

MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 4/30/14

PREPARED FOR:
SHUHAB HDFC

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SCHEDULE B	COLLECTION STATUS
SCHEDULE C	STATEMENT OF DISBURSEMENTS
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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 4/30/2014

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

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1 -----CURRENT MONTH-----
4/14 Y.T.D.

INCOME COLLECTED	75,773.29	303,398.40
EXPENSES	<u>74,139.90</u>	<u>377,577.70</u>
NET CASH FLOW FROM OPERATIONS	1,633.39	-74,179.30
CASH BAL BEG OF MO	4,176.28	79,988.97
BALANCE END OF PERIOD	<u>5,809.67</u>	<u>5,809.67</u>
CASH AVAILABLE IN VARIOUS ACCOUNTS		
OPERATING ACCOUNT	5,809.67	
TOTAL CASH AVAILABLE	<u>5,809.67</u>	

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 WAVECREST MANAGEMENT CO.

		CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
BLD ACCT: 522 CORP.NO: 0 FISCAL: 1		ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
<u>OPERATING INCOME</u>									
<u>RENTAL INCOME</u>									
5110	BASE CHARGE	88,037.97	87,291	747	351,581.38	349,164	2,417	1,047,500	695,919
5117	REPAIR CHARGES	30.00	0	30	220.00	0	220	0	-220
5133	SCRIE REDUCTION	-1,543.25	0	-1,543	-7,254.22	0	-7,254	0	7,254
5192	LAUNDRY INCOME	.00	891	-891	3,024.13	3,564	-540	10,700	7,676
5120	ADJUSTMENTS	-296.86	0	-297	-2,097.41	0	-2,097	0	2,097
5220	PRO RATA/ (VACANCY)	-12,968.81	-11,466	-1,503	-49,252.58	-45,864	-3,389	-137,600	-88,347
6610	BAD DEBT EXPENSE	.00	-883	883	-516.24	-3,532	3,014	-10,600	-10,082
TOTAL MAINTENANCE INCOME		73,259.05	75,833	-2,574	295,703.06	303,332	-7,629	910,000	614,297
<u>OTHER INCOME</u>									
5195	SECURITY FORFEITURE I	.00	0	0	49.68	0	50	0	-50
5186	BANK CREDIT FEE	50.00	0	50	200.00	0	200	0	-200
5112	COMMERCIAL	.00	0	0	-146.47	0	-146	0	146
2191	TENANT SECURITY PAYAB	35.72	0	36	733.25	0	733	0	-733
TOTAL OTHER INCOME		85.72	0	86	836.46	0	836	0	-836
<u>ACCOUNTS RECEIVABLE</u>									
1136	OPENING ARREARS	51,647.14	0	51,647	220,350.03	0	220,350	0	-220,350
1137	OPENING PREPAYS	-4,876.24	0	-4,876	-14,341.76	0	-14,342	0	14,342
1138	CLOSING ARREARS	-49,096.42	0	-49,096	-216,454.25	0	-216,454	0	216,454
1139	CLOSING PREPAYS	4,754.04	0	4,754	17,304.86	0	17,305	0	-17,305
TOTAL ACCOUNTS RECEIVABLE		2,428.52	0	2,429	6,858.88	0	6,859	0	-6,859

SHUHAB HDFC
 STATEMENT OF RECEIPTS AND DISBURSEMENTS
 FOR PERIOD ENDED 4/30/2014

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
TOTAL INCOME COLLECTED	75,773.29	75,833	-60	303,398.40	303,332	66	910,000	506,602
EXPENSES								
PAYROLL & RELATED EXPENSES								
6331 MAINTENANCE PAYROLL	13,518.21	14,341	-823	66,649.89	57,364	9,286	172,100	105,450
6334 PAYROLL - REPAIRS	.00	575	-575	.00	2,300	-2,300	6,900	6,900
6710 PAYROLL TAXES	.00	1,750	-1,750	.00	7,000	-7,000	21,000	21,000
6391 EMPLOYEE BENEFITS	184.12	4,800	-4,616	20,139.32	19,200	939	57,600	37,461
6724 INSURANCE - WORKMENS	.00	1,491	-1,491	2,086.25	5,964	-3,878	17,900	15,814
TOTAL PAYROLL & RELATED EXP	<u>13,702.33</u>	<u>22,957</u>	<u>-9,255</u>	<u>88,875.46</u>	<u>91,828</u>	<u>-2,953</u>	<u>275,500</u>	<u>186,625</u>
ADMINISTRATION & MANAGEMENT								
6340 LEGAL EXPENSES	1,955.00	3,183	-1,228	6,477.50	12,732	-6,254	38,200	31,722
6393 AUTO EXPENSE	.00	8	-8	.00	32	-32	100	100
6398 CONSULTING FEES	.00	233	-233	60.00	932	-872	2,800	2,740
6400 ARCHITECT EXPENSE	.00	50	-50	.00	200	-200	600	600
6355 POSTAGE EXPENSE	2.40	16	-14	33.60	64	-30	200	166
6318 PETTY CASH	.00	8	-8	.00	32	-32	100	100
6320 MANAGEMENT FEE	5,985.00	5,983	2	23,940.00	23,932	8	71,800	47,860
6360 TELEPHONE	797.28	741	56	2,605.80	2,964	-358	8,900	6,294
6484 OVERNIGHT MAIL EXPENS	.00	8	-8	97.50	32	66	100	2
6312 DATA PROCESSING	59.47	150	-91	4,864.47	600	4,264	1,800	-3,064
6494 PERMITS/INSP/REG.	.00	341	-341	960.00	1,364	-404	4,100	3,140
6592 VIOLATIONS / FINES	.00	150	-150	.00	600	-600	1,800	1,800
6311 OFFICE EXPENSE	.00	91	-91	.00	364	-364	1,100	1,100
6389 UNIFORMS	.00	0	0	819.70	0	820	0	-820

SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 4/30/2014

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1		CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
		ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
6290	MISC. RENTING EXPENSE	25.00	16	9	100.00	64	36	200	100
6392	BANK CHARGES	87.00	50	37	300.00	200	100	600	300
6397	DUES & SUBSCRIPTIONS	.00	33	-33	.00	132	-132	400	400
	TOTAL ADMIN. & MGMT EXPENSE	8,911.15	11,061	-2,150	40,258.57	44,244	-3,985	132,800	92,541
	OPERATING EXPENSES								
6420	FUEL	33,564.98	19,040	14,525	169,369.27	130,900	38,469	238,000	68,631
6450	ELECTRICITY	.00	2,833	-2,833	9,208.79	11,332	-2,123	34,000	24,791
6452	GAS	.00	500	-500	1,051.24	2,000	-949	6,000	4,949
	TOTAL OPERATING EXPENSES	33,564.98	22,373	11,192	179,629.30	144,232	35,397	278,000	98,371
	REPAIRS & MAINTENANCE								
6380	PLASTER/PAINT	.00	275	-275	.00	1,100	-1,100	3,300	3,300
6385	LEAD PAINT TEST/ABATE	.00	125	-125	.00	500	-500	1,500	1,500
6544	PLUMBING REPAIRS	.00	166	-166	295.00	664	-369	2,000	1,705
6547	ELECTRIC REPAIRS	.00	83	-83	235.00	332	-97	1,000	765
6549	LOCK/DOOR/WINDOWS REP	645.00	366	279	1,497.42	1,464	33	4,400	2,903
6541	REPAIRS MATERIAL	5,375.49	2,272	3,103	19,289.13	16,816	2,473	35,000	15,711
6560	BOILER REPAIR	.00	250	-250	.00	1,000	-1,000	3,000	3,000
6548	APT. REPAIRS-LABOR	.00	1,666	-1,666	1,395.00	6,664	-5,269	20,000	18,605
6472	INTERCOM & MLEX REPAIR	.00	166	-166	237.45	664	-427	2,000	1,763
6539	ROOF REPAIRS	.00	166	-166	.00	664	-664	2,000	2,000
1422	BUILDING IMPROVEMENTS	.00	175	-175	.00	700	-700	2,100	2,100
6568	FIRE PROTECTION	.00	8	-8	.00	32	-32	100	100
1442	APPLIANCES - PURCHASE	.00	758	-758	.00	3,032	-3,032	9,100	9,100
6495	SPRINKLER REPAIRS	.00	133	-133	.00	532	-532	1,600	1,600
6480	MAINTENANCE SUPPLIES	379.04	0	379	379.04	0	379	0	-379
6545	REPAIRS APPLIANCES	-40.00	16	-56	.00	64	-64	200	200
	TOTAL REPAIRS & MAINTENANCE	6,359.53	6,625	-265	23,328.04	34,228	-10,900	87,300	63,972

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FOR PERIOD ENDED 4/30/2014

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 WAVECREST MANAGEMENT CO.

BLD ACCT: 522 CORP.NO: 0 FISCAL: 1	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
SERVICE CONTRACTS								
6512 SECURITY CMERAS	.00	283	-283	.00	1,132	-1,132	3,400	3,400
6550 ELEVATOR CONTRACT	2,400.00	875	1,525	3,600.00	3,500	100	10,500	6,900
6553 BOILER CLEANING	.00	833	-833	.00	3,332	-3,332	10,000	10,000
6462 EXTERMINATOR	.00	633	-633	1,960.00	2,532	-572	7,600	5,640
6559 BOILER CONTRACT	.00	300	-300	210.00	1,200	-990	3,600	3,390
TOTAL SERVICE CONTRACTS	2,400.00	2,924	-524	5,770.00	11,696	-5,926	35,100	29,330
MORTGAGE, TAXES & INSURANCE								
6712 WATER & SEWER CHARGES	.00	9,758	-9,758	.00	39,032	-39,032	117,100	117,100
6720 INSURANCE GENERAL	9,198.28	7,375	1,823	36,793.12	29,500	7,293	88,500	51,707
INSURANCE - BOILER	.00	0	0	2,153.27	0	2,153	0	-2,153
TOTAL MTGE, TAXES & INSURAN	9,198.28	17,133	-7,935	38,946.39	68,532	-29,586	205,600	166,654
OTHER CASH FLOW ITEMS								
1191 TENANT SECURITIES DEP	3.63	0	4	769.94	0	770	0	-770
TOTAL OTHER CASH FLOW ITEMS	3.63	0	4	769.94	0	770	0	-770
TOTAL EXPENSES	74,139.90	83,073	-8,933	377,577.70	394,760	-17,182	1,014,300	636,722
NET CASH FLOW FROM OPERATIO	1,633.39	-7,240	8,873	-74,179.30	-91,428	17,249	-104,300	-30,121

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SHUHAB HDFC
COLLECTION STATUS
FOR PERIOD ENDED 4/30/2014

WAVECREST MANAGEMENT CO.

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BLD-TEN ACCT. NO	UNIT ID	RESIDENT NAME	BASE CHARGE	OPENING BALANCE	OTHER CHARGES AND CREDITS	PAYMENTS RECEIVED	CLOSING SECURITY BALANCE	LEASE EXPIR
- TOTALS -			.00	6688.39	.00	.00	6688.39	152.63

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COLLECTION STATUS
FOR PERIOD ENDED 4/30/2014

WAVECREST MANAGEMENT CO.

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DAILY RECEIPTS SUMMARY FOR BUILDING 522

4/ 1/14	-5013.21
4/ 2/14	-2039.25
4/ 3/14	-5921.04
4/ 4/14	-2138.60
4/ 5/14	.00
4/ 6/14	.00
4/ 7/14	-8109.16
4/ 8/14	-808.80
4/ 9/14	-4961.40
4/10/14	-8219.49
4/11/14	-5506.10
4/12/14	.00
4/13/14	.00
4/14/14	-3039.03
4/15/14	-1200.38
4/16/14	-3469.44
4/17/14	-1151.07
4/18/14	-1868.71
4/19/14	.00
4/20/14	.00
4/21/14	.00
4/22/14	-822.27
4/23/14	-10037.76
4/24/14	1278.84
4/25/14	-5180.44
4/26/14	.00
4/27/14	.00
4/28/14	-2778.05
4/29/14	-958.00
4/30/14	-3829.93
4/31/14	.00
	-75773.29

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**SHUHAB HDFC
 COLLECTION STATUS
 FOR PERIOD ENDED 4/30/2014**

WAVECREST MANAGEMENT CO.
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STATEMENT OF COLLECTIONS
 FINAL STATUS FOR PERIOD ENDING: 4/30/2014

INCOME CATEGORY ----- ----- CHARGE TYPE -----	ACCT CODE	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
BASE CHARGE-----ARREARS-----		51,574.07			
-----PREPAYS-----		-4,826.24			
BASE CHARGE 100.0% 1-28	135 UNITS		88,037.97		
VACANCY LOSS 14.7% 1-29	25 UNITS		-12,968.81		
BANK CHARGE	1-42		50.00		
SENIOR CITIZEN	1-69		-1,543.25		
DHCR RED	1-75		-296.86		
STOVE	1-79		21.00		
REFRIG.	1-83		34.00	-75,737.57	
-----ARREARS-----					49,023.35
-----PREPAYS-----					-4,679.04
REPAIR-CHARGE-----		-50.00			
REPAIR CHARGE	2-28		-25.00	.00	-75.00
LEGAL-FEES-----		73.07		.00	73.07
SECURITY-----		8,951.68			
SECURITY	21-28		683.56	-35.72	9,599.52
TOTALS		55,722.58	73,992.61	-75,773.29	53,941.90

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SHUHAB HDFC
COLLECTION STATUS
FOR PERIOD ENDED 4/30/2014

WAVECREST MANAGEMENT CO.

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STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 4/30/2014

<u>PAYMENTS ANALYSIS</u>	<u>DEBITS</u>	<u>CREDITS</u>	<u>TOTAL</u>
PAYMENTS	.00	-77066.41	-77066.41
NG RETURNS	1328.86	.00	1328.86
CORRECTIONS	593.12	-593.14	-.02
SECURITY DEPOSITS	.00	-35.72	-35.72
			.00
<u>TOTAL RECEIPTS</u>			<u>-75773.29</u>

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SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 4/30/2014

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
4/30/14	AT&T MOBILITY	A094	6360	TELEPHONE	AFW	522-21	D2314	375.42	
4/ 3/14	AT&T MOBILITY	A094	6360	TELEPHONE	KVZ	9653-3	D29653	162.54	287247729653
4/ 2/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-03	D32814	3528.07	PR/03/28
4/ 2/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-MA	D32814	21.43	
								3549.50	
4/ 4/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-04	D40414	3328.33	PR/WE/04/04/
4/ 4/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-AP	D40414	19.21	
								3347.54	
4/11/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-04	D41114	3513.93	PR/04/11/14
4/11/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-AP	D41114	21.65	
								3535.58	
4/22/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	ESM	522-04	D41814	3126.23	PR/04/18/14
4/22/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	ESM	522-AP	D41814	18.83	PR/04/18/14
								3145.06	
4/28/14	JOSE BARRERA	6936	6545	REPAIRS APPLIANCES	ESM	398048	D55749	-40.00	** VOID NO: 55749 **
4/17/14	EMPOWER NY	KWGE	6398	CONSULTING FEES	ESM	159673	D55754	-60.00	** VOID NO: 55754 **
4/ 4/14	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS	LIZ		R55768	6.00	
4/ 4/14	LOCAL 32BJ S.E.I.U. UN	BU32	6391	EMPLOYEE BENEFITS	LIZ		R55769	178.12	
4/ 4/14	THE PREMINS CO INC	P822	6720	INSURANCE GENERAL	LIZ	522	R55770	9198.28	
4/ 7/14	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	KEB	522331	R55771	25.00	522
4/ 8/14	WAVECREST MGMT TEAM	3713	6355	POSTAGE EXPENSE	KEB	522314	R55772	2.40	2 @ 1.20
4/15/14	HESS CORPORATION	1014	6420	FUEL	KEB	077584	R55773	10072.69	0 0 3000 3.354
4/15/14	HESS CORPORATION	1014	6420	FUEL	KEB	077786	R55773	4118.21	0 0 1250 3.291
								14190.90	
4/17/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	102355	R55774	285.90	SUPPLIES
4/17/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	99570	R55774	379.85	SUPPLIES
4/17/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	99586	R55774	344.85	SUPPLIES
4/17/14	J ALPERIN CO INC	1061	6480	MAINTENANCE SUPPLIES	KEB	108015	R55774	379.04	SUPPLIES
4/17/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	102768	R55774	265.89	SUPPLIES
4/17/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	KEB	105119	R55774	-66.00	SUPPLIES RETURN
								1589.53	
4/17/14	STARCO WHOLESALE SUPPL	STAR	6541	REPAIRS MATERIAL	KEB	34695	R55775	4165.00	100 HOT PLATE 2 BURNER
4/17/14	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE	KEB	520356	R55776	130.00	CYLINDER SET,HANDLE
4/17/14	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE	KEB	518454	R55776	515.00	VESTIBULE DOOR

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SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 4/30/2014

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
								645.00	
4/17/14	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT	SCB	6445	R55777	600.00	DECEMBER MAINTENANCE
4/17/14	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT	SCB	6589	R55777	600.00	JANUARY MAINTENANCE
4/17/14	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT	KEB	6850	R55777	600.00	FEB 2014
4/17/14	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT	SCB	6303	R55777	600.00	NOV 2013 MAINTENANCE
								2400.00	
4/17/14	EMPOWER NY	KWGE	6398	CONSULTING FEES	ESM	1596 / 3	R55778	60.00	2/1/14--4/30/2014
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	489	R55779	75.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	491	R55779	55.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	492	R55779	305.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	493	R55779	275.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	494	R55779	275.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	495	R55779	185.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	497	R55779	75.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	499	R55779	275.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	498	R55779	165.00	
4/21/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	PAG	501	R55779	120.00	
								1805.00	
4/22/14	WAIDE LW OFFICES PLLC	WL01	6340	LEGAL EXPENSES	KAZ	522-02	R55780	150.00	
4/28/14	HESS CORPORATION	1014	6420	FUEL	APW	077973	R55781	9750.49	3000.0 GAL @ 3.24
4/28/14	HESS CORPORATION	1014	6420	FUEL	APW	078107	R55781	9623.59	3000.0 GAL @ 3.205
								19374.08	
4/30/14	THE WAVECREST	3925	6320	MANAGEMENT FEE	APW	522-03	R55782	5985.00	march 2014
4/30/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	APW	522102	R55783	3.63	522-102 Song/Kennedy
4/ 3/14	AT&T MOBILITY	A094	6360	TELEPHONE	KAZ	5589-3	D65589	129.64	287244665589
4/ 7/14	AT&T MOBILITY	A094	6360	TELEPHONE	APW	5589-4	D65589	129.68	287244665589
								259.32	
	50 ITEMS			DISBURSEMENTS				74052.90	

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 640 RIVERSIDE DRIVE
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**SHUHAB HDFC
 STATEMENT OF UNPAID BILLS
 FOR PERIOD ENDED 4/30/2014**

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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.
2/26/14	ARCTEC ELEVATOR	ARCT	6494	PERMITS/INSPEC/REG.		6711	550.00	CAT TEST	
3/31/14	ARCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		7005	600.00	MONTH MARCH	
3/15/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		115862	71.88	CHAMPION	
3/18/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		115987	738.54	MATERIALS	
1/ 4/14	BOCHY & SON CONSTRUCTI	BOCH	6548	APT.REPAIRS-LABOR		1630	695.00	APT 7C	
3/ 7/14	BUILDING NET LLC	BN02	6312	DATA PROCESSING		179697	54.00	INTERNET	
2/ 8/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		102133	490.00	MPC	
3/25/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		102176	50.00	APT 3E	
1/ 1/14	GOLDBERG & WEINBERGER	G209	6340	LEGAL EXPENSES		12305	63.00	TEL CONFERENCE	
3/14/14	HESS CORPORATION	1014	6420	FUEL		078297	9333.30	3001.0 GAL @ 3.107	
3/24/14	HESS CORPORATION	1014	6420	FUEL		078486	4569.09	1500. GAL @ 3.043	
3/25/14	HESS CORPORATION	1014	6420	FUEL		078500	4588.29	1500. GAL @ 3.056	
3/29/14	HESS CORPORATION	1014	6420	FUEL		078688	7884.75	2544. GAL @ 3.096	
1/ 1/14	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		29706	287.10	MATERIALS	
2/25/14	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		29791	408.03	MATERIALS	
2/25/14	L.J. CORELLI PLUMBING	B771	6541	REPAIRS MATERIAL		29792	286.43	MATERIALS	
1/ 6/14	M.C.C. COMMUNICATIONS,	2004	6472	INTERCOM & MLEX REPA		13365	467.35	INTERCOM	
3/ 4/14	MANHATTAN FIRE & SAFET	7344	6494	PERMITS/INSPEC/REG.		194317	199.60	INSPECTION AND TAGGING	
2/25/14	STARCO WHOLESALE SUPPL	STAR	6480	MAINTENANCE SUPPLIES		34258	899.97	SUPPLIES	
2/28/14	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE		520980	79.92	8 FIRST WATCH	
3/10/14	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE		521952	110.50	6 KEYS	
3/28/14	WEBSTER LOCK & HARDWAR	4053	6549	LOCK/DOOR/WINDOWS RE		525404	174.18	2 SLIDE BOLT	
4/15/14	NYC WATER BOARD	6604	6712	WATER & SEWER CHARGE		502710	100551.90	0001-50271-001 ****	
9/ 4/13	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		29769	-202.95	CREDITS- A46083, A29769	
							132949.88		
							100551.90		

CURRENT MONTH:

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SHUHAB HDFC
STATEMENT OF JOURNAL ENTRIES
FOR PERIOD ENDED 4/30/2014

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DATE	DESCRIPTION	G/L ACCOUNT CLASS	J/E NO.	AMOUNT	REMARKS
4/23/14	BAN K CHGE	9999 6392 BANK CHARGES	MS 522003 J21084	87.00	
	1 ITEMS		DISBURSEMENTS	87.00	

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**SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 04/30/2014**

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						
		19988.91	4176.28				
4/14	INC522 L01 T22 BASE CHG			77066.41			
4/14	INC522 L01 T23 BASE CHG					-1328.86	
4/14	INC522 L01 T25 BASE CHG					-593.12	
4/14	INC522 L01 T25 BASE CHG						
4/14	INC522 L01 T26 BASE CHG			593.14			
	TOTAL CASH RECEIPTS			75773.29			
	CASH ACCOUNT CREDIT	4/ 4/14	16 C 2574			-292.18	
	CASH ACCOUNT CREDIT	4/ 4/14	16 C 2575			-9382.40	
	CASH ACCOUNT CREDIT	4/ 7/14	16 C 2576			-25.00	
	CASH ACCOUNT CREDIT	4/ 8/14	16 C 2577			-2.40	
	CASH ACCOUNT CREDIT	4/15/14	16 C 2578			-14190.90	
	CASH ACCOUNT CREDIT	4/17/14	16 C 2579			-1589.53	
	CASH ACCOUNT CREDIT	4/17/14	16 C 2580			-4165.00	
	CASH ACCOUNT CREDIT	4/17/14	16 C 2581			-645.00	
	CASH ACCOUNT CREDIT	4/17/14	16 C 2582			-2460.00	
	CASH ACCOUNT CREDIT	4/18/14	16 C 2583				
	CASH ACCOUNT CREDIT	4/21/14	16 C 2584	60.00			
	CASH ACCOUNT CREDIT	4/ 2/14	16 C 2585			-1805.00	
	CASH ACCOUNT CREDIT	4/ 4/14	16 C 2586			-3549.50	
	CASH ACCOUNT CREDIT	4/ 4/14	16 C 2587			-3347.54	
	CASH ACCOUNT CREDIT	4/21/14	16 C 2588			-3535.58	
	CASH ACCOUNT CREDIT	4/22/14	16 C 2588			-3145.06	
	CASH ACCOUNT CREDIT	4/22/14	16 C 2589			-150.00	
	BVN K CHGE	4/23/14	16 J21084			-87.00	
	CASH ACCOUNT CREDIT	4/28/14	16 C 2590			-19374.08	
	CASH ACCOUNT CREDIT	4/28/14	16 C 2591	40.00			
	CASH ACCOUNT CREDIT	4/30/14	16 C 2592			-5985.00	
	CASH ACCOUNT CREDIT	4/30/14	16 C 2593			-129.69	
	CASH ACCOUNT CREDIT	4/30/14	16 C 2594	.00			
	CASH ACCOUNT CREDIT	4/30/14	16 C 2595			-375.42	
	CASH ACCOUNT CREDIT	4/30/14	16 C 2597			-3.63	
	TOTAL CASH DISBURSEMENTS					-74139.90	
						1633.39	5809.67
522-1136	OPENING ARREARS						
		-14528753.28	-14697456.17				
4/14	INC522 L01 T21 BASE CHG					-51574.07	
4/14	INC522 L08 T21 LEGAL FEES					-73.07	-51647.14 -14749103.31
522-1137	OPENING PREPAIDS						
		1077260.75	1086726.27				
4/14	INC522 L01 T21 BASE CHG					4826.24	
4/14	INC522 L02 T21 REPAIR CHA					50.00	

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**SHU HAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 04/30/2014**

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		
						4876.24	1091602.51
522-1138	CLOSING ARREARS	14629729.64	14797087.47				
	4/14 INC522 L01 T21 BASE CHG		CLS.ARREARS	49023.35			
	4/14 INC522 L08 T21 LEGAL FEES		CLS.ARREARS	73.07		49096.42	14846183.89
522-1139	CLOSING PREPAYS	-1082332.98	-1094883.80				
	4/14 INC522 L01 T21 BASE CHG		CLS.PREPAIDS		-4679.04		
	4/14 INC522 L02 T21 REPAIR CHA		CLS.PREPAIDS		-75.00	-4754.04	-1099637.84
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 SIGNATURE BANK 4/30/14 11 R55783	-25932.17	-25165.86	3.63		3.63	-25162.23
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	BCNUSES	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	-15236.51				
	4/14 INC522 L21 T21 SECURITY		OPN.ARREARS		-8951.68		
	4/14 INC522 L21 T21 SECURITY		CLS.ARREARS	9599.52			
	4/14 INC522 L21 T28 SECURITY		BASE CHARG		-683.56	-35.72	-15272.23
522-5110	BASE CHARGE	.00	-263543.41				
	4/14 INC522 L01 T28 BASE CHG	GROSS POTENTIAL			-88037.97	-88037.97	-351581.38
522-5112	COMMERCIAL	.00	146.47			.00	146.47
522-5117	REPAIR CHARGES	.00	-190.00				
	4/14 INC522 L01 T79 BASE CHG		STOVE		-21.00		
	4/14 INC522 L01 T83 BASE CHG		REFRIG.		-34.00		
	4/14 INC522 L02 T28 REPAIR CHA		BASE CHARG	25.00		-30.00	-220.00
522-5120	ADJUSTMENTS	.00	1800.55				
	4/14 INC522 L01 T75 BASE CHG	DIOR RED		296.86		296.86	2097.41
522-5133	SCRIE REDUCTION	.00	5710.97				
	4/14 INC522 L01 T69 BASE CHG	SENIOR CIT		1543.25			

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**SHUHAB HDFC
GENERAL LEDGER
FOR PERIOD ENDING 04/30/2014**

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		
						1543.25	7254.22
522-5186	BANK CREDIT FEE	.00	-150.00				
	4/14 INC522 L01 T42 BASE CHG	BANK CHARG			-50.00	-50.00	-200.00
522-5192	LAUNDRY INCOME	.00	-3024.13			.00	-3024.13
522-5195	SECURITY FORFEITURE INCOM	.00	-49.68			.00	-49.68
522-5220	PRO RATA/ (VACANCY)	.00	36283.77				
	4/14 INC522 L01 T29 BASE CHG	VAC. LOSS		12968.81		12968.81	49252.58
522-6290	MISC. RENTING EXPENSES	.00	75.00				
	WAVECREST MGMT TEAM 4/ 7/14 11 R55771			25.00		25.00	100.00
522-6312	DATA PROCESSING	.00	4805.00				
	SHUHAB HDFC 4/ 2/14 14 D32814			21.43			
	SHUHAB HDFC 4/ 4/14 14 D40414			19.21			
	SHUHAB HDFC 4/22/14 14 D41814			18.83		59.47	4864.47
522-6320	MANAGEMENT FEE	.00	17955.00				
	THE WAVECREST 4/30/14 11 R55782			5985.00		5985.00	23940.00
522-6331	MAINTENANCE PAYROLL	.00	53131.68				
	SHUHAB HDFC 4/ 2/14 14 D32814			3528.07			
	SHUHAB HDFC 4/ 4/14 14 D40414			3328.33			
	SHUHAB HDFC 4/11/14 14 D41114			3513.93			
	SHUHAB HDFC 4/11/14 14 D41114			21.65			
	SHUHAB HDFC 4/22/14 14 D41814			3126.23		13518.21	66649.89
522-6340	LEGAL EXPENSES	.00	4522.50				
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			75.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			55.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			305.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			275.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			275.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			185.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			75.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			275.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			165.00			
	GAYNIER ASSOCIATES PLL 4/21/14 11 R55779			120.00			
	WAIDE LAW OFFICES PLLC 4/22/14 11 R55780			150.00		1955.00	6477.50
522-6355	POSTAGE EXPENSE	.00	31.20				
	WAVECREST MGMT TEAM 4/ 8/14 11 R55772			2.40		2.40	33.60
522-6360	TELEPHONE	.00	1808.52				
	AUT MOBILITY 4/ 3/14 14 D65589			129.64			
	AUT MOBILITY 4/ 3/14 14 D29653			162.54			
	AUT MOBILITY 4/ 7/14 14 D65589			129.68			
	AUT MOBILITY 4/30/14 14 D2314			375.42		797.28	2605.80
522-6389	UNIFORMS	.00	819.70				

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**SHUHAB HDFC
 GENERAL LEDGER
 FOR PERIOD ENDING 04/30/2014**

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		
						.00	819.70
522-6391	EMPLOYEE BENEFITS		.00				
	LOCAL 12BJ S.E.I.U. UN	4/ 4/14	11 R55769	178.12			
	AMERICAN DREAM FUND	4/ 4/14	11 R55768	6.00		184.12	20139.32
522-6392	BANK CHARGES		.00				
	BAN K CHGE	4/23/14	16 J21084	87.00		87.00	300.00
522-6398	CONSULTING FEES		.00				
	EPHONER NY	4/17/14	11 R55778	60.00			
	EPHONER NY	4/17/14	14 D55754		-60.00	.00	60.00
522-6420	FUEL		.00				
	HESS CORPORATION	4/15/14	11 R55773	10072.69			
	HESS CORPORATION	4/15/14	11 R55773	4118.21			
	HESS CORPORATION	4/28/14	11 R55781	9750.49			
	HESS CORPORATION	4/28/14	11 R55781	9623.59		33564.98	169369.27
522-6450	ELECTRICITY		.00			.00	9208.79
522-6452	GAS		.00			.00	1051.24
522-6462	EXTERMINATOR		.00			.00	1960.00
522-6472	INTERCOM & MLBX REPAIRS		.00			.00	237.45
522-6480	MAINTENANCE SUPPLIES		.00			.00	
	J ALPERIN CO INC	4/17/14	11 R55774	379.04		379.04	379.04
522-6484	OVERNIGHT MAIL EXPENSE		.00			.00	97.50
522-6494	PERMITS/INSPEC/REG.		.00			.00	960.00
522-6541	REPAIRS MATERIAL		.00				
	STARCO WHOLESAL SUPPL	4/17/14	11 R55775	4165.00			
	J ALPERIN CO INC	4/17/14	11 R55774	285.90			
	J ALPERIN CO INC	4/17/14	11 R55774	379.85			
	J ALPERIN CO INC	4/17/14	11 R55774	344.85			
	J ALPERIN CO INC	4/17/14	11 R55774	265.89			
	J ALPERIN CO INC	4/17/14	11 R55774		-66.00	5375.49	19289.13
522-6544	PLUMBING REPAIRS		.00			.00	295.00
522-6545	REPAIRS APPLIANCES		.00				
	JOSE BARRERA	4/28/14	14 D55749		-40.00	-40.00	.00
522-6547	ELECTRIC REPAIRS		.00			.00	235.00
522-6548	AUT.REPAIRS-LABOR		.00			.00	1395.00
522-6549	LOCK/DOOR/WINDOWS REPAIR		.00				
	WEBSTER LOCK & HARDWAR	4/17/14	11 R55776	130.00			

