



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

ERIC T. SCHNEIDERMAN
ATTORNEY GENERAL

(212) 416-6550

DIVISION OF ECONOMIC JUSTICE
REAL ESTATE FINANCE BUREAU

May 12, 2015

Dorami Realty Of New York Inc
c/o Griffin Coogan Sulzer & Horgan P.C.
Attention: Michael Horgan, Jr.
51 Pondfield Road
Bronxville, NY 10708

RE: 141 Vivabene Condominium
File Number: CD050318
Date Amendment Filed: 05/11/2015
Receipt Number: 130943
Amendment No: 11
Filing Fee: \$225.00


Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. Since this amendment is submitted after the post closing amendment has been filed, this filing is effective for twelve months from the date of filing of this amendment. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,


Assistant Attorney General

Michael F. Horgan Jr.
Griffin, Coogan, Sulzer & Horgan P.C.
51 Pondfield Road, Bronxville, NY 10708
(914) 961-1300 fax (914) 961-9385
mfh@gcshlaw.com

May 10, 2015

Via Federal Express
Investment Protection Bureau
Real Estate Financing Section
Office of the Attorney General
120 Broadway 23rd Floor
New York, NY 10271

Attn: Linda Roots, AAG

Re: 141 Vivabene Condominium
File Number: CD 050318
Offering Plan filed: April 24, 2006; Amendment No. 1 filed: July 17, 2007
Amendment No. 2 Declaring Plan Effective filed: September 21, 2007
Amendment No. 3 filed: April 1, 2008; First Unit Closed: May 23, 2008
Amendment No. 4 (post closing) filed: June 27, 2008
Amendment No. 5, 6, 7, 8, and 9 Updating Budget and Other Material Changes
Amendment #10 FILED BY Linda Roots AAG
Amendment No. 11

Dear Ms. Roots,

Attached please find 3 copies of the Proposed 11th Amendment to the Offering Plan (Updating Budget, Prices and Other Material Changes) submitted to you for acceptance and filing as well as various supporting documents. Our check in the amount of \$225 in payment of your filing fee is enclosed.

Please be advised that there is no outstanding rescission period and there is currently no investigation pending by the Office of the Attorney General regarding the Sponsor, a principal of the Sponsor or the Condominium property. Please be further advised that no units were sold or contracted for during the pendency of this amendment.

For any questions regarding this filing or any additional requirements please contact the sponsor's representative directly at:

Philip Raffiani
Dorami Realty of New York, Inc.
146 Main Street, Tuckahoe, NY 10707
914-337-8569 x0 Fax 914-337-8531
Phil@Miradoprop.com

Please contact me if you have any questions or concerns regarding the foregoing.

Very truly yours,


Michael, F. Horgan Jr. ESQ

AMENDMENT FILING FORM

(Cooperatives, Condominiums, HOAs, Timeshares, & Senior Communities)

Re: 141 VIVABENE CONDOMINIUM, 146 MAIN STREET, TUCKAHOE, NY 10707
(Address of Premises and/or Name of Project)

File No. : CD 50318 Amendment No. : 11 Plan Filing Date: 04/24/2006

Sponsor: DORAMI REALTY OF NEW YORK, INC.

Holder of Unsold Shares (if applicable): DORAMI REALTY OF NEW YORK, INC.

Current Address: 146 MAIN STREET, TUCKAHOE NY 10707
(if different from address disclosed in plan)

Individual Attorney's Name: MICHAEL F. HORGAN ESQ

Law Firm: GRIFFIN, COOGAN, SULZER & HORGAN P.C.

Address: 51 PONDFIELD ROAD, BRONXVILLE, NY 10708

Check whichever are applicable: (Failure to answer all questions will result in amendment rejection).

- Cooperative
- Condominium
- HOA
- Timeshare
- Senior Communities
- Commercial Only
- New Construction
- Rehab
- Vacant
- Loft
- Conversion
- Eviction
- Non-Eviction, since filing date
- Non-Eviction, since Amend. No. _____
- Non-Eviction, by this Amend.

Post-closing amendment has already been filed including all requirements of regulations (e.g., 13 NYCRR § 18.5(f) for coops and 13 NYCRR § 23.5(f) for condos)

Certified financial statements of income and expense have been provided for the calendar/fiscal year 01
20 14 to 12 20 14.

The last budget contained in the offering plan or any subsequent amendment is for the calendar/fiscal year commencing 12 20 14.

Check if this is a price change only amendment (e.g., 13 NYCRR § 18.5(d)(1) for coops).

I (We) hereby certify under penalty of perjury that the offering plan or filing for the subject premises as amended by the proposed amendment complies with Article 23-A of the General Business Law and applicable regulations promulgated by the Department of Law.

PHILIP RAFFIANI
PRINCIPAL'S 

PHILIP RAFFIANI VICE PRESIDENT
PRINT NAME AND TITLE

principal of sponsor

holder of unsold shares

SWORN TO BEFORE ME

THIS 21 DAY OF April, 2015.


NOTARY PUBLIC

MICHAEL F. HORGAN, JR.
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01HO4877692
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES NOVEMBER 10, 2018

**11TH AMENDMENT
TO
OFFERING PLAN OF
CONDOMINIUM OWNERSHIP OF
PREMISES KNOWN AS
141 VIVABENE CONDOMINIUM
141 MAIN STREET
TUCKAHOE, NY**

DATED: _____, 2015

THIS AMENDMENT MODIFIED AND SUPPLEMENTS THE TERMS OF THE ORIGINAL OFFERING PLAN DATED APRIL 24, 2006 AND SHOULD BE READ IN CONJUNCTION WITH THE PLAN AND THE PRIOR AMENDMENTS

HOLDER OF UNSOLD SHARES:

DORAMI REALTY OF NEW YORK, INC.

Dated: _____, 2015

**11TH AMENDMENT TO THE OFFERING PLAN
OF CONDOMINIUM OWNERSHIP**

Condominium:

141 VivaBene Condominium

Holder of Unsold Shares to Whom this Amendment
Relates ("Holder of Unsold Shares"):

Dorami Realty of New York Inc.

This Amendment modifies and supplements the terms of the original Offering Plan dated April 24, 2006 and should be read in conjunction with the Offering Plan. The Offering Plan is hereafter referred to as the "Plan".

1. Updated Budget.

The projected budget for the ninth year of operation from January 1, 2015 through December 31, 2015 has been completed as reflected in the attached Schedule A (as an attachment to the adequacy letter). An adequacy letter for this projected budget for the ninth year of operation is attached hereto as Schedule A. The budget was presented at a meeting of the Unit Owners on March 24, 2015.

2. Units under Contract.

Unit 141-A is under contract for sale at this time.

3. Incorporation of Plan.

The Plan, as modified and supplemented herein, is incorporated herein by reference as if set forth herein at length.

4. Other Material Changes.

A. Attached are the most recent certified Financial Statements for the Condominium for the fiscal year end 2014.

B. Attached is the revised Schedule A and Footnotes to the Plan which has been revised to show changes in Unit Taxes and Common Charges and Unit Selling Prices.

C. Attached is the revised Schedule B and Footnotes to the Plan which has been revised to show any changes in projected expenses over the 2014 budgets.

Except as set forth in this Amendment, there have been no other material changes in the Plan.

5. Sponsor's Disclosures.

- A. The aggregate monthly common charge payments for Units held by Sponsor is \$3,709.
- B. The aggregate monthly real estate taxes payable for Units held by Sponsor is \$9,663.
- C. Units owned by the Sponsor are occupied by tenants with aggregate monthly rents of \$31,000 (see attached detailed rent roll).
- D. There are no financial obligations of the Condominium that will become due within 12 months from the date of this amendment.
- E. All unsold Units (Units A-F and H-J) are subject to a mortgage loan from Hudson Valley Bank located at 27 Scarsdale Rd., Yonkers, NY 10707. The balance of the loan is \$1,768,172, the loan matures on 6/1/2017 with a balloon payment. The monthly loan payment is \$10,928.67. Sponsor is current and has been current for the past 12 months with all payments required pursuant to this mortgage.

- F. Sponsor's monthly obligations set forth above will be paid from sponsor's income from rental properties.
- G. Sponsor is current with all financial obligations of the Condominium, including but not limited to, common charges and assessments, taxes, reserve or working capital fund payments, assessments and payments for repairs or improvements per the Plan, and the mortgage relating to unsold Units. Sponsor was current for all such obligations during the 12 months preceding the filing of this Amendment.
- H. The Sponsor is also the sponsor of 120 VivaBene Condominium, located at 120 Main St., Tuckahoe, NY 10707, Plan #CD40446. The 120 VivaBene Condominium offering plan is on file with the office of the Attorney General and is available for inspection. Sponsor is current with all financial obligations of 120 VivaBene Condominium, including but not limited to common charges and assessments, taxes, reserve or working capital fund payments, assessments and payments for repairs or improvements per the Plan, and the mortgage relating to unsold Units. Sponsor was current for all such obligations during the 12 months preceding the filing of this Amendment.
- I. Under The Offering Plan as amended the Sponsor controls the Board of Managers until the Annual Meeting of the Board following the earlier to occur of: (a) the transfer of title to Residential Units representing 51% of the Residential Units Common Interest or (b) 10 years after the First Closing, which was on May 23, 2008. The Sponsor currently owns a controlling number of units. The board members are Philip Raffiani, Jeanne Raffiani and Laura Raffiani. The control period was expanded from 5 years to 10 years by amendment to the Bylaws in 2014. Because of the economic down turn from 2007 through 2012 there was no interest from anyone who could purchase a unit and under new FHA mortgage rules it is difficult for new buyers to obtain mortgages on Condominiums where less than 50% of the units are sold and owner occupied.

6. Definitions.

All capitalized terms not expressly defined in this Amendment have the meanings given to them in the Plan.

7. Supporting documents.

Rs-2/CD/2 Continuation

Exhibit A – Affidavit in Support of Eleventh Amendment to the Plan

HOLDER OF UNSOLD SHARES/SPONSOR:

DORAMI REALTY OF NEW YORK, INC.

Dated: _____, 2015

**Exhibit A
Affidavit in Support of Eleventh Amendment to the Plan**

**Re: 141 VIVABENE CONDOMINIUM
141 Main Street, Tuckahoe, NY 10707
File No. CD05-0318**

State of New York)
 ss.:
County of Westchester)

Philip Raffiani, under oath, deposes and says:

1. I am the Vice President of Dorami Realty of New York, Inc., the Sponsor of the Offering Plan dated April 24, 2006 to submit the premises known as 141 Main St., Tuckahoe, NY ("Property") to condominium ownership ("Plan").
2. The Plan was accepted for filing by the Attorney General of the State of New York on April 24, 2006.
3. The Plan was declared effective by notice to Purchaser on September 14, 2007. Amendments to the Plan were accepted and filed by the Attorney General of the State of New York as follows: Second Amendment on September 21, 2007; Third Amendment on April 1, 2008; Fourth Amendment on June 27, 2008; Fifth Amendment on July 1, 2009; Sixth Amendment on July 26, 2010; Seventh Amendment on June 13 2011; Eighth Amendment on June 27th, 2012. Ninth Amendment on July 18, 2013. Tenth Amendment on June 13, 2014.
4. I have read the Eleventh Amendment to the Plan and the statements contained therein are true and accurate to the best of my knowledge and belief.
6. I hereby submit this Affidavit to the Attorney General in connection with the Eleventh Amendment to the Offering Plan.

Sponsor: Dorami Realty of New York, Inc.



By: Philip Raffiani, Vice President

By: Philip Raffiani

Sworn to before me this 21 day
Of April, 2015.


Notary

MICHAEL F. HORGAN, JR.
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01HO4877692
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES NOVEMBER 10, 2018

Schedule A

FORMS TO FOLLOW

February 23, 2015

CERTIFICATION OF EXPERT ADEQUACY OF BUDGET

Re: 141 VivaBene Condominium (*"Condominium"*)
141 Main Street, Tuckahoe, NY

The Sponsor of the Condominium Offering Plan, Dorami Realty of New York, Inc. (*"the Sponsor"*), for the captioned property, retained Barhite & Holzinger, Inc. to review the projection of income and expenses for the Condominium, attached hereto (*"Budget"*) payable by the owners of the Condominium Units for the calendar year 2015.

The undersigned is a licensed real estate broker and its principals have been engaged in the real estate brokerage and management business since 1935. Our experience in this field includes the management of numerous condominium projects located primarily in the New York Metropolitan area and Westchester County.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to the Units in the Condominium.

We have reviewed the 2015 Operating Budget as it impacts upon the Condominium Units and investigated the facts underlying it with due diligence in order to form a basis for this certification. We have also relied on our experience managing residential cooperative and condominium buildings.

We certify that the projections in the Budget for common charges payable by the owners of the Units appear to be reasonable and adequate under the existing circumstances to meet the anticipated operating expenses fairly attributable to such Condominium Units for the projected calendar year 2015.

We further certify that the estimates in the 2015 Operating Budget for the common charges payable by the owner of the Units:

- (i) set forth in reasonable detail the projected income and expenses for the calendar year 2015;
- (ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the common charges payable by the owners of the Units;
- (iii) do not omit any material fact;
- (iv) do not contain any untrue statement of a material fact;
- (v) do not contain any fraud, deception, concealment or suppression;
- (vi) do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) do not contain any representation or statement which is false, where we:
 - (a) knew the truth;
 - (b) with reasonable effort could have known the truth;
 - (c) made no reasonable effort to ascertain the truth; or
 - (d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by the Sponsor. We understand that a copy of this certification is intended to be incorporated into an Amendment to the Offering Plan. This statement is not intended as a guarantee or warranty of the income and expenses for the calendar year 2015.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to civil and criminal penalties of the General Business Law and Penal Law.

BARHITE & HOLZINGER, INC.

By: 

John F. Holzinger, Jr., President

Sworn to before me this
23rd day of February, 2015


Notary Public

CLAUDIA TAGLIAFERRI
Notary Public, State of New York
No. 01TAG049656
Qualified in Westchester County
Term Expires October 23, 2013

SCHEDULE B		4/14/2015							
141 VIVABENE TUCKAHOE NY									
PROJECTED BUDGET FOR OPERATIONS									
PERIOD FROM January 1, 2015 To December 31, 2015									
	INCOME	ANNUAL AMOUNT	SCH B FOOT NOTES	MONTHLY AMOUNT	NOTES	PCT	PER UNIT		
	UNIT ASSESSMENT 10 TOWN HOUSES	49,588	01	4,132.34	10 TOWN HOUSES	100%	413		
	TOTAL INCOME	49,588		4,132.34		100%			
	EXPENSES								
	JANITORAL	3,000	02	250.00	PART TIME SUPER	6.05%			
	BUILDING REPAIRS	3,600	02	300.00		7.26%			
	ALARM AND VIDEO SECURITY	-	03	-		0.00%			
	TELEPHONE	-	03	-		0.00%			
	ELECTRIC	480	03	40.00	SITE LIGHTING, COMMON SYSTEMS	0.97%			
	WATER AND FIRE	540	03	45.00	SUMMER IRRIGATION AND CLEANING	1.09%			
	MANAGEMENT CONTRACT	9,600	04	800.00		19.36%			
	CLEANING AND ICEMELT	300	04	25.00		0.60%			
	SNOW REMOVAL	2,500	04	208.34	560/STORM 64 STORMS PER YEAR	5.04%			
	LANDSCAPING	3,300	04	275.00	255 FOR 10 MONTHS + 500 MULCH	6.65%			
	INSURANCE	19,200	05	1,600.00		38.72%			
	ACCOUNTING AND TAX PREP	2,220	06	185.00		4.48%			
	CONSULTING	-	06	-		0.00%			
	LEGAL	-	06	-		0.00%			
	DUES AND SUBSCRIPTIONS LIC & FEES	-	07	-		0.00%			
	OFFICE SUPPLIES & OTHER / BOOK KEEPING	360	07	30.00		0.73%			
	BANK CHARGES	-	07	-		0.00%			
	CONTINGENCY AND RESERVES	4,500	08	375.00		9.07%			
	PRIOR BUDGET EXCESS/SHORTFALL	-	10	-		0.00%			
	MISC AND INTEREST INCOME	(12)	09	(1.00)		-0.02%			
	TOTAL EXPENSES	49,588		4,132.34		100.00%			

141 VivaBene
Profit & Loss Budget Overview
 January through December 2015

	Jan - Dec 15
Ordinary Income/Expense	
Income	
Condo Common Charges (01)	49,588.00
Other Income & Fees (01)	
Miscellaneous Inc	0.00
Total Other Income & Fees (01)	0.00
Total Income	49,588.00
Expense	
Repairs & Maintenance (02)	
Janitorial	3,000.00
Building Repairs	3,600.00
Total Repairs & Maintenance (02)	6,600.00
Utilities (03)	
Gas and Electric	480.00
Water	540.00
Total Utilities (03)	1,020.00
Services (04)	
Management Contract	9,600.00
Cleaning	300.00
Snow Removal	2,500.00
Landscaping	3,300.00
Total Services (04)	15,700.00
Insurance (05)	
Liability & Property Insurance	19,200.00
D&O, Flood, Umbrella, Fees	0.00
Insurance - Other	0.00
Total Insurance (05)	19,200.00
Professional Fees (06)	
Accounting	2,220.00
Total Professional Fees (06)	2,220.00
General Expenses (07)	
Supplies	
Office	360.00
Total Supplies	360.00
Total General Expenses (07)	360.00
Miscellaneous Expenses (08)	
Reserves And Contingencies	4,500.00
Total Miscellaneous Expenses (08)	4,500.00
Total Expense	49,600.00
Net Ordinary Income	-12.00
Other Income/Expense	
Other Income	
Interest Income(09)	12.00
Total Other Income	12.00
Net Other Income	12.00
Net Income	0.00

**141 VIVA BENE CONDOMINIUMS
BUDGET FOOTNOTES
FOR THE PERIOD JANUARY TO DECEMBER 2015**

01/09 - The common charges amount represents the total common charges to be levied against and collected from the unit owners during the period represented by this budget. Common charges will be used by the board of managers to defray the operational expenses of the condominium. Common charges are allocated to the units based on their respective assigned common interests. Interest income generated from the reserve and capital accounts.

02 - This expense represents the estimated cost for ordinary maintenance and repairs of the common elements including supplies, fixtures, hardware and other miscellaneous supplies. The Janitorial number represents the cost of a part time superintendent provided by the management company under its management agreement. The condominium does not have any employees.

03 - This expense includes all utilities consumed by the common elements consisting of electricity for lighting and heat, water for fire, irrigation and cleaning, telephone for fire and safety and alarm monitoring for safety.

04 - This expense covers the management fee for contract with Mirado Properties, Inc. and the estimated cost of general cleaning, snow removal, and landscaping.

05 - Insurance is based on the schedule of insurance as provided by Mackoul and Associates, 25 Nassau Lane, Island Park NY 11558. The Coverage is as follows:

All Risk policy which includes replacement cost coverage:	\$6,229,100
Personal property	Included in all risk
General Liability:	\$2,000,000
Non Owned and Hired Car:	\$1,000,000
Directors and Officers	\$1,000,000
Umbrella	\$10,000,000
Flood and earthquake Insurance	included in all risk

06 - This includes both a certified audit and the preparation of federal and state tax returns. It is based on a quotation for the firm of Mcguigan and Tombs Co CPA's of Wall New Jersey. Legal fees are estimates of the cost of collection for delinquent unit holder fees and other minor issues.

07 - This includes the cost of parking lot license fees, photocopying, mailing charges and any miscellaneous taxes, office expenses, filing fees, property tax challenge fees, dues, book keeping and other unknown charges and expenses.

08 - This is a reserve for contingencies for any unforeseen costs and expenses which might be incurred during the operation of the condominium.

10 - This represents the budget excess or shortfall from the prior year budget.

SCHEDULE A		4/14/2015											
141 VIVABENE TUCKAHOE NY													
SALES PRICE AND ESTIMATED MONTHLY CHARGES FOR OPERATIONS													
PERIOD FROM JANUARY 1, 2015 TO DECEMBER 31, 2015													
Unit Address	Rent Status (FN8)	Number of Rooms Bedrooms Baths (FN1, FN5)	Approx. Gross Square Footage (FN4)	Tenant Purchase Price (FN2)	Non-Tenant Purchase Price (FN2)	Percent Interest in Common Elements (FN3)	Monthly Common Charges (FN4)	Annual Common Charges (FN4)	Monthly Projected Real Estate Tax Charges (FN6)	Annual Projected Real Estate Tax Charges (FN6)	Monthly Projected Real Estate Tax and Common Charges (FN7)		
01	141-A	Under Contract	9/3/3.5	2,706	899,990	899,990	12.50%	517	6,199	1,234	14,802	1,750	
02	141-B	OCCUPIED	8/2/3.5	2,102	715,990	715,990	8.50%	351	4,215	965	11,578	1,316	
03	141-C	OCCUPIED	8/2/3.5	2,102	715,990	715,990	8.50%	351	4,215	965	11,578	1,316	
04	141-D	OCCUPIED	9/3/3.5	2,424	810,990	810,990	10.25%	424	5,083	1,112	13,344	1,536	
05	141-E	OCCUPIED	8/2/3.5	2,102	715,990	715,990	8.50%	351	4,215	965	11,578	1,316	
06	141-F	OCCUPIED	9/3/3.5	2,424	810,990	810,990	10.25%	424	5,083	1,112	13,344	1,536	
07	141-G	SOLD	9/3/3.5	2,424	N/A	N/A	10.25%	424	5,083	1,112	13,344	1,536	
08	141-H	OCCUPIED	8/2/3.5	2,102	715,990	715,990	8.50%	351	4,215	965	11,578	1,316	
09	141-I	OCCUPIED	9/3/3.5	2,424	810,990	810,990	10.25%	424	5,083	1,112	13,344	1,536	
10	141-J	OCCUPIED	9/3/3.5	2,706	899,990	899,990	12.50%	517	6,199	1,234	14,802	1,750	
TOTALS				23,516	7,096,910	7,096,910	100.00%	4,132	49,588	10,775	129,295	14,907	
				TAXES	129,295	ESTIMATED TOTAL ANNUAL TAXES				-			
				COMMON	49,588	ESTIMATED TOTAL ANNUAL COMMON CHARGES							
				OWNERS COMMON CHARGES		MONTHLY ANNUAL							
					424	5,083							
				SPONSOR COMMON CHARGES		3,709	44,505						
				TOTAL COMMON CHARGES		4,132	49,588						

**141 VIVABENE CONDOMINIUM
FOOTNOTES TO SCHEDULE A
AS AMENDED FOR
PERIOD 01/01/2015 THROUGH 12/31/2015**

1. (a) The number of rooms in each Unit is calculated in accordance with the "Recommended Method of Room Count", effective January 1, 1964, from the Real Estate Board of New York. All kitchen areas are deemed to be independent rooms, whether or not separated from the living room or dining room by a demising wall. However, the Units may have been altered by Tenants during occupancy and therefore should be inspected prior to purchase to determine the actual dimensions, layout and physical condition of the Unit. Except as otherwise set forth in the Purchase Agreement, the Building and each Unit will be sold in "As Is" condition.

(b) The total square footage shown on Schedule A is measured horizontally from the exterior face of exterior walls to the midpoint of the opposite interior walls, and from the midpoint of demising walls between Units to the midpoint of the opposite wall; square footage is measured vertically from the underside of the Unit's finished flooring to the exposed painted face of a concrete ceiling or the unexposed side of the Unit's drywall or plaster ceiling, as applicable. Usable square footage measured to the exposed face of interior walls will be significantly lower than the square footage shown in schedule A. Square footage shown in the Declaration of Condominium filed with the Westchester County Clerk will also be lower than the square footage shown on Schedule A because horizontal boundaries are measured from the unexposed inside surface of the exterior walls, the Unit side of any window glass, and the unfinished inside surface of any exterior wall door or window frame to the midpoint of the opposite interior walls, for purposes of distinguishing Units from common elements in the Declaration. Any floor plan or sketch shown to a prospective Purchaser is only an approximation of the dimensions and layout of a typical Unit. Each Unit should be inspected prior to purchase so that any prospective Purchaser will be able to inspect the actual dimensions, layout and physical condition. (See Part II of the Plan, Exhibit D for floor plans of each Unit).

2. The "Exclusive Purchase Period" for tenants in occupancy has expired. After the expiration of the Exclusive Purchase Period, Tenants will no longer have the exclusive right to purchase their Units and all sales will be subject to the Non-Tenant Purchase Price set forth in Schedule A. Non-Tenant Purchase Prices will be subject to increase by duly filed amendment. The Sponsor reserves the right to decrease the sales price below the Offering Plan price without filing a prior amendment to the Plan as long as the reduction in sales price does not constitute a general offering but is rather the result of an individually-negotiated Unit price with a Non-Tenant Purchaser, or with a Tenant after the Plan has been declared effective. See Section 9 for conditions applicable to these prices. In addition to the payment of the balance of the sales price at the time of closing, the Purchaser will be responsible for the payment of various closing costs and adjustments. See Section 18, entitled "Unit Closing Costs and Adjustments", for a schedule of estimated closing expenses to be paid by a Purchaser.

3. Pursuant to Section 339-i (1) (iv) of the New York Real Property Law, the percentage of Common Interest of each Unit in the Common Elements is based upon floor space, subject to location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit. The approximate interior square

footage of the Units varies from 2102 to 2706 square feet, excluding Limited Common Elements.

4. The Common Charges payable by each Unit Owner are based on their Percentage of Common Interest in the Common Charges. See the footnotes to Schedule B and Schedule B-1 for a more detailed description of the expenses and services which Common Charges cover. The projected Common Charges do not cover certain costs such as repairs, replacements or alterations to the interior of Units, electricity, heat and hot water (which is separately metered for each Unit), air conditioning, cable television service, or fire and liability insurance for improvements and furnishings in the Units, which are the responsibility of the individual Unit Owner. The Sponsor is not offering mortgage financing in connection with this Plan. If the Purchaser obtains mortgage financing, the Purchaser will be responsible for debt service on the mortgage as an additional expense.

Based on the information provided to us regarding the use of the Units, it appears that the Condominium may elect to be taxed as a homeowners association under Sec. 528 and accordingly, its membership income will not be subject to federal tax. However, it does not appear that the Condominium members would incur substantial taxes even if Section 528 did not apply, i.e., if the Condominium is treated either as the agent or as a partnership for tax purposes. If, as anticipated, its income is largely offset by expenses, the ultimate income tax payable would be small. Hence the major concern, if Section 528 is not available, would lie in assuming the net taxable income derived from the Condominium's activities in any year is minimal. With careful attention to the various accounting and other administrative details, this would not be difficult to accomplish. Each person contemplating the purchase of a Unit is strongly advised to consult his or her own tax advisor as to all tax matters.

5. All Units have amenities which are appurtenant to the particular Unit, such as outdoor parking space which is a Limited Common Element. For a description of the rights and obligations of Unit Owners with respect to the repair and alteration of the Limited Common Elements see Section 22.

6. The Condominium is divided into individual tax lots, each Unit is taxed as a separate tax lot for real estate tax purposes and a Unit Owner will not be responsible for the payment of, nor will his or her Unit be subject to, any lien arising from the non-payment of taxes on other Units. Each Unit Owner's real estate taxes are based on his or her assessment by the assessor for the Town of Eastchester, 40 Mill Road, Eastchester, New York 10709 ("Town Assessor").

The Sponsor makes no representation as to the accuracy of the (i) assessed value of the Property; (ii) projected assessed value of the Property; (iii) tax rate; or (iv) method of assessing real property used by the Town Assessor.

The taxes shown on revised Schedule A for the period 1/1/2014 to 12/1/2014 are based on the actual tax bills for 2014 + a 4% estimated increase in taxes projected for 2015.

7. The total estimated monthly carrying charges are the sum of the estimated monthly Common Charges and the estimated monthly real estate taxes. If a Purchaser obtains financing, the Purchaser's debt service will be an additional expense.

8. The Building has a total, monthly rent roll for sponsor owned units of \$35,250 with 0 vacant units and 9 units occupied by tenants.

141 VIVABENE CONDOMINIUM

Financial Statements

**For the Year Ended
December 31, 2014**



141 VIVABENE CONDOMINIUM

For the Year Ended December 31, 2014

I N D E X

	<u>Page</u>
Independent Auditor's Report	2-3
Balance Sheet	4
Statement of Operations and Unit Owners' Equity	5
Statement of Cash Flows	6
Notes to Financial Statements	7-10



INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
of 141 Vivabene Condominium

We have audited the accompanying financial statements of 141 Vivabene Condominium, which comprise the balance sheet as of December 31, 2014, and the related statements of operations and unit owners' equity, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.


We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of 141 Vivabene Condominium as of December 31, 2014, and results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matter Disclaimer

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. As discussed in Note 3, the Association has not estimated the remaining useful lives and replacement costs of the common property and, therefore, has not presented information about the estimates of future costs of major repairs and replacements that accounting principles generally accepted in the United States of America have determined is required to supplement, although not be a part of, the basic financial statements.


McGuigan Tombs & Company, P.C.
Certified Public Accountants

March 9, 2015
Manasquan, New Jersey

141 VIVABENE CONDOMINIUM

Balance Sheet
as of December 31, 2014

ASSETS

Cash and cash equivalents	\$ 30,922
Prepaid insurance	<u>5,614</u>
	<u>\$ 36,536</u>

LIABILITIES AND UNIT OWNERS' EQUITY

Accounts payable	\$ 2,038
Unit Owners' equity	
Undesignated	26,748
Designated for future repairs and contingencies	<u>7,750</u>
	<u>34,498</u>
	<u>\$ 36,536</u>

See accompanying notes to financial statements

141 VIVABENE CONDOMINIUM
Statement of Operations and Unit Owners' Equity
For the Year Ended December 31, 2014

Revenues	
Operating assessments	\$ 47,076
Interest income	<u>10</u>
Total revenues	47,086
Expenses	
Insurance	18,320
Repairs and maintenance	10,200
Management fees	9,600
Outside services	3,070
Professional fees	2,150
Utilities	885
Office supplies	<u>360</u>
Total expenses	<u>44,585</u>
Excess of revenues over expenses	\$ 2,501
Opening Unit Owners' equity	<u>\$ 31,997</u>
Ending Unit Owners' equity	
Undesignated	26,748
Designated for future repairs and contingencies	<u>7,750</u>
Total unit owners' equity	<u>\$ 34,498</u>

See accompanying notes to financial statements

141 VIVABENE CONDOMINIUM
Statement of Cash Flows
For the Year Ended December 31, 2014

Cash flows provided by operating activities	
Excess of revenues over expenses	\$ 2,501
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:	
Prepaid insurance	(1,000)
Accounts payable	<u>(1,267)</u>
Net cash provided by operating activities	234
Net increase in cash and cash equivalents	\$ 234
Cash and cash equivalents, beginning of the year	<u>30,688</u>
Cash and cash equivalents, end of the year	<u>\$ 30,922</u>
Cash paid during the year for:	
Interest	<u>\$ -</u>
Taxes	<u>\$ -</u>

See accompanying notes to financial statements

141 VIVABENE CONDOMINIUM

Notes to Financial Statements

December 31, 2014

Note 1 - Summary of significant accounting policies

Organization

141 Vivabene Condominium (the "Association") is a condominium association formed pursuant to Article 9-B of the Real Property Law of the State of New York on September 14, 2007. The primary purpose of the Association is to manage the common expenses and preserve the common elements of the property known as 141 Main Street in Tuckahoe, NY. The property consists of 10 residential units, which are individually and collectively referred to as the "units." The Association shall be run by a Board of Managers elected by the Unit Owners. The Board of Managers has the authority to manage and administer the affairs of the Association.

The financial information included herein reflects related party transactions as described in Note 4. Accordingly, these financial statements may not be indicative of the financial position, results of operations, cash flows or indicative of future operations that would have occurred had the Association operated independently of its Sponsor during the period. Management believes that the accounting judgment underlying such transactions is reasonable.

Unit owner assessments

Unit Owners are subject to regular and special assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. The annual budget and assessments of Unit Owners are determined by the board of managers and are approved by the Unit Owners. Currently, the Association is controlled and run by the sponsor. The Association retains excess operating funds at the end of the operating year, if any, for use in future operating periods.

Assessments receivable

Assessments receivable at the balance sheet date represent fees due from unit owners. Unit Owner assessments are considered delinquent if such assessments are unpaid by the due date of the assessment notice. The Association's bylaws allow the Board of managers to place liens on the properties of homeowners whose assessments are 15 days in arrears. As of December 31, 2014, there were no assessments receivable.

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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.

141 VIVABENE CONDOMINIUM
Notes to Financial Statements (cont'd)
December 31, 2014

Note 1 - Summary of significant accounting policies (cont'd)

Disclosure of fair value of financial statements

The carrying amount reported in the balance sheet for cash and cash equivalents, assessments receivable and accounts payable and accrued expense approximates fair value because of the immediate short-term maturity of these financial instruments.

Cash and cash equivalents

The Association considers highly liquid investments purchased with original maturities of three months or less and certificates of deposits with a maturity of one year or less to be cash equivalents.

Concentration of credit risk

Financial instruments that potentially subject the Association to concentrations of credit risk are cash and accounts receivable arising from its normal business activities. The Association does not require collateral, but establishes allowances for uncollectible accounts receivable and believes that their accounts receivable credit risk exposure beyond allowances is limited.

The Association maintains its cash balances in two financial institutions and is subject to credit risk to the extent it exceeds federally insured limits. Balances may exceed the amount of insurance provided on such deposits.

Income taxes

The Association has elected to be taxed as a homeowner association and accordingly, files a federal form, 1120-H. The Association generally is taxed only on nonmembership income, such as interest income and earnings from commercial operations. Earnings from Unit Owners, if any, may be excluded from taxation if certain elections are made. The Association is subject to no income tax for the year ended December 31, 2014.

Uncertain tax positions

Management has determined that the Association does not have any uncertain tax positions and associated unrecognized benefits that materially impact the financial statements or related disclosures. Since tax matters are subject to some degree of uncertainty, there can be no assurance that the Association's tax returns will not be challenged by the taxing authorities and that the Association will not be subject to additional tax, penalties, and interest as a result of such challenge.

The Association is no longer subject to federal and New York tax examinations by taxing authorities for years prior to 2011.

141 VIVABENE CONDOMINIUM
Notes to Financial Statements (cont'd)
December 31, 2014

Note 1 - Summary of significant accounting policies (cont'd)
Subsequent events

FASB ASC Topic 855 requires interim and annual disclosure of the date through which subsequent events have been evaluated, as well as whether that date is the date the financial statements were issued or the date the financial statements were available to be issued. The Association evaluated subsequent events through the report date on March 9, 2015 no disclosure is necessary.

Note 2 - Cash balances

As of December 31, 2014, the cash balances were comprised as follows:

General checking	\$ 9,637
Interest bearing money market	21,234
Interest bearing savings account	<u>51</u>
	<u>\$ 30,922</u>

Note 3 - Future major repairs and contingencies

As mentioned in the auditor's report, a supplemental schedule detailing the remaining useful lives and replacement costs is required by accounting principals generally accepted in the United States of America. New York State law and the Association's governing documents do not require the accumulation of funds to finance estimated future major repairs and replacements. The association has not estimated the remaining useful lives and replacement costs. Therefore, the accompanying financial statements do not include such a schedule as required by accounting principles generally accepted in the United States of America.

When funds are required for major repairs and replacements, the Association plans to raise required funds via special Unit owner assessments or borrowings. The effect on future assessments has not been determined. As of December 31, 2014 The Board of Managers has designated \$7,750 as "Unit owners' equity - designated for future repairs and contingencies."

141 VIVABENE CONDOMINIUM
Notes to Financial Statements (cont'd)
December 31, 2014

Note 4 - Related party transactions/economic dependency

For the year ended December 31, 2014, the Association paid management fees to the Sponsor's parent company totaling \$9,600. In addition to management services, the Association contracted with the Sponsor's parent company to provide certain services which were charged as follows:

Repairs and maintenance	\$ 5,000
Office supplies	<u>360</u>
	<u>\$ 5,360</u>

As of December 31, 2014, the sponsor owned 9 of 10 units.

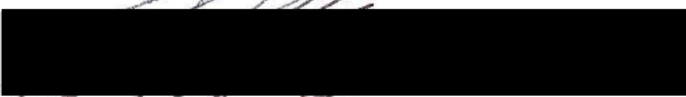
For the year ended December 31, 2014, the Sponsor accounted for \$42,252 (90%) of operating assessments. The Association will continue to be economically dependent on the Sponsor as long as the Sponsor controls multiple membership units. A default by the Sponsor on its assessment obligation would negatively affect the ability of the Association to pay its bills as they come due as well as the future assessment obligations of other members.

141 VIVABENE RENT ROLL AS OF

5/1/2015

UNIT	MONTHLY RENT
141-A	UNDER CONTRACT
141-B	3,200
141-C	3,800
141-D	4,100
141-E	4,300
141-F	3,300
141-G	SOLD
141-H	3,400
141-I	4,500
141-J	4,400
TOTAL	31,000

I CERTIFY THAT THIS IS A TRUE AND ACCURATE RENTROLL FOR 141 VIVABENE CONDOMINIUM AS OF THE DATE LISTED ABOVE



PHILIP RAFFIANI VICE PRESIDENT
DORAMI REALTY OF NEW YORK INC
SPONSOR