

**MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 2/28/14**

**PREPARED FOR:
SHUHAB HDFC**

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

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

**PREPARED BY:
WAVECREST MANAGEMENT CO.**

COPY: 1 OF 1

--- PREPARED FOR ---
640 RIVERSIDE DRIVE
NEW YORK, NEW YORK
PAGE: A- 2

10031

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 2/28/2014

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

HLD ACCT: 522 CORP.NO: 0 FISCAL: 1 CURRENT MONTH
2/14 Y.T.D.

INCOME COLLECTED	79,071.20	146,477.39
EXPENSES	<u>71,333.65</u>	<u>186,346.66</u>
NET CASH FLOW FROM OPERATIONS	7,737.55	-39,869.27
CASH BAL BEG OF MO	32,382.15	79,398.97
BALANCE END OF PERIOD	<u>40,119.70</u>	<u>40,119.70</u>
CASH AVAILABLE IN VARIOUS ACCOUNTS		
OPERATING ACCOUNT	40,119.70	
TOTAL CASH AVAILABLE	<u>40,119.70</u>	

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 2/28/2014

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING	
<u>OPERATING INCOME</u>									
<u>RENTAL INCOME</u>									
5110	BASE CHARGE	87,840.37	87,291	549	175,625.92	174,582	1,044	1,047,500	871,874
5117	REPAIR CHARGES	130.00	0	130	160.00	0	160	0	-160
5133	SCRIE REDUCTION	-1,543.25	0	-1,543	-4,167.72	0	-4,168	0	4,168
5192	LAUNDRY INCOME	.00	891	-891	.00	1,782	-1,782	10,700	10,700
5120	ADJUSTMENTS	-1,206.83	0	-1,207	-1,503.69	0	-1,504	0	1,504
5220	PRO RATA/ (VACANCY)	-12,336.64	-11,466	-871	-23,947.13	-22,932	-1,015	-137,600	-113,653
6610	BAD DEBT EXPENSE	.00	-883	883	-518.24	-1,766	1,248	-10,600	-10,082
	TOTAL MAINTENANCE INCOME	<u>72,883.65</u>	<u>75,833</u>	<u>-2,949</u>	<u>145,649.14</u>	<u>151,666</u>	<u>-6,017</u>	<u>910,000</u>	<u>764,351</u>
<u>OTHER INCOME</u>									
5195	SECURITY FORFEITURE I	.00	0	0	49.68	0	50	0	-50
5186	BANK CREDIT FEE	75.00	0	75	125.00	0	125	0	-125
2191	TENANT SECURITY PAYAB	266.68	0	267	547.43	0	547	0	-547
	TOTAL OTHER INCOME	<u>341.68</u>	<u>0</u>	<u>342</u>	<u>722.11</u>	<u>0</u>	<u>722</u>	<u>0</u>	<u>-722</u>
<u>ACCOUNTS RECEIVABLE</u>									
1136	OPENING ARREARS	60,659.20	0	60,659	113,651.40	0	113,651	0	-113,651
1137	OPENING PREPAYS	-3,718.21	0	-3,718	-5,509.15	0	-5,509	0	5,509
1138	CLOSING ARREARS	-55,051.49	0	-55,051	-115,710.69	0	-115,711	0	115,711
1139	CLOSING PREPAYS	3,956.37	0	3,956	7,674.58	0	7,675	0	-7,675
	TOTAL ACCOUNTS RECEIVABLE	<u>5,845.87</u>	<u>0</u>	<u>5,846</u>	<u>106.14</u>	<u>0</u>	<u>106</u>	<u>0</u>	<u>-106</u>

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 2/28/2014

	-----CURRENT MONTH-----			-----YEAR TO DATE-----			-----ANNUAL BUDGET-----	
	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----ACTUAL-----	-----BUDGET-----	-----VAR-----	-----TOTAL-----	-----REMAINING-----
BLD ACCT: 522 CORP.NO: 0 FISCAL: 1								
TOTAL INCOME COLLECTED	<u>79,071.20</u>	<u>75,833</u>	<u>3,238</u>	<u>146,477.39</u>	<u>151,666</u>	<u>-5,189</u>	<u>910,000</u>	<u>763,523</u>
EXPENSES								
PAYROLL & RELATED EXPENSES								
6331 MAINTENANCE PAYROLL	15,937.59	14,341	1,597	44,948.47	28,682	16,266	172,100	127,152
6334 PAYROLL - REPAIRS	.00	575	-575	.00	1,150	-1,150	6,900	6,900
6710 PAYROLL TAXES	.00	1,750	-1,750	.00	3,500	-3,500	21,000	21,000
6391 EMPLOYEE BENEFITS	15,398.84	4,800	10,599	15,576.96	9,600	5,977	57,600	42,023
6724 INSURANCE - WORKMENS	.00	1,491	-1,491	2,086.25	2,982	-896	17,900	15,814
TOTAL PAYROLL & RELATED EXP	<u>31,336.43</u>	<u>22,957</u>	<u>8,379</u>	<u>62,611.68</u>	<u>45,914</u>	<u>16,698</u>	<u>275,500</u>	<u>212,888</u>
ADMINISTRATION & MANAGEMENT								
6340 LEGAL EXPENSES	4,522.50	3,183	1,340	4,522.50	6,366	-1,843	38,200	33,677
6393 AUTO EXPENSE	.00	8	-8	.00	16	-16	100	100
6398 CONSULTING FEES	.00	233	-233	.00	466	-466	2,800	2,800
6400 ARCHITECT EXPENSE	.00	50	-50	.00	100	-100	600	600
6355 POSTAGE EXPENSE	.00	16	-16	19.20	32	-13	200	181
6318 PETTY CASH	.00	8	-8	.00	16	-16	100	100
6320 MANAGEMENT FEE	5,985.00	5,983	2	11,970.00	11,966	4	71,800	59,830
6360 TELEPHONE	854.35	741	113	1,808.52	1,482	327	8,900	7,091
6484 OVERNIGHT MAIL EXPENS	.00	8	-8	.00	16	-16	100	100
6312 DATA PROCESSING	80.09	150	-70	262.61	300	-37	1,800	1,537
6494 PERMITS/ INSPECTIONS	.00	341	-341	.00	682	-682	4,100	4,100
6592 VIOLATIONS / FINES	.00	150	-150	.00	300	-300	1,800	1,800
6311 OFFICE EXPENSE	.00	91	-91	.00	182	-182	1,100	1,100
6290 MISC. RENTING EXPENSE	75.00	16	59	75.00	32	43	200	125

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 2/28/2014

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
6392 BANK CHARGES	101.25	50	51	160.25	100	60	600	440
6397 DUES & SUBSCRIPTIONS	.00	33	-33	.00	66	-66	400	400
TOTAL ADMIN. & MGMT EXPENSE	11,618.19	11,061	557	16,818.08	22,122	-3,304	132,600	113,982
OPERATING EXPENSES								
6420 FUEL	14,767.07	38,080	-23,313	62,043.83	80,920	-18,876	238,000	175,956
6450 ELECTRICITY	2,658.75	2,833	-174	6,054.12	5,666	388	34,000	27,946
6452 GAS	301.31	500	-199	732.24	1,000	-268	6,000	5,268
TOTAL OPERATING EXPENSES	17,727.13	41,413	-23,686	69,830.19	87,586	-18,756	278,000	209,170
REPAIRS & MAINTENANCE								
6380 PLASTER/PAINT	.00	275	-275	.00	550	-550	3,300	3,300
6385 LEAD PAINT TEST/ABATE	.00	125	-125	.00	250	-250	1,500	1,500
6544 PLUMBING REPAIRS	.00	166	-166	.00	332	-332	2,000	2,000
6547 ELECTRIC REPAIRS	.00	83	-83	235.00	166	69	1,000	765
6549 LOCK/DOOR/WINDOWS REP	.00	366	-366	852.42	732	120	4,400	3,548
6541 REPAIRS MATERIAL	1,172.87	2,272	-1,099	11,462.38	12,272	-810	35,000	23,538
6560 BOILER REPAIR	.00	250	-250	.00	500	-500	3,000	3,000
6548 APT.REPAIRS-LABOR	.00	1,666	-1,666	.00	3,332	-3,332	20,000	20,000
6472 INTERCOM & MLEX REPAI	.00	166	-166	237.45	332	-95	2,000	1,763
6539 ROOF REPAIRS	.00	166	-166	.00	332	-332	2,000	2,000
1422 BUILDING IMPROVEMENTS	.00	175	-175	.00	350	-350	2,100	2,100
6569 FIRE PROTECTION	.00	8	-8	.00	16	-16	100	100
1442 APPLIANCES - PURCHASE	.00	758	-758	.00	1,516	-1,516	9,100	9,100
6495 SPRINKLER REPAIRS	.00	133	-133	.00	266	-266	1,600	1,600
6545 REPAIRS APPLIANCES	.00	16	-16	.00	32	-32	200	200
TOTAL REPAIRS & MAINTENANCE	1,172.87	6,625	-5,452	12,787.25	20,978	-8,191	87,300	74,513

SHUHAB HDFC
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FOR PERIOD ENDED 2/28/2014

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
SERVICE CONTRACTS								
6512 SECURITY CAMERAS	.00	283	-283	.00	566	-566	3,400	3,400
6550 ELEVATOR CONTRACT	.00	875	-875	1,200.00	1,750	-550	10,500	9,300
6553 BOILER CLEANING	.00	833	-833	.00	1,666	-1,666	10,000	10,000
6462 EXTERMINATOR	.00	633	-633	980.00	1,266	-286	7,600	6,620
6559 BOILER CONTRACT	.00	300	-300	70.00	600	-530	3,600	3,530
TOTAL SERVICE CONTRACTS	<u>.00</u>	<u>2,924</u>	<u>-2,924</u>	<u>2,250.00</u>	<u>5,848</u>	<u>-3,598</u>	<u>35,100</u>	<u>32,850</u>
MORTGAGE, TAXES & INSURANCE								
6712 WATER & SEWER CHARGES	.00	9,758	-9,758	.00	19,516	-19,516	117,100	117,100
6720 INSURANCE GENERAL	9,198.28	7,375	1,823	18,396.56	14,750	3,647	88,500	70,103
INSURANCE - BOILER	.00	0	0	2,153.27	0	2,153	0	-2,153
TOTAL MTGE, TAXES & INSURAN	<u>9,198.28</u>	<u>17,133</u>	<u>-7,935</u>	<u>20,549.83</u>	<u>34,266</u>	<u>-13,716</u>	<u>205,600</u>	<u>185,050</u>
OTHER CASH FLOW ITEMS								
1191 TENANT SECURITIES DEP	280.75	0	281	499.63	0	500	0	-500
TOTAL OTHER CASH FLOW ITEMS	<u>280.75</u>	<u>0</u>	<u>281</u>	<u>499.63</u>	<u>0</u>	<u>500</u>	<u>0</u>	<u>-500</u>
TOTAL EXPENSES	<u>71,333.65</u>	<u>102,113</u>	<u>-30,779</u>	<u>186,346.66</u>	<u>216,714</u>	<u>-30,367</u>	<u>1,014,300</u>	<u>827,953</u>
NET CASH FLOW FROM OPERATIO	<u>7,737.55</u>	<u>-26,280</u>	<u>34,018</u>	<u>-39,869.27</u>	<u>-65,048</u>	<u>25,179</u>	<u>-104,300</u>	<u>-64,431</u>

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 640 RIVERSIDE DRIVE
 NEW YORK, NEW YORK

10031

**SHUHAB HDFC
 COLLECTION STATUS
 FOR PERIOD ENDED 2/28/2014**

WAVECREST MANAGEMENT CO.

PAGE: B- 80

BLD-TEN ACCT.NO	UNIT ID	RESIDENT NAME	BASE CHARGE	OPENING BALANCE	OTHER CHARGES AND CREDITS	PAYMENTS RECEIVED	CLOSING SECURITY BALANCE	LEASE EXPIR
- TOTALS -			87840.37	63994.74	-14858.72	78571.20	58405.19	15766.91
523-082	4K	REBA WALTERS	.00	2230.06		250.00C 2/ 4 250.00C 2/ 4	1730.06	41.76 12/13
- TOTALS -			.00	2230.06	.00	500.00	1730.06	41.76

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640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

**SHUHAB HDFC
COLLECTION STATUS
FOR PERIOD ENDED 2/28/2014**

WAVECREST MANAGEMENT CO.

PAGE: B- 81

DAILY RECEIPTS SUMMARY FOR BUILDING 522

2/ 1/14	.00
2/ 2/14	.00
2/ 3/14	-400.00
2/ 4/14	-5997.26
2/ 5/14	-2090.79
2/ 6/14	-2971.12
2/ 7/14	-2108.49
2/ 8/14	.00
2/ 9/14	.00
2/10/14	-6040.42
2/11/14	-6345.11
2/12/14	-13404.44
2/13/14	-6673.99
2/14/14	-1811.73
2/15/14	.00
2/16/14	.00
2/17/14	.00
2/18/14	-2322.04
2/19/14	-1540.61
2/20/14	-5578.35
2/21/14	-5436.55
2/22/14	.00
2/23/14	.00
2/24/14	-800.00
2/25/14	-5397.07
2/26/14	340.42
2/27/14	-7394.61
2/28/14	-3099.04
2/29/14	.00
2/30/14	.00
2/31/14	.00
	-79071.20

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

10031

**SHUHAB HDFC
 COLLECTION STATUS
 FOR PERIOD ENDED 2/28/2014**

WAVECREST MANAGEMENT CO.

PAGE: B- 82

STATEMENT OF COLLECTIONS
 FINAL STATUS FOR PERIOD ENDING: 2/28/2014

INCOME CATEGORY ----- CHARGE TYPE	ACCT ----- CODE		OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
BASE CHARGE-----ARREARS-----			60,586.13			
-----PREPAYS-----			-3,718.21			
BASE CHARGE	100.0% 1-28	135 UNITS		87,840.37		
VACANCY LOSS	14.0% 1-29	24 UNITS		-12,336.64		
BANK CHARGE	1-42			75.00		
ADJUSTMENT ONE	1-54			-909.97		
SENIOR CITIZEN	1-69			-1,543.25		
DHCR RED	1-75			-296.86		
STOVE	1-79			21.00		
REFERIG.	1-83			34.00	-78,704.52	
-----ARREARS-----						54,978.42
-----PREPAYS-----						-3,931.37
REPAIR-CHARGE-----			.00			
REPAIR CHARGE	2-28			100.00		
				-25.00	-100.00	-25.00
LEGAL-FEES-----			73.07		.00	73.07
SECURITY-----			9,283.81			
SECURITY	21-28			23.00	-266.68	9,040.13
TOTALS			66,224.80	72,981.65	-79,071.20	60,135.25

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640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

SHUHAB HDFC
COLLECTION STATUS
FOR PERIOD ENDED 2/28/2014

WAVECREST MANAGEMENT CO.

PAGE: B- 83

STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 2/28/2014

<u>PAYMENTS ANALYSIS</u>	<u>DEBITS</u>	<u>CREDITS</u>	<u>TOTAL</u>
PAYMENTS	.00	-73799.56	-73799.56
NG RETURNS	1772.84	.00	1772.84
CORRECTIONS	100.00	-6877.80	-6777.80
SECURITY DEPOSITS	.00	-266.68	-266.68
			.00
<u>TOTAL RECEIPTS</u>			<u>-79071.20</u>

--- PREPARED FOR ---
 640 RIVERSIDE DRIVE
 NEW YORK, NEW YORK
 PAGE: C- 1

10031

**SHUHAB HDFC
 STATEMENT OF DISBURSEMENTS
 FOR PERIOD ENDED 2/28/2014**

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 WAVECREST MANAGEMENT CO.

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/28/14	CONSOLIDATED EDISON	0018	6450	ELECTRICITY	LDC	522P02	D00020	34.19	01/13-02/12 000500020
2/28/14	CONSOLIDATED EDISON	0018	6450	ELECTRICITY	LDC	5223E2	D00044	83.86	010500044 01/13-02/12
2/28/14	CONSOLIDATED EDISON	0018	6452	GAS	LDC	5223E2	D00044	21.78	10500044 1108-02/12
								105.64	
2/28/14	CONSOLIDATED EDISON	0018	6450	ELECTRICITY	LDC	522PLP	D00145	2540.70	01/13-02/12 001000145
2/28/14	CONSOLIDATED EDISON	0018	6452	GAS	LDC	522PLP	D00145	279.53	01000145 1/13-02/12
								2820.23	
2/25/14	SIGNATURE BANK	S386	6392	BANK CHARGES	LIZ	522114	D00JAN	101.25	
2/21/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	LIM	522-02	D02211	4189.06	P.R/W.E/02/21/14
2/21/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-FE	D02211	20.04	
								4209.10	
2/ 5/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	LIZ	522-02	D20514	3865.90	PR/WE/02/07/14
2/ 5/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-FE	D20514	20.37	
								3886.27	
2/20/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	SFJ	522-02	D21414	4380.45	PR/02/14
2/20/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-FE	D21414	21.48	
								4401.93	
2/25/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	LIZ	522-02	D22514	3502.18	
2/25/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-FE	D22514	18.20	PR/WE/02/28
								3520.38	
2/21/14	AT&T MOBILITY	A094	6360	TELEPHONE	KAZ	9653-2	D29653	366.67	287247729653
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-17	D55026	-47.82	** VOID NO: 55026 **
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-14	D55138	-56.30	** VOID NO: 55138 **
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-17	D55527	-949.97	** VOID NO: 55527 **
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-04	D55545	-3.06	** VOID NO: 55545 **
2/28/14	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KWZ		D55633	-6.00	** VOID NO: 55633 **
2/28/14	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KWZ		D55675	-6.00	** VOID NO: 55675 **
2/ 4/14	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KWZ		R55707	6.00	
2/ 4/14	NYC WATER BOARD	6604	6712	WATER & SEWER CHARGE	KWZ	502710	R55708	11884.48	00001-50271-001
2/10/14	NYC WATER BOARD	6604	6712	WATER & SEWER CHARGE	MPR	502710	D55708	-11884.48	** VOID NO: 55708 **
								.00	
2/ 4/14	LOCAL 32BJ S.E.I.U. UN	B032	6391	EMPLOYEE BENEFITS	KWZ		R55709	178.12	
2/ 4/14	THE PREMINS CO INC	P822	6720	INSURANCE GENERAL	KWZ	522	R55710	9198.28	
2/ 6/14	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	PAG	522	R55711	62.50	

--- PREPARED FOR ---
 640 RIVERSIDE DRIVE
 NEW YORK, NEW YORK
 PAGE: C- 2

10031

SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 2/28/2014

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/10/14	GAMNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	8987	R55712	4522.50	
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-04	R55713	3.06	522-046
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-14	R55714	56.30	
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-17	R55715	949.97	522-172
2/11/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522-17	R55716	47.82	
2/15/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	00950	R55717	181.53	SUPPLIES
2/15/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	84791	R55717	817.34	SUPPLIES
2/15/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	84586	R55717	174.00	SUPPLIES
								1172.87	
2/18/14	HESS CORPORATION	1014	6420	FUEL	KEB	075957	R55718	10017.53	0 0 3100 3.228
2/24/14	VERIZON	B998	6360	TELEPHONE	ESM	FEB-07	R55719	45.75	2128620752 275741
2/24/14	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	SCB	522-02	R55720	12.50	
2/24/14	VERIZON	B998	6360	TELEPHONE	ESM	FEB-19	R55721	45.40	2122341964 445743
2/24/14	VERIZON	B998	6360	TELEPHONE	ESM	FEB-20	R55722	131.96	2122812088 986747
2/25/14	THE WAVECREST	3925	6320	MANAGEMENT FEE	TYG	JAN522	R55723	5985.00	JANUARY 2014
2/26/14	HESS CORPORATION	1014	6420	FUEL	KEB	076198	R55724	7921.57	0 0 2501 3.164
2/26/14	HESS CORPORATION	1014	6420	FUEL	KEB	076262	R55724	4749.54	0 0 1500 3.163
2/26/14	HESS CORPORATION	1014	6420	FUEL	KAZ	076198	D55724	-7921.57	** VOID NO: 55724 **
2/26/14	HESS CORPORATION	1014	6420	FUEL	LDC	076262	D55724	-4749.54	** VOID NO: 55724 **
								.00	
2/26/14	HESS CORPORATION	1014	6420	FUEL	LDC	076262	R55725	4749.54	0 0 1500 3.163
2/28/14	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	010114	R55726	1669.65	
2/28/14	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	010114	R55727	4194.12	
2/28/14	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	010114	R55728	1669.65	
2/28/14	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	120113	R55729	1702.40	
2/28/14	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	120113	R55730	4281.00	
2/28/14	BUILDING SERVICE 32BJ	B522	6391	EMPLOYEE BENEFITS	KAZ	120113	R55731	1702.40	
2/28/14	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	KAZ		R55732	7.50	
2/28/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522.10	R55733	3.63	522-102
2/28/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522/01	R55734	25.00	522-018
2/28/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522036	R55735	37.14	522-036
2/28/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522074	R55736	21.72	522-074
2/28/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522169	R55737	45.51	522-168
2/28/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	TYG	522190	R55738	147.75	522-190

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640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 2/28/2014

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WAVECREST MANAGEMENT CO.

PAGE: C- 3

DATE	PAID TO	VEND	G/L EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/ 1/14	AT&T MOBILITY	A094	6360 TELEPHONE	LIZ	589-11	D65589	134.93	287244665589
2/25/14	AT&T MOBILITY	A094	6360 TELEPHONE	KAZ	5589-2	D65589	<u>129.64</u>	287244665589
							264.57	
	61 ITEMS		DISBURSEMENTS				71333.65	

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640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

SHUHAB HDFC
STATEMENT OF UNPAID BILLS
FOR PERIOD ENDED 2/28/2014

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

PAGE: D- 1

DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
1/15/14	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		6445	600.00	DECEMBER MAINTENANCE	
1/23/14	GOLDBERG & WEINBERGER	G209	6340	LEGAL EXPENSES		12305	63.00		
1/23/14	BUILDING NET LLC	BN02	6312	DATA PROCESSING		176969	54.00	JAN 2014	
1/24/14	BOCHY & SON CONSTRUCTI	BOCH	6548	APT.REPAIRS-LABOR		1630	695.00	7C APT REPAIRS	
1/24/14	BOCHY & SON CONSTRUCTI	BOCH	6548	APT.REPAIRS-LABOR		1654	1395.00	12F APT REPAIRS	
1/29/14	ROMEO HEATING ENTERPRI	R042	6559	BOILER CONTRACT		6809	70.00	JAN MONITORING	
1/29/14	HESS CORPORATION	1014	6420	FUEL		076522	6509.92	0 0 2000	3.252
1/29/14	NYC WATER BOARD	6604	6712	WATER & SEWER CHARGE		502710	98323.00	00001-50271-001	
2/ 3/14	M.C.C. COMMUNICATIONS,	2004	6472	INTERCOM & MLEX REPA		13365	467.35	BUILDING INTERCOM***	
2/11/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		94175	1508.57	SUPPLIES ****	
2/11/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		93000	79.97	SUPPLIES ****	
2/11/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		102076	490.00	MONTHLY PEST CONTROL	
2/12/14	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		29706	287.10	AIR VALVES ****	
2/14/14	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		6589	600.00	JANUARY MAINTENANCE*	
2/18/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		95518	862.72	SUPPLIES ****	
2/18/14	BUILDING NET LLC	BN02	6312	DATA PROCESSING		178429	54.00	FEB 2014A ****	
2/19/14	HESS CORPORATION	1014	6420	FUEL		076679	7960.64	0 0 2406	3.305
2/19/14	HESS CORPORATION	1014	6420	FUEL		077141	9578.42	0 0 2700	3.544
2/19/14	HESS CORPORATION	1014	6420	FUEL		077081	10644.33	0 0 3032	3.507
9/25/13	OCS CHEMICAL ENGINEERI	7603	6571	WATER TREATMENT		66033	295.00	WATER TREATMENT	
2/20/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		102103	490.00	MPC ****	
2/24/14	JOSE BARRERA	6936	6545	REPAIRS APPLIANCES		398048	40.00	APT 6A CHECK FRIDGE*	
2/26/14	HESS CORPORATION	1014	6420	FUEL		076198	7921.57	0 0 2501	3.164
2/28/14	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE		522228	12.00	5 @ 2.40 ****	
11/ 9/13	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS			6.00		
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	
12/23/13	SIERRA CONSULTING GROU	S502	6494	PERMITS/ INSPECTIONS		19781	960.00	CATEGORY ONE INSPECTION	
							150618.59		
							40996.67		

CURRENT MONTH:

--- PREPARED FOR ---
640 RIVERSIDE DRIVE
NEW YORK, NEW YORK
PAGE: E- 1

10031

SHUHAB HDFC
STATEMENT OF JOURNAL ENTRIES
FOR PERIOD ENDED 2/28/2014

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

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

--- PREPARED FOR ---
 640 RIVERSIDE DRIVE
 NEW YORK, NEW YORK 10031

**SHUHAB HDFC
 GENERAL LEDGER
 FOR PERIOD ENDING 02/28/2014**

WAVECREST MANAGEMENT CO.

PAGE: F- 1

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	.00		
			TOTAL CASH RECEIPTS		.00		
			TOTAL CASH DISBURSEMENTS		.00	.00	-283.25
522-1000	OPERATING ACCOUNT		79988.97	32382.15	73799.56		
	2/14 INC522 L01 T22 BASE CHG		PAYMENT			-1772.84	
	2/14 INC522 L01 T23 BASE CHG		NG CHECK			-100.00	
	2/14 INC522 L01 T25 BASE CHG		CORRECTION		6877.80		
	2/14 INC522 L01 T25 BASE CHG		CORRECTION		266.68		
	2/14 INC522 L01 T26 BASE CHG		SEC. DEP.		79071.20		
			TOTAL CASH RECEIPTS				
	CASH ACCOUNT CREDIT	2/ 3/14	16 C24684			-134.93	
	CASH ACCOUNT CREDIT	2/ 4/14	16 C 2541			-21266.88	
	CASH ACCOUNT CREDIT	2/ 6/14	16 C24707			-3886.27	
	CASH ACCOUNT CREDIT	2/ 6/14	16 C 2542			-62.50	
	CASH ACCOUNT CREDIT	2/10/14	16 C 2543			-4522.50	
	CASH ACCOUNT CREDIT	2/10/14	16 C24724		11884.48		
	CASH ACCOUNT CREDIT	2/11/14	16 C 2544			-1057.15	
	CASH ACCOUNT CREDIT	2/11/14	16 C24735		1057.15		
	CASH ACCOUNT CREDIT	2/15/14	16 C 2545			-1172.87	
	CASH ACCOUNT CREDIT	2/18/14	16 C 2546			-10017.53	
	CASH ACCOUNT CREDIT	2/20/14	16 C24865			-4401.93	
	CASH ACCOUNT CREDIT	2/21/14	16 C24875			-4575.77	
	CASH ACCOUNT CREDIT	2/24/14	16 C 2547			-45.75	
	CASH ACCOUNT CREDIT	2/24/14	16 C 2548			-12.50	
	CASH ACCOUNT CREDIT	2/24/14	16 C 2549			-177.36	
	CASH ACCOUNT CREDIT	2/25/14	16 C24897			-101.25	
	CASH ACCOUNT CREDIT	2/25/14	16 C 2550			-5885.00	
	CASH ACCOUNT CREDIT	2/25/14	16 C24900			-3650.02	
	CASH ACCOUNT CREDIT	2/26/14	16 C24900			-12671.11	
	CASH ACCOUNT CREDIT	2/26/14	16 C 2551			-4749.54	
	CASH ACCOUNT CREDIT	2/26/14	16 C 2552				
	CASH ACCOUNT CREDIT	2/26/14	16 C24911		12671.11		
	CASH ACCOUNT CREDIT	2/28/14	16 C24932			-2960.06	
	CASH ACCOUNT CREDIT	2/28/14	16 C 2553			-15219.22	
	CASH ACCOUNT CREDIT	2/28/14	16 C24937		12.00		
	CASH ACCOUNT CREDIT	2/28/14	16 C 2554			-7.50	
	CASH ACCOUNT CREDIT	2/28/14	16 C 2555			-280.75	
			TOTAL CASH DISBURSEMENTS			-71333.65	
						7737.55	40119.70
522-1136	OPENING ARREARIS		-14528753.28	-14581745.48			
	2/14 INC522 L01 T21 BASE CHG		OPN. ARREARIS			-60586.13	
	2/14 INC522 L08 T21 LEGAL FEES		OPN. ARREARIS			-73.07	
						-60659.20	-14642404.69
522-1137	OPENING PREPAIDS		1077260.75	1079051.69			
	2/14 INC522 L01 T21 BASE CHG		OPN. PREPAIDS		3718.21		

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640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

SHUHAV HDFC
GENERAL LEDGER
FOR PERIOD ENDING 02/28/2014

WAVECREST MANAGEMENT CO.

PAGE: F- 2

BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y. T. D. BAL
		B. O. Y. BAL	B. O. M. BAL	DEBITS	CREDITS		
						3718.21	1082769.90
522-1138	CLOSING ARREARS		14629729.64	14690388.84			
	2/14 INC522 L01 T21 BASE CHG		CLS. ARREARS		54978.42		
	2/14 INC522 L08 T21 LEGAL FEES		CLS. ARREARS		73.07		
						55051.49	14745440.33
522-1139	CLOSING PREPAYS		-1082332.98	-1086051.19			
	2/14 INC522 L01 T21 DAGE CHG		CLS. PREPAIDS		-3931.37		
	2/14 INC522 L02 T21 REPAIR CHA		CLS. PREPAIDS		-25.00		
						-3956.37	-1090007.56
522-1140	LOANS AND EXCHANGES		261181.07	261181.07			
						.00	261181.07
522-1149	DUE TO/FROM OWNER		-736125.62	-736125.62			
						.00	-736125.62
522-1158	ACCOUNTS REC - FORMER TEN		-301.00	-301.00			
						.00	-301.00
522-1189	UTILITY DEPOSITS		506.46	506.46			
						.00	506.46
522-1191	TENANT SECURITIES DEPOSIT		-25932.17	-25713.29			
	SIGNATURE BANK	2/11/14	11 R55713		3.06		
	SIGNATURE BANK	2/11/14	14 D55545			-3.06	
	SIGNATURE BANK	2/11/14	11 R55715		949.97		
	SIGNATURE BANK	2/11/14	14 D55527			-949.97	
	SIGNATURE BANK	2/11/14	11 R55714		56.30		
	SIGNATURE BANK	2/11/14	14 D55138			-56.30	
	SIGNATURE BANK	2/11/14	11 R55716		47.82		
	SIGNATURE BANK	2/11/14	14 D55026			-47.82	
	SIGNATURE BANK	2/28/14	11 R55734		25.00		
	SIGNATURE BANK	2/28/14	11 R55735		37.14		
	SIGNATURE BANK	2/28/14	11 R55736		21.72		
	SIGNATURE BANK	2/28/14	11 R55733		3.63		
	SIGNATURE BANK	2/28/14	11 R55737		45.51		
	SIGNATURE BANK	2/28/14	11 R55738		147.75		
						280.75	-25432.54
522-1422	BUILDING IMPROVEMENTS		3100.00	3100.00			
						.00	3100.00
522-1442	APPLIANCES - PURCHASES		56153.16	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		-14538.98	-14819.73			
	2/14 INC522 L21 T21 SECURITY		OPN. ARREARS			-9283.81	
	2/14 INC522 L21 T21 SECURITY		CLS. ARREARS		9040.13		
	2/14 INC522 L21 T28 SECURITY		BASE CHARG			-23.00	
						-266.68	-15086.41
522-5110	BASE CHARGE		.00	-87785.55			
	2/14 INC522 L01 T28 BASE CHG		GROSS POTENTIAL			-87840.37	

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640 RIVERSIDE DRIVE
NEW YORK, NEW YORK

10031

**SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 02/28/2014**

WAVECREST MANAGEMENT CO.

PAGE: E- 3

BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y.T.D.BAL
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
						-87840.37	-175625.92
522-5117	REPAIR CHARGES	.00	-30.00				
	2/14 INC522 L01 T79 BASE CHG	STOVE					
	2/14 INC522 L01 T83 BASE CHG	REFRIG.			-21.00		
	2/14 INC522 L02 T28 REPAIR CHA	BASE CHARG			-34.00		
					-75.00	-130.00	-160.00
522-5120	ADJUSTMENTS	.00	296.86				
	2/14 INC522 L01 T54 BASE CHG	ADJUSTMENT		509.97			
	2/14 INC522 L01 T75 BASE CHG	DHCR RED		296.86		1206.83	1503.69
522-5133	SCRIE REDUCTION	.00	2624.47				
	2/14 INC522 L01 T69 BASE CHG	SENIOR CIT		1543.25		1543.25	4167.72
522-5186	BANK CREDIT FEE	.00	-50.00				
	2/14 INC522 L01 T42 BASE CHG	BANK CHARG			-75.00	-75.00	-125.00
522-5195	SECURITY FORFEITURE INCOM	.00	-49.68			.00	-49.68
522-5220	PRO RATA/ (VACANCY)	.00	11610.49				
	2/14 INC522 L01 T29 BASE CHG	VAC. LOSS		12336.64		12336.64	23947.13
522-6290	MISC. RENTING EXPENSES	.00	.00				
	WAVECREST MGMT TEAM				62.50		
	2/ 6/14 11 R55711				12.50	75.00	75.00
	WAVECREST MGMT TEAM						
	2/24/14 11 R55720						
522-6312	DATA PROCESSING	.00	182.52				
	SHUHAB HDFC				20.37		
	2/ 5/14 14 D20514				21.48		
	SHUHAB HDFC				20.04		
	2/20/14 14 D21414				18.20	80.09	262.61
	SHUHAB HDFC						
	2/21/14 14 D02211						
	SHUHAB HDFC						
	2/25/14 14 D22514						
522-6320	MANAGEMENT FEE	.00	5985.00				
	THE WAVECREST				5985.00	5985.00	11970.00
	2/25/14 11 R55723						
522-6331	MAINTENANCE PAYROLL	.00	29010.88				
	SHUHAB HDFC				3865.90		
	2/ 5/14 14 D20514				4380.45		
	SHUHAB HDFC				4189.06		
	2/20/14 14 D21414				3502.18	15937.59	44948.47
	SHUHAB HDFC						
	2/21/14 14 D02211						
	SHUHAB HDFC						
	2/25/14 14 D22514						
522-6340	LEGAL EXPENSES	.00	.00				
	GAYNIER ASSOCIATES PLL				4522.50	4522.50	4522.50
	2/10/14 11 R55712						
522-6355	POSTAGE EXPENSE	.00	19.20			.00	19.20
522-6360	TELEPHONE	.00	954.17				
	AT&T MOBILITY				134.93		
	2/ 1/14 14 D65589				366.67		
	AT&T MOBILITY				45.75		
	2/21/14 14 D29653				131.96		
	VERIZON				45.40		
	2/24/14 11 R55719				129.64		
	VERIZON						
	2/24/14 11 R55722						
	VERIZON						
	2/24/14 11 R55721						
	AT&T MOBILITY						
	2/25/14 14 D65589						

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 640 RIVERSIDE DRIVE
 NEW YORK, NEW YORK

10031

SHUHAB HDFC
 GENERAL LEDGER
 FOR PERIOD ENDING 02/28/2014

WAVECREST MANAGEMENT CO.

PAGE: F- 4

BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET CHANGE	Y.T.D.BAL
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
						854.35	1808.52
522-6391	EMPLOYEE BENEFITS		.00	178.12			
	LOCAL 32BJ S.E.I.U. UN	2/ 4/14	11 R55709		178.12		
	AMERICAN DREAM FUND	2/ 4/14	11 R55707		6.00		
	BUILDING SERVICE 32BJ	2/28/14	11 R55726		1669.65		
	BUILDING SERVICE 32BJ	2/28/14	11 R55727		4194.12		
	BUILDING SERVICE 32BJ	2/28/14	11 R55728		1669.65		
	BUILDING SERVICE 32BJ	2/28/14	11 R55729		1702.40		
	BUILDING SERVICE 32BJ	2/28/14	11 R55730		4281.00		
	BUILDING SERVICE 32BJ	2/28/14	11 R55731		1702.40		
	AMERICAN DREAM FUND	2/28/14	14 D55633			-6.00	
	AMERICAN DREAM FUND	2/28/14	11 R55732		7.50		
	AMERICAN DREAM FUND	2/28/14	14 D55675			-6.00	15398.84
522-6392	BANK CHARGES		.00	59.00			
	SIGNATURE BANK	2/25/14	14 D00JAN		101.25		
						101.25	160.25
522-6420	FUEL		.00	47276.76			
	HESS CORPORATION	2/18/14	11 R55718		10017.53		
	HESS CORPORATION	2/26/14	11 R55724		7921.57		
	HESS CORPORATION	2/26/14	11 R55724		4749.54		
	HESS CORPORATION	2/26/14	14 D55724			-7921.57	
	HESS CORPORATION	2/26/14	11 R55725		4749.54		
	HESS CORPORATION	2/26/14	14 D55724			-4749.54	14767.07
522-6450	ELECTRICITY		.00	3395.37			
	CONSOLIDATED EDISON	2/28/14	14 D00145		2540.70		
	CONSOLIDATED EDISON	2/28/14	14 D00020		34.19		
	CONSOLIDATED EDISON	2/28/14	14 D00044		83.06		
						2658.75	6054.12
522-6452	GAS		.00	430.93			
	CONSOLIDATED EDISON	2/28/14	14 D00145		279.53		
	CONSOLIDATED EDISON	2/28/14	14 D00044		21.78		
						301.31	732.24
522-6462	EXTERMINATOR		.00	980.00		.00	980.00
522-6472	INTERCOM & MLEX REPAIRS		.00	237.45		.00	237.45
522-6541	REPAIRS MATERIAL		.00	10289.51			
	J ALPERIN CO INC	2/15/14	11 R55717		181.53		
	J ALPERIN CO INC	2/15/14	11 R55717		817.34		
	J ALPERIN CO INC	2/15/14	11 R55717		174.00		
						1172.87	11462.38
522-6547	ELECTRIC REPAIRS		.00	235.00		.00	235.00
522-6549	LOCK/DOOR/WINDOWS REPAIR		.00	852.42		.00	852.42
522-6550	ELEVATOR CONTRACT		.00	1200.00		.00	1200.00
522-6559	BOILER CONTRACT		.00	70.00		.00	70.00
522-6610	RAD DEBT EXPENSE		.00	518.24			

