



## The Community Preservation Corporation

220 East 42nd Street, 16th Floor, New York, New York, 10017

### The Community Preservation Corporation New York City M&O Standards for 2019

<b>Category</b>	<b>Standard</b>
Real Estate Tax:	Actual after exemption
Water/Sewer:	Water Meter: \$220/room Frontage/Cap: \$260/room
Insurance:	Buildings >= 20 units: \$630/unit Buildings < 20 units: \$725/unit
Staff Salaries :	\$1,200 per unit based on historic and budget
Elevator:	\$6,250/elevator (or pursuant to contract)
Cleaning supplies, & Exterminating:	\$100/room
Heat (Owner Provided - Common Furnace):	Gas: \$280/room Oil #2: \$330/room
Electric (Common Areas):	Elevator: \$145/room Walk-up: \$120/room
Management Fees:	6.5% of EGI 8% for LIHTC projects
Repairs and Replacement:	\$750/unit (includes painting)
Professional Fees:	Legal: \$230/unit Accounting: Buildings >= 20 units: \$3,000/building Accounting: Buildings < 20 units: \$1,500/building Accounting: LIHTC and Coops: \$10,000/building
Building Reserves:	\$250/unit

Revised: 04/2019