

MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 7/31/14

PREPARED FOR:
SHUHAB HDFC

SCHEDULE A	FINANCIAL STATEMENT
SCHEDULE B	COLLECTION STATUS
SCHEDULE C	STATEMENT OF DISBURSEMENTS
SCHEDULE D	STATEMENT OF UNPAID BILLS
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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 7/31/2014

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

BLD ACCT: 522 CORP.NO:00 FISCAL: 1 -----CURRENT MONTH-----
7/14 Y.T.D.

INCOME COLLECTED	98,978.55	545,864.00
EXPENSES	<u>50,098.79</u>	<u>565,345.30</u>
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	<u>60,507.67</u>	<u>60,507.67</u>
CASH AVAILABLE IN VARIOUS ACCOUNTS		
OPERATING ACCOUNT	60,507.67	
TOTAL CASH AVAILABLE	<u>60,507.67</u>	

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 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	88,459.70	87,291	1,169	616,761.53	611,037	5,725	1,047,500	430,738
5117	REPAIR CHARGES	30.00	0	30	310.00	0	310	0	-310
5133	SCRIB/DRIE REDUCTION	6,269.02	0	6,269	-4,125.82	0	-4,126	0	4,126
5192	LAUNDRY INCOME	3,207.50	891	2,317	9,291.63	6,237	3,055	10,700	1,408
5120	ADJUSTMENTS	-242.04	0	-242	-2,933.19	0	-2,933	0	2,933
5220	PRO RATA/ (VACANCY)	-12,968.81	-11,466	-1,503	-88,158.01	-80,262	-7,897	-137,600	-49,441
6610	BAD DEBT EXPENSE	.00	-883	883	-7,206.63	-6,181	-1,026	-10,600	-3,393
TOTAL MAINTENANCE INCOME		84,755.37	75,833	8,922	523,938.51	530,831	-6,892	910,000	386,061
<u>OTHER INCOME</u>									
1149	DUE TO/FROM OWNER	.00	0	0	-6,049.87	0	-6,050	0	6,050
5195	SECURITY FORFEITURE I	.00	0	0	49.68	0	50	0	-50
5186	BANK CREDIT FEE	.00	0	0	275.00	0	275	0	-275
5112	COMMERCIAL	.00	0	0	-146.47	0	-146	0	146
2191	TENANT SECURITY PAYAB	47.78	0	48	1,190.84	0	1,191	0	-1,191
TOTAL OTHER INCOME		47.78	0	48	-4,680.82	0	-4,691	0	4,691
<u>ACCOUNTS RECEIVABLE</u>									
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
1139	CLOSING PREPAYS	5,604.30	0	5,604	32,029.73	0	32,030	0	-32,030
TOTAL ACCOUNTS RECEIVABLE		14,175.40	0	14,175	26,050.11	0	26,050	0	-26,050

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SHUHAB HDFC
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FOR PERIOD ENDED 7/31/2014

--- PREPARED BY ---
 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								
TOTAL INCOME COLLECTED	<u>98,978.55</u>	75,833	23,146	<u>545,307.80</u>	<u>530,831</u>	14,477	<u>910,000</u>	<u>364,692</u>
EXPENSES								
PAYROLL & RELATED EXPENSES								
6331 MAINTENANCE PAYROLL	11,429.36	14,341	-2,912	106,273.39	100,387	5,886	172,100	65,827
6334 PAYROLL - REPAIRS	.00	575	-575	.00	4,025	-4,025	6,900	6,900
6710 PAYROLL TAXES	.00	1,750	-1,750	.00	12,250	-12,250	21,000	21,000
6391 EMPLOYEE BENEFITS	.00	4,800	-4,800	24,604.44	33,600	-8,996	57,600	32,996
6724 INSURANCE - WORKMENS	5,156.50	1,491	3,666	8,543.75	10,437	-1,893	17,900	9,356
TOTAL PAYROLL & RELATED EXP	<u>16,585.86</u>	<u>22,957</u>	-6,371	<u>139,421.58</u>	<u>160,699</u>	-21,277	<u>275,500</u>	<u>136,078</u>
ADMINISTRATION & MANAGEMENT								
6340 LEGAL EXPENSES	659.00	3,183	-2,525	7,135.50	22,281	-15,145	38,200	31,064
6393 AUTO EXPENSE	.00	8	-8	.00	56	-56	100	100
6398 CONSULTING FEES	.00	233	-233	120.00	1,631	-1,511	2,800	2,680
6400 ARCHITECT EXPENSE	.00	50	-50	.00	350	-350	600	600
6355 POSTAGE EXPENSE	.00	16	-16	43.60	112	-68	200	156
6318 PETTY CASH	.00	8	-8	.00	56	-56	100	100
6320 MANAGEMENT FEE	5,985.00	5,983	2	35,910.00	41,881	-5,971	71,800	35,890
6360 TELEPHONE	292.25	741	-449	4,446.28	5,187	-741	8,900	4,454
6484 OVERNIGHT MAIL EXPENS	69.00	8	60	165.50	56	110	100	-66
6312 DATA PROCESSING	173.19	150	23	5,184.69	1,050	4,135	1,800	-3,385
6494 PERMIT/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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SHUHAB HDFC
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 7/31/2014

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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 COMP.NO:00 FISCAL: 1									
6290	MISC. RENTING EXPENSE	12.50	16	-3	118.75	112	7	200	81
6392	BANK CHARGES	78.40	50	28	565.40	350	215	600	35
6397	DUES & SUBSCRIPTIONS	.00	33	-33	.00	231	-231	400	400
	TOTAL ADMIN. & MGMT EXPENSE	8,059.84	11,061	-3,001	57,111.92	77,427	-20,315	132,800	75,688
OPERATING EXPENSES									
6420	FUEL	.00	4,760	-4,760	195,744.47	147,560	48,184	239,000	42,256
6450	ELECTRICITY	.00	2,833	-2,833	21,978.73	19,831	2,148	34,000	12,021
6452	GAS	.00	500	-500	2,028.51	3,500	-1,471	6,000	3,971
	TOTAL OPERATING EXPENSES	.00	8,093	-8,093	219,751.71	170,891	48,861	278,000	58,248
REPAIRS & MAINTENANCE									
6390	PLASTER/PAINT	.00	275	-275	.00	1,925	-1,925	3,300	3,300
6395	LEAD PAINT TEST/ABATE	.00	125	-125	.00	875	-875	1,500	1,500
6544	PLUMBING REPAIRS	7,700.00	166	7,534	7,995.00	1,162	6,833	2,000	-5,995
6547	ELECTRIC REPAIRS	.00	83	-83	235.00	591	-346	1,000	765
6549	LOCK/DOOR/WINDOWS REP	350.40	366	-16	1,847.82	2,562	-714	4,400	2,552
6541	REPAIRS MATERIAL	2,382.55	2,272	111	22,653.24	23,632	-979	35,000	12,347
6560	BOILER REPAIR	.00	250	-250	.00	1,750	-1,750	3,000	3,000
6548	APT. REPAIRS-LABOR	.00	1,666	-1,666	1,395.00	11,662	-10,267	20,000	18,605
6472	INTERCOM & MLEK REPAI	.00	166	-166	704.80	1,162	-457	2,000	1,295
6539	ROOF REPAIRS	.00	166	-166	.00	1,162	-1,162	2,000	2,000
1422	BUILDING IMPROVEMENTS	.00	175	-175	.00	1,225	-1,225	2,100	2,100
6569	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
6545	REPAIRS APPLIANCES	40.00	16	24	40.00	112	-72	200	160
	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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SHUHAB HDFC
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BLD ACCT: 522 CORP.NO:00 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	1,981	-1,981	3,400	3,400
6550 ELEVATOR CONTRACT	2,525.00	875	1,650	6,125.00	6,125	0	10,500	4,375
6553 BOILER CLEANING	.00	833	-833	.00	5,831	-5,831	10,000	10,000
6462 EXTERMINATOR	1,470.00	633	837	3,480.00	4,431	-951	7,600	4,120
6559 BOILER CONTRACT	1,640.00	300	1,340	1,850.00	2,100	-250	3,600	1,750
TOTAL SERVICE CONTRACTS	5,635.00	2,924	2,711	11,455.00	20,468	-9,013	35,100	23,645
MORTGAGE, TAXES & INSURANCE								
6712 WATER & SEWER CHARGES	.00	9,758	-9,758	.00	69,306	-69,306	117,100	117,100
6720 INSURANCE GENERAL	9,198.28	7,375	1,823	97,800.22	51,625	46,175	88,500	-9,300
INSURANCE - BOILER	.00	0	0	2,153.27	0	2,153	0	-2,153
TOTAL MITE, TAXES & INSURAN	9,198.28	17,133	-7,935	99,953.49	119,931	-19,978	205,600	105,647
OTHER CASH FLOW ITEMS								
1191 TENANT SECURITIES DEP	146.86	0	147	1,235.43	0	1,235	0	-1,235
TOTAL OTHER CASH FLOW ITEMS	146.86	0	147	1,235.43	0	1,235	0	-1,235
TOTAL EXPENSES	50,098.79	68,793	-18,694	565,345.30	603,519	-38,174	1,014,300	448,955
NET CASH FLOW FROM OPERATIO	48,879.76	7,040	41,840	-20,037.50	-72,689	52,650	-104,300	-84,262

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

WAVECREST MANAGEMENT CO.

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DAILY RECEIPTS SUMMARY FOR BUILDING 522

7/ 1/14	-838.00
7/ 2/14	-4689.22
7/ 3/14	.00
7/ 4/14	.00
7/ 5/14	.00
7/ 6/14	.00
7/ 7/14	-13378.73
7/ 8/14	-12349.09
7/ 9/14	-8150.44
7/10/14	-3197.23
7/11/14	-16357.62
7/12/14	.00
7/13/14	.00
7/14/14	-4547.87
7/15/14	-601.92
7/16/14	-8328.87
7/17/14	-1634.65
7/18/14	-3039.60
7/19/14	.00
7/20/14	.00
7/21/14	-1629.78
7/22/14	-1300.00
7/23/14	-9216.77
7/24/14	-279.75
7/25/14	-3738.09
7/26/14	.00
7/27/14	.00
7/28/14	-263.71
7/29/14	-2340.00
7/30/14	-3097.21
7/31/14	.00
	-98978.55

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

WAVECREST MANAGEMENT CO.

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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	-----ARREARS-----	43,189.58			
	-----PREPAYS-----	-3,936.10			
BASE CHARGE	100.0% 1-28 135 UNITS		88,459.70		
VACANCY LOSS	14.7% 1-29 25 UNITS		-12,968.81		
ADJUSTMENT ONE	1-54		54.82		
SENIOR CITIZEN	1-69		128.05		
			-1,597.37		
DHCR RED	1-75		-296.86		
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	-----	73.07		.00	73.07
SECURITY	-----	9,243.70			
SECURITY	21-28		27.58		
ADJUSTMENT ONE	21-54		-54.82	-47.78	9,168.68
MISC.-INCOME	-----	.00			
MISC. INCOME	90-99		10,945.84	-10,945.84	.00
TOTALS		48,570.25	84,728.13	-98,978.55	34,319.83

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

WAVECREST MANAGEMENT CO.

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STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 7/31/2014

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

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**SHUHAB HDFC
STATEMENT OF DISBURSEMENTS
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	ACT MOBILITY	A094	6360	TELEPHONE	APW	9653-6	D29653	162.57	287247729653
7/ 7/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	APW	722	R55813	110.00	FELDER/GREENLOUIS/GLO
7/ 7/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	APW	723	R55813	210.00	SANTIAGO & RODRIGUEZ B
7/ 7/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	APW	724	R55813	90.00	SIMPSON EVERETT AKA SIM
7/ 7/14	GAYNIER ASSOCIATES PLL	GAPL	6340	LEGAL EXPENSES	APW	725	R55813	185.00	WALLER ELIZABETH
								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	1061	6541	REPAIRS MATERIAL	APW	57195	R55815	196.64	CABLE/MED CABINET/COVER
7/16/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL	APW	32708	R55815	676.83	FIXTURES/LOCK/COMPOUND
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 PINE/SHEE
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	6 KEYS
								350.40	
7/16/14	JOSE BARRERA	6936	6545	REPAIRS APPLIANCES	APW	398048	R55817	40.00	6A FRIDGE ALL GOOD
7/16/14	ROCKET'S MAINTENANCE C	7178	6544	PLUMBING REPAIRS	APW	34339	R55818	7700.00	BOILER ROOM-ARCHITECT
7/16/14	MANHATTAN FIRE & SAFET	7344	6494	PERMITS/INSPEC/REG.	APW	194317	R55819	199.60	INSPECTION AND TAGGING
7/16/14	ATOMIC HEATING	A470	6559	BOILER CONTRACT	APW	7644	R55820	1500.00	1/1/14--12/31/2014
7/16/14	BUILDING NET LLC	EN02	6312	DATA PROCESSING	APW	181001	R55821	54.00	APRIL 2014A INTERNET
7/16/14	BUILDING NET LLC	EN02	6312	DATA PROCESSING	APW	179697	R55821	54.00	INTERNET
								108.00	
7/16/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR	APW	216256	R55822	490.00	MONTHLY PEST CONTROL
7/16/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR	APW	102133	R55822	490.00	MPC
								980.00	
7/16/14	ROME HEATING ENTERPRI	R042	6559	BOILER CONTRACT	APW	6890	R55823	70.00	MONITORING MARCH 2014
7/17/14	ARCTEC ELEVATOR	APCT	6550	ELEVATOR CONTRACT	APW	6462	R55824	2525.00	ECB V#38228745M
7/17/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR	APW	220092	R55825	490.00	MONTHLY PEST CONTROL
7/17/14	ROME HEATING ENTERPRI	R042	6559	BOILER CONTRACT	APW	6918	R55826	70.00	MONITORING FOR APRIL, 20
7/17/14	GOLDBERG & WEINBERGER	G209	6340	LEGAL EXPENSES	APW	12305	R55827	63.00	TEL CONFERENCE

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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	P55829	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	R55933	30.88	522-024 Gaston
7/29/14	THE PREMINS CO INC	P822	6720	INSURANCE GENERAL	APW	071338	R55834	0198.28	
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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SHUHAB HDFC
STATEMENT OF UNPAID BILLS
FOR PERIOD ENDED 7/31/2014

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

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DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
6/ 4/14	LOCAL 32BJ S.E.I.U. UN	B032	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 SNAKE	
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	APTH#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 VH38228744K	
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	UM01	6420	FUEL		279909	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	
6/18/14	ROCKIE'S MAINTENANCE C	7178	6544	PLUMBING REPAIRS		36117	570.00	BASEMENT CONTROL VALVES	
6/ 9/14	UNITED METRO ENERGY	UM01	6420	FUEL		31109	5712.40	2000. @ 2.85	
6/23/14	AI TUB REFINISH LLC	AI0P	6544	PLUMBING REPAIRS		27861	235.00	10H TUB REGLAZING	
7/ 2/14	LOCAL 32BJ S.E.I.U. UN	B032	6391	EMPLOYEE BENEFITS		071339	178.12	****	
7/ 2/14	AMERICAN DREAM FUND	3233	6391	EMPLOYEE BENEFITS		071340	6.00	****	
6/ 2/14	J ALPERIN CO INC	1061	6480	MAINTENANCE SUPPLIES		151119	1054.12	BAGS, DEGRFASER, SINK	

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SHUHAB HDFC
STATEMENT OF UNPAID BILLS
FOR PERIOD ENDED 7/31/2014

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

DATE	PAYABLE TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	AMOUNT	REMARKS	CURR.
6/ 2/14	J ALPERIN CO INC	1061	6480	MAINTENANCE SUPPLIES		151129	741.08	BAGS, PINE, BLEACH	
5/15/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		144871	309.89	TILES, SCREWS, PLYWOOD	
5/28/14	J ALPERIN CO INC	1061	6480	MAINTENANCE SUPPLIES		151122	323.21	DUCT TAPE	
5/19/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		147127	859,94	ALP 5GAL SEMI LINEN GHI	
3/22/14	N.Y.C. FIRE DEPARTMENT	2087	6494	PERMITS/INSPEC/REG.		680614	90.00	ACC# 01060680	
6/30/14	APCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		7471	600.00	JUNE'14 IN # 7471	
6/30/14	APCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		7470	600.00	JUNE'14 IN# 7470	
6/14/14	DIAL-A-BUG PEST CONTRO	D253	6462	EXTERMINATOR		226498	490.00	MEC	
6/25/14	N.Y.C. FIRE DEPARTMENT	2087	6494	PERMITS/INSPEC/REG.		894614	90.00	FUEL OIL STORAGE	
7/12/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		173446	376.64	CHIME WITH MIRROR VIEWE	
1/ 9/14	U.S. CHUTES CORP	USCC	6471	COMPACTOR REPAIR		45292	527.50	REPAIR COMPACTOR	
7/ 7/14	UNITED METRO ENERGY	UME1	6420	FUEL		35049	6085.20	2006. @ 3.03 ****	
5/29/14	M.C.C. COMMUNICATIONS,	2004	6472	INTERCOM & MLEX REPA		13628	168.70	APT 5E INTERCOM NOT WOR	
7/ 8/14	AI TUB REFINISH LLC	AITR	6544	PLUMBING REPAIRS		28089	235.00	APT 9C TUB REGLAZING	
7/ 9/14	BUILDING NET LLC	BN02	6312	DATA PROCESSING		184826	54.00	INTERNET SERVICE****	
7/ 9/14	BUILDING NET LLC	BN02	6312	DATA PROCESSING		184825	54.00	INTERNET SERVICE****	
7/19/14	J ALPERIN CO INC	1061	6541	REPAIRS MATERIAL		177724	231.03	GLASS ROUGH WIRE 8.95	
3/31/14	APCTEC ELEVATOR	ARCT	6550	ELEVATOR CONTRACT		7005	600.00	MONTH MARCH	
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	
4/15/14	NYC WATER BOARD	6604	6712	WATER & SEWER CHARGE		502710	100551.90	00001-50271-001	
							169883.60		
							7219.99		
								CURRENT MONTH:	

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SHUHAB HDFC
STATEMENT OF JOURNAL ENTRIES
FOR PERIOD ENDED 7/31/2014

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WAVECREST MANAGEMENT CO.

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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**SHUHHAB HDFC
 GENERAL LEDGER
 FOR PERIOD ENDING 07/31/2014**

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 -857.20
522-1189	UTILITY DEPOSITS	506.46	506.46			.00 506.46
522-1191	TENANT SECURITIES DEPOSIT	-25932.17	-24843.60			
	SIGNATURE BANK 7/29/14 11 R55829			31.83		
	SIGNATURE BANK 7/29/14 11 R55830			23.58		
	SIGNATURE BANK 7/29/14 11 R55831			56.94		
	SIGNATURE BANK 7/29/14 11 R55832			3.63		
	SIGNATURE BANK 7/29/14 11 R55833			30.88		146.86 -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	-15692.04			
	7/14 INC522 L21 T21 SECURITY				-9243.70	
	7/14 INC522 L21 T21 SECURITY			9168.68		
	7/14 INC522 L21 T28 SECURITY				-27.58	
	7/14 INC522 L21 T54 SECURITY			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 CHG		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	SCRIP/DRIE REDUCTION	.00	10394.84			
	CASH RECEIPTS 522		SENIOR CIT	1469.32		-7739.34
	7/14 INC522 L01 T69 BASE CHG					-6269.02 4125.82
522-5186	BANK CREDIT FEE	.00	-275.00			.00 -275.00
522-5192	LAUNDRY INCOME	.00	-6084.13			
	CASH RECEIPTS 522					-2040.00

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**SHUHAB HDFC
 GENERAL LEDGER
 FOR PERIOD ENDING 07/31/2014**

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			
	CASH RECEIPTS 522					-1167.50	-3207.50	-9291.63
522-5195	SECURITY FORFEITURE INCOM	.00	-49.68			.00	.00	-49.68
522-5220	PRO RATA/ (VACANCY) 7/14 INC522 L01 T29 BAGE CHG	.00	75190.20	12968.81		12968.81	12968.81	88159.01
522-6290	MISC. RENTING EXPENSES WAVECREST MGMT TEAM 7/17/14 11 R55828	.00	106.25	12.50		12.50	12.50	118.75
522-6312	DATA PROCESSING BUILDING NET LLC 7/16/14 11 R55821	.00	5011.50	54.00				
	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	173.19	5184.69
522-6320	MANAGEMENT FEE THE WAVECREST 7/30/14 11 R55836	.00	29925.00	5985.00		5985.00	5985.00	35910.00
522-6331	MAINTENANCE PAYROLL SHUHAB HDFC 7/10/14 14 D71014	.00	94844.03	3921.91				
	SHUHAB HDFC 7/18/14 14 D71814			3615.05				
	SHUHAB HDFC 7/ 3/14 14 D70314			3892.40		11429.36	11429.36	106273.39
522-6340	LEGAL EXPENSES GAYNIER ASSOCIATES PLL 7/ 7/14 11 R55813	.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	658.00	7135.50
522-6355	POSTAGE EXPENSE	.00	43.60			.00	.00	43.60
522-6360	TELEPHONE AT&T MOBILITY 7/ 3/14 14 D65589	.00	4154.03	129.68		292.25	292.25	4446.28
	AT&T MOBILITY 7/ 3/14 14 D29653			162.57				
522-6389	UNIFORMS	.00	819.70			.00	.00	819.70
522-6391	EMPLOYEE BENEFITS	.00	24604.44			.00	.00	24604.44
522-6392	BANK CHARGES JUN BANK CHG 7/31/14 16 J23936	.00	487.00	78.40		78.40	78.40	565.40
522-6398	CONSULTING FEES	.00	120.00			.00	.00	120.00
522-6420	FUEL	.00	195744.47			.00	.00	195744.47
522-6450	ELECTRICITY	.00	21978.73			.00	.00	21978.73
522-6452	GAS	.00	2028.51			.00	.00	2028.51
522-6462	EXTERMINATOR	.00	2010.00					

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**SHUHAB HDFC
 GENERAL LEDGER
 FOR PERIOD ENDING 07/31/2014**

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		
	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	1470.00	3480.00
522-6472	INTERCOM & MLEX 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
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		
	POMEO HEATING ENTERPRI	7/17/14	11 R55826		70.00		
	POMEO HEATING ENTERPRI	7/16/14	11 R55823		70.00		
	ATOMIC HEATING	7/16/14	11 R55820		1500.00	1640.00	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	INSUPANCE GENERAL			.00	88601.94		

