

PRISAND, MELLINA, UNTERLACK & CO., LLP

CERTIFIED PUBLIC ACCOUNTANTS



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TO: Unit Owners of 260 WEST BROADWAY CONDOMINIUM

RE: CONTRIBUTED CAPITAL DATA

In order to raise revenue to fund capital improvements, special assessments were levied as per the schedule below. Under current tax laws, unit owners are entitled to increase the tax basis of their investments by their special assessments paid in for capital improvements.

Total capital assessments from 2001 to date are as follows:

<u>Year</u>	<u>Total Assessment</u>
2001	\$ 410,388
2002	307,520
2003	285,027
2004	285,027
2005	453,072
2006	573,104
2007	573,104
2008	1,073,104
2009	948,104
2010	573,104
2011	573,104
2012	573,104
2013	573,104
2014	573,104

In order to compute the increase in the tax basis of your investment, multiply your proportionate percentage of ownership by the total assessment amounts stated above.

If you became a unit owner, or sold your investment in the Condominium during the year, you should compute your increase in the tax basis based on the proportion of the installments that you paid.

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