



Peninsula Property Management

Precision in Management, Excellence in Service

WHY PPM

At Peninsula Property Management (PPM), we do more than manage properties—we elevate them. With a leadership team that is deeply involved, hands-on, and responsive, PPM is redefining the standard for property management in New York City. Our mission is simple: deliver results with integrity, precision, and a hospitality-first approach.

*Peninsula Property Management:
Because Your Building
Deserves More.*

Accountable Leadership: Direct Access. Transparent Decisions. Results You Can Measure.

At Peninsula Property Management (PPM), we believe property management is not just about buildings—it's about people, performance, and precision. We combine operational rigor with a hospitality-first mindset to deliver unmatched service and value to our clients. Here's why so many boards, owners, and investors trust PPM.

Preventing Problems Before They Happen:

We don't wait for issues to escalate—we prevent them. Our team conducts shared yearly action lists, monitors compliance deadlines, and addresses maintenance concerns before they become costly emergencies. From Local Law 97 energy requirements to SWAMP filings, we manage every operational detail so your building runs smoothly—and stays ahead of the curve.

Board & Owner Support: Guidance. Partnership. Advocacy.

We are more than just managers—we are your advisors. We assist boards in making informed, strategic decisions that protect your building's long-term interests. Whether it's vendor selection, capital planning, or emergency response, we ensure the board is supported, the shareholders are heard, and the property's value is safeguarded.

Financial Clarity: Complete Transparency. No Surprises.

Our financial reporting is timely, accurate, and tailored to board needs. You will receive clean, easy-to-read financials, along with detailed expense tracking and budget forecasting. We help boards plan responsibly, monitor performance, and make data-driven decisions with full confidence in the numbers.

NYC Regulatory Expertise: We Know the City—and Its Complexities.

From DOB and HPD filings to Local Laws 88, 97, and 157—compliance in New York City is challenging. We know the rules, the agencies, and how to avoid costly violations. Our experienced staff navigates regulatory hurdles with confidence, ensuring your building remains in good standing and protected from unnecessary risk.

Hospitality-Driven Service: White-Glove Management for Every Building.

We bring a luxury-service mentality to every property—no matter the size. Our staff is trained to respond promptly, communicate respectfully, and treat every resident like a valued guest. From concierge-style interactions to vendor coordination, we prioritize experience, comfort, and care in every touchpoint.

EXPERTISE & OFFERINGS

Management & Operations: Precision Management Backed by Real-Time Technology

At Peninsula Property Management (PPM), our expertise is built on decades of hands-on experience managing co-ops, condos, mixed-use buildings, and multifamily portfolios throughout New York City.

PPM uses a customized operations platform to log, assign, and track every task across your property in real time. This platform acts as a centralized command center—giving us full visibility into daily activity, while offering boards a transparent view of progress and priorities.

We log and sort all action items discussed with the client—from one-time requests to recurring responsibilities—and ensure that each item is actively managed through to resolution.

Our platform organizes and tracks:

- ✓ Resident and shareholder requests
- ✓ Repairs and maintenance tickets
- ✓ Compliance tasks (Local Laws, filings, inspections)
- ✓ Administrative and clerical tasks
- ✓ Capital projects and special initiatives
- ✓ Lease tracking and renewals
- ✓ Recurring contracts and vendor services
- ✓ Preventive maintenance schedules
- ✓ Board requests and meeting follow-ups

Whether it's a minor plumbing repair or a major renovation, every item is recorded, scheduled, and assigned—with timelines and accountability built into the system.

Our building staff and management teams work in tandem using this digital platform to communicate in real time, escalating issues when needed and providing detailed updates along the way. The result is a streamlined, responsive operation where nothing gets lost, and everything is followed through.

And because everything is digital and trackable, our client receive:

- ✓ Better visibility into what's being done and when
- ✓ Fewer surprises and faster turnaround on open issues
- ✓ A clear chain of accountability for all building activity

This blend of boots-on-the-ground service and real-time tech infrastructure allows PPM to operate with unmatched precision, responsiveness, and transparency—exactly what today's boards and owners demand.

FINANCIAL MANAGEMENT

***Accurate.
Transparent.
Strategic.***

At **Peninsula Property Management**, we know that financial health is the backbone of every well-run building. Our team delivers proactive financial management and reporting with a level of clarity and diligence that empowers boards to make sound, strategic decisions — while maintaining full transparency and contro



Monthly Financial Reporting

We provide comprehensive monthly financial packages that include:

- ✓ Income & expense statements
- ✓ General ledger detail
- ✓ Balance sheets
- ✓ Cash flow reports
- ✓ Budget-to-actual variance reports
- ✓ Preventive maintenance schedules
- ✓ Board requests and meeting follow-ups

These reports are custom-formatted for each building and delivered on time — every time — so board members are never left in the dark about the building's financial position.



Budget Planning & Forecasting

We work closely with boards to build realistic, forward-looking annual budgets. Our team evaluates historic expenses, future capital needs, market trends, and regulatory requirements to help plan responsibly and minimize assessment risk.

- ✓ Annual and multi-year budget planning
- ✓ Reserve fund analysis
- ✓ Compliance and Operational review
- ✓ Capital improvement planning
- ✓ Assessment and maintenance strategy



Accounts Payable & Receivable

PPM handles the day-to-day financial transactions of the building with accuracy and efficiency:

- ✓ Invoice review and processing
- ✓ ACH Payment
- ✓ In-house checks
- ✓ Vendor payment tracking
- ✓ Owner/shareholder billing
- ✓ Online payment portals for convenience
- ✓ Real-time AR tracking and delinquency reports

We take a hands-on approach with collections and follow up on arrears in accordance with board policy — always maintaining a professional and respectful tone with residents.



With PPM, you don't just receive financial reports - you gain a financial partner.



Capital Projects & Special Assessments

From managing the financials of a major façade restoration to tracking special assessment collections, our finance team works in lockstep with our project managers and board members to ensure every dollar is accounted for and properly allocated.

- ✓ Fund allocation oversight
- ✓ Lien waivers and requisition reviews
- ✓ Project-specific reporting
- ✓ Cost control analysis



Audit & Compliance Support

We prepare for annual audits with precision and transparency. Our records are organized, our reports are audit-ready, and we coordinate directly with your third-party auditors to minimize board burden and ensure a smooth, accurate review.



Digital Tools for Easy Oversight

Board members and owners have secure access to financial records, billing history, and reports through our online portal. This makes for easy access for invoice approval. This platform promotes real-time visibility and ensures financial accountability at every level.

PROJECT MANAGEMENT

*From Concept
to Completion -
Without the Chaos*

At Peninsula Property Management, we bring structure, oversight, and accountability to every project – from small upgrades to major capital improvements. Our approach minimizes disruption, controls costs, and ensures that projects are delivered on time and on budget.

What We Manage:

- ✓ Full FISP (Formerly LL 11) project cycles
- ✓ Roof, Elevator, and Boiler Replacements
- ✓ Energy Efficiency Upgrades (LL97, LL88)
- ✓ Lobby & Common Area Renovations
- ✓ HVAC upgrades
- ✓ Air Balancing
- ✓ Amenity space restoration including sporting courts and pools
- ✓ Plumbing & Electrical System Overhauls

Pre-Planning & Scope Definition

Collaborate with board, architect, and engineer to develop a clear project scope and timeline.

Bid Coordination & Vendor Selection

Solicit competitive bids, ensure proper insurance, vet contractors, and provide the board with detailed comparisons and recommendations.

Budgeting & Financial Oversight

Align costs with capital planning goals; track payments, holdbacks, and lien waivers throughout the project.

Daily Oversight & Reporting

Monitor progress, enforce timelines, and address issues proactively. We provide the board with regular updates and photos.

Closeout & Quality Control

Ensure all work is completed to spec, punch lists are resolved, and warranties/approvals are delivered.

Get it Done Attitude:

Ensure that timelines are kept and having a can-do perspective.

COST SAVING BENEFITS

A white piggy bank with blue spots and ears is positioned on the right side of the image. To its left, there are several stacks of gold coins of varying heights. A hand is visible at the top right, holding a coin as if about to drop it into the piggy bank. The background is a light, neutral color.

Real Savings. Smart Management. Proven Results.

- ✓ **Staff Overtime Control**
Optimize scheduling to reduce overtime and labor costs.
- ✓ **Energy Procurement & Sustainability**
Lower energy bills through group buying and curtailment programs. Most get savings from 10-30% rather than buying directly from utility company.
- ✓ **Insurance & Workers' Comp Dividends**
Access lower premiums and group benefits with strong carrier relationships.
- ✓ **Service Contract Optimization**
Review, renegotiate, and streamline vendor agreements for better pricing and performance.
- ✓ **Bulk Purchasing & Inventory Control**
Save on building supplies and track usage with an organized inventory system.
- ✓ **Bulk Compliance Agreements**
Group discounts on required inspections and filings (LL97, FISP, etc.).
- ✓ **Capital & Project Planning Support**
Plan long-term improvements with smart budgeting and oversight.
- ✓ **Vetted Vendor Network**
Reliable, pre-qualified contractors with competitive rates.
- ✓ **Preventive Maintenance Programs**
Reduce costly emergency repairs through proactive scheduling.
- ✓ **Integrated Technology Platform**
Real-time task tracking, reporting, and accountability.

TECHNOLOGIES WE USE

Modern Tools for Smarter Management

At PPM, we integrate cutting-edge platforms and software to streamline operations, improve transparency, and deliver faster, more responsive service to boards, residents, and owners.

Property Management & Accounting

- ✓ **Yardi** – Industry-leading platform for accounting, operations, and resident data
- ✓ **CondoCafe** – Online payment portal and resident services
- ✓ **BuildingLink** – Resident communication, package tracking, and amenity scheduling
- ✓ **Monday.com** – Online task tracking tool

Closings:

- ✓ **BoardPackager (Domecile)** – Board meeting document organization and voting workflows. Streamlines board processes.

Artificial Intelligence (AI)

- ✓ AI-powered work order routing & tracking
- ✓ Document search and retrieval optimization

Vendor & Project Oversight

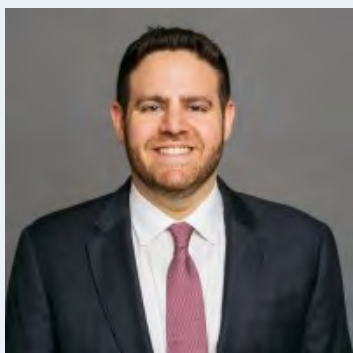
- ✓ **VendorPM** – Vendor management, insurance tracking, and bid comparison. Centralized procurement and performance analytics
- ✓ **LiterFP** – Project financial planning, forecasting, and requisition tracking

Cloud Collaboration & File Management

- ✓ **SharePoint** – Document management and secure board access

ABOUT US

Leadership That Show Up – and Delivers



JOEL DAVIS

President

Joel Davis is a seasoned property management professional with over 12 years of experience overseeing some of the most complex real estate portfolios in New York. His career has spanned various leadership roles, culminating in managing the largest property management division for one of the city's most prominent firms. Throughout his tenure, he has overseen the operations of hundreds of buildings, demonstrating expertise in all facets of property management. He currently serves as the president of PPM and is responsible for all operations.

Joel excels in managing large teams, ensuring operational efficiency, and implementing strategic initiatives that enhance building performance. His extensive experience includes handling complex legal matters, navigating compliance and regulatory requirements, spearheading large-scale capital improvement projects, and optimizing financial strategies to maintain and increase property value. His deep knowledge extends to insurance negotiations, contract management, budgeting, staff development, and resident relations.

With a Bachelor of Business Administration from The George Washington University, Joel combines financial acumen with a hands-on approach to property operations. His leadership and problem-solving skills have consistently driven successful outcomes in high-pressure environments, making him a trusted expert in New York's real estate industry.



ERNEST RRIKA

Director of Operations

Ernest Rrika is a dedicated property management professional with over eight years of experience overseeing a diverse portfolio of buildings in New York. He has played a key role in ensuring regulatory compliance, managing large-scale projects of all types, and overseeing the daily operations in the portfolio. His leadership extends to supervising teams of employees, optimizing building maintenance programs, and implementing strategic initiatives to improve efficiency and cost-effectiveness.

Ernest has extensive expertise in compliance management, project oversight, preventive maintenance programs, and operational best practices.

His ability to navigate complex regulatory requirements ensures that buildings remain in full compliance with local laws and industry standards. He has successfully managed capital improvement projects, vendor contracts, and financial planning efforts to support the long-term sustainability of the properties under his management.

Holding a Bachelor of Science in Finance from Pace University, Ernest brings a strong financial background to his role, allowing him to assess budgets, manage expenditures, and optimize financial performance. His analytical approach and hands-on leadership make him a valuable asset in the property management field, ensuring seamless building operations and long-term property value.

CONTACT US

Let's Talk About What Your Building Needs.

Whether you're looking to improve operations, reduce costs, or bring accountability to your current management, we're here to help. Connect directly with our leadership team — no gatekeepers, no delays.

General Inquiries

Email: contact@ppmnyc.com

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Reach Our Principals Directly

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The PPM logo is displayed in a white square. It consists of the letters 'PPM' in a bold, sans-serif font, with a vertical line to the right of the 'M'.