

MANAGEMENT REPORT PACKAGE  
FOR PERIOD ENDED 2/28/13

PREPARED FOR:  
SHUHAB HDFC

SCHEDULE A	FINANCIAL STATEMENT
SCHEDULE B	COLLECTION STATUS
SCHEDULE C	STATEMENT OF DISBURSEMENTS
SCHEDULE D	STATEMENT OF UNPAID BILLS
SCHEDULE E	STATEMENT OF JOURNAL ENTRIES
SCHEDULE F	GENERAL LEDGER
SCHEDULE G	ARREARS REPORT

Feb 2013

PREPARED BY:  
WAVECREST MANAGEMENT CO.

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NEW YORK, NEW YORK

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SHUHAB HDFC  
STATEMENT OF RECEIPTS AND DISBURSEMENTS  
FOR PERIOD ENDED 2/28/2013

--- PREPARED BY ---  
WAVECREST MANAGEMENT CO.

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1 -----CURRENT MONTH-----  
2/13 Y.T.D.

INCOME COLLECTED	76,312.67	153,728.37
EXPENSES	<u>77,365.60</u>	<u>136,674.30</u>
NET CASH FLOW FROM OPERATIONS	-1,052.93	17,054.07
CASH BAL BEG OF MO	21,775.59	3,668.59
BALANCE END OF PERIOD	<u>20,722.66</u>	<u>20,722.66</u>

CASH AVAILABLE IN VARIOUS ACCOUNTS

----- OPERATING ACCOUNT	20,722.66
TOTAL CASH AVAILABLE	<u>20,722.66</u>

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**SHUHAB HDFC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 2/28/2013**

--- PREPARED BY ---  
WAVECREST MANAGEMENT CO.

		-----CURRENT MONTH-----			-----YEAR TO DATE-----			-----ANNUAL BUDGET-----	
BLD ACCT: 522 CORP.NO: 0 FISCAL: 1		ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
OPERATING INCOME									
-----									
RENTAL INCOME									
-----									
5110	BASE CHARGE	83,670.92	81,883	1,788	168,048.80	163,766	4,283	982,600	814,551
5117	REPAIR CHARGES	40.00	0	40	80.00	0	80	0	-80
5133	SCRIE REDUCTION	-1,137.38	1,000	-2,137	-2,274.76	2,000	-4,275	12,000	14,275
5192	LAUNDRY INCOME	1,246.00	500	746	1,246.00	1,000	246	6,000	4,754
5120	ADJUSTMENTS	-296.86	0	-297	-593.72	0	-594	0	594
5220	PRO RATA/ (VACANCY)	-11,331.05	-9,825	-1,506	-22,662.10	-19,650	-3,012	-117,900	-95,238
6610	BAD DEBT EXPENSE	.00	-816	816	.00	-1,632	1,632	-9,800	-9,800
TOTAL MAINTENANCE INCOME		<u>72,191.63</u>	<u>72,742</u>	<u>-550</u>	<u>143,844.22</u>	<u>145,484</u>	<u>-1,640</u>	<u>872,900</u>	<u>729,056</u>
OTHER INCOME									
-----									
5186	BANK CREDIT FEE	25.00	0	25	25.00	0	25	0	-25
5199	LEGAL FEE BILLED	1,500.00	0	1,500	5,000.00	0	5,000	0	-5,000
2191	TENANT SECURITY PAYAB	934.78	0	935	1,235.80	0	1,236	0	-1,236
TOTAL OTHER INCOME		<u>2,459.78</u>	<u>0</u>	<u>2,460</u>	<u>6,260.80</u>	<u>0</u>	<u>6,261</u>	<u>0</u>	<u>-6,261</u>
ACCOUNTS RECEIVABLE									
-----									
1136	OPENING ARREARS	47,487.63	0	47,488	95,743.03	0	95,743	0	-95,743
1137	OPENING PREPAYS	-2,959.81	0	-2,960	-4,725.30	0	-4,725	0	4,725
1138	CLOSING ARREARS	-43,920.01	0	-43,920	-91,407.64	0	-91,408	0	91,408
1139	CLOSING PREPAYS	1,053.45	0	1,053	4,013.26	0	4,013	0	-4,013
TOTAL ACCOUNTS RECEIVABLE		<u>1,661.26</u>	<u>0</u>	<u>1,661</u>	<u>3,623.35</u>	<u>0</u>	<u>3,623</u>	<u>0</u>	<u>-3,623</u>

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**SHUHAB HDFC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 2/28/2013**

--- PREPARED BY ---  
 WAVECREST MANAGEMENT CO.

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
BLD ACCT: 522 CORP.NO: 0 FISCAL: 1								
TOTAL INCOME COLLECTED	76,312.67	72,742	3,571	153,728.37	145,484	8,244	872,900	719,172
EXPENSES								
-----								
PAYROLL & RELATED EXPENSES								
6331 MAINTENANCE PAYROLL	14,111.37	15,416	-1,305	36,093.31	30,832	5,261	185,000	148,907
6710 PAYROLL TAXES	.00	1,850	-1,850	.00	3,700	-3,700	22,200	22,200
6391 EMPLOYEE BENEFITS	145.50	5,950	-5,804	14,087.00	11,900	2,187	71,400	57,313
6724 INSURANCE - WORKMENS	.00	1,041	-1,041	.00	2,082	-2,082	12,500	12,500
TOTAL PAYROLL & RELATED EXP	14,256.87	24,257	-10,000	50,180.31	48,514	1,666	291,100	240,920
ADMINISTRATION & MANAGEMENT								
6340 LEGAL EXPENSES	510.00	2,916	-2,406	6,140.00	5,832	308	35,000	28,860
6370 AUTO EXPENSE-MANAGERS	.00	12	-12	.00	24	-24	150	150
6394 TRAVEL & ENTERTAINMEN	.00	20	-20	.00	40	-40	250	250
6395 SEMINARS & CONFERENCE	.00	20	-20	.00	40	-40	250	250
6398 CONSULTING FEES	352.61	500	-147	558.61	1,000	-441	6,000	5,441
6400 ARCHITECT EXPENSE	.00	125	-125	.00	250	-250	1,500	1,500
6355 POSTAGE EXPENSE	4.60	50	-45	45.50	100	-54	600	554
6320 MANAGEMENT FEE	5,985.00	5,983	2	11,970.00	11,966	4	71,800	59,830
6360 TELEPHONE	728.54	375	354	1,408.68	750	659	4,500	3,091
6484 OVERNIGHT MAIL EXPENS	.00	41	-41	.00	82	-82	500	500
6312 DATA PROCESSING	70.35	291	-221	149.88	582	-432	3,500	3,350
6494 PERMITS/ INSPECTIONS	.00	625	-625	40.00	1,250	-1,210	7,500	7,460
6592 VIOLATIONS / FINES	.00	416	-416	394.00	832	-438	5,000	4,606
6311 OFFICE EXPENSE	.00	83	-83	.00	166	-166	1,000	1,000
6313 OFFICE SUPPLIES	.00	16	-16	.00	32	-32	200	200

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**SHUHAB HDFC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 2/28/2013**

--- PREPARED BY ---  
 WAVECREST MANAGEMENT CO.

		-----CURRENT MONTH-----			-----YEAR TO DATE-----			-----ANNUAL BUDGET-----	
		-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----TOTAL-----	-----REMAINING-----
BLD ACCT: 522 CORP.NO: 0 FISCAL: 1									
6390	MISC. ADMINISTRATIVE	.00	83	-83	.00	166	-166	1,000	1,000
6490	MISC. OPERATING EXPEN	.00	25	-25	.00	50	-50	300	300
6290	MISC. RENTING EXPENSE	37.50	50	-12	37.50	100	-62	600	562
6392	BANK CHARGES	62.00	37	25	106.00	74	32	450	344
6397	DUES & SUBSCRIPTIONS	.00	66	-66	.00	132	-132	800	800
	<b>TOTAL ADMIN. &amp; MGMT EXPENSE</b>	<u>7,750.60</u>	<u>11,734</u>	<u>-3,983</u>	<u>20,850.17</u>	<u>23,468</u>	<u>-2,618</u>	<u>140,900</u>	<u>120,050</u>
<b>OPERATING EXPENSES</b>									
6420	FUEL	22,012.03	36,400	-14,388	22,012.03	77,350	-55,338	227,500	205,488
6450	ELECTRICITY	6,123.15	3,325	2,798	10,098.09	6,650	3,448	39,900	29,802
6452	GAS	323.19	700	-377	640.08	1,400	-760	8,400	7,760
	<b>TOTAL OPERATING EXPENSES</b>	<u>28,458.37</u>	<u>40,425</u>	<u>-11,967</u>	<u>32,750.20</u>	<u>85,400</u>	<u>-52,650</u>	<u>275,800</u>	<u>243,050</u>
<b>REPAIRS &amp; MAINTENANCE</b>									
6385	LEAD PAINT TEST/ABATE	.00	500	-500	.00	1,000	-1,000	6,000	6,000
6544	PLUMBING REPAIRS	.00	1,250	-1,250	.00	2,500	-2,500	15,000	15,000
6547	ELECTRIC REPAIRS	.00	333	-333	.00	666	-666	4,000	4,000
6557	WINDOWS & DOORS	.00	250	-250	.00	500	-500	3,000	3,000
6549	LOCK & DOOR - REPAIRS	.00	250	-250	.00	500	-500	3,000	3,000
6552	ELEVATOR REPAIRS	.00	83	-83	.00	166	-166	1,000	1,000
6541	REPAIRS MATERIAL	5,678.04	2,916	2,762	5,678.04	5,832	-154	35,000	29,322
6560	BOILER REPAIR	.00	625	-625	-2,500.00	1,250	-3,750	7,500	10,000
6548	APARTMENT REPAIRS	.00	833	-833	495.00	1,666	-1,171	10,000	9,505
6472	INTERCOM & MLBX REPAI	.00	750	-750	.00	1,500	-1,500	9,000	9,000
6471	COMPACTOR REPAIR	.00	41	-41	.00	82	-82	500	500
6539	ROOF REPAIRS	.00	250	-250	.00	500	-500	3,000	3,000
6521	SIDEWALK/DRIVEWAYS	.00	41	-41	.00	82	-82	500	500
6470	REFUSE REMOVAL	.00	125	-125	.00	250	-250	1,500	1,500
1442	APPLIANCES - PURCHASE	.00	250	-250	.00	500	-500	3,000	3,000

**SHUHAB HDFC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 2/28/2013**

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1		-----CURRENT MONTH-----			-----YEAR TO DATE-----			-----ANNUAL BUDGET-----	
		ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
6480	MAINTENANCE SUPPLIES	.00	83	-83	.00	166	-166	1,000	1,000
6545	REPAIRS APPLIANCES	.00	416	-416	125.00	832	-707	5,000	4,875
	<b>TOTAL REPAIRS &amp; MAINENANCE</b>	<u>5,678.04</u>	<u>8,996</u>	<u>-3,318</u>	<u>3,798.04</u>	<u>17,992</u>	<u>-14,194</u>	<u>108,000</u>	<u>104,202</u>
<b>SERVICE CONTRACTS</b>									
6512	SECURITY CAMERAS	.00	166	-166	.00	332	-332	2,000	2,000
6550	ELEVATOR CONTRACT	.00	1,208	-1,208	.00	2,416	-2,416	14,500	14,500
6553	BOILER CLEANING	10,445.00	0	10,445	10,445.00	0	10,445	0	-10,445
6554	BOILER TREATMENT	.00	83	-83	.00	166	-166	1,000	1,000
6462	EXTERMINATOR	2,210.00	1,083	1,127	2,210.00	2,166	44	13,000	10,790
6559	BOILER CONTRACT	70.00	125	-55	350.00	250	100	1,500	1,150
	<b>TOTAL SERVICE CONTRACTS</b>	<u>12,725.00</u>	<u>2,665</u>	<u>10,060</u>	<u>13,005.00</u>	<u>5,330</u>	<u>7,675</u>	<u>32,000</u>	<u>18,995</u>
<b>MORTGAGE, TAXES &amp; INSURANCE</b>									
6711	REAL ESTATE TAXES	-374.44	0	-374	-374.44	0	-374	0	374
6712	WATER & SEWER CHARGES	.00	9,250	-9,250	.00	18,500	-18,500	111,000	111,000
6720	INSURANCE GENERAL	6,706.40	8,766	-2,060	13,412.80	17,532	-4,119	105,200	91,787
	INSURANCE - BOILER	1,524.00	100	1,424	1,524.00	200	1,324	1,200	-324
	<b>TOTAL MTGE, TAXES &amp; INSURAN</b>	<u>7,855.96</u>	<u>18,116</u>	<u>-10,260</u>	<u>14,562.36</u>	<u>36,232</u>	<u>-21,670</u>	<u>217,400</u>	<u>202,838</u>
<b>OTHER CASH FLOW ITEMS</b>									
1191	TENANT SECURITIES DEP	640.76	0	641	1,528.22	0	1,528	0	-1,528
	<b>TOTAL OTHER CASH FLOW ITEMS</b>	<u>640.76</u>	<u>0</u>	<u>641</u>	<u>1,528.22</u>	<u>0</u>	<u>1,528</u>	<u>0</u>	<u>-1,528</u>
	<b>TOTAL EXPENSES</b>	<u>77,365.60</u>	<u>106,193</u>	<u>-28,827</u>	<u>136,674.30</u>	<u>216,936</u>	<u>-80,262</u>	<u>1,065,200</u>	<u>928,526</u>

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SHUHAB HDFC  
STATEMENT OF RECEIPTS AND DISBURSEMENTS  
FOR PERIOD ENDED 2/28/2013

--- PREPARED BY ---  
WAVECREST MANAGEMENT CO.

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1

	-----CURRENT MONTH-----			-----YEAR TO DATE-----			-----ANNUAL BUDGET-----	
	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----TOTAL-----	-----REMAINING-----

NET CASH FLOW FROM OPERATIO	<u>-1,052.93</u>	<u>-33,451</u>	<u>32,398</u>	<u>17,054.07</u>	<u>-71,452</u>	<u>88,506</u>	<u>-192,300</u>	<u>-209,354</u>
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SHUHAB HDFC  
COLLECTION STATUS  
FOR PERIOD ENDED 2/28/2013

WAVECREST MANAGEMENT CO.

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DAILY RECEIPTS SUMMARY FOR BUILDING 522

2/ 1/13	-1476.63
2/ 2/13	.00
2/ 3/13	.00
2/ 4/13	-1388.38
2/ 5/13	-6328.97
2/ 6/13	-8894.42
2/ 7/13	-3206.98
2/ 8/13	-1474.65
2/ 9/13	.00
2/10/13	.00
2/11/13	-2306.27
2/12/13	-16823.03
2/13/13	-2652.55
2/14/13	-4317.59
2/15/13	-1098.02
2/16/13	.00
2/17/13	.00
2/18/13	.00
2/19/13	-6748.29
2/20/13	-7801.71
2/21/13	-2223.68
2/22/13	-818.00
2/23/13	.00
2/24/13	.00
2/25/13	-1379.24
2/26/13	-670.00
2/27/13	-6048.70
2/28/13	-1030.00
2/29/13	.00
2/30/13	.00
2/31/13	.00
	-76687.11



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SHUHAB HDFC  
 COLLECTION STATUS  
 FOR PERIOD ENDED 2/28/2013

WAVECREST MANAGEMENT CO.

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STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 2/28/2013

INCOME CATEGORY ----- ---- CHARGE TYPE ----- -----	ACCT CODE -----	OPENING BALANCE -----	CURRENT CHARGES -----	PAYMENTS RECEIVED -----	CLOSING BALANCE -----
BASE CHARGE-----ARREARS-----		44,418.54			
-----PREPAYS-----		-2,818.65			
BASE CHARGE 100.0% 1-28	135 UNITS		85,401.72		
VACANCY LOSS 13.3% 1-29	22 UNITS		-11,331.05		
DISPOSSES	1-30		1,500.00		
ADJUSTMENT	1-41		-1,730.80		
BANK CHARGE	1-42		25.00		
SENIOR CITIZEN	1-69		-1,137.38		
DHCR RED	1-75		-296.86		
STOVE	1-79		21.00		
REFRIG.	1-83		44.00	-74,632.42	
-----ARREARS-----					40,375.39
-----PREPAYS-----					-912.29
REPAIR-CHARGE-----		.00			
REPAIR CHARGE	2-28		-25.00	25.00	.00
LEGAL-FEES-----		3,069.09		475.53	3,544.62
FUEL-----		-141.16		.00	-141.16
SECURITY-----ARREARS-----		9,715.45			
-----PREPAYS-----		-1.76			
SECURITY	21-28		220.00	-934.78	
-----ARREARS-----					9,000.67

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SHUHAB HDFC  
 COLLECTION STATUS  
 FOR PERIOD ENDED 2/28/2013

WAVECREST MANAGEMENT CO.

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STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 2/28/2013

INCOME CATEGORY ----- ----- CHARGE TYPE ----- -----	ACCT CODE	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
-----PREPAYS-----					-1.76
MISC.-INCOME----- MISC. INCOME	90-99	.00	1,620.44	-1,620.44	.00
TOTALS		54,241.51	74,311.07	-76,687.11	51,865.47

PAYMENTS ANALYSIS	DEBITS	CREDITS	TOTAL
PAYMENTS	.00	-75316.67	-75316.67
NG RETURNS	250.00	.00	250.00
CORRECTIONS	225.00	-25.00	200.00
SECURITY DEPOSITS	.00	-200.00	-200.00
MISC. INCOME		-1620.44	-1620.44
TOTAL RECEIPTS			-76687.11

SHUHAB HDFC  
 STATEMENT OF DISBURSEMENTS  
 FOR PERIOD ENDED 2/28/2013

DATE	PAID TO	VEND	G/L EXPENSE TYPE	P/O	INVOICE CK NO	AMOUNT	REMARKS
2/22/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	020113 D00201	3499.43	P/R W/E 02/01/2013
2/22/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	LIZ	020113 D00201	16.81	P/R W/E 02/01/2013
						3516.24	
2/26/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	KAZ	135001 D00202	1019.57	4B 474119013500140
2/26/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	528001 D00203	1159.05	12G2 474119052800179
2/26/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	117001 D00204	598.97	3G2 474119011700106
2/26/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	020001 D00205	4.16	1B 474119002000151
2/28/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	105000 D00206	86.81	3E 474119010500044
2/28/13	CONSOLIDATED EDISON	0018	6452 GAS	LIZ	105000 D00206	28.44	3E 474119010500044
						115.25	
2/28/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	010001 D00207	3205.60	PLFM 474119001000145
2/28/13	CONSOLIDATED EDISON	0018	6452 GAS	LIZ	010001 D00207	294.75	PLFM 474119001000145
						3500.35	
2/22/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	020813 D00208	3515.33	P/R W/E 02/08/2013
2/22/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	LIZ	020813 D00208	17.22	P/R W/E 02/08/2013
						3532.55	
2/28/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	005000 D00209	48.99	PUMO 474119000500020
2/22/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	021513 D00215	3661.64	P/R W/E 02/15/2013
2/22/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	LIZ	021513 D00215	18.59	P/R W/E 02/15/2013
						3680.23	
2/28/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	022213 D00222	3434.97	P/R W/E 02/22/2013
2/28/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	LIZ	022213 D00222	17.73	P/R W/E 02/22/2013
						3452.70	
2/ 6/13	SIGNATURE BANK	S386	6392 BANK CHARGES	KAZ		62.00	
2/18/13	AT&T MOBILITY	A094	6360 TELEPHONE	KAZ	477296 D29653	142.29	287247729653
2/27/13	AT&T MOBILITY	A094	6360 TELEPHONE	KAZ	477296 D29653	75.08	287247729653
						217.37	
2/ 5/13	SLOCHOWSKY & SLOCHOWSK	7214	6340 LEGAL EXPENSES	LIZ		-275.00	** VOID NO: 55086 **
2/ 6/13	DIAL-A-BUG PEST CONTRO	D253	6462 EXTERMINATOR	KEB	175567 R55331	490.00	
2/ 6/13	DIAL-A-BUG PEST CONTRO	D253	6462 EXTERMINATOR	KEB	177237 R55331	490.00	
2/ 6/13	DIAL-A-BUG PEST CONTRO	D253	6462 EXTERMINATOR	KEB	179298 R55331	490.00	
2/ 6/13	DIAL-A-BUG PEST CONTRO	D253	6462 EXTERMINATOR	KEB	101728 R55331	490.00	
2/ 6/13	DIAL-A-BUG PEST CONTRO	D253	6462 EXTERMINATOR	KEB	101746 R55331	250.00	BEDBUG APT 11 H
						2210.00	
2/ 6/13	JACK JAFFA & ASSOCIATE	0513	6398 CONSULTING FEES	LIZ	103014 R55332	175.00	

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640 RIVERSIDE DRIVE  
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SHUHAB HDFC  
STATEMENT OF DISBURSEMENTS  
FOR PERIOD ENDED 2/28/2013

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WAVECREST MANAGEMENT CO.

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/ 6/13	JACK JAFFA & ASSOCIATE	0513	6398	CONSULTING FEES	LIZ	010256	R55332	175.00	
2/28/13	JACK JAFFA & ASSOCIATE	0513	6398	CONSULTING FEES	LIZ	103014	D55332	-175.00	** VOID NO: 55332 **
2/28/13	JACK JAFFA & ASSOCIATE	0513	6398	CONSULTING FEES	LIZ	010256	D55332	-175.00	** VOID NO: 55332 **
								.00	
2/ 6/13	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG		R55333	275.00	FEB-2012
2/ 6/13	NEW YORK WATER MANAGEM	N021	6398	CONSULTING FEES	LIZ	41384	R55334	93.61	
2/ 6/13	THE PREMINS CO INC	P822	6720	INSURANCE GENERAL	KAZ	027414	R55335	6706.40	P#027414
2/ 7/13	VERIZON	B998	6360	TELEPHONE	LIZ	234196	R55336	42.18	2122341964445743
2/ 7/13	VERIZON	B998	6360	TELEPHONE	LIZ	234196	D55336	-42.18	** VOID NO: 55336 **
								.00	
2/ 7/13	VERIZON	B998	6360	TELEPHONE	LIZ	281208	R55337	123.48	2122812088986747
2/ 7/13	VERIZON	B998	6360	TELEPHONE	LIZ	368886	R55338	160.71	2123688869114744
2/ 7/13	VERIZON	B998	6360	TELEPHONE	LIZ	234196	R55339	42.48	2122341964445743
2/13/13	ROMEO HEATING ENTERPRI	R042	6559	BOILER CONTRACT	KEB	6455	R55340	70.00	
2/16/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	TLC	368999	R55341	8.00	
2/16/13	LOCAL 32BJ S.E.I.U. UN	BU32	6391	EMPLOYEE BENEFITS	TLC	366835	R55342	137.50	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	807439	R55343	147.32	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	853418	R55343	1747.06	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	863910	R55343	1348.98	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	869189	R55343	158.67	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	866617	R55343	170.71	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	865650	R55343	225.00	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	865106	R55343	413.59	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	817355	R55343	251.98	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	817365	R55343	712.44	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	872605	R55343	423.63	
2/20/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	872621	R55343	78.66	
								5678.04	
2/20/13	J. J. FARBER-LOTTMAN CO	F510	6727	INSURANCE - BOILER	LIZ	109190	R55344	1524.00	P#R4033035565
2/21/13	HESS CORPORATION	1014	6420	FUEL	KEB	057994	R55345	10170.30	0 0 3000 3.387
2/21/13	HESS CORPORATION	1014	6420	FUEL	KEB	058156	R55345	11841.73	0 0 3528 3.353
								22012.03	
2/21/13	THE WAVECREST	3925	6320	MANAGEMENT FEE	TYG	10113	R55346	5985.00	1/2013
2/25/13	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	LIZ		R55347	37.50	

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SHUHAB HDFC  
STATEMENT OF DISBURSEMENTS  
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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/25/13	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE	LIZ		R55347	4.60	
								42.10	
2/25/13	JACK JAFFA & ASSOCIATE	0513	6398	CONSULTING FEES	KEB	165418	R55348	84.00	
2/27/13	J.R.S. BOILER, INC.	1054	6553	BOILER CLEANING	CAG	W2037	R55349	6000.00	
2/27/13	J.R.S. BOILER, INC.	1054	6553	BOILER CLEANING	KEB	W-2071	R55349	4445.00	
								10445.00	
2/27/13	VERIZON	B998	6360	TELEPHONE	LIZ	862075	R55350	42.63	2128620752275741
2/27/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	LIZ	522-25	R55351	640.76	522-258
2/28/13	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG		R55352	510.00	
2/28/13	JACK JAFFA & ASSOCIATE	0513	6398	CONSULTING FEES	LIZ	103014	R55353	175.00	
2/26/13	AT&T MOBILITY	A094	6360	TELEPHONE	KAZ	446655	D65589	141.87	287244665589
	66 ITEMS			DISBURSEMENTS				77740.04	

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SHUHAB HDFC  
 STATEMENT OF UNPAID BILLS  
 FOR PERIOD ENDED 2/28/2013

--- PREPARED BY ---  
 WAVECREST MANAGEMENT CO.

DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
11/ 5/12	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		158224	45.70		
11/ 5/12	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		158224	45.70		
11/ 6/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27783	179.78		
11/ 6/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27782	555.72		
11/ 6/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27781	222.87		
6/ 8/12	HESS CORPORATION	1014	6420	FUEL		059399	6042.02	0 0 2001	3.016
6/ 8/12	HESS CORPORATION	1014	6420	FUEL		059399	7560.83	0 0 2504	3.016
11/12/12	HESS CORPORATION	1014	6420	FUEL		344313	4864.64	0 0 1530	3.176
11/13/12	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		4325	1200.00	OCT 2012	
2/18/11	SITE COMPLI,LLC	SITE	6512	SECURITY CAMERAS		36240-	1053.40		
11/27/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		893320	96.00		
11/27/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		883009	85.00		
11/27/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		890046	189.94		
11/27/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		891636	407.35		
11/27/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		892636	142.80		
11/27/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		883003	577.07		
11/27/12	HESS CORPORATION	1014	6420	FUEL		394171	4754.43	0 0 1502	3.162
11/27/12	HESS CORPORATION	1014	6420	FUEL		402571	6331.84	0 0 2004	3.156
11/27/12	HESS CORPORATION	1014	6420	FUEL		409051	4822.55	0 0 1507	3.197
11/28/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		897622	233.68		
11/28/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		898762	841.61		
11/28/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		898380	742.49		
7/ 2/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27167	143.18	APT 11B	
7/ 2/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL			187.53		
12/ 4/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27166	187.53		
12/ 4/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27305	244.27		
12/ 4/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27916	345.21		
12/ 4/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL			762.07		
12/ 4/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27918	700.16		
12/ 4/12	STARCO WHOLESALE SUPPL	STAR	6541	REPAIRS MATERIAL		73388	2495.00		
7/11/12	POLAR DISTRIBUTORS	6545	1442	APPLIANCES - PURCHAS		129583	2575.00		
7/11/12	POLAR DISTRIBUTORS	6545	1442	APPLIANCES - PURCHAS		129584	950.00		
12/11/12	HESS CORPORATION	1014	6420	FUEL		439740	5025.64	0 0 1540	3.260
12/11/12	HESS CORPORATION	1014	6420	FUEL		437041	6408.99	0 0 2005	3.193
12/11/12	HESS CORPORATION	1014	6420	FUEL		470811	4445.49	0 0 1388	3.199
2/15/12	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		2562	1200.00		
7/16/12	HESS CORPORATION	1014	6420	FUEL		060284	5433.40	0 0 2000	2.713

SHUHAB HDFC  
 STATEMENT OF UNPAID BILLS  
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DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
12/13/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		903064	308.80		
12/13/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		904730	549.21		
7/18/12	POLAR DISTRIBUTORS	6545	1442	APPLIANCES - PURCHAS		129729	452.00	APT 10 H	
12/27/12	WEBSTER LOCK & HARDWAR	4053	6549	LOCK & DOOR - REPAIR		487012	144.79		
12/27/12	HESS CORPORATION	1014	6420	FUEL		519887	6271.60	0 0 2000	3.132
12/27/12	HESS CORPORATION	1014	6420	FUEL		503798	4688.40	0 0 1500	3.122
12/27/12	HESS CORPORATION	1014	6420	FUEL		491638	4659.92	0 0 1517	3.068
12/27/12	HESS CORPORATION	1014	6420	FUEL		483787	4643.37	0 0 1507	3.078
12/27/12	WEBSTER LOCK & HARDWAR	4053	6549	LOCK & DOOR - REPAIR		487529	45.00		
12/31/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		908736	150.88		
12/31/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		908708	109.99		
1/ 2/13	WEBSTER LOCK & HARDWAR	4053	6549	LOCK & DOOR - REPAIR		471111	95.00		
8/ 3/12	POLAR DISTRIBUTORS	6545	1442	APPLIANCES - PURCHAS		129931	452.92	APT 5B	
8/ 3/12	POLAR DISTRIBUTORS	6545	1442	APPLIANCES - PURCHAS		129829	2025.00		
1/ 4/13	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		28101	73.45		
1/ 4/13	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		281402	583.74		
1/ 4/13	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		28103	212.95		
1/ 4/13	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		159564	91.40		
8/ 6/12	POLAR DISTRIBUTORS	6545	1442	APPLIANCES - PURCHAS		129830	200.00		
1/ 4/13	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		160836	45.70		
8/ 6/12	HESS CORPORATION	1014	6420	FUEL		060965	5740.08	0 0 1940	2.955
1/ 7/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		917678	155.10		
1/ 8/13	U.S. CHUTES CORP	USCC	6480	MAINTENANCE SUPPLIES		43676	13200.00		
1/ 8/13	U.S. CHUTES CORP	USCC	6480	MAINTENANCE SUPPLIES			170.00		
1/ 8/13	U.S. CHUTES CORP	USCC	6480	MAINTENANCE SUPPLIES		43667	175.00		
8/14/12	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		3923	1200.00	MAINTENANCE JULY 2012	
1/ 9/13	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		4454	1200.00		
1/10/13	HESS CORPORATION	1014	6420	FUEL		533587	6319.80	0 0 2000	3.157
1/10/13	HESS CORPORATION	1014	6420	FUEL		553354	6351.60	0 0 2000	3.172
1/10/13	HESS CORPORATION	1014	6420	FUEL		560441	6340.00	0 0 2000	3.167
8/16/12	SLOCHOWSKY & SLOCHOWSK	7214	6340	LEGAL EXPENSES		B10027	275.00	APT 1E1	
8/16/12	SLOCHOWSKY & SLOCHOWSK	7214	6340	LEGAL EXPENSES		B10081	275.00	APT 12A	
1/17/13	SLOCHOWSKY & SLOCHOWSK	7214	6340	LEGAL EXPENSES		107313	225.00	12A PAUL ALLEN	
1/21/13	HESS CORPORATION	1014	6420	FUEL		065943	4764.60	0 0 1500	3.173
1/21/13	HESS CORPORATION	1014	6420	FUEL		065782	6281.40	0 0 2000	3.137
8/23/12	HESS CORPORATION	1014	6420	FUEL		061559	5944.61	0 0 1850	3.210
1/23/13	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		156911	45.70		

SHUHAB HDFC  
 STATEMENT OF UNPAID BILLS  
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DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
1/23/13	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		149157	45.70		
1/23/13	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		142424	43.70		
1/25/13	J.R.S. BOILER, INC.	1054	6553	BOILER CLEANING		W2053	400.00		
1/25/13	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		4596	1200.00		
1/28/13	HESS CORPORATION	1014	6420	FUEL		066032	6268.06	0 0 2002	3.128
1/29/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		918757	355.67		
1/29/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		919611	36.38		
1/29/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		923095	1008.30		
1/29/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		925358	861.14		
8/30/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1443	995.00	APT 5H	
8/31/12	BUILDING SERVICE 32BJ	BS32	6391	EMPLOYEE BENEFITS		403405	6538.92		
2/11/13	HESS CORPORATION	1014	6420	FUEL		066498	9060.80	0 0 2800	3.233
2/11/13	HESS CORPORATION	1014	6420	FUEL		066453	6459.20	0 0 2000	3.226
2/11/13	HESS CORPORATION	1014	6420	FUEL		066290	4772.25	0 0 1500	3.178
2/11/13	U.S. CHUTES CORP	USCC	6480	MAINTENANCE SUPPLIES		43606	170.00		****
9/13/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		27451	244.27	APT 1B	
4/19/12	HESS CORPORATION	1014	6450	ELECTRICITY		125163	493.05		
9/13/12	HEAT-TIMER CORPORATION	HTC5	6312	DATA PROCESSING		155819	45.70		
2/14/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		930458	159.95		****
2/14/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		927571	541.41		****
4/24/12	CITY VIEW CONSTRUCTION	C440	6539	ROOF REPAIRS		41912	1500.00	REPLACE ONE SKY LIGHT	
2/20/13	HESS CORPORATION	1014	6420	FUEL		066970	10340.70	0 0 3000	3.444
2/20/13	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		181684	490.00		****
2/20/13	HESS CORPORATION	1014	6420	FUEL		066762	10197.60	0 0 3000	3.396
2/21/13	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL			62.70		****
9/24/12	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		4062	1200.00		
12/ 2/11	SITE COMPLI,LLC	SITE	6512	SECURITY CAMERAS		37604-	687.00		
2/25/13	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		4751	1200.00		****
2/26/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		937010	554.17		****
2/26/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		917068	364.16		****
2/26/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		932780	284.25		****
9/28/12	HESS CORPORATION	1014	6420	FUEL		062442	3280.73	0 0 1025	3.197
5/ 2/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		26884	316.10		
5/ 2/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		26883	283.67		
5/ 2/12	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		26882	187.09		
5/ 7/12	HESS CORPORATION	1014	6420	FUEL		058647	13065.32	0 0 4002	3.261
10/ 4/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		870766	387.14		



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SHUHAB HDFC  
 STATEMENT OF UNPAID BILLS  
 FOR PERIOD ENDED 2/28/2013

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 WAVECREST MANAGEMENT CO.

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DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
7/ 6/11	SITE COMPLI,LLC	SITE	6512	SECURITY CAMERAS		362404	1053.40		
7/ 6/11	SITE COMPLI,LLC	SITE	6512	SECURITY CAMERAS		366654	687.00		
7/ 6/11	SITE COMPLI,LLC	SITE	6512	SECURITY CAMERAS		366684	687.00		
5/15/12	HESS CORPORATION	1014	6420	FUEL		058868	4705.65	0 0 1500	3.134
10/11/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		7532	695.00	APT 10C	
10/11/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		7531	395.00	APT 1A1	
10/11/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		7527	695.00	APT 7E1	
10/11/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		7503	595.00	APT 9C	
10/11/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		7502	1200.00	BASEMENT	
10/11/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		7501	450.00	APT 6E1	
10/11/12	BOCHI & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		7545	895.00	APT 3A	
10/15/12	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		4195	1200.00		
5/23/12	HESS CORPORATION	1014	6450	ELECTRICITY		125339	548.01		
10/31/12	HESS CORPORATION	1014	6420	FUEL		063144	6625.40	0 0 2000	3.309
6/ 4/12	SLOCHOWSKY & SLOCHOWSK	7214	6340	LEGAL EXPENSES		B10330	460.00	APT 12A	
11/ 2/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		883001	66.99		
11/ 2/12	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		885228	222.46		
							261846.94		
							44657.19		
							CURRENT MONTH:		

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640 RIVERSIDE DRIVE  
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SHUHAB HDFC  
STATEMENT OF JOURNAL ENTRIES  
FOR PERIOD ENDED 2/28/2013

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DATE	DESCRIPTION	G/L ACCOUNT CLASS	J/E NO.	AMOUNT	REMARKS
	0 ITEMS	DISBURSEMENTS		.00	

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 640 RIVERSIDE DRIVE  
 NEW YORK, NEW YORK

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SHUHAB HDFC  
 GENERAL LEDGER  
 FOR PERIOD ENDING 02/28/2013

WAVECREST MANAGEMENT CO.

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BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y.T.D.BAL
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
522-0000	DUMMY - MISSING ACCT	-283.25	-283.25				
	TOTAL CASH RECEIPTS			.00			
	TOTAL CASH DISBURSEMENTS				.00		
						.00	-283.25
522-1000	OPERATING ACCOUNT	3668.59	21775.59				
	CASH RECEIPTS 522			1620.44			
	2/13 INC522 L01 T22 BASE CHG			75316.67			
	2/13 INC522 L01 T23 BASE CHG					-250.00	
	2/13 INC522 L01 T25 BASE CHG					-225.00	
	2/13 INC522 L01 T25 BASE CHG						
	2/13 INC522 L01 T26 BASE CHG			25.00			
	TOTAL CASH RECEIPTS			76687.11			
	CASH ACCOUNT CREDIT 2/ 5/13 16 C22015			275.00			
	CASH ACCOUNT CREDIT 2/ 6/13 16 C 2338					-2210.00	
	CASH ACCOUNT CREDIT 2/ 6/13 16 C 2339					-718.61	
	CASH ACCOUNT CREDIT 2/ 6/13 16 C 2340					-6706.40	
	CASH ACCOUNT CREDIT 2/ 7/13 16 C 2341					-326.37	
	CASH ACCOUNT CREDIT 2/ 7/13 16 C 2342					-42.48	
	CASH ACCOUNT CREDIT 2/ 7/13 16 C22033					-19.82	
	CASH ACCOUNT CREDIT 2/13/13 16 C 2343					-70.00	
	CASH ACCOUNT CREDIT 2/16/13 16 C 2344					-8.00	
	CASH ACCOUNT CREDIT 2/16/13 16 C 2345					-137.50	
	CASH ACCOUNT CREDIT 2/20/13 16 C22106					-142.29	
	CASH ACCOUNT CREDIT 2/20/13 16 C 2346					-7202.04	
	CASH ACCOUNT CREDIT 2/21/13 16 C 2347					-22012.03	
	CASH ACCOUNT CREDIT 2/21/13 16 C 2348					-5985.00	
	CASH ACCOUNT CREDIT 2/22/13 16 C22120					-10729.02	
	CASH ACCOUNT CREDIT 2/25/13 16 C 2349					-42.10	
	CASH ACCOUNT CREDIT 2/25/13 16 C 2350					-84.00	
	CASH ACCOUNT CREDIT 2/26/13 16 C22133					-2781.75	
	CASH ACCOUNT CREDIT 2/27/13 16 C22136					-141.87	
	CASH ACCOUNT CREDIT 2/27/13 16 C 2351					-11128.39	
	CASH ACCOUNT CREDIT 2/28/13 16 C22141					-75.08	
	CASH ACCOUNT CREDIT 2/28/13 16 C 2352					-510.00	
	CASH ACCOUNT CREDIT 2/28/13 16 C22146					-7117.29	
	CASH ACCOUNT CREDIT 2/28/13 16 C 2353					-175.00	
	TOTAL CASH DISBURSEMENTS			350.00		-77740.04	
						-1052.93	20722.66
522-1136	OPENING ARREARS	-13996022.97	-14044278.37				
	2/13 INC522 L01 T21 BASE CHG					-44418.54	
	2/13 INC522 L08 T21 LEGAL FEES					-3069.09	
						-47487.63	-14091766.00
522-1137	OPENING PREPAYS	1031815.49	1033580.98				
	2/13 INC522 L01 T21 BASE CHG			2818.65			

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BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y.T.D.BAL
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
	2/13 INC522 L14 T21 FUEL			141.16		2959.81	1036540.79
522-1138	CLOSING ARREARS	14092262.53	14139750.16				
	2/13 INC522 L01 T21 BASE CHG			40375.39			
	2/13 INC522 L08 T21 LEGAL FEES			3544.62		43920.01	14183670.17
522-1139	CLOSING PREPAYS	-1035672.27	-1038632.08				
	2/13 INC522 L01 T21 BASE CHG				-912.29		
	2/13 INC522 L14 T21 FUEL				-141.16	-1053.45	-1039685.53
522-1140	LOANS AND EXCHANGES	261181.07	261181.07			.00	261181.07
522-1149	DUE TO/FROM OWNER	-483353.23	-483353.23			.00	-483353.23
522-1158	ACCOUNTS REC - FORMER TEN	-301.00	-301.00			.00	-301.00
522-1189	UTILITY DEPOSITS	785.00	785.00			.00	785.00
522-1191	TENANT SECURITIES DEPOSIT SIGNATURE BANK 2/27/13 11 R55351	3057.93	3945.39	640.76		640.76	4586.15
522-1422	BUILDING IMPROVEMENTS	1200.00	1200.00			.00	1200.00
522-1442	APPLIANCES - PURCHASES	47824.16	47824.16			.00	47824.16
522-1513	SECURITY DEPOSITS - UTILI	12998.30	12998.30			.00	12998.30
522-2118	BONUSES	200.00	200.00			.00	200.00
522-2129	UNION DUES PAYABLE	3290.10	3290.10			.00	3290.10
522-2140	SALES TAX PAYABLE	-226.11	-226.11			.00	-226.11
522-2147	GARNISHEE - CHILD SUP	59.31	59.31			.00	59.31
522-2191	TENANT SECURITY PAYABLE	-8965.74	-9266.76				
	2/13 INC522 L21 T21 SECURITY				-9715.45		
	2/13 INC522 L21 T21 SECURITY			1.76			
	2/13 INC522 L21 T21 SECURITY			9000.67			
	2/13 INC522 L21 T21 SECURITY				-1.76		
	2/13 INC522 L21 T28 SECURITY				-220.00	-934.78	-10201.54
522-5110	BASE CHARGE	.00	-84377.88				
	2/13 INC522 L01 T28 BASE CHG				-85401.72		
	2/13 INC522 L01 T41 BASE CHG			1730.80		-83670.92	-168048.80
522-5117	REPAIR CHARGES	.00	-40.00				
	2/13 INC522 L01 T79 BASE CHG				-21.00		
	2/13 INC522 L01 T83 BASE CHG				-44.00		
	2/13 INC522 L02 T28 REPAIR CHA			25.00		-40.00	-80.00
522-5120	ADJUSTMENTS	.00	296.86				
	2/13 INC522 L01 T75 BASE CHG			296.86			

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BLD-ACCT	ACCOUNT NAME	---CASH BASIS---		CURRENT MONTH		NET CHANGE	Y.T.D.BAL
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
						296.86	593.72
522-5133	SCRIE REDUCTION 2/13 INC522 L01 T69 BASE CHG	.00	1137.38				
	SENIOR CIT			1137.38		1137.38	2274.76
522-5186	BANK CREDIT FEE 2/13 INC522 L01 T42 BASE CHG	.00	.00				
	BANK CHARG				-25.00	-25.00	-25.00
522-5192	LAUNDRY INCOME CASH RECEIPTS 522	.00	.00				
					-1246.00	-1246.00	-1246.00
522-5199	LEGAL FEE BILLED 2/13 INC522 L01 T30 BASE CHG	.00	-3500.00				
	DISPOSSES				-1500.00	-1500.00	-5000.00
522-5220	PRO RATA/(VACANCY) 2/13 INC522 L01 T29 BASE CHG	.00	11331.05				
	VAC.LOSS			11331.05		11331.05	22662.10
522-6290	MISC. RENTING EXPENSES WAVECREST MGMT TEAM 2/25/13 11 R55347	.00	.00				
				37.50		37.50	37.50
522-6312	DATA PROCESSING SHUHAB HDFC 2/22/13 14 D00201	.00	79.53				
	SHUHAB HDFC 2/22/13 14 D00208			16.81			
	SHUHAB HDFC 2/22/13 14 D00215			17.22			
	SHUHAB HDFC 2/28/13 14 D00222			18.59			
				17.73		70.35	149.88
522-6320	MANAGEMENT FEE THE WAVECREST 2/21/13 11 R55346	.00	5985.00				
				5985.00		5985.00	11970.00
522-6331	MAINTENANCE PAYROLL SHUHAB HDFC 2/22/13 14 D00201	.00	21981.94				
	SHUHAB HDFC 2/22/13 14 D00208			3499.43			
	SHUHAB HDFC 2/22/13 14 D00215			3515.33			
	SHUHAB HDFC 2/28/13 14 D00222			3661.64			
				3434.97		14111.37	36093.31
522-6340	LEGAL EXPENSES SLOCHOWSKY & SLOCHOWSK 2/ 5/13 14 D55086	.00	5630.00				
	GAYNIER ASSOCIATES PLL 2/ 6/13 11 R55333			275.00	-275.00		
	GAYNIER ASSOCIATES PLL 2/28/13 11 R55352			510.00		510.00	6140.00
522-6355	POSTAGE EXPENSE WAVECREST MGMT TEAM 2/25/13 11 R55347	.00	40.90				
				4.60		4.60	45.50
522-6360	TELEPHONE VERIZON 2/ 7/13 11 R55337	.00	680.14				
	VERIZON 2/ 7/13 11 R55336			123.48			
	VERIZON 2/ 7/13 11 R55338			42.18			
	VERIZON 2/ 7/13 11 R55339			160.71			
	VERIZON 2/ 7/13 14 D55336			42.48			
	AT&T MOBILITY 2/18/13 14 D29653				-42.18		
	VERIZON 2/27/13 11 R55350			142.29			
	AT&T MOBILITY 2/26/13 14 D65589			42.63			
	AT&T MOBILITY 2/27/13 14 D29653			141.87			
				75.08			

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BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y.T.D.BAL
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
						728.54	1408.68
522-6391	EMPLOYEE BENEFITS						
	AMERICAN DREAM FUND	2/16/13	11 R55341	8.00			
	LOCAL 32BJ S.E.I.U. UN	2/16/13	11 R55342	137.50		145.50	14087.00
522-6392	BANK CHARGES						
	SIGNATURE BANK	2/ 6/13	14 D00JAN	62.00		62.00	106.00
522-6398	CONSULTING FEES						
	JACK JAFFA & ASSOCIATE	2/ 6/13	11 R55332	175.00			
	JACK JAFFA & ASSOCIATE	2/ 6/13	11 R55332	175.00			
	NEW YORK WATER MANAGEM	2/ 6/13	11 R55334	93.61			
	JACK JAFFA & ASSOCIATE	2/25/13	11 R55348	84.00			
	JACK JAFFA & ASSOCIATE	2/28/13	11 R55353	175.00			
	JACK JAFFA & ASSOCIATE	2/28/13	14 D55332		-175.00		
	JACK JAFFA & ASSOCIATE	2/28/13	14 D55332		-175.00	352.61	558.61
522-6420	FUEL						
	HESS CORPORATION	2/21/13	11 R55345	10170.30			
	HESS CORPORATION	2/21/13	11 R55345	11841.73		22012.03	22012.03
522-6450	ELECTRICITY						
	CONSOLIDATED EDISON	2/26/13	14 D00202	1019.57			
	CONSOLIDATED EDISON	2/26/13	14 D00203	1159.05			
	CONSOLIDATED EDISON	2/26/13	14 D00204	598.97			
	CONSOLIDATED EDISON	2/26/13	14 D00205	4.16			
	CONSOLIDATED EDISON	2/28/13	14 D00206	86.81			
	CONSOLIDATED EDISON	2/28/13	14 D00207	3205.60			
	CONSOLIDATED EDISON	2/28/13	14 D00209	48.99		6123.15	10098.09
522-6452	GAS						
	CONSOLIDATED EDISON	2/28/13	14 D00206	28.44			
	CONSOLIDATED EDISON	2/28/13	14 D00207	294.75		323.19	640.08
522-6462	EXTERMINATOR						
	DIAL-A-BUG PEST CONTRO	2/ 6/13	11 R55331	490.00			
	DIAL-A-BUG PEST CONTRO	2/ 6/13	11 R55331	490.00			
	DIAL-A-BUG PEST CONTRO	2/ 6/13	11 R55331	490.00			
	DIAL-A-BUG PEST CONTRO	2/ 6/13	11 R55331	490.00			
	DIAL-A-BUG PEST CONTRO	2/ 6/13	11 R55331	250.00		2210.00	2210.00
522-6494	PERMITS/ INSPECTIONS						
						.00	40.00
522-6541	REPAIRS MATERIAL						
	J ALPERIN CO INC	2/20/13	11 R55343	147.32			
	J ALPERIN CO INC	2/20/13	11 R55343	1747.06			
	J ALPERIN CO INC	2/20/13	11 R55343	1348.98			
	J ALPERIN CO INC	2/20/13	11 R55343	158.67			
	J ALPERIN CO INC	2/20/13	11 R55343	170.71			
	J ALPERIN CO INC	2/20/13	11 R55343	225.00			
	J ALPERIN CO INC	2/20/13	11 R55343	413.59			
	J ALPERIN CO INC	2/20/13	11 R55343	251.98			

