



Dear Shareholders:

January 1, 2016

On December 16, 2015 the Board of Directors presented a comprehensive overview of the Glen Oaks Village **2016 BUDGET**. The presentation attended by many shareholders was an opportunity to learn in detail about the spending plans, priorities and sources of revenue of our co-op. We have summarized some of the key points of the budget presentation below

Keeping the co-op on **SOLID FINANCIAL FOOTING** and making decisions that positively impact the co-op is what the Board of Directors does on a daily basis. The expected rise in **PROPERTY TAX AND WATER RATE INCREASES CONTINUE TO BE A CHALLENGE**. In addition, NYC unfunded mandated spending and other rising costs continue to put pressure on budgets and affordable maintenance. However, we were able to contain costs and are happy to announce there will be **NO MAINTENANCE INCREASE** this year. Belt tightening and other measures taken by the board have allowed us to keep maintenance at the current level. Future maintenance increases will be dictated by the City's imposition of higher property taxes, water rates and other costs facing housing co-ops.

82% OF YOUR MONTHLY MAINTENANCE PAYS FOR PROPERTY TAXES, WATER, HEAT, UNDERLYING MORTGAGE AND INSURANCE! 18% of your maintenance pays for everything else!

Monthly maintenance continues to be low at Glen Oaks Village. We also have not imposed heating cost assessments or a Flip Tax on our shareholders as many other co-ops have done. A flip tax is a fee that apartment sellers must pay to the co-op upon the sale of their unit. These flip tax fees can range from 10% to 50% of the revenue generated on a sale.

The volunteer members of the Board understand that there is never a good time for an increase and increases are often a hardship for many. That is why an increase is only done as a last resort. A **PROPERLY FUNDED BUDGET MUST REFLECT THE TRUE COST OF RUNNING A CO-OP**. Maintaining excellent financials while continuing to upgrade the infrastructure of our 70 year-old co-op is essential.

2016 GLEN OAKS VILLAGE BUDGET HIGHLIGHTS

- **NO MAINTENANCE INCREASE.**
- **NYS STAR Credit Special Assessment.** Will be reflected on your maintenance bill in the same month that the offsetting STAR credit is issued. If you have not applied for your STAR CREDIT offset, you will need to do so for future years. We have previously sent out information about this and have a flyer with instructions available in the management office or online at www.glenoaksvillage.com. Your shareholder rep can help you with the NYS STAR Credit. You only need apply once.
- **Windows replacement fee of \$750 will be imposed on new co-op apt buyers through 2016.**
- **Capital Improvement Spending will be \$1,041,000+**
- **Property Taxes \$6,100,000. Water \$2,100,000.**
- **N Section Garage Roof will be replaced, \$150,000 for Concrete Sidewalks, \$267,000 for Boiler Improvements, \$90,000 for New Mailbox Program.**
- **GARAGE FEES, CLOSING FEES, PARKING PERMITS AND ALL OTHER GOV FEES HAVE NOT CHANGED.**

Thank you,
Board of Directors