



If a person's home is their castle, then the job of a property manager is to assure that the place where they live always lives up to that standard. For over 45 years, H.S.C. Management Corporation has built its reputation on bringing continuing success and ongoing satisfaction to owners, boards, shareholders and residents all across the New York area.

Yet we believe our success isn't just based on being in the business a long time – it's because we continuously work to build relationships with owners and residents that are based on honesty, straightforwardness, responsiveness, and a complete dedication to exceptional service.

## AN ACCREDITED MANAGEMENT ORGANIZATION (AMO)

For over four decades, H.S.C. Management has remained committed to delivering complete satisfaction to our residents and an unsurpassed level of responsiveness, reliability and service to our clients. Our complete range of services include:

- Collections
- Disbursements
- Building operations
- Master insurance policy
- Monthly reporting
- Financial management
- Employee supervisions
- Licensed & bonded
- A fiduciary in the New York Supreme Court



H.S.C. MANAGEMENT CORP. AMO®

**Free On-Site Building Evaluation.  
Call or email us today.**

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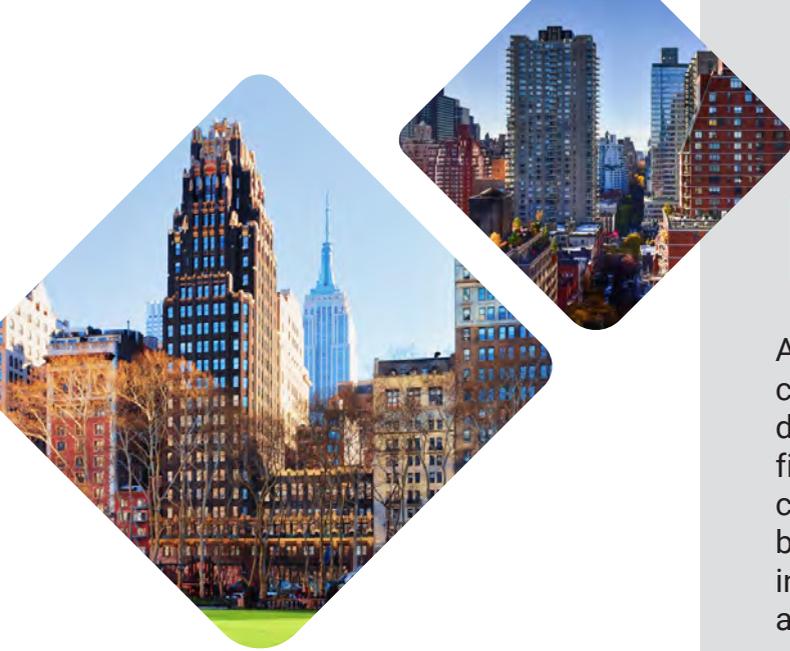
SERVING: MANHATTAN, BROOKLYN, BRONX, QUEENS, WESTCHESTER



**Reliability.  
Responsiveness.  
Reputation.**

**Managing New York properties for over 45 years:**

- Co-ops • Condos • Rentals
- Investment Properties
- Receiverships



## **PROPERTY MANAGEMENT SERVICES**

The quality of a building’s maintenance and service can be judged on two key factors: how smoothly the property runs without service interruption and how quickly service is delivered when it’s needed. H.S.C.’s property management services are built to deliver both.

Our technologies such as thermal imaging, energy management, smart monitoring, and advanced security systems keep your building operating smoothly and safely. Our ongoing evaluations of vendors and weekly inspections assure you have the right people maintaining your property in the right way. And our experienced staff is available 24/7, both in the office and remotely, to handle any emergency in a rapid and responsive timeframe.

## **FINANCIAL MANAGEMENT SERVICES**

Any property management software can give you financial data. The difference H.S.C. Management offers is financial clarity. Our monthly reports clearly show how every dollar spent has been allocated and accounted for, how income and expenses in one section are linked to other sections, and how recent expenditures may impact long-term planning.

True to the “lay it on the line” approach of our founder, Howard S. Cohen, we encourage questions and provide straightforward answers. Yet as old-school as our philosophy may be, we offer some of the industry’s most advanced methodologies for automating collections, disbursing payments, and forecasting the return on proposed projects. We also make it our responsibility to ensure your building is in compliance and our deployment of VendorSmart<sup>SM</sup> technology guarantees full compliance vetting for every vendor in the management system.

## **COMMUNICATIONS SERVICES**

There are few things that matter more to people than where they live. They want to know what’s going on, that their needs will be met, and if anything might not go as expected. That is precisely why tenant communications is an absolute priority. Our Concierge Plus<sup>TM</sup> technology enables us to send building-wide texts and email alerts at the moment they’re needed, while also giving residents instant access to information and services either online or through their mobile app.



## **CONNECTED AND CUSTOMER-FOCUSED**

We utilize all modern technology available to the property management industry. Our easy-to-use online tools give residents, board members, vendors and owners secure and instant access to the information and services they require.

## **PROJECT MANAGEMENT SERVICES**

Our in-depth knowledge of local resources, developed over 40 years of serving the New York area, means you can count on us to provide the right people, with the right skills, at the right time, for any project. Our leadership team plays an active role in the review, coordination, and oversight of major capital improvements, and our proven advance-notice communications strategy keeps residents and owners informed while minimizing inconvenience.

