



MANHATTAN + BROOKLYN

Ora

Property Management
Associations Edition

MORE THAN MANAGEMENT.
WE CREATE HARMONY BETWEEN OWNERS,
RESIDENTS, AND THE CITY WE ALL LOVE.

NYC Property Management, Personally Tailored.

We built Ora to be the kind of property management company we'd want to work with — transparent, approachable, flexible, and built around real people.

Built for small condo and co-op associations, we provide everything from turnkey operations to task-specific support. No long contracts, no hidden fees—just practical management and service that feels human, not transactional.

Why Ora?

NYC Compliance Experts – We live and breathe the city's housing rules, tracking every update so you stay protected.

Dedicated Manager – One point of contact, backed by specialists who will know your property inside and out.

Personal Support – Real people partner with you directly, offering a hands-on approach.

Transparent Pricing – Clear, upfront fees with no hidden mark-ups or surprises.

Flexible Service Plans – Mix-and-match coverage—scale from essentials to full-service care as your needs change.

Service Pillars

BUILDING OPERATIONS

Maintenance & Repair

We oversee all day-to-day repairs and upkeep, ensuring the building, common areas, and essential services are consistently well maintained.

24/7 Emergency Response

When the unexpected happens, our team responds immediately—coordinating reliable vendors and on-call technicians to ensure the safety of residents and protection of property at any hour.

Preventive Programs

Programs and Procedures to ensure the maintenance and smooth operation of the property; and recommendation, planning, bid solicitation, and supervision of major repairs and capital improvement projects.

Site Inspection Report

We perform thorough site inspections that review the building's structural, mechanical, and aesthetic conditions, with clear reports and recommendations for the board.

Contractor & Staff Supervision

Staff and contractors are trained, scheduled, and supervised to ensure accountability and consistent service.

Service Pillars

FINANCIAL MANAGEMENT

Budgeting & Reserve Planning

We prepare annual operating budgets and long-term reserve plans, giving the board a clear roadmap for both day-to-day needs and future capital projects.

Financial Reporting

We provide monthly and annual reports with clear statements of income, expenses, collections, and reconciled accounts, keeping the board fully informed.

Recordkeeping

All financial books, records, and supporting documents are maintained in an organized, accessible, and audit-ready format.

Collections & Disbursements

We handle billing, follow up on unpaid charges, and process payments to vendors and taxing authorities while reviewing expenses to keep costs reasonable

Audit & Tax Support

Our team coordinates with accountants and attorneys to simplify audits, tax filings, and year-end compliance.

Service Pillars

REGULATORY COMPLIANCE

City & State Filings

We manage all required registrations, inspections, and permits—including HPD, DOB, FDNY, and DEP—ensuring filings are accurate and on time so your property remains fully compliant.

Violation Management

We act quickly when violations arise, addressing issues proactively to reduce fines, minimize risk, and protect your property's reputation.

Insurance Oversight

We review building and directors & officers insurance annually, making sure coverage is complete, cost-effective, and aligned with your association's needs.

Safety & Certifications

We coordinate required safety plans and certifications—boilers, elevators, fire safety, and local law filings—to keep the property compliant and residents protected.

Service Pillars

BOARD & COMMUNITY SUPPORT

Board Meetings

Agendas, board packages, and minutes are prepared and distributed; managers attend meetings to advise and support board business.

Communication

We keep residents and owners informed with clear, timely updates. Our digital platform allows them to pay charges, submit requests, access documents, and receive notifications from any device.

Bylaw & Policy Enforcement

We uphold your community's bylaws, rules, and policies with fairness and consistency—protecting community standards while supporting board leadership.

Closings & Transfers

We manage sales, sublets, and alteration requests efficiently, ensuring every transaction complies with board policies and building requirements.

Move-In / Move-Out Coordination

Scheduling, deposits, elevator reservations, and checklists are managed to make transitions smooth for residents and efficient for staff.

Service Pillars

VENDOR MANAGEMENT

Competitive Bidding

We solicit and review multiple bids to ensure contracts provide the best balance of cost and quality for your building.

Contract Oversight

Vendors are monitored and supervised to confirm work is completed reliably, on time, and to standard.

Performance Reviews

We evaluate vendor performance regularly and recommend adjustments or replacements when necessary.

Expense Review

We track vendor invoices and service costs to identify savings opportunities and keep expenses reasonable.

Technology That Works for Your Community

At Ora, we believe management should be transparent, efficient, and accessible. Our technology platform gives boards and residents the tools to stay informed and connected anytime, from any device.

Our mission is to give time back while staying cost-efficient—leveraging technology not to replace human interaction, but to enhance it.

We offer online portals for boards, owners, and residents, accessible by desktop or iOS/Android app. Our platform also connects with NYC agency databases—including HPD, DOB, FDNY, and DOF—so we stay current with the latest announcements, laws, violations, and notices.

Pricing

Our management fees are tailored to each building, based on size, complexity, and the level of service requested by the board. We keep our pricing competitive and fully transparent, ensuring the resources needed to deliver consistent, high-quality service without hidden costs.

Contact Us

Email: office@managedbyora.com

Office: (212) 994-4908

Website: www.managedbyora.com