

MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 6/30/13

SCHEDULE A
SCHEDULE B
SCHEDULE C
SCHEDULE D
SCHEDULE E
SCHEDULE F
SCHEDULE G

PREPARED FOR:
SHUHAB HDFC

FINANCIAL STATEMENT
COLLECTION STATUS
STATEMENT OF DISBURSEMENTS
STATEMENT OF UNPAID BILLS
STATEMENT OF JOURNAL ENTRIES
GENERAL LEDGER
ARREARS REPORT

Collections are on point
Expenses are approximately
over budget taking into
account the many
unpaid bills
by about \$30,000 annual.

June 2013

Cash position:

Balance = 81,493

Unpays: 432,213

Cash Position (350,720)

Dec 2012

Cash position

Balance 3,669

Unpays 191,247

Cash position (187,618)

Difference in Cash Position
From Jan 1 → June 30
2013

(163,102)

PREPARED BY:

WAVECREST MANAGEMENT CO.

--- PREPARED FOR ---
640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 6/30/2013

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

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BLD ACCT: 522 CORP.NO:00 FISCAL: 1 CURRENT MONTH
6/13 Y.T.D.

INCOME COLLECTED	67,977.35	456,651.29
EXPENSES	<u>22,883.84</u>	<u>378,826.97</u>
NET CASH FLOW FROM OPERATIONS	45,093.51	77,824.32
CASH BAL BEG OF MO	36,399.40	3,668.59
BALANCE END OF PERIOD	<u>81,492.91</u>	<u>81,492.91</u>

CASH AVAILABLE IN VARIOUS ACCOUNTS

OPERATING ACCOUNT	81,492.91
TOTAL CASH AVAILABLE	<u>81,492.91</u>

Income : 872,900 / 12 = ^{Month} 72,742
should have collected 436,452.

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

BLD ACCT: 522 CORP.NO:00 FISCAL: 1

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

OPERATING INCOME

RENTAL INCOME

5110	BASE CHARGE	85,841.72	81,883	3,959	505,944.07	491,298	14,646	982,600	476,656
5117	REPAIR CHARGES	40.00	0	40	240.00	0	240	0	-240
5133	SCRIE REDUCTION	-1,212.16	1,000	-2,212	-566.22	6,000	-6,566	12,000	12,566
5192	LAUNDRY INCOME	.00	500	-500	5,423.25	3,000	2,423	6,000	577
5120	ADJUSTMENTS	-496.86	0	-497	-2,565.24	0	-2,565	0	2,565
5220	PRO RATA/(VACANCY)	-11,331.05	-9,825	-1,506	-67,986.30	-58,950	-9,036	-117,900	-49,914
6610	BAD DEBT EXPENSE	.00	-816	816	.00	-4,896	4,896	-9,800	-9,800
	TOTAL MAINTENANCE INCOME	<u>72,841.65</u>	<u>72,742</u>	<u>100</u>	<u>440,489.56</u>	<u>436,452</u>	<u>4,038</u>	<u>872,900</u>	<u>432,410</u>

OTHER INCOME

5191	MISC. INCOME	-765.20	0	-765	-4,115.08	0	-4,115	0	4,115
5186	BANK CREDIT FEE	25.00	0	25	75.00	0	75	0	-75
5199	LEGAL FEE BILLED	.00	0	0	9,500.00	0	9,500	0	-9,500
2191	TENANT SECURITY PAYAB	974.22	0	974	3,270.34	0	3,270	0	-3,270
	TOTAL OTHER INCOME	<u>234.02</u>	<u>0</u>	<u>234</u>	<u>8,730.26</u>	<u>0</u>	<u>8,730</u>	<u>0</u>	<u>-8,730</u>

ACCOUNTS RECEIVABLE

1136	OPENING ARREARS	41,263.21	0	41,263	270,328.18	0	270,328	0	-270,328
1137	OPENING PREPAYS	-7,303.09	0	-7,303	-19,224.67	0	-19,225	0	19,225
1138	CLOSING ARREARS	-44,697.22	0	-44,697	-266,770.00	0	-266,770	0	266,770
1139	CLOSING PREPAYS	5,638.78	0	5,639	23,097.96	0	23,098	0	-23,098
	TOTAL ACCOUNTS RECEIVABLE	<u>-5,098.32</u>	<u>0</u>	<u>-5,098</u>	<u>7,431.47</u>	<u>0</u>	<u>7,431</u>	<u>0</u>	<u>-7,431</u>

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FOR PERIOD ENDED 6/30/2013

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

BLD ACCT: 522 CORP.NO:00 FISCAL: 1	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
TOTAL INCOME COLLECTED	67,977.35	72,742	-4,765	456,651.29	436,452	20,199	872,900	416,249
EXPENSES								
PAYROLL & RELATED EXPENSES								
6331 MAINTENANCE PAYROLL	18,551.94	15,416	3,136	110,060.25	92,496	17,564	185,000	74,940
6710 PAYROLL TAXES	.00	1,850	-1,850	.00	11,100	-11,100	22,200	22,200
6391 EMPLOYEE BENEFITS	3,995.12	5,950	-1,955	29,273.02	35,700	-6,427	71,400	42,127
6724 INSURANCE - WORKMENS	943.75	1,041	-97	2,108.33	6,246	-4,138	12,500	10,392
TOTAL PAYROLL & RELATED EXP	23,490.81	24,257	-766	141,441.60	145,542	-4,100	291,100	149,658
ADMINISTRATION & MANAGEMENT								
6340 LEGAL EXPENSES	39.80	2,916	-2,876	13,304.83	17,496	-4,191	35,000	21,695
6370 AUTO EXPENSE-MANAGERS	.00	12	-12	.00	72	-72	150	150
6394 TRAVEL & ENTERTAINMEN	.00	20	-20	.00	120	-120	250	250
6395 SEMINARS & CONFERENCE	.00	20	-20	.00	120	-120	250	250
6398 CONSULTING FEES	.00	500	-500	2,004.65	3,000	-995	6,000	3,995
6400 ARCHITECT EXPENSE	.00	125	-125	512.00	750	-238	1,500	988
6355 POSTAGE EXPENSE	1.15	50	-49	97.55	300	-202	600	502
6318 PETTY CASH	.00	0	0	78.36	0	78	0	-78
6320 MANAGEMENT FEE	5,985.00	5,983	2	35,910.00	35,898	12	71,800	35,890
6360 TELEPHONE	1,270.56	375	896	4,907.63	2,250	2,658	4,500	-408
6484 OVERNIGHT MAIL EXPENS	47.50	41	7	47.50	246	-198	500	452
6312 DATA PROCESSING	60.80	291	-230	545.12	1,746	-1,201	3,500	2,955
6494 PERMITS/ INSPECTIONS	90.00	625	-535	1,396.87	3,750	-2,353	7,500	6,103
6592 VIOLATIONS / FINES	375.00	416	-41	864.00	2,496	-1,632	5,000	4,136
6311 OFFICE EXPENSE	.00	.83	-83	.00	498	-498	1,000	1,000

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 6/30/2013

BLD ACCT: 522 CORP.NO:00 FISCAL: 1	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
6313 OFFICE SUPPLIES	.00	16	-16	.00	96	-96	200	200
6390 MISC. ADMINISTRATIVE	.00	83	-83	.00	498	-498	1,000	1,000
6490 MISC. OPERATING EXPEN	.00	25	-25	.00	150	-150	300	300
6290 MISC. RENTING EXPENSE	6.25	50	-44	112.50	300	-187	600	487
6392 BANK CHARGES	50.00	37	13	319.00	222	97	450	131
6397 DUES & SUBSCRIPTIONS	.00	66	-66	187.50	396	-208	800	612
TOTAL ADMIN. & MGMT EXPENSE	7,926.06	11,734	-3,808	60,287.51	70,404	-10,116	140,900	80,612
OPERATING EXPENSES								
6420 FUEL	.00	4,550	-4,550	47,343.83	136,500	-89,156	227,500	180,156
6450 ELECTRICITY	3,050.79	3,325	-274	18,762.80	19,950	-1,187	39,900	21,137
6452 GAS	405.25	700	-295	3,769.78	4,200	-430	8,400	4,630
TOTAL OPERATING EXPENSES	3,456.04	8,575	-5,119	69,876.41	160,650	-90,774	275,800	205,924
REPAIRS & MAINTENANCE								
6380 PLASTER/PAINT	1,250.00	0	1,250	1,250.00	0	1,250	0	-1,250
6385 LEAD PAINT TEST/ABATE	.00	500	-500	.00	3,000	-3,000	6,000	6,000
6544 PLUMBING REPAIRS	.00	1,250	-1,250	.00	7,500	-7,500	15,000	15,000
6547 ELECTRIC REPAIRS	.00	333	-333	.00	1,998	-1,998	4,000	4,000
6557 WINDOWS & DOORS	.00	250	-250	.00	1,500	-1,500	3,000	3,000
6549 LOCK & DOOR - REPAIRS	.00	250	-250	460.41	1,500	-1,040	3,000	2,540
6552 ELEVATOR REPAIRS	.00	83	-83	.00	498	-498	1,000	1,000
6541 REPAIRS MATERIAL	4,890.67	2,916	1,975	26,804.90	17,496	9,309	35,000	8,195
6560 BOILER REPAIR	.00	625	-625	-2,500.00	3,750	-6,250	7,500	10,000
6548 APARTMENT REPAIRS	.00	833	-833	7,110.00	4,998	2,112	10,000	2,890
6472 INTERCOM & MLBX REPAI	.00	750	-750	110.00	4,500	-4,390	9,000	8,890
6471 COMPACTOR REPAIR	.00	41	-41	.00	246	-246	500	500
6539 ROOF REPAIRS	.00	250	-250	1,500.00	1,500	0	3,000	1,500
6521 SIDEWALK/DRIVEWAYS	.00	41	-41	.00	246	-246	500	500

SHUHAB HDFC
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FOR PERIOD ENDED 6/30/2013

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING	
BLD ACCT: 522 CORP.NO:00 FISCAL: 1									
6470	REFUSE REMOVAL	.00	125	-125	.00	750	-750	1,500	1,500
6568	FIRE PROTECTION	.00	0	0	99.80	0	100	0	-100
1442	APPLIANCES - PURCHASE	.00	250	-250	6,618.00	1,500	5,118	3,000	-3,618
6480	MAINTENANCE SUPPLIES	-1,667.00	83	-1,750	.00	498	-498	1,000	1,000
6545	REPAIRS APPLIANCES	.00	416	-416	125.00	2,496	-2,371	5,000	4,875
	TOTAL REPAIRS & MAINENANCE	<u>4,473.67</u>	<u>8,996</u>	<u>-4,522</u>	<u>41,578.11</u>	<u>53,976</u>	<u>-12,398</u>	<u>108,000</u>	<u>66,422</u>
SERVICE CONTRACTS									
6512	SECURITY CAMERAS	.00	166	-166	3,114.40	996	2,118	2,000	-1,114
6550	ELEVATOR CONTRACT	600.00	1,208	-608	7,890.00	7,248	552	14,500	6,700
6553	BOILER CLEANING	6,580.00	0	6,580	17,025.00	0	17,025	0	-17,025
6554	BOILER TREATMENT	.00	83	-83	.00	498	-498	1,000	1,000
6462	EXTERMINATOR	980.00	1,083	-103	5,010.00	6,498	-1,488	13,000	7,990
6559	BOILER CONTRACT	.00	125	-125	3,115.00	750	2,365	1,500	-1,615
	TOTAL SERVICE CONTRACTS	<u>8,160.00</u>	<u>2,665</u>	<u>5,495</u>	<u>36,064.40</u>	<u>15,990</u>	<u>20,074</u>	<u>32,000</u>	<u>-4,064</u>
MORTGAGE, TAXES & INSURANCE									
6711	REAL ESTATE TAXES	.00	0	0	-374.44	0	-374	0	374
6712	WATER & SEWER CHARGES	.00	9,250	-9,250	.00	55,500	-55,500	111,000	111,000
6720	INSURANCE GENERAL	9,415.59	8,766	650	60,520.26	52,596	7,924	105,200	44,680
	INSURANCE - BOILER	196.00	100	96	1,720.00	600	1,120	1,200	-520
	TOTAL MTGE, TAXES & INSURAN	<u>9,611.59</u>	<u>18,116</u>	<u>-8,504</u>	<u>61,865.82</u>	<u>108,696</u>	<u>-46,830</u>	<u>217,400</u>	<u>155,534</u>
OTHER CASH FLOW ITEMS									
1189	UTILITY DEPOSITS	-219.72	0	-220	-278.54	0	-279	0	279
1191	TENANT SECURITIES DEP	-34,014.61	0	-34,015	-32,008.34	0	-32,008	0	32,008
	TOTAL OTHER CASH FLOW ITEMS	<u>-34,234.33</u>	<u>0</u>	<u>-34,234</u>	<u>-32,286.88</u>	<u>0</u>	<u>-32,287</u>	<u>0</u>	<u>32,287</u>

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WAVECREST MANAGEMENT CO.

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BLD ACCT: 522 CORP.NO:00 FISCAL: 1

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
TOTAL EXPENSES	22,883.84	74,343	-51,459	378,826.97	555,258	-176,431	1,065,200	686,373
NET CASH FLOW FROM OPERATIO	45,093.51	-1,601	46,695	77,824.32	-118,806	196,630	-192,300	-270,124

difference
176,431

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STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 6/30/2013

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DATE	PAID TO	VEND	G/L EXPENSE TYPE	P/O	INVOICE CK NO	AMOUNT	REMARKS
6/28/13	SIGNATURE BANK	S386	6392 BANK CHARGES	LIZ	052013 D00520	5.00	CERT CK 14835
6/28/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	330001 D00521	291.68	474119033000162
6/ 7/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	TYG	528001 D00601	109.98	12G2 474119052800179
6/ 7/13	CONSOLIDATED EDISON	0018	6452 GAS	LIZ	528001 D00601	109.74	12G2 474119052800179
6/ 7/13	CONSOLIDATED EDISON	0018	1189 UTILITY DEPOSITS	LIZ	528001 D00601	-219.72	12G2 474119052800179
						.00	
6/ 6/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	060713 D00602	4630.07	P/R W/E 06/07/2013
6/ 6/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	LIZ	060713 D00602	25.46	P/R W/E 06/07/13
						4655.53	
6/21/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	KAZ	005000 D00603	51.60	PUMP 474119000500020
6/21/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	010001 D00604	2562.83	PLPM 474119001000145
6/21/13	CONSOLIDATED EDISON	0018	6452 GAS	LIZ	010001 D00604	274.68	PLPM 474119001000145
						2837.51	
6/25/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	LIZ	105000 D00605	115.79	3E 474119010500044
6/25/13	CONSOLIDATED EDISON	0018	6452 GAS	LIZ	105000 D00605	20.83	3E 474119010500044
						136.62	
6/24/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	062113 D00621	6716.50	P/R W/E 06/21/2013
6/25/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	062813 D00628	3600.95	P/R W/E 06/28/2013
6/25/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	LIZ	062813 D00628	19.58	P/R W/E 06/28/2013
						3620.53	
6/25/13	SIGNATURE BANK	S386	6392 BANK CHARGES	CDQ		45.00	
6/28/13	D.H.P.D. CITY OF NY	7775	6592 VIOLATIONS / FINES	LIZ	260/13 D14835	375.00	CERT.CK 14835
6/ 6/13	AT&T MOBILITY	A094	6360 TELEPHONE	KAZ	477296 D29653	373.09	287247729653
6/24/13	AT&T MOBILITY	A094	6360 TELEPHONE	KAZ	477296 D29653	172.49	287247729653
						545.58	
6/ 6/13	AT&T MOBILITY	A094	6360 TELEPHONE	KAZ	446550 D55019	88.71	287244655019
6/13/13	SIGNATURE BANK	S386	1191 TENANT SECURITIES DE	KAZ	522-12 D55379	-40.00	** VOID NO: 55379 **
6/ 5/13	BUILDING SERVICE 32BJ	BS32	6391 EMPLOYEE BENEFITS	KAZ	434501 D55426	-2553.60	** VOID NO: 55426 **
6/12/13	GOLDBERG & WEINBERGER	G209	6340 LEGAL EXPENSES	KAZ	11318 D55444	-280.20	** VOID NO: 55444 **
6/ 7/13	U.S. CHUTES CORP	USCC	6480 MAINTENANCE SUPPLIES	LIZ	43676 D55451	-1322.00	** VOID NO: 55451 **
6/ 7/13	U.S. CHUTES CORP	USCC	6480 MAINTENANCE SUPPLIES	LIZ	43667 D55451	-175.00	** VOID NO: 55451 **
6/ 7/13	U.S. CHUTES CORP	USCC	6480 MAINTENANCE SUPPLIES	LIZ	43606 D55451	-170.00	** VOID NO: 55451 **
						-1667.00	
6/ 5/13	BUILDING SERVICE 32BJ	BS32	6391 EMPLOYEE BENEFITS	MPR	434501 R55462	2553.60	

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SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 6/30/2013

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
6/ 5/13	BUILDING SERVICE 32BJ	BS32	6391	EMPLOYEE BENEFITS	CAG	440991	R55463	6366.60	
6/ 5/13	BUILDING SERVICE 32BJ	BS32	6391	EMPLOYEE BENEFITS	KAZ	440991	D55463	-6366.60	** VOID NO: 55463 **
								.00	
6/ 5/13	THE PREMINS CO INC	P822	6720	INSURANCE GENERAL	KAZ	027414	R55464	6706.40	P#027414
6/ 6/13	VERIZON	B998	6360	TELEPHONE	LIZ	234196	R55465	43.70	2122341964445743
6/ 6/13	VERIZON	B998	6360	TELEPHONE	LIZ	281208	R55466	126.11	2122812088986747
6/ 7/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	CAG	388414	R55467	16.00	
6/ 7/13	TOWER GROUP COMPANIES	T197	6724	INSURANCE - WORKMENS	LIZ	C70061	R55468	943.75	P#WCC7006180
6/ 7/13	BUILDING SERVICE 32BJ	BS32	6391	EMPLOYEE BENEFITS	TLC	440991	R55469	3979.12	
6/10/13	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE	LIZ		R55470	1.15	
6/11/13		ICC1	6720	INSURANCE GENERAL	KAZ	MONTHL	R55471	2709.19	QUOTE#1490085
6/11/13	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	LIZ	061413	R55472	3604.12	P/R W/E 06/14/2013
6/11/13	SHUHAB HDFC	S510	6312	DATA PROCESSING	LIZ	061413	R55472	15.76	P/R W/E 06/14/2013
								3619.88	
6/12/13	J.R.S. BOILER, INC.	1054	6553	BOILER CLEANING	LIZ	W2129	R55473	4950.00	50% DEPOSIT
6/12/13	GOLDBERG & WEINBERGER	G209	6340	LEGAL EXPENSES	LIZ	11318	R55474	320.00	
6/13/13	WAVECREST MGMT TEAM	3713	6484	OVERNIGHT MAIL EXPEN	JLG	6550	R55475	25.50	
6/13/13	WAVECREST MGMT TEAM	3713	6484	OVERNIGHT MAIL EXPEN	JLG	6578	R55475	22.00	
								47.50	
6/14/13	VERIZON	B998	6360	TELEPHONE	LIZ	862075	R55476	43.38	2128620752275741
6/17/13	J.R.S. BOILER, INC.	1054	6553	BOILER CLEANING	KEB	W-2086	R55477	1630.00	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	946194	R55478	313.98	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	950977	R55478	58.93	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	944916	R55478	479.26	CE1 APT REPAIRS
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	925358	R55478	861.14	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	930458	R55478	159.95	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	927571	R55478	541.41	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	937010	R55478	554.17	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	932780	R55478	284.25	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	943734	R55478	525.63	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	941793	R55478	237.50	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	938518	R55478	87.44	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	941775	R55478	551.48	
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	941784	R55478	133.92	

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 640 RIVERSIDE DRIVE
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10031

SHUHAB HDFC
 STATEMENT OF DISBURSEMENTS
 FOR PERIOD ENDED 6/30/2013

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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
								4789.06	
6/17/13	N.Y.C. FIRE DEPARTMENT	2087	6494	PERMITS/ INSPECTIONS	LIZ	010606	R55479	90.00	01060680 3/13-14FUEL
6/17/13	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT	SCB	5424	R55480	600.00	
6/17/13	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR	SCB	101881	R55481	490.00	MONTHLY PEST CONTROL
6/17/13	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR	SCB	101902	R55481	490.00	MONTHLY PEST CONTROL
								980.00	
6/17/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-13	R55482	40.00	522-132
6/17/13	THE WAVECREST	3925	6320	MANAGEMENT FEE	TYG	52013	R55483	5985.00	MAY 2013
6/19/13	ALBERTO TAVAREZ	ALBE	6541	REPAIRS MATERIAL	LIZ	052913	R55484	65.33	
6/19/13	ALBERTO TAVAREZ	ALBE	6541	REPAIRS MATERIAL	LIZ	052913	R55485	36.28	
6/19/13	J.J. FARBER-LOTTMAN CO	J011	6727	INSURANCE - BOILER	LIZ	112229	R55486	196.00	P#R4033035565
6/24/13	VERIZON	B998	6360	TELEPHONE	LIZ	368886	R55487	164.80	2123688869114744
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-05	R55488	40.00	522-054
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-06	R55489	20.00	522-060
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-06	R55490	40.00	522-064
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-07	R55491	2.46	522-076
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-09	R55492	1.24	522-092
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-10	R55493	3.63	522-102
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-10	R55494	40.00	522-106
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-23	R55495	589.24	522-234
6/25/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-26	R55496	45.70	522-260
6/25/13	VERNON BALGAR CONSTRUC	VBC1	6380	PLASTER/PAINT	LIZ	0001	R55497	1250.00	APT#2C
6/25/13	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	LIZ		R55498	6.25	
6/ 6/13	AT&T MOBILITY	A094	6360	TELEPHONE	KAZ	446655	D65589	129.14	287244665589
6/24/13	AT&T MOBILITY	A094	6360	TELEPHONE	KAZ	446655	D65589	129.14	287244665589
								258.28	
	81 ITEMS			DISBURSEMENTS				57761.51	

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SHUHAB HDFC
STATEMENT OF UNPAID BILLS
FOR PERIOD ENDED 6/30/2013

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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.
11/12/12	HESS CORPORATION	1014	6420	FUEL		344313	4864.64	0 0 1530	3.176
4/11/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1005	1850.00		
4/11/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1004	1650.00		
4/11/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1003	1250.00		
4/11/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1002	1200.00	BUILDING ELEVATOR DRS	
4/12/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		952738	360.71		
4/12/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		50605	202.53		
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
4/15/13	HESS CORPORATION	1014	6420	FUEL		068319	6096.80	0 0 2000	3.045
4/15/13	HESS CORPORATION	1014	6420	FUEL		068469	9246.60	0 0 3000	3.079
4/15/13	HESS CORPORATION	1014	6420	FUEL		068470	6098.24	0 0 2001	3.044
4/15/13	HESS CORPORATION	1014	6420	FUEL		068672	6295.40	0 0 2000	3.144
4/24/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1021	1900.00		
4/24/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1020	1750.00		
4/24/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1019A	1400.00		
4/24/13	HESS CORPORATION	1014	6420	FUEL		068919	4546.80	0 0 1500	3.028
4/24/13	HESS CORPORATION	1014	6420	FUEL		069046	5700.20	0 0 2000	2.847
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
5/ 2/13	HESS CORPORATION	1014	6420	FUEL		069232	5869.40	0 0 2000	2.931
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
5/14/13	HESS CORPORATION	1014	6420	FUEL		069626	2989.70	0 0 1000	2.986
5/20/13	BIG APPLE COMPACTOR CO	B248	6495	SPRINKLER REPAIRS		027930	1500.00	MONTHLY INSPECTION	
5/20/13	ROMEO HEATING ENTERPRI	R042	6559	BOILER CONTRACT		6602	70.00	MAY 2013	
5/21/13	HESS CORPORATION	1014	6420	FUEL		069790	4403.10	0 0 1500	2.932
5/22/13	HESS CORPORATION	1014	6420	FUEL		060284	5433.40	0 0 2000	2.713
5/22/13	HESS CORPORATION	1014	6420	FUEL		060965	5740.08	0 0 1940	2.955
5/22/13	HESS CORPORATION	1014	6420	FUEL		061559	5944.61	0 0 1850	3.210
5/22/13	HESS CORPORATION	1014	6420	FUEL		062442	3280.73	0 0 1025	3.197
5/23/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		979999	739.14		
5/24/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		974075	220.09		

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SHUHAB HDFC
 STATEMENT OF UNPAID BILLS
 FOR PERIOD ENDED 6/30/2013

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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.
5/24/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		976217	882.00		
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
5/31/13	NYC WATER BOARD	6604	6712	WATER & SEWER CHARGE		502710	117082.03	00001-50271-001	
6/ 3/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		984113	63.27	BUILDING SUPPLIES***	
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
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1104	895.00	MIS,APTS GARBARGE CLEAN	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1103	995.00	10I APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1102	1600.00	12I APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1101	1900.00	11H APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1099	1300.00	9GI APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1100	995.00	7G APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1098	2300.00	4H APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1097	1750.00	4B APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1095	1900.00	1E APT REPAIRS ****	
6/ 3/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1094	1700.00	1G APT REPAIRS ****	
6/ 4/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS		1096	1650.00	2D APT REPAIRS ****	
6/ 5/13	HESS CORPORATION	1014	6420	FUEL		070098	4437.60	0 0 1500	2.955
1/28/13	HESS CORPORATION	1014	6420	FUEL		066032	6268.06	0 0 2002	3.128
6/13/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		986070	1156.91		****
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		982327	514.91		****
6/17/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		984560	49.99		****
6/18/13	HESS CORPORATION	1014	6420	FUEL		070424	4359.00	0 0 1500	2.903
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
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		950605	202.53	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		956817	274.78	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		959192	183.87	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		959699	966.06	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		964211	1591.85	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		964221	84.99	POLYURETHANE 5 GAL**	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		963613	95.50	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		965150	475.70	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		965083	808.50	BUILDING SUPPLIES***	

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SHUHAB HDFC
STATEMENT OF UNPAID BILLS
FOR PERIOD ENDED 6/30/2013

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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.
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		966042	59.10	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		966092	66.87	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		987245	864.00	A/C BRACKETS ****	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		987327	499.30	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		987415	8.90	LIGHT FIXTURE ****	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		989712	450.00	A/C BRACKETS ****	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		989812	1658.18	5H APT REPAIRS ****	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		990004	325.00	5H APT REPAIRS ****	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		990232	1683.58	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		991291	665.67	BUILDING SUPPLIES***	
6/21/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		993262	868.99	BUILDING SUPPLIES***	
6/21/13	WEBSTER LOCK & HARDWAR	4053	6549	LOCK & DOOR - REPAIR		490804	112.00	MEDECO KEYS ****	
6/21/13	WEBSTER LOCK & HARDWAR	4053	6549	LOCK & DOOR - REPAIR		479331	95.00	SIDE DOOR ON 141****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168455	48.00	INTERNET ****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168454	48.00	INTERNET ****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168453	48.00	INTERNET ****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168452	48.00	INTERNET ****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168451	48.00	INTERNET ****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168450	48.00	INTERNET ****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168449	48.00	INTERNET ****	
6/25/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		168448	48.00	INTERNET ****	
2/20/13	HESS CORPORATION	1014	6420	FUEL		066970	10340.70	0 0 3000	3.444
2/20/13	HESS CORPORATION	1014	6420	FUEL		066762	10197.60	0 0 3000	3.396
3/15/13	HESS CORPORATION	1014	6420	FUEL		067163	10577.00	0 0 3005	3.516
3/15/13	HESS CORPORATION	1014	6420	FUEL		067392	10143.90	0 0 3000	3.378
3/15/13	HESS CORPORATION	1014	6420	FUEL		067653	9753.60	0 0 3000	3.248
10/31/12	HESS CORPORATION	1014	6420	FUEL		063144	6625.40	0 0 2000	3.309
3/21/13	HESS CORPORATION	1014	6420	FUEL		067906	9612.60	0 0 3000	3.201
3/22/13	HESS CORPORATION	1014	6420	FUEL		068111	7734.75	0 0 2500	3.091

CURRENT MONTH:

432212.74

39991.05

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SHUHAB HDFC
STATEMENT OF JOURNAL ENTRIES
FOR PERIOD ENDED 6/30/2013

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DATE	DESCRIPTION	G/L ACCOUNT CLASS	J/E NO.	AMOUNT	REMARKS
6/28/13	B/R 5/31/2013	9999 6331 MAINTENANCE PAYROLL LIZ	053113 J12466	.30	
	1 ITEMS	DISBURSEMENTS		.30	

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SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2013

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		
	6/13 INC522 L08 T21 LEGAL FEES		OPN.ARREARS			-2073.07	-41263.21 -14266351.15
522-1137	OPENING PREPAYS		1031815.49 1043737.07				
	6/13 INC522 L01 T21 BASE CHG		OPN.PREPAIDS	7161.93			
	6/13 INC522 L14 T21 FUEL		OPN.PREPAIDS	141.16		7303.09	1051040.16
522-1138	CLOSING ARREARS		14092262.53 14314335.31				
	6/13 INC522 L01 T21 BASE CHG		CLS.ARREARS	43124.15			
	6/13 INC522 L08 T21 LEGAL FEES		CLS.ARREARS	1573.07		44697.22	14359032.53
522-1139	CLOSING PREPAYS		-1035672.27 -1053131.45				
	6/13 INC522 L01 T21 BASE CHG		CLS.PREPAIDS		-5472.62		
	6/13 INC522 L02 T21 REPAIR CHA		CLS.PREPAIDS		-25.00		
	6/13 INC522 L14 T21 FUEL		CLS.PREPAIDS		-141.16	-5638.78	-1058770.23
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 CONSOLIDATED EDISON 6/ 7/13 14 D00601		785.00 726.18			-219.72	-219.72 506.46
522-1191	TENANT SECURITIES DEPOSIT		3057.93 5064.20				
	CASH RECEIPTS 522					-34796.88	
	SIGNATURE BANK 6/13/13 14 D55379					-40.00	
	SIGNATURE BANK 6/17/13 11 R55482			40.00			
	SIGNATURE BANK 6/25/13 11 R55488			40.00			
	SIGNATURE BANK 6/25/13 11 R55489			20.00			
	SIGNATURE BANK 6/25/13 11 R55490			40.00			
	SIGNATURE BANK 6/25/13 11 R55491			2.46			
	SIGNATURE BANK 6/25/13 11 R55492			1.24			
	SIGNATURE BANK 6/25/13 11 R55493			3.63			
	SIGNATURE BANK 6/25/13 11 R55494			40.00			
	SIGNATURE BANK 6/25/13 11 R55495			589.24			
	SIGNATURE BANK 6/25/13 11 R55496			45.70		-34014.61	-28950.41
522-1422	BUILDING IMPROVEMENTS		1200.00 1200.00			.00	1200.00
522-1442	APPLIANCES - PURCHASES		47824.16 54442.16			.00	54442.16
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 -11261.86				
	6/13 INC522 L21 T21 SECURITY		OPN.ARREARS			-8473.71	

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SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2013

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		
	6/13 INC522 L21 T21 SECURITY			OPN.PREPAIDS	1.76		
	6/13 INC522 L21 T21 SECURITY			CLS.ARREARS	10023.41		
	6/13 INC522 L21 T21 SECURITY			CLS.PREPAIDS		-1.76	
	6/13 INC522 L21 T28 SECURITY			BASE CHARG		-2523.92	-12236.08
522-5110	BASE CHARGE	.00	-420102.35				
	6/13 INC522 L01 T28 BASE CHG			GROSS POTENTIAL		-86341.72	
	6/13 INC522 L01 T41 BASE CHG			ADJUSTMENT	500.00		-505944.07
522-5117	REPAIR CHARGES	.00	-200.00				
	6/13 INC522 L01 T79 BASE CHG			STOVE		-21.00	
	6/13 INC522 L01 T83 BASE CHG			REFRIG.		-44.00	
	6/13 INC522 L02 T28 REPAIR CHA			BASE CHARG	25.00		-240.00
522-5120	ADJUSTMENTS	.00	2068.38				
	6/13 INC522 L01 T54 BASE CHG			ADJUSTMENT	200.00		
	6/13 INC522 L01 T75 BASE CHG			DHCR RED	296.86		2565.24
522-5133	SCRIE REDUCTION	.00	-645.94				
	6/13 INC522 L01 T69 BASE CHG			SENIOR CIT	1212.16		566.22
522-5186	BANK CREDIT FEE	.00	-50.00				
	6/13 INC522 L01 T42 BASE CHG			BANK CHARG		-25.00	-75.00
522-5191	MISC. INCOME	.00	3349.88				
	CASH RECEIPTS 522				765.20		4115.08
522-5192	LAUNDRY INCOME	.00	-5423.25				-5423.25
522-5199	LEGAL FEE BILLED	.00	-9500.00				-9500.00
522-5220	PRO RATA/ (VACANCY)	.00	56655.25				
	6/13 INC522 L01 T29 BASE CHG			VAC.LOSS	11331.05		67986.30
522-6290	MISC. RENTING EXPENSES	.00	106.25				
	WAVECREST MGMT TEAM 6/25/13 11 R55498				6.25		112.50
522-6312	DATA PROCESSING	.00	484.32				
	SHUHAB HDFC 6/ 6/13 14 D00602				25.46		
	SHUHAB HDFC 6/11/13 11 R55472				15.76		
	SHUHAB HDFC 6/25/13 14 D00628				19.58		545.12
522-6318	PETTY CASH	.00	78.36				78.36
522-6320	MANAGEMENT FEE	.00	29925.00				
	THE WAVECREST 6/17/13 11 R55483				5985.00		35910.00
522-6331	MAINTENANCE PAYROLL	.00	91508.31				
	SHUHAB HDFC 6/ 6/13 14 D00602				4630.07		
	SHUHAB HDFC 6/11/13 11 R55472				3604.12		
	SHUHAB HDFC 6/24/13 14 D00621				6716.50		
	SHUHAB HDFC 6/25/13 14 D00628				3600.95		
	B/R 5/31/2013 6/28/13 16 J12466				.30		

--- PREPARED FOR ---
640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2013

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		
	CONSOLIDATED EDISON	6/ 7/13	14 D00601	109.74			
	CONSOLIDATED EDISON	6/21/13	14 D00604	274.68			
	CONSOLIDATED EDISON	6/25/13	14 D00605	20.83		405.25	3769.78
522-6462	EXTERMINATOR						
	DIAL-A-BUG PEST CONTRO	6/17/13	11 R55481	490.00			
	DIAL-A-BUG PEST CONTRO	6/17/13	11 R55481	490.00		980.00	5010.00
522-6472	INTERCOM & MLEX REPAIRS					.00	110.00
522-6480	MAINTENANCE SUPPLIES						
	U.S. CHUTES CORP	6/ 7/13	14 D55451		-1322.00		
	U.S. CHUTES CORP	6/ 7/13	14 D55451		-175.00		
	U.S. CHUTES CORP	6/ 7/13	14 D55451		-170.00	-1667.00	.00
522-6484	OVERNIGHT MAIL EXPENSE						
	WAVECREST MGMT TEAM	6/13/13	11 R55475	25.50			
	WAVECREST MGMT TEAM	6/13/13	11 R55475	22.00		47.50	47.50
522-6494	PERMITS/ INSPECTIONS						
	N.Y.C. FIRE DEPARTMENT	6/17/13	11 R55479	90.00		90.00	1396.87
522-6512	SECURITY CAMERAS					.00	3114.40
522-6539	ROOF REPAIRS					.00	1500.00
522-6541	REPAIRS MATERIAL						
	J ALPERIN CO INC	6/17/13	11 R55478	313.98			
	J ALPERIN CO INC	6/17/13	11 R55478	58.93			
	J ALPERIN CO INC	6/17/13	11 R55478	479.26			
	J ALPERIN CO INC	6/17/13	11 R55478	861.14			
	ALBERTO TAVAREZ	6/19/13	11 R55484	65.33			
	ALBERTO TAVAREZ	6/19/13	11 R55485	36.28			
	J ALPERIN CO INC	6/17/13	11 R55478	159.95			
	J ALPERIN CO INC	6/17/13	11 R55478	541.41			
	J ALPERIN CO INC	6/17/13	11 R55478	554.17			
	J ALPERIN CO INC	6/17/13	11 R55478	284.25			
	J ALPERIN CO INC	6/17/13	11 R55478	525.63			
	J ALPERIN CO INC	6/17/13	11 R55478	237.50			
	J ALPERIN CO INC	6/17/13	11 R55478	87.44			
	J ALPERIN CO INC	6/17/13	11 R55478	551.48			
	J ALPERIN CO INC	6/17/13	11 R55478	133.92		4890.67	26804.90
522-6545	REPAIRS APPLIANCES					.00	125.00
522-6548	APARTMENT REPAIRS					.00	7110.00
522-6549	LOCK & DOOR - REPAIRS					.00	460.41
522-6550	ELEVATOR CONTRACT						
	ARCTEC ELEVATOR	6/17/13	11 R55480	600.00		600.00	7800.00
522-6553	BOILER CLEANING					.00	10445.00

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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		
	J.R.S. BOILER, INC.	6/17/13	11 R55477	1630.00			
	J.R.S. BOILER, INC.	6/12/13	11 R55473	4950.00		6580.00	17025.00
522-6559	BOILER CONTRACT			.00	3115.00	.00	3115.00
522-6560	BOILER REPAIR			.00	-2500.00	.00	-2500.00
522-6568	FIRE PROTECTION			.00	99.80	.00	99.80
522-6592	VIOLATIONS / FINES D.H.P.D. CITY OF NY	6/28/13	14 D14835	.00	489.00	375.00	864.00
522-6711	REAL ESTATE TAXES			.00	-374.44	.00	-374.44
522-6720	INSURANCE GENERAL IMPERIAL CREDIT CORPOR THE PREMINS CO INC	6/11/13 6/ 5/13	11 R55471 11 R55464	.00	51104.67	2709.19 6706.40	9415.59 60520.26
522-6724	INSURANCE - WORKMENS COMP TOWER GROUP COMPANIES	6/ 7/13	11 R55468	.00	1164.58	943.75	2108.33
522-6727	INSURANCE - BOILER J.J. FARBER-LOTTMAN CO	6/19/13	11 R55486	.00	1524.00	196.00	1720.00
522-9995	RETAINED EARNINGS			66482.09	66482.09	.00	66482.09
522-9998	INTERCOMPANY			.00	.00		
						TOTAL DEBITS:	16374528.22
						TOTAL CREDITS:	-16374528.22 .00