

**TENTH AMENDMENT TO OFFERING PLAN  
FOR  
CENTRAL SQUARE VILLAS**

**File No. CD 09-0122**

**THIS AMENDMENT WAS ACCEPTED FOR FILING BY THE  
NEW YORK STATE DEPARTMENT OF LAW ON July 13, 2015**

This is the Tenth Amendment to the Offering Plan for Central Square Villas. The Plan was accepted for filing on June 20, 2009. The First Amendment was accepted for filing on October 30, 2009. The Second Amendment was accepted for filing on February 22, 2010. The Third Amendment was accepted for filing on April 14, 2010. The Fourth Amendment was accepted for filing on April 12, 2011. The Fifth Amendment was accepted for filing on March 6, 2012. The Sixth Amendment was accepted for filing on August 14, 2012. The Seventh Amendment was accepted for filing on February 15, 2013. The Eighth Amendment was accepted for filing on August 14, 2013. The Ninth Amendment was accepted for filing on August 22, 2014.

**Status of Closed Sales**

The Sponsor has closed 107 units to date. Since the submission of the Ninth Amendment, seventeen (17) closings have occurred, as shown on attached Exhibit A

**Unsold Units**

There are 93 Units remaining. (Units 101, 103, 201-206, 301, 302, 401, 402, 501-506, 601, 602, 801-806, 1003, 1005, 1007, 2101-2104, 2201-2204, 2301-2304, 2501-2504, 2601, 2602, 2701, 2702, 2801, 2802, 2901-2906, 3001-3004, 3101-3106, 3201-3206, 3903, 3904, 4001-4006, 4101, 4102, 4201-4206, 4301, 4302, 4502 and 4701)

**Units Under Contract**

Of the unsold Units, there are currently nine (9) Units under contract. (Units 101, 401, 402, 601, 602, 1003, 1005, 1007 and 3904)

**Working Capital and Reserve Funds**

The amount of the working capital fund as of June 15, 2015, is \$10,700.00. The amount of the reserve fund as of June 15, 2015, is \$147,231.16. The funds are deposited in a checking account and a savings account, respectively, at KeyBank, 1219 French Road, Depew, New York 14043.

**Board of Managers**

Control of the Board of Managers was turned over to the Unit owners on December 17, 2014. The Board is comprised of the following individuals:

Barbara Nitecki, President (38 Hanover Street)  
Dolores Grzyb, Treasurer (56 Hanover Street)  
Tom VanNortwick, MMEC Representative

**First Meeting of Unit Owners**

The first meeting of the Unit Owners occurred on December 17, 2014.

**Common Charges**

The aggregate monthly common charges for units/lots held by the Sponsor is \$10,509.00. Payment of common charges shall come from the Sponsor's own funds.

**Real Estate Taxes**

The aggregate monthly real estate taxes payable for units/lots owned by the Sponsor is \$2,085.32. Separate real estate taxes will not be assessed until a unit is built and title to the unit has closed. Payment of taxes comes from the Sponsor's own funds.

**Financial Statements**

Financial Statements for Central Square Villas for the years ending December 31, 2013 and December 31, 2014 are attached hereto as Exhibit B.

**Budget**

Attached hereto as Exhibit C is the 2015 budget together with the certification of budget adequacy.

**Leased Units**

There are no units owned by the Sponsor which are occupied by tenants.

**Financial Obligations of Sponsor/Sources**

There are currently no repair and improvement obligations of the Sponsor. The Sponsor will pay its obligations for unsold units out of its own funds. The Sponsor is current in all financial obligations relating to the Condominium.

**Other Condominiums and Homeowners Associations**

Following is a list of all other condominiums and homeowners associations in which the Sponsor and/or the principal of the Sponsor currently owns more than 10% of the units:

Greythorne by Marrano (File No. CD 07-0577)  
6330-6350 Main Street, Amherst, Erie County, New York 14221

Hickory Grove Village Condominium (File No. CD 06-0258)  
211 French Road, Cheektowaga, Erie County, New York 14227

Summerfield Farms Homeowners Association (File No. HO 06-0054)  
Avian Way, Lancaster, Erie County, New York 14086

The Offering Plans for the above are on file with the New York State Office of the Attorney General and are available for public inspection. The Sponsor is current in all financial obligations relating to the foregoing.

**Material Changes**

1. The term of the offering is extended for one (1) year.
2. This is a price change amendment affecting the units described on the attached Exhibit D.
3. There is a specification change:
  - a) Revised bathroom sink from Sterling Elliot 442044-0 to Kohler Pennington K-2196-4-0.

**No Other Material Changes**

There are no other material changes of facts or circumstances affecting the property or the state of facts set forth in the original Offering Plan except as indicated herein.

**THE MARRANO/MARC EQUITY CORPORATION**

# **Exhibit A**

**EXHIBIT A**

Lot 1008, 43 Cumberland Street, Lancaster, New York	Closed 7/8/14
Lot 1002, 31 Cumberland Street, Lancaster, New York	Closed 7/10/14
Lot 1004, 35 Cumberland Street, Lancaster, New York	Closed 8/15/14
Lot 1001, 29 Cumberland Street, Lancaster, New York	Closed 8/22/14
Lot 3902, 6 Brockton Drive, Lancaster, New York	Closed 8/29/14
Lot 102, 3 Brockton Drive, Lancaster, New York	Closed 9/5/14
Lot 4402, 3 Cumberland Street, Lancaster, New York	Closed 2/2/15
Lot 4401, 1 Cumberland Street, Lancaster, New York	Closed 2/12/15
Lot 4601, 9 Cumberland Street, Lancaster, New York	Closed 3/6/15
Lot 4602, 11 Cumberland Street, Lancaster, New York	Closed 3/13/15
Lot 4501, 5 Cumberland Street, Lancaster, New York	Closed 3/17/15
Lot 702, 47 Brockton Drive, Lancaster, New York	Closed 3/25/15
Lot 4702, 15 Cumberland Street, Lancaster, New York	Closed 4/6/15
Lot 4801, 17 Cumberland Street, Lancaster, New York	Closed 4/10/15
Lot 1006, 39 Cumberland Street, Lancaster, New York	Closed 5/20/15
Lot 4802, 19 Cumberland Street, Lancaster, New York	Closed 5/29/15
Lot 701, 45 Brockton Drive, Lancaster, New York	Closed 5/29/15

# **Exhibit B**

*CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION,  
INC.*

*FINANCIAL STATEMENTS  
(REVIEWED)*

*YEARS ENDED DECEMBER 31, 2014 AND 2013*

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

Board of Directors  
Central Square Villas Condominium Association, Inc.

We have reviewed the accompanying balance sheet of Central Square Villas Condominium Association, Inc. as of December 31, 2014 the related statements of revenues, expenses and changes in fund balances and cash flows for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion. The December 31, 2013 financial statements of Central Square Villas Condominium Association, Inc. were reviewed by another accountant, whose report dated January 30, 2014 stated that based on his procedures, he was not aware of any material modifications that should be made to those financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Our review was made primarily for the purpose of expressing a conclusion that there are no material modifications that should be made to the financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America. The supplementary information included in the accompanying Schedule I is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the inquiry and analytical procedures applied in the reviews of the basic financial statements, and we did not become aware of any material modifications that should be made to such information.

The Association has not presented the required supplementary information about future major repairs and replacement costs of common property, which the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of the basic financial statements.

*Clark Miller & Hy LLP*

Certified Public Accountants

April 21, 2015

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

BALANCE SHEETS

DECEMBER 31, 2014 and 2013

	Operating Fund	Reserve Fund	2014 Total	2013 Total
<b><u>ASSETS:</u></b>				
Cash and cash equivalents	\$ 13,913	\$ 113,155	\$ 127,068	\$ 70,161
Assessments receivable	749	-	749	151
Prepaid expenses	15,690	-	15,690	9,227
Interfund balances	<u>(7,916)</u>	<u>7,916</u>	<u>-</u>	<u>-</u>
<b>TOTAL ASSETS</b>	<b>\$ <u>22,436</u></b>	<b><u>121,071</u></b>	<b><u>143,507</u></b>	<b><u>79,539</u></b>
<b><u>LIABILITIES:</u></b>				
Accounts payable	7,340	-	7,340	2,667
Prepaid assessments	693	-	693	660
Income tax payable	<u>155</u>	<u>-</u>	<u>155</u>	<u>84</u>
<b>TOTAL LIABLILITES</b>	<b><u>8,188</u></b>	<b><u>-</u></b>	<b><u>8,188</u></b>	<b><u>3,411</u></b>
<b><u>FUND BALANCES:</u></b>	<b><u>14,248</u></b>	<b><u>121,071</u></b>	<b><u>135,319</u></b>	<b><u>76,128</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ <u>22,436</u></b>	<b>\$ <u>121,071</u></b>	<b>\$ <u>143,507</u></b>	<b>\$ <u>79,539</u></b>

See accompanying notes and independent accountants' review report.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES

FOR THE YEARS ENDED DECEMBER 31, 2014 and 2013

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2014 Total</u>	<u>2013 Total</u>
<b><u>REVENUES:</u></b>				
Assessments	\$ 177,203	60,397	\$ 237,600	\$ 177,609
Developer Contributions	1,000	-	1,000	2,000
Interest and other income	810	19	829	397
<b>TOTAL REVENUES:</b>	<u>179,013</u>	<u>60,416</u>	<u>239,429</u>	<u>180,006</u>
<b><u>EXPENSES:</u></b>				
General and Administrative				
Management	19,656	-	19,656	15,588
Insurance	38,565	-	38,565	28,632
Miscellaneous	1,558	-	1,558	844
Legal and accounting	800	-	800	575
Income Taxes	155	-	155	84
Total General and administrative	<u>60,734</u>	<u>-</u>	<u>60,734</u>	<u>45,723</u>
Utilities				
Water	18,682	-	18,682	13,909
Electricity	6,488	-	6,488	5,013
Gas	2,233	-	2,233	2,613
Internet	1,115	-	1,115	1,080
Total Utilities	<u>28,518</u>	<u>-</u>	<u>28,518</u>	<u>22,615</u>
Maintenance				
Landscaping	27,104	-	27,104	26,662
Clubhouse	1,560	-	1,560	2,395
Pool maintenance	9,882	-	9,882	9,000
Snow removal	39,487	-	39,487	31,026
Building maintenance	7,638	-	7,638	2,563
Total Maintenance	<u>85,671</u>	<u>-</u>	<u>85,671</u>	<u>71,646</u>

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2014 Total</u>	<u>2013 Total</u>
Reserves				
Concrete Reserve	-	1,720	1,720	-
Contingency	-	3,595	3,595	-
Total Reserves	-	5,315	5,315	-
<b>TOTAL EXPENSES:</b>	<b>\$ 174,973</b>	<b>\$ 5,315</b>	<b>\$ 180,238</b>	<b>\$ 139,984</b>
 <b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	 4,090	 55,101	 58,191	 40,022
 <b>FUND BALANCES -beginning of year</b>	 10,158	 65,970	 76,128	 36,106
 <b>FUND BALANCES -end of year</b>	 \$ 14,248	 \$ 121,071	 \$ 135,319	 \$ 76,128

See accompanying notes and independent accountants' review report.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2014 and 2013

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2014 Total</u>	<u>2013 Total</u>
<b>Operating Activities:</b>				
Excess (Deficiency) of Revenues Over Expenses	\$ 4,090	\$ 55,101	\$ 58,191	\$ 40,022
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:				
(Increase) Decrease in:				
Assessment receivable	(598)	-	(598)	239
Prepaid expenses	(6,463)	-	(6,463)	(2,477)
Increase in:				
Accounts payable	4,673	-	4,673	1,060
Prepaid assessments	33	-	33	573
Income tax payable	71	-	71	42
Net Cash Provided by Operating Activities	<u>1,806</u>	<u>55,101</u>	<u>56,907</u>	<u>39,459</u>
<b>Financing Activities:</b>				
Interfund balances	<u>54</u>	<u>(54)</u>	<u>-</u>	<u>-</u>
Net Cash Provided (Used) by Financing Activities	<u>54</u>	<u>(54)</u>	<u>-</u>	<u>-</u>

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2014 Total</u>	<u>2013 Total</u>
Net Increase in Cash and Cash Equivalents	1,860	55,047	56,907	39,459
Cash and Cash Equivalents -beginning of year	<u>12,053</u>	<u>58,108</u>	<u>70,161</u>	<u>30,702</u>
Cash and Cash Equivalents -end of year	\$ <u>13,913</u>	\$ <u>113,155</u>	\$ <u>127,068</u>	\$ <u>70,161</u>
<b>Supplemental Disclosure:</b>				
Income taxes paid	\$ <u>155</u>	\$ <u>-</u>	\$ <u>155</u>	\$ <u>84</u>

See accompanying notes and independent accountants' review report.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2014 and 2013

A. Nature of Organization:

Central Square Villas Condominium Association, Inc. (the Association) is a not for profit corporation formed for the purpose of maintaining and preserving the common property of the Association. Central Square Villas Condominium Association, Inc. consists of 84 residential units.

B. Summary of Significant Accounting Policies:

1. Fund Accounting:

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the financial statements reflect accounts using fund accounting methods. Financial resources are classified for accounting and reporting purposes in the following funds according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association. Disbursements from the fund are generally at the discretion of the Board of Directors.

Reserve Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements. Disbursements from the fund may be made only for their designated purposes.

Interfund Balances – These balances generally arise when cumulatively through the balance sheet date one fund pays expenses or receives revenue of another, or has otherwise borrowed from the other.

2. Use of Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires the Association to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.



CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2014 and 2013

B. Summary of Significant Accounting Policies (continued):

3. Cash and Cash Equivalents:

Cash and cash equivalents include currency on hand and demand deposits with banks or other financial institutions.

4. Common Property:

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statement, in accordance with industry practice.

5. Member Assessments:

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments and the annual budget are determined by the Board of Directors. Any excess assessments at year-end are retained by the Association for use in future years. The monthly assessments were \$99 and \$74 for the years ended December 31, 2014 and 2013, respectively.

6. Interest income:

Interest income is allocated to the operating and reserve funds based on the interest-bearing deposits held in each account at their respective financial institutions.

7. Income Taxes:

The Association has elected to file as a homeowner's association in accordance with Internal Revenue Section 528. Under this section, the Association excludes from taxation exempt function income, which generally consists of revenue from uniform assessments to owners. Investment and other non-exempt income of the Association is subject to federal and New York state income tax.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2014 and 2013

**C. Future Major Repairs and Replacements:**

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds aggregate \$121,071 at December 31, 2014 are held in separate accounts and generally are not available for operating purposes.

The board is funding for major repairs and replacements of the estimated useful lives of the components considering amounts previously accumulated in the reserve fund.

Funds are being accumulated in the reserve based on estimates of future needs for repairs and replacements of common property. Actual expenditures may vary from estimated amounts, and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet all future needs for major repairs and replacements. The Association has the right to increase regular replacement fund assessments or levy special assessments for major repairs and replacements if additional funds are needed.

**D. Subsequent Events:**

Events that occur after the balance sheet date, but before the financial statements were available to be issued, must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. The Association has evaluated the activity of the Company through April 21, 2015, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

SCHEDULE I - SCHEDULE OF CHANGES IN RESERVE FUND BALANCE

DECEMBER 31, 2014

<u>Description</u>	<u>Beginning Fund Balance</u>	<u>Additions to Fund Balance</u>	<u>Charges to Fund Balance</u>	<u>Ending Fund Balance</u>
Interest	\$ 25	\$ 19	\$ -	\$ 44
Sewer and water	3,046	2,670	-	5,716
Gutters	1,497	1,377	-	2,874
Roof	25,730	24,126	-	49,856
Road Resurface	1,432	2,576	-	4,008
Concrete	4,246	3,904	1,720	6,430
Exterior Wood	4,549	4,185	-	8,734
Brick	1,414	1,301	-	2,715
Siding	13,100	12,050	-	25,150
Mailbox	354	250	-	604
Fence	1,619	1,166	-	2,785
Street light	928	872	-	1,800
Pool	2,600	1,642	-	4,242
Clubhouse	2,617	1,847	-	4,464
Contingency	2,813	2,431	3,595	1,649
TOTAL:	\$ 65,970	\$ 60,416	\$ 5,315	\$ 121,071

# **Exhibit C**

Central Square Villas Condominium  
2015 Budget

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INCOME

Monthly Unit Assessment (\$113.00)	\$271,200
Rental Fees	\$400
Late Fees	\$100
<b>TOTAL INCOME</b>	<b>\$271,700</b>

EXPENSE

Gas	2,000
Electric	6,000
Water	16,500
Internet	1,116
Janitorial - Clubhouse	1,963
Additional Landscaping	8,000
Pool Maintenance	9,500
Lawn Maintenance	28,900
Weed & Feed	6,000
Salt High-Lift	3,000
Snow Removal	43,000
Hydrant Inspection	1,000
Repairs	3,000
Legal Fees	1,000
Review/Tax Preparation	800
Management Contract	22,700
Miscellaneous/Postage	1,000
Insurance	53,254
Franchise Tax	100
Property Tax	100

RESERVES

Gutter	1,271
Water/Sewer Lines	3,286
Roof	22,270
Road & Walking Trail	6,870
Exterior Wood	3,863
Brick	1,201
Siding/Trim	11,123
Mailbox	250
Fence	1,554
Street Lights	1,074
Concrete	3,605
Pool	1,642
Clubhouse	1,847
Contingency	2,911
<b>TOTAL EXPENSE &amp; RESERVES</b>	<b>\$271,700</b>



CERTIFICATION ON ADEQUACY OF BUDGET

CENTRAL SQUARE VILLAS CONDOMINIUM  
LANCASTER, NEW YORK

June 22, 2015

STATE OF NEW YORK)  
  ) ss:  
COUNTY OF ERIE                  )

RE: CENTRAL SQUARE VILLAS CONDOMINIUM

The Sponsor of the Condominium Association Offering Plan for the captioned property retained our firm (Harmon Homes Realty, Inc.) to review Schedule B containing projections of income and expenses of operation as a Condominium Association for the year 2015. The experience of Michael P. Harmon, President, in this field includes:

Currently Harmon Homes Realty, Inc. is the Managing Agent for the following Condominium and Homeowner Associations; Hillcrest Heights Association, Inc., 40 units; Hillcrest Heights North Association, Inc., 32 units; Villa Park Condominium, 16 units; Forestream Association, Inc., 67 units; Westview Park Homeowners Association, Inc., 48 units., Parwood Patio Homes Inc., 76 units; Springbrook Shores Homeowners Association, Inc., 151 units; Crystal Common Condominium, 36 units; Burroughs Association LTD. 25 units; Meadowbrook Patio Homes, 72 units. Burchfield Village Patio Homes Association, Inc. 82 units; Courtyards at Pleasant Meadows Condominium, 105 units; Hickory Grove Village Condominium, 76 units.

Michael P. Harmon is a member of the Community Association Institute and he has received the AMS (Association Management Specialist) designation and the CMCA (Certified Manager of Community Associations) designation from the Community Association Institute.

Michael P. Harmon is a licensed Real Estate Broker with the State of New York for over 28 years and specializes in sales of new Townhomes, having sold well over 350 units in the last 28 years. He is also a member of the National Association of Realtors and the Buffalo Association of Realtors.

Michael P. Harmon is also a member of the New York State Association of Realtors.

Harmon Homes Realty, Inc. prepares budgets for all of the properties it manages, and oversees expenditures of same.

*Licensed Real Estate Broker • Professional Property Management*

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P.O. BOX 614 • WEST SENECA, NY 14224 • (716) 675-9056 • Fax: (716) 668-5249  
email: harmhomes@aol.com

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 22 in so far as they are applicable to Schedule B.

We have reviewed the Schedule and investigated the facts set forth in the Schedule and the facts underlying it with due diligence in order to form a basis for this certification. I also have relied on our experience in managing residential property.

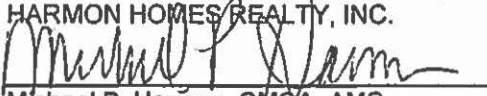
We certify that the projections in Schedule B appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses as a Condominium Association for the year 2015.

We certify that the Schedule:

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

We further certify that we are not owned or controlled by the Sponsor. We understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of operation as a condominium association.

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

  
 Michael P. Harmon, CMCA, AMS  
 President

Subscribed and Sworn to  
before me this 29 day of

June 2015

 Notary Public

KENNETH L. ELMINOWSKI  
Notary Public, State of New York

Qualified in Eric County  
Reg. No. 01EL6137562

My Commission Expires Dec. 5, 2017

# Exhibit D



Schedule "A"  
Price Change 2015

<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>
101D	\$180,300	\$180,800	1101B	\$205,500	unit closed	1901D	\$176,611	unit closed
102D	<del>\$174,300</del>	unit closed	1102B	\$197,500	unit closed	1902D	\$168,611	unit closed
103D	\$174,300	\$174,800	1103C	\$202,500	unit closed	1903D	\$174,900	unit closed
104D	<del>\$177,000</del>	unit closed	1104C	\$209,552	unit closed	1904D	\$174,900	unit closed
201D	\$180,300	\$180,800	1201D	\$182,900	unit closed	1905D	\$174,900	unit closed
202D	\$174,300	\$174,800	1202D	\$174,900	unit closed	1906D	\$182,900	unit closed
203D	\$174,300	\$174,800	1203D	\$174,900	unit closed	2001HC	\$229,900	unit closed
204D	\$174,300	\$174,800	1204D	\$168,611	unit closed	2002HD	\$174,900	unit closed
205D	\$174,300	\$174,800	1205D	\$174,900	unit closed	2003HD	\$174,900	unit closed
206D	\$180,300	\$180,800	1206D	\$182,900	unit closed	2004HB	\$224,900	unit closed
301D	\$180,300	\$180,800	1301D	\$176,611	unit closed	2101D	\$180,300	\$180,800
302D	\$180,300	\$180,800	1302D	\$168,611	unit closed	2102D	\$174,300	\$174,800
401D	\$180,300	\$180,800	1303D	\$174,900	unit closed	2103D	\$174,300	\$174,800
402D	\$180,300	\$180,800	1304D	\$174,900	unit closed	2104D	\$180,300	\$180,800
501D	\$180,300	\$180,800	1305D	\$168,611	unit closed	2201D	\$180,300	\$180,800
502D	\$174,300	\$174,800	1306D	\$182,900	unit closed	2202D	\$174,300	\$174,800
503D	\$174,300	\$174,800	1401D	\$177,000	unit closed	2203D	\$174,300	\$174,800
504D	\$174,300	\$174,800	1402D	\$171,360	unit closed	2204D	\$180,300	\$180,800
505D	\$174,300	\$174,800	1403D	\$171,000	unit closed	2301D	\$180,300	\$180,800
506D	\$180,300	\$180,800	1404D	\$177,000	unit closed	2302D	\$174,300	\$174,800
601D	\$180,300	\$180,800	1501A	\$214,900	unit closed	2303D	\$174,300	\$174,800
602D	\$180,300	\$180,800	1502A	\$204,900	unit closed	2304D	\$180,300	\$180,800
701B	\$209,400	unit closed	1503A	\$204,900	unit closed	2401B	\$205,500	unit closed
702B	\$209,400	unit closed	1504A	\$214,900	unit closed	2402B	\$197,500	unit closed
801D	\$180,300	\$180,800	1601B	\$224,900	unit closed	2403C	\$202,500	unit closed
802D	\$174,300	\$174,800	1602B	\$214,900	unit closed	2404C	\$210,600	unit closed
803D	\$174,300	\$174,800	1603B	\$214,900	unit closed	2501D	\$180,300	\$180,800
804D	\$174,300	\$174,800	1604B	\$224,900	unit closed	2502D	\$174,300	\$174,800
805D	\$174,300	\$174,800	1701D	\$182,900	unit closed	2503D	\$174,300	\$174,800
806D	\$180,300	\$180,800	1702D	\$174,900	unit closed	2504D	\$180,300	\$180,800
901B	\$205,500	unit closed	1703D	\$174,900	unit closed	2601A	\$205,800	\$208,400
902B	\$197,500	unit closed	1704D	\$174,900	unit closed	2601B	\$209,400	\$212,400
903B	\$197,500	unit closed	1705D	\$174,900	unit closed	2601C	\$215,400	\$218,000
904B	\$205,500	unit closed	1706D	\$182,900	unit closed	2601D	\$180,300	\$180,800
1001D	<del>\$180,300</del>	unit closed	1801D	\$172,900	unit closed	2602A	\$205,800	\$208,400
1002D	<del>\$174,300</del>	unit closed	1802D	\$164,900	unit closed	2602B	\$209,400	\$212,400
1003D	\$174,300	\$174,800	1803D	\$164,900	unit closed	2602C	\$215,400	\$218,000
1004D	<del>\$174,300</del>	unit closed	1804D	\$164,900	unit closed	2602D	\$180,300	\$180,800
1005D	\$174,300	\$174,800	1805D	\$164,900	unit closed	2701D	\$180,300	\$180,800
1006D	<del>\$174,300</del>	unit closed	1806D	\$164,900	unit closed	2702D	\$180,300	\$180,800
1007D	\$174,300	\$174,800	1807D	\$164,900	unit closed			
1008D	<del>\$180,300</del>	unit closed	1808D	\$172,900	unit closed			

<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>
2801D	\$180,300	\$180,800	<del>3401C</del>	<del>\$209,552</del>	unit closed	4201D	\$180,300	\$180,800
2802D	\$180,300	\$180,800	<del>3402C</del>	<del>\$200,747</del>	unit closed	4202D	\$174,300	\$174,800
			<del>3403B</del>	<del>\$196,350</del>	unit closed	4203D	\$174,300	\$174,800
2901D	\$180,300	\$180,800	<del>3404B</del>	<del>\$204,350</del>	unit closed	4204D	\$174,300	\$174,800
2902D	\$174,300	\$174,800				4205D	\$174,300	\$174,800
2903D	\$174,300	\$174,800	<del>3501B</del>	<del>\$204,350</del>	unit closed	4206D	\$180,300	\$180,800
2904D	\$174,300	\$174,800	<del>3502B</del>	<del>\$197,500</del>	unit closed			
2905D	\$174,300	\$174,800	<del>3503B</del>	<del>\$197,500</del>	unit closed	4301D	\$180,300	\$180,800
2906D	\$180,300	\$180,800	<del>3504C</del>	<del>\$210,747</del>	unit closed	4302D	\$180,300	\$180,800
3001A	\$205,800	\$208,400	<del>3601D</del>	<del>\$182,900</del>	unit closed	<del>4401B</del>	<del>\$209,400</del>	unit closed
3001B	\$209,400	\$212,400	<del>3602D</del>	<del>\$174,900</del>	unit closed	<del>4402B</del>	<del>\$209,400</del>	unit closed
3001C	\$215,400	\$218,000	<del>3603D</del>	<del>\$174,900</del>	unit closed			
3001D	\$180,300	\$180,800	<del>3604D</del>	<del>\$174,900</del>	unit closed	4501C	\$215,400	unit closed
			<del>3605D</del>	<del>\$174,900</del>	unit closed	4502C	\$215,400	\$218,000
			<del>3606D</del>	<del>\$182,900</del>	unit closed			
3002A	\$197,800	\$200,400				<del>4601D</del>	<del>\$180,300</del>	unit closed
3002B	\$201,400	\$204,400	<del>3701A</del>	<del>\$201,477</del>	unit closed	<del>4602D</del>	<del>\$180,300</del>	unit closed
3002C	\$207,400	\$210,000	<del>3702A</del>	<del>\$192,270</del>	unit closed			
3002D	\$174,300	\$174,800	<del>3703A</del>	<del>\$204,900</del>	unit closed	4701D	\$180,300	\$180,800
			<del>3704A</del>	<del>\$214,900</del>	unit closed	<del>4702D</del>	<del>\$180,300</del>	unit closed
3003A	\$197,800	\$200,400						
3003B	\$201,400	\$204,400	<del>3801D</del>	<del>\$177,360</del>	unit closed	4801C	\$215,400	unit closed
3003C	\$207,400	\$210,000	<del>3802D</del>	<del>\$172,000</del>	unit closed	<del>4802C</del>	<del>\$215,400</del>	unit closed
3003D	\$174,300	\$174,800	<del>3803D</del>	<del>\$171,360</del>	unit closed			
			<del>3804D</del>	<del>\$177,360</del>	unit closed			
3004A	\$205,800	\$208,400						
3004B	\$209,400	\$212,400	<del>3901D</del>	<del>\$177,000</del>	unit closed			
3004C	\$215,400	\$218,000	<del>3902D</del>	<del>\$174,300</del>	unit closed			
3004D	\$180,300	\$180,800	3903D	\$174,300	\$174,800			
			3904D	\$180,300	\$180,800			
3101D	\$180,300	\$180,800						
3102D	\$174,300	\$174,800	4001D	\$180,300	\$180,800			
3103D	\$174,300	\$174,800	4002D	\$174,300	\$174,800			
3104D	\$174,300	\$174,800	4003D	\$174,300	\$174,800			
3105D	\$174,300	\$174,800	4004D	\$174,300	\$174,800			
3106D	\$180,300	\$180,800	4005D	\$174,300	\$174,800			
			4006D	\$180,300	\$180,800			
3201D	\$180,300	\$180,800						
3202D	\$174,300	\$174,800	4101A	\$205,800	\$208,400			
3203D	\$174,300	\$174,800	4101B	\$209,400	\$212,400			
3204D	\$174,300	\$174,800	4101C	\$215,400	\$218,000			
3205D	\$174,300	\$174,800	4101D	\$180,300	\$180,800			
3206D	\$180,300	\$180,800						
<del>3301D</del>	<del>\$177,360</del>	unit closed	4102A	\$205,800	\$208,400			
<del>3302D</del>	<del>\$168,611</del>	unit closed	4102B	\$209,400	\$212,400			
<del>3303D</del>	<del>\$168,611</del>	unit closed	4102C	\$215,400	\$218,000			
<del>3304D</del>	<del>\$168,611</del>	unit closed	4102D	\$180,300	\$180,800			
<del>3305D</del>	<del>\$171,360</del>	unit closed						
<del>3306D</del>	<del>\$176,611</del>	unit closed						