

MANAGEMENT REPORT PACKAGE  
FOR PERIOD ENDED 12/31/13

PREPARED FOR:  
**SHUHAB HDFC**

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SCHEDULE C	STATEMENT OF DISBURSEMENTS
SCHEDULE D	STATEMENT OF UNPAID BILLS
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PREPARED BY:  
WAVECREST MANAGEMENT CO.

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640 RIVERSIDE DRIVE  
NEW YORK, NEW YORK

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SHUHAB HDFC  
STATEMENT OF RECEIPTS AND DISBURSEMENTS  
FOR PERIOD ENDED 12/31/2013

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BLD ACCT: 522 CORP.NO:00 FISCAL: 1 -----CURRENT MONTH-----  
12/13 Y.T.D.

INCOME COLLECTED	74,835.31	1,149,235.36
EXPENSES	<u>122,396.90</u>	<u>1,072,882.04</u>
NET CASH FLOW FROM OPERATIONS	-47,561.59	76,353.32
CASH BAL BEG OF MO	127,583.50	3,668.59
BALANCE END OF PERIOD	<u>80,021.91</u>	<u>80,021.91</u>
CASH AVAILABLE IN VARIOUS ACCOUNTS		
OPERATING ACCOUNT	80,021.91	
TOTAL CASH AVAILABLE	<u>80,021.91</u>	

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**SHUHAB HDFC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 12/31/2013**

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

		-----CURRENT MONTH-----			-----YEAR TO DATE-----			-----ANNUAL BUDGET-----	
BLD ACCT: 522 CORP.NO:00 FISCAL: 1		-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----TOTAL-----	-----REMAINING-----
<u>OPERATING INCOME</u>									
<u>RENTAL INCOME</u>									
5110	BASE CHARGE	86,789.77	81,887	4,903	1,025,569.13	982,600	42,969	982,600	-42,969
5117	REPAIR CHARGES	40.00	0	40	480.00	0	480	0	-480
5133	SCRIP REDUCTION	-1,495.60	1,000	-2,496	-9,183.06	12,000	-21,183	12,000	21,183
5192	LAUNDRY INCOME	4,271.63	500	3,772	14,053.13	6,000	8,053	6,000	-8,053
5120	ADJUSTMENTS	-296.86	0	-297	-5,670.27	0	-5,670	0	5,670
5220	PRO RATA/ (VACANCY)	-11,331.05	-9,825	-1,506	-135,972.60	-117,900	-18,073	-117,900	18,073
6610	BAD DEBT EXPENSE	.00	-824	824	.00	-9,800	9,800	-9,800	-9,800
<b>TOTAL MAINTENANCE INCOME</b>		<b><u>77,977.89</u></b>	<b><u>72,738</u></b>	<b><u>5,240</u></b>	<b><u>889,276.33</u></b>	<b><u>872,900</u></b>	<b><u>16,376</u></b>	<b><u>872,900</u></b>	<b><u>-16,376</u></b>
<u>OTHER INCOME</u>									
1149	DUE TO/FROM 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	125.00	0	125	0	-125
5199	LEGAL FEE BILLED	.00	0	0	9,000.00	0	9,000	0	-9,000
2191	TENANT SECURITY PAYAB	218.88	0	219	5,573.24	0	5,573	0	-5,573
<b>TOTAL OTHER INCOME</b>		<b><u>243.88</u></b>	<b><u>0</u></b>	<b><u>244</u></b>	<b><u>263,480.39</u></b>	<b><u>0</u></b>	<b><u>263,480</u></b>	<b><u>0</u></b>	<b><u>-263,480</u></b>
<u>ACCOUNTS RECEIVABLE</u>									
1136	OPENING ARREARS	50,019.34	0	50,019	532,730.31	0	532,730	0	-532,730
1137	OPENING PREPAYS	-2,204.54	0	-2,205	-45,445.26	0	-45,445	0	45,445
1138	CLOSING ARREARS	-52,992.20	0	-52,992	-537,467.11	0	-537,467	0	537,467

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**SHUHAB HDFC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 12/31/2013**

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	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
BLD ACCT: 522 CORP.NO:00 FISCAL: 1								
1139 CLOSING PREPAYS	1,790.94	0	1,791	46,660.71	0	46,661	0	-46,661
TOTAL ACCOUNTS RECEIVABLE	<u>-3,386.46</u>	<u>0</u>	<u>-3,386</u>	<u>-3,521.35</u>	<u>0</u>	<u>-3,521</u>	<u>0</u>	<u>3,521</u>
TOTAL INCOME COLLECTED	<u>74,835.31</u>	<u>72,738</u>	<u>2,097</u>	<u>1,149,235.36</u>	<u>872,900</u>	<u>276,335</u>	<u>872,900</u>	<u>-276,335</u>
<b>EXPENSES</b>								
<b>PAYROLL &amp; RELATED EXPENSES</b>								
6331 MAINTENANCE PAYROLL	17,758.17	15,424	2,334	205,771.52	185,000	20,772	185,000	-20,772
6710 PAYROLL TAXES	.00	1,850	-1,850	.00	22,200	-22,200	22,200	22,200
6391 EMPLOYEE BENEFITS	22,324.76	5,950	16,375	61,545.93	71,400	-9,854	71,400	9,854
6724 INSURANCE - WORKMENS	-859.00	1,049	-1,908	3,839.24	12,500	-8,661	12,500	8,661
TOTAL PAYROLL & RELATED EXP	<u>39,223.93</u>	<u>24,273</u>	<u>14,951</u>	<u>271,156.69</u>	<u>291,100</u>	<u>-19,943</u>	<u>291,100</u>	<u>19,943</u>
<b>ADMINISTRATION &amp; MANAGEMENT</b>								
6340 LEGAL EXPENSES	4,174.50	2,924	1,251	39,149.31	35,000	4,149	35,000	-4,149
6393 AUTO EXPENSE	.00	0	0	24.00	0	24	0	-24
6370 AUTO EXPENSE-MANAGERS	.00	18	-18	.00	150	-150	150	150
6394 TRAVEL & ENTERTAINMEN	.00	30	-30	.00	250	-250	250	250
6395 SEMINARS & CONFERENCE	.00	30	-30	.00	250	-250	250	250
6398 CONSULTING FEES	.00	500	-500	2,574.65	6,000	-3,425	6,000	3,425
6400 ARCHITECT EXPENSE	.00	125	-125	512.00	1,500	-988	1,500	988
6355 POSTAGE EXPENSE	5.75	50	-44	180.85	600	-419	600	419
6318 PETTY CASH	.00	0	0	78.36	0	78	0	-78
6320 MANAGEMENT FEE	5,985.00	5,987	-2	71,820.00	71,800	20	71,800	-20
6360 TELEPHONE	257.83	375	-117	8,406.52	4,500	3,907	4,500	-3,907

**SHUHAB HDFC**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 12/31/2013**

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING	
BLD ACCT: 522 CORP.NO:00 FISCAL: 1									
6484	OVERNIGHT MAIL EXPENS	21.50	49	-27	89.50	500	-410	500	410
6312	DATA PROCESSING	57.78	299	-241	1,709.14	3,500	-1,791	3,500	1,791
6494	PERMITS/ INSPECTIONS	1,119.27	625	494	4,906.54	7,500	-2,593	7,500	2,593
6592	VIOLATIONS / FINES	.00	424	-424	1,694.00	5,000	-3,306	5,000	3,306
6311	OFFICE EXPENSE	.00	87	-87	1,045.18	1,000	45	1,000	-45
6313	OFFICE SUPPLIES	.00	24	-24	.00	200	-200	200	200
6390	MISC. ADMINISTRATIVE	.00	87	-87	.00	1,000	-1,000	1,000	1,000
6490	MISC. OPERATING EXPEN	.00	25	-25	.00	300	-300	300	300
6290	MISC. RENTING EXPENSE	18.75	50	-31	243.75	600	-356	600	356
6392	BANK CHARGES	81.00	43	38	667.00	450	217	450	-217
6397	DUES & SUBSCRIPTIONS	.00	74	-74	383.50	800	-416	800	416
	<b>TOTAL ADMIN. &amp; MGMT EXPENSE</b>	<b>11,721.38</b>	<b>11,826</b>	<b>-105</b>	<b>133,484.30</b>	<b>140,900</b>	<b>-7,416</b>	<b>140,900</b>	<b>7,416</b>
<b>OPERATING EXPENSES</b>									
6420	FUEL	29,095.36	38,675	-9,580	361,754.68	227,500	134,255	227,500	-134,255
6450	ELECTRICITY	3,622.79	3,325	298	33,427.32	39,900	-6,473	39,900	6,473
6452	GAS	339.24	700	-361	5,542.32	8,400	-2,858	8,400	2,858
	<b>TOTAL OPERATING EXPENSES</b>	<b>33,057.39</b>	<b>42,700</b>	<b>-9,643</b>	<b>400,724.32</b>	<b>275,800</b>	<b>124,924</b>	<b>275,800</b>	<b>-124,924</b>
<b>REPAIRS &amp; MAINTENANCE</b>									
6590	MISC. MAINTENANCE EXP	29.99	0	30	29.99	0	30	0	-30
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	6,000	-4,650	6,000	4,650
6544	PLUMBING REPAIRS	.00	1,250	-1,250	.00	15,000	-15,000	15,000	15,000
6547	ELECTRIC REPAIRS	2,850.00	337	2,513	2,850.00	4,000	-1,150	4,000	1,150
6557	WINDOWS & DOORS	.00	250	-250	3,135.00	3,000	135	3,000	-135
6549	LOCK/DOOR/WINDOWS REP	1,280.00	250	1,030	2,161.41	3,000	-839	3,000	839
6552	ELEVATOR REPAIRS	.00	87	-87	.00	1,000	-1,000	1,000	1,000
6541	REPAIRS MATERIAL	1,628.11	2,924	-1,296	56,078.91	35,000	21,079	35,000	-21,079

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**SHUHAB HDFC**  
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**FOR PERIOD ENDED 12/31/2013**

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	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING	
BLD ACCT: 522 CORP.NO:00 FISCAL: 1									
6560	BOILER REPAIR	.00	625	-625	-2,500.00	7,500	-10,000	7,500	10,000
6548	APT. REPAIRS-LABOR	.00	837	-837	41,180.00	10,000	31,180	10,000	-31,180
6472	INTERCOM & MLEB REPAIR	.00	750	-750	110.00	9,000	-8,890	9,000	8,890
6471	CONTRACTOR REPAIR	.00	49	-49	.00	500	-500	500	500
6539	ROOF REPAIRS	.00	250	-250	1,500.00	3,000	-1,500	3,000	1,500
6521	SIDEWALK/DRIVEWAYS	.00	49	-49	.00	500	-500	500	500
6470	RUBBISH REMOVAL	.00	125	-125	.00	1,500	-1,500	1,500	1,500
1422	BUILDING IMPROVEMENTS	.00	0	0	1,900.00	0	1,900	0	-1,900
6568	FIRE PROTECTION	194.85	0	195	294.65	0	295	0	-295
1442	APPLIANCES - PURCHASE	.00	250	-250	8,329.00	3,000	5,329	3,000	-5,329
6495	SPRINKLER REPAIRS	.00	0	0	1,500.00	0	1,500	0	-1,500
6480	MAINTENANCE SUPPLIES	756.64	87	670	756.64	1,000	-243	1,000	243
6545	REPAIRS APPLIANCES	.00	424	-424	155.00	5,000	-4,845	5,000	4,845
6542	BUILDING REPAIRS	600.00	0	600	600.00	0	600	0	-600
	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<u>7,339.59</u>	<u>9,044</u>	<u>-1,704</u>	<u>122,480.60</u>	<u>108,000</u>	<u>14,481</u>	<u>108,000</u>	<u>-14,481</u>
<b>SERVICE CONTRACTS</b>									
6512	SECURITY CAMERAS	.00	174	-174	3,114.40	2,000	1,114	2,000	-1,114
6550	ELEVATOR CONTRACT	.00	1,212	-1,212	9,600.00	14,500	-4,900	14,500	4,900
6553	BOILER CLEANING	.00	0	0	18,720.00	0	18,720	0	-18,720
6554	BOILER TREATMENT	.00	87	-87	.00	1,000	-1,000	1,000	1,000
6462	EXTERMINATOR	.00	1,087	-1,087	6,970.00	13,000	-6,030	13,000	6,030
6559	BOILER CONTRACT	70.00	125	-55	3,325.00	1,500	1,825	1,500	-1,825
	<b>TOTAL SERVICE CONTRACTS</b>	<u>70.00</u>	<u>2,685</u>	<u>-2,615</u>	<u>41,729.40</u>	<u>32,000</u>	<u>9,729</u>	<u>32,000</u>	<u>-9,729</u>
<b>MORTGAGE, TAXES &amp; INSURANCE</b>									
6711	REAL ESTATE TAXES	.00	0	0	-374.44	0	-374	0	374
6712	WATER & SEWER CHARGES	11,884.48	9,250	2,634	35,653.44	111,000	-75,347	111,000	75,347
6720	INSURANCE GENERAL	17,708.95	8,774	8,935	95,772.37	105,200	-9,428	105,200	9,428

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**FOR PERIOD ENDED 12/31/2013**

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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:00 FISCAL: 1								
INSURANCE - BOILER	.00	100	-100	1,524.00	1,200	324	1,200	-324
TOTAL MIQE, TAXES & INSURAN	<u>29,593.43</u>	<u>18,124</u>	<u>11,469</u>	<u>132,575.37</u>	<u>217,400</u>	<u>-84,825</u>	<u>217,400</u>	<u>84,825</u>
OTHER CASH FLOW ITEMS								
1189 UTILITY DEPOSITS	.00	0	0	-278.54	0	-279	0	279
1191 TENANT SECURITIES DEP	1,391.18	0	1,391	-28,990.10	0	-28,990	0	28,990
TOTAL OTHER CASH FLOW ITEMS	<u>1,391.18</u>	<u>0</u>	<u>1,391</u>	<u>-29,268.64</u>	<u>0</u>	<u>-29,269</u>	<u>0</u>	<u>29,269</u>
TOTAL EXPENSES	<u>122,396.90</u>	<u>108,652</u>	<u>13,745</u>	<u>1,072,882.04</u>	<u>1,065,200</u>	<u>7,682</u>	<u>1,065,200</u>	<u>-7,682</u>
NET CASH FLOW FROM OPERATIO	<u>-47,561.59</u>	<u>-35,914</u>	<u>-11,648</u>	<u>76,353.32</u>	<u>-192,300</u>	<u>268,653</u>	<u>-192,300</u>	<u>-268,653</u>

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**SHUHAB HDFC  
COLLECTION STATUS  
FOR PERIOD ENDED 12/31/2013**

WAVECREST MANAGEMENT CO.  
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DAILY RECEIPTS SUMMARY FOR BUILDING 522

12/ 1/13	.00
12/ 2/13	-2912.25
12/ 3/13	-3288.00
12/ 4/13	-2863.08
12/ 5/13	-1001.59
12/ 6/13	-5218.73
12/ 7/13	.00
12/ 8/13	.00
12/ 9/13	-14285.36
12/10/13	-1560.98
12/11/13	-2917.42
12/12/13	-1871.53
12/13/13	-2300.11
12/14/13	.00
12/15/13	.00
12/16/13	-8503.22
12/17/13	-1824.74
12/18/13	-4450.18
12/19/13	-2483.08
12/20/13	-1812.26
12/21/13	.00
12/22/13	.00
12/23/13	-763.20
12/24/13	-4533.03
12/25/13	.00
12/26/13	-267.00
12/27/13	-1442.50
12/28/13	.00
12/29/13	.00
12/30/13	-4011.94
12/31/13	-7384.11
	-75694.31



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**SHUHAB HDFC  
 COLLECTION STATUS  
 FOR PERIOD ENDED 12/31/2013**

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STATEMENT OF COLLECTIONS  
 FINAL STATUS FOR PERIOD ENDING: 12/31/2013

INCOME CATEGORY ----- ----- CHARGE TYPE -----	ACCT CODE	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
BASE CHARGE-----ARREARS-----		49,446.27			
-----PREPAYS-----		-2,204.54			
BASE CHARGE 100.0% 1-28	135 UNITS		87,289.77		
VACANCY LOSS 13.0% 1-29	22 UNITS		-11,331.05		
ADJUSTMENT 1-41			-500.00		
BANK CHARGE 1-42			25.00		
SENIOR CITIZEN 1-69			-1,495.60		
DHCR RED 1-75			-296.86		
STOVE 1-79			21.00		
REFRIG. 1-83			44.00	-69,844.80	
-----ARREARS-----					52,919.13
-----PREPAYS-----					-1,765.94
REPAIR-CHARGE-----		.00			
REPAIR CHARGE 2-28			-25.00	.00	-25.00
LEGAL-FEES-----		573.07		-500.00	73.07
SECURITY-----ARREARS-----		9,438.93			
-----PREPAYS-----		-1.76			
SECURITY 21-28			229.80	-218.88	9,448.09
MISC.-INCOME-----		.00			
MISC. INCOME 90-99			5,130.63	-5,130.63	.00
TOTALS		57,251.97	79,091.69	-75,694.31	60,649.35

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SHUHAB HDFC  
COLLECTION STATUS  
FOR PERIOD ENDED 12/31/2013

WAVECREST MANAGEMENT CO.

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STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 12/31/2013

<u>PAYMENTS ANALYSIS</u>	<u>DEBITS</u>	<u>CREDITS</u>	<u>TOTAL</u>
PAYMENTS	.00	-71988.58	-71988.58
NG RETURNS	842.28	.00	842.28
CORRECTIONS	1418.50	-617.00	801.50
SECURITY DEPOSITS	.00	-218.88	-218.88
MISC. INCOME		-5130.63	-5130.63
TOTAL RECEIPTS			-75694.31



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**SHUHAB HDFC**  
**STATEMENT OF DISBURSEMENTS**  
**FOR PERIOD ENDED 12/31/2013**

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DATE	PAID TO	VEND	G/L EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
12/31/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	JLG	522PM1	D00020	39.01	11/08-12/12-47471190005
12/31/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	ESM	522SU1	D00044	100.89	11/08-12/12-4741190105
12/31/13	CONSOLIDATED EDISON	0018	6452 GAS	ESM	522SU1	D00044	24.80	11/08-12/12-4741190105
							125.69	
12/23/13		S386	6392 BANK CHARGES	TYG	522000	D00MOV	81.00	
12/11/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	KAZ	522-12	D12061	3331.88	P.R/W.E/12/06/13
12/11/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	ESM	522-DE	D12061	19.11	
							3350.99	
12/23/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	ESM	522-12	D12131	3511.09	P.R/W.E/12/13/13
12/23/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	ESM	522-DE	D12131	18.16	P.R/W.E/12/13
							3529.25	
12/26/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	KAZ	522-80	D12201	3425.52	
12/26/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	ESM	PA- 80	D12201	18.14	
12/30/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	522-12	D12201	3941.69	
12/30/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	ESM	522-DE	D12201	20.51	
							7405.86	
12/31/13	CONSOLIDATED EDISON	0018	6450 ELECTRICITY	KAZ	522PL1	D12261	3482.89	11/08-12/12-4741190010
12/31/13	CONSOLIDATED EDISON	0018	6452 GAS	ESM	522PL1	D12261	314.44	11/08-12/12-4741190010
							3797.33	
12/30/13	SHUHAB HDFC	S510	6331 MAINTENANCE PAYROLL	LIZ	522-12	D12271	3511.69	PR/WE/12/27/13
12/30/13	SHUHAB HDFC	S510	6312 DATA PROCESSING	ESM	522-DE	D12271	18.16	
							3529.85	
12/ 3/13	HESS CORPORATION	1014	6420 FUEL	KEB	072683	R55632	4655.10	0 0 1500 3.100
12/ 3/13	HESS CORPORATION	1014	6420 FUEL	KEB	073197	R55632	3029.72	0 0 1001 3.023
12/ 3/13	HESS CORPORATION	1014	6420 FUEL	KEB	073552	R55632	4545.30	0 0 1500 3.027
							12230.12	
12/ 3/13	AMERICAN DREAM FUND	3233	6391 EMPLOYEE BENEFITS	KAZ		R55633	6.00	
12/ 3/13	NYC WATER BOARD	6604	6712 WATER & SEWER CHARGE	KAZ	502710	R55634	11884.48	00001-50271-001
12/ 3/13	LOCAL 32BJ S.E.I.U. UN	B032	6391 EMPLOYEE BENEFITS	KAZ		R55635	178.12	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391 EMPLOYEE BENEFITS	KAZ	100113	R55636	1601.65	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391 EMPLOYEE BENEFITS	KAZ	100113	R55637	1601.65	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391 EMPLOYEE BENEFITS	KAZ	110113	R55638	1601.65	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391 EMPLOYEE BENEFITS	KAZ	110113	R55639	1601.65	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391 EMPLOYEE BENEFITS	KAZ	522-91	R55640	1702.40	



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**SHUHAB HDFC  
 STATEMENT OF DISBURSEMENTS  
 FOR PERIOD ENDED 12/31/2013**

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

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	522-91	R55641	1702.40	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	UNION1	R55642	4024.12	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	UNION1	R55643	4024.12	
12/ 5/13	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	UNION9	R55644	4281.00	
12/11/13	ALBERTO TAVAREZ	ALBE	6590	MISC. MAINTENANCE EX	ESM	11-21-	R55645	62.93	
12/11/13	VERIZON	B998	6360	TELEPHONE	ESM	10-196	R55646	45.36	2122341964-445743
12/11/13	DO RIGHT CONSTRUCTION	DRCC	6542	BUILDING REPAIRS	ESM	0002	R55647	600.00	APT 11G2
12/11/13	NYC DEPT OF FINANCE	NY88	6494	PERMITS/ INSPECTIONS	ESM	208801	R55648	1119.27	
12/11/13	ROMEO HEATING ENTERPRI	R042	6559	BOILER CONTRACT	KEB	6733	R55649	70.00	NOVEMBER 2013
12/13/13	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE	KEB	52212/	R55650	5.75	
12/17/13	PASCUAL LECCADIO	6977	6547	ELECTRIC REPAIRS	ESM	10	R55651	2850.00	
12/18/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	47924	R55652	1205.56	SUPPLIES
12/18/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	52878	R55652	422.55	SUPPLIES
12/18/13	J ALPERIN CO INC	1061	6480	MAINTENANCE SUPPLIES	SCB	65458	R55652	756.64	SUPPLIES
								2384.75	
12/18/13	MANHATTAN FIRE & SAFET	7344	6568	FIRE PROTECTION	SCB	183206	R55653	194.85	INSPECTION AND TAGGING
12/18/13	WOLFEN GLASS AND LOCK	WOLF	6549	LOCK/DOOR/WINDOWS RE	SCB	882	R55654	855.00	APT 5H WINDOW
12/18/13	WOLFEN GLASS AND LOCK	WOLF	6549	LOCK/DOOR/WINDOWS RE	SCB	909	R55654	425.00	APT 11G2
								1280.00	
12/20/13	HESS CORPORATION	1014	6420	FUEL	KEB	073907	R55655	4556.40	0 0 1500 3.034
12/20/13	HESS CORPORATION	1014	6420	FUEL	KEB	074120	R55655	6072.92	0 0 2000 3.033
								10629.32	
12/20/13	J.J. FARBER-LOTTMAN CO	F954	6720	INSURANCE GENERAL	ESM	027414	R55656	17708.95	
12/26/13	WAIDE LAW OFFICES PLLC	WLO1	6340	LEGAL EXPENSES	KEB	522-01	R55657	42.00	
12/27/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522010	R55658	99.44	522-010
12/27/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522062	R55659	704.77	522-062
12/27/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522102	R55660	3.63	522-102
12/27/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522116	R55661	343.02	522-116
12/27/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522188	R55662	43.75	522-188
12/27/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522230	R55663	63.39	522-230
12/27/13	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	SCB	522-12	R55664	18.75	
12/30/13	THE WAVECREST	3925	6320	MANAGEMENT FEE	TYG	522/11	R55665	5985.00	NOV 2013
12/30/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	072/11	R55666	57.82	522-072
12/30/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	094/11	R55667	40.00	522-094



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SHUHAB HDFC  
STATEMENT OF DISBURSEMENTS  
FOR PERIOD ENDED 12/31/2013

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

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
12/30/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	158/11	R55668	31.73	522-158
12/30/13	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522102	R55669	3.63	522-102
12/31/13	HESS CORPORATION	1014	6420	FUEL	KEB	074462	R55670	6235.92	0 0 2000 3.115
12/31/13	VERIZON	B998	6360	TELEPHONE	ESM	12-886	R55671	212.47	2123688869 114744
12/31/13	GAYNIER ASSOCIATES PLL	CAPL	6340	LEGAL EXPENSES	PAG	8898	R55672	1385.00	
12/31/13	GAYNIER ASSOCIATES PLL	CAPL	6340	LEGAL EXPENSES	PAG	8814	R55673	2747.50	
12/31/13	WAVECREST MGMT TEAM	3713	6484	OVERNIGHT MAIL EXPEN	SCB	522-09	R55674	21.50	
	65 ITEMS			DISBURSEMENTS				123288.84	



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**SHUHAB HDFC  
STATEMENT OF UNPAID BILLS  
FOR PERIOD ENDED 12/31/2013**

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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.
9/25/13	OCS CHEMICAL ENGINEERI	7603	6571	WATER TREATMENT		66033	295.00	WATER TREATMENT	
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/ 6/13	ROBIN ELECTRICAL CO.,	1630	6547	ELECTRIC REPAIRS		24625	235.00	APT 111	
11/ 9/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS			6.00		
11/18/13	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		102022	490.00	MONTHLY PEST CONTROL	
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	
12/ 5/13	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE		513271	38.89	SUPPLIES	****
12/10/13	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		6303	600.00	NOV 2013 MAINTENANCE	
12/10/13	BUILDING NET LLC	BN02	6312	DATA PROCESSING		175183	51.00	DEC 2013A	****
12/12/13	STARCO WHOLESALE SUPPL	STAR	6541	REPAIRS MATERIAL		31994	4750.00	FLUORESCENT FIXTURES	
12/17/13	WEBSTER LOCK & HARDWAR	4053	6541	REPAIRS MATERIAL		506979	33.97	MAILBOX LOCK/FLUSH BOLT	
12/18/13	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		29524	428.01	MATERIALS	****
12/18/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		69032	559.65	SUPPLIES	****
12/19/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		68715	268.86	SUPPLIES	****
12/19/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		69246	199.33	SUPPLIES	****
12/19/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		69298	3.98	SUPPLIES	****
12/19/13	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		102036	490.00	MONTHLY PEST CONTROL	
12/23/13	HESS CORPORATION	1014	6420	FUEL		074958	12859.05	0 0 4000 3.211	
12/23/13	SIERRA CONSULTING GROU	S502	6494	PERMITS/ INSPECTIONS		19781	960.00	CATEGORY ONE INSPECTION	
12/26/13	STARCO WHOLESALE SUPPL	STAR	6541	REPAIRS MATERIAL		32260	3000.00	24 VANDEL PROOF FIXTURE	
12/26/13	ROMEO HEATING ENTERPRI	R042	6559	BOILER CONTRACT		6768	70.00	DEC 2013	****
12/27/13	M.C.C. COMMUNICATIONS,	2004	6472	INTERCOM & MLBX REPA		13238	237.45	CONFERENCE RM INTERCOM	
12/30/13	HESS CORPORATION	1014	6420	FUEL		075294	12599.05	0 0 4000 3.146	
12/31/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		72980	361.33	SUPPLIES	****
12/31/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		76888	684.38	SUPPLIES	****
							41285.48		
							38195.05		

CURRENT MONTH:



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**SHUHAB HDFC**  
**STATEMENT OF JOURNAL ENTRIES**  
**FOR PERIOD ENDED 12/31/2013**

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

DATE	DESCRIPTION	G/L ACCOUNT CLASS			J/E NO.	AMOUNT	REMARKS
12/31/13	TO RVS	9999	9998	INTERCOMPANY	SPE 999999 J18136	32.94	
12/31/13	TO RVS	9999	6590	MISC. MAINTENANCE EX	SPE 999999 J18136	-32.94	
						.00	
	2 ITEMS			DISBURSEMENTS		.00	

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**SHUHHAB HDFC  
GENERAL LEDGER  
FOR PERIOD ENDING 12/31/2013**

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	127583.50				
	CASH RECEIPTS 522			5130.63			
12/13	INC522 L01 T22 BASE CHG			71988.58			
12/13	INC522 L01 T23 BASE CHG					-842.28	
12/13	INC522 L01 T25 BASE CHG					-1418.50	
12/13	INC522 L01 T25 BASE CHG				617.00		
12/13	INC522 L01 T26 BASE CHG				218.88		
	TOTAL CASH RECEIPTS			75694.31			
	CASH ACCOUNT CREDIT						-2747.50
	12/31/13 16 C 2524						-21.50
	12/31/13 16 C 2525						-12230.12
	12/31/13 16 C 2507						-12068.60
	12/31/13 16 C 2508						-22140.64
	12/31/13 16 C 2509						-1897.56
	12/11/13 16 C 2510						-3350.99
	12/12/13 16 C24239						-5.75
	12/13/13 16 C 2511						-2850.00
	12/17/13 16 C 2512						-3859.60
	12/18/13 16 C 2513						-10629.32
	12/20/13 16 C 2514						-17708.95
	12/20/13 16 C 2515						-3610.25
	12/21/13 16 C24299						-42.00
	12/26/13 16 C 2516						-3443.66
	12/27/13 16 C24318						-1258.00
	12/27/13 16 C 2517						-18.75
	12/27/13 16 C 2518						-3962.20
	12/30/13 16 C24331						-5985.00
	12/30/13 16 C 2519						-133.18
	12/30/13 16 C 2520						-3529.85
	12/30/13 16 C24335						-6235.92
	12/31/13 16 C 2521						-131.76
	12/31/13 16 C24341						-3797.33
	12/31/13 16 C24342						-212.47
	12/31/13 16 C 2522						-1385.00
	12/31/13 16 C 2523						-123255.90
	TOTAL CASH DISBURSEMENTS						
						-47561.59	80021.91
522-1136	OPENING ARREARS	-13996022.97	-14478733.94				
12/13	INC522 L01 T21 BASE CHG					-49446.27	
12/13	INC522 L08 T21 LEGAL FEES					-573.07	-50019.34
	OPN.ARREARS						-14528753.28
522-1137	OPENING PREPAYS	1031815.49	1075056.21				
12/13	INC522 L01 T21 BASE CHG				2204.54		
	OPN.PREPAIDS						

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**SHUHAB HDFC  
GENERAL LEDGER  
FOR PERIOD ENDING 12/31/2013**

WAVECREST MANAGEMENT CO.

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BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y. T. D. BAL
		R. O. Y. BAL	B. O. M. BAL	DEBITS	CREDITS		
						2204.54	1077260.75
522-1138	CLOSING ARREARS	14092262.53	14576737.44				
	12/13 INC522 L01 T21 BASE CHG			52919.13			
	12/13 INC522 L08 T21 LEGAL FEES			73.07		52992.20	14629729.64
522-1139	CLOSING PREPAYS	-1035672.27	-1080542.04				
	12/13 INC522 L01 T21 BASE CHG				-1765.94		
	12/13 INC522 L02 T21 REPAIR CHA				-25.00	-1790.94	-1082332.98
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				
	SIGNATURE BANK 12/27/13 11 R55658			99.44			
	SIGNATURE BANK 12/27/13 11 R55659			704.77			
	SIGNATURE BANK 12/27/13 11 R55660			3.63			
	SIGNATURE BANK 12/27/13 11 R55661			343.02			
	SIGNATURE BANK 12/27/13 11 R55662			43.75			
	SIGNATURE BANK 12/27/13 11 R55663			63.39			
	SIGNATURE BANK 12/30/13 11 R55666			57.82			
	SIGNATURE BANK 12/30/13 11 R55667			40.00			
	SIGNATURE BANK 12/30/13 11 R55669			3.63			
	SIGNATURE BANK 12/30/13 11 R55668			31.73		1391.18	-25932.17
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	-14320.10				
	12/13 INC522 L21 T21 SECURITY				-9438.93		
	12/13 INC522 L21 T21 SECURITY			1.76			
	12/13 INC522 L21 T21 SECURITY			9448.09			
	12/13 INC522 L21 T28 SECURITY				-229.80	-218.88	-14538.98
522-5110	BASE CHARGE	.00	-938779.36				
	12/13 INC522 L01 T28 BASE CHG						
	12/13 INC522 L01 T41 BASE CHG			500.00	-87289.77		

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**SHUHAB HDFC  
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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		
						-86789.77	-1025569.13
522-5117	REPAIR CHARGES		.00				
	12/13 INC522 L01 T79 BASE CHG			STOVE		-21.00	
	12/13 INC522 L01 T83 BASE CHG			REFRIG.		-44.00	
	12/13 INC522 L02 T28 REPAIR CHA			BASE CHARG	25.00	-40.00	-480.00
522-5120	ADJUSTMENTS		.00				
	12/13 INC522 L01 T75 BASE CHG			DHCR RED	5373.41	296.86	5670.27
522-5133	SCRIE REDUCTION		.00				
	12/13 INC522 L01 T69 BASE CHG			SENIOR CIT	7687.46	1495.60	9183.06
522-5186	BANK CREDIT FEE		.00				
	12/13 INC522 L01 T42 BASE CHG			BANK CHARG	-100.00	-25.00	-125.00
522-5191	MISC. INCOME		.00				
					4115.08	.00	4115.08
522-5192	LAUNDRY INCOME		.00				
	CASH RECEIPTS 522					-1442.50	
	CASH RECEIPTS 522					-1340.00	
	CASH RECEIPTS 522					-1489.13	-14053.13
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)		.00				
	12/13 INC522 L01 T29 BASE CHG			VAC. LOSS	124641.55	11331.05	135972.60
522-6290	MISC. RENTING EXPENSES		.00				
	WAVECREST MGMT TERM 12/27/13 11 R55664				225.00	18.75	243.75
522-6311	OFFICE EXPENSE		.00				
					1045.18	.00	1045.18
522-6312	DATA PROCESSING		.00				
	SHUHAB HDFC 12/11/13 14 D12061				1651.36	19.11	
	SHUHAB HDFC 12/30/13 14 D12201					20.51	
	SHUHAB HDFC 12/30/13 14 D12271					18.16	1709.14
522-6318	PETTY CASH		.00				
					78.36	.00	78.36
522-6320	MANAGEMENT FEE		.00				
	THE WAVECREST 12/30/13 11 R55665				65835.00	5985.00	71820.00
522-6331	MAINTENANCE PAYROLL		.00				
	SHUHAB HDFC 12/11/13 14 D12061				188013.35	3331.88	
	SHUHAB HDFC 12/23/13 14 D12131					3511.09	
	SHUHAB HDFC 12/23/13 14 D12131					18.16	
	SHUHAB HDFC 12/26/13 14 D12201					3425.52	
	SHUHAB HDFC 12/26/13 14 D12201					18.14	
	SHUHAB HDFC 12/30/13 14 D12201					3941.69	
	SHUHAB HDFC 12/30/13 14 D12271					3511.69	

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**SHUHAB HDFC  
GENERAL LEDGER  
FOR PERIOD ENDING 12/31/2013**

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		
						17758.17	205771.52
522-6340	LEGAL EXPENSES		.00	34974.81			
	GAYNIER ASSOCIATES PLL 12/31/13 11 R55673				2747.50		
	WAIDE LAW OFFICES PLLC 12/26/13 11 R55657				42.00		
	GAYNIER ASSOCIATES PLL 12/31/13 11 R55672				1385.00	4174.50	39149.31
522-6355	POSTAGE EXPENSE		.00	175.10			
	WAVECREST MGMT TEAM 12/13/13 11 R55650				5.75	5.75	180.85
522-6360	TELEPHONE		.00	8148.69			
	VERIZON 12/11/13 11 R55646				45.36		
	VERIZON 12/31/13 11 R55671				212.47	257.83	8406.52
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	39221.17			
	LOCAL 32BJ S.E.I.U. UN 12/ 3/13 11 R55635				178.12		
	AMERICAN DREAM FUND 12/ 3/13 11 R55633				6.00		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55644				4281.00		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55640				1702.40		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55641				1702.40		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55642				4024.12		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55638				1601.65		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55636				1601.65		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55637				1601.65		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55639				1601.65		
	BUILDING SERVICE 32BJ 12/ 5/13 11 R55643				4024.12	22324.76	61545.93
522-6392	BANK CHARGES		.00	586.00			
	SIGNATURE BANK 12/23/13 14 D00NOV				81.00	81.00	667.00
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	2574.65		.00	2574.65
522-6400	ARCHITECT EXPENSE		.00	512.00		.00	512.00
522-6420	FUEL		.00	332659.32			
	HESS CORPORATION 12/ 3/13 11 R55632				4655.10		
	HESS CORPORATION 12/ 3/13 11 R55632				3029.72		
	HESS CORPORATION 12/ 3/13 11 R55632				4545.30		
	HESS CORPORATION 12/20/13 11 R55655				4556.40		
	HESS CORPORATION 12/20/13 11 R55655				6072.92		
	HESS CORPORATION 12/31/13 11 R55670				6235.92	29095.36	361754.69
522-6450	ELECTRICITY		.00	29804.53			
	CONSOLIDATED EDISON 12/31/13 14 D00020				39.01		
	CONSOLIDATED EDISON 12/31/13 14 D00044				100.89		

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

10031

SHUHAB HDFC  
GENERAL LEDGER  
FOR PERIOD ENDING 12/31/2013

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	12/31/13	14 D12261			3482.89	3622.79	33427.32
522-6452	GAS			.00	5203.08			
	CONSOLIDATED EDISON	12/31/13	14 D00044			24.80		
	CONSOLIDATED EDISON	12/31/13	14 D12261			314.44	339.24	5542.32
522-6462	EXTERMINATOR			.00	6970.00		.00	6970.00
522-6472	INIERCOM & MLEX REPAIRS			.00	110.00		.00	110.00
522-6480	MAINTENANCE SUPPLIES			.00	.00			
	J ALPERIN CO INC	12/18/13	11 R55652			756.64	756.64	756.64
522-6484	OVERNIGHT MAIL EXPENSE			.00	68.00			
	WAVECREST MGMT TEAM	12/31/13	11 R55674			21.50	21.50	89.50
522-6494	PERMITS/ INSPECTIONS			.00	3787.27			
	NYC DEPT OF FINANCE	12/11/13	11 R55648			1119.27	1119.27	4906.54
522-6495	SPRINKLER REPAIRS			.00	1500.00		.00	1500.00
522-6512	SECURITY CAMERAS			.00	3114.40		.00	3114.40
522-6539	ROOF REPAIRS			.00	1500.00		.00	1500.00
522-6541	REPAIRS MATERIAL			.00	54450.80			
	J ALPERIN CO INC	12/18/13	11 R55652			1205.56		
	J ALPERIN CO INC	12/18/13	11 R55652			422.55	1628.11	56078.91
522-6542	BUILDING REPAIRS			.00	.00			
	DO RIGHT CONSTRUCTION	12/11/13	11 R55647			600.00	600.00	600.00
522-6545	REPAIRS APPLIANCES			.00	155.00		.00	155.00
522-6547	ELECTRIC REPAIRS			.00	.00			
	PASCUAL LECCADIO	12/17/13	11 R55651			2850.00	2850.00	2850.00
522-6548	APT.REPAIRS-LABOR			.00	41180.00		.00	41180.00
522-6549	LOCK/DOOR/WINDOWS REPAIR			.00	881.41			
	WOLFEDN GLASS AND LOCK	12/18/13	11 R55654			855.00		
	WOLFEDN GLASS AND LOCK	12/18/13	11 R55654			425.00	1280.00	2161.41
522-6550	ELEVATOR CONTRACT			.00	9600.00		.00	9600.00
522-6553	BOILER CLEANING			.00	18720.00		.00	18720.00
522-6557	WINDOWS & DOORS			.00	3135.00		.00	3135.00
522-6559	BOILER CONTRACT			.00	3255.00			
	ROMEO HEATING ENTERPRI	12/11/13	11 R55649			70.00	70.00	3325.00
522-6560	BOILER REPAIR			.00	-2500.00			





