

AKAM ASSOCIATES, INC.
TEN PARK AVE TENANTS CORP
99 PARK AVENUE, 14TH FLOOR
NEW YORK, NY 10016

Return Service Requested

7884000224 PRESORT PBPS001 <>



CLAUDE SIMON

PH8

534 WEST 42ND ST
NEW YORK NY 10036-6219

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NEW YORK NY 10036-6219

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

AKAM ASSOCIATES, INC.
TEN PARK AVE TENANTS CORP
99 PARK AVENUE, 14TH FLOOR
NEW YORK, NY 10016

CORRECTED (if checked)

*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB No. 1545-1380

Form **1098**

(Rev. January 2022)

For calendar year

20 22

**Mortgage
Interest
Statement**

RECIPIENT'S/LENDER'S TIN 13-2778561	PAYER'S/BORROWER'S TIN XX-XXX1158	1 Mortgage interest received from payer(s)/borrower(s)* \$ 837.76	<p>Copy B For Payer/ Borrower The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.</p>
PAYER'S/BORROWER'S name CLAUDE SIMON		2 Outstanding mortgage principal \$ 29,483.21	
Street address (including apt. no.) 534 WEST 42ND ST PH8		3 Mortgage origination date 03/14/2022	
City or town, state or province, country, and ZIP or foreign postal code NEW YORK NY 10036		4 Refund of overpaid interest \$	
9 Number of properties securing the mortgage	10 Other RE TAX DEDUCTION-SEE ACCOUNTANTS LETTER	5 Mortgage insurance premiums \$	
Account number (see instructions) 0101806		6 Points paid on purchase of principal residence \$	
		7 <input checked="" type="checkbox"/> If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.	
		8 Address or description of property securing mortgage	
		11 Mortgage acquisition date	

Form **1098** (Rev. 1-2022)

(Keep for your records)

www.irs.gov/Form1098

Department of the Treasury - Internal Revenue Service



January 10, 2023

TO: Shareholders of 10 PARK AVE. TENANTS' CORP.
RE: PERSONAL INCOME TAX RETURN DATA FOR 2022

Dear Shareholders:

Under the provisions of Section 216 of the Internal Revenue Code, a tenant stockholder of a Cooperative apartment is entitled to deduct from personal gross income a proportionate share of interest and real estate tax paid or incurred by the Cooperative Corporation.

For the year 2022, your Per Share individual income tax deductions are as follows:

MORTGAGE INTEREST \$ 3.74 per share

REAL ESTATE TAX \$ 31.02 per share

These deductions are available only if you itemize deductions on your individual income tax returns and may be limited.

For the year 2022, if you were granted any real estate tax abatements, reflected in a maintenance credit or received by check, your real estate tax deduction as stated above should be reduced by the amount of the abatements you received.

In order to compute your total deductions for 2022, multiply the number of shares owned by you, as indicated on your stock certificate, by the amounts per share stated above. If you became a stockholder, or sold your stock in the Corporation during 2022, you are permitted to deduct a fractional part of the figures, based on the proportionate part of the year you owned the stock.

Contributed capital in 2022 was \$1.14 per share for mortgage amortization. This is not a deduction but an increase in the basis of your investment.

For informational purposes, the Corporation's outstanding mortgage principal was \$119.66 per share on January 1, 2022, \$131.62 on March 14, 2022 (date of refinancing), and \$130.48 per share on December 31, 2022.

Should you have any questions regarding the application of the aforementioned information to your individual income tax returns, please consult your personal tax advisor.

PRISAND, MELLINA, UNTERLACK & CO., LLP
Certified Public Accountants