

MANAGING NEW YORK'S FUTURE

New York City is unlike any market in the world — and managing its buildings requires a level of precision, discipline, and strategic oversight that goes far beyond traditional property management. Dynasty Worldwide Management Services was built to meet that standard.

Dynasty Worldwide Management Services LTD is a full-service property management company dedicated to providing exceptional service to property owners and residents throughout New York City.

Dynasty Worldwide delivers a higher standard of building management for New York City.

We combine elite compliance expertise, transparent financial oversight, and hands-on operational excellence to protect, elevate, and future-proof your property.

Our approach is built on precision, transparency, and a relentless commitment to operational excellence — ensuring every property under our care performs at its highest potential. We don't just manage buildings.

Luxury-Grade Property Management • Compliance • Operations • Financial Oversight Dynasty Worldwide Management Services delivers a higher tier of building oversight for New York City's most discerning boards, owners, and developers.

We elevate them from compliance mastery and financial clarity to hands-on daily operations, Dynasty Worldwide sets a new standard for what modern property management should be: proactive, accountable, and strategically aligned with the long-term success of every asset we represent.

Your building deserves more than maintenance, It deserves leadership.

We operate with a simple philosophy: every building deserves leadership, not just administration.

Our role is to protect your asset, elevate its performance, and ensure that every operational, financial, and compliance decision supports the long-term success of your property.

Our team combines hands-on daily management with elite regulatory expertise and transparent financial systems. This integrated approach allows us to anticipate issues before they become problems, streamline operations, and deliver a resident and board experience defined by clarity, responsiveness, and accountability.

Our team also understands the complexity of New York City's regulatory environment — from Local Laws and DOB requirements to HPD, FDNY, DEP, and citywide compliance mandates. We manage these obligations proactively, ensuring your building remains protected, prepared, and positioned for the future.

NEW YORK'S DIVERSITY

New York City's buildings are as diverse as the people who live in them — Cooperatives (HDFC, standard) condominiums, rental properties, mixed-use assets, and new developments all face unique challenges. Dynasty Worldwide Management Services was built to meet the demands of every building type with precision, transparency, and a leadership-driven approach that elevates performance across the board.

Cooperatives

- **We provide the structure, communication, and financial clarity boards need to govern confidently.**

Condominiums

- **We deliver the operational discipline and compliance oversight required to protect shared assets and maintain long-term value.**

Rental buildings

- **We streamline operations, enhance resident satisfaction, and ensure ownership receives consistent, predictable performance.**

Mixed-use properties

- **We coordinate the complex balance between residential, commercial, and retail needs with seamless efficiency.**

New developments

- **We establish the operational foundation, compliance framework, and resident experience systems that set the tone for decades of success.**

Our philosophy is simple: every building deserves leadership, not just administration.

We don't wait for problems — we anticipate them.

We don't react — we prepare.

We don't manage buildings — we elevate them.

Dynasty Worldwide combines hands-on daily operations with elite regulatory expertise and transparent financial systems. From Local Law compliance and DOB/HPD/FDNY requirements to preventive maintenance, vendor oversight, and capital project coordination, we ensure your property is protected, optimized, and future-ready.

QUALITY OF LIFE

- **A well-managed building enhances quality of life. Strengthens property values**
- **Creates stability for every resident and owner**
- **That's why we approach every decision with intention, every communication with clarity, and every challenge with a solutions-first mindset.**

This is the new standard of property management in New York City.

OUR PRINCIPLES

Dynasty Worldwide Management Services is a leadership-driven management firm built for the complexity, pace, and expectations of New York City. We are not a traditional property management company.

- **We are an operational partner**
- **Compliance strategist**
- **Long-term asset steward for our buildings**

Our foundation is built on three principles: precision, transparency, and accountability.

Every decision we make, every system we implement, and every communication we deliver is designed to strengthen the performance, stability, and value of your property.

We understand that no two buildings are the same.

- **Cooperatives require structured governance, financial clarity, and consistent communication between boards and residents.**
- **Condominiums demand operational discipline, capital planning, and a proactive approach to protecting shared assets.**
- **Rental properties rely on efficiency, resident satisfaction, and predictable ownership performance.**
- **Mixed-use buildings require seamless coordination between residential, commercial, and retail operations.**
- **New developments need a strong operational foundation, compliance readiness, and a resident experience framework that sets the tone for decades to come.**

Dynasty Worldwide was built to excel across all of these environments.

Our team brings deep expertise in New York City's regulatory landscape — from DOB, HPD, FDNY, and DEP requirements to Local Law compliance, inspections, filings, and violation prevention. We manage these obligations with a proactive, forward-looking approach that protects your building and eliminates surprises.

The Professionals Who Run Your Building With Precision, Discipline & Excellence

ON-SITE & ADMINISTRATIVE LEADERSHIP

A high-performance building requires a high-performance team. At Dynasty Worldwide Management Services, every property is supported by a structured, disciplined, and expertly trained leadership group responsible for daily operations, resident experience, financial accuracy, and long-term stability. Each role is clearly defined. Each responsibility is documented. Each team member is accountable. This structure ensures that your building operates with clarity, consistency, and excellence every single day.

CEO/MANAGING DIRECTOR

PROPERTY MANAGER

The Building's Primary Leader & Operational Strategist. The Property Manager is the central point of leadership for the building — responsible for:

- **Daily operations**
- **staff oversight**
- **Resident relations**
- **Vendor coordination**
- **Compliance**
- **Long-term planning**

Core responsibilities include:

- **Full oversight of building operations and staff performance**
- **Daily communication with board members and ownership**
- **Coordination of maintenance, repairs, and vendor activity**
- **Enforcement of building policies, rules, and procedures**
- **Management of emergencies and incident response**

- **Oversight of compliance with DOB, FDNY, HPD, DEP, and Local Laws**
- **Review and approval of invoices, contracts, and proposals**
- **Preparation of board meeting materials and operational reports**
- **Supervision of capital projects and renovation oversight**
- **Ensuring resident satisfaction and service excellence**
- **The Property Manager is the building's operational leader who ensures everything runs smoothly, safely, and professionally.**

ASSISTANT PROPERTY MANAGER

- **Operational Support, Resident Services & Administrative Backbone**
- **Supports the Property Manager by handling administrative tasks, resident communication, scheduling, documentation, and day-to-day coordination.**

Core responsibilities include:

- **Responding to resident inquiries and service requests**
- **Managing digital communication, announcements, and notices**
- **Preparing documents, reports, and compliance filings**
- **Coordinating maintenance appointments and vendor access**
- **Updating resident records, contact lists, and building databases**
- **Assisting with move-ins, move-outs, and onboarding**
- **Supporting the Property Manager during emergencies or high-volume periods**
- **Tracking work orders and ensuring timely completion**
- **Assisting with board meeting preparation and documentation**
- **The Assistant Property Manager is the building's administrative engine, ensuring organization, communication, and operational flow.**

BUILDING SERVICE COORDINATOR

Daily Operations include:

- **Staff Direction & Resident Interaction**
- **The Building Service Coordinator is the on-site operational liaison who ensures that the building's physical environment is clean, safe, and well-maintained.**
- **They work closely with porters, supers, doormen, and maintenance staff.**

Core responsibilities include:

- **Daily oversight of building staff and service routines**
- **Monitoring cleanliness, sanitation, and building appearance**
- **Coordinating maintenance tasks and preventive routines**
- **Managing package handling, deliveries, and amenity operations**
- **Assisting residents with service needs and building access**
- **Reporting maintenance issues to management in real time**
- **Ensuring compliance with safety protocols and building rules**
- **Supporting emergency response and incident management**
- **Conducting daily building walkthroughs and inspections**
The Building Service Coordinator is the building's on-site heartbeat, ensuring that daily operations run with precision and professionalism.

BOOKKEEPER

- **Financial Accuracy**
- **Reporting & Administrative Integrity**
- **Ensures that all financial activity is recorded accurately, documented properly, and reported clearly.**
- **Supports the financial health of the building through disciplined accounting practices.**

Core responsibilities include:

- **Recording income, expenses, and financial transactions**
- **Processing invoices, payments, and vendor billing**
- **Managing accounts payable and accounts receivable**
- **Reconciling bank accounts and financial statements**
- **Preparing monthly financial reports for the board**
- **Tracking delinquencies and coordinating collection efforts**
- **Maintaining digital and physical financial records**
- **Supporting annual audits and providing required documentation**
- **Assisting with budget preparation and forecasting**
- **Ensuring compliance with accounting standards and internal controls**

A TEAM BUILT FOR EXCELLENCE

Each role is essential. Each responsibility is defined. Each team member contributes to the building's long-term success. Together, the Property Manager, Assistant Property Manager, Building Service Coordinator, and Bookkeeper form a unified leadership structure that delivers:

- **Operational stability**
- **Financial accuracy**
- **Resident satisfaction**
- **Compliance confidence**
- **Long-term asset protection**

This is how Dynasty Worldwide builds high-performance buildings. This is how we deliver excellence.

DYNASTY WORLDWIDE — ORGANIZATIONAL CHART

Clear Leadership. Clear Structure. Clear Accountability.

- **CEO, Managing Director Dynasty**
- **Board of Directors, Owners**
- **Property Manager (PM)**
- **Assistant Property Manager (APM)**
- **Building Services Coordinator (BSC)**
- **Bookkeeper (BK)**

FINANCIAL TRANSPARENCY

- **Operationally, we believe in hands-on management**
- **We are present, engaged, and accountable**
- **We know your building, your residents, your systems, and your priorities**
- **We don't wait for issues, we identify them early, address them quickly, and communicate clearly.**
- **Boards and owners receive clear reporting, accurate forecasting, and real-time visibility into the financial health of their property.**
- **Every dollar is documented, every decision is explained, and every budget is built with long-term asset performance in mind.**
- **Above all, we believe that exceptional management is not just about maintaining a building — it's about elevating it.**
- **A well-run property enhances quality of life, strengthens value, and creates stability for every resident and owner.**
- **That is the standard we uphold.**
- **That is the service we deliver.**
- **That is the Dynasty Worldwide difference.**

A NEW STANDARD IN NEW YORK CITY PROPERTY MANAGEMENT

Dynasty Worldwide Management Services is a leadership-driven management firm built for the complexity, pace, and expectations of New York City. In a city where every building has its own identity, challenges, and operational demands, we provide a level of structure, strategy, and accountability that goes far beyond traditional property management.

We are administrators, operational partners, compliance strategists, and long-term asset stewards for the buildings we represent.

Our foundation is built on three principles: precision, transparency, and accountability. These principles guide every decision we make, every system we implement, and every communication we deliver. They ensure that your building operates with clarity, efficiency, and long-term stability — no matter its size, age, or complexity.

We understand that no two buildings are the same, and each requires a tailored management approach. Cooperatives require structured governance, financial clarity, and consistent communication between boards and residents. We support boards with the tools, reporting, and guidance they need to make informed decisions and maintain a stable, well-run community. Condominiums demand operational discipline, capital planning, and a proactive approach to protecting shared assets.

We ensure that common areas, mechanical systems, and long-term capital needs are managed with foresight and precision. Rental properties rely on efficiency, resident satisfaction, and predictable ownership performance. We streamline operations, reduce inefficiencies, and create a resident experience that supports retention and long-term asset value. Mixed-use buildings require seamless coordination between residential, commercial, and retail operations.

INTEGRATED APPROACH

We manage these environments with a balanced, integrated approach that respects the needs of every occupant and ensures smooth daily operations. New developments need a strong operational foundation, compliance readiness, and a resident experience framework that sets the tone for decades to come.

We work closely with developers, architects, and ownership groups to establish systems, staffing, and operational standards from day one. Dynasty Worldwide was built to excel across all of these environments with the flexibility to adapt and the expertise to lead. Our team brings deep knowledge of New York City's regulatory landscape. From DOB, HPD, FDNY, and DEP requirements to Local Law compliance, inspections, filings, and violation prevention, we manage every obligation with a proactive, forward-looking approach. Our goal is simple: eliminate surprises, reduce risk, and keep your building fully protected. Operationally, we believe in hands-on management.

We are present, engaged, and accountable. We know your building, your residents, your systems, and your priorities. We don't wait for issues — we identify them early, address them quickly, and communicate clearly. Financially, we operate with complete transparency. Boards and owners receive clear reporting, accurate forecasting, and real-time visibility into the financial health of their property. Every dollar is documented, every decision is explained, and every budget is built with long-term asset performance in mind.

We believe that financial clarity is the foundation of trust — and we uphold that standard in every building we manage. Above all, we believe that exceptional management is not just about maintaining a building — it's about elevating it. A well-run property enhances quality of life, strengthens value, and creates stability for every resident and owner. That is the standard we uphold. That is the service we deliver.

This is Dynasty Worldwide.

THE PILLARS THAT DEFINE OUR MANAGEMENT STANDARD

Every building we manage is supported by a framework built on four core pillars. These pillars guide our decisions, shape our systems, and ensure that every property under our care operates with the highest level of precision, stability, and long-term value. They are the foundation of the Dynasty Worldwide standard — a standard designed specifically for the demands of New York City.

1. OPERATIONAL EXCELLENCE

- **Operational excellence is the backbone of effective property management.**
- **Dynasty Worldwide takes a hands-on, detail-driven approach to daily building operations. We oversee staffing, maintenance, vendor coordination, preventive programs, and on-site performance with a level of involvement that ensures nothing is overlooked.**
- **We believe that a building's operations should run like a well-engineered system; consistent, predictable, and efficient. Our managers are present, engaged, and accountable, ensuring that every task is completed, every issue is addressed, and every resident interaction reflects the professionalism of the building's leadership.**
- **Operational excellence is not a goal, it is a discipline. And it is one we uphold every day.**

2. COMPLIANCE MASTERY

- **New York City's regulatory environment is one of the most complex in the world. DOB, HPD, FDNY, DEP, Local Laws, inspections, filings, and violation prevention all require constant attention and expert oversight. Compliance is not optional, it is essential to protecting your building, your residents, and your long-term asset value.**
- **Dynasty Worldwide brings deep regulatory expertise to every property we manage. We monitor deadlines, track requirements, coordinate inspections, and proactively address potential issues before they escalate. Our compliance systems are built to eliminate surprises, reduce risk, and ensure your building remains fully protected and future-ready.**
- **Compliance is not just about meeting requirements it is about safeguarding your investment.**

3. FINANCIAL TRANSPARENCY

- **Financial clarity is the foundation of trust between management and ownership. Boards and owners deserve complete visibility into the financial health of their property without ambiguity, without delays, and without guesswork.**
- **We operate with full transparency. Our financial reporting is clear, accurate, and accessible. Budgets are built with long-term planning in mind. Forecasts are realistic and data-driven.**

- **Every dollar is documented, every decision is explained, and every financial action is aligned with the building's strategic goals.**
- **We believe that financial transparency is not just a service, it is a responsibility.**

4. RESIDENT EXPERIENCE

- **A well-managed building is defined not only by its operations and compliance, but by the experience it provides to the people who live and work within it. Resident satisfaction is a direct reflection of management quality, communication standards, and the overall health of the property.**
- **Dynasty Worldwide prioritizes a resident-first approach. We respond quickly, communicate clearly, and resolve issues with professionalism and care.**
- **Our digital systems make it easy for residents to access information, submit requests, and stay connected with building management.**
- **A positive resident experience strengthens community, increases retention, and enhances the long-term value of the property.**
- **It is a pillar we take seriously because people deserve to feel confident and cared for in the place they call home.**

Together, they create a standard of service that elevates every building we represent.

This is the Dynasty Worldwide framework.

This is how we manage.

This is how we lead.

MANAGED PROPERTIES, A PORTFOLIO OF NEW YORK CITY BUILDINGS WE PROUDLY MANAGE

Every building has a story — its architecture, its residents, its history, its challenges, and its potential. At Dynasty Worldwide Management Services, we take pride in managing a diverse portfolio of properties across New York City, each with its own identity and operational needs.

Our portfolio includes cooperations, condominiums, rental properties, mixed-use buildings, and new developments throughout Manhattan, Brooklyn, Queens, and the Bronx. Whether it's a pre-war cooperative on the Upper West Side, a modern condominium in Long Island City, a mixed-use asset in Midtown, or a new development rising in Brooklyn, we bring the same level of precision, leadership, and accountability to every building we represent.

A DIVERSE PORTFOLIO BUILT ON TRUST

- **We manage buildings of all sizes — from boutique properties with intimate communities to large, multi-building complexes with extensive operational requirements.**
- **Our approach is tailored, strategic, and grounded in the belief that every building deserves a management partner who understands its unique needs.**

Our portfolio includes:

- **Pre-war co-ops with historic infrastructure and legacy systems (HDFC, Standard)**
- **Modern condominiums with advanced mechanical and amenity requirements**
- **Rental buildings focused on resident satisfaction and operational efficiency**
- **Mixed-use properties balancing residential, commercial, and retail operations**
- **New developments requiring foundational systems, staffing, and compliance readiness**
- **Each property benefits from our hands-on management style, proactive oversight, and commitment to long-term asset performance.**

TAILORED MANAGEMENT FOR EVERY BUILDING TYPE

Cooperatives (HDFC, Standard)

We support co-op boards with structured governance, financial clarity, and transparent communication. Our goal is to create stability, strengthen the community and protect long-term value.

Condominiums

We manage condominiums with a focus on operational discipline, capital planning, and the protection of shared assets. Our systems ensure smooth operations and long-term financial health.

Rental Properties

We streamline operations, enhance resident satisfaction, and deliver predictable performance for ownership. Our approach reduces inefficiencies and strengthens building value.

Mixed-Use Buildings

We coordinate the complex balance between residential, commercial, and retail operations. Our management ensures seamless communication, compliance, and operational harmony.

New Developments

We establish the operational foundation, compliance framework, and resident experience systems that set new buildings up for long-term success from day one.

A COMMITMENT TO EXCELLENCE ACROSS EVERY PROPERTY

Every building in our portfolio receives:

- **Hands-on daily management**
- **Proactive compliance oversight**
- **Transparent financial reporting**
- **Preventive maintenance and operational planning**
- **Resident-first communication and service**
- **Strategic long-term asset stewardship**

We treat every property as if it were our own — with care, discipline, and a commitment to excellence.

YOUR BUILDING COULD BE NEXT

Whether you represent a cooperative, condominium, rental property, mixed-use building, or new development, Dynasty Worldwide is prepared to elevate your building's operations, compliance, and long-term performance.

We invite you to explore how our management approach can transform your property and deliver the stability, clarity, and leadership your building deserves.

THE DYNASTY WORLDWIDE ADVANTAGE

- **In a city as complex, fast-moving, and demanding as New York, property management cannot be reactive, fragmented, or inconsistent. Buildings require leadership not just administration.**
- **They require a management partner who understands the stakes, anticipates challenges, and operates with the precision of a high-performance organization.**
- **Dynasty Worldwide Management Services was built to meet that standard.**
- **We combine operational discipline, regulatory expertise, financial transparency, and a resident-first philosophy to deliver a management experience that is unmatched in clarity, accountability, and long-term value. Our approach is strategic, proactive, and deeply rooted in the belief that every building deserves excellence.**

ELITE COMMUNICATION

- **Communication is the foundation of trust and in property management, it is often the first thing to fail.**
- **Communication is a discipline. We respond quickly, communicate clearly, and ensure that boards, owners, and residents always know what is happening, why it is happening, and what comes next.**

Our communication standards include:

- **Rapid response times for boards and residents**
- **Transparent updates on operations, maintenance, and compliance**
- **Clear explanations of decisions, costs, and timelines**
- **Direct access to management leadership when needed**
- **Digital systems that keep everyone informed in real time**
- **We eliminate confusion, reduce frustration, and create a management environment defined by clarity and confidence.**

TRANSPARENT OPERATIONS

(Every Action Documented, Every Detail Accountable)

- **Transparency is not optional, it is essential. Boards and owners deserve complete visibility into the operations of their building.**
- **Every action is documented, every system is tracked, and every operational decision is aligned with the long-term health of the property.**

Our operational transparency includes:

- **Detailed reporting on maintenance, repairs, and vendor activity**
- **Full visibility into compliance status and regulatory deadlines**
- **Clear documentation of building systems, schedules, and protocols**
- **Real-time access to operational data through digital platforms**
- **Accountability at every level of management**
- **We believe that transparency builds trust — and trust builds strong, stable buildings.**

BOARD HANDBOOK

In an environment as complex as New York City building governance, board members must navigate legal requirements, financial oversight, resident concerns, vendor management, compliance obligations, and long-term planning. The Board Handbook ensures they never have to guess, improvise, or operate without guidance.

It is the official playbook for how a board should function - clear, structured, and aligned with Dynasty's high-performance management model.

What the Board Handbook Actually Is

The Board Handbook is a centralized, structured governance manual that includes:

- **Roles and responsibilities**
- **Meeting procedures**
- **Financial oversight guidelines**
- **Compliance requirements**
- **Vendor and contract protocols**
- **Communication standards**
- **Emergency procedures**
- **Ethical expectations**
- **Decision-making frameworks**
- **Long-term planning guidance**

It is the board's operational compass, ensuring consistency, professionalism, and accountability.

Why It Matters

Boards know exactly what to do when urgent situations arise.

Long-Term Planning

This includes:

Capital improvement planning

Reserve fund forecasting

Infrastructure assessments

Modernization strategies

Why It Matters

Boards make decisions that protect the building's future, not just its present.

How the Board Handbook Supports Dynasty's Management Model

The Board Handbook is fully integrated with Dynasty's systems:

Board Portal

The handbook is accessible digitally for quick reference.

- **Compliance Calendar**

Board responsibilities align with compliance deadlines.

- **Financial Reporting**

The handbook explains how to read and evaluate Dynasty's financials.

- **Resident App**

Communication guidelines align with digital communication tools.

- **Integration Plan**

New boards receive the handbook during onboarding.

The handbook ensures boards and Dynasty operate as one unified leadership team.

Benefits for Boards, Owners, and Residents

The Board Handbook provides:

For Boards

- **Clarity**
- **Confidence**
- **Structure**
- **Professionalism**

For Owners

- **Transparency**
- **Strong governance**
- **Better financial oversight**

For Residents

- **Fairness**
- **Consistency**
- **Better communication**
- **Improved building experience**

The handbook strengthens the entire building community.

The Board Handbook in One Sentence

The Dynasty Board Handbook is a comprehensive governance guide

that provides board members with the clarity, structure, and leadership tools they need to run their building effectively, transparently, and professionally.

Vendor & Contract Management

This section covers:

How to evaluate vendors

Contract negotiation guidelines

Performance monitoring

Renewal and termination procedures

Why It Matters

Boards make informed decisions that protect the building's interests.

Communication Standards

This includes:

How boards communicate with residents

How boards communicate with Dynasty

How to handle complaints

How to issue building notices

Why It Matters

Clear communication reduces conflict and builds trust.

Emergency Protocols

This section outlines:

Fire emergencies

Water leaks

Power outages

Security incidents

Weather events

Financial Oversight

This section explains:

Budget creation

Reserve fund planning

Monthly financial review

Invoice approval procedures

Audit requirements

Financial reporting standards

Why It Matters

Boards maintain financial accuracy, transparency, and long-term stability.

Compliance Responsibilities

This includes:

Local Law requirements

Annual filings

Inspection schedules

Violation management

Insurance obligations

Why It Matters

Boards understand their legal responsibilities and avoid costly mistakes.

The Integration Plan in One Sentence

Dynasty's Integration Plan is a structured, proactive, precision-driven onboarding system that ensures a seamless, transparent, and high-performance transition into our modern management model.

Boards & Owners

Board Handbook

The Board Handbook is Dynasty World wide's comprehensive governance guide designed to equip board members with the clarity, structure, and operational knowledge they need to lead their building effectively. It is a professional, organized, and highly accessible reference manual that outlines every responsibility, process, and best practice required for strong, confident board leadership.

Financial Templates

Dynasty World wide's Financial Templates are a suite of professionally designed, board-ready financial documents that bring clarity, accuracy, and transparency to every aspect of a building's financial operations. These templates are the backbone of Dynasty's financial reporting system - structured, consistent, and engineered to eliminate confusion, prevent errors, and empower boards and owners to make informed decisions. In an industry where financial reporting is often inconsistent, unclear, or incomplete, Dynasty's Financial Templates set a new standard for precision, accountability, and professionalism. They transform financial management from a reactive, paper-heavy process into a clean, modern, data-driven system.

What Financial Templates Actually Are

Financial Templates are standardized, pre-built financial reporting tools that Dynasty uses to:

- **Track income and expenses**
- **Monitor budgets**
- **Forecast reserves**
- **Present monthly financials**
- **Document vendor payments**
- **Analyze building performance**
- **Support audits**
- **Guide long-term planning**

These templates ensure that every building receives the same high-quality, accurate, easy-to-read financial reports, regardless of size, age, or complexity.

Why Financial Templates Matter

Most management companies produce financials that are:

- **Hard to read**
- **Inconsistent month to month**
- **Missing key details**
- **Poorly formatted**
- **Lacking transparency**
- **Difficult for board members to interpret**

Dynasty's Financial Templates eliminate these issues by providing:

- **Structure**
- **Clarity**
- **Consistency**
- **Accuracy**
- **Professional presentation**

Boards receive financials that are clean, organized, and immediately understandable.

Core Components of Dynasty's Financial Templates

Below is the full breakdown of the templates included in Dynasty's financial reporting system and why each one matters.

Monthly Income & Expense Report -A detailed breakdown of:

- **All income received**
- **All expenses paid**
- **Variances from budget**
- **Notes and explanations**

Why It Matters

Boards see exactly where money is coming from and where it is going - with no ambiguity.

Budget vs. Actual Report - A side-by-side comparison of:

- **Budgeted amounts**
- **Actual spending**
- **Year-to-date totals**
- **Variance percentages**

Why It Matters

Boards can quickly identify overspending, savings, and financial trends.

Reserve Fund Analysis - A clear overview of:

- **Current reserve balance**
- **Contributions**
- **Withdrawals**
- **Forecasted needs**
- **Long-term capital planning**

Why It Matters

Boards understand the building's long-term financial health and capital readiness.

Vendor Invoice Register

A detailed list of:

- **All vendor invoices**
- **Dates**
- **Amounts**
- **Descriptions**
- **Approval status**

Why It Matters

Boards gain full transparency into vendor spending and contract performance.

Work Order Cost Breakdown

A report showing:

- **Maintenance requests**
- **Associated costs**
- **Labor vs. materials**
- **Vendor charges**
- **Completion status**

Why It Matters

Boards can track maintenance spending and identify recurring issues.

Bank Reconciliation Template

A standardized reconciliation of:

- **Operating accounts**
- **Reserve accounts**
- **Deposits**
- **Withdrawals**
- **Outstanding checks**

Why It Matters

Ensures financial accuracy and prevents discrepancies.

Annual Financial Summary

A year-end overview including:

- **Total income**
- **Total expenses**
- **Reserve activity**
- **Year-over-year comparisons**
- **Financial highlights**

Why It Matters

Boards receive a clear, comprehensive picture of the building's annual performance.

Capital Project Tracking Template

Tracks:

- **Project budgets**
- **Actual costs**
- **Change orders**
- **Vendor payments**
- **Completion timelines**

Why It Matters

Boards can monitor major projects with full visibility and control.

Audit Preparation Template

Organizers:

- **Required documents**
- **Financial statements**
- **Vendor contracts**
- **Bank statements**
- **Compliance records**

Why It Matters

Streamlines the audit process and ensures nothing is missed.

How Financial Templates Support Dynasty's Management Model

The templates are fully integrated with Dynasty's systems:

- **Board Portal**
- **Financial templates are uploaded monthly for easy access.**
- **Compliance Calendar**
- **Financial deadlines are built into the calendar.**
- **Vendor Management System**
- **Invoices and payments flow directly into the templates.**
- **Preventive Maintenance Framework**
- **Maintenance costs are tracked and analyzed.**
- **Capital Planning Tools**
- **Reserve forecasts align with long-term capital needs.**
- **The result is a cohesive, transparent financial ecosystem.**

5. Benefits for Boards, Owners, and Residents

For Boards

- **Clear financial oversight**
- **Easy-to-read reports**
- **Accurate budgeting**
- **Better decision-making**

For Owners

- **Transparency**
- **Predictability**
- **Confidence in management**

For Residents

- **Stable building finances**
- **Fewer surprises**
- **Stronger long-term planning**
- **Financial templates strengthen the entire building community.**

6. Financial Templates in One Sentence

Dynasty's Financial Templates are a structured, transparent, board-ready financial reporting system that delivers clarity, accuracy, and professional oversight to every building we manage.

Capital Planning Guide

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Property Maintenance and Inspection Schedules

Tenant Relations and Service Requests

Safety and Emergency Procedures Vendor and Contractor Management Quality Assurance and Reporting

6. Real Estate Services

Listing and Marketing Procedures Client Engagement and Communication Transaction Management and Documentation Compliance and Legal Standards

Franchise and Expansion Guidelines

7. Marketing and Branding

Brand Identity and Visual Standards Advertising and Promotional Campaigns Digital and Print Media Guidelines

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8. Technology and Systems

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Data Entry and Reporting Standards Cybersecurity and Access Control Automation and Workflow Optimization

9. Compliance and Legal Framework

Regulatory Requirements Licensing and Certification

Cybersecurity and Access Control

Automation and Workflow Optimization

9. Compliance and Legal Framework

Regulatory Requirements Licensing and Certification

**Risk Management and Insurance Ethical and Legal
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10. Appendices

Forms and Templates

Checklists and Flowcharts

Contact Directory

Revision History and Updates

Note: This Table of Contents is structured for integration into Dynasty Worldwide's luxury-brand operations manual, maintaining consistency with franchise-level formatting and professional presentation.

2. Why the Board Handbook Matters

Board members often come from diverse backgrounds - finance, law, real estate, business, education, or none of the above. Many have never served on a building board before.

Without a clear guide, boards face:

- **Confusion about responsibilities**
- **Inefficient meetings**
- **Poor documentation**
- **Compliance mistakes**
- **Financial mismanagement**
- **Inconsistent decision-making**
- **Miscommunication with residents**
- **Conflict among board members**

The Board Handbook eliminates these issues by providing a clear, unified governmental framework that every board member can follow.

3. Core Components of the Dynasty Board Handbook

Below is the full breakdown of what the handbook includes and why each section matters.

A. Board Roles & Responsibilities

This section defines:

- **President**
- **Vice President**
- **Treasurer**
- **Secretary**

General board members

Why It Matters

Clear roles prevent overlapping, confusion, and inefficiency.

Every board member knows exactly what they are responsible for.

B. Governance Structure

This section outlines:

- **How the board operates**
- **Voting procedures**
- **Decision-making protocols**
- **Conflict-of-interest guidelines**
- **Ethical standards**

Why It Matters

Strong governance ensures fairness, transparency, and professionalism.

C. Meeting Procedures

This includes:

- **How to run an effective meeting**
- **Agenda templates**
- **Minute-taking standards**
- **Action item tracking**
- **Annual meeting requirements**

Why It Matters

Meetings become organized, productive, and results-driven.

LUXURY-GRADE SERVICE

(A Resident Experience That Reflects the Building's Value)

- **A building's reputation is shaped by the experience of the people who live and work within it.**
- **We deliver a resident experience defined by professionalism, responsiveness, and care because residents deserve to feel supported, respected, and valued.**

Additional services include:

- **Prompt, courteous responses to resident requests**
- **Professional handling of issues, concerns, and emergencies**
- **Clear communication that reduces uncertainty and frustration**
- **Digital tools that make life easier for residents**
- **A service culture built on respect, empathy, and consistence**
- **Luxury is not just about aesthetics — it is about experience.**
- **We deliver that experience every day.**

PROACTIVE MANAGEMENT

(Anticipating Needs Before They Become Problems)

- **Reactive management is costly, inefficient, and stressful.**
- **Dynasty Worldwide operates with a proactive mindset, identifying issues early, addressing them quickly, and preventing problems before they impact the building.**

Our proactive approach includes:

- **Preventive maintenance programs tailored to each building**
- **Early detection of mechanical, structural, and operational issues**
- **Forward-looking compliance planning**
- **Strategic financial forecasting and reserve planning**
- **Long-term asset stewardship and capital planning**

This is how we protect your building and its long-term value.

A PARTNER, NOT A VENDOR

(Leadership You Can Rely On)

- **Most management companies operate as vendors, completing tasks, processing paperwork, and reacting to issues.**
- **Dynasty Worldwide operates as a partner. We take ownership of the building's performance, stability, and long-term success.**

Our partnership philosophy includes:

- **Strategic guidance for boards and ownership**
- **Long-term planning and asset protection**
- **Honest, direct communication — even when the news is difficult**
- **A commitment to doing what is right, not what is easy**
- **Leadership that stands behind every decision**
- **We are invested in your building's success today, tomorrow, and for decades to come.**

This is why buildings choose Dynasty Worldwide.

This is why they stay. This is why we lead.

LET'S ELEVATE YOUR BUILDING

- **Every building has its own challenges, its own opportunities, and its own potential. Whether you represent a co-op, condo, rental property, mixed-use building, or new development**
- **Dynasty Worldwide Management Services is prepared to deliver the leadership, structure, and operational excellence your property deserves.**
- **We invite boards, owners, and developers to connect with us and experience a management approach defined by precision, transparency, and long-term value.**
- **This is more than a consultation, it is the first step toward elevating your building's performance, stability, and resident experience.**

A MANAGEMENT EXPERIENCE BUILT ON LEADERSHIP

- **Your building deserves more than maintenance.**
- **It deserves structure.**
- **It deserves clarity.**
- **It deserves a partner who understands the stakes and leads with purpose.**
- **Dynasty Worldwide is that partner.**
- **Every building in New York City carries its own identity its architecture, its residents, its systems, its challenges, and its potential.**
- **We understand that exceptional management begins with understanding the building itself. That is why our first step is always a conversation: a clear, honest,**

strategic dialogue about where your building is today and where it needs to go.

- **Whether you represent a co-op, condo, rental property, mixed-use building, or new development, we are prepared to deliver the leadership, structure, and operational excellence your property deserves. This is not a generic consultation.**
- **It is the beginning of a long-term partnership built on precision, transparency, and accountability.**

WHAT YOU CAN EXPECT FROM DYNASTY WORLDWIDE

When you choose to work with us, you gain a partner who is:

- **Present — engaged in the daily life of your building**
- **Proactive — anticipating issues before they become problems**
- **Transparent — providing clear reporting and open communication**
- **Strategic — aligning operations with long-term asset value**
- **Accountable — standing behind every decision we make**
- **We do not manage buildings from a distance.**
- **We lead them from the inside.**

BOARD & RESIDENT PORTAL

(Real-Time Visibility, Total Transparency)

- **Board members deserve complete visibility into the operations and financial health of their building.**
- **Our board portal provides a centralized, secure platform where board members can access everything they need anytime, anywhere.**

The board portal includes:

- **Real-time financial statements and budget tracking**
- **Compliance dashboards with upcoming deadlines**
- **Maintenance logs, work orders, and vendor activity**
- **Capital project updates and documentation**
- **Meeting minutes, agendas, and board communication tools**
- **Document storage for bylaws, house rules, and building records**
- **Secure messaging with management leadership**
- **Boards no longer need to wait for updates or request information.**
- **Everything is available instantly clear, organized, and accessible.**
- **Residents deserve a management experience that is simple, responsive, and modern.**
- **Our resident portal provides easy access to essential services and communication tools that enhance daily living.**

The resident portal includes:

- **Online maintenance requests with real-time tracking**
- **Digital announcements and building updates**
- **Online payments for maintenance, common charges, or rent**
- **Package notifications and amenity reservations**
- **Building documents, forms, and policies**
- **Direct communication with management and staff**
- **Residents stay informed, connected, and supported — with a service experience that reflects the building's value.**

DIGITAL COMMUNICATION SYSTEMS

(Fast, Clear, Organized)

- **Communication should never be a barrier. Our digital systems ensure that boards, owners, and residents receive timely, accurate information without confusion or delay.**

Our communication tools include:

- **Automated alerts for emergencies, outages, and building notices**
- **Email and SMS notifications**
- **Real-time updates on maintenance and compliance**
- **Centralized communication logs for accountability**
- **Digital newsletters and community updates**
- **We eliminate miscommunication and create a building environment defined by clarity and confidence.**

TECHNOLOGY THAT ENHANCES MANAGEMENT

- **Technology should make management easier, not more complicated.**
- **Our systems are designed to streamline operations, improve transparency, and enhance the resident experience.**

Our technology platform supports:

- **Real-time reporting and analytics**
- **Compliance tracking and deadline automation**
- **Vendor performance monitoring**

- **Preventive maintenance scheduling**
- **Document storage and digital recordkeeping**
- **Financial dashboards and forecasting tools**
- **This is modern management: efficient, intuitive, and built for the pace of New York City.**

EMERGENCY RESPONSE & BUILDING SAFETY

Prepared. Coordinated. Responsive. Always.

- **In New York City, emergencies are not hypothetical and they are inevitable.**
- **From mechanical failures and weather events to compliance violations, fire safety issues, and unexpected building incidents, every property requires a management partner who is prepared, decisive, and capable of leading under pressure.**
- **Dynasty Worldwide Management Services operates with a safety-first philosophy built on readiness, rapid response, and disciplined coordination. Our emergency protocols are engineered to protect residents, safeguard assets, and restore building operations with speed and precision.**
- **When an emergency occurs, we do not react, we take command.**

FIRE SAFETY & FDNY COMPLIANCE

(Protection Through Preparation)

- **Fire safety is one of the most critical responsibilities of building management.**
- **We maintain strict compliance with FDNY regulations and ensure that all fire safety systems, documentation, and protocols are up to date.**
- **Our fire safety services include:**
 - **FDNY inspections, permits, and renewals**
 - **Fire alarm and sprinkler system oversight**
 - **Emergency action plans and evacuation procedures**
 - **Fire safety director coordination (where applicable)**
 - **Resident education and safety communication**
 - **Violation prevention and resolution**
- **We protect your building by ensuring that every fire safety requirement is met — without exception.**

MECHANICAL & INFRASTRUCTURE EMERGENCIES

(Expert Oversight When Systems Fail)

- **Mechanical failures can disrupt operations, threaten safety, and create costly damage. Our team is trained**

to manage these situations with speed and technical expertise.

We respond to:

- **Boiler and heating system failures**
- **Water leaks and flooding**
- **Electrical outages and system malfunctions**
- **Elevator shutdowns**
- **Plumbing emergencies**
- **HVAC breakdowns**

SEVERE WEATHER & NATURAL EVENTS

(Preparedness That Protects Your Building)

- **New York City weather can be unpredictable: heavy rain, snowstorms, heat waves, and high winds all pose risks to building operations.**
- **We prepare your property with preventive measures and rapid-response protocols.**

Our weather readiness includes:

- **Pre-storm inspections and building preparation**
- **Sandbagging, drainage checks, and roof inspections**
- **Emergency staffing and vendor standby**
- **Real-time communication with residents**
- **Post-storm assessments and repair coordination**
- **Preparedness reduces damage, protects residents, and ensures operational continuity.**

SECURITY & INCIDENT MANAGEMENT

(Protecting Residents and Property)

- **Safety extends beyond mechanical systems, it includes the security and well-being of everyone in the building.**

- **We manage incidents with discretion, professionalism, and strict adherence to protocol.**

Our security oversight includes:

- **Coordination with NYPD and emergency services**
- **Incident reporting and documentation**
- **Access control and building entry systems**
- **Surveillance system oversight**
- **Staff training on safety and security procedures**
- **We ensure that your building remains a safe, stable environment for all residents.**

POST-INCIDENT RECOVERY

(Full Restoration, Clear Reporting)

- **After an emergency, the real work begins. We manage the full recovery process to ensure your building returns to normal operations quickly and safely.**

Our recovery services include:

- **Damage assessment and vendor coordination**
- **Insurance documentation and support**
- **Resident communication and updates**
- **Repair oversight and quality control**
- **Final reporting to boards and ownership**
- **We restore stability with structure, clarity, and leadership.**

SAFETY IS NOT A REACTION — IT IS A SYSTEM

- **At Dynasty Worldwide, emergency response and building safety are not add-on services. They are core components of our management philosophy.**

- **We prepare, we protect, and we lead, ensuring that your building is ready for the unexpected and resilient in the face of challenges.**
- **Your building deserves a management partner who is calm under pressure, decisive in emergencies, and committed to safety at every level.**

This is the Dynasty Worldwide standard.

This is how we protect your building. This is how we lead.

VENDOR MANAGEMENT & STAFFING

- **A High-Performance Workforce Supporting Every Building**
- **A building is only as strong as the people who operate it. From porters and supers to security teams, maintenance staff, and specialized contractors, every individual who steps foot in your building plays a role in its performance, safety, and resident experience.**
- **We take a leadership-driven approach to vendor management and staffing.**
- **We do not simply hire vendors, build a high-performance operational ecosystem designed to support your building with precision, professionalism, and accountability.**

Our staffing and vendor strategy is built on four principles:

- **Select the right people**
- **Set the right expectations**
- **Maintain the right oversight**

- **This is how we ensure that every person working in your building reflects the standards of Dynasty Worldwide.**

MANAGEMENT APPROACH TO STAFFING

(Professional, Trained, Accountable)

- **Your building staff is the front line of daily operations. Their performance directly impacts resident satisfaction, building cleanliness, safety, and overall stability.**
- **We manage staffing with a hands-on, structured approach that ensures excellence at every level.**

Our staffing oversight includes:

- **Recruitment and vetting of supers, porters, doormen, and maintenance staff**
- **Training on building systems, safety protocols, and service standards**
- **Daily performance monitoring and accountability checks**
- **Scheduling, coverage planning, and emergency staffing**

- **Clear communication channels between staff and management**
- **Professional development and ongoing skill training**
- **We ensure that your building is staffed with individuals who are reliable, respectful, and aligned with the building's long-term success.**

VENDOR SELECTION, QUALIFICATION & COORDINATION

(Only the Best for Your Building)

- **New York City is filled with vendors; but only a select few meet the standards required to support a high-performance building.**
- **We maintain a curated network of vetted, proven contractors who deliver consistent quality and operate with full compliance.**
- **Once a vendor is selected, our work has only begun. We coordinate and oversee every aspect of vendor activity to ensure that work is completed correctly, safely, and on schedule.**

Our vendor selection process includes:

- **Comprehensive vetting and background checks**
- **Insurance verification and compliance review**
- **Performance history and reference evaluation**
- **Competitive bidding and transparent pricing**
- **Contract negotiation with clear deliverables and expectations**
- **We do not choose vendors based on convenience, we choose them based on excellence.**

- **On-site supervision during major work**
- **Quality control inspections**
- **Verification of completed tasks**
- **Documentation of work orders and service reports**
- **Communication with boards and ownership**
- **Enforcement of compliance and safety standards**
- **We ensure that every vendor performs at the level your building deserves.**

CONTRACT NEGOTIATION, COST CONTROL & VENDOR SELECTION

(Protecting Your Budget Without Sacrificing Quality)

- **Vendor contracts can be complex, costly, and difficult to evaluate. We negotiate contracts with a focus on value, transparency, and long-term cost control.**

Our contract management includes:

- **Competitive bidding to ensure fair pricing**
- **Negotiation of terms, deliverables, and service levels**
- **Multi-year cost forecasting and budgeting**
- **Performance-based contract structures**
- **Renewal evaluation and vendor replacement when necessary**
- **We protect your building's financial health by ensuring that every contract delivers measurable value.**
- **NYC buildings rely on specialized systems that require expert oversight. We coordinate with top-tier contractors across all major building disciplines.**
- **Every system in your building is supported by professionals who understand its complexity and importance.**
- **We do not assume vendors are performing, we verify it.**

- **Our performance monitoring ensures that every contractor and staff member meets the standards of Dynasty Worldwide.**
- **If a vendor does not perform, they do not stay.**

SUSTAINABILITY & ENERGY EFFICIENCY

- **Future-Ready Buildings. Smarter Systems. Lower Costs. Higher Value**
- **New York City is entering a new era of building performance, one defined by carbon reduction, energy efficiency, and long-term environmental responsibility. With the introduction of Local Law 97 and the city's aggressive climate goals, sustainability is no longer optional. It is a legal requirement, a financial imperative, and a strategic advantage for every building.**
- **At Dynasty Worldwide Management Services, we lead buildings through this transition with clarity, expertise, and a forward-thinking approach. Our sustainability strategy is built on compliance, cost reduction, operational efficiency, and long-term asset value.**
- **We don't just prepare buildings for the future, we engineer them for it.**

MECHANICAL SYSTEM OPTIMIZATION

(Modern Systems for Modern Buildings)

- **A building's mechanical systems are its heartbeat. When they operate efficiently, the entire property benefits — lower costs, fewer breakdowns, better resident comfort, and improved environmental performance.**

We optimize:

- **Boilers and heating systems**
- **HVAC and ventilation**
- **Pumps, motors, and mechanical controls**
- **Building automation systems (BAS)**
- **Domestic hot water systems**
- **Cooling towers and chillers**
- **Our goal is simple: reduce energy waste, extend system life, and improve building performance.**
- **Green Building Operations**

FINANCIAL INCENTIVES & REBATES

(Maximizing Savings Through Smart Planning)

- **NYC and NY State offer numerous incentives for energy-efficient upgrades but navigating them is complex.**
- **We manage the entire process to ensure your building receives every available benefit.**

We coordinate:

- **NYSERDA incentives**

- **Con Edison rebates**
- **Federal tax credits**
- **Carbon reduction grants**
- **Energy audit reimbursements**
- **These programs can significantly reduce project costs and we make sure your building takes full advantage.**
- **A FUTURE-READY BUILDING IS A VALUABLE BUILDING**

A HIGH-PERFORMANCE TEAM FOR A HIGH-PERFORMANCE BUILDING

- **Vendor management and staffing are not administrative tasks, they are strategic functions that determine the daily experience, safety, and long-term value of your building.**
- **Dynasty Worldwide builds and leads a workforce that reflects the excellence your property deserves.**
- **We select the right people. We set the right expectations. We maintain the right oversight.**

FINANCIAL MODELING & COST FORECASTING

(Clarity That Drives Smart Decisions)

- **Capital planning requires financial intelligence. We provide boards and owners with clear, data-driven financial models that show the long-term impact of capital decisions.**
- **Our financial modeling includes Multi-year cost projections, Scenario planning and “what-if” analysis, Assessment of financing options, Impact on reserves, budgets, and assessments, Long-term ROI evaluation**

- **We give you the clarity needed to make confident, strategic decisions.**

STRATEGIC VALUE CREATION

(Enhancing Property Value Through Smart Investment)

- **Capital improvements are not just expenses, they are opportunities to enhance property value, resident satisfaction, and long-term performance.**

We help buildings invest strategically in:

- **Lobby and common area renovations**
- **Amenity upgrades**
- **Energy-efficient systems**
- **Modernization of mechanical infrastructure**
- **Technology and building automation**
- **Smart investments strengthen your building's market position and long-term appeal.**
- **BUILDINGS THAT PLAN AHEAD PERFORM AHEAD**
- **Capital planning is the difference between a building that reacts and a building that leads.**
- **It is the difference between financial stress and financial stability.**
- **It is the difference between short-term fixes — and long-term value.**
- **Dynasty Worldwide provides the strategy, structure, and leadership required to protect your building's future.**

This is how we plan. This is how we protect your investment. This is the Dynasty Worldwide standard.

FINANCIAL REPORTING & TRANSPARENCY

Absolute Clarity. Zero Ambiguity. Total Accountability.

- **Financial management is the backbone of a stable, well-run building. Boards and owners deserve complete visibility into the financial health of their property not partial reports, delayed statements, or unclear explanations.**
- **At Dynasty Worldwide Management Services, financial transparency is not a feature. It is a standard.**
- **We operate with the belief that every dollar must be accounted for, every decision must be documented, and every financial action must be aligned with the long-term stability of the building.**
- **Our financial systems are engineered to provide clarity, accuracy, and confidence — month after month, year after year.**

MONTHLY FINANCIAL STATEMENTS

(Accurate, Organized, Delivered on Time)

- **Your board receives comprehensive monthly financial statements that provide a clear, detailed view of the building's financial position.**

Our monthly reporting includes:

- **Income and expense statements**
- **Balance sheets and cash flow summaries**
- **Bank reconciliations and account verification**
- **Reserve fund activity and projections**
- **Variance analysis with explanations**
- **Year-to-date comparisons and trend insights**
- **Every report is reviewed by management leadership before delivery to ensure accuracy and clarity.**

BUDGET DEVELOPMENT & FORECASTING

(Planning With Precision)

- **A strong budget is the foundation of financial stability. We work closely with boards to develop annual budgets that are realistic, strategic, and aligned with long-term goals.**

Our budgeting process includes:

- **Historical analysis of income and expenses**
- **Forecasting based on operational needs and market trends**
- **Integration of capital planning and reserve requirements**
- **Local Law and compliance cost projections**
- **Utility and vendor contract evaluations**
- **Multi-year financial modeling**
- **We ensure your building is financially prepared, not just for this year, but for the years ahead.**

RESERVE FUND MANAGEMENT

(Protecting Your Building's Future)

- **Your reserve fund is your building's financial safety net. We manage reserves with discipline, transparency, and long-term strategy.**

Our reserve management includes:

- **Reserve adequacy analysis, reporting, balances**
- **Contribution planning and forecasting**
- **Integration with capital projects and long-term strategy**
- **Stress testing for major capital events**
- **A strong reserve fund protects your building from unexpected costs and supports long-term value.**

INVOICE PROCESSING & PAYMENT CONTROLS

(Every Dollar Verified. Every Payment Documented.)

- **Financial controls are essential to preventing errors, overbilling, and unnecessary expenses. Our systems ensure that every invoice is reviewed, verified, and approved before payment.**

Our controls include:

- **Multi-level invoice approval**
- **Contract compliance verification**
- **Vendor performance checks**
- **Duplicate billing prevention**
- **Digital documentation and audit trails**
- **We protect your building's finances with strict oversight and disciplined processes.**

ASSESSMENT & RENT COLLECTION

(Efficient, Accurate, Fully Transparent)

- **We manage all resident billing and collection with accuracy and professionalism.**

Our collection services include:

- **Automated billing and reminders**
- **Online payment options**
- **Real-time payment tracking**
- **Delinquency monitoring and reporting**
- **Legal coordination when necessary**
- **We ensure that your building's revenue is collected efficiently and consistently.**

AUDIT PREPARATION & SUPPORT

(Full Compliance. Zero Stress.)

- **Annual audits are a critical part of financial governance.**
- **We prepare all required documentation and work directly with auditors to ensure a smooth, efficient process.**

Our audit support includes:

- **Preparation of financial records and documentation**
- **Auditor coordination and communication**
- **Response to auditor inquiries**
- **Review of audit findings and recommendations**
- **Implementation of financial best practices**
- **We make the audit process seamless, organized, and fully compliant.**

FINANCIAL TRANSPARENCY FOR BOARDS

(Real-Time Access. Zero Guesswork.)

Boards receive full visibility into all financial activity through:

- **Monthly reporting packages**
- **Real-time access to financial dashboards**
- **Digital document storage**
- **Transparent communication on financial decisions**
- **Clear explanations of variances and trends**
- **We eliminate ambiguity and ensure that boards always have the information they need to make informed decisions.**

FINANCIAL INTEGRITY IS NON-NEGOTIABLE

- **At Dynasty Worldwide, financial management is not just a service, it is a responsibility.**
- **We protect your building's financial health with discipline, transparency, and unwavering accountability.**
- **This is how we manage your finances.**
- **This is how we protect your investment.**
- **This is the Dynasty Worldwide standard.**

TECHNOLOGY THAT ELEVATES THE RESIDENT EXPERIENCE

(Convenience, Comfort, and Connection)

Residents benefit from modern, intuitive digital tools that make daily living easier.

Our resident-focused technology includes:

- **Online payments and account access**

- **Digital maintenance requests**
- **Package notifications**
- **Amenity reservations**
- **Building announcements and alerts**
- **Community engagement tools**
- **Technology enhances convenience, and convenience enhances satisfaction.**

RESIDENT EXPERIENCE & COMMUNITY ENGAGEMENT

A Building Is More Than Its Structure — It's a Community.

- **A building is not defined solely by its systems, its façade, or its financials, it is defined by the people who live within it.**
- **We believe that exceptional management begins with exceptional resident experience. When residents feel supported, respected, and connected, the entire building thrives.**
- **We create environments where residents feel heard, valued, and confident in the management team that serves them. Our approach blends professionalism, hospitality, communication, and community-building to elevate the daily living experience.**
- **A well-run building is a peaceful building.**
- **A peaceful building is a happy building.**

- **A happy building is a valuable building.**

RESIDENT-FIRST SERVICE PHILOSOPHY

(Respect. Responsiveness. Reliability.)

- **Residents deserve a management team that treats their home with the same care and urgency they do. Our service philosophy is built on three pillars:**
- **Respect: Every interaction is courteous, professional, and considerate. Responsiveness: Issues are addressed quickly and clearly. Reliability: Commitments are kept, and communication is consistent.**
- **We ensure that residents feel supported, not ignored; valued, not dismissed.**

CLEAR & CONSISTENT COMMUNICATION

(Information That Builds Trust)

- **Uncertainty creates frustration. Clear communication creates confidence. We keep residents informed with timely, organized updates that eliminate confusion and strengthen trust.**

Our communication systems include:

- **Digital announcements and building updates**
- **Email and SMS notifications**
- **Emergency alerts and service notices**
- **Resident newsletters and community messages**
- **Transparent explanations of building projects and disruptions**
- **Residents always know what is happening — and why.**

MAINTENANCE EXPERIENCE

(Professional, Predictable, and Respectful)

- **Maintenance is one of the most visible aspects of management. We ensure that every maintenance interaction reflects professionalism and care.**

Our maintenance standards include:

- **Prompt response to service requests**
- **Clear communication about timelines**
- **Respect for resident privacy and property**
- **Clean, organized work practices**
- **Follow-up to ensure satisfaction**
- **Residents feel the difference when maintenance is handled with discipline and respect.**

INSURANCE COORDINATION

(Comprehensive Coverage. Zero Gaps.)

- **Insurance is one of the most critical components of building protection. We work closely with brokers and carriers to ensure that your building has the right coverage without unnecessary costs.**

Our insurance services include:

- **Annual insurance review and renewal coordination**
- **Certificate of insurance (COI) management**
- **Claims support and documentation**
- **Risk assessment and coverage recommendations**
- **Compliance with lender and regulatory requirements**
- **We make sure your building is fully protected — and never underinsured.**

LEGAL SUPPORT & BOARD GUIDANCE

(Clarity, Structure, and Expert Direction)

- **Boards often face complex legal questions. We provide guidance, structure, and coordination with legal counsel to ensure that decisions are informed, compliant, and strategically sound.**

Our legal support includes:

- **Coordination with building attorneys**
- **Preparation of documentation for legal matters**
- **Guidance on bylaw and house rule enforcement**
- **Support with shareholder/owner disputes**
- **Assistance with arrears, collections, and legal notices**
- **Preparation for annual meetings and elections**
- **We help boards navigate legal challenges with confidence and clarity.**

CONSTRUCTION & RENOVATION MANAGEMENT

Precision. Compliance. Control. From Concept to Completion.

- **Construction and renovation projects are among the most complex, costly, and high-risk undertakings a building will ever face.**
- **Whether it's a lobby renovation, elevator modernization, façade restoration, mechanical upgrade, or resident alteration, every project requires expert oversight, strict compliance, and disciplined financial control.**
- **At Dynasty Worldwide Management Services, we manage construction with the same rigor and structure used by top development and asset-management firms.**
- **We protect your building's interests, enforce compliance, control costs, and ensure that every project, large or small, is executed with precision.**

- **Construction projects can easily exceed budgets without strict oversight. We implement financial controls that protect your building from unnecessary costs and change-order abuse.**
- **We don't just oversee construction, we lead it.**

FULL-SCALE PROJECT MANAGEMENT

(From Planning to Punch List)

- **We manage every phase of construction with a structured, transparent, and accountable process.**

Our project management includes:

- **Scope development and project planning**
- **Coordination with architects, engineers, and consultants**
- **Bidding and contractor selection**
- **Contract negotiation and financial oversight**
- **Timeline management and milestone tracking**
- **On-site supervision and quality control**
- **Compliance with DOB, FDNY, and Local Laws**
- **Final inspections, punch lists, and project close-out**
- **We ensure that every project is delivered on time, on budget, and to the highest standard.**

BIDDING & CONTRACTOR SELECTION

- **Selecting the right contractor is critical. We manage a competitive bidding process that ensures quality, transparency, and value.**

Our contractor selection process includes:

- **Detailed bid packages and scope definitions**
- **Competitive bidding from vetted contractors**
- **Side-by-side bid analysis**
- **Contract negotiation with clear deliverables**
- **Insurance and compliance verification**
- **Performance history and reference checks**
- **We choose contractors based on excellence — not convenience.**
- **Construction projects can easily exceed budgets without strict oversight. We implement financial controls that protect your building from unnecessary costs and change-order abuse.**

Our financial oversight includes:

- **Budget development and cost forecasting**
- **Review and approval of all invoices**
- **Change-order analysis and negotiation**
- **Payment schedules tied to milestones**
- **Transparent reporting to boards and ownership**
- **Protection against scope creep and overbilling**
- **We ensure that your building receives maximum value for every dollar spent.**

COMPLIANCE & PERMIT MANAGEMENT

(Zero Violations. Zero Delays.)

- **Construction in NYC requires strict adherence to DOB, FDNY, HPD, and Local Law requirements.**
- **We manage all compliance obligations to ensure that projects proceed without violations or delays.**

Our compliance management includes:

- **DOB permits and filings**
- **FDNY approvals and inspections**
- **Local Law 11 façade compliance**
- **Local Law 152 gas line requirements**
- **Environmental and asbestos regulations**
- **Safety plans and site compliance audits**
- **We protect your building from fines, delays, and legal exposure.**

ON-SITE SUPERVISION & QUALITY CONTROL

(Work Done Right — The First Time)

- **We maintain a strong on-site presence to ensure that contractors perform at the highest level.**

Our on-site oversight includes:

- **Regular site inspections**
- **Verification of workmanship and materials**
- **Safety compliance monitoring**
- **Progress tracking and reporting**
- **Coordination with building staff**
- **Immediate resolution of issues or deviations**

- **We ensure that the work meets the standards of Dynasty Worldwide — and the expectations of your board.**

RESIDENT ALTERATION MANAGEMENT

(Protecting the Building During Private Renovations)

- **Resident renovations can create risk, disruption, and compliance issues. We enforce strict alteration policies to protect the building.**

Our alteration management includes:

- **Review and approval of resident renovation plans**
- **Insurance and contractor verification**
- **Compliance with building rules and DOB requirements**
- **Noise, debris, and work-hour enforcement**
- **Inspections before, during, and after work**
- **Protection of common areas and building systems**
- **We ensure that private renovations never compromise the building's safety or integrity.**

CAPITAL PROJECT INTEGRATION

(Aligning Construction With Long-Term Strategy)

- **Construction is not just about today — it must align with the building's long-term capital plan.**

We integrate construction with:

- **Reserve planning**
- **Local Law compliance cycles**
- **Mechanical system lifecycle forecasts**
- **Energy efficiency and sustainability goals**
- **Long-term asset value strategy**

- **Every project supports the building's future — not just its present.**

CONSTRUCTION DONE RIGHT — WITHOUT COMPROMISE

- **Construction oversight is one of the most important responsibilities of a management firm.**
- **It requires leadership, expertise, and unwavering attention to detail.**

We protect your building from:

- **Cost overruns**
- **Compliance violations**
- **Delays and disruptions**
- **Safety risks**
- **Contractor mismanagement**

At Dynasty Worldwide, we deliver construction oversight with precision, discipline, and total accountability.

- **This is how we protect your investment.**
- **This is how we elevate your building.**
- **This is the Dynasty Worldwide standard.**

GOVERNANCE, BOARD SUPPORT & STRATEGIC ADVISORY

Leadership for Boards. Structure for Governance. Clarity for Every Decision.

- **Strong governance is the foundation of a stable, well-run building. Boards carry enormous responsibility with financial oversight, compliance, resident relations, capital planning, legal obligations, and long-term strategy.**
- **Dynasty Worldwide Management Services provides the structure, expertise, and leadership boards need to govern confidently and effectively.**
- **We support boards with clear information, strategic guidance, and disciplined processes that transform governance from reactive to proactive — from stressful to structured.**
- **Boards should never feel overwhelmed.**

- **Boards should never feel uninformed.**
- **Boards should never feel alone.**
- **We ensure they never do.**

BOARD MEETING LEADERSHIP

(Structured, Efficient, and Purpose-Driven)

- **Board meetings should be productive, organized, and focused on decision-making — not confusion or chaos. We lead meetings with clarity, preparation, and strategic direction.**

Our meeting support includes:

- **Preparation of agendas and meeting materials**
- **Financial and operational reporting packages**
- **Compliance updates and risk assessments**
- **Capital project updates and recommendations**
- **Clear summaries of decisions and action items**
- **Attendance by senior management leadership**
- **We ensure every meeting is efficient, informed, and aligned with the building's long-term goals.**

STRATEGIC ADVISORY FOR BOARDS

(Guidance That Strengthens Decision-Making)

- **Boards face complex decisions that require expertise, context, and long-term thinking. We provide strategic advisory that helps boards make confident, informed choices.**

Our advisory services include:

- **Financial strategy and reserve planning**
- **Capital project prioritization**
- **Compliance and risk mitigation**
- **Vendor and contract evaluation**
- **Policy development and enforcement**
- **Long-term operational planning**
- **We help boards see the full picture — not just the immediate issue.**

GOVERNANCE STRUCTURE & BEST PRACTICES

(Clarity, Consistency, and Accountability)

- **Strong governance requires clear rules, consistent processes, and transparent communication. We help boards establish and maintain governance systems that support stability and fairness.**

Our governance support includes:

- **Review and refinement of bylaws and house rules**
- **Policy development and enforcement frameworks**
- **Election procedures and annual meeting preparation**
- **Conflict-of-interest guidance**
- **Documentation and recordkeeping standards**
- **Board orientation for new members**
- **We create governance systems that protect the building and empower the board.**

BOARD EDUCATION & ORIENTATION

(Empowering New and Existing Board Members)

- **Board members often step into their roles without formal training — yet they are responsible for millions of dollars in assets and complex legal obligations.**
- **We provide the education and support they need to lead effectively.**

Our board education includes:

- **Orientation for new board members**
- **Training on financial statements and budgets**
- **Overview of compliance and Local Laws**
- **Governance responsibilities and best practices**
- **Capital planning and long-term strategy fundamentals**

DECISION-MAKING SUPPORT

(Clear Information. Clear Options. Clear Outcomes.)

- **Boards make better decisions when they have accurate information and structured options. We provide both.**

Our decision-support framework includes:

- **Issue analysis and background context**
- **Financial impact modeling**
- **Risk assessment and compliance review**
- **Vendor comparisons and contract analysis**
- **Strategic recommendations with pros and cons**
- **We ensure that every decision is informed, transparent, and aligned with the building's goals.**

COMMUNICATION BETWEEN BOARD & RESIDENTS

(Transparency That Builds Trust)

- **Boards often struggle with communication; too much, too little, or unclear messaging.**
- **We help boards communicate with residents in a way that builds trust and reduces conflict.**

Our communication support includes:

- **Drafting building-wide announcements**
- **Explaining policy changes and decisions**
- **Providing updates on projects and operations**
- **Managing sensitive or high-impact communications**
- **Ensuring consistency and professionalism in messaging**
- **We help boards communicate with confidence and clarity.**

CONFLICT RESOLUTION & MEDIATION

(Professional, Neutral, and Effective)

- **Disputes between residents, staff, or board members can destabilize a building.**
- **We provide structured, neutral support to resolve conflicts quickly and professionally.**

Our conflict resolution includes:

- **Mediation between residents and the board**
- **Guidance on policy enforcement**
- **Support with legal counsel when needed**
- **Documentation and communication management**
- **Prevention strategies to reduce future conflict**
- **We restore stability and protect the building's culture.**

STRONG BOARDS CREATE STRONG BUILDINGS

- **Governance is not just administration, it is leadership.**
- **Boards deserve a management partner who provides clarity, structure, and strategic insight.**

At Dynasty Worldwide, we elevate governance through:

- **Expert advisory**
- **Clear communication**
- **Strong processes**
- **Strategic planning**
- **Professional leadership**
- **This is how we support your board.**
- **This is how we strengthen your governance.**
- **This is the Dynasty Worldwide standard.**

STAFF TRAINING & BUILDING CULTURE

Professionalism. Consistency. Service Excellence. Every Day.

- **A building's staff is the face of its daily operations. They are the first point of contact for residents, the guardians of the building's systems, and the foundation of its service experience.**
- **At Dynasty Worldwide Management Services, we believe that exceptional management begins with exceptional people; trained, supported, and held to the highest professional standards.**
- **We don't just manage staff, we develop them, we elevate them. We build a culture of excellence that becomes the identity of the building itself.**

A CULTURE OF PROFESSIONALISM

(Standards That Reflect the Building's Value)

- **Every building has its own personality from its architecture, its residents, its expectations.**
- **We ensure that the staff's conduct, communication, and service reflect the building's identity and the standards of Dynasty Worldwide.**

Our culture framework includes:

- **Professional conduct and appearance standards**
- **Clear communication protocols**
- **Respectful, resident-first service behavior**
- **Accountability for daily responsibilities**
- **Leadership presence and support from management**
- **We create a building environment where professionalism is not requested, it is expected.**

COMPREHENSIVE STAFF TRAINING

(Prepared, Skilled, and Confident)

- **Training is not a one-time event, it is an ongoing process.**
- **We provide continuous training to ensure that staff members are equipped to handle daily operations, emergencies, resident interactions, and building systems with confidence and competence.**

Our training programs include:

- **Building system operations (boilers, HVAC, pumps, elevators)**
- **Fire safety and emergency response procedures**
- **FDNY and DOB compliance requirements**
- **Customer service and resident communication**
- **Maintenance best practices and preventive care**
- **Safety protocols and incident reporting**
- **Technology and building management systems**

- **A well-trained staff is a stable, reliable, high-performing staff.**

ON-SITE LEADERSHIP & SUPERVISION

(Hands-On Oversight That Ensures Excellence)

- **We don't leave staff to operate without guidance. Our managers are present, engaged, and actively involved in the daily operations of the building.**

Our on-site leadership includes:

- **Regular site visits and performance evaluations**
- **Daily communication with supers and porters**
- **Real-time problem solving and operational support**
- **Clear expectations and structured workflows**
- **Coaching, mentoring, and skill development**
- **We lead from the front — not from a distance.**

SERVICE EXCELLENCE STANDARDS

(A Luxury-Grade Resident Experience)

- **Residents deserve a service experience that is consistent, respectful, and reflective of the building's value. We establish service standards that elevate the daily experience of everyone who lives or works in the building.**

Our service standards include:

- **Prompt response to resident requests**
- **Courteous, professional interactions**
- **Cleanliness and order throughout the property**
- **Respect for privacy and confidentiality**
- **Clear communication during maintenance or disruptions**
- **Service excellence is not optional, it is a core expectation.**

TEAM COORDINATION & COMMUNICATION

(Everyone Aligned. Everyone Informed.)

- **A building functions best when its staff operates as a unified team.**
- **We create communication systems that ensure alignment, clarity, and consistency.**

Our coordination systems include:

- **Daily task lists and shift handoff procedures**
- **Digital communication tools for staff and management**
- **Weekly operational check-ins**
- **Emergency communication protocols**
- **Clear escalation pathways for issues**
- **When communication is strong, operations are strong.**

PERFORMANCE MONITORING & ACCOUNTABILITY

(Excellence Is Measured — Not Assumed)

- **We maintain high standards through structured performance monitoring and accountability systems.**

Our performance oversight includes:

- **Regular evaluations and feedback sessions**
- **Quality control inspections**
- **Resident feedback integration**
- **Corrective action plans when needed**
- **Recognition for exceptional performance**
- **We ensure that every staff member contributes to the building's success.**

BUILDING PRIDE & COMMUNITY CULTURE

(A Positive Environment Creates Better Outcomes)

- **A building is more than its systems; it is a community. We foster a culture where staff take pride in their work, residents feel respected, and the building operates with harmony and professionalism.**

We promote:

- **Respectful interactions between staff and residents**
- **A clean, organized, welcoming environment**
- **A sense of ownership and pride in daily responsibilities**
- **A positive, supportive workplace culture**
- **When staff feel valued, they perform at their best — and the building thrives.**

EXCEPTIONAL STAFF CREATE EXCEPTIONAL BUILDINGS

- **At Dynasty Worldwide, we believe that the quality of a building's staff defines the quality of the building itself.**
- **We train, support, and lead with purpose — creating a culture of excellence that elevates every aspect of building operations.**
- **This is how we build strong teams.**
- **This is how we elevate building culture.**
- **This is the Dynasty Worldwide standard.**

SPEAK WITH OUR MANAGEMENT TEAM

When you reach out to Dynasty Worldwide, you are not routed through layers of assistants or automated systems. You speak directly with our senior management; the people who will oversee your building, guide your board, and ensure your property operates at the highest standard.

- **Our management team is available to discuss your building's needs, review your current management challenges, and outline a strategic plan tailored to your property.**
- **We provide honest assessments, clear recommendations, and a transparent roadmap for improvement.**

Whether you're seeking:

- **A full management transition**
- **Compliance and regulatory support**
- **Operational restructuring**

- **Financial clarity and reporting improvements**
- **Capital planning and project oversight**
- **A long-term strategic partner**
- **We are ready to help.**
- **Let's begin the conversation.**
- **Let's elevate your building.**
- **Let's build its future together.**
- **LET'S ELEVATE YOUR BUILDING**

During your consultation, we will:

- **Review your building's current operational structure**
- **Identify inefficiencies, risks, and compliance vulnerabilities**
- **Evaluate financial reporting, budgeting, and reserve planing**
- **Assess maintenance programs and capital needs**
- **Discuss resident experience, communication standards, and service expectations**
- **Outline a tailored management strategy designed specifically for your property.**

KEY ROLES AND OPPORTUNITIES

Property Manager

- **Responsible for overseeing daily operations of residential and commercial properties, ensuring tenant satisfaction, managing maintenance, and optimizing financial performance.**
- **This role requires leadership, critical thinking skills, and an initiative-taking approach to property management.**

Assistant Property Manager

- **Supports the Property Manager in all operational tasks, including tenant relations, lease administration, and coordinating maintenance requests.**
- **This role is ideal for those looking to develop their management skills and gain direct experience.**

Building Coordinator for Management Services

- **Acts as the liaison between property management and service providers, ensuring timely and quality delivery of maintenance, repairs, and other essential services.**
- **Strong organizational and communication skills are essential.**

Administrative Assistant

- **Provides vital administrative support, including managing correspondence, scheduling, record-keeping, and assisting with tenant communications.**
- **This role is key to maintaining smooth office operations.**

Bookkeeper-Accounts Payable, Accounts Receivable

- **Manages financial records, processes invoices, tracks expenses, and supports budgeting and financial reporting.**
- **Diligence and proficiency with accounting software are important for this role.**

Super and Porters

Super (Building / Operations Supervisor)

- **The Super is responsible for overseeing daily building operations and ensuring that staff, vendors, and services perform efficiently and in compliance with company standards and regulations.**

Key Responsibilities

- **Supervise porters, maintenance staff, and contractors**

- **Coordinate daily work schedules and task assignments**
- **Conduct inspections of common areas, systems, and ongoing**
- **Ensure compliance with safety, building codes, and company policies**
- **Serve as the primary point of contact between management and on-site staff**
- **Respond to operational issues, emergencies, and service escalations**
- **Maintain records, reports, and incident documentation**

Core Skills

- **Leadership and team management**
- **Strong communication and problem solving**
- **Knowledge of building systems and operations**
- **Attention to detail and accountability**

Porter (Building / Facilities Porter)

- **The Porter is responsible for maintaining the cleanliness, order, and general appearance of the property, supporting both residents and building operations.**

Key Responsibilities

- **Clean and maintain common areas, lobbies, hallways, and restrooms**
- **Handle trash removal, recycling, and basic sanitation tasks**
- **Assist with light maintenance, setups, and deliveries as needed**
- **Monitor building conditions and report issues to supervisors**
- **Support move ins, moveout, and special building needs**
- **Maintain a professional and courteous presence with occupants**

Core Skills

- **Reliability and physical stamina**
- **Attention to cleanliness and safety**
- **Ability to follow procedures and instructions**
- **Team oriented mindset**

KEYS TO SUCCESS

- **There are numerous factors based on which one can judge the performance of Dynasty Worldwide Management Services Inc. When it comes to property management firms, no two are alike.**
- **Owners and Landlords opting to collaborate with our firm will watch their investments increase in value. Our employees will standardize properties, eliminate sloppy bookkeeping, and address non-rent paying tenants and shareholders with legal action.**
- **Characteristics that make for a good property management firm are good cash flow, great employees, good contractors, and sound business procedures.**
- **All the aforementioned factors are indeed especially important to Dynasty succeeding, it is the "players" that determine the strength of the team (Shareholders & Tenants).**
- **Shareholders & Tenants are the ones that will decide the success of Dynasty Worldwide Management Services through cooperation and working together, buildings become stronger and issues are eliminated.**
- **Evaluate financial reporting, budgeting, and reserve planning**
- **Assess maintenance programs and capital needs**
- **Discuss resident experience, communication standards, and service expectations**
- **Outline a tailored management strategy designed specifically for your property**

Our goal is simple: to understand your building as deeply as you do and then elevate it.

REQUEST A FORMAL MANAGEMENT PROPOSAL

For boards and ownership groups seeking a full evaluation, we provide a comprehensive management proposal that

includes:

- **A detailed operational review**
- **Compliance and regulatory analysis**
- **Financial and budget assessment**
- **Maintenance and capital planning evaluation**
- **Vendor and staffing structure review**
- **A tailored management plan with clear recommendations**
- **Transparent pricing and service structure**

Our proposals are not templates. They are custom-built documents that reflect the unique needs, challenges, and long-term goals of your building.

WHAT YOU CAN EXPECT FROM DYNASTY WORLDWIDE

When you choose to work with us, you gain a partner who is:

- **Present - engaged in the daily life of your building**
- **Proactive - anticipating issues before they become problems**
- **Transparent-providing clear reporting and open communication**
- **Strategic - aligning operations with long-term asset value**
- **Accountable-standing behind every decision we make**
- **We do not manage buildings from a distance.**
- **honest assessments, clear recommendations, and a transparent roadmap for improvement.**

Whether you're seeking:

- **A full management transition**
- **Compliance and regulatory support**
- **Operational restructuring**
- **Financial clarity and reporting improvements**
- **Capital planning and project oversight**
- **A long-term strategic partner**
- **We are ready to help.**

REQUEST A MANAGEMENT PROPOSAL

We offer comprehensive proposals that include:

- **A full operational review**
- **Compliance and regulatory analysis**
- **Financial and budget assessment**
- **Maintenance and capital planning evaluation**
- **Tailored management recommendations**
- **Transparent pricing and service structure**

Our proposals are detailed, data-driven, and designed to give boards and owners a clear understanding of how Dynasty Worldwide will elevate their building.