



Dear Shareholders:

January 1, 2015

On December 4, 2014 the Board of Directors presented a comprehensive overview of the Glen Oaks Village **2015 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 and in the attached budget booklet that was given out at the meeting. It will also be available at the management office and online at www.glenoaksvillage.com.

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 TAXES AND WATER RATES THIS YEAR ALONE IS MORE THAN THE MAINTENANCE INCREASE WILL GENERATE**. In addition, other rising costs, NYC unfunded mandated spending and higher Union wages and benefits in the new April 2014 labor contract continue to put pressure on budgets and affordable maintenance. As a result, the Board has determined that a **4.75% MAINTENANCE INCREASE** is necessary. Belt tightening and other measures taken by the board have allowed us to keep the maintenance increase at this 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. **MORE THAN HALF (53%) OF YOUR MONTHLY MAINTENANCE PAYS FOR PROPERTY TAXES, WATER AND HEAT!**

Even with this increase, 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 cost of this increase to most shareholders is about \$1 per day.

The volunteer members of the Board who are not compensated and are subject to the same fees and maintenance as all shareholders understands that there is never a good time for an increase. But 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. The Board understands an increase may be a hardship for some but it is only done as a last resort.

Thank you
Board of Directors

2015 GLEN OAKS VILLAGE BUDGET SYNOPSIS

- **4.75% Maintenance Increase** starting 1/1/15.
- **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** in 2015.
- **GARAGE FEES, CLOSING FEES, PARKING PERMITS AND ALL OTHER GOV FEES HAVE NOT CHANGED.**