

NEW BEDFORD MANAGEMENT CORP.



CONDO
& COOP



RENTAL



COMM



QUEENS



NEW
CONST



MITCHELL
LAMA



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MGMT

NEW BEDFORD MANAGEMENT CORP



New Bedford Management Corp. is a dynamic, full service property management company established in 1985. Our brand of service is based on providing our clients with transparency, proactive solutions & comprehensive management.

7 LEVELS OF MANAGEMENT SERVICES

01	COOPERATIVE & CONDOMINIUM
02	RENTAL
03	COMMERCIAL
04	SPECIALTY - QUEENS
05	SPECIALTY - NEW CONSTRUCTION
06	SPECIALTY - MITCHELL-LAMA
07	SPECIALTY - CONSTRUCTION MANAGEMENT
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NBMC offers highly detailed **COOPERATIVE & CONDOMINIUM** property management services. New Bedford Management Corp. is a dynamic, full service property management company established in 1985. Our brand of service is based on providing our clients with transparency, proactive solutions & comprehensive management. Our dedication to running a clean, safe and well maintained structure is unmatched. NBMC is able to provide many dynamic solutions to fulfill your building's needs :

- Collect & Deposit monthly charges
- Complete computerization of deposits & disbursements
- Bookkeeping : Regular bill payments and account maintenance
- Coordinate repairs and maintenance
- Custom Monthly Management Reports
- Staffing / Maintenance
- Financial Planning
- Vendor Coordination
- Shareholder Relations
- Capital Improvement Management
- Local Code Compliance
- 24 HR Emergency Dispatch



01

COOP & CONDO

NBMC offers unique **RENTAL** property management services. We understand the rental market and the importance of tenancy. Providing unique marketing solutions to make sure the vacancy levels are kept low at all times is something we excel at. Our service for the rental community is the best in New York City. Tenants are treated with the same level of quality services that owners are given at all times. NBMC is able to provide many dynamic solutions to fulfill your building's needs :

- Rent Registrations
- Lease marketing assistance
- Tenancy studies
- Staffing / Maintenance
- Custom Monthly Reports
- Vendor Coordination
- Tenant Relations
- Capital Improvement Management
- Local Code Compliance
- Password protected web page
- Online work order request forms
- 24 HR Emergency Dispatch



RENTAL

NBMC offers proactive **COMMERCIAL** property management services. Commercial space can be very valuable to building owners if leases are secured. We use a proactive approach to keeping your tenants happy & protecting the building ownership at the same. With some of New York City's most historic architecture, New Bedford Management has developed an incredible portfolio. Our office has developed a respect for these commercial structures, and our ability to provide complete transparency when reporting to ownership makes us better. Our dedication to running a clean & well maintained structure is unmatched. NBMC is able to provide many dynamic solutions to fulfill your building's needs :

- Leasing / Marketing assistance
- Signage coordination
- Storefront design assistance
- Staffing / Maintenance
- Custom Monthly Reports
- Vendor Coordination
- Commercial Tenant Relations
- Financial Planning / Commercial Budget
- Local Code Compliance
- 24 HR Emergency Dispatch



03

COMMERCIAL

NBMC brings a unique understanding of the **QUEENS** borough. With our satellite office located in the heart of Queens, we have a strong neighborhood presence and are able to quickly react to any immediate needs our clients might have. Our office has embraced the residential communities in Queens and our multicultural staff has always maintained a great chemistry with these locations. New Bedford believes that the diversity of New York City is what makes it the best city in the world.

- Frequent site visits due to close proximity
- Long relationships with local vendors
- Queens is diverse, our office offers shareholder relations in over 7 languages
- NBMC can provide leasing assistance
- Our Queens central office is easily accessible for meetings
- NBMC is well known in Queens for staffing assistance
- Parking regulation and tracking systems
- Groundskeeping and landscaping vendor coordination
- 24 HR Emergency Dispatch



04

QUEENS

NBMC offers a unique perspective on **NEW CONSTRUCTION** properties. Over the past few years, many developers have built new structures throughout New York very quickly and have not secured the offering plan transfer process the way it should be. Our specialty is new construction in Williamsburg Brooklyn. NBMC's Architectural / Engineering division is able to provide a very high level of service including building systems reports, punchlist tracking and the ability to foresee early on the many issues that can come from New Construction property.

- Punchlist coordination
- Offering plan discrepancy documentation
- Corporation creation assistance
- House Rule & Bylaw review for New Construction
- Modern material research, product warranty verification
- NYC Building code compliance
- Warranty policy reviews
- Building systems testing
- 24 HR Emergency Dispatch



NEW CONSTRUCTION

NBMC is HPD approved to manage **MITCHELL-LAMA** properties. Nobody in New York offers the level of service we provide for this type of housing. We have a detailed understanding of the challenges of Mitchell-Lama properties and the regulations that apply. NBMC has been able to access millions of dollars in local government money to enhance these properties over the years. We are dedicated to the Mitchell-Lama program and enjoy making affordable housing wonderful. New Bedford Management is able to provide many dynamic solutions to fulfill your building's needs :

- HPD approved, Mitchell-Lama city and state
- Local agency coordination
- Income Affidavit verification
- Capital Improvement / Project management
- Vast knowledge in R.A.P., Section 236, SCRIE, Section 8
- Senior citizen program assistance / on site assistance
- Affordable housing marketing
- Community outreach program research & development
- 24 HR Emergency Dispatch



MITCHELL-LAMA

NBMC offers **CONSTRUCTION MANAGEMENT** solutions for some of the largest restoration projects in New York City. Our Architectural / Engineering division has a unique knowledge in construction coordination and code compliance. We have successfully completed facade restorations, roof replacements, waterproofing, elevator modernizations, boiler replacements, interior renovations and all types of building upgrades. Our expert team of construction managers is able to provide a detailed scope of work, bid processing and project management of all types. New Bedford Management is able to provide many dynamic solutions to fulfill your building's needs :

- Construction Budgeting
- Bid Balance Reports
- Scheduling / Coordination
- Site Documentation
- Local Agency Filing
- Drawing Review
- Punchlist Review
- Elevator Modernizations
- Boiler replacements
- Facade restoration
- Roof replacements



CONSTRUCTION MANAGEMENT

In business since 1985, New Bedford management has a proven track record of providing hands-on, professional property management services throughout New York City. Our 25 years of operation has given New Bedford vast experience in the different areas of concern for the homeowner community and its elected representatives, the board of directors. New Bedford's experience allows us to guide boards in their quest to make sure the building they represent are given proven protocols for the vast amount of situations that may arise in a building. Whether setting up building maintenance or listening to a shareholder who has a noise complaint about their neighbor, New Bedford has the systems in place to respond to any situation.

" Solving common problems uncommonly well since 1985 "



1. TRANSPARENCY

Whether with the building budget, capital projects, elections or general building events, we have found that more shareholders / residents know, the more supportive and understanding they are to complying with even the toughest board decisions.

2. RESPONSIVENESS

Building management and staff must respond to inquiries, complaints & requests for services, documents or simply general information the same day. The response may not be definitive on the first call, nor possibly what the resident wants to hear, but it must be delivered in a timely and even-handed fashion, providing answers to move forward.

3. EXPERIENCE

New Bedford Management having been in business for over 25 years, has seen just about every situation or if not the exact same, one very similar. Understanding building finances, building systems, staff management, as well as the requirements of the city, allow New Bedford to provide you required management services as well as present issues to the board with the options to resolve them.

NEW BEDFORD MANAGEMENT CORP.

FINANCIAL : Standards

- Invoice, collect, deposit & maintain complete set of building records.
- Tracking maintenance bids, change orders & general costs.
- Computerized Tracking System :
 - Computerized balance sheet with breakdown of deposits and disbursements.
 - Monthly breakdown of all revenue and expenses for board of directors.
 - ACH Transaction debit / direct debit
 - Computer generated budget tailored to your building's needs
- Work with Board of Directors on annual budget.
- Bookkeeping : Accounts payable & receivable.
- Accounts are never comingled.
- Provide accounting with all necessary reports for year end statement accuracy.

FINANCIAL : Solutions

- Coordinate resale of units.
- Create coop sales package if needed.
- Marketing assistance for rental units.
- Verify board package is completed.
- Coordinate closings at our Manhattan office
- Create value studies for different rooftop lease agreements, parking, storage & many other ways for the property to generate revenue
- Assist ownership in filing for tax incentives or local programs.
- Zoning studies
 - Loft conversion to coop.
 - Loft law verification / artist in residency checks.
 - Provide financial outlook for loft conversions
- Financial review of alteration agreements
- Financial review of Articles of Incorporation
- Financial review of Bylaws
- General Operating Reserve review & recommendations

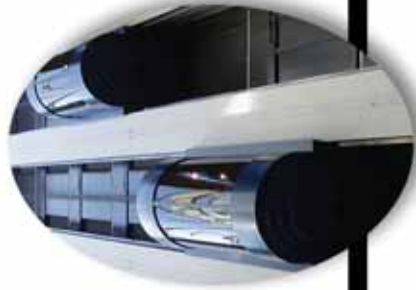
* We can provide up to 300 custom financial reports



FINANCIAL

BUILDING SYSTEMS

- Elevator
 - Category 1 & 5 inspections
 - Modernizations
 - Service contract negotiations
- Boiler
 - Annual inspections
 - Triennial registrations
 - Service contract negotiations
- Sprinkler
 - Standpipe inspections
 - 5 Yr Hydrostatic pressure testing
 - Residential sprinkler flow testing
- Water
 - Monthly water treatment
 - Tank cleaning and maintenance
 - House pump testing
- HVAC
 - Heating system balance reports
 - Air Conditioning maintenance
 - Cooling tower service contract
- DOB / ECB / DEP / HPD / FDNY / DOHMH
 - Local code compliance department
 - Inspections & Testing
 - Violation clearing



BUILDING SYSTEMS

New Bedford Management is able to produce up to 300 custom reports. No matter what your property requires, our state of the art software is able to handle any building request. The following report is a general sample of what our management software is capable of :



Property	Unit	Bed	Bath	Kitchen	Living	Dining	Laundry	Storage	Other	Total
1000 Main St	1000	1	1	1	1	1	1	1	1	10
1000 Main St	1001	1	1	1	1	1	1	1	1	10
1000 Main St	1002	1	1	1	1	1	1	1	1	10
1000 Main St	1003	1	1	1	1	1	1	1	1	10
1000 Main St	1004	1	1	1	1	1	1	1	1	10
1000 Main St	1005	1	1	1	1	1	1	1	1	10
1000 Main St	1006	1	1	1	1	1	1	1	1	10
1000 Main St	1007	1	1	1	1	1	1	1	1	10
1000 Main St	1008	1	1	1	1	1	1	1	1	10
1000 Main St	1009	1	1	1	1	1	1	1	1	10
1000 Main St	1010	1	1	1	1	1	1	1	1	10

SAMPLE REPORTS

**Flatiron Tower Condominium
Aged Delinquency Report
for Current Tenants**

As of February 2013

Credit Total Balance Dues are Ignored

Unit	Occupant	Chg Code	Charge Description	Prepaid	Current	30 Days	60 Days	90 Days & Over	Total Balance Due	In Legal	Last Paid Date	Last Paid Amount
1B	Mabel C	000 008	Common Charges ASSESSMENT		454.34 83.38				454.34 83.38	☐	03/13	250.00
			TOTALS	0.00	537.72	0.00	0.00	0.00	537.72	☐		
2E	Fanda G	008	ASSESSMENT		75.33				75.33	☐	03/13	297.86
2F	Tonya C	008	ASSESSMENT		60.42				60.42	☐	02/13	75.75
3I	Vincent M	000 008	Common Charges ASSESSMENT		401.58 89.09				401.58 89.09	☐	03/13	499.00
			TOTALS	0.00	490.67	0.00	0.00	0.00	490.67	☐		
4H	Christopher E	000 008	Common Charges ASSESSMENT		24.40 78.00				24.40 78.00	☐	02/13	436.00
			TOTALS	0.00	102.40	0.00	0.00	0.00	102.40	☐		
5A	Eric T	008 036	ASSESSMENT SUB-LET FEE		71.60 27.56				71.60 27.56	☐	03/13	694.07
			TOTALS	0.00	99.16	0.00	0.00	0.00	99.16	☐		
5C	Lon L	008	ASSESSMENT		19.28				19.28	☐	03/13	450.00
5E	Katherine F	000 008 020 036	Common Charges ASSESSMENT LATE CHARGE SUB-LET FEE		444.95 75.38 36.79 40.04	444.95	421.45	425.44	1,736.79 75.38 144.38 80.08	☐	03/13	750.00
			TOTALS	0.00	560.37	521.78	459.77	494.71	2,036.63	☐		
5F	John H	000 008 020 043	Common Charges ASSESSMENT LATE CHARGE VIOLATIONS		447.10 75.75 28.94	447.10			894.20 75.75 28.94	☐	03/13	522.85
			TOTALS	0.00	522.85	476.04	1.11	0.00	1,000.00	☐		
5G	Clare K	008	ASSESSMENT		96.87				96.87	☒	03/13	816.99
Totals for Building 9		000 008 020 036 043	Common Charges ASSESSMENT LATE CHARGE SUB-LET FEE VIOLATIONS		1,772.37 725.10 67.60	892.05	421.45	425.44	3,511.31 725.10 173.32 107.64 1.11			
			TOTALS	0.00	2,565.07	997.82	460.88	494.71	4,518.48			



NEW BEDFORD MANAGEMENT CORP.

Unpaid Invoices

As of February 2013

Recurring Payments Are Excluded

Company Code	Sub Com Code	Voucher Number	Job ID No.	Invoice Number	Invoice Date	Invoice Description	Invoice Amount	0-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due
Vendor: C & G CLEANING SERVICE INC (CG)											
9		155953		1047	02/20/13	Snow removal 2/9/13	115.00	115.00			
Totals C & G CLEANING SERVICE INC (CG)											
							115.00	115.00	0.00	0.00	0.00
Vendor: Island Lock & Security Center (ISLAND)											
9		155945		12057	02/05/13	Keys for front door	121.89	121.89			
Totals Island Lock & Security Center (ISLAND)											
							121.89	121.89	0.00	0.00	0.00
Vendor: New Bedford Management (NEWBED)											
9		158971		4-177-96755	10/19/12	reimb. paid fedex invoice	17.37				17.37
Totals New Bedford Management (NEWBED)											
							17.37	0.00	0.00	0.00	17.37
Vendor: Pride & Service /Vertitech, Inc. (PRIDE)											
9		153321		036737	08/03/12	Cleanrd main Guide Rails	1,861.76				1,861.76
Totals Pride & Service /Vertitech, Inc. (PRIDE)											
							1,861.76	0.00	0.00	0.00	1,861.76
Vendor: Tri-Star Plumbing & Heating Inc. (TRISTAR)											
9		156150		15526	03/01/13	Apt 2C Kitchen sink drain	381.06	381.06			
Totals Tri-Star Plumbing & Heating Inc. (TRISTAR)											
							381.06	381.06	0.00	0.00	0.00
Grand Totals							2,497.08	617.95	0.00	0.00	1,879.13

Income Statement
Flatiron Tower Condominium
February-2013

Current YTD

Account Number	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Income								
Residential Income								
4115	Sublet	371.81	416.67	(44.86)	783.86	833.34	(49.48)	5,000.00
4150	Common Charges	21,464.05	22,650.67	(1,186.62)	42,928.10	45,301.34	(2,373.24)	271,808.00
4160	Operating Assessment	3,636.38	0.00	3,636.38	3,636.38	0.00	3,636.38	0.00
4450	Doubtful Accts	0.00	(416.67)	416.67	0.00	(833.34)	833.34	-5,000.00
Total Residential Income		25,472.24	22,650.67	2,821.57	47,348.34	45,301.34	2,047.00	271,808.00
Misc Income and Reimbursements								
4680	Misc/Other Income	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00
Total Misc Income and Reimbursements		0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00
Commercial Income								
4120	Cell Tower Income	1,970.77	1,970.77	0.00	3,941.54	3,941.54	0.00	5,912.31
Total Commercial Income		1,970.77	1,970.77	0.00	3,941.54	3,941.54	0.00	5,912.31
Total Operating Income		27,443.01	24,621.44	2,821.57	56,289.88	49,242.88	7,047.00	277,720.31
Operating Expenses								
Maintenance								
5125	Elevator Maintenance	408.28	458.33	50.05	1,088.75	916.66	(172.09)	5,500.00
5140	Heating/Cooling Maint (HVAC)	0.00	0.00	0.00	163.31	0.00	(163.31)	0.00
5150	Sprinkler/Fire/Alarm Monitor	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
5210	Exterminator	136.09	166.67	30.58	272.18	333.34	61.16	2,000.00
5336	Gym Equipment	0.00	680.00	680.00	689.18	1,360.00	670.82	8,160.00
5400	Landscaping	0.00	625.00	625.00	470.68	1,250.00	779.32	7,500.00
Total Maintenance		544.37	2,013.33	1,468.96	2,684.10	4,026.66	1,342.56	24,160.00
Repairs								
4632	Chargeback	0.00	0.00	0.00	(100.00)	0.00	100.00	0.00
5100	General Repairs	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00

Income Statement
Flatiron Tower Condominium
February-2013

Current YTD

Account Number	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5110	Plumbing Repairs	381.06	0.00	(381.06)	571.59	0.00	(571.59)	0.00
5325	Door & Lock Repair	121.89	0.00	(121.89)	758.81	0.00	(758.81)	0.00
Total Repairs		502.95	1,250.00	747.05	1,230.40	2,500.00	1,269.60	15,000.00
Cleaning and Supplies								
5200	Janitorial	3,110.25	3,208.33	98.08	6,220.50	6,416.66	196.16	38,500.00
5201	Cleaning	115.00	0.00	(115.00)	115.00	0.00	(115.00)	0.00
5250	Supplies	0.00	250.00	250.00	67.21	500.00	432.79	3,000.00
Total Cleaning and Supplies		3,225.25	3,458.33	233.08	6,402.71	6,916.66	513.95	41,500.00
Utilities								
5300	Electricity	3,062.49	1,666.67	(1,395.82)	5,686.26	3,333.34	(2,352.92)	20,000.00
5310	Water & Sewer	0.00	1,750.00	1,750.00	4,302.25	3,500.00	(802.25)	21,000.00
5315	Gas	0.01	75.00	74.99	211.45	150.00	(61.45)	900.00
Total Utilities		3,062.50	3,491.67	429.17	10,199.96	6,983.34	(3,216.62)	41,900.00
Administrative								
5500	Phone, Internet, Cable	39.35	41.67	2.32	78.85	83.34	4.49	500.00
5550	Postage & Delivery	61.23	66.67	5.44	89.58	133.34	43.76	800.00
5553	Dues & Subscriptions	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
5555	Stat/Prtng	33.50	20.83	(12.67)	65.00	41.66	(23.34)	250.00
Total Administrative		134.08	279.17	145.09	233.43	558.34	324.91	3,350.00
Professional Fees								
6010	Management Fees	1,648.00	1,650.00	2.00	3,296.00	3,300.00	4.00	19,800.00
6030	Legal	150.00	416.67	266.67	150.00	833.34	683.34	5,000.00
6040	General Professional Fees	270.00	416.67	146.67	695.00	833.34	138.34	5,000.00
6060	Accounting	0.00	541.67	541.67	1,625.00	1,083.34	(541.66)	6,500.00
Total Professional Fees		2,068.00	3,025.01	957.01	5,766.00	6,050.02	284.02	36,300.00

Income Statement
Flatiron Tower Condominium
February-2013

Current YTD

Account Number	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Taxes								
6600	Corporate Tax Expense	0.00	123.17	123.17	0.00	246.34	246.34	1,478.08
Total Taxes		0.00	123.17	123.17	0.00	246.34	246.34	1,478.08
Debt Services and Related Expenses								
2350	1st Mortgage Notes Payable	2,612.41	0.00	(2,612.41)	5,206.20	0.00	(5,206.20)	0.00
7010	1st Mortgage Interest	2,296.53	4,908.33	2,611.80	4,611.68	9,816.66	5,204.98	58,900.00
Total Debt Services and Related Expenses		4,908.94	4,908.33	(0.61)	9,817.88	9,816.66	(1.22)	58,900.00
Building Expenses								
5565	Violations	0.00	20.83	20.83	0.00	41.66	41.66	250.00
5900	Miscellaneous Expense	0.00	250.00	250.00	1,033.18	500.00	(533.18)	3,000.00
6300	Insurance	5,181.89	1,955.06	(3,226.83)	5,181.89	3,910.12	(1,271.77)	23,460.69
Total Building Expenses		5,181.89	2,225.89	(2,956.00)	6,215.07	4,451.78	(1,763.29)	26,710.69
Total Operating Expenses		19,627.98	20,774.90	1,146.92	42,549.55	41,549.80	(999.75)	249,298.77

7,815.03

13,740.33

Flatiron Tower Condominium Cash Disbursements Journal (Cash) Period of February 01, 2013 thru February 28, 2013

Check Date	Check Number	Cash Acct	Sub Code	Payee Name	Comments	Invoice Date	Invoice Number	Check Amount	Acct No.	Account Description	Amount
02/05/13	EFT	1010			transfer to reserve the difference of January acct# 64-4066-0968	02/05/13	EFT	896.00	6096	MONEY TRANSFER	896.00
02/07/13	EFT	1010		Con Edison		01/28/13	12/26-01/25,9	2,623.77	5300	ELECTRICITY	2,623.77
02/04/13	EFT	1010		Flatiron Tower Condominium	transfer to reserve	02/04/13	EFT	1,250.00	6096	MONEY TRANSFER	1,250.00
02/05/13	EFT	1010		Flatiron Tower Condominium	transfer to reserve	02/05/13	EFT	896.00	6096	MONEY TRANSFER	896.00
02/05/13	EFT	1010		Flatiron Tower Condominium	transfer to reserve	02/05/13	EFT	2,146.00	6096	MONEY TRANSFER	2,146.00
02/15/13	eft	1010		Capital One Bank		02/01/13	021513	4,908.94	7010	1ST MORTGAGE INTEREST	2,296.53
									2350	1ST MORTGAGE NOTES PAYA	2,612.41
02/05/13	EFT	1010		Flatiron Tower Condominium	VOIDED BY LINA ON PROCESSING DATE 03/01/13 void entered twice			-896.00	6096	MONEY TRANSFER	-896.00
02/04/13	090974	1010		New Bedford Management		02/01/13	020113	1,648.00	6010	MANAGEMENT FEES	1,648.00
02/04/13	090975	1010		Red Hawk Maintenance		02/01/13	020113	3,110.25	5200	JANITORIAL	3,110.25
02/06/13	090976	1010		Academy Engravers LLC	Nameplate	12/28/12	E1286	16.71	5320	INTERCOM/SEC SYS	16.71
02/06/13	090977	1010		EcoStar Pest Management	Basic Pest Protection 11/10/12	12/01/12	136102	272.18	5210	EXTERMINATOR	136.09
02/06/13	090977	1010		EcoStar Pest Management	Basic Pest Protection 1/1/13	01/01/13	137240		5210	EXTERMINATOR	136.09
02/06/13	090978	1010		HVAC Service New York Inc.	Svc Call for 2Roof top gym unit	02/29/12	284	636.92	5140	HEATING/COOLING MAINT (HV	636.92
02/06/13	090979	1010		Inter Boro Mechanical Inc.	Bsmt floor drain	12/28/12	361	1,360.94	5110	PLUMBING REPAIRS	1,360.94
02/06/13	090980	1010		Island Lock & Security Center	Keys for front door	12/08/12	11962	600.99	5325	DOOR & LOCK REPAIR	241.70
02/06/13	090980	1010		Island Lock & Security Center	Repair remount door closer	12/05/12	11968		5325	DOOR & LOCK REPAIR	163.31
02/06/13	090980	1010		Island Lock & Security Center	remove cylinder & broken key	12/17/12	12026		5325	DOOR & LOCK REPAIR	195.98
02/06/13	090981	1010		John Mini Distinctive Landscapes Ltd	Jan. 2013	01/02/13	116709	470.68	5400	LANDSCAPING	470.68
02/06/13	090982	1010		Newman, Newman & Kaufman, LLP	Quart.Retainer Jan- Mar 2013	01/01/13	19185	1,625.00	6060	ACCOUNTING	1,625.00
02/06/13	090983	1010		Pride & Service /Vertitech, Inc.	Replace hanger rollers	11/26/12	040927	1,061.53	5120	ELEVATOR REPAIRS	381.06
02/06/13	090983	1010		Pride & Service /Vertitech, Inc.	Cat.1 Insp for 2012 on device	01/07/13	041919		5125	ELEVATOR MAINTENANCE	680.47
02/06/13	090984	1010		Vertical Systems Analysis	2012Cat.1 no load elev.test	01/04/13	78907	425.00	6040	GENERAL PROFESSIONAL FE	425.00
02/12/13	090985	1010		New Bedford Management	2013 annual safety notice	02/01/13	3312	270.00	6040	GENERAL PROFESSIONAL FE	270.00



NEW BEDFORD MANAGEMENT CORP.

Flatiron Tower Condominium
Cash Disbursements Journal (Cash)
Period of February 01, 2013 thru February 28, 2013

Check Date	Check Number	Cash Acct	Sub Code	Payee Name	Comments	Invoice Date	Invoice Number	Check Amount	Acct No.	Account Description	Amount
02/12/13	090986	1010		Tuchman, Korngold, Weiss & Gelles LLP	TC109-tax comm. Application	02/12/13	02122013	150.00	6030	LEGAL	150.00
02/14/13	090987	1010		National Grid	acct# 01433-21	01/31/13	01/02-01/31,9	185.36	5315	GAS	185.36
02/19/13	090988	1010		Verizon	acct# 718 522	02/01/13	02/01-02/28,9	39.35	5500	PHONE, INTERNET, CABLE	39.35
02/25/13	090989	1010		EcoStar Pest Management	Basic Pest Protection 1/12/13	02/01/13	138478	136.09	5210	EXTERMINATOR	136.09
02/25/13	090990	1010		Inter Boro Mechanical Inc.	Kitchen Sink/Clear stoppage	01/25/13	366	381.06	5110	PLUMBING REPAIRS	190.53
02/25/13	090990	1010		Inter Boro Mechanical Inc.	Apt 1 C Clear stoppage /kitchen	12/14/12	365		5110	PLUMBING REPAIRS	190.53
02/25/13	090991	1010		Pride & Service /Vertitech, Inc.	Feb. 2013	02/01/13	043008	408.28	5125	ELEVATOR MAINTENANCE	408.28
02/25/13	090992	1010		S.O.S. Locksmith Corp.	Install cylinder -Medeco	01/25/13	4839	636.92	5325	DOOR & LOCK REPAIR	283.08
02/25/13	090992	1010		S.O.S. Locksmith Corp.	Mortise lockset repair	01/30/13	4895		5325	DOOR & LOCK REPAIR	353.84
02/27/13	090993	1010		New Bedford Management	postage & stationary, Jan. 2013	02/25/13	02252013-9	94.73	5550	POSTAGE & DELIVERY STAT/PRTNG	61.23
02/28/13	090994	1010		B&G Group	DEPOSIT	02/15/13	DEPOSIT.	5,181.89	6300	INSURANCE	33.50
											5,181.89

General Ledger Summary

Account	Account Description	Amount
2350	1st Mortgage Notes Payable	2,612.41
5110	Plumbing Repairs	1,742.00
5120	Elevator Repairs	381.06
5125	Elevator Maintenance	1,088.75
5140	Heating/Cooling Maint (HVAC)	636.92
5200	Janitorial	3,110.25
5210	Exterminator	408.27
5300	Electricity	2,623.77
5315	Gas	185.36
5320	Intercom/Sec Sys	16.71
5325	Door & Lock Repair	1,237.91



**Flatiron Tower Condominium
Status Report**
All Tenants (Does Not Include Alternate Balance Activity)
February 2013

Tenant		Unit No	Lease Expires	Billing							Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
				Opening Balance.	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance	
Commercial Space		STOR		0.00	0.00	2	COMM. RENT	1,970.77	1,970.77		02/04/13	1,970.77	Cell Tower Income	1,970.77				

Miscellaneous Income

Deposit Date	Comments	Deposit Amount	Account	Description	Amount
2/26/2013	Desai 3E	5,000.00	4180	Flip Tax	5,000.00
2/25/2013	Max Horowitz 4H Flip Tax	5,000.00	4180	Flip Tax	5,000.00
2/5/2013	TRANSFER BACK TO OPERATING see new amount	1,250.00	6096	Money Transfer	1,250.00
		Total Miscellaneous Income			11,250.00

Tenant Count: 49 Unit Count: 46

Grand Totals					
Charge Description	Opening Balance	Monthly Charges	Adjustments	Payments	Closing Balance
Common Charges	3,052.82	21,464.05	0.00	22,200.98	2,315.89
COMM. RENT	0.00	1,970.77	0.00	1,970.77	0.00
ASSESSMENT	71.84	3,636.38	0.00	2,866.76	841.46
LATE CHARGE	604.89	0.00	0.00	527.32	77.57
LEGAL	767.75	0.00	0.00	767.75	0.00
SUB-LET FEE	78.08	371.81	0.00	342.25	107.64
VIOLATIONS	1,000.00	0.00	0.00	998.89	1.11
Grand Totals	5,575.38	27,443.01	0.00	29,674.72	3,343.67

Payment Summary by Account				
Account	Account Description	Tenant Payments	Miscellaneous Income	Total Income
4150	Common Charges	22,200.98	0.00	22,200.98
4160	Operating Assessment	2,866.76	0.00	2,866.76
4115	Sublet	342.25	0.00	342.25
4650	Late Fees	527.32	0.00	527.32
4652	Legal Fee Reimb.	767.75	0.00	767.75
4002	Violation Income	998.89	0.00	998.89
4120	Cell Tower Income	1,970.77	0.00	1,970.77
4180	Flip Tax	0.00	10,000.00	10,000.00
6096	Money Transfer	0.00	1,250.00	1,250.00
Grand Totals		29,674.72	11,250.00	40,924.72



NEW BEDFORD MANAGEMENT CORP.

**Flatiron Tower Condominium
Status Report**
All Tenants (Does Not Include Alternate Balance Activity)
February 2013

			Billing							Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
Tenant	Unit No	Lease Expires	Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance	
Joan S.	1A		0.00	563.20	8	ASSESSMENT	95.42	709.31			02/15/13	709.31	Common Charges	563.20			
				36	SUB-LET FEE	50.69							Operating Assessment	95.42			
												Sublet	50.69				
Mabel C	1B		462.18	492.16	8	ASSESSMENT	83.38	1,037.72			02/21/13	250.00	Common Charges	475.84	Common Charges	454.34	
											02/07/13	130.00	Late Fees	24.16	ASSESSMENT	83.38	
											02/14/13	120.00				537.72	
Michael D	1C		0.00	543.67	8	ASSESSMENT	92.11	635.78			02/04/13	635.78	Common Charges	543.67			
													Operating Assessment	92.11			
Amanda W	1D		-58.36	437.01	8	ASSESSMENT	74.04	452.69			02/01/13	437.01	Common Charges	378.65	ASSESSMENT	15.68	
													Operating Assessment	58.36			
Guillaume J	1E		-598.42	598.42	8	ASSESSMENT	101.38	101.38			02/08/13	101.38	Operating Assessment	101.38			
Beau R	1F		0.00	595.17	8	ASSESSMENT	100.84	696.01			02/04/13	696.01	Common Charges	595.17			
													Operating Assessment	100.84			
Marcy G	1G		0.00	731.48	8	ASSESSMENT	123.93	855.41			02/04/13	731.47	Common Charges	731.47	Common Charges	0.01	
															ASSESSMENT	123.93	
																123.94	
Rachael W	1H		0.00	599.71	8	ASSESSMENT	101.60	701.31			02/08/13	101.60	Common Charges	599.71			
											02/08/13	599.71	Operating Assessment	101.60			
Mark L	1I		14.03	701.39	8	ASSESSMENT	118.80	834.22			02/11/13	834.22	Common Charges	701.39			
													Operating Assessment	118.80			
													Late Fees	14.03			
Eyoung J	2A		0.00	422.64	8	ASSESSMENT	71.60	532.28			02/13/13	532.28	Common Charges	422.64			
					36	SUB-LET FEE	38.04						Operating Assessment	71.60			
													Sublet	38.04			
James Y	2B		0.00	369.16	8	ASSESSMENT	62.55	431.71			02/04/13	431.71	Common Charges	369.16			
													Operating Assessment	62.55			
Melissa D	2C		383.56	383.56	8	ASSESSMENT	64.98	832.10			02/07/13	832.10	Common Charges	767.12			
													Operating Assessment	64.98			
Funda E S	2D		0.00	424.99	8	ASSESSMENT	72.00	496.99			02/04/13	72.00	Common Charges	424.99			
											02/04/13	424.99	Operating Assessment	72.00			

Flatiron Tower Condominium Status Report All Tenants (Does Not Include Alternate Balance Activity) February 2013

NEW BEDFORD MANAGEMENT CORP.

Tenant	Unit No	Lease Expires	Billing						Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
			Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance
Commercial Space	STOR		0.00	0.00	2	COMM. RENT	1,970.77	1,970.77		02/04/13	1,970.77	Cell Tower Income	1,970.77			

Miscellaneous Income

Deposit Date	Comments	Deposit Amount	Account	Description	Amount
2/26/2013	A. ENSTEIN 3E	5,000.00	4180	Flip Tax	5,000.00
2/25/2013	S. HAWKING 4C FLIP TAX	5,000.00	4180	Flip Tax	5,000.00
2/5/2013	TRANSFER BACK TO OPERATING see new amount	1,250.00	6096	Money Transfer	1,250.00
		Total Miscellaneous Income			11,250.00

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6096	Money Transfer	0.00	1,250.00	1,250.00
Grand Totals		29,674.72	11,250.00	40,924.72

New Bedford Management has an excellent web page for online payment options and account tracking for owners. Simply log in and you can see your current monthly statement and a detailed ledger showing the account history. The online pay option is also very quick to set up for auto debit.



SAMPLE ONLINE LEDGER

NEW BEDFORD MANAGEMENT CORP.

Not Logged In

Resident Login

Login

Username:

Password:

[Forgot Username](#)
[Forgot Password](#)

[new user](#)

login

[Log in](#)

Welcome, *New Bedford*
(*NBSample*)
[Edit Account](#) | [Log out](#)

NEW BEDFORD MANAGEMENT CORP.

> Resident File

> User Profile

> Report Packages

Resident File

Ledger

Next Month Charges

Payment History

Ledger

Current Balance Due: 0.00

Select Month:

March 2013

Billing Period	Reference Number	Type	Transaction Date	Charge Description	Billing/ Adjustment	Check Number	Payment	Running Balance
Opening Balance								0.00
03/01/13	SYS	BILL	03/01/13	Common Charges	391.56			391.56
03/01/13	SYS	BILL	03/01/13	PARKING	18.36			409.92
	35600	PAID	03/05/13			000039998059	409.92	0.00

NEW BEDFORD MANAGEMENT CORP.

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