



To: All Shareholders of Nagle Apartments Corp.

From: Mark Levine, EBMG

Date: January 20, 2026

Re: Maintenance Increase Effective 3/1/26 – 3% (Retro to January)
Capital Assessment / \$1,218,000 – 5% Discount for Up-Front Payment

Please be advised that the Board of Directors, along with EBMG have completed the review of both the 2026 operating budget as well as the Capital needs of the building for the immediate future.

Due to operating costs increasing year-over-year, the maintenance will be increased by 3% for the entirety of 2026. As we will not be able to initiate this charge until March 1st due to billing and printing deadlines, Shareholders will see the portion of the increase from January and February's missed increase billing on their March bill. Beginning in April and beyond, all Shareholders will see the normal 3% increase as approved.

In addition to the maintenance increase, the Board of Directors has approved a capital assessment in the amount of \$1,218,000. This assessment is scheduled to last twelve (12) months in even payments, but for Shareholders who both have the ability to and would like to pay the assessment in one lump-sum payment, the cooperative will extend a 5% discount if this is chosen.

These assessments are formulated to cover the upcoming façade / Local Law 11 project and the capital repairs that are needed in the garage.

We have set up an online survey for Shareholders to fill out their preference no later than February 10, 2026. Please visit the following link to submit your preferred method of payment:

<https://form.jotform.com/260164586513155>

Should Shareholders not respond to the survey form, we will automatically place that unit in the 12-month payment plan.

Thank you and please let us know if you have any questions.