

MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 11/30/13

PREPARED FOR:
SHUHAB HDFC

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

PREPARED BY:
WAVECREST MANAGEMENT CO.

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

10031

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 11/30/2013

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

-----CURRENT MONTH-----
11/13 Y.T.D.

INCOME COLLECTED	65,455.39	1,074,400.05
EXPENSES	<u>58,246.28</u>	<u>950,485.14</u>
NET CASH FLOW FROM OPERATIONS	7,209.11	123,914.91
CASH BAL BEG OF MO	120,374.39	3,668.59
BALANCE END OF PERIOD	<u>127,583.50</u>	<u>127,583.50</u>
CASH AVAILABLE IN VARIOUS ACCOUNTS		
OPERATING ACCOUNT	127,583.50	
TOTAL CASH AVAILABLE	<u>127,583.50</u>	

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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									
OPERATING INCOME									
RENTAL INCOME									
5110	BASE CHARGE	87,013.93	81,883	5,131	938,779.36	900,713	38,066	982,600	43,821
5117	REPAIR CHARGES	40.00	0	40	440.00	0	440	0	-440
5133	SCRIE REDUCTION	-1,447.27	1,000	-2,447	-7,687.46	11,000	-18,687	12,000	19,687
5192	LAUNDRY INCOME	.00	500	-500	9,781.50	5,500	4,282	6,000	-3,782
5120	ADJUSTMENTS	-296.86	0	-297	-5,373.41	0	-5,373	0	5,373
5220	PRO RATA/ (VACANCY)	-11,331.05	-9,825	-1,506	-124,641.55	-108,075	-16,567	-117,900	6,742
6610	BAD DEBT EXPENSE	.00	-816	816	.00	-8,976	8,976	-9,800	-9,800
	TOTAL MAINTENANCE INCOME	<u>73,978.75</u>	<u>72,742</u>	<u>1,237</u>	<u>811,298.44</u>	<u>800,162</u>	<u>11,136</u>	<u>872,900</u>	<u>61,602</u>
OTHER INCOME									
1149	DUE TO/FRGM OWNER	.00	0	0	252,772.39	0	252,772	0	-252,772
5191	MISC. INCOME	.00	0	0	-4,115.08	0	-4,115	0	4,115
5195	SECURITY FORFEITURE I	.00	0	0	124.83	0	125	0	-125
5186	BANK CREDIT FEE	25.00	0	25	100.00	0	100	0	-100
5199	LEGAL FEE BILLED	.00	0	0	9,000.00	0	9,000	0	-9,000
2191	TENANT SECURITY PAYAB	133.18	0	133	5,354.36	0	5,354	0	-5,354
	TOTAL OTHER INCOME	<u>158.18</u>	<u>0</u>	<u>158</u>	<u>263,236.50</u>	<u>0</u>	<u>263,237</u>	<u>0</u>	<u>-263,237</u>
ACCOUNTS RECEIVABLE									
1136	OPENING ARREARS	43,118.29	0	43,118	482,710.97	0	482,711	0	-482,711
1137	OPENING PREPAYS	-3,985.03	0	-3,985	-43,240.72	0	-43,241	0	43,241
1138	CLOSING ARREARS	-50,019.34	0	-50,019	-484,474.91	0	-484,475	0	484,475

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SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 11/30/2013

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 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								
1139 CLOSING PREPAYS	2,204.54	0	2,205	44,869.77	0	44,870	0	-44,870
TOTAL ACCOUNTS RECEIVABLE	<u>-8,681.54</u>	<u>0</u>	<u>-8,682</u>	<u>-134.89</u>	<u>0</u>	<u>-135</u>	<u>0</u>	<u>135</u>
TOTAL INCOME COLLECTED	<u>65,455.39</u>	<u>72,742</u>	<u>-7,287</u>	<u>1,074,400.05</u>	<u>800,162</u>	<u>274,238</u>	<u>872,900</u>	<u>-201,500</u>
EXPENSES								
PAYROLL & RELATED EXPENSES								
6331 MAINTENANCE PAYROLL	18,808.59	15,416	3,393	188,013.35	169,576	18,437	185,000	-3,013
6710 PAYROLL TAXES	.00	1,850	-1,850	.00	20,350	-20,350	22,200	22,200
6391 EMPLOYEE BENEFITS	5,796.89	5,950	-153	39,221.17	65,450	-26,229	71,400	32,179
6724 INSURANCE - WORKMENS	.00	1,041	-1,041	4,698.24	11,451	-6,753	12,500	7,802
TOTAL PAYROLL & RELATED EXP	<u>24,605.48</u>	<u>24,257</u>	<u>348</u>	<u>231,932.76</u>	<u>266,827</u>	<u>-34,894</u>	<u>291,100</u>	<u>59,167</u>
ADMINISTRATION & MANAGEMENT								
6340 LEGAL EXPENSES	2,850.00	2,916	-66	34,974.81	32,076	2,899	35,000	25
6393 AUTO EXPENSE	.00	0	0	24.00	0	24	0	-24
6370 AUTO EXPENSE-MANAGERS	.00	12	-12	.00	132	-132	150	150
6394 TRAVEL & ENTERTAINMEN	.00	20	-20	.00	220	-220	250	250
6395 SEMINARS & CONFERENCE	.00	20	-20	.00	220	-220	250	250
6398 CONSULTING FEES	410.00	500	-90	2,574.65	5,500	-2,925	6,000	3,425
6400 ARCHITECT EXPENSE	.00	125	-125	512.00	1,375	-863	1,500	988
6355 POSTAGE EXPENSE	15.45	50	-35	175.10	550	-375	600	425
6318 PETTY CASH	.00	0	0	78.36	0	78	0	-78
6320 MANAGEMENT FEE	5,985.00	5,983	2	65,835.00	65,813	22	71,800	5,965
6360 TELEPHONE	1,356.03	375	981	8,148.69	4,125	4,024	4,500	-3,649

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	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING	
BLD ACCT: 522 CORP.NO: 0 FISCAL: 1									
6484	OVERNIGHT MAIL EXPENS	.00	41	-41	69.00	451	-393	500	432
6312	DATA PROCESSING	102.38	291	-189	1,651.36	3,201	-1,550	3,500	1,849
6494	PERMITS/ INSPECTIONS	1,318.52	625	694	3,787.27	6,875	-3,088	7,500	3,713
6592	VIOLATIONS / FINES	.00	416	-416	1,694.00	4,576	-2,882	5,000	3,306
6311	OFFICE EXPENSE	.00	83	-83	1,045.18	913	132	1,000	-45
6313	OFFICE SUPPLIES	.00	16	-16	.00	176	-176	200	200
6390	MISC. ADMINISTRATIVE	.00	83	-83	.00	913	-913	1,000	1,000
6490	MISC. OPERATING EXPEN	.00	25	-25	.00	275	-275	300	300
6290	MISC. RENTING EXPENSE	43.75	50	-6	225.00	550	-325	600	375
6392	BANK CHARGES	69.00	37	32	586.00	407	179	450	-136
6397	DUES & SUBSCRIPTIONS	.00	66	-66	383.50	726	-342	800	416
	TOTAL ADMIN. & MGMT EXPENSE	12,150.13	11,734	416	121,762.92	129,074	-7,311	140,900	19,137
OPERATING EXPENSES									
6420	FUEL	3,115.20	22,750	-19,635	332,659.32	188,825	143,834	227,500	-105,159
6450	ELECTRICITY	944.07	3,325	-2,381	29,804.53	36,575	-6,770	39,900	10,095
6452	GAS	292.41	700	-408	5,203.08	7,700	-2,497	8,400	3,197
	TOTAL OPERATING EXPENSES	4,351.68	26,775	-22,423	367,666.93	233,100	134,567	275,800	-91,867
REPAIRS & MAINTENANCE									
6380	PLASTER/PAINT	.00	0	0	3,050.00	0	3,050	0	-3,050
6385	LEAD PAINT TEST/ABATE	.00	500	-500	1,350.00	5,500	-4,150	6,000	4,650
6544	PLUMBING REPAIRS	.00	1,250	-1,250	.00	13,750	-13,750	15,000	15,000
6547	ELECTRIC REPAIRS	.00	333	-333	.00	3,663	-3,663	4,000	4,000
6557	WINDOWS & DOORS	.00	250	-250	3,135.00	2,750	385	3,000	-135
6549	LOCK/DOOR/WINDOWS REP	.00	250	-250	881.41	2,750	-1,869	3,000	2,119
6552	ELEVATOR REPAIRS	.00	83	-83	.00	913	-913	1,000	1,000
6541	REPAIRS MATERIAL	2,429.51	2,916	-486	54,450.80	32,076	22,375	35,000	-19,451
6560	BOILER REPAIR	.00	625	-625	-2,500.00	6,875	-9,375	7,500	10,000

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	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
BLD ACCT: 522 CORP.NO: 0 FISCAL: 1								
6548 APARTMENT REPAIRS	2,335.00	833	1,502	41,180.00	9,163	32,017	10,000	-31,180
6472 INTERCOM & MIBX REPAIR	.00	750	-750	110.00	8,250	-8,140	9,000	8,890
6471 COMPACTOR REPAIR	.00	41	-41	.00	451	-451	500	500
6539 ROOF REPAIRS	.00	250	-250	1,500.00	2,750	-1,250	3,000	1,500
6521 SIDEWALK/DRIVEWAYS	.00	41	-41	.00	451	-451	500	500
6470 RUBBISH REMOVAL	.00	125	-125	.00	1,375	-1,375	1,500	1,500
1422 BUILDING IMPROVEMENTS	.00	0	0	1,900.00	0	1,900	0	-1,900
6568 FIRE PROTECTION	.00	0	0	99.80	0	100	0	-100
1442 APPLIANCES - PURCHASE	.00	250	-250	8,329.00	2,750	5,579	3,000	-5,329
6495 SPRINKLER REPAIRS	.00	0	0	1,500.00	0	1,500	0	-1,500
6480 MAINTENANCE SUPPLIES	.00	83	-83	.00	913	-913	1,000	1,000
6545 REPAIRS APPLIANCES	.00	416	-416	155.00	4,576	-4,421	5,000	4,845
TOTAL REPAIRS & MAINTENANCE	4,764.51	8,996	-4,231	115,141.01	98,956	16,185	108,000	-7,141
SERVICE CONTRACTS								
6512 SECURITY CAMERAS	.00	166	-166	3,114.40	1,826	1,288	2,000	-1,114
6550 ELEVATOR CONTRACT	.00	1,208	-1,208	9,600.00	13,288	-3,688	14,500	4,900
6553 BOILER CLEANING	.00	0	0	18,720.00	0	18,720	0	-18,720
6554 BOILER TREATMENT	.00	83	-83	.00	913	-913	1,000	1,000
6462 EXTERMINATOR	490.00	1,083	-593	6,970.00	11,913	-4,943	13,000	6,030
6559 BOILER CONTRACT	.00	125	-125	3,255.00	1,375	1,880	1,500	-1,755
TOTAL SERVICE CONTRACTS	490.00	2,665	-2,175	41,654.40	29,315	12,344	32,000	-9,659
MORTGAGE, TAXES & INSURANCE								
6711 REAL ESTATE TAXES	.00	0	0	-374.44	0	-374	0	374
6712 WATER & SEWER CHARGES	11,884.48	9,250	2,634	23,768.96	101,750	-77,981	111,000	87,231
6720 INSURANCE GENERAL	.00	8,766	-8,766	78,063.42	96,426	-18,363	105,200	27,137
INSURANCE - BOILER	.00	100	-100	1,524.00	1,100	424	1,200	-324
TOTAL MTGE, TAXES & INSURAN	11,884.48	18,116	-6,232	102,991.94	199,276	-96,294	217,400	114,418

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	-----CURRENT MONTH-----			-----YEAR TO DATE-----			-----ANNUAL BUDGET-----	
	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----TOTAL-----	-----REMAINING-----
OTHER CASH FLOW ITEMS								
1189 UTILITY DEPOSITS	.00	0	0	-278.54	0	-279	0	279
1191 TENANT SECURITIES DEP	.00	0	0	-30,381.28	0	-30,381	0	30,381
TOTAL OTHER CASH FLOW ITEMS	<u>.00</u>	<u>0</u>	<u>0</u>	<u>-30,659.82</u>	<u>0</u>	<u>-30,660</u>	<u>0</u>	<u>30,660</u>
TOTAL EXPENSES	<u>58,246.28</u>	<u>92,543</u>	<u>-34,297</u>	<u>950,485.14</u>	<u>956,548</u>	<u>-6,063</u>	<u>1,065,200</u>	<u>114,715</u>
NET CASH FLOW FROM OPERATIO	<u>7,209.11</u>	<u>-19,801</u>	<u>27,010</u>	<u>123,914.91</u>	<u>-156,386</u>	<u>280,301</u>	<u>-192,300</u>	<u>-316,215</u>

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SHUHAB HDFC
COLLECTION STATUS
FOR PERIOD ENDED 11/30/2013

WAVECREST MANAGEMENT CO.

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DAILY RECEIPTS SUMMARY FOR BUILDING 522

11/ 1/13	-2216.09
11/ 2/13	.00
11/ 3/13	.00
11/ 4/13	-3887.63
11/ 5/13	-1013.43
11/ 6/13	-1224.00
11/ 7/13	-2532.72
11/ 8/13	-13020.51
11/ 9/13	.00
11/10/13	.00
11/11/13	.00
11/12/13	-3659.41
11/13/13	-11543.64
11/14/13	-1854.50
11/15/13	-9749.80
11/16/13	.00
11/17/13	.00
11/18/13	-1336.53
11/19/13	-1122.27
11/20/13	-4165.33
11/21/13	-104.10
11/22/13	-650.00
11/23/13	.00
11/24/13	.00
11/25/13	-838.00
11/26/13	-3867.17
11/27/13	-2406.55
11/28/13	.00
11/29/13	-263.71
11/30/13	.00
11/31/13	.00
	-65455.39

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**SHUHAB HDFC
 COLLECTION STATUS
 FOR PERIOD ENDED 11/30/2013**

WAVECREST MANAGEMENT CO.
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STATEMENT OF COLLECTIONS
 FINAL STATUS FOR PERIOD ENDING: 11/30/2013

INCOME CATEGORY ----- ----- CHARGE TYPE ----- -----	ACCT CODE -----	OPENING BALANCE -----	CURRENT CHARGES -----	PAYMENTS RECEIVED -----	CLOSING BALANCE -----
BASE CHARGE-----ARREARS-----		42,545.22			
-----PREPAYS-----		-3,343.87			
BASE CHARGE 100.0% 1-28	135 UNITS		87,013.93		
VACANCY LOSS 13.0% 1-29	22 UNITS		-11,331.05		
BANK CHARGE 1-42			25.00		
SENIOR CITIZEN 1-69			-1,447.27		
DHCR RED 1-75			-296.86		
STOVE 1-79			21.00		
REFRIG. 1-83			44.00	-65,988.37	
-----ARREARS-----					49,446.27
-----PREPAYS-----					-2,204.54
REPAIR-CHARGE-----		.00			
REPAIR CHARGE 2-28			-25.00	25.00	.00
LEGAL-FEES-----ARREARS-----		573.07			
-----PREPAYS-----		-500.00		500.00	573.07
FUEL-----		-141.16		141.16	.00
SECURITY-----ARREARS-----		9,451.09			
-----PREPAYS-----		-1.76			
SECURITY 21-28			121.02	-133.18	
-----ARREARS-----					9,438.93
-----PREPAYS-----					-1.76

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SHUHAB HDFC
COLLECTION STATUS
FOR PERIOD ENDED 11/30/2013

WAVECREST MANAGEMENT CO.

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STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 11/30/2013

INCOME CATEGORY ----- CHARGE TYPE -----	ACCT CODE	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
TOTALS		48,582.59	74,124.77	-65,455.39	57,251.97

PAYMENTS ANALYSIS	DEBITS	CREDITS	TOTAL
PAYMENTS	.00	-65048.69	-65048.69
NG RETURNS	601.92	.00	601.92
CORRECTIONS	666.16	-1541.60	-875.44
SECURITY DEPOSITS	.00	-133.18	-133.18
			.00
TOTAL RECEIPTS			-65455.39

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SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 11/30/2013

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
11/30/13	CONSOLIDATED EDISON	0018	6450	ELECTRICITY	ESM	522PU1	D00020	34.02	10/10-11/08-4741190005
11/30/13	CONSOLIDATED EDISON	0018	6450	ELECTRICITY	ESM	522PL1	D00214	2499.28	10/10/11/08-4741190010
11/30/13	CONSOLIDATED EDISON	0018	6452	GAS	ESM	522PL1	D00214	267.73	10/10-11/08-47411900100
								<u>2767.01</u>	
11/20/13	SIGNATURE BANK	S386	6392	BANK CHARGES	SFJ	00522	D000CT	69.00	
11/25/13	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-10	D10041	3261.94	P.R/W.E/10/04/13
11/25/13	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-OC	D10041	19.76	P.R/W.E/10/04/13
								<u>3281.70</u>	
11/25/13	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-10	D10311	3530.30	P.R/W.E/10/31/13
11/25/13	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-OC	D10311	19.26	P.R/W.E/10/31/13
								<u>3549.56</u>	
11/30/13	CONSOLIDATED EDISON	0018	6450	ELECTRICITY	ESM	522SU1	D10500	85.71	10/10-11/08-4741190105
11/30/13	CONSOLIDATED EDISON	0018	6452	GAS	ESM	522SU1	D10500	24.68	08/12-10/08-4741190105
								<u>110.39</u>	
11/27/13	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	TYG	522-11	D11221	4119.07	PR/11/22/13
11/27/13	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-NO	D11221	21.12	P.R/11/22/13
								<u>4140.19</u>	
11/21/13	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	LIZ	522-11	D11813	3547.27	PR/WE/11/08/13
11/21/13	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522	D11813	19.56	PR/WE/11/08/13
								<u>3566.83</u>	
11/22/13	AT&T MOBILITY	A094	6360	TELEPHONE	LIZ	1013-5	D29653	175.56	287247729653
11/25/13	AT&T MOBILITY	A094	6360	TELEPHONE	KAZ	522-11	D29653	179.44	287247729653
								<u>355.00</u>	
11/ 9/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KAZ		D55529	-6.00	** VOID NO: 55529 **
11/ 6/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	LIZ		D55588	-6.00	** VOID NO: 55588 **
11/ 5/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KAZ		R55606	6.00	
11/ 5/13	NYC WATER BOARD	6604	6712	WATER & SEWER CHARGE	KAZ	502710	R55607	11884.48	00001-50271-001
11/ 5/13	LOCAL 32BJ S.E.I.U. UN	BU32	6391	EMPLOYEE BENEFITS	KAZ		R55608	178.12	
11/ 5/13	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	522-10	R55609	1601.65	
11/ 5/13	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	522101	R55610	2406.47	
11/ 5/13	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	522101	R55611	1601.65	
11/ 6/13	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE	SCB	522-11	R55612	3.45	
11/ 6/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KAZ		R55613	7.50	
11/ 7/13	NYC DEPT OF ENV.PROC.	NY03	6494	PERMITS/ INSPECTIONS	ESM	CA1711	R55614	595.00	CERTIFICATE TO OPERATE

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SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 11/30/2013

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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
11/ 8/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KAZ	522-AD	R55615	7.50	
11/ 8/13	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	SCB	522-11	R55616	43.75	
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	27255	R55617	477.67	SUPPLIES
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	25225	R55617	109.94	SUPPLIES
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	35510	R55617	321.09	SUPPLIES
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	30580	R55617	570.79	SUPPLIES
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	36746	R55617	-39.98	CREDIT RETURN
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	40755	R55617	4.40	7H APT REPAIR
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	39497	R55617	113.94	SUPPLIES
11/15/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	41420	R55617	871.66	7E APT REPAIRS
								2429.51	
11/15/13	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR	SCB	102001	R55618	490.00	MONTHLY PEST CONTROL
11/15/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS	KEB	1334	R55619	795.00	3I APT REPAIRS
11/15/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS	KEB	1434	R55619	695.00	5I APT REPAIRS
11/15/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS	KEB	1449	R55619	125.00	10D REGLAZE TUB
11/15/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS	KEB	1381	R55619	225.00	6F APT REPAIRS
11/15/13	BOCHY & SON CONSTRUCTI	BOCH	6548	APARTMENT REPAIRS	KEB	1382	R55619	495.00	6F APT REPAIRS
								2335.00	
11/19/13	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	8723	R55620	2850.00	
11/20/13	WAVECREST MGMT TEAM	3713	6494	PERMITS/ INSPECTIONS	SCB	522-11	R55621	723.52	FIRE SAFETY PLANS 2013
11/22/13	EMPOWER NY	KWGE	6398	CONSULTING FEES	SCB	155503	R55622	60.00	8/1/13-10/31/13
11/25/13	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE	SCB	522-11	R55623	4.80	1ST NOTICE
11/25/13	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE	SCB	522112	R55623	7.20	2ND NOTICE
								12.00	
11/26/13	THE WAVECREST	3925	6320	MANAGEMENT FEE	TYG	11522	R55624	5985.00	OCTOBER 2013
11/22/13	DUAL FUEL CORP.	DFC1	6398	CONSULTING FEES	ESM	522	R55625	350.00	
11/27/13	HESS CORPORATION	1014	6420	FUEL	KEB	072336	R55626	3115.20	0 0 1000 3.112
11/27/13	VERIZON	B998	6360	TELEPHONE	ESM	11-075	R55627	91.70	2128620752 275741
11/27/13	VERIZON	B998	6360	TELEPHONE	ESM	11-196	R55628	45.15	2122341964 445743
11/27/13	VERIZON	B998	6360	TELEPHONE	ESM	11-208	R55629	259.70	2122812089 986747
11/27/13	VERIZON	B998	6360	TELEPHONE	ESM	11-886	R55630	344.66	2123688869 114744
11/27/13	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-11	R55631	4350.01	P.R/W.E/11/27/13
11/27/13	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-NO	R55631	22.68	
								4372.69	
11/20/13	AT&T MOBILITY	A094	6360	TELEPHONE	KAZ	522-10	D65589	125.30	287244665589

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SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 11/30/2013

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

DATE	PAID TO	VEND	G/L EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
11/25/13	AT&T MOBILITY	A094	6360 TELEPHONE	KAZ	522111	D65589	134.52 259.82	287244665589
	59 ITEMS		DISBURSEMENTS				59921.22	

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**SHUHAB HDFC
 STATEMENT OF UNPAID BILLS
 FOR PERIOD ENDED 11/30/2013**

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DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
9/25/13	OCS CHEMICAL ENGINEERI	7603	6571	WATER TREATMENT		66033	295.00	WATER TREATMENT	
10/ 2/13	MANHATTAN FIRE & SAFET	7344	6568	FIRE PROTECTION		183206	194.85	INSPECTION AND TAGGING	
10/17/13	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		6010	600.00	SEPT MAINTENANCE	
10/21/13	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE		506024	103.43	CYLINDER & KEYS	
11/ 1/13	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE		509601	710.00	FRONT/VESTIBULE DOORS	
11/ 5/13	HESS CORPORATION	1014	6420	FUEL		073907	4556.40	0 0 1500 3.034	
11/ 5/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		47924	1205.56	SUPPLIES	****
11/ 6/13	ROBIN ELECTRICAL CO.,	1630	6547	ELECTRIC REPAIRS		24625	235.00	APT 11I	****
11/ 9/13	AMERICAN DREAM FUND	3233	6391	EMELOYEE BENEFITS			6.00		****
11/11/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		52878	422.55	SUPPLIES	****
11/18/13	HESS CORPORATION	1014	6420	FUEL		074120	6072.92	0 0 2000 3.033	
11/18/13	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		102022	490.00	MONTHLY PEST CONTROL	
11/19/13	ROMEO HEATING ENTERPRI	R042	6559	BOILER CONTRACT		6733	70.00	NOVEMBER 2013	****
11/26/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		173850	51.00	NOV 2013	****
11/26/13	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		6156	600.00	OCT 2013 MAINTENANCE	
							15612.71		
							14419.43		
								CURRENT MONTH:	

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SHUHAB HDFC
STATEMENT OF JOURNAL ENTRIES
FOR PERIOD ENDED 11/30/2013

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DATE	DESCRIPTION	G/L ACCOUNT CLASS	J/E NO.	AMOUNT	REMARKS
11/27/13	RECORD C/R TR5/1	9999 6450 ELECTRICITY	MPR	-1674.94	TO CORRECT 5/2013 BR
	1 ITEMS		DISBURSEMENTS	-1674.94	

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**SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 11/30/2013**

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		
522-0000	DUMMY - MISSING ACCT	-283.25	-283.25				
	TOTAL CASH RECEIPTS			.00			
	TOTAL CASH DISBURSEMENTS					.00	-283.25
522-1000	OPERATING ACCOUNT	3668.59	120374.39				
11/13	INC522 L01 T22 BASE CHG			65048.69			
11/13	INC522 L01 T23 BASE CHG					-601.92	
11/13	INC522 L01 T25 BASE CHG					-666.16	
11/13	INC522 L01 T25 BASE CHG				1541.60		
11/13	INC522 L01 T26 BASE CHG				133.18		
	TOTAL CASH RECEIPTS			65455.39			
	CASH ACCOUNT CREDIT						
	11/ 5/13 16 C 2488					-12068.60	
	11/ 5/13 16 C 2489					-5609.77	
	11/ 6/13 16 C 2490					-3.45	
	11/ 6/13 16 C 2491					-7.50	
	11/ 7/13 16 C 2492					-595.00	
	11/ 7/13 16 C23978			6.00			
	11/ 8/13 16 C 2493					-7.50	
	11/ 8/13 16 C 2494					-43.75	
	11/ 9/13 16 C23990			6.00			
	11/15/13 16 C 2495					-2429.51	
	11/15/13 16 C 2496					-490.00	
	11/15/13 16 C 2497					-2335.00	
	11/19/13 16 C 2498					-2850.00	
	11/20/13 16 C 2499					-723.52	
	11/21/13 16 C24082					-194.30	
	11/21/13 16 C24085					-3566.83	
	11/22/13 16 C 2500					-60.00	
	11/22/13 16 C24091					-175.56	
	11/25/13 16 C24096					-6831.26	
	11/25/13 16 C 2501					-12.00	
	11/26/13 16 C24103					-313.96	
	11/28/13 16 C 2502					-5985.00	
	11/28/13 16 C 2503					-350.00	
	11/27/13 16 C 2504					-3115.20	
	11/27/13 16 C 2505					-741.21	
	11/27/13 16 J17007			1674.94			
	11/27/13 16 C 2506					-4372.69	
	11/27/13 16 C24116					-4140.19	
	11/30/13 16 C24136					-2811.42	
	TOTAL CASH DISBURSEMENTS					-58246.28	
						7209.11	127583.50
522-1136	OPENING ARREARS	-13996022.97	-14435615.65				
11/13	INC522 L01 T21 BASE CHG					-42545.22	
	OPN.ARREARS						

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**SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 11/30/2013**

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			
	11/13 INC522 L08 T21 LEGAL FEES		OPN.ARREARS			-573.07	-43118.29	-14478733.94
522-1137	OPENING PREPAYS	1031815.49	1071071.18					
	11/13 INC522 L01 T21 BASE CHG		OPN.PREPAIDS	3343.87				
	11/13 INC522 L08 T21 LEGAL FEES		OPN.PREPAIDS	500.00				
	11/13 INC522 L14 T21 FUEL		OPN.PREPAIDS	141.16		3985.03		1075056.21
522-1138	CLOSING ARREARS	14092262.53	14526718.10					
	11/13 INC522 L01 T21 BASE CHG		CLS.ARREARS	49446.27				
	11/13 INC522 L08 T21 LEGAL FEES		CLS.ARREARS	573.07		50019.34		14576737.44
522-1139	CLOSING PREPAYS	-1035672.27	-1078337.50					
	11/13 INC522 L01 T21 BASE CHG		CLS.PREPAIDS			-2204.54	-2204.54	-1080542.04
522-1140	LOANS AND EXCHANGES	261181.07	261181.07				.00	261181.07
522-1149	DUE TO/FROM OWNER	-483353.23	-736125.62				.00	-736125.62
522-1158	ACCOUNTS REC - FORMER TEN	-301.00	-301.00				.00	-301.00
522-1189	UTILITY DEPOSITS	785.00	506.46				.00	506.46
522-1191	TENANT SECURITIES DEPOSIT	3057.93	-27323.35				.00	-27323.35
522-1422	BUILDING IMPROVEMENTS	1200.00	3100.00				.00	3100.00
522-1442	APPLIANCES - PURCHASES	47824.16	56153.16				.00	56153.16
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	-14186.92					
	11/13 INC522 L21 T21 SECURITY		OPN.ARREARS			-9451.09		
	11/13 INC522 L21 T21 SECURITY		OPN.PREPAIDS	1.76				
	11/13 INC522 L21 T21 SECURITY		CLS.ARREARS	9438.93				
	11/13 INC522 L21 T21 SECURITY		CLS.PREPAIDS			-1.76		
	11/13 INC522 L21 T28 SECURITY		BASE CHARG			-121.02	-133.18	-14320.10
522-5110	BASE CHARGE	.00	-851765.43					
	11/13 INC522 L01 T28 BASE CHG		GROSS POTENTIAL			-87013.93	-87013.93	-938779.36
522-5117	REPAIR CHARGES	.00	-400.00					
	11/13 INC522 L01 T79 BASE CHG		STOVE			-21.00		
	11/13 INC522 L01 T83 BASE CHG		REFRIG.			-44.00		
	11/13 INC522 L02 T28 REPAIR CHA		BASE CHARG	25.00		-40.00	-40.00	-440.00
522-5120	ADJUSTMENTS	.00	5076.55					
	11/13 INC522 L01 T75 BASE CHG		DHCR RED	296.86				

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**SHUHAB HDFC
 GENERAL LEDGER
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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	5373.41
522-5133	SCRIE REDUCTION 11/13 INC522 L01 T69 BASE CHG	.00	6240.19				
		SENIOR CIT		1447.27		1447.27	7687.46
522-5186	BANK CREDIT FEE 11/13 INC522 L01 T42 BASE CHG	.00	-75.00				
		BANK CHARG			-25.00	-25.00	-100.00
522-5191	MISC. INCOME	.00	4115.09			.00	4115.08
522-5192	LAUNDRY INCOME	.00	-9781.50			.00	-9781.50
522-5195	SECURITY FORFEITURE INCOM	.00	-124.83			.00	-124.83
522-5199	LEGAL FEE BILLED	.00	-9000.00			.00	-9000.00
522-5220	PRO RATA/ (VACANCY) 11/13 INC522 L01 T29 BASE CHG	.00	113310.50				
		VAC. LOSS		11331.05		11331.05	124641.55
522-6290	MISC. RENTING EXPENSES WAVECREST MGMT TEAM 11/ 8/13 11 R55616	.00	181.25				
				43.75		43.75	225.00
522-6311	OFFICE EXPENSE	.00	1045.18			.00	1045.18
522-6312	DATA PROCESSING	.00	1548.98				
	SHUHAB HDFC 11/21/13 14 D11813			19.56			
	SHUHAB HDFC 11/25/13 14 D10311			19.26			
	SHUHAB HDFC 11/25/13 14 D10041			19.76			
	SHUHAB HDFC 11/27/13 14 D11221			21.12			
	SHUHAB HDFC 11/27/13 11 R55631			22.68		102.38	1651.36
522-6318	PETTY CASH	.00	78.36			.00	78.36
522-6320	MANAGEMENT FEE THE WAVECREST 11/26/13 11 R55624	.00	59850.00				
				5985.00		5985.00	65835.00
522-6331	MAINTENANCE PAYROLL	.00	169204.76				
	SHUHAB HDFC 11/21/13 14 D11813			3547.27			
	SHUHAB HDFC 11/25/13 14 D10311			3530.30			
	SHUHAB HDFC 11/25/13 14 D10041			3261.94			
	SHUHAB HDFC 11/27/13 14 D11221			4119.07			
	SHUHAB HDFC 11/27/13 11 R55631			4350.01		18809.59	188013.35
522-6340	LEGAL EXPENSES GANNIER ASSOCIATES PLL 11/19/13 11 R55620	.00	32124.81				
				2850.00		2850.00	34974.81
522-6355	POSTAGE EXPENSE	.00	159.65				
	WAVECREST MGMT TEAM 11/ 6/13 11 R55612			3.45			
	WAVECREST MGMT TEAM 11/25/13 11 R55623			4.80			
	WAVECREST MGMT TEAM 11/25/13 11 R55623			7.20		15.45	175.10
522-6360	TELEPHONE AT&T MOBILITY 11/20/13 14 D65589	.00	6792.66				
				125.30			

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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		
	AT&T MOBILITY	11/22/13	14 D29653	175.56			
	AT&T MOBILITY	11/25/13	14 D29653	179.44			
	AT&T MOBILITY	11/25/13	14 D65589	134.52			
	VERIZON	11/27/13	11 R55627	91.70			
	VERIZON	11/27/13	11 R55629	259.70			
	VERIZON	11/27/13	11 R55628	45.15			
	VERIZON	11/27/13	11 R55630	344.66		1356.03	8148.69
522-6380	PLASTER/PAINT			.00	3050.00	.00	3050.00
522-6385	LEAD PAINT TEST/ABATE			.00	1350.00	.00	1350.00
522-6391	EMPLOYEE BENEFITS			.00	33424.28		
	LOCAL 32BJ S.E.I.U. UN	11/ 5/13	11 R55608	178.12			
	AMERICAN DREAM FUND	11/ 5/13	11 R55606	6.00			
	BUILDING SERVICE 32BJ	11/ 5/13	11 R55609	1601.65			
	BUILDING SERVICE 32BJ	11/ 5/13	11 R55610	2406.47			
	BUILDING SERVICE 32BJ	11/ 5/13	11 R55611	1601.65			
	AMERICAN DREAM FUND	11/ 6/13	11 R55613	7.50			
	AMERICAN DREAM FUND	11/ 6/13	14 D55588			-6.00	
	AMERICAN DREAM FUND	11/ 9/13	14 D55529	7.50		-6.00	
	AMERICAN DREAM FUND	11/ 8/13	11 R55615			5796.89	39221.17
522-6392	BANK CHARGES			.00	517.00		
	SIGNATURE BANK	11/20/13	14 D000CT	69.00		69.00	586.00
522-6393	AUTO EXPENSE			.00	24.00	.00	24.00
522-6397	DUES & SUBSCRIPTIONS			.00	383.50	.00	383.50
522-6398	CONSULTING FEES			.00	2164.65		
	EMPPOWER NY	11/22/13	11 R55622	60.00			
	DUAL FUEL CORP.	11/22/13	11 R55625	350.00		410.00	2574.65
522-6400	ARCHITECT EXPENSE			.00	512.00	.00	512.00
522-6420	FUEL			.00	329544.12		
	HESS CORPORATION	11/27/13	11 R55626	3115.20		3115.20	332659.32
522-6450	ELECTRICITY			.00	28860.46		
	RECORD C/R TR5/1	11/27/13	16 J17007			-1674.94	
	CONSOLIDATED EDISON	11/30/13	14 D10500	85.71			
	CONSOLIDATED EDISON	11/30/13	14 D00020	34.02			
	CONSOLIDATED EDISON	11/30/13	14 D00214	2499.28		944.07	29804.53
522-6452	GPS			.00	4910.67		
	CONSOLIDATED EDISON	11/30/13	14 D10500	24.68			
	CONSOLIDATED EDISON	11/30/13	14 D00214	267.73		292.41	5203.08
522-6462	EXTERMINATOR			.00	6480.00		
	DIAL-A-BUG PEST CONTROL	11/15/13	11 R55618	490.00		490.00	6970.00
522-6472	INTERCOM & MISC REPAIRS			.00	110.00		

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GENERAL LEDGER
FOR PERIOD ENDING 11/30/2013**

WAVECREST MANAGEMENT CO.

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BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y.T.D.RAL
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
						.00	110.00
522-6480	MAINTENANCE SUPPLIES	.00	.00			.00	.00
522-6484	OVERNIGHT MAIL EXPENSE	.00	68.00			.00	68.00
522-6494	PERMITS/ INSPECTIONS NYC DEPT OF ENV. PROC. WAVECREST MGMT TEAM	11/ 7/13 11 R55614 11/20/13 11 R55621	2468.75	595.00 723.52		1318.52	3787.27
522-6495	SPRINKLER REPAIRS		1500.00			.00	1500.00
522-6512	SECURITY CAMERAS		3114.40			.00	3114.40
522-6539	ROOF REPAIRS		1500.00			.00	1500.00
522-6541	REPAIRS MATERIAL J ALPERIN CO INC J ALPERIN CO INC J ALPERIN CO INC J ALPERIN CO INC J ALPERIN CO INC J ALPERIN CO INC J ALPERIN CO INC J ALPERIN CO INC	11/15/13 11 R55617 11/15/13 11 R55617 11/15/13 11 R55617 11/15/13 11 R55617 11/15/13 11 R55617 11/15/13 11 R55617 11/15/13 11 R55617 11/15/13 11 R55617	52021.29	477.67 109.94 321.09 570.79 4.40 113.94 871.66	-39.98	2429.51	54450.80
522-6545	REPAIRS APPLIANCES		155.00			.00	155.00
522-6548	APARTMENT REPAIRS BOCHY & SON CONSTRUCTI BOCHY & SON CONSTRUCTI BOCHY & SON CONSTRUCTI BOCHY & SON CONSTRUCTI BOCHY & SON CONSTRUCTI	11/15/13 11 R55619 11/15/13 11 R55619 11/15/13 11 R55619 11/15/13 11 R55619 11/15/13 11 R55619	38845.00	795.00 695.00 125.00 225.00 495.00		2335.00	41180.00
522-6549	LOCK/DOOR/WINDOWS REPAIR		881.41			.00	881.41
522-6550	ELEVATOR CONTRACT		9600.00			.00	9600.00
522-6553	BOILER CLEANING		18720.00			.00	18720.00
522-6557	WINDOWS & DOORS		3135.00			.00	3135.00
522-6559	BOILER CONTRACT		3255.00			.00	3255.00
522-6560	BOILER REPAIR		-2500.00			.00	-2500.00
522-6568	FIRE PROTECTION		99.80			.00	99.80
522-6592	VIOLATIONS / FINES		1694.00			.00	1694.00
522-6711	REAL ESTATE TAXES		-374.44			.00	-374.44
522-6712	WATER & SEWER CHARGES		11884.48				

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

10031

SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 11/30/2013

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		
	NYC WATER BOARD	11/ 5/13	11 R55607		11884.48	11884.48	23768.96
522-6720	INSURANCE GENERAL			.00	78063.42	.00	78063.42
522-6724	INSURANCE - WORKMENS COMP			.00	4698.24	.00	4698.24
522-6727	INSURANCE - BOILER			.00	1524.00	.00	1524.00
522-9995	RETAINED EARNINGS			66482.09	66482.09	.00	66482.09
522-9998	INTERCOMPANY			.00	.00		
						TOTAL DEBITS:	17298955.54
						TOTAL CREDITS:	-17298955.54
							.00