

Condo Property: 25-47 23rd Street #2R & Parking #3, Astoria, NY 11102

Purchasers: Tember Destynn Hopkins & Kelly Max Duggan

Condominium: Hoyt Terrace Condominium

Seller: Michael Rossitto

| Due Diligence | Received | *Notes |
|--|----------|---|
| Emails to Managing Agent for Board Minutes & Due Diligence | ✓ | -Common Charges are \$519.69 -There are no current assessments -Working Capital equal to 1 month's common charges due at Closing (Offering Plan says 2 months, waiting for Management to advise) -Waiting for Management to advise who is responsible for maintaining & snow shoveling the Parking Lot |
| Generic Questionnaire | ✓ | |
| Board Minutes | | -Management advised that there are currently no Board Minutes |
| 2024 Budget | | -Requested from Management |
| 2023 Budget | ✓ | |
| 2022/21 Audited Financials | ✓ | |
| 2021/20 Audited Financials | ✓ | |
| Sales Application | ✓ | |
| House Rules | ✓ | |
| Pet Policy | ✓ | -Allowed (must be less than 25 pounds) |
| Sublet Policy | | -Waiting to receive from Management |
| Alteration Policy | ✓ | |
| Property Tax Search | ✓ | -\$6,848.00/year (#2R) -\$653.64/year (Parking #3) |
| Deed | ✓ | |
| Department of Buildings Search | ✓ | |
| Active violations/complaints | ✓ | |
| Certificate of Occupancy | ✓ | |
| E-Court Local/Supreme (Seller and Condominium) | ✓ | |
| Listing Search/Floor Plan | ✓ | -1 bedroom/1 bathroom (713 sq. ft.) -Washer/Dryer in Unit -Unit has a balcony -Parking is 144 sq. ft. |
| Offering Plan/Floor Plan | ✓ | -Condo consists of 8 Residential Units & 7 Parking Spaces |
| Amendments to OP(7) | | -Received Amendments 1-3 |

*Please note that the section Notes is not conclusive of all important information within the package

**Seller bought Unit & Parking in 2015 for \$525,000



COMPASS

| Address: | 25-47 23rd St, Unit 2R, Astoria, NY 11102 | Date: | 12/12/2023 |
|------------------------------|---|-------------------|--|
| Property Type: | Condo | | |
| BUYER | | SELLER | |
| Name: | Tember Destynn Hopkins and Kelly Max Duggan | Name: | Michael Rossitto |
| Address: | 27-59 Crescent St, Apt 1B, Astoria, NY 11102 | Address: | 25-47 23rd St, Unit 2R, Astoria, NY 11102 |
| Email: | On File with Attorney | Email: | On File with Attorney |
| Cell: | On File with Attorney | Cell: | On File with Attorney |
| BUYER'S ATTORNEY | | SELLER'S ATTORNEY | |
| Name: | Lior Aldad, Esq. | Name: | Erik C. Powers, Esq. |
| Firm: | Aldad & Associates, P.C. | Firm: | The Law Office of David A. Makower |
| Address: | 211 Madison Ave, Suite 24B New York, NY 10016 | Address: | 1900 Hempstead Turnpike Suite 316 East Meadow, NY 11554 |
| Email: | LiorAldad@gmail.com | E-mail: | erik@makowerlaw.com |
| Office: | 212.268.6999 | Office: | 516-222-1233; Fax: 516-222-2348 |
| SELLING BROKER | | LISTING BROKER | |
| Name: | Matthew Solomon | Name: | Albi Kallashi/Bianca Colasuonno |
| Firm: | Compass - The John Barbato Team | Firm: | Compass/The Bianca Colasuonno Team |
| Address: | 110 Fifth Avenue, 2nd Floor, New York NY 10011 | Address: | 29-10 Broadway Astoria, NY 11106 |
| Email: | matt.solomon@compass.com | Email: | albi.kallashi@compass.com/biancac@compass.com |
| Cell: | 516.732.1519 | Cell: | (914) 539-2213/(347) 946-0050 |
| MANAGEMENT FIRM | | | |
| Managing Agent | Total Management LLC | Phone | Tel: 718-312-8841 Fax: 718-475-6866 |
| Common Charge | \$519.69 | Email | info@totalmanagement.us |
| ADDITIONAL INFORMATION | | | |
| Purchase Price: | \$687,500.00 | | |
| On Contract: | \$68,750 (10%) | | |
| Total Down Payment: | \$137,500 | | |
| Loan Amount: | \$550,000.00 | | |
| Mortgage Contingency: | Yes | | |
| Closing Date: | 60 Days | | |
| Condition: | 1 Stove, 1 Refrigerator, 1 Dishwasher, 1 Microwave, 1 Washer, 1 Dryer | | |
| Exclusions: | N/A | | |
| Delivery: | Vacant | | |
| Notes: | Includes Deeded Parking Spot - Parking Space #3. Storage Cage is 2R. | | |

25-47 23rd Street #2R - Time Sensitive Due Diligence Request

Adriana DeJesus <adriana@totalmanagement.us>
To: aldad350@gmail.com
Cc: Miu Chan <miu@totalmanagement.us>

Tue, Dec 19, 2023 at 1:33 PM

Good afternoon Julia,

My apologies for the delay with the requested information and documents. Please see responses and attached documents below.

There currently are no Board minutes.

1. \$519.69. No increase expected.
2. No current assessment. No expected assessment.
3. No maximum
4. 1 month common charge, paid by purchaser
5. No impact

Attached:

1. Generic Questionnaire
2. Purchase application
3. House Rules
4. Alteration Agreement
5. 2023 Budget

Best Regards,

Adriana N. DeJesus

Total Management NYC, LLC

Co-op & Condominium Property Management

369 Lexington Avenue, New York, NY 10028

Tel: 212-516-8933 (Option#1 - Ext. 237)

-----Happy Holidays-----

*****Please note the office will be closed during the upcoming Holiday from Monday, December 25th through Monday, January 1st. *****

*For Maintenance Requests:

Phone: 888-621-0530

Email: maintenance@totalmanagement.us

Lender Questionnaire

Hoyt Terrace Condominium

Federal Tax ID #: 30-0451874

Association Type: Condominium



HomeWise
DOCS

Borrower: John Doe
Address: 123 Example St
Astoria, NY 11102

Order Confirmation #: XXXX
Date Ordered: N/A
Date Completed: N/A

Project Completion

1. Are the units within this project attached, detached or both?

Attached

2. Is the project complete?

Yes

- A. What year was the project completed?
2006

3. Is the project subject to additional annexation or phasing?

No

4. Has control of the association been turned over to the unit owners?

No

- A. What is the expected date when control will be turned over to the unit owners?
N/A

5. Total number of units.

8

6. Total number of units sold and closed.

8

7. Total number of units under bona fide sales contract.

0

8. Owner occupancy is tracked by:

On-Site/Off-Site Owner Addresses

- A. Number of on-site owner addresses.

4

- B. Number of off-site owner addresses.

4

Comment: Off-site addresses may refer to, but are not limited to, rental units, P.O. boxes, second homes, or places of employment.

9. Does any investor group, individual or partnership own more than one unit in the project? (This does not include the developer.)

No

10. Does the developer own any of the units in the association?

No

11. Number of units owned by the HOA.
0
12. How many buildings comprise the project?
1
13. Number of floors within the building.
4
14. List the amenities within the project.
None

Eligibility Questions

15. Is the project an investment security?
No
16. Is the project a timeshare, fractional or segmented ownership project?
No
17. Does the association have mandatory rental pooling agreements that require unit owners to either rent their units or give a management firm control over the occupancy of the units?
No
18. Does the association require mandatory up front or periodic membership fees for the use of recreational amenities such as country club facilities or golf course owned by an outside party including the builder or developer?
No
19. All features which pertain to the use of the project as if it were a hotel are:
None
20. Is the project professionally managed by a licensed hotel, motel, resort or hospitality entity that also facilitates short-term rentals for unit owners?
No
21. Does the HOA or its management agent collect and remit required taxes such as transient, short-term rental, hotel occupancy, sales or excise taxes?
No
22. Does the HOA charge a fee to either the unit owner or the unit owner's transient renter when the unit is rented on a transient basis, or to a unit owner who does not elect to rent their unit on a transient basis through the HOA/property manager's preferred rental operator?
No
23. Are the unit owners required to use a specific rental agency or agencies when renting out their units?
No
24. Is there a minimum allowable time period for renting a unit?
No
25. Are owners required to share profits from rental of their units with the HOA, management company, rental operator or hotel rental company?
No
26. Do the project's covenants, conditions and restrictions allow split ownership of the property or curtail an individual's right to utilize the property?
No
27. Is the project a houseboat or any other type of non-real property?
No

28. Is the project owned or operated as a Continuing Care Community or Assisted Living Facility?
No
29. Does the project contain live/work units?
No
30. Is this project a site condominium?
No
31. Is the project a conversion of an existing building?
No
32. Does this project allow unit owners to hold title to more than one dwelling unit, with ownership of all of his or her owned units evidenced by a single deed and financed by a single mortgage?
No
33. Does the project represent a legal, but nonconforming, use of the land?
No
34. Does the project contain any manufactured housing units?
No
35. Is the project located on contiguous parcels of land?
Yes

Structural Safety and Soundness

36. Has the project ever been fully or partially evacuated to complete repairs?
No
37. Has the project failed to obtain an acceptable certificate of occupancy?
No
38. When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector?
Unknown
39. Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)?
No
40. Is the HOA/Cooperative Corporation aware of any deficiencies related to the safety, soundness, structural integrity, or habitability of the project's building(s)?
No
41. Are there any outstanding violations of jurisdictional requirements (zoning ordinances, codes, etc.) related to the safety, soundness, structural integrity, or habitability of the project's building(s)?
No
42. Is it anticipated the project will, in the future, have such violations?
No
43. Does the project have a funding plan for its deferred maintenance components/items to be repaired or replaced?
No
44. Does the project have a schedule for the deferred maintenance components/items to be repaired or replaced?
No
45. Has the HOA/Cooperative Corporation had a reserve study completed on the project within the past 3 years?
No

46. Are there any planned special assessments that unit owners/cooperative shareholders will be obligated to pay?

No

47. Has the HOA obtained any loans to finance improvements or deferred maintenance?

No

Title and Ownership

48. Is the project located on leased land?

No

49. The type of unit ownership is:

Fee Simple

50. Do unit owners in the project have sole ownership interest in, and rights to the use of the project's facilities, common elements, and limited common elements?

Yes

51. Are any of the project's amenities or facilities leased from a third party?

No

Commercial Information

52. Amount of commercial or non-residential space within the project (as a % of total project square footage).

None

53. Does the project have any non-incidental business operations owned or operated by the homeowners association including but not limited to spas, restaurants or health clubs?

No

Legal Information

Legal Information > Lender Responsibility for Delinquent Assessments

The maximum number of months of delinquent HOA common assessments for which the lender is responsible:

54. In the event a lender acquires a unit through foreclosure.

0 months (lender is not responsible)

55. In the event a lender acquires a unit through deed-in-lieu of foreclosure.

0 months (lender is not responsible)

56. The association legal documents include the following restrictions:

None

57. Is there a right of first refusal?

No

58. Is the HOA involved in any litigation, mediation, arbitration, or other dispute resolution?

No

59. Do the condo project documents give a condo unit owner or any other party priority over any rights of the first mortgagee of the condo unit pursuant to its mortgage in the case of payment to the unit owner of insurance proceeds or condemnation awards for losses to or taking of condo units and/or common elements?
See Comments Addendum
60. Is asbestos, lead-based paint or any other environmental toxin present in any unit or common area of the development?
See Comments Addendum

Financial Information

61. Total number of units currently **more than 30 days** delinquent in homeowner association assessments.
0
62. Total dollar amount of delinquencies for the unit assessment **over 30 days**.
\$0
63. Total number of units currently **more than 60 days** delinquent in homeowner association assessments.
0
64. Total dollar amount of delinquencies for the unit assessment **over 60 days**.
\$0
65. Are all units assessed equally?
Yes
- A. All units are assessed equally at:
\$0
66. What is the frequency of the assessment charge?
Monthly
67. What is the fiscal year-end **month**?
December
68. What **day of the month** is the fiscal year-end?
31
69. What is the current budgeted total income for the fiscal year?
\$52,082.28
- Comment: This number includes all income categories.
70. What is the budgeted income from regular assessments for the fiscal year?
\$52,082.28
71. What are the current budgeted reserves for the fiscal year?
\$7,000
72. Is the budget adequate and does it provide for the funding of replacement reserves for capital expenditures and deferred maintenance that is at least 10% of the budget?
Yes
- See Comments Addendum*
73. What is the current amount in the association's operating fund?
\$7,723.73
74. What is the current amount in the association's reserve funds?
\$7,000

75. Has the project experienced a Financial Distress Event within the last 36 months?

No

76. Is the reserve account funded as required by FHA?

Yes

77. Are the units separately metered for utilities?

Yes

78. Indicate what utilities and services are included in the regular assessments:

None

79. Is there a current or board-approved special assessment against the unit owners?

No

80. Is the project part of a larger development (subject to a master association)?

No

Financial Controls

81. Does the homeowners association have separate accounts for the operating and reserve funds?

Yes

82. Are appropriate access controls in place for each account?

Yes

83. Are monthly bank account statements being sent directly to the homeowners association?

Yes

84. Are two or more board members required to authorize disbursements from the reserve account?

Yes

85. Does the management company maintain separate records and bank accounts for each association it manages?

Yes

86. Does the management firm have the authority to disburse funds (i.e., draw checks on or transfer funds) from the reserve account?

No

Management Company Contract

87. What is the length of the current management contract (in years)?

1

88. Is the management contract automatically renewable unless canceled?

Yes

89. Does the management contract require a penalty for cancellation or an advanced notice of at least ninety days?

No

Insurance Information

Only an authorized agent can provide insurance information. For all insurance questions, please contact the insurance agent.

90. Are units or common elements located in a flood zone?

No

91. Insurance broker's or agent's company name:

Suri Schwarz

92. Insurance agent's name:

SYMS Insurance

93. Insurance agent's phone number:

732-860-SYMS (7967) x 102

Total Management NYC
2943 Arthur Avenue
Bronx, NY 10458

Miu Chan

Miu Chan
Office Manager
Total Management NYC
718-312-8841
miu@totalmanagement.us

Comments Addendum

- 8B. Off-site addresses may refer to, but are not limited to, rental units, P.O. boxes, second homes, or places of employment.
- 59. Please review the governing documents found at HomeWiseDocs.com for this association.
- 60. To the best of our knowledge, there is no asbestos, lead-based paint or any other environmental toxins present at this time.
- 69. This number includes all income categories.
- 72. We make no warranty as to the adequacy of the budget in regards to reserves and capital expenditures. Budgets are prepared to adequately cover these expenses. Please see the Reserve Study, if available.

THIS DISCLOSURE IS INTENDED STRICTLY FOR THE USE OF REAL ESTATE AND LENDING PROFESSIONALS. THIS INFORMATION, WHILE DEEMED TO COME FROM RELIABLE SOURCES, IS NOT GUARANTEED. PROSPECTIVE BUYERS OF REAL ESTATE SHOULD SEEK APPROPRIATE AND COMPLETE DISCLOSURES FROM THE SELLER OF THE SUBJECT PROPERTY.

THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.

Budget Detail

Total Management NYC, LLC

Properties: Hoyt Terrace Condominium - 25-47
23rd street Astoria, NY 11102

Period Range: Jan 2023 to Dec 2023

| Account Name | Total |
|--|------------------|
| Income | |
| Association Fee | 52,082.28 |
| Total Budgeted Income | 52,082.28 |
| Expense | |
| Office / Admin Expenses | |
| Annual Notices | 240.00 |
| Office | 594.12 |
| Total Office / Admin Expenses | 834.12 |
| Rent / Utilities / Phone & Internet | |
| Electric Utility | 4,048.80 |
| Water & Sewer Taxes | 6,135.99 |
| Telephone | 900.00 |
| Total Rent / Utilities / Phone & Internet | 11,084.79 |
| Professional Services | |
| Management Fees | 3,850.00 |
| Accounting | 3,072.00 |
| Consulting Fees | 240.00 |
| Total Professional Services | 7,162.00 |
| Filings & Permits | |
| Filing Fee | 1,000.00 |
| Total Filings & Permits | 1,000.00 |
| General Building Upkeep | |
| Porter Service | 14,400.00 |
| Exterminator | 800.00 |
| Supplies & Materials | 1,020.78 |
| Elevator | 5,377.99 |
| Total General Building Upkeep | 21,598.77 |
| Repairs & Maintenance | |
| Plumbing & Heating | 2,000.00 |
| Total Repairs & Maintenance | 2,000.00 |
| Tax / Interest / Insurance | |
| Insurance | 7,585.95 |
| Total Tax / Interest / Insurance | 7,585.95 |
| Employee Benefits | |
| Bonuses | 300.00 |
| Total Employee Benefits | 300.00 |
| Total Budgeted Expense | 51,565.63 |
| Total Budgeted Income | 52,082.28 |
| Total Budgeted Expense | 51,565.63 |
| Net Operating Income | 516.65 |

Hoyt Terrace Condominium

**Financial Statements
as of December 31, 2022 and 2021
and for the years then ended**

92-29 Queens Boulevard, Suite 1B
Rego Park, New York 11374
Tel: 718-896-8900
Fax: 718-896-7490
www.snhcpa.net

INDEPENDENT AUDITOR'S REPORT

To the Board of Managers and Unit Owners of
Hoyt Terrace Condominium:

Opinion

We have audited the accompanying financial statements of Hoyt Terrace Condominium (the "Condominium"), which comprise the balance sheets as of December 31, 2022 and 2021, and the related statements of revenues and expenses, changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Hoyt Terrace Condominium as of December 31, 2022, and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Hoyt Terrace Condominium and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matter

As discussed in Note 9, the Condominium has not estimated the remaining useful lives and replacement costs of the major components of its common property and, therefore, has not presented information about the estimates of future costs of major repairs and replacements that will be required in the future that accounting principles generally accepted in the United States of America has determined is required to supplement, although not required to be a part of, the basic financial statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Hoyt Terrace Condominium's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Hoyt Terrace Condominium's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Hoyt Terrace Condominium's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Syed N. Haque, CPA & Associates, P.C.

Rego Park, New York
April 16, 2023

Hoyt Terrace Condominium

**Balance Sheets
as of December 31, 2022 and 2021**

| ASSETS: | <u>2022</u> | <u>2021</u> |
|---------------------------------------|-----------------|-----------------|
| Cash (Note 3) | \$13,469 | \$12,939 |
| Prepaid expenses | 508 | 935 |
| Total assets | <u>\$13,977</u> | <u>\$13,874</u> |
| LIABILITIES AND FUND BALANCES: | | |
| Accounts payable and accrued expenses | \$6,526 | \$8,392 |
| Deferred income (Note 8) | 1,597 | 1,967 |
| Total liabilities | 8,123 | 10,359 |
| Fund balances | 5,854 | 3,515 |
| Total liabilities and fund balances | <u>\$13,977</u> | <u>\$13,874</u> |

The accompanying notes are an integral
part of these financial statements

Hoyt Terrace Condominium

**Statements of Revenues and Expenses
for the years ended December 31, 2022 and 2021**

| | <u>2022</u> | <u>2021</u> |
|---|----------------|----------------|
| REVENUES: | | |
| Common charges | \$52,082 | \$52,082 |
| Interest income | 2 | 2 |
| Other | 225 | 1,300 |
| Total revenues | <u>52,309</u> | <u>53,384</u> |
| EXPENSES: | | |
| Insurance | 8,690 | 7,767 |
| Management fees (Note 4) | 3,600 | 3,600 |
| Repair, maintenance and supplies (Note 5) | 8,706 | 13,986 |
| Cleaning services | 14,400 | 15,600 |
| Professional fees | 3,562 | 3,303 |
| Utilities | 3,743 | 3,318 |
| Water and sewer | 5,133 | 4,831 |
| Telephone | 427 | 456 |
| Office expenses | 674 | 507 |
| Permits and fees | 115 | - |
| Income taxes (Note 6) | 27 | - |
| Other | 893 | 602 |
| Total expenses | <u>49,970</u> | <u>53,970</u> |
| Excess (deficiency) of revenues over expenses | <u>\$2,339</u> | <u>(\$586)</u> |

The accompanying notes are an integral
part of these financial statements

Hoyt Terrace Condominium

**Statements of Changes in Fund Balances
for the years ended December 31, 2022 and 2021**

| | |
|--------------------------------------|-----------------------|
| Balance at December 31, 2020 | \$4,100 |
| Deficiency of revenues over expenses | (586) |
| <hr/> | <hr/> |
| Balance at December 31, 2021 | 3,515 |
| Excess of revenues over expenses | 2,339 |
| <hr/> | <hr/> |
| Balance at December 31, 2022 | <u><u>\$5,854</u></u> |

The accompanying notes are an integral
part of these financial statements

Hoyt Terrace Condominium

Statements of Cash Flows
for the years ended December 31, 2022 and 2021

| | 2022 | 2021 |
|--|-----------------|-----------------|
| CASH FLOWS FROM OPERATING ACTIVITIES: | | |
| Excess (deficiency) of revenues over expenses | \$2,339 | (\$586) |
| Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities: | | |
| (Decrease) increase in: | | |
| Accounts receivable | - | 150 |
| Prepaid expenses | 427 | (297) |
| Decrease in: | | |
| Accounts payable and accrued expenses | (1,866) | 1,046 |
| Deferred income | (370) | 678 |
| Net cash provided by operating activities | <u>530</u> | <u>991</u> |
| Net increase in cash | 530 | 991 |
| Cash, beginning of year | 12,939 | 11,948 |
| Cash, end of year | <u>\$13,469</u> | <u>\$12,939</u> |
| SUPPLEMENTAL DISCLOSURE FOR STATEMENTS OF CASH FLOWS: | | |
| Income taxes paid | <u>-</u> | <u>\$25</u> |

The accompanying notes are an integral part of these financial statements

Hoyt Terrace Condominium

Notes to Financial Statements as of December 31, 2022 and 2021

1. Organization:

Hoyt Terrace Condominium (the "Condominium") was organized in December 2007 pursuant to Article 9-B of the Real Property Law of the State of New York for the purposes of maintaining and preserving the common property of the Condominium. Hoyt Terrace Condominium consists of 8 residential units and 7 parking spaces, located in Astoria, New York.

2. Summary of Significant Accounting Policies:

Use of Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Fund Accounting:

The Condominium uses fund accounting, which requires that funds, such as operating funds and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. In 2022 and 2021, the Condominium had only operating fund.

Revenue Recognition:

The Condominium adopted Accounting Standards Codification Topic 606, Revenue from Contracts with Customers. It requires the recognition of revenue when performance obligations under the terms of the contracts with customers are satisfied. Revenue is recognized in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services.

Common charges and operating assessments, which are based upon a Condominium's budget established annually by the Board of Managers are levied against the unit owners based on their respective unit holdings. Common charges are recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Condominium's performance obligations related to common charges are satisfied over time on a daily pro-rata basis. Any excess common charges and operating assessments received at year-end are recognized as a contract liability and reported as deferred income.

Special assessments are made at the discretion of the Board of Managers, as necessary, to provide additional funds. Such assessments performance obligation is recognized as revenue at the point in time when the funds are expended for their designated purpose. Any unexpended balance of special assessment will be recognized as a contract liability and reported as deferred income.

Hoyt Terrace Condominium

Notes to Financial Statements as of December 31, 2022 and 2021

Disaggregated Revenues:

The Condominium derives its revenue from various activities and sources having different qualitative factors that may affect the amount, timing, or uncertainty of revenue and cash flows. Such disaggregated revenues are disclosed in Note 11 below.

Contract Assets and Liabilities:

Contract assets represent revenue recognized in excess of amounts billed. No such amounts are reported on the balance sheet. Contract liabilities represent revenue collected in advance of the contract period or amounts billed in excess of revenue recognized. These liabilities are reported on the balance sheet as deferred income.

Common Property:

The Condominium does not recognize common property as assets, as they are owned by the individual unit owners in common. Capital improvements to such common property are not capitalized. Accordingly, capital improvements are expensed as incurred.

Cash and Cash Equivalent:

For the purpose of statement of cash flows, the Condominium considers all highly liquid investments, purchased with maturity date of three months or less to be cash equivalents.

3. Cash:

At December 31, 2022 and 2021, the cash balances consist of the following:

| | 2022 | 2021 |
|----------------------|-----------------------|-----------------------|
| Operating account | \$3,311 | \$2,783 |
| Money market account | 10,158 | 10,156 |
| | <hr/> <u>\$13,469</u> | <hr/> <u>\$12,939</u> |

4. Management Agreement:

The Condominium has retained TMI Realty to act as managing agent of the property. For each of the years ended December 31, 2022 and 2021, management fees amounted to \$3,600.

Hoyt Terrace Condominium

Notes to Financial Statements as of December 31, 2022 and 2021

5. Repair, Maintenance and Supplies:

For the years ended December 31, 2022 and 2021, repair, maintenance and supplies comprised of the following:

| | 2022 | 2021 |
|--------------------------------|----------------------|-----------------------|
| Elevator | \$4,159 | \$5,135 |
| Plumbing | 1,824 | 5,331 |
| Exterminator | 1,241 | 1,249 |
| General repair and maintenance | 1,482 | 2,271 |
| | <hr/> <u>\$8,706</u> | <hr/> <u>\$13,986</u> |

6. Income Taxes:

The Condominium qualifies as a "Homeowners' Association" under Section 528 of the Internal Revenue Code ("IRC"). Under IRC Section 528, the Condominium has the option of being taxed as a regular corporation or as a homeowners' association. The election is made on a year by year basis. In 2022 and 2021, the Condominium elected to file as a homeowners' association, using Form 1120-H. Under that section, the Condominium is not subject to tax on amounts received as membership dues, fees, or common charges from its unit owners. However, the Condominium's investment income and other nonexempt income net of direct costs are subject to tax. The Condominium is also subject to state franchise and city corporation taxes which amounted to \$27 for the year ended December 31, 2022.

The Condominium's tax filings are subject to audit by various taxing authorities. The Condominium's federal, state and city income tax returns for years ended December 31, 2018 through 2022 remain open to examination by various taxing authorities. In evaluating the Condominium's tax provisions and accruals, the Condominium believes that its estimates are appropriate based on current facts and circumstances.

7. Uncertain Tax Positions:

The Condominium adopted the provisions of ASC 740, "Accounting for Uncertainty in Income Taxes". The ASC 740 requires to recognize, measure, present and disclose the uncertain tax positions to the financial statements. The evaluation of tax positions is to be taken or expected to be taken in the course of preparing the Condominium's tax returns to determine whether the tax positions are "more-likely-than-not" of being sustained upon examination by the applicable tax authority. Tax positions that are not deemed to meet the more-likely-than-not threshold would be recorded as a tax expense in the year 2022 and is applied to all open tax years as of the effective date.

Hoyt Terrace Condominium

Notes to Financial Statements as of December 31, 2022 and 2021

In 2022 and 2021, Management has determined that the accounting for uncertainty in income taxes is not applicable to the Condominium's financial statements as there are no tax positions taken that would require recording a tax expense. However, Management's conclusions regarding accounting for uncertainty in income taxes may be subject to review and adjustment at a later date based on the on-going analysis of tax laws, regulations and interpretations thereof and other factors.

8. Revenue from Contract with Customer:

As reported in Note 2 above, the Condominium applied the updated accounting standard for revenue recognition from contracts and supersedes most current recognition guidance, including industry-specific guidance. The core principle of the contract revenue recognition standard is that an entity recognizes revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The adoption of this update had no effect on the Condominium's financial position.

As of December 31, 2022 and 2021, the Condominium reported a performance obligation liability as deferred income amounting to \$1,597 and \$1,967, respectively.

9. Future Major Repairs and Replacements:

The Condominium has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of the costs of major repairs and replacements that may be required in the future. The Board has also not developed a plan to fund those needs. When replacement funds are needed to meet future needs for major repairs and replacements, the Condominium has the right to increase regular maintenance, pass special assessments, or delay major repairs and replacements until funds are available. The effect on future assessments has not been determined at this time.

10. Concentration of Credit Risk:

The Condominium maintains accounts with financial institutions. At times, cash balances may exceed the maximum coverage provided by the Federal Deposit Insurance Corporation ("FDIC") on insured depositor accounts. The Condominium believes it mitigates risk by investing its cash and cash equivalents with major financial institutions. As of December 31, 2022 and 2021, all cash balances are insured by FDIC.

11. Disaggregated Revenue:

The Condominium derives its revenue mainly from common charges as a contract revenue from unit owners. The Condominium also generate other revenue from various activities and sources having different qualitative factors that may affect the amount, timing, or uncertainty

Hoyt Terrace Condominium

Notes to Financial Statements as of December 31, 2022 and 2021

of revenue and cash flows. The following table contains disaggregated revenue information that reflects the qualitative factors.

| | 2022 | 2021 |
|-------------------------------|------------------------|------------------------|
| Recognized over time: | | |
| Common charges | \$52,082 | \$52,082 |
| Not subject to ASC Topic 606: | | |
| Interest and others | <u>227</u> | <u>1,302</u> |
| | <u><u>\$52,309</u></u> | <u><u>\$53,384</u></u> |

The following table presents information about accounts receivable, contract assets, and contract liabilities reported as deferred income in the balance sheet:

| | 2022 | 2021 |
|---|-------|-------|
| Accounts receivable: | | |
| Beginning balance | - | 150 |
| Ending balance | - | - |
| Contract assets: | | |
| There was no beginning or ending balance for the years | - | - |
| Contract liabilities: | | |
| Deferred income - beginning balance | 1,967 | 2,645 |
| Deferred income - ending balance | 1,597 | 1,967 |

12. Date of Management's Review:

Management has evaluated subsequent events through April 16, 2023, the date on which the financial statements were available to be issued. As of April 16, 2023, there are no subsequent events to be recognized or reported.

13. Reclassifications:

Certain 2021 balances have been restated to conform to 2022 presentation. These reclassifications had no effect on the previously reported results of operations or fund balances.

Hoyt Terrace Condominium

**Financial Statements
as of December 31, 2021 and 2020
and for the years then ended**

92-29 Queens Boulevard, Suite 1B
Rego Park, New York 11374
Tel: 718-896-8900
Fax: 718-896-7490
www.snhcpa.net

INDEPENDENT AUDITOR'S REPORT

To the Board of Managers and Unit Owners of
Hoyt Terrace Condominium:

Opinion

We have audited the accompanying financial statements of Hoyt Terrace Condominium (the "Condominium"), which comprise the balance sheets as of December 31, 2021 and 2020, and the related statements of revenues, expenses and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Hoyt Terrace Condominium as of December 31, 2021 and 2020, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Hoyt Terrace Condominium and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matter

As discussed in Note 9, the Condominium has not estimated the remaining useful lives and replacement costs of the major components of its common property and, therefore, has not presented information about the estimates of future costs of major repairs and replacements that will be required in the future that accounting principles generally accepted in the United States of America has determined is required to supplement, although not required to be a part of, the basic financial statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Hoyt Terrace Condominium's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Hoyt Terrace Condominium's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Hoyt Terrace Condominium's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Syed N. Haque, CPA & Associates, P.C.

Rego Park, New York
February 28, 2022

Hoyt Terrace Condominium
Balance Sheets
as of December 31, 2021 and 2020

| ASSETS: | <u>2021</u> | <u>2020</u> |
|---|-----------------|-----------------|
| Cash | \$12,939 | \$11,948 |
| Accounts receivable (Note 3) | 150 | |
| Prepaid expenses | 935 | 638 |
| Total assets | <u>\$13,874</u> | <u>\$12,736</u> |
| LIABILITIES AND FUND BALANCES: | | |
| Accounts payable and accrued expenses | \$8,392 | \$7,346 |
| Deferred common charges | 1,967 | 1,289 |
| Total liabilities | <u>10,359</u> | <u>8,635</u> |
| Fund balances | 3,515 | 4,101 |
| Total liabilities and fund balances | <u>\$13,874</u> | <u>\$12,736</u> |

The accompanying notes are an integral
part of these financial statements

Hoyt Terrace Condominium

**Statements of Revenues, Expenses and Changes in Fund Balances
for the years ended December 31, 2021 and 2020**

| | 2021 | 2020 |
|---|----------------|----------------|
| REVENUES: | | |
| Common charges (Note 2) | \$52,082 | \$37,202 |
| Interest income | 2 | 6 |
| Other | 1,300 | 100 |
| Total revenues | <u>53,384</u> | <u>37,308</u> |
| EXPENSES: | | |
| Insurance | 7,767 | 5,480 |
| Management fees (Note 4) | 3,600 | 3,600 |
| Repair, maintenance and supplies (Note 5) | 13,986 | 10,772 |
| Cleaning services | 15,600 | 14,400 |
| Professional fees | 3,303 | 5,697 |
| Utilities | 3,318 | 2,740 |
| Water and sewer | 4,831 | 4,523 |
| Telephone | 456 | 479 |
| Office expenses | 507 | 240 |
| Other | 602 | 395 |
| Total expenses | <u>53,970</u> | <u>48,326</u> |
| Deficiency of revenues over expenses | (586) | (11,018) |
| Fund balances at January 1, 2021 and 2020 | 4,101 | 15,119 |
| Fund balances at December 31, 2021 and 2020 | <u>\$3,515</u> | <u>\$4,101</u> |

The accompanying notes are an integral part of these financial statements

Hoyt Terrace Condominium

Statements of Cash Flows
for the years ended December 31, 2021 and 2020

| | <u>2021</u> | <u>2020</u> |
|---|-----------------|-----------------|
| CASH FLOWS FROM OPERATING ACTIVITIES: | | |
| Deficiency of revenues over expenses | (\$586) | (\$11,018) |
| Adjustments to reconcile deficiency of revenues over expenses to net cash provided by (used in) operating activities: | | |
| (Increase) decrease in: | | |
| Accounts receivable | 150 | (50) |
| Prepaid expenses | (297) | (451) |
| Increase (decrease) in: | | |
| Accounts payable and accrued expenses | 1,046 | (6,952) |
| Deferred common charges | 678 | 1,289 |
| Net cash provided by (used in) operating activities | <u>991</u> | <u>(17,182)</u> |
| Net increase (decrease) in cash | 991 | (17,182) |
| Cash, beginning of year | 11,948 | 29,130 |
| Cash, end of year | <u>\$12,939</u> | <u>\$11,948</u> |
| SUPPLEMENTAL DISCLOSURE FOR STATEMENTS OF CASH FLOWS: | | |
| Income taxes paid | <u>\$25</u> | <u>\$0</u> |

The accompanying notes are an integral part of these financial statements

Hoyt Terrace Condominium
Notes to Financial Statements
as of December 31, 2021 and 2020

1. Organization:

Hoyt Terrace Condominium (the "Condominium") was organized in December 2007 pursuant to Article 9-B of the Real Property Law of the State of New York for the purposes of maintaining and preserving the common property of the Condominium. Hoyt Terrace Condominium consists of **8 residential units and 7 parking spaces**, located in Astoria, New York.

2. Summary of Significant Accounting Policies:

Use of Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Fund Accounting:

The Condominium uses fund accounting, which requires that funds, such as operating funds and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. In 2021 and 2020, the Condominium had only operating fund.

Common Charges:

Common charges are based on an annual budget determined by the Board of Managers. Unit owners are billed monthly in accordance with the common interest appurtenant to the unit. Common charges assessed to the members are intended to cover operating expenses of the building. If, in any year, the Condominium's generates a surplus of common charges over expenditures, it is the Condominium's policy to apply such surplus to operations in the succeeding year. Effective January 1, 2021, the Condominium increased common charges by 40%.

Common Property:

The Condominium does not recognize common property as assets, as they are owned by the individual unit owners in common. Capital improvements to such common property are not capitalized. Accordingly, capital improvements are expensed as incurred.

Cash and Cash Equivalent:

For the purpose of statement of cash flows, the Condominium considers all highly liquid investments, purchased with maturity date of three months or less to be cash equivalents.

3. Accounts Receivable:

The Condominium's policy is to retain legal counsel and place liens on the properties of unit owners whose common charges are sixty days in arrears. As of December 31, 2020, the Condominium had accounts receivable from unit owners of \$150.

Hoyt Terrace Condominium

Notes to Financial Statements as of December 31, 2021 and 2020

4. Management Agreement:

The Condominium has retained TMI Realty to act as managing agent of the property. For each of the years ended December 31, 2021 and 2020, management fees amounted to \$3,600.

5. Repair, Maintenance and Supplies:

For the years ended December 31, 2021 and 2020, repair, maintenance and supplies comprised of the following:

| | 2021 | 2020 |
|--------------------------------|------------------------|------------------------|
| Elevator | \$5,135 | \$3,735 |
| Plumbing | 5,331 | 2,522 |
| Hardware and supplies | - | 1,188 |
| Exterminator | 1,249 | 1,516 |
| General repair and maintenance | 2,271 | 1,811 |
| | <u>\$13,986</u> | <u>\$10,772</u> |

6. Income Taxes:

The Condominium qualifies as a "Homeowners' Association" under section 528 of the Internal Revenue Code ("IRC"). Under IRC section 528, the Condominium has the option of being taxed as a regular corporation or as a homeowners' association. The election is made on a year by year basis. In 2021 and 2020, the Condominium elected to file as a homeowners' association, using Form 1120-H. Under that section, the Condominium is not subject to tax on amounts received as membership dues, fees or common charges from its unit owners. However, the Condominium's investment income and other nonexempt income net of direct costs are subject to tax.

The Condominium's tax filings are subject to audit by various taxing authorities. The Condominium's federal, state and city income tax returns for years ended December 31, 2017 through 2021 remain open to examination by various taxing authorities. In evaluating the Condominium's tax provisions and accruals, the Condominium believes that its estimates are appropriate based on current facts and circumstances.

7. Uncertain Tax Positions:

The Condominium adopted the provisions of ASC 740, "Accounting for Uncertainty in Income Taxes". The ASC 740 requires to recognize, measure, present and disclose the uncertain tax positions to the financial statements. The evaluation of tax positions is to be taken or expected to be taken in the course of preparing the Condominium's tax returns to determine whether the tax positions are "more-likely-than-not" of being sustained upon examination by the applicable tax authority. Tax positions that are not deemed to meet the more-likely-than-not threshold would be recorded as a tax expense in the year 2021 and is applied to all open tax years as of the effective date.

Hoyt Terrace Condominium

Notes to Financial Statements as of December 31, 2021 and 2020

In 2021 and 2020, Management has determined that the accounting for uncertainty in income taxes is not applicable to the Condominium's financial statements as there are no tax positions taken that would require recording a tax expense. However, Management's conclusions regarding accounting for uncertainty in income taxes may be subject to review and adjustment at a later date based on the on-going analysis of tax laws, regulations and interpretations thereof and other factors.

8. Revenue Recognition:

The Condominium adopted ASU 2014-09, Revenue from Contracts with Customers (Topic 606). The update outlines a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most current recognition guidance, including industry-specific guidance. The core principle of the revenue recognition standard is that an entity recognizes revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The adoption of this update had no effect on the Condominium's financial position or net income.

9. Future Major Repairs and Replacements:

The Condominium has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of the costs of major repairs and replacements that may be required in the future. The Board has also not developed a plan to fund those needs. When replacement funds are needed to meet future needs for major repairs and replacements, the Condominium has the right to increase regular maintenance, pass special assessments, or delay major repairs and replacements until funds are available. The effect on future assessments has not been determined at this time.

10. Concentration of Credit Risk:

The Condominium maintains accounts with financial institutions. At times, cash balances may exceed the maximum coverage provided by the Federal Deposit Insurance Corporation ("FDIC") on insured depositor accounts. The Condominium believes it mitigates risk by investing its cash and cash equivalents with major financial institutions. As of December 31, 2021 and 2020, all cash balances are insured by FDIC.

11. COVID-19 Coronavirus:

In 2020, the COVID-19 Coronavirus spread in the United States. As a result, this may cause the Condominium to experience disruptions that could severely impact its ability to carry out its activities. The impact of the outbreak of the COVID-19 Coronavirus continues to rapidly evolve. The extent to which the COVID-19 Coronavirus may impact the Condominium will depend on future developments, which are highly uncertain and cannot be predicted with confidence. Due to any unknown factors that may come to light if this Coronavirus outbreak and any associated protective or preventative measure expand, as of the date of the auditors' report, the Condominium cannot reasonably estimate the impact of its activities, revenues,

Hoyt Terrace Condominium

**Notes to Financial Statements
as of December 31, 2021 and 2020**

financial conditions or results of operations. However, such impacts could be significantly negative.

12. Date of Management's Review:

Management has evaluated subsequent events through February 28, 2022, the date on which the financial statements were available to be issued. As of February 28, 2022, there are no subsequent events to be recognized or reported.

Policies
Request a Quote (/specialists)
BoardPackager (/)
Building Policies
Privacy Policy (/about/privacy_policy)
Terms + Conditions (/about/legal)
Security (/about/security)



General Policies

FAQ

Pets Allowed boardpackager.freshdesk.com/support/solutions/43000020588

Smoking Not Allowed Contact Us (/about/contact_us)

Subletting Allowed Deposits (/about/refunds)

Short-Term Rentals Not Allowed

AirBnB Not Allowed

Secondary Residence Allowed

Co-Purchasing Allowed

Parents Buying for Employed Child(ren) Allowed

Parents Buying for Student Child(ren) Not Allowed

Diplomat Purchase/Lease Not Allowed

Homeowner's Insurance Required

Renter's Insurance Not Required

Health and Safety Policies



Common Area Protocol

Staff Wears Masks
Staff Wears Gloves
Staff Receives Regular Temperature Checks
Staff Receives Covid-19 Testing
Regularly Scheduled Cleaning and Disinfecting
Hand Sanitizer Available Throughout Building
Residents Must Wear Masks in Common Area
Delivery Personnel Access Limited to Lobby
Limited Elevator Rider Capacity
Social Distancing Protocol in Place

Guest Policies

Guests Must Wear Masks in Common Areas
Limited Guest Visitation

Apartment Showing Policies



Amenities



Special Amenities

Elevator

Packages

Suite Solutions (/solutions)
Driveway Specialists (/specialists)
E-Notary (/about/enotary)

About

How It Works (/about/how_it_works)
Partners (/about/partners)
Pricing (/about/pricing)
NY Law (/nys_tenant_law)

Private Parking



Utilities

 [BoardPackager \(/\)](#)

[Refund Policy \(/about/refund_policy\)](#)

[Verizon Fios \(/about/privacy_policy\)](#)

[Terms + Conditions \(/about/legal\)](#)

 [Pets \(/about/security\)](#)

Resources

 [Smaller Pets Allowed \(<25 pounds\)](#)

[FAQ](#)

(<https://boardpackager.freshdesk.com/support/solutions/43000020588>)

 [Building Type \(/about/contact_us\)](#)

[Deposits \(/about/refunds\)](#)

[Co-Op](#)

Building & Management Fees



Condo Sale

| Payor | Building Fees | Amount | Due Upon |
|-------|--|------------------------|------------|
| Buyer | Credit/Background Check Fee (Required, Non-Refundable) | \$100 per applicant | Submission |
| Buyer | Mgmt Application Processing Fee (Non-Refundable) | \$500 | Submission |
| Buyer | Move-In Deposit (Refundable) | \$500 prior to move in | Submission |

Condo Lease

| Payor | Building Fees | Amount | Due Upon |
|----------|--|--------|------------|
| Landlord | Application Processing Fee (Non-Refundable) | \$150 | Submission |
| Landlord | Credit/Background Check Fee (Non-Refundable) | \$100 | Submission |



BoardPackager®

Single Application Initiation Fee

One-time fee paid by the person who begins the application



Services

[Suite Solutions \(/solutions\)](#)

[Specialists \(/specialists\)](#)

[E-Notary \(/about/enotary\)](#)

About

[How It Works \(/about/how_it_works\)](#)

[Partners \(/about/partners\)](#)

[Pricing \(/about/pricing\)](#)

[NY Law \(/nys_tenant_law\)](#)

| Policies | |
|--|--------------------------|
| BoardPackager (/Refund Only (Refundable)) | |
| Payor | Refund Only (Refundable) |
| Privacy Policy (/about/privacy_policy) | |
| Terms + Conditions (/about/legal) | |
| Security (/about/security) | |
| Agent | |
| Resources Attorney | Sale/Lease |
| FAQ Applicant | Sale/Lease |
| Current Resident (https://boardpackager.freshdesk.com/support/solutions/43000020583) | Refinance/Renewal |
| Contact Us (/about/contact_us) | Alterations |
| Application Participants | Any |
| Deposits (/about/refunds) | Free |

If you are a real estate agent affiliated with one our enterprise brokerage clients (/about/partners), starting an application is covered by your brokerage.

Digital Submission Fee

| Payor | Type | Amount | Due Upon |
|------------------|--|--------|------------|
| New Resident | Purchase Sublet/Lease Storage Sale Parking Sale | \$55 | Submission |
| Current Resident | Renewal Refinance Transfer Storage Sale Parking Sale Alteration | \$45 | Submission |

App Admin Fee

| Payor | Amount | Due Upon |
|--------------------------------------|---|------------|
| Any Participant Paying Building Fees | 5% of Total (excluding Digital Submission & Initiation Fees) | Submission |

For more detailed information, please see our [Pricing \(/about/pricing\)](#) page.

Property Management

Property managed by:



Total Management NYC

All building information and documentation provided by property management.

11/22/23



Total Management NYC

Total Management NYC, LLC

2493 Arthur Avenue, Bronx, NY 10458

T: (718) 312-8841 | F: (718) 475-6866

www.totalmanagement.us | info@totalmanagement.us

Hoyt Terrace Condominium Sales Processing Fees

Dear Unit Purchaser:

Processing fees are required for each unit you purchase.

1. Please provide following non refundable fees:
 - \$500.00 payable to Total Management NYC, LLC for processing fee
 - \$100.00 payable to Total Management NYC, LLC for each applicant/occupant over 18 years old for background/credit check
2. A copy of the executed sales contract.
3. Initial on each page of the House Rule.

Please submit the application and fees to Total Management NYC.



Total Management NYC

Total Management NYC, LLC

2493 Arthur Avenue, Bronx, NY 10458

T: (718) 312-8841 | F: (718) 475-6866

www.totalmanagement.us | info@totalmanagement.us

Hoyt Terrace Condominium Unit# _____

Purchaser #1 Data Sheet

Date: _____

Name: First _____ Last _____

Address: _____

Telephone#: _____ Business#: _____

Email Address: _____

Date of Birth: _____

Business Address: _____

Current Mailing Address: _____

Applicant's Occupation: _____

Approximate Date of Closing: _____

Purchase Price: \$ _____

Contact in case of an emergency:

Name: _____

Address: _____



Total Management NYC

Total Management NYC, LLC

2493 Arthur Avenue, Bronx, NY 10458

T: (718) 312-8841 | F: (718) 475-6866

www.totalmanagement.us | info@totalmanagement.us

Hoyt Terrace Condominium
Unit# _____

Purchaser #2 Data Sheet

Date: _____

Name: First _____ Last _____

Address: _____

Telephone#: _____ Business#: _____

Email Address: _____

Date of Birth: _____

Business Address: _____

Current Mailing Address: _____

Applicant's Occupation: _____

Approximate Date of Closing: _____

Purchase Price: \$ _____

Contact in case of an emergency:

Name: _____

Address: _____



Total Management NYC

Total Management NYC, LLC

2493 Arthur Avenue, Bronx, NY 10458

T: (718) 312-8841 | F: (718) 475-6866

www.totalmanagement.us | info@totalmanagement.us

Credit Check Authorization

Purchase Unit Address

25-47 23rd Street, Unit# _____

1st Applicant Name: _____

Date of Birth: _____

Social Security Number: _____ - _____ - _____

Home Address (Last Seven Years):

><><><><><><><><><><><><><><><><><><><><><><>

In connection with my purchase/leasing of property, I authorize the procurement of a credit report on myself. I further authorize all credit agencies, banks, lending institutions and persons to release information they may have about me and release them from any liability and responsibility for doing so. This authorization, in original or copy form, shall be valid for this and any future reports that may be requested. Further information may be available upon request within a reasonable period of time.

Signature

Date



Total Management NYC

Total Management NYC, LLC

2493 Arthur Avenue, Bronx, NY 10458

T: (718) 312-8841 | F: (718) 475-6866

www.totalmanagement.us | info@totalmanagement.us

Credit Check Authorization

Purchase Unit Address

25-47 23rd Street, Unit# _____

2nd Applicant Name: _____

Date of Birth: _____

Social Security Number: _____ - _____ - _____

Home Address (Last Seven Years):

><><><><><><><><><><><><><><><><><><><><>

In connection with my purchase/leasing of property, I authorize the procurement of a credit report on myself. I further authorize all credit agencies, banks, lending institutions and persons to release information they may have about me and release them from any liability and responsibility for doing so. This authorization, in original or copy form, shall be valid for this and any future reports that may be requested. Further information may be available upon request within a reasonable period of time.

Signature

Date



Total Management NYC

Total Management NYC, LLC

2493 Arthur Avenue, Bronx, NY 10458

T: (718) 312-8841 | F: (718) 475-6866

www.totalmanagement.us | info@totalmanagement.us

House Rules Acknowledgement

Unit # _____

I (We) _____ hereby state that I (we) have read and understood the house rules and building regulations of Hoyt Terrace Condominium. I (We) agree to abide by the house rules and building regulations as they are written, if I (we) am (are) accepted as (a) resident(s) of Hoyt Terrace Condominium.

I (We) understood that if I (We) violate any of the house rules, I (We) am (are) subject to fine(s) charged to my (our) account and/or possibility of eviction. In the event should a violation occur, I (We) will fully cooperate and pay ALL charges.

Signature

Date

Signature

Date



Total Management NYC

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Hoyt Terrace Condominium Move In/Out Rules

1. Any resident planning to move in or out of the building must notify the Superintendent and the Managing Agent at least two (2) business days in advance.
2. Moving may only occur between the hours of 8:30 am and 4:30 pm, Monday through Friday. Any exceptions to this must be made with the Managing Agent in advance.
3. If a professional moving company is used, they must provide a certificate of insurance naming Hoyt Terrace Condominium and Total Management Inc. as additional insured (sample attached).
4. All residents are required to provide the Managing Agent with a \$500.00 deposit prior to the move. The check must be a **certified check** if this is a move-out.
5. Any violation of the above rules **will result in a fine of \$500.00**.

Thank you for your attention in this matter.

Purchaser(s) Acknowledgement

Signature _____ Date: _____

Signature _____ Date: _____

**CONDOMINIUM RULES AND REGULATIONS
OF
HOYT TERRACE CONDOMINIUM**

1. The sidewalks, entrances, passages, public halls, elevators, vestibules, corridors and stairways of or appurtenant to the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
2. No tricycles, bicycles, scooters, baby carriages or similar vehicles shall be allowed to stand in the public passageways or other public areas of the Building.
3. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed or stored in any of the halls or on any of the staircases of the Building, nor shall any fire exit thereof be obstructed in any manner.
4. Nothing shall be hung or shaken from any doors, windows, or placed upon the window sills of the Building, and no Unit Owner shall sweep or throw, or permit to be swept or thrown, any dirt, debris or other substance therefrom.
5. The Condominium Board or the Managing Agent may, from time to time, curtail or relocate any portion of the Common Elements devoted to storage, or service purposes in the Building.
6. Nothing shall be done or be kept in any Unit or in the Common Elements that will increase the rate of insurance of the Building, or the contents thereof, without the prior written consent of the Condominium Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements that will result in the cancellation of insurance on the Building, or the contents thereof, or that would be in violation of any Law. No Unit Owner or any of his Family Members, agents, servants, employees, licensees or visitors shall, at any time, bring into or keep in his Unit any inflammable, combustible, or explosive fluid, material, chemical, or substance, except as shall be necessary and appropriate for the permitted uses of such Unit.
7. No Unit Owner shall make, cause, or permit any unusual, disturbing, or objectionable noises or odors to be produced upon or to emanate from his Unit or permit anything to be done therein that will interfere with the rights, comforts, or conveniences of the other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or shall operate or permit to be operated a phonograph, radio, television set, or other loudspeaker in such Unit Owner's Unit between midnight and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the Building, and in no event shall any Unit Owner practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the following 9:00 A.M. No construction, repair work, or other installation involving noise shall be conducted in any Unit except on weekdays (not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency.

8. No window guards or other window decorations shall be used in or about any Unit, except such as shall have been approved in writing by the Condominium Board or the Managing Agent, which approval shall not be unreasonably withheld or delayed. In no event, however, shall any exterior glass surfaces of any windows at the Property be colored or painted.

9. No ventilator or air-conditioning device shall be installed in any Unit without the prior written approval of the Condominium Board, which approval may be granted or refused in the sole discretion of the Condominium Board.

10. No radio or television aerial shall be attached to or hung from the exterior of the Building, and no sign, notice, advertisement, or illumination (including, without limitation, "For Sale", "For Lease" or "For Rent" signs) shall be inscribed or exposed on or at any window or other part of the Building, except such as are permitted pursuant to the terms of the Declaration and/or the ByLaws or shall have been approved in writing by the Condominium Board or the Managing Agent. Nothing shall be projected from any window of a Unit without similar approval.

11. All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment.

12. Waterclosets and other water apparatus in the Building shall not be used for any purpose other than those for which they were designed, and no sweepings, rubbish, rags or any other article shall be thrown into the same. Any damage resulting from misuse of any waterclosets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.

13. Each Unit Owner shall keep his Unit in a good state of preservation, condition, repair and cleanliness in accordance with the terms of the ByLaws.

14. The agents of the Condominium Board or the Managing Agent, and any contractor or workmen authorized by the Condominium Board or the Managing Agent, may enter any room or Unit at any reasonable hour of the day, on at least one day's prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests; however, such entry, inspection and extermination shall be done in a reasonable manner so as not to unreasonably interfere with the use of such Unit for its permitted purposes.

15. The Condominium Board or the Managing Agent may retain a passkey to each Unit. If any lock is altered or a new lock is installed, the Condominium Board or the Managing Agent shall be provided with a key thereto immediately upon such alteration or installation. If the Unit Owner is not personally present to open and permit entry to his Unit at any time when entry therein is necessary or permissible under these Rules and Regulations or under the ByLaws, and has not furnished a key to the Condominium Board or the Managing Agent, then the Condominium Board or Managing Agent or their agents (but, except in an emergency, only when specifically authorized

by an officer of the Condominium or the Managing Agent) may forcible enter such Unit without liability for damages or trespass by reason thereof (if, during such entry, reasonable care is given to such Unit Owner's property).

16. If any key or keys are entrusted by a Unit Owner, by any Family Member thereof, or by his agent, servant, employee, licensee, or visitor to an employee of the Condominium or of the Managing Agent, whether for such Unit Owner's Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the Condominium Board nor the Managing Agent shall (except as provided in Rule 16 above) be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

17. Unit Owners and their respective Family Members, guests, servants, employees, agents, visitors, or licensees shall not at any time or for any reason whatsoever enter upon, or attempt to enter upon, the roof of the Building except for those areas clearly delineated as roof terraces.

18. No occupant of the Building shall send any employee of the Condominium or of the Managing Agent out of the Building on any private business.

19. Any consent or approval given under these Rules and Regulations may be amended, modified, added to, or repealed at any time by resolution of the Condominium Board. Further, any such consent or approval may, in the discretion of the Condominium Board or the Managing Agent, be conditional in nature.

Hoyt Terrace Condominium

Total Renovation Processing Checklist

Name : _____

Unit#: _____

- An Processing Fee for \$200.00 payable to “Total Management NYC, LLC”
- Completed Renovation/Scope of Work Form
- Contractor's Form
- A Lead-Paint Certificate directly from the EPA
- A security deposit check for \$1,000.00 payable to “Hoyt Terrace Condominium.”
- A copy of current license and photo ID for General Contractor
- A copy of subcontractor current license and photo ID for Electrician
- A copy of subcontractor current license and photo ID for Plumber
- General Contractor's liability insurance is required in the amount of \$1,000,000.00 for bodily injury and property damage with the name of the Owner & Unit Number.

Naming the following as additional insured:

“25-47 23rd Street, Astoria, NY 11102”

“Total Management NYC LLC 2493 Arthur Ave, Bronx, NY 10458.”

- A copy of Workers Compensation Policy
- Building Permit, Engineer and/or architect's drawings for changes, if applicable
- “Work Permit” sign to place on door before renovation can begin
- Renovation/Scope of Work Form (signed by owner/contractor)
- Photo ID and licenses for the General Contractor and/or sub-contractor (Electrician/Plumber).*

Hoyt Terrace Condominium

Contractors Authorization Form

_____ has been retained by
(Name of Contractor)

(Name of Unit Owner) _____ of unit _____ Contact phone #: _____ at _____

Hoyt Terrace Condominium 25-47 23rd St. Astoria, NY 11102

Contractor agrees prior to commencing any work to deliver a Workman's Compensation policy and liability insurance for \$1,000,000 per incident naming the Condo and its managing agent, Total Management NYC, LLC, as additional insured and requiring at least 30 days prior notice to The Hoyt Terrace Condominium of cancellation. In the event any of the foregoing insurance is canceled, the Contractor agrees to immediately cease work and not to resume unless satisfactory evidence of insurance is provided to the Condo.

Contractor acknowledges it has read the Condo's House Rules and will abide by them. Contractor will not work before 8:00 a.m. or after 5:00 p.m. or on Saturdays, Sundays or holidays.

Contractor will at all times keep the Condo's property including but not limited to hallways, elevators, common areas, basement and the front of the Building free from dirt, dust, refuse and materials arising from or related to work performed in the Building. Any debris arising from work done by the Contractor is the responsibility of the contractor; hence it must be removed from the Building when work is completed. All debris must be bagged before removal from the premises. When required, a dumpster must be provided by the contractor for the debris. Contractor acknowledges that if it violates the Condo's House Rules, any member of the Board of Directors is authorized to direct the Contractor to cease work and leave the Building.

Contractor acknowledges that it and its employees will at all times conduct themselves in accordance with directions of the Building's Superintendent, and any other of its employees, and that failure to do so is an act that terminates its privilege to continue working in the Building, subject only to the Board thereafter, for good cause, reinstating contractor's privilege to work in the Building.

Contractor will at all times keep all doors and access to the Building locked except when it or its employees are actually entering or leaving the Building.

The staff of the Condo must be provided entry to the premises to be renovated before the work is started and after the work is completed to take photos and assure that the renovation is in compliance with the specifications given.

All work must be in compliance with the New York City Dept of Building codes. Contractors and shareholders will be responsible for all required permits.

The person in charge of the actual work at the Building for the Contract is:

(Name)

(Telephone No.)

Dated: _____, 20____

Hoyt Terrace Condominium

Contractors Authorization Form-Page 2

Full Corporate Name of Contractor

Address

Telephone No.

Signature (Print name underneath legibly)

Corporate Officer

CONTRACTOR LICENSES MUST BE ATTACHED HERETO

***CONTRACT WITH FULL SPECIFICATIONS OF WORK TO BE DONE SIGNED BY
THE CONTRACTOR MUST BE ATTACHED HERETO (Prices do not need to be
included)***

Authorized to Work in Building:

Signature Managing Agent

Date Authorized

Hoyt Terrace Condominium

Renovation/Scope of Work Form

| Bathroom | Will Be Removed | Will Be Installed | Notes |
|-----------------|--------------------------|--------------------------|-------|
| Bathtub | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Shower-body | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Toilet | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Flush-o-Meter | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Wall Tiles | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Floor Tiles | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Vanity Cabinet | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Vanity Counter | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

| Kitchen | Will Be Removed | Will Be Installed | Notes |
|------------------------|--------------------------|--------------------------|-------|
| Stove | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Oven | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Sink | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Counter | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Original Plaster Walls | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

| Living/Bedroom | Will Be Removed | Will Be Installed | Notes |
|------------------------|--------------------------|--------------------------|-------|
| Original Plaster Walls | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Original Wood Floor | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Baseboards | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

| Other | Will Be Removed | Will Be Installed | Notes |
|-----------------|--------------------------|--------------------------|-------|
| Fuse Box | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Electrical Work | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Hoyt Terrace Condominium

*****NO PLASTIC PIPE IS ALLOWED UNDER ANY SINK AND IT NEEDS TO BE
REPLACED WITH BRASS PIPE, NO KEY ENTRY DOOR KNOBS ALLOWED IN ALL
BEDROOM DOORS.*****

I hereby acknowledge the above renovation will be performed in the apartment _____.

Signature of Shareholder

Signature of Contractor

Date

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/04/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | |
|----------|-------------------------------|---------------|
| PRODUCER | CONTACT NAME: | |
| | PHONE (A/C No. Ext.) | FAX (A/C No.) |
| | E-MAIL ADDRESS: | |
| | INSURER(S) AFFORDING COVERAGE | NAIC # |
| INSURED | INSURER A: | |
| | INSURER B: | |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |
| | INSURER F: | |

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL/SUBR INS'D WWD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|---|---------------|----------------------------|----------------------------|---|
| X | COMMERCIAL GENERAL LIABILITY | | | | | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ |
| | CLAIMS-MADE X OCCUR | | | | | |
| | GENL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: | | | | | |
| X | AUTOMOBILE LIABILITY | | | | | COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ 100,000 BODILY INJURY (Per accident) \$ 300,000 PROPERTY DAMAGE (Per accident) \$ 50,000 \$ |
| | ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> | SCHEDULED AUTOS NON-OWNED AUTOS <input type="checkbox"/> | | | | |
| | UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> | OCCUR CLAIMS-MADE <input type="checkbox"/> | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ |
| | DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/> | | | | | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | | | | X PER STATUTE <input type="checkbox"/> OTH-ER EL EACH ACCIDENT \$ 100,000 EL DISEASE - EA EMPLOYEE \$ 100,000 EL DISEASE - POLICY LIMIT \$ 50,000 |
| | DISABILITY | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional insured:

Building name and address (Do Not Include Unit Number)

Total Management NYC, 2493 Arthur Ave, Bronx, NY 10458

| | | |
|---------------------------|--|--|
| CERTIFICATE HOLDER | CANCELLATION | |
| | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. | |
| AUTHORIZED REPRESENTATIVE | | |

Shareholder's name

Insured address and unit number



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/04/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | |
|------------|-------------------------------|-------------------|
| PRODUCER | CONTACT NAME: | |
| | PHONE (A/C, No. Ext.) | FAX (A/C, No.) |
| INSURED | E-MAIL: | |
| | ADDRESS: | |
| | INSURER(A) AFFORDING COVERAGE | NAIC # |
| | INSURER A: | |
| | INSURER B: | |
| | INSURER C: | |
| INSURER D: | | |
| INSURER E: | | |
| INSURER F: | | |

COVERS

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADMT/SUBR INSO/WVO | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|-----------------------|---------------|----------------------------|----------------------------|---|
| X | COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP ADG \$ 2,000,000 \$ |
| | GENTL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER | | | | | |
| X | AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | COMBINED SINGLE LIMIT (EA accident) \$ BODYL INJURY (Per person) \$ 100,000 BODYL INJURY (Per accident) \$ 300,000 PROPERTY DAMAGE (Per accident) \$ 50,000 \$ |
| | UMBRELLA LIAB EXCESS LIAB | OCCUR CLAIMS-MADE | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ |
| | DED <input type="checkbox"/> RETENTION \$ | | | | | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | | | | X PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 50,000 |
| | DISABILITY | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional insured:

Building name and address

Total Management NYC, 2493 Arthur Ave, Bronx, NY 10458

| | |
|---|--|
| CERTIFICATE HOLDER | CANCELLATION |
| Shareholder's name Insured address and unit number | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
| | AUTHORIZED REPRESENTATIVE |

Property Information [Apply for Exemptions](#) [Get Help](#)

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[BBL Search](#)

[REUC Search](#)

Property Info

Account Balance 25-47 23 STREET #2R

Borough: QUEENS

Block: 872 Lot: 1304

Account History

Payment History Profile Owner(s):

ROSSITTO, MICHAEL

Record Navigator:

1 of 1

[Return to Search Results](#)

[Actions](#)

[Printable Summary](#)

[Printable Version](#)

[More Info](#)

[FAQ](#)

Refund History

Notices of Property Value

Property Tax Bills

Benefits - Prop. Owners

Benefits - Business & Construction

Benefits - Gov & Non-Profit

Market Values & Assessments

[2023-2024 Final](#)

[2023-2024 Tentative](#)

[2022-2023 Final](#)

[2022-2023 Tentative](#)

[2021-2022 Final](#)

[2021-2022 Tentative](#)

[2020-2021 Final](#)

[2020-2021 Tentative](#)

[2019-2020 Final](#)

[Prior Years](#)

Property Data

Tax Year 2023/24

Lot Grouping

Property Address 25-47 23 STREET #2R, 11102

Tax Class 2

Building Class R4 - CONDO; RESIDENTIAL UNIT IN ELEVATOR BLDG

Condo Development 400537

Condo Suffix R1 - Residential

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Department of Finance

IMPORTANT INFORMATION ABOUT YOUR PROPERTY

REVISED NOTICE OF PROPERTY VALUE

#817960923021101#

February 17, 2023

ROSSITTO, MICHAEL
4730 196TH ST.
FLUSHING NY 11358-3935

Owner
ROSSITTO, MICHAEL

Property Address
25-47 23 STREET 2R

Borough: 4 Block: 872 Lot: 1004

Tax Class: 2 Building Class: R4 Units: 1 Residential

THIS IS NOT A BILL. This notice gives you revised information about how the New York City Department of Finance values your property.

Property Assessment

| For Tax Year 2023/2024 | January 15, 2023 Property Value | Change | Revised Notice of Property Value |
|-----------------------------|------------------------------------|----------|-------------------------------------|
| Market Value | \$126,044 | +\$2,351 | \$128,395 |
| Assessment Percentage | 45% | -- | 45% |
| Actual Assessed Value | \$56,719 | +\$1,058 | \$57,777 |
| Transitional Assessed Value | \$54,563 | +\$212 | \$54,775 |
| Exemption Value | \$0 | +\$0 | \$0 |
| Taxable Value | \$54,563 | +\$212 | \$54,775 |
| Exemption: None | | | |

Definitions

Market Value is the estimated value for residential buildings with more than 10 units based on income and expense information provided by owners from renting these properties.

Assessment Percentage is a fixed percentage of Market Value that is set by law. For class 2 properties, it is 45%.

Actual Assessed Value is calculated by multiplying your Market Value by the Assessment Percentage.

Transitional Assessed Value is the phase-in of changes to your Actual Assessed Value. New York State law requires that changes to your Assessed Value are phased in at 20% of the change over a five-year period. The Transitional Assessed Value represents all of the changes that are being phased-in for this coming tax year.

Exemption Value is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive. This value is subject to change. If you recently applied for exemptions, they may not be listed. If you would like to apply for any personal homeowner exemptions, please submit your application by March 15, 2023. Other exemptions have different deadlines. For more information about exemptions, visit nyc.gov/ownerexemption or contact 311.

Taxable Value is the lower of Actual or Transitional Assessed Value minus the Exemption Value.

Estimate your property taxes for 2023/24 by multiplying your Taxable Value by the current tax rate, and then subtract abatements. The result will be an estimate of your property taxes for 2023/24.

Why Were There Changes?

We adjusted the value to reflect revised information about the parcel.

Property Tax Bill Quarterly Statement

Activity through November 18, 2023

Owner name: ROSSITTO, MICHAEL
Property address: 25-47 23RD ST. APT. 2R
Borough, block & lot: QUEENS (4), 00872, 1004

Mailing address:
ROSSITTO, MICHAEL
4730 196TH ST.
FLUSHING NY 11358-3935

| | |
|---------------------|-------------------|
| Outstanding Charges | \$0.00 |
| New Charges | \$1,744.18 |
| Amount Due | \$1,744.18 |

Please pay by January 2, 2024. To avoid interest pay on or before January 16th.



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

TS - ZB
400.01 - S4
J - 1 - 2
0559

Borough: 4 Block: 00872 Lot: 1004

Pay Today The Easy Way
nyc.gov/payonline

Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due: \$1,744.18

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#923127123111801#
ROSSITTO, MICHAEL
4730 196TH ST.
FLUSHING NY 11358-3935

Make checks payable & mail payment to:
NYC Department of Finance
PO Box 680
Newark NJ 07101-0680

| Account Overview | Amount |
|---|---------------|
| Total amount due by January 2, 2024 if you still have a mortgage | \$0.00 |
| Total amount due by January 2, 2024 if you no longer have a mortgage | \$1,744.18 |
| If you no longer have a mortgage and want to pay everything, please pay | \$3,482.43 |

| Billing Summary | Activity Date | Due Date | Amount |
|---|----------------------|-----------------|-------------------|
| Outstanding charges including interest and payments | | | \$0.00 |
| Finance-Property Tax | | 01/01/2024 | \$1,679.82 |
| Adopted Tax Rate | | | \$64.36 |
| Total amount due | | | \$1,744.18 |

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|---|----------------------|-----------------|-------------------|
| Finance-Property Tax | | 04/01/2024 | \$1,679.82 |
| Adopted Tax Rate | | | \$64.36 |
| Total tax year charges remaining | | | \$1,744.18 |

If you pay everything you owe by January 16, 2024, you would save: \$5.93

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

| | Overall | |
|--|----------------------------|-------------------|
| Tax class 2 - Residential More Than 10 Units | Tax Rate | |
| Original tax rate billed | 12.2670% | |
| New Tax rate | 12.5020% | |
| Estimated Market Value \$128,395 | | |
| | | Taxes |
| Billable Assessed Value | \$54,775 | |
| Taxable Value | \$54,775 x 12.5020% | |
| Tax Before Abatements and STAR | \$6,848.00 | \$6,848.00 |
| Annual property tax | | \$6,848.00 |
| Original property tax billed in June 2023 | | \$6,719.28 |
| Change In Property Tax Bill Based On New Tax Rate | | \$128.72 |

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-872-1004. Our address is PO Box 680, Newark, NJ 07101-0680.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.



Property Information

Apply for Exemptions

Get Help

Property Address Search

BBU Search

REUC Search

Property Info

[Account Balance](#)

25 -47 23 STREET #P-3

Borough: QUEENS
Block: 872 Lot: 1011Record Navigator
1 of 1[Account History](#)[Payment History](#)

Profile Owner(s)

[Return to Search Results](#)[Refund History](#)

ROSSITTO, MICHAEL

Actions

[Notices of Property Value](#)

Property Data

[Printable Summary](#)[Property Tax Bills](#)

Tax Year 2023/24

[Printable Version](#)[Benefits - Prop. Owners](#)

Lot Grouping

[More Info](#)[Benefits - Business & Construction](#)

Property Address

25 -47 23 STREET #P-3, 11102

[Benefits - Gov & Non-Prof](#)

Tax Class

4

[Market Values & Assessments](#)

Building Class

RP - OUTDOOR PARKING

[FAQ](#)

Condo Development

400537

2023-2024 Final

Condo Suffix

C1 - Commercial

2023-2024 Tentative

2022-2023 Final

2022-2023 Tentative

2021-2022 Final

2021-2022 Tentative

2020-2021 Final

2020-2021 Tentative

2019-2020 Final

Prior Years

[Directory of City Agencies](#)[Contact NYC Government](#)[City Employees](#)[Search](#)[NYC NYC](#)[CityScenes](#)[Stay Connected](#)[NYC Mobile App](#)[Maps](#)[Resident Toolkit](#)

NOTICE OF PROPERTY VALUE

Tax Year 2023-24

(This is not a bill.)

#732803623010901#

January 15, 2023

ROSSITTO, MICHAEL
4730 196TH ST.
FLUSHING NY 11358-3935

Owner
ROSSITTO, MICHAEL

Property Address
25 -47 23 STREET P-3

Borough: 4 Block: 872 Lot: 1011

Tax Class: 4 Building Class: RP Units: 1 Non-Residential

YOUR NOTICE OF PROPERTY VALUE (NOPV) AT A GLANCE

2023-24 Market Value: \$13,714

2023-24 Assessed Value: \$6,171

Your property tax exemptions: None

See below for an estimate of your 2023-24 property tax.

WHAT IS THIS NOTICE?

This is your annual notice of property value, or NOPV. It is not a bill, and no payment is required. This notice will:

- Inform you of the assessed value of your property for tax year 2023-24, and tell you how to challenge it if you believe there is a mistake.
- Explain how property taxes are calculated.
- Provide an estimate of your property tax for tax year 2023-24.

Please keep a copy of this notice with your records. You may also view your NOPV and property tax bills online at www.nyc.gov/nopv.

ESTIMATED 2023-24 PROPERTY TAX

We cannot calculate your 2023-24 property tax until the new tax rate is established by the city council. Until then, you will pay the 2022-23 rate. The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 10.646%. This table is provided for informational purposes only; the actual amount you owe may differ.

Please note that property tax abatements, including the co-op/condo abatement, are not included in this estimate. If you receive any abatements, they will be subtracted from your property taxes. Check your July tax bill for the value of any abatements you receive.

| Year | Taxable Value | Tax Rate | Estimated Property Tax |
|---------|---------------|-------------|------------------------|
| 2023-24 | \$6,171 | x 0.10646 = | \$656.96 |

KEY DATES

March 1, 2023

Last day to challenge your assessed value.
(See page 2.)

April 3, 2023

Last day to request review of your market value.
(See page 2.)

July 1, 2023

Tax year begins.

To learn more, visit
www.nyc.gov/nopv

ABOUT YOUR PROPERTY TAXES

Property taxes are determined using a complex formula that takes into account many different amounts and calculations. Visit www.nyc.gov/nopv for more information about property valuation and taxation.

Your property belongs to one of four broad tax classes and a specific building class.

Your property's tax class helps determine how the Department of Finance calculates what you must pay in property taxes.

The Department of Finance estimates that as of January 5, 2023, the market value for this property is \$13,714.

Each year, the Department of Finance values approximately 1.1 million properties with a total combined value of \$1.4 trillion. Much of the data we collect during the assessment process is available online. For more information about how properties are assessed and valued in New York City, visit www.nyc.gov/nopv.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is June 1, 2023. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

How You Will Be Billed:

Property tax bills are mailed quarterly for properties with an assessed value of \$250,000 or less and semiannually for properties assessed at more than \$250,000. If you pay your property taxes through a bank, mortgage servicing company, or co-op board, you will not receive a bill from the Department of Finance unless you are responsible for other charges, such as sidewalk or emergency repair charges.

WHAT TO DO IF YOU DISAGREE WITH THESE VALUES

| Challenge Your Market Value with the Department of Finance | Challenge Your Assessed Value with the New York City Tax Commission |
|---|---|
| <p>If you believe the Department of Finance has made an error in determining your market value, you may submit a "Request for Review" form. The form is available at www.nyc.gov/nopv, or by calling 311.</p> <p>Deadline: April 3, 2023</p> | <p>You have the right to challenge your assessed value by appealing to the New York City Tax Commission, an independent agency that is separate from the Department of Finance. The Tax Commission has the authority to reduce your property's assessed value, change its tax class, and adjust your tax exemptions. The Tax Commission cannot change your market value, property description, or building class.</p> <p>Your application must be received by the filing deadline. To access Tax Commission appeal forms, visit www.nyc.gov/taxcommission. You may also visit a Department of Finance business center (locations at www.nyc.gov/nopv). For more information, call 311.</p> <p>Deadline: March 1, 2023</p> |

PLEASE REVIEW: YOUR PROPERTY DETAILS

The Department of Finance has the following information on record for your property. Please review this information and inform us of any errors by filing a "Request to Update" form, available at www.nyc.gov/nopv or by calling 311.

Owner(s): ROSSITTO, MICHAEL

Building Class: RP (Condominiums)

| | | | |
|--------------------|------------|-------------------------------------|------|
| Borough: | 4 (Queens) | Suffix Number: | C1 |
| Block: | 872 | Condo Number: | 537 |
| Lot: | 1011 | Unit Number: | P-3 |
| Number of Stories: | 0.00 | Number of Buildings: | 1 |
| Structure Type: | | Gross Square Footage of the Suffix: | 0 |
| Grade: | C Grade | Commercial Square Footage: | 0.00 |
| Construction Type: | N/A | Number of Commercial Lots: | 7 |
| Year Built: | | Gross Residential Square Footage: | 0.00 |
| Primary Zoning: | R5B | Number of Residential Lots: | 0 |

WHAT'S CHANGED: COMPARING TAX YEARS 2022-23 AND 2023-24

| | Current Year (2022-23) | Next Year (2023-24) | Change |
|-----------------------------|------------------------|---------------------|----------|
| Market Value | \$13,127 | \$13,714 | +\$587 |
| Assessment Percentage | 45% | 45% | -- |
| Actual Assessed Value | \$5,907 | \$6,171 | +\$264 |
| Transitional Assessed Value | \$6,288 | \$6,219 | -\$69 |
| Exemption Value | \$1,147 | \$0 | -\$1,147 |
| Taxable Value | \$4,760 | \$6,171 | +\$1,411 |

- **Market value** is the Department of Finance's estimated value for your property.
- **Assessment percentage** is a fixed percentage of market value. For class 4 properties, it is 45%.
- **Actual assessed value** is calculated by multiplying your market value by the assessment percentage.
- **Transitional assessed value** represents the changes being phased in for the coming tax year. Changes to your assessed value are phased in over a five-year period.
- **Exemption value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive. The value shown above is your actual exemption value, but a transitional exemption value may be used to calculate your taxable value.
- **Taxable value** is the lower of the actual or transitional assessed value, minus the actual or transitional exemption value.

HOMEOWNER TAX EXEMPTIONS

New York City offers tax breaks known as exemptions to seniors, veterans, clergy members, people with disabilities, and others. In addition to reducing your taxes, many exemptions can keep you out of the lien sale. See the enclosed sheet for more information about the lien sale.

The deadline to apply for homeowner exemptions is March 15, 2023. For more information, visit www.nyc.gov/nopv or call 311.

New York State offers a STAR benefit that covers many homeowners and an Enhanced STAR benefit for seniors. If you applied with the state for the STAR or Enhanced STAR credit after March 15, 2015, the credit will not appear on this notice. Visit www.tax.ny.gov/star for more information.

CO-OP/CONDO TAX ABATEMENT

Owners of cooperative and condominium units can receive an abatement that will help them save money on their property taxes.

The unit(s) must be in an eligible building and must be the owner's primary residence.

More information about the abatement—including the application, the primary residency verification requirement, and the renewal process—is available at www.nyc.gov/nopv.

If you have questions or need additional information, contact the Department of Finance at www.nyc.gov/contactcoopabat, or call 311.

Property Tax Bill Quarterly Statement

Activity through November 18, 2023

Owner name: ROSSITTO, MICHAEL
Property address: 25-47 23RD ST. APT. 3P
Borough, block & lot: QUEENS (4), 00872, 1011

Mailing address:
ROSSITTO, MICHAEL
4730 196TH ST.
FLUSHING NY 11358-3935

| | |
|---------------------|-----------------|
| Outstanding Charges | \$0.00 |
| New Charges | \$162.58 |
| Amount Due | \$162.58 |

Please pay by January 2, 2024. To avoid interest pay on or before January 16th.



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

TS - ZB
400.01 - S4
0 - 1 - 4
0566

Borough: 4 Block: 00872 Lot: 1011

Pay Today The Easy Way
nyc.gov/payonline

Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due: **\$162.58**

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#923127823111801#
ROSSITTO, MICHAEL
4730 196TH ST.
FLUSHING NY 11358-3935

Make checks payable & mail payment to:
NYC Department of Finance
PO Box 680
Newark NJ 07101-0680



Department of Finance

Statement Details

November 18, 2023
 Rossitto, Michael
 25-47 23rd St. Apt. 3P
 4-00872-1011
 Page 2

| Account Overview | Amount |
|---|----------|
| Total amount due by January 2, 2024 if you still have a mortgage | \$0.00 |
| Total amount due by January 2, 2024 if you no longer have a mortgage | \$162.58 |
| If you no longer have a mortgage and want to pay everything, please pay | \$324.61 |

| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|------------|-----------------|
| Outstanding charges including interest and payments | | | \$0.00 |
| Finance-Property Tax | | 01/01/2024 | \$164.24 |
| Adopted Tax Rate | | | \$-1.66 |
| Total amount due | | | \$162.58 |

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|---|---------------|------------|-----------------|
| Finance-Property Tax | | 04/01/2024 | \$164.24 |
| Adopted Tax Rate | | | \$-1.66 |
| Total tax year charges remaining | | | \$162.58 |

If you pay everything you owe by January 16, 2024, you would save:

| |
|--------|
| \$0.55 |
|--------|

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

| | Overall | Taxes |
|--|----------------------------|-----------------|
| Tax class 4 - Commercial Or Industrial | Tax Rate | |
| Original tax rate billed | 10.6460% | |
| New Tax rate | 10.5920% | |
| Estimated Market Value \$13,714 | | |
| Billable Assessed Value | \$6,171 | |
| Taxable Value | $\$6,171 \times 10.5920\%$ | |
| Tax Before Abatements and STAR | \$653.64 | \$653.64 |
| Annual property tax | | \$653.64 |
| Original property tax billed in June 2023 | | \$656.96 |
| Change In Property Tax Bill Based On New Tax Rate | | \$-3.32 |

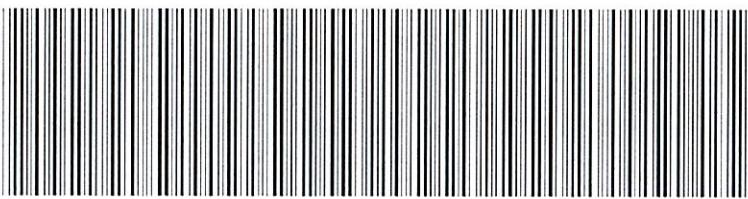
Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-872-1011. Our address is PO Box 680, Newark, NJ 07101-0680.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2015092800419001001E2D5D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2015092800419001

Document Date: 09-23-2015

Preparation Date: 10-02-2015

Document Type: DEED

Document Page Count: 3

PRESENTER:

MAIN STREET TITLE AGENCY, INC.
190 MAIN STREET
SUITE 306
HACKENSACK, NJ 07601
201-457-3460
JCALLIRGOS@MAINSTITLE.COM (MSN25466)

RETURN TO:

ALBERT MAIMONE, ESQ.
127-16 14TH AVENUE
COLLEGE POINT, NY 11356

| Borough | Block | Lot | Unit | PROPERTY DATA Address |
|---------|-------|------|------------|-----------------------|
| QUEENS | 872 | 1004 | Entire Lot | 2R 25-47 23RD STREET |

Property Type: SINGLE RESIDENTIAL CONDO UNIT

| Borough | Block | Lot | Unit | Address |
|---------|-------|------|------------|-----------------------|
| QUEENS | 872 | 1011 | Entire Lot | P-3 25-47 23RD STREET |

Property Type: PARKING SPACE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:
JONATHAN ZIMMERMAN
25-47 23RD STREET #2R
ASTORIA, NY 11102

GRANTEE/BUYER:
MICHAEL ROSSITTO
47-30 196TH STREET
FLUSHING, NY 11358

FEES AND TAXES

Mortgage :

| | |
|------------------|---------|
| Mortgage Amount: | \$ 0.00 |
|------------------|---------|

| | |
|--------------------------|---------|
| Taxable Mortgage Amount: | \$ 0.00 |
|--------------------------|---------|

| | |
|------------|--|
| Exemption: | |
|------------|--|

| | |
|------------------------|---------|
| TAXES: County (Basic): | \$ 0.00 |
|------------------------|---------|

| | |
|--------------------|---------|
| City (Additional): | \$ 0.00 |
|--------------------|---------|

| | |
|--------------------|---------|
| Spec (Additional): | \$ 0.00 |
|--------------------|---------|

| | |
|-------|---------|
| TASF: | \$ 0.00 |
|-------|---------|

| | |
|------|---------|
| MTA: | \$ 0.00 |
|------|---------|

| | |
|--------|---------|
| NYCTA: | \$ 0.00 |
|--------|---------|

| | |
|-----------------|---------|
| Additional MRT: | \$ 0.00 |
|-----------------|---------|

| | |
|---------------|---------|
| TOTAL: | \$ 0.00 |
|---------------|---------|

| | |
|----------------|----------|
| Recording Fee: | \$ 55.00 |
|----------------|----------|

| | |
|----------------|---------|
| Affidavit Fee: | \$ 0.00 |
|----------------|---------|

Filing Fee:

| |
|-----------|
| \$ 125.00 |
|-----------|

| |
|---------------------------------|
| NYC Real Property Transfer Tax: |
|---------------------------------|

| |
|-------------|
| \$ 7,481.25 |
|-------------|

| |
|-------------------------------|
| NYS Real Estate Transfer Tax: |
|-------------------------------|

| |
|-------------|
| \$ 2,100.00 |
|-------------|

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded Filed 10-06-2015 11:59

City Register File No.(CRFN):

2015000356875



Carrie McMillan
City Register Official Signature

THIS INDENTURE, made the 23rd day of September, in the year 2015

BETWEEN Jonathan Zimmerman
having an address at 25-47 23rd Street, Apt. 2R, Astoria, New York 11102

party of the first part, and Michael Rossito
having an address at 47-30 196 Street, Flushing, New York 11358
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ten dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, City and State of New York, bounded and described as follows:

See Schedule A description attached hereto and made a part hereof.

Being and intended to be the same premises as conveyed to the grantor by deed dated 06/29/2010, and recorded 07/09/2010 in CRFN: 2010000228587.

The use for which the Unit is intended is that of a residence only.

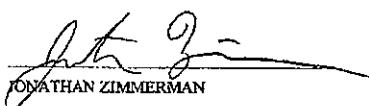
Said premises also known as 25-47 23rd Street, Unit 2R, Astoria, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


JONATHAN ZIMMERMAN

COMMITMENT
SCHEDULE A - LEGAL DESCRIPTION

File Number: **MSN25466**

The condominium Units (the "Units") known as Unit Nos. 2R and P3 in the building (the "Building") known as Hoyt Terrace Condominium (the "Condominium") and by the street number 25-47 23rd Street, County of Queens, City and State of New York, said Unit being designated and described as Residential Unit Nos. 2R and Unit P3 in a Declaration dated October 2, 2007 made by Athena Development LLC, pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act") establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situate (which Land is more particularly described below, which declaration was recorded in the Queens County Register's Office on the 13th day of November, 2007, as CRFN: 2007000565697 (the "Declaration") as maybe amended (which Declaration and Amendments (if applicable) thereto are hereinafter collectively referred to as the "Declaration"). The Units are also designated as Tax Lot 1004 and Lot 1011, respectively, Block 872 of the County of Queens on the Tax Map of Real Property Assessment Department and on the Floor Plans of the Building, and filed with the Real Property Assessment Department on November 8, 2007, Condominium Plan No. 537 and also filed in the Queens County Register's Office on November 13, 2007 as Condominium Map No. 2007000565698.

TOGETHER WITH an undivided 11.132% interest (Unit 2R) and 1.0000% interest (Unit P3) respectively in the Common Elements (as such term is defined in the Declaration).

The land upon which the Building containing the Units is situate is bounded and described as follows:

ALL that certain plot, piece or parcel of land, situate lying and being in the Borough of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of 23rd Street (f/k/a Hallett Street), distant 370.11 inches, as the same existed prior to widening, currently 340.74 feet northerly from the corner formed by the intersection of the easterly side of 23rd Street and the northerly side of Astoria Avenue (Flushing Avenue);

RUNNING THENCE easterly at right angles to 23rd Street, 200 feet (deed) 200.17 feet (survey);

THENCE northerly parallel with 23rd Street, 25 feet (deed) 25.02 (survey);

THENCE westerly at right angles to 23rd Street 200 feet (deed), 200.17 feet (survey) at the easterly side of 23rd Street;

THENCE southerly along the easterly side of 23rd Street 25 feet (deed), 25.02 feet (survey) to the point or place of BEGINNING.

FOR CONVEYANCE ONLY

BEING THE SAME PREMISES CONVEYED TO: Jonathan Zimmerman, who acquired title by a deed from 2R Hoyt Terrace LLC, dated June 29, 2010, recorded July 9, 2010 in CRFN: 2010000228587.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Queens, ss:

On the 23rd day of September in the year 2015, before me, the undersigned, personally appeared Jonathan Zimmerman

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

SL 10

EDITH DATLO
Notary Public, State of New York
No. 01DA6133559
Qualified in Nassau County
Commission Expires September 19, 2017

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number if any, thereof) that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed With Covenants

Title No. MSN25466

Jonathan Zimmerman
TO
Michael Rossitto

SECTION:

BLOCK: 812

LOT: 1001 & 1011

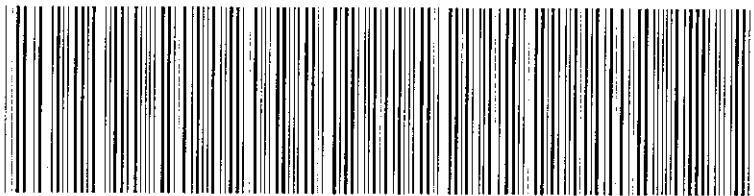
COUNTY OR TOWN: Queens



RETURN BY MAIL TO:

Albert M. Mainmane, Esq.
Albert Mainmane & Associates, PC
127-15 14th Avenue
College Point, New York 11356

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2015092800419001001SE3DC

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015092800419001 **Document Date:** 09-23-2015 **Preparation Date:** 10-02-2015
Document Type: DEED

ASSOCIATED TAX FORM ID: 2015092200305

SUPPORTING DOCUMENTS SUBMITTED:

| | |
|---|------------|
| RP - 5217 REAL PROPERTY TRANSFER REPORT | Page Count |
| SMOKE DETECTOR AFFIDAVIT | 2 |

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
)
) SS.:
County of Queens)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

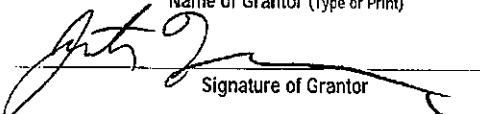
| | |
|-------------------|------------------------------|
| 25-47 23RD STREET | 2R |
| Street Address | Unit/Apt. |
| QUEENS | New York, 872 |
| Borough | Block 1004 (the "Premises"); |

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Jonathan Zimmerman

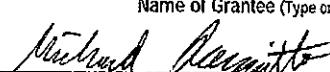
Name of Grantor (Type or Print)



Sworn to before me
this 23 date of September 20 15
EDITH DATLO
Notary Public, State of New York
No. 01DAG133559
Qualified in Nassau County
Commission Expires September 19, 2017

Michael Rositto

Name of Grantee (Type or Print)



Signature of Grantee
Sworn to before me
this 23 date of September 20 15
EDITH DATLO
Notary Public, State of New York
No. 01DAG133559
Qualified In Nassau County
Commission Expires September 19, 2017

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

| Street Address | Unit/Apt | Borough | Block | Lot |
|-------------------|----------|---------|-------|------|
| 25-47 23RD STREET | P-3 | QUEENS | 872 | 1011 |

2015092200305101

FOR CITY USE ONLY
 C1. County Code _____ C2. Date Deed Recorded Month / Day / Year
 C3. Book _____ C4. Page _____
 OR
 C5. CRFN _____



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

| | | | | |
|---|--|-------------------------------|--|---|
| 1. Property Location | 25-47 STREET NUMBER | 23RD STREET 2R STREET NAME | QUEENS BOROUGH | 11102 ZIP CODE |
| 2. Buyer Name | ROSSITTO LAST NAME / COMPANY | MICHAEL FIRST NAME | | |
| | | FIRST NAME | | |
| 3. Tax Billing Address | Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAME | | | |
| | STREET NUMBER AND STREET NAME | | CITY OR TOWN | STATE ZIP CODE |
| 4. Indicate the number of Assessment Roll parcels transferred on the deed | 2 | # of Parcels OR | <input type="checkbox"/> Part of a Parcel | 4A. Planning Board Approval - N/A for NYC 4B. Agricultural District Notice - N/A for NYC |
| 5. Deed Property Size | FRONT FEET X DEPTH | ACRES | Check the boxes below as they apply: 6. Ownership Type is Condominium 7. New Construction on Vacant Land | |
| 8. Seller Name | ZIMMERMAN LAST NAME / COMPANY | JONATHAN FIRST NAME | <input type="checkbox"/> | |
| | | FIRST NAME | | |

9. Check the box below which most accurately describes the use of the property at the time of sale:

- | | | | | |
|--|--|---------------------------------------|--|---|
| A <input checked="" type="checkbox"/> One Family Residential | C <input type="checkbox"/> Residential Vacant Land | E <input type="checkbox"/> Commercial | G <input type="checkbox"/> Entertainment / Amusement | I <input type="checkbox"/> Industrial |
| B <input type="checkbox"/> 2 or 3 Family Residential | D <input type="checkbox"/> Non-Residential Vacant Land | F <input type="checkbox"/> Apartment | H <input type="checkbox"/> Community Service | J <input type="checkbox"/> Public Service |

SALE INFORMATION

| | | |
|--|---------------------------------|---|
| 10. Sale Contract Date | 7 / 7 / 2015 Month Day Year | 14. Check one or more of these conditions as applicable to transfer: |
| 11. Date of Sale / Transfer | 9 / 23 / 2015 Month Day Year | A <input type="checkbox"/> Sale Between Relatives or Former Relatives B <input type="checkbox"/> Sale Between Related Companies or Partners In Business C <input type="checkbox"/> One of the Buyers is also a Seller D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below) F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below) G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates H <input type="checkbox"/> Sale of Business is Included in Sale Price I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below) J <input checked="" type="checkbox"/> None |
| 12. Full Sale Price \$ | 5 2 5 0 0 0 | (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount. |
| 13. Indicate the value of personal property included in the sale | | |

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

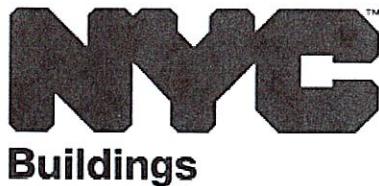
| | | | |
|--|---------------------------------|---|---------------|
| 15. Building Class | R, 4 | 16. Total Assessed Value (of all parcels in transfer) | 4, 5, 6, 7, 9 |
| 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s)) | QUEENS 872 1004 QUEENS 872 1011 | | |

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

| | | | |
|--|-------------|-------------------|--|
| BUYER | | BUYER'S ATTORNEY | |
|  BUYER SIGNATURE | | 9-23-15 DATE | Mamone Alsop LAST NAME FIRST NAME |
| 47-30 196TH STREET STREET NUMBER | | 718 AREA CODE | 357-1216 TELEPHONE NUMBER |
| STREET NAME (AFTER SALE) FLUSHING | | SELLER SIGNATURE | SELLER |
| CITY OR TOWN | NY STATE | 11358 ZIP CODE | 9/23/15 DATE |

2015092200305201



[Buildings](#)

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Property Profile Overview

25-47 23 STREET

23 STREET

25-47 - 25-47

QUEENS 11102

| | | |
|------------------|---|-----|
| Health Area | : | 300 |
| Census Tract | : | 69 |
| Community Board | : | 401 |
| Buildings on Lot | : | 1 |

BIN# 4534907

| | | |
|-----------|---|------|
| Tax Block | : | 872 |
| Tax Lot | : | 7501 |
| Condo | : | YES |
| Vacant | : | NO |

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): 25 ROAD, ASTORIA BOULEVARD

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law:

NO

Loft Law: NO

SRO Restricted:

NO

TA Restricted: NO

UB Restricted:

NO

Environmental Restrictions:

N/A

Grandfathered Sign: NO

Legal Adult Use:

NO

City Owned: NO

Additional BINs for Building: NONE

HPD Multiple Dwelling: Yes

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: R0-CONDOMINIUMS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

| | Total | Open | Elevator Records |
|-------------------------------------|-------|------|--|
| Complaints | 2 | 0 | Electrical Applications |
| Violations-DOB | 10 | 1 | Permits In-Process / Issued |
| Violations-OATH/ECB | 0 | 0 | Illuminated Signs Annual Permits |
| Jobs/Filings | 10 | | Plumbing Inspections |
| ARA / LAA Jobs | 0 | | Open Plumbing Jobs / Work Types |
| Total Jobs | 10 | | Facades |
| Actions | 4 | | Marquee Annual Permits |
| OR Enter Action Type: | | | Boiler Records |
| OR Select from List: Select... | | | DEP Boiler Information |
| AND Show Actions | | | Crane Information |
| | | | After Hours Variance Permits |

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

DOB Violation Display for 010317ACC109359

To pay or request a waiver for this violation, log into [DOB NOW: Safety](#). See the [Elevator FAQs](#) for more information.

Premises: 25-47 23 STREET QUEENS

BIN: 4534907 Block: 872 Lot: 7501

Issue Date: 01/03/2017

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: ACC1 - (OTHER BLDGS TYPES) - ELEVATOR
AFFIRMATION OF CORRECTION

Violation Number: 09359

Device No.: 4P11305

OATH/ECB No.:

Infraction Codes:

Description: VIO ISSUED TO ELEVATOR - FAIL TO CORRECT DEFECTS ON 2015 CAT 1 INSP/TST

Disposition:

Code: Date:

Inspector:

Comments:

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



Certificate of Occupancy

Page 1 of 2

CO Number: 402214849F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

| | | |
|---|--|---|
| A. Borough: Queens Address: 25-47 23 STREET Building Identification Number (BIN): 4019081 | Block Number: 00872 Lot Number(s): 25 Building Type: New | Certificate Type: Final Effective Date: 01/08/2008 |
|---|--|---|

For zoning lot metes & bounds, please see BISWeb.

| | |
|---|---|
| B. Construction classification: 1-C Building Occupancy Group classification: J2: Multiple Dwelling Law Classification: HAEA | Number of stories: 4 Height in feet: 40 Number of dwelling units: 8 |
|---|---|

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
Parking spaces (7)

E. This Certificate is issued with the following legal limitations:
None

Borough Comments: None

Borough Commissioner

Commissioner



Certificate of Occupancy

Page 2 of 2

CO Number:

402214849F

Permissible Use and Occupancy

| Floor From To | Maximum persons permitted | Live load lbs per sq. ft. | Building Code habitable rooms | Building Code occupancy group | Zoning dwelling or rooming units | Zoning use group | Description of use |
|-----------------------|---------------------------|---------------------------|-------------------------------|-------------------------------|----------------------------------|------------------|---|
| CEL | | OG | | J-2 | | 2B | ACCESSORY USE ONLY FOR DWELLING A1 AND A2. NO SLEEPING, LIVING PURPOSE. |
| CEL | | OG | | D-2 | | 2B | BOILER ROOM, ELECTRICAL ROOM, ELEVATOR MACHINE ROOM, STORAGE ROOM |
| OSP | | OG | | B-2 | | 2B | SEVEN (7) OPEN PARKING SPACES |
| 001 | 40 | 2 | | J-2 | 2 | 2 | TWO DWELLING UNITS "CLASS A" |
| 002 | 40 | 4 | | J-2 | 2 | 2 | TWO DWELLING UNITS "CLASS A" |
| 003 | 40 | 4 | | J-2 | 2 | 2 | TWO DWELLING UNITS "CLASS A" |
| 004 | 40 | 6 | | J-2 | 2 | 2 | TWO DWELLING UNITS "CLASS A" |
| END OF SECTION | | | | | | | |

Borough Commissioner

Commissioner

Sort by:

Sort by: Price

25-47 23rd Street #2R

\$675,000 FOR SALE

714 ft² \$945 per ft² 3 rooms 1 bed
1 bath

Resale • Condo in Astoria



[+ ADD NOTES TO THIS LISTING](#)

Listing by Compass, Corporate Broker, 90 5th Ave,
New York NY 10011 7624.

| DAYS ON MARKET | LAST PRICE CHANGE | ESTIMATED PAYMENT | MONTHLY TAXES |
|------------------------|---------------------|-------------------|---------------|
| 17 Days | No Recorded Changes | \$4,586 | \$571 |
| MONTHLY COMMON CHARGES | TAX ABATEMENT | | |
| \$520 | No Data Available | | |

About the Listing

SELLER'S AGENT

Bianca Colasuonno
Licensed Real Estate Salesperson

DESCRIPTION

Spacious and modern, this newer construction one bedroom condo checks all the boxes. From the in-unit washer dryer, a storage unit included in the basement and a private deeded parking space (sold separately)- you can have it all! This condo seamlessly blends contemporary living with the vibrant energy of Astoria and is located just a short distance from the Astoria Blvd subway stop and in close proximity to the vibrant 60 acre Astoria Park. The generous entryway welcomes you into the space and opens to a recently updated kitchen with a new suite of LG stainless steel appliances including a Delta Touch Faucet. A roomy kitchen offers space for a dining room table- perfect for entertaining! Enjoy natural light throughout and the serenity of a private balcony. The bedroom is set away from street noise and features a walk-in closet keeping the space tidy and organized. The in-unit washer/dryer and dedicated parking spot add convenience, while the new and efficient LG split system ensures year-round comfort. Easy access to Manhattan and all Astoria has to offer!

[HIDE FULL DESCRIPTION](#)

Schedule a Showing

ASK A QUESTION

Pets Allowed

Condo

Washer / Dryer in Unit

Private Outdoor Space

BUILDING AMENITIES

Bike Room

Parking Available

SpectrumONE

LISTING AMENITIES

Hardwood Floors

OUTDOOR SPACE

Balcony

💡 Have questions about amenities?

[Talk to a local agent](#)

☒ [Hide listing from search results](#)

[Report Listing](#)

About the Building

Hoyt Terrace Condo 25-47 23rd Street Astoria, NY 11102

Condo in Astoria

8 Units 4 Stories 2006 Built

Sales listings: 1 active, 1 in contract and 21 previous

Rentals listings: 18 previous

Documents and Permits: 29 documents

MORE ABOUT THE BUILDING

Property History

[Price history](#)

[Recent sales](#)

[Past Listing Photos](#)

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Building

The Building is located at 25-47 23rd Street, Astoria, New York, on the eastern side of 23rd Street and north of Astoria Blvd., in Astoria, New York. After the Sponsor's contemplated construction (presently scheduled for completion on or about September 30, 2006) the Building will consist of 4 stories, constructed of a load bearing masonry wall system with some steel beams and columns, constructed over reinforced concrete footings and foundation poured in place. The Sponsor intends to construct the Building in accordance with the Construction Plans and Specifications to create a residential building consisting of eight (8) residential apartments.

The Residential Unit sizes range between 712 and 783 square feet. There will be one (1) self-service passage elevator within the Building servicing all of the Residential Units.

The cellar will contain meter and mechanical rooms.

The Building will include a rear yard which will include seven (7) outdoor parking spaces as well as a play area. There will be no parking attendant.

The Building will not contain any party facility or any recreational facilities, other than a roof patio for use by all of the Residential Unit Owners, their guests and invitees.

See Part II of this Plan for a detailed description and outline of specifications of the Building condition.

The Building and Units will be constructed in accordance with all applicable zoning and building codes and requirements.

The Residential Units

Detailed descriptions of the Units including a finish schedule are set forth in the Declaration and in the "Description of Property" in Part II of the Plan. See also the section entitled "Changes in Prices and Units."

Except as otherwise agreed by the parties, the Units will be delivered to Purchasers with a finish coat of paint. Each Purchaser will be obligated to do all other painting and decorating of his Unit at his own cost and expense. Any special work which a Purchaser desires for his Unit prior to Closing shall only be performed following Sponsor's prior written consent thereto and Sponsor's designation or approval of all contractors and suppliers in connection therewith, which consent and approval shall be within the sole discretion of Sponsor.

Included in the sale of each Unit are the following: Refrigerator/freezer, air-conditioning, kitchen cabinets, microwave, gas range with oven, automatic dishwasher and washer/dryer. At the

SCHEDULE A
OFFERING PRICES & RELATED INFORMATION (SCHEDULE A),
PURCHASE PRICES, PERCENTAGE OF COMMON INTEREST,
ESTIMATED COMMON CHARGES AND ESTIMATED REAL ESTATE TAXES
FOR THE FIRST YEAR OF CONDOMINIUM OPERATION
JANUARY 1, 2007 THROUGH DECEMBER 31, 2007

| (1) | (2) | (3) | (4) | (5) | (6) | (7) | | |
|---------------------------|-----------------------------|-------------------|-------------------|----------------------------|--|--|---|--|
| UNIT | BED- ROOMS & BATHS | SQUARE FOOTAGE | PURCHASE PRICE | % OF COMMON INTEREST | ESTIMATED MONTHLY COMMON INTEREST CHARGES | ESTIMATED MONTHLY/ ANNUAL TAXES WITH EXEMPTION | ESTIMATED MONTHLY/ ANNUAL TAXES WITHOUT EXEMPTION | TOTAL MONTHLY CARRYING CHARGES WITH EXEMPTION |
| RESIDENTIAL UNITS: | | | | | | | | |
| 1F ^C | Studio+1 | 783 | \$339,000 | 12.2202 | \$407.34 | \$42.36 | \$238.29 | \$645.63 |
| 1R ^C | Studio+1 | 751 | \$339,000 | 11.7459 | \$391.53 | \$40.72 | \$229.05 | \$620.58 |
| 2F ^{BT} | 1+1 | 729 | \$409,000 | 11.3460 | \$378.20 | \$39.33 | \$221.25 | \$417.53 |
| 2R ^B | 1+1 | 712 | \$399,000 | 11.1321 | \$371.07 | \$38.59 | \$217.08 | \$409.66 |
| 3F ^B | 1+1 | 776 | \$419,000 | 12.1458 | \$404.86 | \$42.11 | \$236.84 | \$446.97 |
| 3R ^B | 1+1 | 712 | \$399,000 | 11.1321 | \$371.07 | \$38.59 | \$217.08 | \$409.66 |
| 4F ^B | 2+2 | 776 | \$459,000 | 12.1458 | \$404.86 | \$42.11 | \$236.84 | \$446.97 |
| 4R ^B | 2+2 | 712 | \$439,000 | 11.1321 | \$371.07 | \$38.59 | \$217.08 | \$409.66 |
| PARKING: | | | | | | | | |
| P-1 | 144 | \$ 30,000 | 1.0000 | \$ 33.33 | \$ 3.47 | \$ 19.50 | \$ 36.80 | \$ 52.83 |
| P-2 | 144 | \$ 30,000 | 1.0000 | \$ 33.33 | \$ 3.47 | \$ 19.50 | \$ 36.80 | \$ 52.83 |
| P-3 | 144 | \$ 30,000 | 1.0000 | \$ 33.33 | \$ 3.47 | \$ 19.50 | \$ 36.80 | \$ 52.83 |
| P-4 | 144 | \$ 30,000 | 1.0000 | \$ 33.33 | \$ 3.47 | \$ 19.50 | \$ 36.80 | \$ 52.83 |
| P-5 | 144 | \$ 30,000 | 1.0000 | \$ 33.33 | \$ 3.47 | \$ 19.50 | \$ 36.80 | \$ 52.83 |
| P-6 | 144 | \$ 30,000 | 1.0000 | \$ 33.33 | \$ 3.47 | \$ 19.50 | \$ 36.80 | \$ 52.83 |
| P-7 | 144 | \$ 30,000 | 1.0000 | \$ 33.33 | \$ 3.47 | \$ 19.50 | \$ 36.80 | \$ 52.83 |
| TOTALS: | | | | | | | | |
| | | | | | <u>\$3,412,000</u> | <u>100%</u> | <u>\$3,333.31</u> | <u>\$346.69</u> |
| | | | | | | | <u>\$1,950.01</u> | |
| | | | | | | | | <u><u>\$3,680.00</u></u> |
| | | | | | | | | <u><u>\$5,283.32</u></u> |

C = Cellar Accessory Space
 B = Balcony
 T = Terrace

WORKING CAPITAL FUND

The Purchaser of each Unit shall be required to make a contribution at Closing of his Unit(s) to the working capital fund of the Condominium (the "Working Capital Fund"). Such contribution shall be in an amount equal to two (2) month's Common Charges in effect for such Unit(s). No reserve fund is being established for the Condominium.

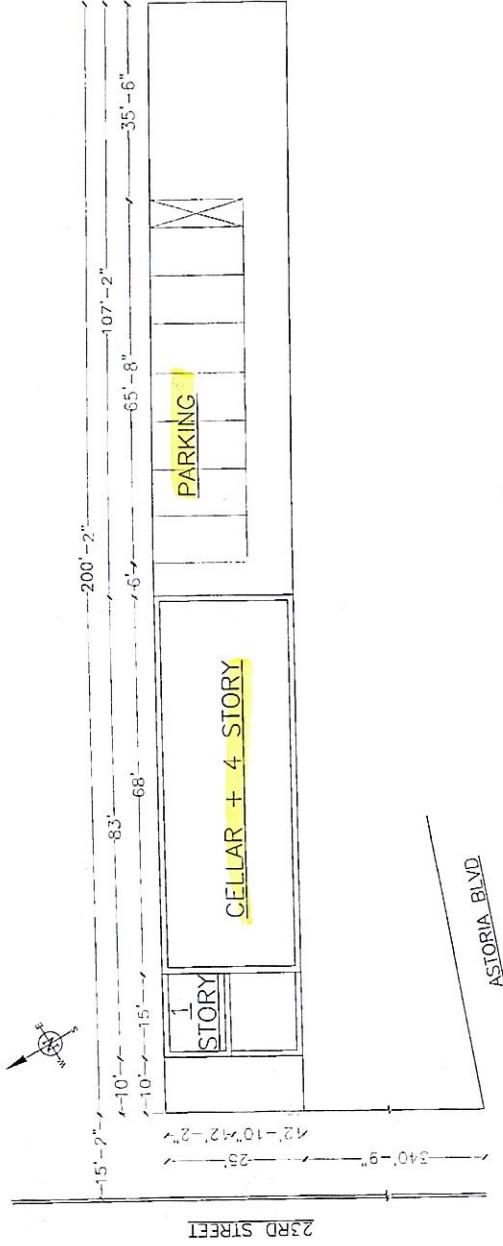
At the First Closing, Sponsor will apportion with the Board of Managers the following items as of midnight of the date preceding said Closing:

1. Employees' wages, vacation and severance pay, pension and welfare benefits, accruals and all other payments or obligations relative to the employees of the Building;
2. Deposits with utility companies, if any, and fees for assignable permits and/or licenses, if any;
3. Charges for electricity and other utilities for the Common Elements and Limited Common Elements;
4. Cost of fuel on hand (plus sales tax), if any;
5. Charges and receipts in connection with service, maintenance and concession contracts;
6. Water charges and sewer rents on the basis of the fiscal or calendar year for which assessed (unless separately assessed to individual Units);
7. Cost of Building supplies on hand at Sponsor's cost (including sales tax);
8. Premiums for transferable insurance policies, if any;
9. Management fees; and
10. Other customary adjustments.

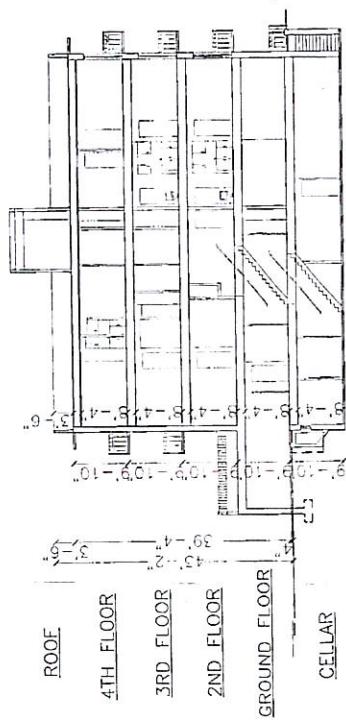
If any of the foregoing items to be apportioned cannot be adjusted at the First Closing because they are not fully ascertainable, they shall be apportioned and adjusted to the extent reasonably possible at the First Closing, and final adjustment will be made as soon thereafter as the undetermined amounts are ascertained. Except as herein otherwise expressly provided, the customs in respect to title closings adopted by the Real Estate Board of New York, Inc., as amended, shall apply to apportionments and other matters herein mentioned.

The Working Capital Fund will be held and used for working capital, or for any such other appropriate purposes as will be determined by the Board of Managers and may be augmented by allocations from the Common Charges collected from each Unit. While Sponsor controls the Board of Managers (see the section entitled "Control By Sponsor"), the Working Capital Fund will not be used to reduce estimated Common Charges.

The Board of Managers will be able to utilize the money in the Working Capital Fund at any time; accordingly, no representation or warranty can be made and no assurance can be given to the exact amount of funds available at any specific time. However, in no event shall any portion of the Working Capital Fund be used to pay any Common Charges attributable to any Unsold Unit.



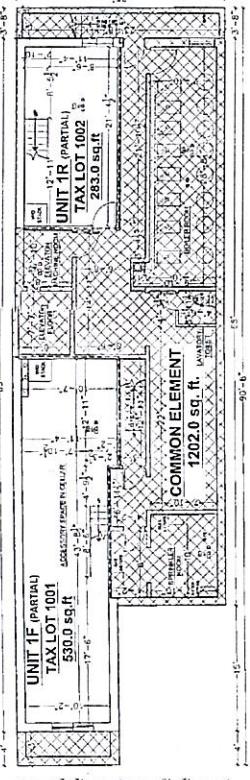
(A) LOT PLAN
Scale: 1/16" = 1'-0"



(B) SECTION
Scale: 1/16" = 1'-0"

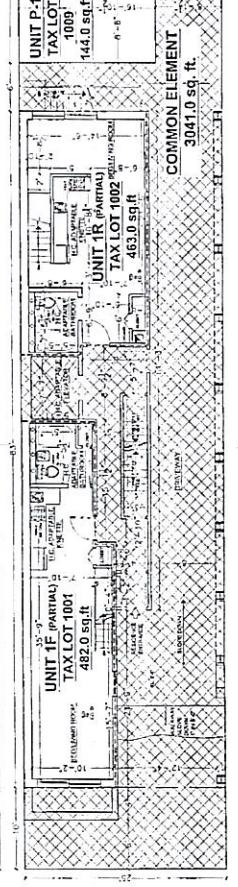
CONDOMINIUM PLAN CERTIFICATION
THE REAL PROPERTY ASSESSMENT BUREAU
CITY OF NEW YORK
CERTIFIES THAT
A) THE ANNEXED FLOOR PLANS CONSISTING OF 4 PAGES
COVERING CELLAR, 4 FLOORS AND ROOF, IN PREMISES
KNOWN AS
HOYI TERRACE, CONDOMINIUM
25-47 23RD STREET, ASTORIA, NY 11102
B) THE LOT DESIGNATIONS FOR THE SEPARATE UNIT
SHOWN THEREON CONFIRM TO THE OFFICIAL TAX LOT
NUMBER DESIGNATION FOR SUCH UNIT AS SHOWN ON THE
BLOCK MAP OF TAXES AND ASSESSMENTS OF THE CITY OF
NEW YORK, BOROUGH OF QUEENS.

11/8/07
DATE
SURVEYOR
REAL PROPERTY ASSESSMENT BUREAU
SURVEYING DIVISION



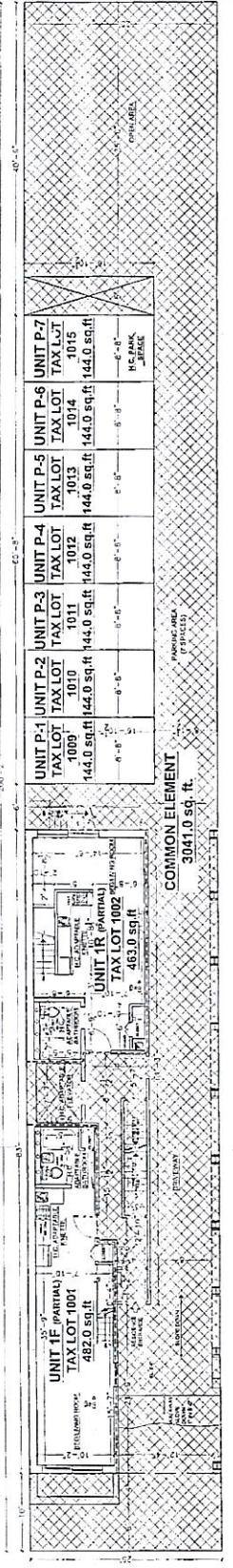
(A) GROUND FLOOR

Scale: $3/32'' = 1' - 0''$



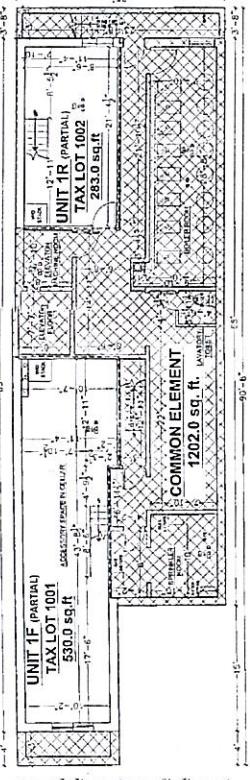
(B) GROUND FLOOR

Scale: $3/32'' = 1' - 0''$



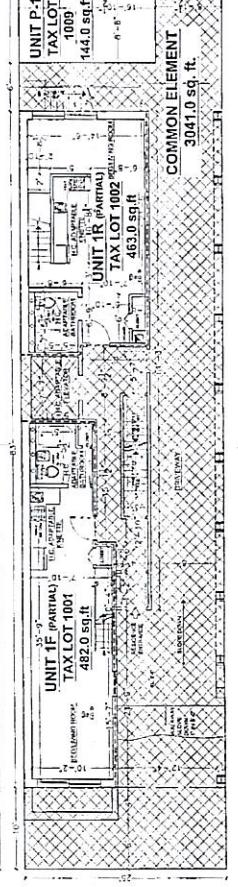
(C) 2ND FLOOR PLAN

Scale: $3/32'' = 1' - 0''$



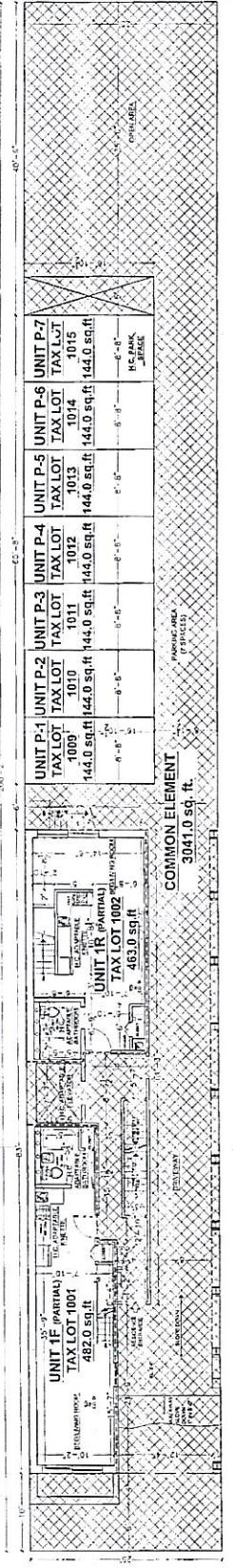
(A) GROUND FLOOR

Scale: $3/32'' = 1' - 0''$



(B) GROUND FLOOR

Scale: $3/32'' = 1' - 0''$



(C) 2ND FLOOR PLAN

Scale: $3/32'' = 1' - 0''$



(D) 3RD FLOOR PLAN

Scale: $3/32'' = 1' - 0''$

DIMENSIONS OF UNITS

Each unit consists of the area measured horizontally from the exterior skin of an adjacent mechanical press, air duct, or ductwork to the exterior of the opposite perimeter walls of the unit or to the center-line of adjacent units. The area of each unit is measured vertically from the top of the floor slab to the underside of the joists of the ceiling. The area of each unit is measured vertically from the top of the floor slab to the underside of the joists of the ceiling. The area of each unit is measured vertically from the top of the floor slab to the underside of the joists of the ceiling.

COMMON ELEMENT

L.C.E. LIMITED COMMON ELEMENT

TAX LOT CERTIFICATION

This lot, described by the tax lot numbers shown on the back of this map, is located in the city of New York and fully and fairly represents the location, unit descriptions and approximate dimensions of the lots as built.

STATE OF NEW YORK
COUNTY OF QUEENS

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE MAP OF THE BUILDING FIELD IN THE CITY OF NEW YORK, AND FULLY AND FAIRLY REPRESENTS THE LOCATION, UNIT DESCRIPTIONS AND APPROXIMATE DIMENSIONS OF THE LOTS AS BUILT.

DATE:

11/8/07

SURVEYOR:

J. J. O'LEARY

BLOCK CHARGES MAY BE PREACHED UNDER MY OWN SUPERVIS

A-1.1

©Corcoran & Associates, Architects



44-02 11th Street Suite 615
Long Island City, NY 11101
Phone : 718.707.9550
Fax : 718.707.9898
www. AlandNY.com

COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

DIMENSIONS OF UNITS:
EACH COMMON ELEMENT OF THE PLANS IS MEASURED
HORizontally FROM THE EXTERIOR SIDE OF THE EXTERIOR WALL.
EXTERIOR WALL (PREFABRICATED CONCRETE PIPES ARE NOT DEDUCTED)
TO THE EXTERIOR OF THE EXPOSURE OF THE EXTERIOR FLOOR.
ANY EXPOSURE OF THE EXTERIOR FLOOR IS NOT DEDUCTED.
ANY EXPOSURE OF THE EXTERIOR WALL IS NOT DEDUCTED.
ANY EXPOSURE OF THE EXTERIOR FLOOR IS NOT DEDUCTED.
UNITS ARE MEASURED TO THE OUTSIDE OF THE EXTERIOR
WALLS AND DOORS. EXCEPT FOR THE EXTERIOR FLOOR, ALL
COMMON ELEMENTS LOCATED WITHIN A UNIT SHALL
NOT BE CONSIDERED A PART OF SUCH UNIT.

DECLARATION:

Name: Alita Cefalomeni LLC
Address: 75-60 DYNASIS ROAD #40
JACKSON HEIGHTS, NY 11370

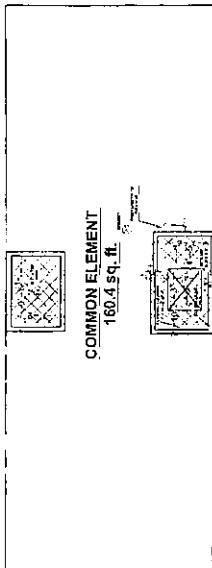
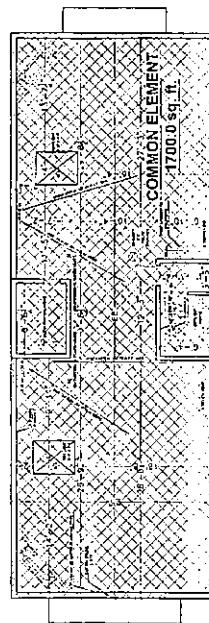
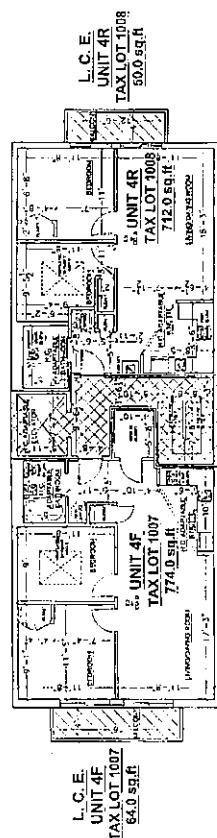
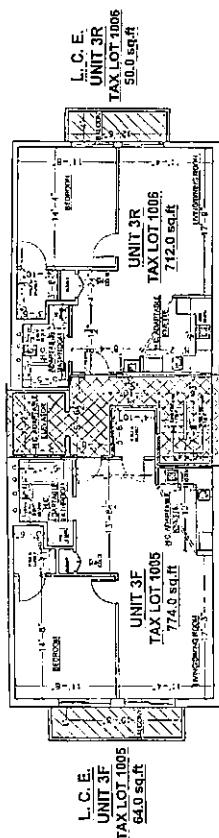
STATE OF NEW YORK
COUNTY OF QUEENS

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF
THE PLANS OF THE BUILDING AS SHOWN
WHICH WAS APPROVED BY THE DEPARTMENT OF BUILDINGS,
CITY OF NEW YORK, AND IS VALID ONLY FOR THE
PURPOSES FOR WHICH IT WAS ISSUED, AND APPROVABLE
FOR THE PURPOSES FOR WHICH IT WAS ISSUED.
THE PLANS ARE UNALTERED AND UNAMENDED.
THIS PLAN WAS PREPARED AND DRAWN
BY: RAY ALITA
Alita Cefalomeni LLC
75-60 Dynasus Road #40
Jackson Heights, NY 11370
Queens County, NY
No. A-212728

SUBMITTED TO BEFORE ME THE 20th DAY OF MAY 2009.

TAX LOT INFORMATION
THIS UNIT DESIGNATION AND THE TAX LOT NUMBERS SHOWN
HEREON CORRESPOND TO THE OFFICIAL TAX LOT NUMBERS
ASSIGNED BY THE CITY OF NEW YORK. THE USE OF THE
OFFICIAL TAX LOT NUMBER IS SUBJECT TO THE APPROVAL
OF THE NEW YORK CITY ASSESSOR'S OFFICE.
DATE: 11/18/07
SURVEYOR: J. L. / L. M.

PRINT NAME: ALITA CEFALOMENI LLC
ADDRESS: 75-60 DYNASIS ROAD #40
JACKSON HEIGHTS, NY 11370



(A) **3RD FLOOR PLAN**
Scale: 3/32" = 1' - 0"

(B) **4TH FLOOR PLAN**
Scale: 3/32" = 1' - 0"

(C) **ROOF PLAN**
Scale: 3/32" = 1' - 0"

(D) **BULKHEAD PLAN**
Scale: 3/32" = 1' - 0"

A-1.2

©2009 Alita E. Cefalomeni LLC

**EXHIBIT B TO THE
DECLARATION OF HOYT TERRACE CONDOMINIUM
DESCRIPTION OF UNITS**

| Unit Designation | Tax Lot. No. | Location in Building | Approx. area in Sq. Ft. | Number of Bed Rooms | Common Elements to which Unit has Immediate Access | Percent of Common Elements | Limited Common Elements Appurtenant to Unit |
|------------------|--------------|----------------------------------|-------------------------|---------------------|--|----------------------------|---|
| 1F | 1001 | First Floor & Portion of Cellar | 1,012 | Studio | Public Corridor, Lobby, 1 Stairwell, Elevator, Basement, Roof Patio, Rear Yard | 12.2202 | |
| 1R | 1002 | First Floor & Portion of Cellar | 746 | Studio | Public Corridor, Lobby, 1 Stairwell, Elevator, Basement, Roof Patio, Rear Yard | 11.7459 | |
| 2F | 1003 | Second Floor & Portion of Cellar | 720 | 1 | Public Corridor, Lobby, 1 Stairwell, Elevator, Basement, Roof Patio, Rear Yard | 11.3460 | Terrace(375 s.f.) |
| 2R | 1004 | Second Floor | 713 | 1 | Public Corridor, Lobby, 1 Stairwell, Elevator, Basement, Roof Patio, Rear Yard | 11.1321 | Balcony(50 s.f.) |
| 3F | 1005 | Third Floor | 774 | 1 | Elevator, Basement, Roof Patio, Rear Yard | | |
| 3R | 1006 | Third Floor | 712 | 1 | Public Corridor, Lobby, 1 Stairwell, Elevator, Basement, Roof Patio, Rear Yard | 12.1458 | Balcony(64 s.f.) |
| 4F | 1007 | Fourth Floor | 774 | 2 | Elevator, Basement, Roof Patio, Rear Yard | | |
| 4R | 1008 | Fourth Floor | 712 | 2 | Public Corridor, Lobby, 1 Stairwell, Elevator, Basement, Roof Patio, Rear Yard | 12.1458 | Balcony (64 s.f.) |
| P-1 | 1009 | Ground Level | 144 | N/A | Public Corridor, Lobby, 1 Stairwells Elevator, Basement, Roof Patio, Rear Yard | 11.1321 | Balcony (50 s.f.) |
| P-2 | 1010 | Ground Level | 144 | N/A | Rear Yard | 1.0000 | |
| P-3 | 1011 | Ground Level | 144 | N/A | Rear Yard | 1.0000 | |
| P-4 | 1012 | Ground Level | 144 | N/A | Rear Yard | 1.0000 | |
| P-5 | 1013 | Ground Level | 144 | N/A | Rear Yard | 1.0000 | |
| P-6 | 1014 | Ground Level | 144 | N/A | Rear Yard | 1.0000 | |
| P-7 | 1015 | Ground Level | 144 | N/A | Rear Yard | 1.0000 | |

CONDO. № 537
BLOCK 872
NEW LOTS 1001/1015
F. K. A. LOT 25

FIRST AMENDMENT

25-47 23RD STREET
ASTORIA, NEW YORK 11102

DATED: MARCH 27, 2007

The Offering Plan - a Plan to convert to condominium ownership the premises at 25-47 23rd Street, Astoria, New York 11102 (hereinafter referred to as the "Plan") accepted for filing on November 22, 2006, is amended as follows:

1. Purchase Price. The Purchase Prices reflected in Schedule A of the Offering Plan (page 24) have been increased. The new Purchase Prices are as follows:

| <u>Unit</u> | <u>Purchase Price</u> |
|-------------|-----------------------|
| 1F | \$360,000 |
| 1R | \$349,000 |
| 2F | \$459,000 |
| 2R | \$419,000 |
| 3F | \$459,000 |
| 3R | \$429,000 |
| 4F | \$479,000 |
| 4R | \$449,000 |

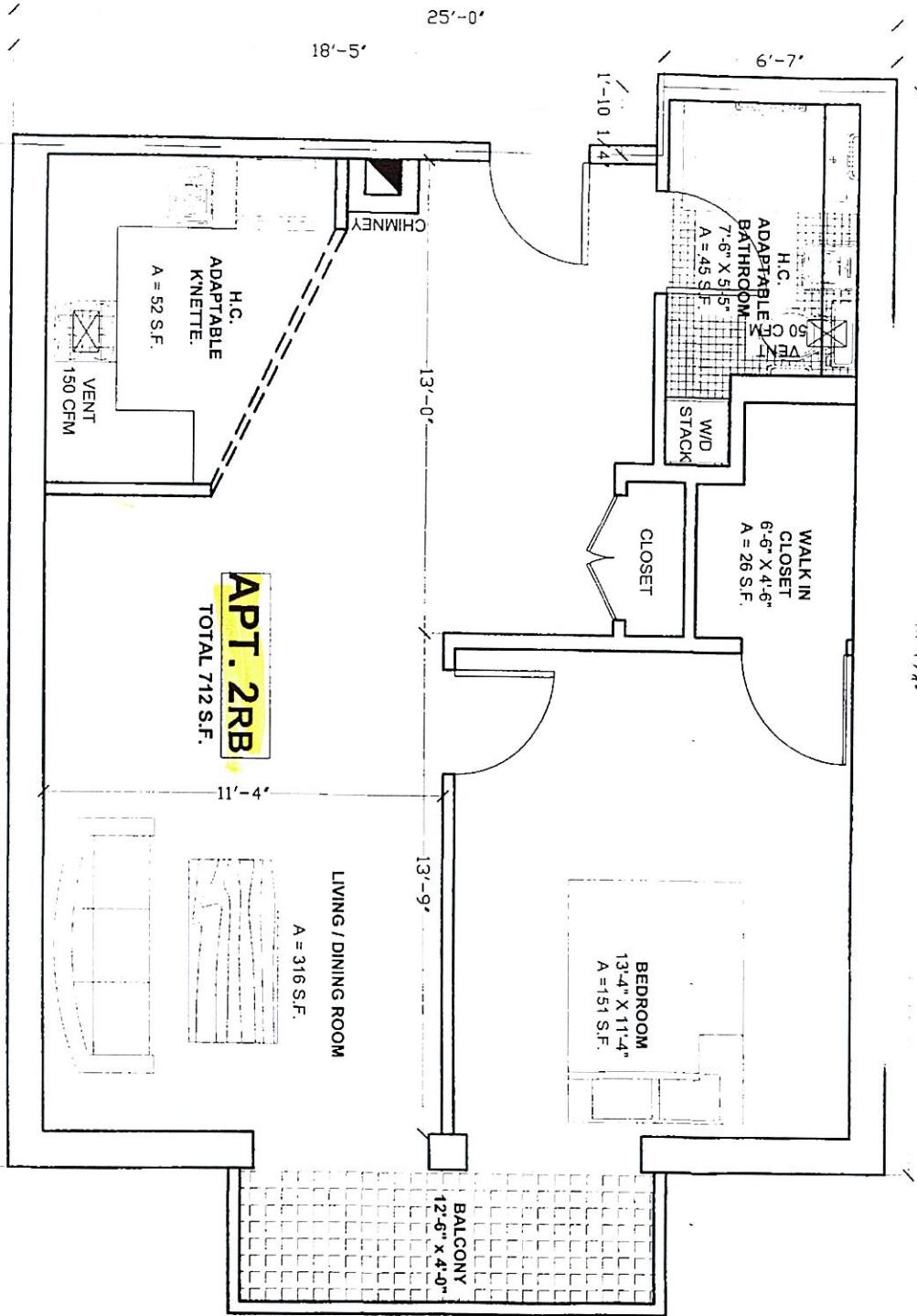
2. Square Footage/Floor Plans. The square footage for each Unit as reflected in the Offering Plan (page 24) have been changed. The revised square footage is as follows:

| <u>Unit</u> | <u>Square Footage</u> |
|-------------|-----------------------|
| 1F | 1,012 |
| 1R | 746 |
| 2F | 720 |
| 2R | 713 |
| 3F | 774 |
| 3R | 712 |
| 4F | 774 |
| 4R | 712 |

Annexed hereto as Exhibit A are the revised floor plans.

3. Material Changes: There are no other material changes in the terms of the Offering Plan except as set forth in this First Amendment.

ATHENA DEVELOPMENT LLC, Sponsor



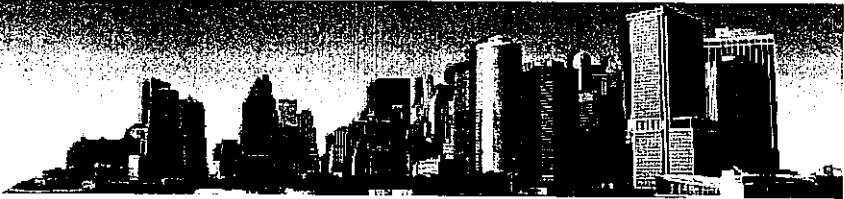
25-47 23RD ST.
ASTORIA, QUEENS
SECOND FLOOR REAR APARTMENT

TOTAL FLOOR AREA FOR DWELLING UNIT
INDICATED ON PLAN IS BASED ON
APARTMENT BOUNDARIES.

| Fees (11) | | Total AEP Fees | | Total Inspection Fees | | Total Property Registration Fees | | Total Fees | |
|---|---------------------------|----------------|---|-----------------------|---|----------------------------------|---|------------------------|--|
| Total Heat & Hot Water Inspection Fee \$0.00 | | \$0.00 | | \$0.00 | | \$143.00 | | \$143.00 | |
| FEE # ↑ | FEE TYPE | ISSUE DATE | ↑ | FEE AMOUNT | ↑ | TRANSFER DATE TO DOF | ↑ | TRANSFER STATUS TO DOF | |
| 1787686 | Property Registration Fee | 01/01/2023 | | \$13.00 | | 05/12/2023 | | Yes | |
| 1600009 | Property Registration Fee | 01/01/2022 | | \$13.00 | | 05/16/2022 | | Yes | |
| 1415756 | Property Registration Fee | 01/01/2021 | | \$13.00 | | 05/10/2021 | | Yes | |
| 1238875 | Property Registration Fee | 01/01/2020 | | \$13.00 | | 05/18/2020 | | Yes | |
| 1066572 | Property Registration Fee | 01/01/2019 | | \$13.00 | | 05/30/2019 | | Yes | |
| 894064 | Property Registration Fee | 01/01/2018 | | \$13.00 | | 05/18/2018 | | Yes | |
| 729229 | Property Registration Fee | 01/01/2017 | | \$13.00 | | 05/14/2017 | | Yes | |
| 589667 | Property Registration Fee | 01/01/2016 | | \$13.00 | | 05/18/2016 | | Yes | |
| 434044 | Property Registration Fee | 01/01/2015 | | \$13.00 | | 05/17/2015 | | Yes | |
| 284120 | Property Registration Fee | 01/01/2014 | | \$13.00 | | 05/19/2014 | | Yes | |

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Real Estate FINANCE BUREAU



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[Plan Details](#) [Building Info](#) [Statistical Info](#) [Principals of Sponsor](#) [Stat Card](#)

Statistical Record

Plan ID: CD060398

NAME OF PROJECT: HOYT TERRACE CONDOMINIUM

File NO: CD060398

ADDRESS: 25-47 23RD STREET

DEPOSIT: \$6,824.00

CITY: ASTORIA

REC./DATE: 07/03/2006 (#079712)

COUNTY: QUEENS

BALANCES:

STATE: NY

REC./DATE: (#82196)

ZIP: 11102

INIT. PP:

SPONSOR: ATHENA DEVELOPMENT LLC

PP on Accep: \$3,412,000.00

SPONSOR'S ATTORNEY (Firm): TUREK ROTH MESTER LLP

Atty.: TUREK A

BY: ALLEN M TUREK, ESQ.

PLAN REC'D:

ADDRESS: 377 FIFTH AVENUE, 6TH FLOOR

ASSIGNED TO: PIESMAN M

NEW YORK, NY 10016

REJECTED:

PLAN TYPE: PT20 (NC/Vac Condo)

WITHDRAWN:

ABANDONED:

ACCEPTED: 11/22/2006

DATE EFFECTIVE: 09/25/2007

UNITS SOLD:

BUILDING INFORMATION

Building Type: Condo

No. Units Total:

PRINCIPALS OF SPONSOR

| Last Name | First Name | MI | Title/Function |
|-----------|--------------|----|------------------|
| DOURMAS | IAKOVOS | | PRINCIPAL/MEMBER |
| DOURMAS | CONSTANTINOS | | OFFICER/MEMBER |

AMENDMENTS

- | | | |
|-------|--|---|
| No: 7 | Submitted Date: 01/10/2008 Review Date: 03/12/2008 <u>Contents*</u> : 99 - 1ST CLOS 12/11/07; PERM C/O ISSUED 01/08/08; (12) | Review Attorney: ROOTS L Action: ACCEPTED Receipt Number: 90774 |
| No: 6 | Submitted Date: 12/18/2007 Review Date: 12/18/2007 <u>Contents*</u> : 11(RP), 1/10/08 | Review Attorney: ROOTS L Action: ACCEPTED Receipt Number: 90579 |
| No: 5 | Submitted Date: 11/15/2007 Review Date: 12/17/2007 <u>Contents*</u> : 99-DECLR RECORDED 11/13/07, CLSNG OF 1ST UNIT, (6) | Review Attorney: ROOTS L Action: ACCEPTED Receipt Number: 89896 |
| No: 4 | Submitted Date: 09/19/2007 Review Date: 09/25/2007 | Review Attorney: ROOTS L Action: ACCEPTED |