



INCOME AND EXPENSE SCHEDULE
FOR COOPERATIVE AND CONDOMINIUM PROPERTY

ATTACH TO AN APPLICATION. TC203 IS NOT VALID IF FILED SEPARATELY. READ INSTRUCTIONS BEFORE YOU BEGIN.
COMPLETE ALL PARTS OF THE FORM. ANSWER YES OR NO TO QUESTIONS MARKED WITH A DIAMOND.
ALL INCOME FROM THE PROPERTY, WHATEVER ITS SOURCE, MUST BE REPORTED.

1a. PROPERTY IDENTIFICATION - Cooperative property
BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) BLOCK LOT REP. TC GROUP NUMBER 5 ASSESSMENT YEAR 2018/19

Does this schedule cover more than one tax lot? If yes, state total number of lots and list block and lot numbers:
Block Lots Block Lots
Check if applicable: Additional lots are listed on page All lots are contiguous. All lots are operated by same corporation.
Does this schedule report occupancy and income for the entire tax lot (or lots)? If no, describe portions not covered and reason for omission:

1b. PROPERTY IDENTIFICATION - Condominium property
Does this schedule report the condominium association's income and expenses for the entire condominium? If no, explain
If the condominium has lots on other tax blocks, list block numbers
Does any person own more than six nonresidential units? If yes, specify:
Owner Number of units Type of occupancy

2. CURRENT YEAR REPORTING PERIOD AND ACCOUNTING BASIS OF COOPERATIVE OR CONDOMINIUM
Current year reporting period: From / / to / / Accounting basis: Cash Accrual
Has the accounting basis changed from the prior reporting period? Y N

3. COOPERATIVE OR CONDOMINIUM OPERATION
NUMBER OF APARTMENTS TOTAL NUMBER OF COOP SHARES YEAR OF FIRST CLOSING ON SALE OF UNITS TO PERSONS UNRELATED TO THE SPONSOR
Does the coop/condo own units other than a superintendent's apartment? If yes, specify the number of residential units: Occupied Vacant, and the number of commercial units: Occupied Vacant.
Does the cooperative or condominium provide residents with electricity?
Is the property subject to a program of restrictions on the income of residents or resale of units? If yes, name of program: and scheduled year of expiration of restrictions:
Are there any unsold units? If yes, Part 4 must be completed.

4. INFORMATION OBTAINED FROM SPONSOR OR OTHER HOLDER OF UNSOLD UNITS
NUMBER OCCUPIED UNSOLD UNITS (REGULATED) NUMBER OCCUPIED UNSOLD UNITS (UNREGULATED) NUMBER OF VACANT UNSOLD UNITS TOTAL NUMBER OF UNSOLD UNITS
MONTHLY RENT UNSOLD UNITS (REGULATED) MONTHLY RENT UNSOLD UNITS (UNREGULATED) TOTAL MONTHLY RENT PAYABLE (INCL. VAC.) NUMBER OF UNSOLD (COOP) SHARES
Does the sponsor retain control of the board? SPECIFY SOURCE AND MONTH OF INFORMATION

5. NONRESIDENTIAL USES AS OF JANUARY 5, 2018
Complete this section if the cooperative or condominium has nonresidential space, such as professional offices, stores or a garage which is open to nonresidents.
Does the cooperative or condominium have any such nonresidential space? If yes, answer the following questions, as of January 5, 2018.
Are cooperative shares allocated to professional offices or other nonresidential units? If yes, number shares
Is any of the space leased (other than proprietary leases)? If yes, complete Part 8 on reverse.
Is there a master lease for the commercial space? If yes, complete Part 8 on reverse.
Is space leased to the sponsor or a related person? If yes, complete Part 8 on reverse.
Was any of the commercial space vacant on January 5, 2018? If yes, complete Part 11 on reverse.

6. INCOME FROM COOPERATIVE OR CONDOMINIUM OPERATION		BOROUGH/BLOCK/LOT				
Report income from unit owners, rental income, and other non-rental operating income here. For each category, include all escalations and other charges under the terms of any lease. You must itemize rental income in Part 8 according to use, floor, number of tenants, area and type of lease (master lease or sponsor lease, and direct leases between the cooperative or condominium and the occupants). You must itemize non-rental operating income in Part 9.						
	PRIOR YEAR	CURRENT YEAR				
INCOME FROM UNIT OWNERS (Maintenance/Common charges)						
TOTAL RENTAL INCOME (Itemize in Part 8 below)						
OTHER NON-RENTAL OPERATING INCOME (Itemize in Part 9 below)						
TOTAL OPERATING INCOME	\$	\$				
7. EXPENSES						
Do not include taxes, interest, depreciation, mortgage costs, capital improvements or contributions to reserves. Itemize miscellaneous operating expenses in part 10 below.						
Fuel						
Electricity						
Wages & payroll costs						
Repairs & maintenance						
Management						
Insurance						
Water & sewer						
Leasing commissions						
Miscellaneous operating expenses						
TOTAL OPERATING EXPENSES	\$	\$				
Land or building rent (Term of lease _____ to _____)						
Other expenses						
TOTAL EXPENSES	\$	\$				
8. ITEMIZATION OF RENTAL INCOME - For the current year.						
USE	FLOOR NUMBERS	NUMBER OF TENANTS	GROSS FLOOR AREA (APPROX. SQ.FT.)	MASTER OR SPONSOR LEASE	DIRECT LEASE	TOTAL RENTAL INCOME
Residential						
Retail						
Offices						
Other						
Signage/Billboard						
Cell tower/Tel. equip						
Garage						
Laundry						
TOTALS				\$	\$	\$
9. ITEMIZATION OF OTHER NON-RENTAL OPERATING INCOME - For the current year.						
ITEM	AMOUNT		ITEM	AMOUNT		
	TOTAL NON-RENTAL OPERATING INCOME			\$		
10. ITEMIZATION OF MISCELLANEOUS OPERATING EXPENSES - For the current year.						
ITEM	AMOUNT		ITEM	AMOUNT		
	TOTAL MISCELLANEOUS OPERATING EXPENSES			\$		
11. VACANT COMMERCIAL SPACE AS OF JANUARY 5, 2018						
Specify the area and use of vacant commercial space(s):						