

MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 7/31/14

PREPARED FOR:
SHUHAB HDFC

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July 2014

PREPARED BY:
WAVECREST MANAGEMENT CO.

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SHUHAB HDFC

**STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 7/31/2014**

--- PREPARED BY ---

-----CURRENT MONTH-----
7/14

-BLD ACCT: 522 CORP.NO:00 FISCAL: 1
Y.T.D.

INCOME COLLECTED	98,978.55	545,864.00
EXPENSES	50,098.79	565,345.30
NET CASH FLOW FROM OPERATIONS	48,879.76	-19,481.30
CASH BAL BEG OF MO	11,627.91	79,988.97
BALANCE END OF PERIOD	60,507.67	60,507.67
=====		
CASH AVAILABLE IN VARIOUS ACCOUNTS		
OPERATING ACCOUNT	60,507.67	
TOTAL CASH AVAILABLE	60,507.67	
=====		

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SHUHAB HDFC

**STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 7/31/2014**

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-----CURRENT MONTH-----YEAR TO DATE-----ANNUAL BUDGET-----
 BLD ACCT: 522 CORP.NO:00 FISCAL: 1 -----ACTUAL-----BUDGET-----ACTUAL-----BUDGET-----VAR-----
 TOTAL-----REMAINING-----

OPERATING INCOME

	88,459.70	87,291	1,169	616,761.53	611,037	5,725	1,047,500
5110 RENTAL INCOME							
430,738 BASE CHARGE							
5117 REPAIR CHARGES	30.00	0	30	310.00	0	310	0
-310 SCRIE/DRIE REDUCTION	6,269.02	0	6,269	-4,125.82	0	-4,126	0
4,126 LAUNDRY INCOME	3,207.50	891	2,317	9,291.63	6,237	3,055	10,700
1,408 ADJUSTMENTS	-242.04	0	-242	-2,933.19	0	-2,933	0
5120 PRO RATA/(VACANCY)	-12,968.81	-11,466	-1,503	-88,159.01	-80,262	-7,897	-137,600
2,933 BAD DEBT EXPENSE	6610		.00	-883	883	-7,206.63	-
5220 -49,441	-10,600						
6,181							

TOTAL MAINTENANCE INCOME 84,755.37 75,833 8,922 523,938.51 530,831 -6,892
 910,000 386,061

OTHER INCOME

1149 DUE TO/FROM OWNER	.00	0	0	-6,049.87	0	-6,050	0
6,050 SECURITY FORFEITURE I	.00	0	0	49.68	0	50	0
-50 BANK CREDIT FEE	.00	0	0	275.00	0	275	0
-275 COMMERCIAL	.00	0	0	-146.47	0	-146	0
5112 TENANT SECURITY PAYAB	2191		47.78	0	48	1,190.84	0
146 0							
0 1,191							

TOTAL OTHER INCOME 47.78 0 48 -4,680.82 0 -4,681
 0 4,681

ACCOUNTS RECEIVABLE

1136 OPENING ARREARS	43,262.65	0	43,263	364,216.02	0	364,216	0
-364,216							

1137	OPENING PREPAYS	-3,936.10	0	-3,936	-28,216.37	0	-28,216	0
28,216								
1138	CLOSING ARREARS	-30,755.45	0	-30,755	-341,979.27	0	-341,979	0
341,979								
0	1139 CLOSING PREPAYS	-32,030		5,604.30	0	5,604	32,029.73	

TOTAL ACCOUNTS RECEIVABLE	14,175.40	0	14,175	26,050.11	0	26,050	
0	-26,050						

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**STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 7/31/2014**

6312	DATA PROCESSING	173.19	150	23	5,184.69	1,050	4,135	1,800
-3,385								
6494	PERMITS/INSPEC/REG.	792.50	341	452	2,302.50	2,387	-84	4,100
1,797								
6592	VIOLATIONS / FINES	.00	150	-150	300.00	1,050	-750	1,800
1,500								
6311	OFFICE EXPENSE	.00	91	-91	.00	637	-637	1,100
1,100								
6389	UNIFORMS	.00	0	0	819.70	0	820	0
-820								

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**STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 7/31/2014**

1422	BUILDING IMPROVEMENTS	.00	175	-175	.00	1,225	-1,225	2,100
2,100								
6568	FIRE PROTECTION	.00	8	-8	.00	56	-56	100
100								
1442	APPLIANCES - PURCHASE	.00	758	-758	.00	5,306	-5,306	9,100
9,100								
6495	SPRINKLER REPAIRS	.00	133	-133	.00	931	-931	1,600
1,600								
6480	MAINTENANCE SUPPLIES	.00	0	0	1,545.31	0	1,545	0
-1,545	REPAIRS APPLIANCES	6545	40.00	40.00	16	24	40.00	
112		200						
		-72						

TOTAL REPAIRS & MAINTENANCE 10,472.95 6,625 3,848 36,416.17 54,103 -17,687

87,300 50,884

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**STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 7/31/2014**

NET CASH FLOW FROM OPERATIO	48,879.76	7,040	41,840	-20,037.50	-72,688	52,650	-
	104,300	-84,262					

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**COLLECTION STATUS
FOR PERIOD ENDED 7/31/2014**

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COLLECTION STATUS
FOR PERIOD ENDED 7/31/2014

STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 7/31/2014

INCOME CATEGORY --- CHARGE TYPE ---	ACCT CODE	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
BASE CHARGE	---	43,189.58			
-----PREPAYS-----		-3,936.10			
BASE CHARGE	100.0% 1-28		88,459.70		
VACANCY LOSS	14.7% 1-29		-12,968.81		
ADJUSTMENT ONE	1-54		54.82		
SENIOR CITIZEN	1-69		128.05		
DHCR RED	1-75				
STOVE	1-79		21.00		
REFRIG.	1-83		34.00-87,984.93		
-----ARREARS-----				30,682.38	
-----PREPAYS-----				-5,579.30	
REPAIR-CHARGE	---	.00			
REPAIR CHARGE	2-28		-25.00 .00	-25.00	LEGAL-FEES
SECURITY	73.07		.00 73.07		
SECURITY	21-28		27.58		
ADJUSTMENT ONE	21-54		-54.82	-47.78	9,168.68 MISC.-INCOME
MISC. INCOME	90-99		10,945.84-10,945.84	.00	
-----TOTALS			34,319.83		
98,978.5548,570.25	84,728.13				

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COLLECTION STATUS
FOR PERIOD ENDED 7/31/2014

STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 7/31/2014

PAYMENTS ANALYSIS	DEBITS	CREDITS	TOTAL
PAYMENTS	.00	-87984.93	-87984.93
SECURITY DEPOSITS	.00	-47.78	-47.78
MISC. INCOME		-10945.84	-10945.84
TOTAL RECEIPTS			-98978.55

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SHUHAB HDFC

MANAGEMENT CO.
STATEMENT OF DISB
FOR PERIOD ENDED 7/31/2014

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DATE	PAID TO	VEND	G/L EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
7/ 3/14	AT&T MOBILITY	A094	6360 TELEPHONE	APW	9653-6	D29653	162.57	287247729653
7/ 7/14	GAYNIER ASSOCIATES PLL GAPL FELDER/GREENLOUIS/GLO		6340 LEGAL EXPENSES	APW	722	R55813	110.00	
7/ 7/14	GAYNIER ASSOCIATES PLL GAPL RODRIGUEZ B		6340 LEGAL EXPENSES	APW	723	R55813	210.00	SANTIAGO &
7/ 7/14	GAYNIER ASSOCIATES PLL GAPL AKA SIM		6340 LEGAL EXPENSES	APW	724	R55813	90.00	SIMPSON EVERETT
7/ 7/14	GAYNIER ASSOCIATES PLL GAPL		6340 LEGAL EXPENSES	APW	725	R55813	185.00	
						WALLERELIZABETH	595.00	
7/14/14	WAVECREST MGMT TEAM	3713	6494 PERMITS/INSPEC/REG.	APW	WG5220	R55814	592.90	
7/16/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL	APW	57735	R55815	753.40	TILES/WOOD/PAINTS
7/16/14	J ALPERIN CO INC CABINET/COVER	1061	6541 REPAIRS MATERIAL	APW	57195	R55815	196.64	CABLE/MED
7/16/14	J ALPERIN CO INC FIXTURES/LOCK/COMPOUND	1061	6541 REPAIRS MATERIAL	APW	32708	R55815	676.83	
7/16/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL	APW	130634	R55815	123.18	DOOR/LOCK/FAUCET
7/16/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL	APW	123979	R55815	763.57	BAGS/LAVENDER
7/16/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL	APW	115862	R55815	71.88	CHAMPION
7/16/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL	APW	29769	R55815	-202.95	
						CREDITS-A46083,A29769	2382.55	
7/16/14	WEBSTER LOCK & HARDWAR	4053	6549 LOCK/DOOR/WINDOWS RE	APW	525404	R55816	159.98	2 SLIDE BOLT
7/16/14	WEBSTER LOCK & HARDWAR	4053	6549 LOCK/DOOR/WINDOWS RE	APW	520980	R55816	79.92	8 FIRST WATCH
7/16/14	WEBSTER LOCK & HARDWAR	4053	6549 LOCK/DOOR/WINDOWS RE	APW	521952	R55816	110.50	
						6KEYS	350.40	
7/16/14	JOSE BARRERA	6936	6545 REPAIRS APPLIANCES	APW	398048	R55817	40.00	6A FRIDGE ALL
7/16/14	ROCKIE`S MAINTENANCE C	7178	6544 PLUMBING REPAIRS	APW	34339	R55818	7700.00	BOILER ROOM-
7/16/14	MANHATTAN FIRE & SAFET	7344	6494 PERMITS/INSPEC/REG.	APW	194317	R55819	199.60	INSPECTION AND
7/16/14	ATOMIC HEATING	A470	6559 BOILER CONTRACT	APW	7644	R55820	1500.00	1/1/14--
7/16/14	BUILDING NET LLC	BN02	6312 DATA PROCESSING	APW	181001	R55821	54.00	APRIL 2014A
7/16/14	BUILDING NET LLC	BN02	6312 DATA PROCESSING	APW	179697	R55821	54.00	
						INTERNET	108.00	
7/16/14	DIAL-A-BUG PEST CONTROL	D253	6462 EXTERMINATOR	APW	216256	R55822	490.00	MONTHLY PEST
7/16/14	DIAL-A-BUG PEST CONTROL	D253	6462 EXTERMINATOR	APW	102133	R55822	490.00	
7/16/14	ROMEO HEATING ENTERPRI	RO42	6559 BOILER CONTRACT	APW	6890	R55823	70.00	MONITORING MARCH
7/17/14	ARCTEC ELEVATOR	ARCT	6550 ELEVATOR CONTRACT	APW	6462	R55824	2525.00	ECB V#38228745M

7/17/14	DIAL-A-BUG PEST CONTROL	D253	6462	EXTERMINATOR	APW	220092	R55825	490.00	MONTHLY PEST
7/17/14	ROMEIO HEATING ENTERPRI	R042	6559	BOILER CONTRACT	APW	6918	R55826	70.00	MONITORING FOR
7/17/14	GOLDBERG & WEINBERGER	G209	6340	LEGAL EXPENSES	APW	12305	R55827	63.00	TEL CONFERENCE

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SHUHAB HDFC

MANAGEMENT CO.
**STATEMENT OF DISB
FOR PERIOD ENDED 7/31/2014**

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DATE	PAID TO	VEND	G/L	EXPENSE	TYPE	P/O	INVOICE	CK	NO	AMOUNT	REMARKS
7/17/14	WAVECREST MGMT TEAM	3713	6290	MISC. RENTING EXPENS	APW	LR5220	R55828			12.50	
7/29/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	APW	522006	R55829			31.83	522-006 Hernandez
7/29/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	APW	522034	R55830			23.58	522-034 Foster
7/29/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	APW	522098	R55831			56.94	522-098
	Santiago/Rodrig										
7/29/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	APW	522102	R55832			3.63	522-102
	Song/Kennedy										
7/29/14	SIGNATURE BANK	S386	1191	TENANT SECURITIES DE	APW	522024	R55833			30.88	522-024 Gaston
7/29/14	THE PREMINS CO INC	P822	6720	INSURANCE GENERAL	APW	071338	R55834			9198.28	
7/29/14	SHUHAB HDFC	S510	6724	INSURANCE - WORKMENS	APW	522729	R55835			5156.50	Rwc3325038-reimb
	to 542										
7/30/14	THE WAVECREST	3925	6320	MANAGEMENT FEE	APW	522061	R55836			5985.00	June 2014
7/31/14	WAVECREST MGMT TEAM	3713	6484	OVERNIGHT MAIL EXPEN	APW	8064	R55837			38.00	
7/31/14	WAVECREST MGMT TEAM	3713	6484	OVERNIGHT MAIL EXPEN	APW	3353	R55837			30.00	
							68.00				
7/ 3/14	AT&T MOBILITY	A094	6360	TELEPHONE	APW	5589-6	D65589			129.68	287244665589
7/ 3/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	APW	522-07	D70314			3892.40	pr/07/03/14
7/ 3/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	APW	522-07	D70314			20.31	
							pr/07/03/14			3912.71	
7/10/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	APW	522-07	D71014			3921.91	pr/07/11/14
7/10/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	APW	522-07	D71014			22.48	
							pr/07/11/14			3944.39	
7/18/14	SHUHAB HDFC	S510	6331	MAINTENANCE PAYROLL	APW	522-07	D71814			3615.05	P/R/W/E/7/18/14
7/18/14	SHUHAB HDFC	S510	6312	DATA PROCESSING	APW	522-07	D71814			22.40	
	P/R/W/E/7/18/14										
										3637.45	

47 ITEMS

DISBURSEMENTS

50020.39

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MANAGEMENT CO.

STATEMENT OF UNPAID

FOR PERIOD ENDED 7/31/2014

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DATE CURR.	PAYABLE TO	VEND	G/L EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS
6/ 4/14	LOCAL 32BJ S.E.I.U. UN	BU32	6391 EMPLOYEE BENEFITS		061343	178.12	
6/ 4/14	AMERICAN DREAM FUND	3233	6391 EMPLOYEE BENEFITS		061344	6.00	
4/28/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL		137011	728.10	PAINTS/BAGS/WIRE
4/17/14	HESS CORPORATION	1014	6420 FUEL		915385	7744.41	2500 GAL \$3.09
#652986							
4/ 8/14	HESS CORPORATION	1014	6420 FUEL		896526	7579.41	2500 GAL \$3.02
#652986							
4/26/14	HESS CORPORATION	1014	6420 FUEL		932038	7632.21	2501 GAL\$3.04
#652986							
1/ 2/14	ROCKIE`S MAINTENANCE C	7178	6544 PLUMBING REPAIRS		34339	7700.00	BOILER ROOM-
ARCHITECT							
4/30/14	ARCTEC ELEVATOR	ARCT	6550 ELEVATOR CONTRACT		7159	600.00	MAINTENANCE APRIL
2014							
5/16/14	ATOMIC HEATING	A470	6560 BOILER REPAIR		7708	1378.58	PUMP
6/ 2/14	POLAR DISTRIBUTORS	6545	1442 APPLIANCES - PURCHAS		138161	436.00	APT#2G1 NEW STOVE
5/ 7/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL		142013	44.57	SHOWER ROD
5/ 2/14	J ALPERIN CO INC	1061	6541 REPAIRS MATERIAL		139552	33.93	3/4 ROLLER
5/ 9/14	BUILDING NET LLC	BN02	6312 DATA PROCESSING		182399	54.00	MAY 2014A
5/27/14	POLAR DISTRIBUTORS	6545	1442 APPLIANCES - PURCHAS		138119	525.00	APT 101
FRIGIDAIRE MODE							
5/10/14	DIAL-A-BUG PEST CONTRO	D253	6462 EXTERMINATOR		222940	490.00	MONTHLY PEST
CONTROL							
5/10/14	DIAL-A-BUG PEST CONTRO	D253	6462 EXTERMINATOR		222939	490.00	MONTHLY PEST
CONTROL							
5/21/14	BIG APPLE COMPACTOR CO	B248	6495 SPRINKLER REPAIRS		033897	1500.00	FIRE
SPRINKLER/STANDPIP							
1/27/14	ARCTEC ELEVATOR	ARCT	6552 ELEVATOR REPAIRS		6463	2325.00	ECB V#38228744K
5/31/14	ARCTEC ELEVATOR	ARCT	6550 ELEVATOR CONTRACT		7312	600.00	MAY 2014
5/31/14	ARCTEC ELEVATOR	ARCT	6550 ELEVATOR CONTRACT		7311	600.00	MAY 2014
6/11/14	BUILDING NET LLC	BN02	6312 DATA PROCESSING		183629	54.00	INTERNET
6/11/14	BUILDING NET LLC	BN02	6312 DATA PROCESSING		183630	54.00	INTERNET
5/28/14	GAYNIER ASSOCIATES PLL	GAPL	6340 LEGAL EXPENSES		785	95.00	522-068
5/28/14	GAYNIER ASSOCIATES PLL	GAPL	6340 LEGAL EXPENSES		783	95.00	522-262
5/28/14	GAYNIER ASSOCIATES PLL	GAPL	6340 LEGAL EXPENSES		782	180.00	522-098
5/28/14	GAYNIER ASSOCIATES PLL	GAPL	6340 LEGAL EXPENSES		774	85.00	522-096
5/28/14	GAYNIER ASSOCIATES PLL	GAPL	6340 LEGAL EXPENSES		773	185.00	522-028
6/ 9/14	UNITED METRO ENERGY	UWE1	6420 FUEL		279809	5864.00	2000.0 @ 2.93
5/23/14	WEBSTER LOCK & HARDWAR	4053	6549 LOCK/DOOR/WINDOWS RE		531508	112.00	12 MEDECO 2DB
5/23/14	WEBSTER LOCK & HARDWAR	4053	6549 LOCK/DOOR/WINDOWS RE		531509	102.00	12 MEDECO 2DB
6/19/14	ROCKIE`S MAINTENANCE C	7178	6544 PLUMBING REPAIRS		36140	235.00	LEAK IN RECYCLING
ROOM							

DATE	DESCRIPTION	ACCOUNT	AMOUNT	BASEMENT CONTROL
6/18/14	ROCKIE`S MAINTENANCE C VALVES	7178	36117	570.00
6/ 9/14	UNITED METRO ENERGY	UM1	31109	5712.40
6/23/14	AL TUB REFINISH LLC	ALTR	27861	235.00
7/ 2/14	LOCAL 32BJ S.E.I.U.	UN BU32	071339	178.12
7/ 2/14	AMERICAN DREAM FUND	3233	071340	6.00
6/ 2/14	J ALPERIN CO INC	1061	151119	1054.12

6544 PLUMBING REPAIRS
6420 FUEL
6544 PLUMBING REPAIRS
6391 EMPLOYEE BENEFITS
6391 EMPLOYEE BENEFITS
6480 MAINTENANCE SUPPLIES
BAGS, DEGREASER, SINK

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STATEMENT OF UNP

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MANAGEMENT CO.
**STATEMENT OF JOINT
FOR PERIOD ENDED 7/31/2014**

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DATE DESCRIPTION G/L ACCOUNT CLASS J/E NO. AMOUNT REMARKS

7/31/14 JUN BANK CHG 9999 6392 BANK CHARGES CDQ 522614 J23936 78.40

1 ITEMS DISBURSEMENTS 78.40

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SHUHAB HDFC

WAVECREST MANAGEMENT CO. GENERAL
FOR PERIOD ENDING 07/31/2014

BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		CREDITS	NET
		B.O.Y.BAL Y.T.D.BAL	CHANGE	B.O.M.BAL	DEBITS		
522-0000	DUMMY - MISSING ACCT	-283.25	-283.25	-283.25	.00		
	TOTAL CASH RECEIPTS				.00		
	TOTAL CASH DISBURSEMENTS				.00		-283.25
522-1000	OPERATING ACCOUNT	79988.97	11627.91				
	CASH RECEIPTS						
	10945.84 7/14 INC522 L01 T22 BASE CHG		PAYMENT				
	87984.93						
	7/14 INC522 L01 T26 BASE CHG		SEC.DEP.	47.78			
	TOTAL CASH RECEIPTS		98978.55				
	CASH ACCOUNT CREDIT	7/ 3/14	16 C 2622				-292.25
	CASH ACCOUNT CREDIT	7/ 7/14	16 C 2623				-595.00
	CASH ACCOUNT CREDIT	7/14/14	16 C 2624				-592.90
	CASH ACCOUNT CREDIT	7/16/14	16 C 2625				-13330.55
	CASH ACCOUNT CREDIT	7/17/14	16 C 2626				-3085.00
	CASH ACCOUNT CREDIT	7/17/14	16 C 2627				-63.00
	CASH ACCOUNT CREDIT	7/17/14	16 C 2628				-12.50
	CASH ACCOUNT CREDIT	7/21/14	16 C 2629				-11494.55
	CASH ACCOUNT CREDIT	7/29/14	16 C 2630				-115.98
	CASH ACCOUNT CREDIT	7/29/14	16 C 2631				-14385.66
	CASH ACCOUNT CREDIT	7/30/14	16 C 2632				-5985.00
	JUN BANK CHG	7/31/14	16 J23936				-78.40
	CASH ACCOUNT CREDIT	7/31/14	16 C 2633				-68.00
	TOTAL CASH DISBURSEMENTS					-50098.79	
522-1136	OPENING ARREARS	-14528753.28	-14849706.65			48879.76	60507.67
	7/14 INC522 L01 T21 BASE CHG		OPN.ARREARS				-43189.58
	7/14 INC522 L08 T21 LEGAL FEES		OPN.ARREARS				-73.07
	43262.65 -14892969.30						
522-1137	OPENING PREPAYS	1077260.75	1101541.02			3936.10	
	7/14 INC522 L01 T21 BASE CHG		OPN.PREPAIDS				
	3936.10 1105477.12						
522-1138	CLOSING ARREARS	14629729.64	14940953.46			30682.38	
	7/14 INC522 L01 T21 BASE CHG		CLS.ARREARS				73.07
	7/14 INC522 L08 T21 LEGAL FEES		CLS.ARREARS				
	30755.45 14971708.91						
522-1139	CLOSING PREPAYS	-1082332.98	-1108758.41				
	7/14 INC522 L01 T21 BASE CHG		CLS.PREPAIDS				-5579.30

7/14	INC522 I02 T21 REPAIR CHA	CLS. PREPAIDS	-25.00 -
5604.30	-1114362.71		
522-1140	LOANS AND EXCHANGES	261181.07	261181.07
261181.07	522-1149 DUE TO/FROM OWNER	-736125.62	-730075.75
-730075.75			
522-1158	ACCOUNTS REC - FORMER TEN	-301.00	-857.20

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BLD-ACCT	ACCOUNT NAME	--CASH BASIS--		CURRENT MONTH		NET	
		B.O.Y.BAL	B.O.M.BAL	DEBITS	CREDITS		
		Y.T.D.BAL	CHANGE				
857.20	522-1189	UTILITY DEPOSITS	506.46	506.46		.00	.00
506.46							
522-1191	TENANT SECURITIES DEPOSIT		-25932.17	-24843.60	31.83		
	SIGNATURE BANK	7/29/14	11 R55829		23.58		
	SIGNATURE BANK	7/29/14	11 R55830		56.94		
	SIGNATURE BANK	7/29/14	11 R55831		3.63		
	SIGNATURE BANK	7/29/14	11 R55832		30.88		146.86
	SIGNATURE BANK	7/29/14	11 R55833				
-24696.74	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	-15682.04			
	7/14	INC522 L21 T21 SECURITY	OPN.ARREARS		9168.68		-9243.70
	7/14	INC522 L21 T21 SECURITY	CLS.ARREARS				
	7/14	INC522 L21 T28 SECURITY	BASE CHARG				-27.58
	7/14	INC522 L21 T54 SECURITY	ADJUSTMENT		54.82		
47.78		-15729.82					
522-5110	BASE CHARGE		.00	-528301.83			
	7/14	INC522 L01 T28 BASE CHG	GROSS POTENTIAL				-88459.70
88459.70		-616761.53 522-5112	COMMERCIAL		.00		146.47
.00		146.47					
522-5117	REPAIR CHARGES		.00	-280.00			
	7/14	INC522 L01 T79 BASE CHG	STOVE				-21.00
	7/14	INC522 L01 T83 BASE CHG	REFRIG.				-34.00
	7/14	INC522 L02 T28 REPAIR CHA	BASE CHARG		25.00		
30.00		-310.00					
522-5120	ADJUSTMENTS		.00	2691.15			
	7/14	INC522 L01 T54 BASE CHG	ADJUSTMENT				-54.82
	7/14	INC522 L01 T75 BASE CHG	DHCR RED		296.86		
242.04		2933.19					
522-5133	SCRIE/DRIE REDUCTION		.00	10394.84			

CASH RECEIPTS	522				-7738.34
7/14	INC522 L01 T69	BASE CHG		SENIOR CIT	1469.32
6269.02	4125.82	522-5186	BANK CREDIT FEE		.00
.00	-275.00				-275.00
522-5192	LAUNDRY INCOME				
	CASH RECEIPTS	522			-2040.00

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		CHANGE	Y.T.D.BAL			
			B.O.Y.BAL	B.O.M.BAL	DEBITS	
	CASH RECEIPTS 522					
	3207.50 -9291.63					-1167.50 -
522-5195	SECURITY FORFEITURE INCOM		.00	-49.68		
	-49.68					
522-5220	PRO RATA/ (VACANCY)		.00	75190.20	12968.81	
	7/14 INC522 L01 T29 BASE CHG					
	12968.81 88159.01					
522-6290	MISC. RENTING EXPENSES		.00	106.25	12.50	
	WAVECREST MGMT TEAM 7/17/14 11 R55828					
	12.50 118.75					
522-6312	DATA PROCESSING		.00	5011.50	54.00	
	BUILDING NET LLC 7/16/14 11 R55821					
	SHUHAB HDFC 7/10/14 14 D71014				22.48	
	SHUHAB HDFC 7/18/14 14 D71814				22.40	
	SHUHAB HDFC 7/ 3/14 14 D70314				20.31	
	BUILDING NET LLC 7/16/14 11 R55821				54.00	
	173.19 5184.69					
522-6320	MANAGEMENT FEE		.00	29925.00	5985.00	
	THE WAVECREST 7/30/14 11 R55836					
	5985.00 35910.00					
522-6331	MAINTENANCE PAYROLL		.00	94844.03	3921.91	
	SHUHAB HDFC 7/10/14 14 D71014				3615.05	
	SHUHAB HDFC 7/18/14 14 D71814				3892.40	
	SHUHAB HDFC 7/ 3/14 14 D70314					
	11429.36 106273.39					
522-6340	LEGAL EXPENSES		.00	6477.50	110.00	
	GAYNIER ASSOCIATES PLL 7/ 7/14 11 R55813				210.00	
	GAYNIER ASSOCIATES PLL 7/ 7/14 11 R55813				90.00	
	GAYNIER ASSOCIATES PLL 7/ 7/14 11 R55813				185.00	
	GOLDBERG & WEINBERGER 7/17/14 11 R55827				63.00	
658.00	7135.50 522-6355 POSTAGE EXPENSE			.00	43.60	
	43.60					
522-6360	TELEPHONE		.00	4154.03	129.68	
	AT&T MOBILITY 7/ 3/14 14 D65589				162.57	
	AT&T MOBILITY 7/ 3/14 14 D29653					
4446.28	522-6389 UNIFORMS		.00	819.70	292.25	
						.00

Account Number	Description	Amount	Amount	Amount	Amount
819.70	522-6391 EMPLOYEE BENEFITS	.00	24604.44		.00
24604.44					
522-6392	BANK CHARGES	.00	487.00		
	JUN BANK CHG			78.40	78.40
565.40	522-6398 CONSULTING FEES	.00	120.00		.00
120.00	522-6420 FUEL	.00	195744.47		.00
195744.47	522-6450 ELECTRICITY	.00	21978.73		.00
21978.73	522-6452 GAS	.00	2028.51		.00
2028.51					
522-6462	EXTERMINATOR	.00	2010.00		

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		CHANGE	B.O.Y.BAL Y.T.D.BAL	B.O.M.BAL	DEBITS	CREDITS		
1470.00	DIAL-A-BUG PEST CONTRO 7/16/14 11 R55822				490.00			
	DIAL-A-BUG PEST CONTRO 7/17/14 11 R55825				490.00			
	DIAL-A-BUG PEST CONTRO 7/16/14 11 R55822				490.00			
	3480.00 522-6472 INTERCOM & MLBX REPAIRS				.00	704.80		
.00	704.80 522-6480 MAINTENANCE SUPPLIES				.00	1545.31		
.00	1545.31							
522-6484	OVERNIGHT MAIL EXPENSE				.00	97.50		
	WAVECREST MGMT TEAM 7/31/14 11 R55837					38.00		
	WAVECREST MGMT TEAM 7/31/14 11 R55837					30.00		
	68.00 165.50							
522-6494	PERMITS/INSPEC/REG.				.00	1510.00		
	WAVECREST MGMT TEAM 7/14/14 11 R55814					592.90		
	MANHATTAN FIRE & SAFET 7/16/14 11 R55819					199.60		
	792.50 2302.50							
522-6541	REPAIRS MATERIAL				.00	20270.69		
	J ALPERIN CO INC 7/16/14 11 R55815					753.40		
	J ALPERIN CO INC 7/16/14 11 R55815					196.64		
	J ALPERIN CO INC 7/16/14 11 R55815					676.83		
	J ALPERIN CO INC 7/16/14 11 R55815					123.18		
	J ALPERIN CO INC 7/16/14 11 R55815					763.57		
	J ALPERIN CO INC 7/16/14 11 R55815					71.88		
	J ALPERIN CO INC 7/16/14 11 R55815					-202.95	2382.55	
22653.24								
522-6544	PLUMBING REPAIRS				.00	295.00		
	ROCKIE'S MAINTENANCE C 7/16/14 11 R55818					7700.00		
	7700.00 7995.00							
522-6545	REPAIRS APPLIANCES				.00	.00		
	JOSE BARRERA 7/16/14 11 R55817					40.00	40.00	
40.00	522-6547 ELECTRIC REPAIRS				.00	235.00	.00	
235.00	522-6548 APT.REPAIRS-LABOR				.00	1395.00	.00	
1395.00								
522-6549	LOCK/DOOR/WINDOWS REPAIR				.00	1497.42		
	WEBSTER LOCK & HARDWAR 7/16/14 11 R55816					159.98		
	WEBSTER LOCK & HARDWAR 7/16/14 11 R55816					79.92		
	WEBSTER LOCK & HARDWAR 7/16/14 11 R55816					110.50		
	350.40 1847.82							
522-6550	ELEVATOR CONTRACT				.00	3600.00		

ARCTEC ELEVATOR	7/17/14	11 R55824			2525.00
2525.00	6125.00				
522-6559	BOILER CONTRACT		.00	210.00	
	ROME HEATING ENTERPRI	7/17/14			70.00
	ROME HEATING ENTERPRI	7/16/14			70.00
	ATOMIC HEATING	7/16/14			1500.00
1850.00	522-6592	VIOLATIONS / FINES	.00	300.00	.00
300.00	522-6610	BAD DEBT EXPENSE	.00	7206.63	.00
7206.63					
522-6720	INSURANCE GENERAL		.00	88601.94	

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		CHANGE		Y.T.D.BAL		B.O.M.BAL		CREDITS	
		Y.T.D.BAL		B.O.Y.BAL		DEBITS		NET	
		THE PREMINS CO INC	7/29/14 11 R55834			9198.28			
	9198.28	97800.22							
522-6724	INSURANCE - WORKMENS COMP	SHUHAB HDFC	7/29/14 11 R55835	.00	3387.25	5156.50	5156.50	5156.50	
8543.75	522-6727	INSURANCE - BOILER		.00	2153.27			.00	
2153.27	522-9995	RETAINED EARNINGS		264025.63	264025.63			.00	
264025.63									
522-9998	INTERCOMPANY			.00	.00				
						TOTAL DEBITS:	17405888.72		
						TOTAL CREDITS:	-		
							17405888.72	.00	