

## 2002 THIRD QUARTER FINANCIALS

### FEDERAL HOME LOAN BANK OF NEW YORK

#### STATEMENTS OF CONDITION (in thousands, unaudited)

	Sept. 30, 2002	Sept. 30, 2001	Dec. 31, 2001
<b>ASSETS</b>			
Cash and due from banks	\$ 12,662	\$ 28,319	\$ 13,477
Federal funds and deposits in banks	9,563,178	6,973,676	7,349,818
Advances	67,570,833	57,489,232	60,962,103
Held-to-maturity securities	12,209,164	11,503,573	11,800,009
Mortgage and other loans	432,320	497,040	475,155
Other assets	1,515,668	1,323,831	1,207,162
<b>Total Assets</b>	<b>\$ 91,303,825</b>	<b>\$ 77,815,671</b>	<b>\$ 81,807,724</b>
<b>LIABILITIES AND CAPITAL</b>			
Deposits	\$ 3,050,078	\$ 3,497,266	\$ 2,861,870
Consolidated obligations	79,880,106	68,022,687	72,627,553
Other liabilities	4,109,225	2,484,245	2,303,639
Accrued Affordable Housing Program contribution	107,457	100,786	104,674
<b>Total Liabilities</b>	<b>87,146,866</b>	<b>74,104,984</b>	<b>77,897,736</b>
<b>CAPITAL</b>			
Capital stock	3,914,451	3,566,546	3,732,980
Retained earnings	242,508	144,141	177,008
<b>Total Capital</b>	<b>4,156,959</b>	<b>3,710,687</b>	<b>3,909,988</b>
<b>Total Liabilities and Capital</b>	<b>\$ 91,303,825</b>	<b>\$ 77,815,671</b>	<b>\$ 81,807,724</b>

#### STATEMENTS OF INCOME (in thousands, unaudited)

	Nine months ended Sept. 30, 2002	Sept. 30, 2001	Year Ended Dec. 31, 2001
<b>INTEREST INCOME</b>			
Advances to members	\$ 1,241,491	\$ 2,073,687	\$ 2,574,199
Investments, loans and other interest income	682,571	1,051,521	1,294,771
<b>Total Interest Income</b>	<b>1,924,062</b>	<b>3,125,208</b>	<b>3,868,970</b>
<b>INTEREST EXPENSE</b>			
Deposits	31,818	92,361	105,991
Consolidated obligations	1,631,718	2,724,206	3,353,476
Other	435	1,095	1,413
<b>Total Interest Expense</b>	<b>1,663,971</b>	<b>2,817,662</b>	<b>3,460,880</b>
Net interest income	260,091	307,546	408,090
Provision for credit losses on mortgages	440	78	102
<b>Net Interest Income After Loss Provision</b>	<b>259,651</b>	<b>307,468</b>	<b>407,988</b>
<b>OTHER INCOME</b>			
Prepayment and settlement fees	32,011	4,394	9,448
Net gain(loss) on derivatives and hedging activities	(4,436)	(8,133)	3,428
Other non-interest income	(17,524)	2,949	2,893
<b>Total Other Income</b>	<b>10,051</b>	<b>(790)</b>	<b>15,769</b>
<b>OTHER EXPENSES</b>			
Operating expenses	27,196	25,645	34,663
FHFB and Office of Finance expenses	3,586	3,282	3,922
Other	(5,692)	-	658
<b>Total Other Expenses</b>	<b>25,090</b>	<b>28,927</b>	<b>39,243</b>

<b>Income Before Assessments</b>	<u>244,612</u>	<u>277,751</u>	<u>384,514</u>
<b>ASSESSMENTS</b>			
Affordable Housing Program	19,968	22,939	31,654
REFCORP	<u>44,929</u>	<u>51,612</u>	<u>71,222</u>
<b>Total Assessments</b>	<u>64,897</u>	<u>74,551</u>	<u>102,876</u>
<b>Income Before Cumulative Effect of Change in Accounting Principle</b>	179,715	203,200	281,638
<b>Cumulative Effect of Change in Accounting Principle</b>	<u>-</u>	<u>3,249</u>	<u>3,249</u>
<b>NET INCOME</b>	<u>\$ 179,715</u>	<u>\$ 206,449</u>	<u>\$ 284,887</u>

**Notes:**

*This financial information is unaudited and should be read in conjunction with the audited financial statements contained in our 2001 annual report. The annual report is available in pdf format on our website.*

*Certain amounts in prior year financial statements have been reclassified to conform to current year presentation.*