



GLEN OAKS VILLAGE CELEBRATES 75 YEARS AS A COMMUNITY 40 YEARS AS A CO-OP

A MESSAGE TO SHAREHOLDERS FROM THE BOARD OF DIRECTORS ABOUT THE 2021 BUDGET

Dear Shareholders:

After 2 years of no maintenance increases, we have no choice but to raise maintenance this year. It is the first increase since 2018. 2020 was a tough year for all of us, and the Board has worked hard to keep our ship steady and our financial condition excellent. We are fortunate to be in such a position. While we have the lowest maintenance of any of our neighboring co-ops, a maintenance increase is still difficult for many, especially those on fixed incomes. The Board recognizes that and will always do everything possible to keep increases infrequent and low.

Keeping the co-op on **SOLID FINANCIAL FOOTING** remains the primary focus of the Board of Directors. A **PROPERLY FUNDED BUDGET AND MONTHLY MAINTENANCE MUST REFLECT THE TRUE COST OF RUNNING A CO-OP**. Maintaining financial health, a strong Reserve Account and upgrading infrastructure of our aging co-op is essential. But there are many challenges ahead for affordable co-ops like ours. NYC continues to legislate unfunded mandates that require spending limited resources on unnecessary projects -- driving up costs. In 2021 we have a new Energy Audit mandate that will cost us more than \$50,000. NYC Property Taxes continues to be the main impediment to controlling costs. Co-ops are taxed at significantly higher rates than private homes and our co-op along with others have actively worked politically to reverse this inequity which is why voting for the right candidate is so important. Since 2017, property taxes have increased more than \$1M. With our strong financials, and solid reserve account we are prepared to weather any storm. Our underlying mortgage will be paid off in 2025, saving the co-op nearly \$3.5M per year. However, at the same time our J51 Tax Credits and Abatements are set to expire which will increase our property taxes a similar amount. With ballooning NYC deficits and a failure to trim spending the Mayor and City Council have put us on a perilous course.

ON JANUARY 1, 2021 MAINTENANCE WILL INCREASE 3.5%. DEPENDING ON THE SIZE OF YOUR APARTMENT, YOUR INCREASE WILL RANGE FROM \$18.28 TO \$29 PER MONTH OR \$219 TO \$348 PER YEAR. Rising property taxes account for most (2.85%) of this increase. The other 0.65% pays for contractually increased union labor costs and all other expenses. We manage costs by strategic belt tightening, an aggressive Preventative Maintenance program and a multi-year Capital Improvement program (\$1.5M annually) that is funded by our Reserve account earnings, to maintain our aging infrastructure. The Board strives to keep maintenance as low as possible but future increases will be dictated by the City's imposition of higher property taxes, water rates and other unfunded mandated costs placed on housing co-ops like ours. Half of your monthly maintenance pays for Property Taxes, Water, Heat and the co-op's Underlying Mortgage. These are non-discretionary costs that we have no control over. The balance of your monthly maintenance pays for everything else.

As with most co-ops, **THERE WILL BE A NYS STAR TAX CREDIT ASSESSMENT** this year that will be reflected on your maintenance bill near the time you receive your STAR tax credit check from NYS. This is a better way to raise revenue than a permanent maintenance increase since there is no out of pocket costs for most shareholders except investor shareholders. Please note that NYS will be issuing STAR checks to most households instead of a credit that appeared on your maintenance bill in years past. Remember to use your NYS STAR refund proceeds to pay for the NYS STAR special assessment. If you have not yet applied for your NYS STAR CREDIT, you should do so now for future years. If you received the NYS STAR credit in the past, you do not need to reapply. To apply or search to see if you're registered go to www.tax.ny.gov/star or call 518-457-2036. Your shareholder rep can assist you if necessary.

The Board wishes you and your family a great new year. Please take a moment to follow us on our Glen Oaks Village Facebook page for up to date information on our co-op. You can also interact with us or our FB readers (your neighbors). The Board of Directors has worked hard making Glen Oaks Village an affordable and financially sound co-op and wonderful community to raise a family. We hope you agree.

Thank you.

Board of Directors

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YOUR UNIT TYPE	Shares	3.5% Increase Effective 1/1/21		OLD	
		NEW MONTHLY MAINTENANCE	Monthly Increase	MONTHLY MAINTENANCE	Annual Increase
A Lower	104	\$540.44	\$18.28	\$522.16	\$219.38
A Upper	107	\$556.03	\$18.81	\$537.23	\$225.71
B Lower	132	\$685.95	\$23.20	\$662.75	\$278.44
B Upper	136	\$706.74	\$23.91	\$682.83	\$286.88
C Lower	138	\$717.13	\$24.26	\$692.87	\$291.10
C Upper	142	\$737.91	\$24.96	\$712.95	\$299.53
D Lower	150	\$779.49	\$26.37	\$753.12	\$316.41
D Upper	155	\$805.47	\$27.25	\$778.22	\$326.96
E Lower	142	\$737.91	\$24.96	\$712.95	\$299.53
E Upper	146	\$758.70	\$25.66	\$733.04	\$307.97
F Lower	121	\$628.79	\$21.27	\$607.52	\$255.24
F Upper	124	\$644.38	\$21.80	\$622.58	\$261.57
G Lower	142	\$737.91	\$24.96	\$712.95	\$299.53
G Upper	146	\$758.70	\$25.66	\$733.04	\$307.97
H Lower	160	\$831.45	\$28.13	\$803.33	\$337.50
H Upper	165	\$857.44	\$29.00	\$828.43	\$348.05
Professional	157	\$815.86	\$27.60	\$788.27	\$331.18
Professional	169	\$878.22	\$29.71	\$848.52	\$356.49
Professional	179	\$930.19	\$31.47	\$898.72	\$377.58
Professional	190	\$987.35	\$33.40	\$953.95	\$400.79

Actual billed maintenance may vary slightly from above due to rounding differences.

BOARD OF DIRECTORS

- BOB FRIEDRICH, PRESIDENT 1991
- ROSEANN CIACCIO, VP & TREASURER 1996
- CHRISTINE BERGEN, SECRETARY 1997
- LEE FEINMAN, BOARD MEMBER 1989
- CAROL CARUCCI, BOARD MEMBER 1997
- MITCH JARET, BOARD MEMBER 2006
- SANDRA DRAVES, BOARD MEMBER 2016
- LISA BAGNOLI, BOARD MEMBER 2017
- NAVIEN VASWANI, BOARD MEMBER 2018

History of Maintenance Increases

Year	Increase
1981-89	36.2% or 5.2% per year
1982-89	NO INCREASE
1990	TWICE Total 16.01%
1991	NO INCREASE
1992	NO INCREASE
1993	NO INCREASE
1994	TWICE Total 10.4%
1995	NO INCREASE
1995	NO INCREASE
1996	NO INCREASE
1997	NO INCREASE
1998	NO INCREASE
1999	NO INCREASE
2000	NO INCREASE
2001	NO INCREASE
2002	NO INCREASE
2003	4.80%
2004	NO INCREASE
2005	3.90%
2006	2.50%
2007	NO INCREASE
2008	4%
2009	3.90%
2010	NO INCREASE
2011	NO INCREASE
2012	4.25%
2013	NO INCREASE
2014	3.75%
2015	4.75%
2016	NO INCREASE
2017	3.51%
2018	1.50%
2019	NO INCREASE
2020	NO INCREASE
2021	3.50%
GOV 40 YEARS Total Increase = 103.27%	
Average Annual Increase All Years = 2.58%	
Average Annual Increase Since 2010 = 1.79%	