

AKAM ASSOCIATES, INC.  
TEN PARK AVE TENANTS CORP  
260 MADISON AVENUE, 12TH FLOOR  
NEW YORK, NY 10016

CLAUDE SIMON  
534 WEST 42ND ST  
PH8  
NEW YORK, NY 10036

☐ CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no. <b>AKAM ASSOCIATES, INC. TEN PARK AVE TENANTS CORP 260 MADISON AVENUE, 12TH FLOOR NEW YORK, NY 10016</b>		<b>*Caution:</b> 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. 1545-0901 <b>2017</b> Form <b>1098</b>	<b>Mortgage Interest Statement</b>  <b>Copy B For Payer/ Borrower</b>  The information in boxes 1 through 10 is important tax information and is being furnished to the Internal Revenue Service. 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 non-deductible item.
RECIPIENT'S/LENDER'S federal identification number <b>13-2778561</b>		PAYER'S/BORROWER'S taxpayer identification no. <b>***-**-1158</b>		<b>1</b> Mortgage interest received from payer(s)/borrower(s)* \$ <b>564.48</b>	
PAYER'S/BORROWER'S name <b>CLAUDE SIMON 534 WEST 42ND ST</b>		<b>2</b> Outstanding mortgage principal as of 1/1/2017 \$ <b>15010.24</b>		<b>3</b> Mortgage origination date <b>11/26/2013</b>	
Street address (including apt. no.) <b>PH8</b>		<b>4</b> Refund of overpaid interest \$ <b>.00</b>		<b>5</b> Mortgage insurance premiums \$ <b>.00</b>	
City or town, state or province, country, and ZIP or foreign postal code <b>NEW YORK, NY 10036</b>		<b>6</b> Points paid on purchase of principal residence \$ <b>.00</b>			
<b>10</b> Number of mortgaged properties		<b>11</b> Other SEE ACCOUNTANT'S TAX LETTER FOR REAL ESTATE TAX DEDUCTION		<b>7</b> Is address of property securing mortgage same as PAYER'S/BORROWER'S address? If "Yes," box is checked . . . . . <input checked="" type="checkbox"/> If "No," see box 8 or 9, below	
Account number (see instructions) <b>010-180 17/0101 9H</b>		<b>8</b> Address of property securing mortgage		<b>9</b> If property securing mortgage has no address, below is the description of the property	

## Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount he or she paid and points paid by the seller that represent his or her share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Form 1040, Schedule A, C, or E for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

**Payer's/Borrower's taxpayer identification number.** For your protection, this form may show only the last four digits of your SSN, ITIN, ATIN, or EIN. However, the issuer has reported your complete identification number to the IRS.

**Account number.** May show an account or other unique number the lender has assigned to distinguish your account.

**Box 1.** Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a home equity, line of credit, or credit card loan. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances. **Caution:** If you prepaid interest in 2017 that accrued in full by January 15, 2018, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in 2017 even though it may be included in box 1. If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity, line of credit, or credit card loan secured by your personal residence, you may be subject to a deduction limitation.

**Box 2.** Shows the outstanding mortgage principal on the mortgage as of January 1, 2017.

**Box 3.** Shows the date of the mortgage origination.

**Box 4. Do not deduct this amount.** It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your 2017 Form 1040. No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and Itemized Deduction Recoveries in Pub. 525.

**Box 5.** If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the 2017 Schedule A (Form 1040) instructions and Pub. 936.

**Box 6.** Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

**Box 7.** If the address of the property securing the mortgage is the same as the payer's/borrower's, the lender may have checked this box, and boxes 8 and 9 will be blank. If not, either box 8 or 9 will be completed.

**Box 8.** This is the address of the property securing the mortgage.

**Box 9.** This is the description of the property securing the mortgage, if box 7 is not checked and box 8 is not completed.

**Box 10.** If more than one property secures the loan, shows the number of properties mortgaged. If only one property secures the loan, this box may be blank.

**Box 11.** The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

**Future developments.** For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/Form1098](http://www.irs.gov/Form1098).



January 12, 2018

TO: Shareholders of 10 PARK AVE. TENANTS' CORP.

RE: PERSONAL INCOME TAX RETURN DATA FOR 2017

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. Note that these deductions are generally available if the taxpayer itemizes tax deductions.

For the year 2017, your Per Share individual income tax deductions are as follows:

<u>MORTGAGE INTEREST</u>	\$ 2.52 per share
<u>REAL ESTATE TAX</u>	\$ 27.37 per share

For the year 2017, 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 2017, 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 2017, you are permitted to deduct a fractional part of the figures, based on the proportionate part of the year you owned the stock.

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





## **Attention Owners and Shareholders:**

# **You May Be Eligible for a New York City Real Estate Tax Benefit**

Owners and Shareholders: Below please find a list of the most common tax abatements and exemptions for Condominiums and Cooperatives. For more information, or to request an application, please visit the nyc.gov website at <http://www.nyc.gov/ccabatement> or call 311.

### **Tax Abatement and Exemption Benefits for Condominiums and Cooperatives**

- ❖ **Cooperative and Condominium Tax Abatement** – Owners and Shareholders who meet the appropriate eligibility requirements can have their property taxes reduced by applying for the Coop/Condo tax abatement (more information can be found at <http://www.nyc.gov/ccabatement>).

Most primary residents are eligible for this tax reduction and most already receive it. Condominium Owners who are eligible receive the credit as a reduction on their tax bill and Cooperative Shareholders who are eligible receive the credit as an annual reduction on their maintenance statement.

Your Management Executive can confirm whether or not you currently receive the Coop/Condo Tax Abatement, but you must confirm whether or not you meet the eligibility requirements. You can download an application online at <http://www.nyc.gov/ccabatement>.

***Deadline: All new applications must be postmarked by February 15, 2018 (for the abatement to take effect on July 1, 2018).***

**STAR** – the New York State School Tax Relief Program – There are two types of STAR benefits: Basic and Enhanced. In both cases, the property must serve as the Owner's/Shareholder's primary residence. For more information, please visit the website at the top of this document or call 311. ***Deadline: All new applications must be postmarked by March 15, 2018 (for the abatement to take effect on July 1, 2018).***

- Basic STAR: Available to owner-occupied Owners and Shareholders. There is no age limit. The combined household income cannot exceed \$500,000/year.
  - Enhanced STAR: Seniors, age 65 or over as of December 31, 2018, with a total combined household income of \$86,000/year or less.
- ❖ **Disabled Homeowners' Exemption (DHE)** – Low-income Owners/Shareholders with disabilities may receive a tax reduction. The apartment must be the Owner's/Shareholder's primary residence and the combined household income cannot exceed \$58,399/year. For more information, please visit the website at the top of this document or call 311. ***Deadline: All new applications must be postmarked by March 15, 2018 (for the benefit to take effect on July 1, 2018).***
- ❖ **Senior Citizen Homeowners' Exemption (SCHE)** – Owners/Shareholders who are age 65 or older by December 31, 2018, may receive a tax reduction. The apartment must be the Owner's/Shareholder's primary residence and the combined income of all Owners/Shareholders and their spouses cannot exceed \$58,399/year. For more information, please visit the website at the top of this document or call 311. ***Deadline: All new applications must be postmarked by March 15, 2018 (for the benefit to take effect on July 1, 2018).***
- ❖ **Veteran Exemption** – Qualified veterans who served in the armed forces during one of the following periods of conflict: Persian Gulf Conflict, Vietnam War, Korean War, World War I, or World War II, may receive a tax reduction. The apartment must be the Owner's/Shareholder's primary residence. For more information, please visit the website at the top of this document or call 311. ***Deadline: All new applications must be postmarked by March 15, 2018 (for the benefit to take effect on July 1, 2018).***

