$ 5,390,200	\$ 3,638,160
Operating Assessments	189,287	-	-	-
Rent / Comml. Charges / Parking	274,787	5,648	-	172,380
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	34,380	-	32,936
Other Income	95,094	35,872	374,692	107,284
<b>TOTAL INCOME</b>	<b>\$ 3,377,202</b>	<b>\$ 2,718,187</b>	<b>\$ 5,764,892</b>	<b>\$ 3,950,760</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	2,585,382	-
Mortgage & loan indebtedness	-	63,405	411,359	-
Payroll	955,846	684,562	903,119	1,275,526
Pension & Welfare	34,322	277,729	307,330	501,512
Payroll Taxes / Contract Labor / Other	96,889	91,308	90,844	374,086
Gas & Electric, net	416,402	195,637	65,869	307,355
Heating	109,568	116,011	191,909	156,901
Water & Sewer	78,837	137,332	96,758	149,570
Building Supplies, Repairs & Maintenance	623,271	317,682	276,139	468,128
Recreation Facilities Expense	129,694	293,043	-	183,914
Security Services	-	-	-	-
Insurance	361,436	188,691	196,007	198,501
Management Fee	108,521	101,720	120,434	123,855
Professional Fees	32,007	42,294	24,625	53,145
Corporation Tax	11,589	29,216	9,833	5,297
Office & Administration	49,346	35,114	82,195	58,521
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,007,728</b>	<b>\$ 2,573,744</b>	<b>\$ 5,361,803</b>	<b>\$ 3,856,311</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 369,474</b>	<b>\$ 144,443</b>	<b>\$ 403,089</b>	<b>\$ 94,449</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,283	\$ 1,197	\$ 2,415	\$ 1,630
Maint. - PY	\$ 2,585,952	\$ 2,279,830	\$ 5,109,145	\$ 3,374,276
Monthly Maint. / Charges Per Unit - PY	\$ 1,178	\$ 1,033	\$ 2,289	\$ 1,512
% Increase from Prior Year	9%	16%	6%	8%
Total Debt	\$ -	\$ 638,734	\$ 8,299,226	\$ -
Debt per Unit	\$ -	\$ 3,471	\$ 44,619	\$ -
Interest Only/Amortizing		Amortizing	Amortizing	
Transfer Fee %		Other		Other

\*GSP - Gross Selling Price

<b>Neighborhood</b>	<b>Murray Hill</b>	<b>Turtle Bay</b>	<b>Yorkville</b>	<b>Hudson Yards</b>
<b>Borough</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Manhattan</b>	<b>Manhattan</b>
<b>Type</b>	<b>Condominium</b>	<b>Condominium</b>	<b>Co-Op</b>	<b>Condominium</b>
<b>Number of Units</b>	<b>191</b>	<b>191</b>	<b>192</b>	<b>198</b>
<b>Zip Code</b>	<b>10016</b>	<b>10022</b>	<b>10075</b>	<b>10001</b>
Maintenance / Common Charges	\$ 3,076,452	\$ 2,050,930	\$ 4,068,311	\$ 11,528,198
Operating Assessments	-	-	416,379	-
Rent / Comml. Charges / Parking	57,937	266,532	312,980	214,863
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	265,399	-
Other Income	92,469	135,031	151,736	298,866
<b>TOTAL INCOME</b>	<b>\$ 3,226,858</b>	<b>\$ 2,452,493</b>	<b>\$ 5,214,805</b>	<b>\$ 12,041,927</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	12,468	-	2,398,502	33,531
Mortgage & loan indebtedness	60,126	-	356,024	-
Payroll	1,165,489	697,201	674,310	4,056,943
Pension & Welfare	448,212	231,942	330,781	1,650,288
Payroll Taxes / Contract Labor / Other	171,242	90,144	93,438	459,930
Gas & Electric, net	239,290	43,613	73,653	1,116,783
Heating	42,572	234,896	280,967	1,060,808
Water & Sewer	106,937	107,944	122,448	88,439
Building Supplies, Repairs & Maintenance	539,151	321,509	278,475	1,811,999
Recreation Facilities Expense	-	-	-	500,073
Security Services	-	-	-	-
Insurance	131,800	237,851	102,164	530,050
Management Fee	61,991	118,450	93,733	210,000
Professional Fees	51,172	71,378	32,782	96,698
Corporation Tax	1,507	5,547	10,005	58,424
Office & Administration	63,597	27,045	58,504	92,977
Bad Debts (Recovery)	-	79,213	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,095,554</b>	<b>\$ 2,266,733</b>	<b>\$ 4,905,786</b>	<b>\$ 11,766,943</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 131,304</b>	<b>\$ 185,760</b>	<b>\$ 309,019</b>	<b>\$ 274,984</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,342	\$ 895	\$ 1,766	\$ 4,852
Maint. - PY	\$ 2,657,707	\$ 1,969,372	\$ 3,949,637	\$ 10,666,600
Monthly Maint. / Charges Per Unit - PY	\$ 1,160	\$ 859	\$ 1,714	\$ 4,489
% Increase from Prior Year	16%	4%	3%	8%
Total Debt	\$ 712,485	\$ -	\$ 6,611,907	\$ -
Debt per Unit	\$ 3,730	\$ -	\$ 34,437	\$ -
Interest Only/Amortizing	Amortizing		Amortizing	
Transfer Fee %			10% of net profit	

\*GSP - Gross Selling Price

Neighborhood	Stuyvesant Park	Lenox Hill	Financial District	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condop	Co-Op	Condominium
Number of Units	204	204	205	205
Zip Code	10010	10021	10004	10065
Maintenance / Common Charges	\$ 4,073,018	\$ 4,905,036	\$ 4,170,334	\$ 3,441,487
Operating Assessments	440,112	447,903	739,418	-
Rent / Comml. Charges / Parking	242,446	58,230	1,007,454	-
Common Charges - PILOT	-	-	-	-
Transfer Fees	9,640	97,386	270,315	-
Other Income	115,055	178,259	121,261	108,209
<b>TOTAL INCOME</b>	<b>\$ 4,880,271</b>	<b>\$ 5,686,814</b>	<b>\$ 6,308,782</b>	<b>\$ 3,549,696</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,528,503	2,493,407	2,880,470	10,028
Mortgage & loan indebtedness	277,955	369,319	799,323	-
Payroll	588,731	782,646	676,862	1,319,409
Pension & Welfare	250,034	341,027	267,528	564,509
Payroll Taxes / Contract Labor / Other	80,747	134,157	74,751	152,804
Gas & Electric, net	59,707	70,252	79,024	154,218
Heating	91,258	271,673	251,269	418,804
Water & Sewer	109,434	110,710	115,365	119,454
Building Supplies, Repairs & Maintenance	231,807	299,909	266,507	252,515
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	145,469	175,677	231,004	194,985
Management Fee	118,990	118,782	127,545	117,788
Professional Fees	26,504	77,530	156,305	66,435
Corporation Tax	13,734	12,381	14,748	-
Office & Administration	53,254	33,484	31,403	15,397
Bad Debts (Recovery)	-	23,250	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 4,576,127</b>	<b>\$ 5,314,204</b>	<b>\$ 5,972,104</b>	<b>\$ 3,386,346</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 304,144</b>	<b>\$ 372,610</b>	<b>\$ 336,678</b>	<b>\$ 163,350</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,664	\$ 2,004	\$ 1,695	\$ 1,399
Maint. - PY	\$ 3,917,658	\$ 4,856,846	\$ 3,901,600	\$ 3,293,433
Monthly Maint. / Charges Per Unit - PY	\$ 1,600	\$ 1,984	\$ 1,586	\$ 1,339
% Increase from Prior Year	4%	1%	7%	4%
Total Debt	\$ 5,155,454	\$ 6,954,158	\$ 10,000,000	\$ -
Debt per Unit	\$ 25,272	\$ 34,089	\$ 48,780	\$ -
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	
Transfer Fee %	\$20 per share	2% of GSP	3% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Turtle Bay	Tribeca	Financial District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	216	219	220	234
Zip Code	10021	10022	10007	10004
Maintenance / Common Charges	\$ 3,793,718	\$ 3,611,659	\$ 6,992,623	\$ 4,134,395
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	78,931	37,405	-	23,544
Common Charges - PILOT	-	-	-	7,171,511
Transfer Fees	-	-	-	-
Other Income	200,730	43,430	117,973	183,677
<b>TOTAL INCOME</b>	<b>\$ 4,073,379</b>	<b>\$ 3,692,494</b>	<b>\$ 7,110,596</b>	<b>\$ 11,513,127</b>
Ground Rent	-	-	-	1,050,068
Real Estate Taxes / PILOT / BID	12,066	16,561	35,339	6,315,972
Mortgage & loan indebtedness	-	-	-	-
Payroll	1,426,334	1,252,610	2,051,889	1,237,631
Pension & Welfare	670,732	562,266	859,223	496,153
Payroll Taxes / Contract Labor / Other	166,305	179,190	275,617	142,093
Gas & Electric, net	60,446	250,598	480,420	536,800
Heating	468,173	345,825	371,706	253,033
Water & Sewer	250,756	159,112	173,249	121,274
Building Supplies, Repairs & Maintenance	385,648	356,969	1,185,145	653,757
Recreation Facilities Expense	-	-	370,586	-
Security Services	-	-	-	-
Insurance	248,126	187,371	863,462	301,689
Management Fee	106,457	118,000	330,441	112,500
Professional Fees	111,144	47,761	40,660	53,610
Corporation Tax	7,158	8,786	13,627	36,886
Office & Administration	36,853	46,059	66,636	69,592
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,950,198</b>	<b>\$ 3,531,108</b>	<b>\$ 7,118,000</b>	<b>\$ 11,381,058</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 123,181</b>	<b>\$ 161,386</b>	<b>\$ (7,404)</b>	<b>\$ 132,069</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,464	\$ 1,374	\$ 2,649	\$ 1,472
Maint. - PY	\$ 3,480,476	\$ 3,423,292	\$ 6,474,651	\$ 3,975,380
Monthly Maint. / Charges Per Unit - PY	\$ 1,343	\$ 1,303	\$ 2,453	\$ 1,416
% Increase from Prior Year	9%	6%	8%	4%
Total Debt	\$ -	\$ -	\$ -	\$ -
Debt per Unit	\$ -	\$ -	\$ -	\$ -
Interest Only/Amortizing				
Transfer Fee %				

\*GSP - Gross Selling Price

Neighborhood	Battery Park City	Soho	Meatpacking District	Financial District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condop	Condominium
Number of Units	239	242	242	242
Zip Code	10280	10012	10014	10038
Maintenance / Common Charges	\$ 2,938,072	\$ 5,892,807	\$ 5,608,108	\$ 2,952,473
Operating Assessments	651,265	650,017	362,967	-
Rent / Comml. Charges / Parking	55,053	1,379,062	11,115	67,885
Common Charges - PILOT	3,800,767	-	-	-
Transfer Fees	-	246,585	268,780	-
Other Income	194,319	272,266	250,046	99,075
<b>TOTAL INCOME</b>	<b>\$ 7,639,476</b>	<b>\$ 8,440,737</b>	<b>\$ 6,501,016</b>	<b>\$ 3,119,433</b>
Ground Rent	885,833	-	-	-
Real Estate Taxes / PILOT / BID	3,800,767	3,117,818	2,956,826	36,707
Mortgage & loan indebtedness	-	2,147,235	491,697	-
Payroll	853,787	835,800	830,536	840,309
Pension & Welfare	304,310	332,577	380,351	128,109
Payroll Taxes / Contract Labor / Other	114,715	105,912	106,900	104,731
Gas & Electric, net	78,036	83,802	195,847	367,058
Heating	168,700	55,738	212,150	185,528
Water & Sewer	129,568	92,536	88,836	141,544
Building Supplies, Repairs & Maintenance	455,929	509,124	228,293	516,529
Recreation Facilities Expense	-	-	-	176,774
Security Services	-	-	-	-
Insurance	370,657	339,408	335,580	411,891
Management Fee	97,212	121,336	174,599	100,000
Professional Fees	199,506	101,125	80,998	57,002
Corporation Tax	20,979	16,393	14,173	16,338
Office & Administration	40,794	72,400	78,863	86,625
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 7,520,793</b>	<b>\$ 7,931,204</b>	<b>\$ 6,175,649</b>	<b>\$ 3,169,145</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 118,683</b>	<b>\$ 509,533</b>	<b>\$ 325,367</b>	<b>\$ (49,712)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,024	\$ 2,029	\$ 1,931	\$ 1,017
Maint. - PY	\$ 2,764,233	\$ 5,637,283	\$ 5,436,068	\$ 2,478,353
Monthly Maint. / Charges Per Unit - PY	\$ 964	\$ 1,941	\$ 1,872	\$ 853
% Increase from Prior Year	6%	5%	3%	19%
Total Debt	\$ -	\$ 41,817,468	\$ 10,936,187	\$ -
Debt per Unit	\$ -	\$ 172,799	\$ 45,191	\$ -
Interest Only/Amortizing		Amortizing	Amortizing	
Transfer Fee %		3% of GSP	2% of GSP	

\*GSP - Gross Selling Price



Neighborhood	Battery Park City	Battery Park City	East Village	Tribeca
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	247	247	248	257
Zip Code	10280	10280	10003	10007
Maintenance / Common Charges	\$ 3,810,725	\$ 6,410,467	\$ 4,343,401	\$ 4,104,075
Operating Assessments	-	-	461,682	-
Rent / Comml. Charges / Parking	32,676	-	268,795	240,113
Common Charges - PILOT	4,418,144	6,229,190	-	-
Transfer Fees	-	-	32,670	-
Other Income	382,006	389,606	148,463	223,710
<b>TOTAL INCOME</b>	<b>\$ 8,643,551</b>	<b>\$ 13,029,263</b>	<b>\$ 5,255,011</b>	<b>\$ 4,567,898</b>
Ground Rent	1,161,109	1,632,366	-	-
Real Estate Taxes / PILOT / BID	4,418,144	6,229,190	2,527,095	25,152
Mortgage & loan indebtedness	-	-	247,500	93,846
Payroll	821,499	1,254,828	694,238	1,504,142
Pension & Welfare	366,288	462,239	279,188	620,847
Payroll Taxes / Contract Labor / Other	143,095	153,440	85,123	232,196
Gas & Electric, net	173,778	393,950	58,026	296,664
Heating	238,093	447,967	199,530	85,570
Water & Sewer	172,653	150,081	105,984	170,379
Building Supplies, Repairs & Maintenance	252,415	1,097,611	385,576	488,674
Recreation Facilities Expense	306,173	309,808	-	113,438
Security Services	-	-	-	-
Insurance	330,651	424,119	173,913	351,857
Management Fee	88,691	173,000	124,026	152,982
Professional Fees	50,662	31,280	41,128	95,913
Corporation Tax	5,802	31,652	9,732	34,855
Office & Administration	21,681	103,117	55,783	56,869
Bad Debts (Recovery)	-	-	-	44,229
<b>TOTAL EXPENSES</b>	<b>\$ 8,550,734</b>	<b>\$ 12,894,648</b>	<b>\$ 4,986,842</b>	<b>\$ 4,367,613</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 92,817</b>	<b>\$ 134,615</b>	<b>\$ 268,169</b>	<b>\$ 200,285</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,286	\$ 2,163	\$ 1,459	\$ 1,331
Maint. - PY	\$ 3,585,806	\$ 6,148,925	\$ 4,146,417	\$ 3,905,991
Monthly Maint. / Charges Per Unit - PY	\$ 1,210	\$ 2,075	\$ 1,393	\$ 1,267
% Increase from Prior Year	6%	4%	5%	5%
Total Debt	\$ -	\$ -	\$ 9,000,000	\$ 1,354,288
Debt per Unit	\$ -	\$ -	\$ 36,290	\$ 5,270
Interest Only/Amortizing			Interest Only	Amortizing
Transfer Fee %			\$11 per share	

\*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Clinton	Stuyvesant Park	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Co-Op
Number of Units	260	260	262	262
Zip Code	10014	10019	10010	10016
Maintenance / Common Charges	\$ 5,125,658	\$ 2,970,816	\$ 3,912,443	\$ 6,462,248
Operating Assessments	617,738	-	1,635,646	789,122
Rent / Comml. Charges / Parking	761,419	31,971	676,907	2,109,834
Common Charges - PILOT	-	-	-	-
Transfer Fees	117,880	-	134,324	-
Other Income	218,194	108,705	697,439	367,540
<b>TOTAL INCOME</b>	<b>\$ 6,840,889</b>	<b>\$ 3,111,492</b>	<b>\$ 7,056,759</b>	<b>\$ 9,728,744</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,553,591	-	3,347,001	4,226,100
Mortgage & loan indebtedness	920,458	55,093	626,518	932,914
Payroll	725,513	1,083,774	769,064	1,252,822
Pension & Welfare	316,676	455,656	291,611	377,562
Payroll Taxes / Contract Labor / Other	68,784	141,136	92,816	143,340
Gas & Electric, net	67,939	128,851	421,864	198,263
Heating	202,542	329,281	222,582	358,431
Water & Sewer	143,044	130,268	163,760	233,560
Building Supplies, Repairs & Maintenance	268,834	398,765	374,848	304,454
Recreation Facilities Expense	-	-	-	158,588
Security Services	-	-	-	15,427
Insurance	142,497	172,752	187,395	369,494
Management Fee	80,800	101,381	118,590	137,786
Professional Fees	77,735	103,513	87,367	85,783
Corporation Tax	28,475	7,606	19,614	21,010
Office & Administration	44,463	37,515	23,878	94,430
Bad Debts (Recovery)	-	53,193	-	74,703
<b>TOTAL EXPENSES</b>	<b>\$ 6,641,351</b>	<b>\$ 3,198,784</b>	<b>\$ 6,746,908</b>	<b>\$ 8,984,667</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 199,538</b>	<b>\$ (87,292)</b>	<b>\$ 309,851</b>	<b>\$ 744,077</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,643	\$ 952	\$ 1,244	\$ 2,055
Maint. - PY	\$ 5,024,073	\$ 2,803,533	\$ 3,808,049	\$ 6,097,964
Monthly Maint. / Charges Per Unit - PY	\$ 1,610	\$ 899	\$ 1,211	\$ 1,940
% Increase from Prior Year	2%	6%	3%	6%
Total Debt	\$ 378,308	\$ 1,975,465	\$ 6,958,564	\$ 15,974,933
Debt per Unit	\$ 1,455	\$ 7,598	\$ 26,559	\$ 60,973
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	Amortizing
Transfer Fee %	\$20 per share		2% of GSP	

\*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Turtle Bay	Murray Hill	Mahattan Valley
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	270	277	280	280
Zip Code	10023	10022	10016	10025
Maintenance / Common Charges	\$ 6,140,925	\$ 11,631,862	\$ 4,015,637	\$ 2,567,649
Operating Assessments	575,276	1,272,103	448,264	866,793
Rent / Comml. Charges / Parking	81,844	232,500	37,657	158,987
Common Charges - PILOT	-	-	-	-
Transfer Fees	132,000	137,100	-	5,048
Other Income	224,297	379,444	360,272	101,882
<b>TOTAL INCOME</b>	<b>\$ 7,154,342</b>	<b>\$ 13,653,009</b>	<b>\$ 4,861,830</b>	<b>\$ 3,700,359</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,321,275	6,920,306	2,569,784	-
Mortgage & loan indebtedness	1,152,344	908,146	238,163	-
Payroll	944,164	2,002,333	723,202	486,738
Pension & Welfare	403,117	739,768	315,345	216,519
Payroll Taxes / Contract Labor / Other	102,337	246,857	79,809	84,605
Gas & Electric, net	156,971	515,558	41,938	232,449
Heating	181,604	489,433	201,620	249,959
Water & Sewer	151,713	203,695	114,894	223,482
Building Supplies, Repairs & Maintenance	179,116	779,883	149,005	322,160
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	282,328
Insurance	131,192	413,341	109,112	210,889
Management Fee	113,722	145,545	105,000	125,664
Professional Fees	28,228	239,144	19,719	181,582
Corporation Tax	11,563	40,587	6,242	10,924
Office & Administration	52,814	72,627	30,750	90,451
Bad Debts (Recovery)	-	-	-	(31,815)
<b>TOTAL EXPENSES</b>	<b>\$ 6,930,160</b>	<b>\$ 13,717,223</b>	<b>\$ 4,704,583</b>	<b>\$ 2,685,935</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 224,182</b>	<b>\$ (64,214)</b>	<b>\$ 157,247</b>	<b>\$ 1,014,424</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,895	\$ 3,499	\$ 1,195	\$ 764
Maint. - PY	\$ 6,114,999	\$ 11,314,647	\$ 4,015,938	\$ 2,292,134
Monthly Maint. / Charges Per Unit - PY	\$ 1,887	\$ 3,404	\$ 1,195	\$ 682
% Increase from Prior Year	0%	3%	0%	12%
Total Debt	\$ 26,871,354	\$ 30,000,000	\$ 8,100,000	\$ -
Debt per Unit	\$ 99,524	\$ 108,303	\$ 28,929	\$ -
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	
Transfer Fee %	2% of GSP	2% of GSP		Other

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Turtle Bay	Yorkville	Battery Park City
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	283	287	290	295
Zip Code	10021	10022	10128	10280
Maintenance / Common Charges	\$ 6,937,353	\$ 8,505,597	\$ 4,343,596	\$ 5,824,341
Operating Assessments	-	968,156	-	-
Rent / Comml. Charges / Parking	547,259	847,754	278,286	32,953
Common Charges - PILOT	-	-	-	5,320,907
Transfer Fees	-	227,515	-	-
Other Income	93,266	294,116	145,496	130,090
<b>TOTAL INCOME</b>	<b>\$ 7,577,878</b>	<b>\$ 10,843,138</b>	<b>\$ 4,767,378</b>	<b>\$ 11,308,291</b>
Ground Rent	-	-	-	3,050,783
Real Estate Taxes / PILOT / BID	14,819	5,547,857	18,778	5,320,907
Mortgage & loan indebtedness	-	674,613	-	-
Payroll	2,522,799	1,491,665	1,607,547	968,455
Pension & Welfare	1,095,729	583,706	654,574	434,454
Payroll Taxes / Contract Labor / Other	384,031	243,342	212,160	120,529
Gas & Electric, net	338,481	141,400	188,817	249,810
Heating	494,068	492,468	356,380	302,246
Water & Sewer	223,171	141,809	215,827	182,175
Building Supplies, Repairs & Maintenance	784,829	910,974	568,313	228,216
Recreation Facilities Expense	-	-	208,139	-
Security Services	618,780	-	-	-
Insurance	399,360	164,079	242,905	355,612
Management Fee	191,979	90,310	189,107	54,592
Professional Fees	179,275	131,833	153,760	27,494
Corporation Tax	63,371	31,870	35,604	12,975
Office & Administration	57,104	70,304	49,579	15,775
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 7,367,796</b>	<b>\$ 10,716,230</b>	<b>\$ 4,701,490</b>	<b>\$ 11,324,023</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 210,082</b>	<b>\$ 126,908</b>	<b>\$ 65,888</b>	<b>\$ (15,732)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,043	\$ 2,470	\$ 1,248	\$ 1,645
Maint. - PY	\$ 6,566,317	\$ 8,363,231	\$ 4,067,606	\$ 5,845,796
Monthly Maint. / Charges Per Unit - PY	\$ 1,934	\$ 2,428	\$ 1,169	\$ 1,651
% Increase from Prior Year	6%	2%	7%	0%
Total Debt	\$ -	\$ 24,000,000	\$ -	\$ -
Debt per Unit	\$ -	\$ 83,624	\$ -	\$ -
Interest Only/Amortizing		Interest Only		
Transfer Fee %		Other		

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Clinton	Clinton	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	301	309	310	336
Zip Code	10065	10019	10036	10011
Maintenance / Common Charges	\$ 3,893,071	\$ 12,185,694	\$ 3,188,181	\$ 3,311,042
Operating Assessments	938,251	1,474,291	-	-
Rent / Comml. Charges / Parking	483,179	2,507,477	-	252,943
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	647,340	-	17,330
Other Income	424,742	457,807	211,997	140,366
<b>TOTAL INCOME</b>	<b>\$ 5,739,243</b>	<b>\$ 17,272,609</b>	<b>\$ 3,400,178</b>	<b>\$ 3,721,681</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	8,484,795	15,976	30,645
Mortgage & loan indebtedness	540,251	1,508,667	-	107,334
Payroll	1,622,904	2,114,769	1,023,574	1,114,631
Pension & Welfare	692,683	807,036	344,078	477,513
Payroll Taxes / Contract Labor / Other	355,171	249,278	128,833	189,122
Gas & Electric, net	397,978	273,481	178,588	138,875
Heating	557,984	349,963	304,464	289,352
Water & Sewer	321,859	310,144	160,273	153,275
Building Supplies, Repairs & Maintenance	411,311	1,223,634	466,146	482,334
Recreation Facilities Expense	-	-	211,065	-
Security Services	-	-	-	-
Insurance	467,889	648,931	231,684	348,761
Management Fee	183,058	146,965	179,390	192,560
Professional Fees	609,289	190,062	59,796	26,648
Corporation Tax	61,298	44,387	-	11,728
Office & Administration	49,435	58,377	121,733	96,360
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 6,271,110</b>	<b>\$ 16,410,489</b>	<b>\$ 3,425,600</b>	<b>\$ 3,659,138</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (531,867)</b>	<b>\$ 862,120</b>	<b>\$ (25,422)</b>	<b>\$ 62,543</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,078	\$ 3,286	\$ 857	\$ 821
Maint. - PY	\$ 3,522,894	\$ 11,981,071	\$ 3,006,873	\$ 3,169,437
Monthly Maint. / Charges Per Unit - PY	\$ 975	\$ 3,231	\$ 808	\$ 786
% Increase from Prior Year	11%	2%	6%	4%
Total Debt	\$ 3,493,659	\$ 48,000,000	\$ 1,164,817	\$ 1,547,552
Debt per Unit	\$ 11,607	\$ 155,340	\$ 3,757	\$ 4,606
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Amortizing
Transfer Fee %		2% of GSP		Other

\*GSP - Gross Selling Price

Neighborhood	Chelsea	Turtle Bay	Financial District	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	348	367	382	410
Zip Code	10011	10022	10005	10023
Maintenance / Common Charges	\$ 10,704,594	\$ 10,144,291	\$ 6,825,119	\$ 9,029,438
Operating Assessments	1,082,830	910,203	-	-
Rent / Comml. Charges / Parking	1,542,358	692,901	502,670	450,947
Common Charges - PILOT	-	-	-	-
Transfer Fees	967,860	249,230	-	158,109
Other Income	396,293	392,240	193,849	514,832
<b>TOTAL INCOME</b>	<b>\$ 14,693,935</b>	<b>\$ 12,388,865</b>	<b>\$ 7,521,638</b>	<b>\$ 10,153,326</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	6,142,622	5,761,637	31,184	-
Mortgage & loan indebtedness	1,545,454	567,875	75,927	-
Payroll	2,015,703	1,812,981	1,858,276	3,975,850
Pension & Welfare	852,342	787,096	817,410	1,469,471
Payroll Taxes / Contract Labor / Other	401,769	325,053	348,654	406,085
Gas & Electric, net	155,369	59,605	805,356	817,903
Heating	478,479	297,597	511,833	636,734
Water & Sewer	147,444	202,843	174,165	301,740
Building Supplies, Repairs & Maintenance	553,101	877,402	800,478	1,192,755
Recreation Facilities Expense	-	-	498,137	-
Security Services	-	-	-	-
Insurance	263,170	305,418	728,927	482,475
Management Fee	162,562	156,000	280,000	168,000
Professional Fees	207,188	88,360	150,594	117,745
Corporation Tax	33,166	32,011	17,087	25,015
Office & Administration	52,848	40,393	155,634	242,626
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 13,011,217</b>	<b>\$ 11,314,271</b>	<b>\$ 7,253,662</b>	<b>\$ 9,836,399</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 1,682,718</b>	<b>\$ 1,074,594</b>	<b>\$ 267,976</b>	<b>\$ 316,927</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,563	\$ 2,303	\$ 1,489	\$ 1,835
Maint. - PY	\$ 10,372,249	\$ 9,875,939	\$ 6,101,047	\$ 8,683,682
Monthly Maint. / Charges Per Unit - PY	\$ 2,484	\$ 2,242	\$ 1,331	\$ 1,765
% Increase from Prior Year	3%	3%	12%	4%
Total Debt	\$ 34,238,848	\$ 20,650,000	\$ 1,050,851	\$ -
Debt per Unit	\$ 98,387	\$ 56,267	\$ 2,751	\$ -
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Transfer Fee %	2% of GSP	2% of GSP		Other

\*GSP - Gross Selling Price

Neighborhood	Astoria	Murray Hill	Upper West Side	Mahattan Valley
Borough	Queens	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	410	411	412	414
Zip Code	11102	10016	10069	10025
Maintenance / Common Charges	\$ 2,402,163	\$ 5,898,038	\$ 8,415,867	\$ 3,166,195
Operating Assessments	-	-	-	-
Rent / Comml. Charges / Parking	80,867	10,594	443,266	252,471
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	180,238	295,966	295,230	205,613
<b>TOTAL INCOME</b>	<b>\$ 2,663,268</b>	<b>\$ 6,204,598</b>	<b>\$ 9,154,363</b>	<b>\$ 3,624,279</b>
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	79,532	32,733	16,909	-
Mortgage & loan indebtedness	-	-	115,167	-
Payroll	164,451	1,761,245	2,170,634	1,131,294
Pension & Welfare	42,186	712,737	931,480	423,489
Payroll Taxes / Contract Labor / Other	23,652	241,510	472,570	146,282
Gas & Electric, net	116,462	478,814	849,967	160,135
Heating	56,132	591,047	522,359	401,785
Water & Sewer	228,933	457,828	334,169	224,229
Building Supplies, Repairs & Maintenance	440,085	658,659	814,940	768,948
Recreation Facilities Expense	26,350	631,838	405,180	-
Security Services	589,022	-	522,653	235,219
Insurance	439,736	273,511	703,869	204,134
Management Fee	166,650	149,560	235,833	175,877
Professional Fees	173,131	53,676	464,545	102,437
Corporation Tax	30,217	26,384	25,487	14,463
Office & Administration	63,452	95,726	343,927	60,869
Bad Debts (Recovery)	15,134	(5,361)	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,655,125</b>	<b>\$ 6,159,907</b>	<b>\$ 8,929,689</b>	<b>\$ 4,049,161</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 8,143</b>	<b>\$ 44,691</b>	<b>\$ 224,674</b>	<b>\$ (424,882)</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 488	\$ 1,196	\$ 1,702	\$ 637
Maint. - PY	\$ 2,292,000	\$ 5,595,398	\$ 7,799,157	\$ 2,951,249
Monthly Maint. / Charges Per Unit - PY	\$ 466	\$ 1,135	\$ 1,577	\$ 594
% Increase from Prior Year	5%	5%	8%	7%
Total Debt	\$ -	\$ -	\$ 394,765	\$ -
Debt per Unit	\$ -	\$ -	\$ 958	\$ -
Interest Only/Amortizing			Amortizing	
Transfer Fee %				

\*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Turtle Bay	Chelsea	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	414	415	420	420
Zip Code	10025	10022	10011	10023
Maintenance / Common Charges	\$ 3,584,320	\$ 14,238,011	\$ 9,446,755	\$ 7,846,540
Operating Assessments	-	870,662	-	165,000
Rent / Comml. Charges / Parking	254,941	101,271	1,501,945	295,032
Common Charges - PILOT	-	-	-	-
Transfer Fees	-	309,508	-	288,750
Other Income	377,846	518,473	420,820	209,562
<b>TOTAL INCOME</b>	<b>\$ 4,217,107</b>	<b>\$ 16,037,925</b>	<b>\$ 11,369,520</b>	<b>\$ 8,804,884</b>
Ground Rent	-	-	1,600,000	-
Real Estate Taxes / PILOT / BID	-	5,669,661	4,342,222	5,025,878
Mortgage & loan indebtedness	-	1,625,126	467,510	162,681
Payroll	1,082,635	2,902,799	1,562,519	1,191,373
Pension & Welfare	396,171	1,270,278	534,951	357,283
Payroll Taxes / Contract Labor / Other	137,909	414,738	178,124	136,215
Gas & Electric, net	103,107	581,441	91,103	16,111
Heating	252,487	437,964	416,194	14,711
Water & Sewer	197,603	439,032	311,520	7,309
Building Supplies, Repairs & Maintenance	488,664	772,869	416,251	431,261
Recreation Facilities Expense	-	-	-	-
Security Services	227,911	-	-	454,559
Insurance	212,918	309,311	355,517	307,001
Management Fee	184,447	306,103	184,104	-
Professional Fees	95,493	240,774	92,027	80,315
Corporation Tax	71,306	29,892	25,001	32,862
Office & Administration	120,874	177,002	60,549	119,489
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,571,525</b>	<b>\$ 15,176,990</b>	<b>\$ 10,637,592</b>	<b>\$ 8,337,048</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 645,582</b>	<b>\$ 860,935</b>	<b>\$ 731,928</b>	<b>\$ 467,836</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 721	\$ 2,859	\$ 1,874	\$ 1,557
Maint. - PY	\$ 3,573,782	\$ 13,696,451	\$ 8,996,910	\$ 7,496,765
Monthly Maint. / Charges Per Unit - PY	\$ 719	\$ 2,750	\$ 1,785	\$ 1,487
% Increase from Prior Year	0%	4%	5%	5%
Total Debt	\$ -	\$ 25,501,651	\$ 16,000,000	\$ 2,000,000
Debt per Unit	\$ -	\$ 61,450	\$ 38,095	\$ 4,762
Interest Only/Amortizing		Amortizing	Interest Only	Interest Only
Transfer Fee %		2% of GSP		\$500 per share

\*GSP - Gross Selling Price



Neighborhood	Brooklyn Heights	Lincoln Square	Brooklyn Heights	Lenox Hill
Borough	Brooklyn	Manhattan	Brooklyn	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	434	476	480	492
Zip Code	11201	10023	11201	10065
Maintenance / Common Charges	\$ 7,653,088	\$ 14,437,241	\$ 6,227,351	\$ 10,337,696
Operating Assessments	-	1,774,263	-	551,860
Rent / Comml. Charges / Parking	1,073,481	1,226,944	397,096	96,067
Common Charges - PILOT	6,546,043	-	-	-
Transfer Fees	-	178,401	-	-
Other Income	266,457	261,912	175,085	864,714
<b>TOTAL INCOME</b>	<b>\$ 15,539,069</b>	<b>\$ 17,878,761</b>	<b>\$ 6,799,532</b>	<b>\$ 11,850,337</b>
Ground Rent	1,791,112	-	-	-
Real Estate Taxes / PILOT / BID	6,546,043	10,350,113	43,450	5,274,890
Mortgage & loan indebtedness	52,271	1,091,553	158,697	968,923
Payroll	1,991,179	1,821,339	1,927,111	1,722,736
Pension & Welfare	873,690	675,856	36,467	730,099
Payroll Taxes / Contract Labor / Other	285,083	209,077	227,512	211,547
Gas & Electric, net	503,777	284,354	928,708	566,558
Heating	311,976	726,771	225,125	445,785
Water & Sewer	356,331	205,392	260,067	275,616
Building Supplies, Repairs & Maintenance	1,420,402	521,634	1,363,429	786,315
Recreation Facilities Expense	-	-	505,564	-
Security Services	-	-	110,983	-
Insurance	746,633	461,690	962,860	225,984
Management Fee	289,923	159,606	294,896	263,190
Professional Fees	73,304	219,850	27,114	107,039
Corporation Tax	16,668	67,240	12,339	22,909
Office & Administration	90,103	99,467	112,193	102,971
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 15,348,495</b>	<b>\$ 16,893,942</b>	<b>\$ 7,196,515</b>	<b>\$ 11,704,562</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 190,574</b>	<b>\$ 984,819</b>	<b>\$ (396,983)</b>	<b>\$ 145,775</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 1,469	\$ 2,528	\$ 1,081	\$ 1,751
Maint. - PY	\$ 7,854,422	\$ 14,043,800	\$ 6,266,374	\$ 9,706,757
Monthly Maint. / Charges Per Unit - PY	\$ 1,508	\$ 2,459	\$ 1,088	\$ 1,644
% Increase from Prior Year	-3%	3%	-1%	6%
Total Debt	\$ 262,553	\$ 35,000,000	\$ 149,368	\$ 34,500,000
Debt per Unit	\$ 605	\$ 73,529	\$ 311	\$ 70,122
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Interest Only
Transfer Fee %		Other		

\*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Battery Park City	Brooklyn Heights	Murray Hill
Borough	Manhattan	Manhattan	Brooklyn	Manhattan
Type	Condominium	Condominium	Co-Op	Condominium
Number of Units	493	547	552	587
Zip Code	10065	10280	11201	10016
Maintenance / Common Charges	\$ 12,171,820	\$ 6,816,179	\$ 7,817,155	\$ 14,112,441
Operating Assessments	-	-	431,371	1,518,789
Rent / Comml. Charges / Parking	305,849	181,157	236,387	148,975
Common Charges - PILOT	-	10,425,625	-	-
Transfer Fees	58,463	-	-	-
Other Income	373,568	380,752	463,431	884,550
<b>TOTAL INCOME</b>	<b>\$ 12,909,700</b>	<b>\$ 17,803,713</b>	<b>\$ 8,948,344</b>	<b>\$ 16,664,755</b>
Ground Rent	-	2,492,689	-	-
Real Estate Taxes / PILOT / BID	20,426	10,425,625	3,323,802	8,756,595
Mortgage & loan indebtedness	85,695	-	946,859	1,645,477
Payroll	4,141,952	1,619,160	857,466	1,795,905
Pension & Welfare	571,898	746,894	328,221	719,535
Payroll Taxes / Contract Labor / Other	1,512,028	192,594	122,819	231,275
Gas & Electric, net	742,055	222,458	212,285	228,667
Heating	969,107	567,557	42,982	571,036
Water & Sewer	471,724	367,874	350,792	376,308
Building Supplies, Repairs & Maintenance	2,231,769	414,030	500,400	793,538
Recreation Facilities Expense	-	192,253	-	74,385
Security Services	-	-	1,111,381	-
Insurance	978,649	684,142	277,123	532,914
Management Fee	384,800	202,896	438,270	246,061
Professional Fees	169,312	95,701	130,260	127,473
Corporation Tax	20,735	20,891	25,055	48,682
Office & Administration	164,214	21,206	71,947	94,348
Bad Debts (Recovery)	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 12,464,364</b>	<b>\$ 18,265,970</b>	<b>\$ 8,739,662</b>	<b>\$ 16,242,199</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ 445,336</b>	<b>\$ (462,257)</b>	<b>\$ 208,682</b>	<b>\$ 422,556</b>
<b>Other Financial Data</b>				
Monthly Maint. / Charges Per Unit	\$ 2,057	\$ 1,038	\$ 1,180	\$ 2,003
Maint. - PY	\$ 10,725,332	\$ 7,099,156	\$ 7,449,744	\$ 13,191,716
Monthly Maint. / Charges Per Unit - PY	\$ 1,813	\$ 1,082	\$ 1,125	\$ 1,873
% Increase from Prior Year	13%	-4%	5%	7%
Total Debt	\$ 1,444,838	\$ -	\$ 23,000,000	\$ 51,500,000
Debt per Unit	\$ 2,931	\$ -	\$ 41,667	\$ 87,734
Interest Only/Amortizing	Amortizing		Interest Only	Interest Only
Transfer Fee %	Other			

\*GSP - Gross Selling Price

<b>Neighborhood</b>	<b>Rego Park</b>	<b>Murray Hill</b>
<b>Borough</b>	<b>Queens</b>	<b>Manhattan</b>
<b>Type</b>	<b>Co-Op</b>	<b>Condominium</b>
<b>Number of Units</b>	<b>1104</b>	<b>1118</b>
<b>Zip Code</b>	<b>11374</b>	<b>10016</b>
Maintenance / Common Charges	\$ 10,656,539	\$ 9,068,040
Operating Assessments	1,316,925	-
Rent / Comml. Charges / Parking	1,799,899	1,181,571
Common Charges - PILOT	-	-
Transfer Fees	184,100	-
Other Income	730,146	672,165
<b>TOTAL INCOME</b>	<b>\$ 14,687,609</b>	<b>\$ 10,921,776</b>
Ground Rent	-	-
Real Estate Taxes / PILOT / BID	4,709,287	-
Mortgage & loan indebtedness	1,615,730	807,188
Payroll	2,846,047	2,774,373
Pension & Welfare	565,519	1,256,012
Payroll Taxes / Contract Labor / Other	306,133	373,387
Gas & Electric, net	367,441	558,964
Heating	871,877	729,308
Water & Sewer	1,034,743	794,623
Building Supplies, Repairs & Maintenance	935,876	1,432,541
Recreation Facilities Expense	-	-
Security Services	-	57,069
Insurance	791,383	1,041,712
Management Fee	87,550	657,289
Professional Fees	402,685	222,256
Corporation Tax	27,628	221,505
Office & Administration	176,889	195,383
Bad Debts (Recovery)	-	60,800
<b>TOTAL EXPENSES</b>	<b>\$ 14,738,788</b>	<b>\$ 11,182,410</b>
<b>SURPLUS (DEFECIT)</b>	<b>\$ (51,179)</b>	<b>\$ (260,634)</b>
<b>Other Financial Data</b>		
Monthly Maint. / Charges Per Unit	\$ 804	\$ 676
Maint. - PY	\$ 10,295,744	\$ 8,595,132
Monthly Maint. / Charges Per Unit - PY	\$ 777	\$ 641
% Increase from Prior Year	4%	6%
Total Debt	\$ 29,636,840	\$ 6,539,968
Debt per Unit	\$ 26,845	\$ 5,850
Interest Only/Amortizing	Amortizing	Amortizing
Transfer Fee %	2% of GSP	

\*GSP - Gross Selling Price