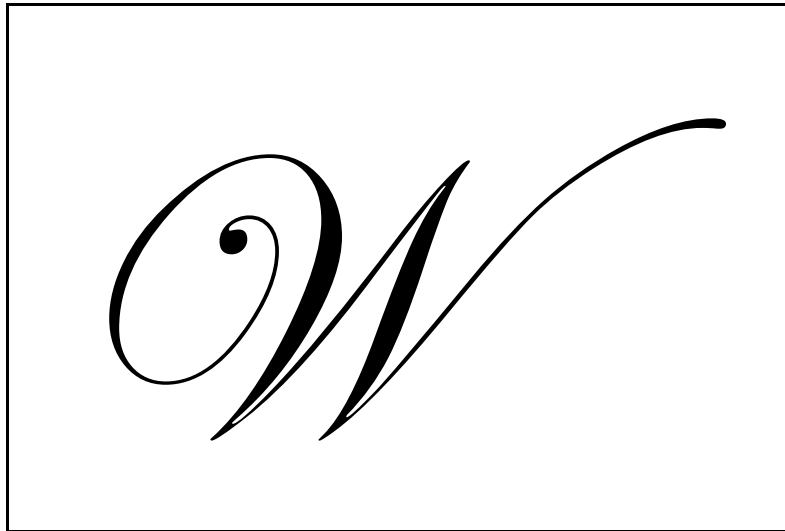




The Westbury

January 2016 - 4 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

January 2016 YTD Budget / Actual

	Approved Budget	Budget Jan. 2016	Actual Jan. 2016	Variance
Revenue				
Condominium Fees	\$ 361,900	\$ 120,633	\$ 120,633	\$ (0)
Note Payable - 10 Year	\$ 35,780	\$ 11,927	\$ 12,124	\$ 197
Rental Income	\$ 16,800	\$ 5,600	\$ 5,500	\$ (100)
Laundry Income	\$ 4,600	\$ 1,533	\$ -	\$ (1,533)
Parking Space Income	\$ 9,000	\$ 3,000	\$ 2,695	\$ (305)
Misc. Other Income	\$ 1,000	\$ 333	\$ 460	\$ 127
Surplus Transfer	\$ 11,583	\$ 3,861	\$ 3,861	\$ -
	\$ 440,663	\$ 146,888	\$ 145,273	\$ (1,615)
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,150	\$ 4,383	\$ 4,359	\$ 24
Management Fees - Bookkpg	\$ 12,560	\$ 4,187	\$ 4,360	\$ (173)
Audit Fees	\$ 4,250	\$ 1,417	\$ 1,800	\$ (383)
Legal Fees	\$ 2,428	\$ 809	\$ -	\$ 809
Postage & Mail	\$ 400	\$ 133	\$ 57	\$ 76
Insurance	\$ 34,500	\$ 11,500	\$ 11,588	\$ (88)
Copying/Printing	\$ 250	\$ 83	\$ 236	\$ (153)
Income Taxes	\$ 4,000	\$ 1,333	\$ 2,000	\$ (667)
Office- General	\$ 1,376	\$ 459	\$ 393	\$ 66
Move In-Out	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Total Administrative	\$ 75,914	\$ 25,305	\$ 24,793	\$ 512
Utilities				
Electricity	\$ 22,050	\$ 7,350	\$ 6,365	\$ 985
Water	\$ 15,522	\$ 5,174	\$ 5,716	\$ (542)
Gas	\$ 37,500	\$ 16,099	\$ 12,089	\$ 4,010
Telephone	\$ 3,750	\$ 1,250	\$ 871	\$ 379
Total Utilities	\$ 78,822	\$ 29,873	\$ 25,041	\$ 4,832
Maintenance				
Maintenance Worker	\$ 50,000	\$ 16,667	\$ 15,382	\$ 1,285
Elevator	\$ 12,500	\$ 4,167	\$ 3,992	\$ 175
General R&M	\$ 10,109	\$ 3,771	\$ 1,204	\$ 2,567
Fire Protection	\$ 4,675	\$ 1,403	\$ -	\$ 1,403
HVAC Service	\$ 9,000	\$ 2,540	\$ 199	\$ 2,341
Maintenance Supplies	\$ 1,000	\$ 333	\$ -	\$ 333
Total Maintenance	\$ 87,284	\$ 28,881	\$ 20,777	\$ 8,104
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 32,600	\$ 10,867	\$ 10,293	\$ 574
Landscape/mulch/projects	\$ 10,000	\$ -	\$ -	\$ -
Pest Control	\$ 3,500	\$ 100	\$ -	\$ 100
Total Contract Services	\$ 46,100	\$ 10,967	\$ 10,293	\$ 674
Total Expenses	\$ 288,120	\$ 95,025	\$ 80,904	\$ 14,121
Reserves				
Reserve Contribution	\$ 111,263	\$ 37,088	\$ 37,088	\$ (0)
Roof/HVAC Transfers To Reserve	\$ 35,780	\$ 11,927	\$ 11,960	\$ (33)
Capital Improvements				
Operating Projects	\$ 5,500	\$ 1,571	\$ 1,688	\$ (117)
NI/(DF) Before PY Op. Surplus	\$ -	\$ 1,277	\$ 13,633	\$ 12,389
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ 1,277	\$ 13,633	\$ 12,389

Westbury Condominium Association

January 2016 YTD Current Year - Prior Year Comparison

	Actual <u>Jan. 2016</u>	Actual <u>Jan. 2015</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 120,633	\$ 116,545	\$ 4,088
Note Payable - 10 Year	\$ 12,124	\$ 11,960	\$ 164
Rental Income	\$ 5,500	\$ 4,988	\$ 512
Laundry Income	\$ -	\$ 1,153	\$ (1,153)
Parking Space Income	\$ 2,695	\$ 2,700	\$ (5)
Misc. Other Income	\$ 460	\$ 535	\$ (75)
	<u>\$ 141,412</u>	<u>\$ 137,881</u>	<u>\$ 3,531</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 4,359	\$ 4,359	\$ -
Management Fees - Bookkpg	\$ 4,360	\$ 3,500	\$ (860)
Audit Fees	\$ 1,800	\$ 1,600	\$ (200)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 57	\$ 48	\$ (9)
Insurance	\$ 11,588	\$ 11,588	\$ -
Copying/Printing	\$ 236	\$ -	\$ (236)
Income Taxes	\$ 2,000	\$ 2,000	\$ -
Office- General	\$ 393	\$ 215	\$ (178)
Move In/Out	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 24,793</u>	<u>\$ 23,310</u>	<u>\$ (1,483)</u>
Utilities			
Electricity	\$ 6,365	\$ 4,897	\$ (1,468)
Water	\$ 5,716	\$ 6,983	\$ 1,267
Gas	\$ 12,089	\$ 15,241	\$ 3,152
Telephone	\$ 871	\$ 627	\$ (244)
Total Utilities	<u>\$ 25,041</u>	<u>\$ 27,748</u>	<u>\$ 2,707</u>
Maintenance			
Maintenance Worker	\$ 15,382	\$ 13,794	\$ (1,588)
Elevator	\$ 3,992	\$ 3,839	\$ (153)
General R&M	\$ 1,204	\$ 2,272	\$ 1,068
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 199	\$ 2,580	\$ 2,381
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 20,777</u>	<u>\$ 22,485</u>	<u>\$ 1,708</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 10,293	\$ 6,718	\$ (3,575)
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 10,293</u>	<u>\$ 6,718</u>	<u>\$ (3,575)</u>
Total Expenses	<u>\$ 80,904</u>	<u>\$ 80,261</u>	<u>\$ (643)</u>
Reserves			
Reserve Contribution	\$ 37,088	\$ 34,500	\$ (2,588)
Roof/HVAC Transfers To Reserve	\$ 11,960	\$ 11,960	\$ -
Capital Improvements			
Operating Projects	\$ 1,688	\$ 1,010	\$ (678)
NI/(DF) Before PY Op. Surplus	<u>\$ 9,772</u>	<u>\$ 10,150</u>	<u>\$ (378)</u>
PY Operating Surplus	\$ 3,861	\$ -	\$ 3,861
NI/(DF) After PY Op. Surplus	<u>\$ 13,633</u>	<u>\$ 10,150</u>	<u>\$ 3,483</u>

Westbury Condominium Association

January 2016 (Month Only) Current Year - Prior Year Comparison

	Actual <u>Jan. 2016</u>	Actual <u>Jan. 2015</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 30,239	\$ 29,136	\$ 1,103
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,375	\$ 1,425	\$ (50)
Laundry Income	\$ -	\$ -	\$ -
Parking Space Income	\$ 605	\$ 625	\$ (20)
Misc. Other Income	\$ -	\$ 35	\$ (35)
	<u>\$ 35,209</u>	<u>\$ 34,211</u>	<u>\$ 998</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,090	\$ -
Management Fees - Bookkpg	\$ 1,578	\$ 875	\$ (703)
Audit Fees	\$ 450	\$ 400	\$ (50)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,897	\$ 2,897	\$ -
Copying/Printing	\$ 155	\$ -	\$ (155)
Income Taxes	\$ 500	\$ 500	\$ -
Office General	\$ 41	\$ 13	\$ (28)
Move In/Out	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 6,711</u>	<u>\$ 5,775</u>	<u>\$ (936)</u>
Utilities			
Electricity	\$ 1,827	\$ 1,891	\$ 64
Water	\$ 1,506	\$ 1,243	\$ (263)
Gas	\$ 4,053	\$ 4,926	\$ 873
Telephone	\$ 216	\$ 339	\$ 123
Total Utilities	<u>\$ 7,602</u>	<u>\$ 8,399</u>	<u>\$ 797</u>
Maintenance			
Maintenance Worker	\$ 3,370	\$ 4,275	\$ 905
Elevator	\$ 998	\$ 960	\$ (38)
General R&M	\$ 17	\$ 441	\$ 424
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ 1,370	\$ 1,370
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 4,385</u>	<u>\$ 7,046</u>	<u>\$ 2,661</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,552	\$ 1,958	\$ (594)
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 2,552</u>	<u>\$ 1,958</u>	<u>\$ (594)</u>
Total Expenses	<u>\$ 21,250</u>	<u>\$ 23,178</u>	<u>\$ 1,928</u>
Reserves			
Reserve Contribution	\$ 9,272	\$ 8,625	\$ (647)
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	<u>\$ 1,697</u>	<u>\$ (582)</u>	<u>\$ 2,279</u>
PY Operating Surplus	\$ 965	\$ -	\$ 965
NI/(DF) After PY Op. Surplus	<u>\$ 2,662</u>	<u>\$ (582)</u>	<u>\$ 3,244</u>

Westbury Condominium Association

January 2016 (Month Only) Budget/Actual

	Budget	Actual	
	Jan. 2016	Jan. 2016	Variance
<u>Revenue</u>			
Condominium Fees	\$ 30,158	\$ 30,239	\$ (81)
Note Payable - 10 Year	\$ 2,982	\$ 2,990	\$ (8)
Rental Income	\$ 1,400	\$ 1,375	\$ 25
Laundry Income	\$ 383	\$ -	\$ 383
Parking Space Income	\$ 750	\$ 605	\$ 145
Misc. Other Income	\$ 83	\$ -	\$ 83
	<u>\$ 35,756</u>	<u>\$ 35,209</u>	<u>\$ 547</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,096	\$ 1,090	\$ (6)
Management Fees - Bookkpg	\$ 1,047	\$ 1,578	\$ 531
Audit Fees	\$ 354	\$ 450	\$ 96
Legal Fees	\$ 202	\$ -	\$ (202)
Postage & Mail	\$ 33	\$ -	\$ (33)
Insurance	\$ 2,875	\$ 2,897	\$ 22
Copying/Printing	\$ 21	\$ 155	\$ 134
Income Taxes	\$ 333	\$ 500	\$ 167
Office- General	\$ 115	\$ 41	\$ (74)
Move In/Out	\$ 250	\$ -	\$ (250)
Total Administrative	<u>\$ 6,326</u>	<u>\$ 6,711</u>	<u>\$ 385</u>
Utilities			
Electricity	\$ 1,838	\$ 1,827	\$ (11)
Water	\$ 1,294	\$ 1,506	\$ 212
Gas	\$ 5,203	\$ 4,053	\$ (1,150)
Telephone	\$ 313	\$ 216	\$ (97)
Total Utilities	<u>\$ 8,648</u>	<u>\$ 7,602</u>	<u>\$ (1,046)</u>
Maintenance			
Maintenance Worker	\$ 4,167	\$ 3,370	\$ (797)
Elevator	\$ 1,041	\$ 998	\$ (43)
General R&M	\$ 1,056	\$ 17	\$ (1,039)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 487	\$ -	\$ (487)
Maintenance Supplies	\$ 83	\$ -	\$ (83)
Total Maintenance	<u>\$ 6,834</u>	<u>\$ 4,385</u>	<u>\$ (2,449)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ -	\$ 2,552	\$ 2,552
Landscape/mulch/projects	\$ 2,716	\$ -	\$ (2,716)
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 2,716</u>	<u>\$ 2,552</u>	<u>\$ (164)</u>
Total Expenses	<u>\$ 24,524</u>	<u>\$ 21,250</u>	<u>\$ (3,274)</u>
Reserves			
Reserve Contribution	\$ 9,272	\$ 9,272	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,982	\$ 2,990	\$ 8
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	<u>\$ (1,022)</u>	<u>\$ 1,697</u>	<u>\$ (2,727)</u>
PY Operating Surplus	\$ 965	\$ 965	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ (57)</u>	<u>\$ 2,662</u>	<u>\$ (2,727)</u>

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2015 through January 2016

Operating Fund

	<u>Oct '15 - Jan '16</u>
Income/Expense	
Income	
06310 — Common Charge Income	\$ 132,758
06340 — Late Fee Income	\$ 310
06360 — Misc. Owner Income	\$ 150
06365 — Unit 869-106 - Rent	\$ 5,500
06375 — Parking Income	\$ 2,695
Total Income	\$ 141,413
Expense	
07000 — Administrative Expenses	
07130 — Property Manager Fees	\$ 4,359
07140 — Audit Fees	\$ 1,800
07280 — Insurance	\$ 11,588
07308 — Corporate Taxes	\$ 2,000
07309 — Postage	\$ 57
07310 — Printing & Copying	\$ 236
07890 — Misc G&A	\$ 283
07895 — Monthly Security Monitoring	\$ 110
7011 — Bookkeeping Fees	\$ 4,360
Total 07000 — Administrative Expenses	\$ 24,792
08000 — Utilities	
08010 — Water & Sewer	\$ 5,716
08020 — Electricity	\$ 6,365
08030 — Gas	\$ 12,089
08050 — Telephone	\$ 871
Total 08000 — Utilities	\$ 25,041
08550 — Capital Improvements	
08551 — Cap Improvements - Operating	\$ 1,688
Total 08550 — Capital Improvements	\$ 1,688
09000 — Maintenance	
09020 — Maintenance Worker - Imagineers	\$ 15,382
09030 — Elevator Maintenance	\$ 3,992
09110 — General Maintenance & Repair	\$ 1,204
09150 — HVAC Service	\$ 199
Total 09000 — Maintenance	\$ 20,778
09600 — Contract Services	
Lawn Maint. & Landscaping	\$ 10,210
09612 — Grounds Improvements	\$ 83
Total 09600 — Contract Services	\$ 10,292
09900 — Reserve Transfers	
09990 — Operating to Reserves	\$ 37,088
09991 — Roof/HVAC Reserve Transfer	\$ 11,960
Total 09900 — Reserve Transfers	\$ 49,048
Total Expense	\$ 131,640
Net Operating Income	<u><u>\$ 9,773</u></u>

Westbury Condominium Association, Inc.
Profit and Loss Standard
October 2015 through January 2016

Reserve Fund

	<u>Oct '15 - Jan '16</u>	
Income/Expense		
06899 — Reserve Fund Income		
06901 — WCA Monthly Contributions	\$	37,088
06902 — Interest Income	\$	237
06903 — Roof/HVAC Project Prepay Amort.		2,624
06904 — WCA Monthly Transfer -Roof/HVAC	\$	11,960
Total 06899 — Reserve Fund Income	\$	51,909
Expense		
09799 — Reserve Fund Expenses		
09807 — Reserve - Interest Expense	\$	1,420
09830 — Hallway Renovations - Design	\$	30,000
09832 — Hallway Renovation - Painters	\$	24,731
09833 — Hallway Renovations - Carpet	\$	43,031
09834 — Hallway Renovations - Wallpaper	\$	18,173
09836 — Hallway Renovations - Artwork	\$	6,508
09837 — Hallway Renovations - Tables	\$	8,375
Total 09799 — Reserve Fund Expenses	\$	132,237
Net Reserve Income	\$	(80,328)
Total Combined Net Income	\$	(70,555)

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2016

	<u>Cost</u>	<u>Hours</u>
<u>October 2015</u>		
9/30-10/13	\$ 1,699.04	61
10/15 - 10/27	\$ 1,726.89	62
10/29-10/31	\$ 403.87	14.5
	<u>\$ 3,829.80</u>	<u>138</u>
	<u>Cost</u>	<u>Hours</u>
<u>November 2015</u>		
11/2-11/10	\$ 1,225.54	44
11/12 - 11/24	\$ 1,754.74	63
through EOM (est)	\$ 891.30	32
	<u>\$ 3,871.58</u>	<u>139</u>
	<u>Cost</u>	<u>Hours</u>
<u>December 2015</u>		
Reverse Est. Exp.	\$ (891.30)	(32)
11/30 - 12/8	\$ 1,086.27	39
12/9 - 12/22	\$ 1,726.89	62
12/9 - 12/23 - Lavista	\$ 884.83	16 @ \$52 per hour
12/23 - 1/5	\$ 1,504.07	54
	<u>\$ 4,310.76</u>	<u>139</u>
<u>January 2016</u>		
1/7 - 1/19	\$ 1,699.04	61
1/20 - 1/31 estimated	\$ 1,671.00	60
	<u>\$ 3,370.04</u>	<u>121</u>
Year-To-Date Total:	<u>\$ 15,382.18</u>	
Prior Year- Year-To-Date Total:	<u>\$ 13,794.28</u>	
Change Between Years:	<u>\$ 1,587.90</u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

	<u>Cost</u>	<u>Hours</u>
<u>October 2014</u>		
1st-14th	\$ 1,511.04	54 (.5 hrs. overtime)
15th-28th	\$ 1,838.33	63 (6 hrs. of overtime)
	<u>\$ 3,349.37</u>	<u>117</u>
	<u>Cost</u>	<u>Hours</u>
<u>November 2014</u>		
1st-11th	\$ 1,796.53	65
12th-25th	\$ 1,531.92	55
	<u>\$ 3,328.45</u>	<u>120</u>
	<u>Cost</u>	<u>Hours</u>
<u>December 2014</u>		
1st-9th	\$ 1,281.24	46
11th-23rd	\$ 1,559.77	56
28th-31st	\$ 696.33	25
	<u>\$ 3,537.34</u>	<u>127</u>
	<u>Cost</u>	<u>Hours</u>
<u>January 2015</u>		
1st-6th	\$ 445.65	16
7th-20th	\$ 1,740.82	63
21st-3rd	\$ 1,392.65	50
	<u>\$ 3,579.12</u>	<u>129</u>
	<u>Cost</u>	<u>Hours</u>
<u>February 2015</u>		
4th - 17th	\$ 1,754.74	63
19th - 3rd	\$ 1,504.07	54
	<u>\$ 3,258.81</u>	<u>117</u>
	<u>Cost</u>	<u>Hours</u>
<u>March 2015</u>		
4th - 17th	\$ 891.30	32
3/9 Joe Fazzino	\$ 110.60	2 (@\$52 per hour)
12th-17th P. Rand	\$ 1,216.64	22 (@\$52 per hour)
3/9 Tyson Karhu	\$ 82.95	1.5 (@\$52 per hour)
3/18-3/31 L. Colon	\$ 1,880.10	67.5
3/18 & 3/23	\$ 104.47	2.5 (overtime @ \$39.29)
	<u>\$ 4,286.05</u>	<u>127.5</u>
Year-To-Date Total:	<u>\$ 21,339.14</u>	
Prior Year- Year-To-Date Total:	<u>\$ 22,446.00</u>	
Change Between Years:	<u>\$ (1,106.86)</u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

	<u>Cost</u>	<u>Hours</u>
<u>April 2015</u>		
4/1-4/14 Luis Colon	\$ 1,712.97	61.5
4/16-4/28 Luis Colon	\$ 1,699.04	61.0
	<u>\$ 3,412.01</u>	<u>122.5</u>
	<u>Cost</u>	<u>Hours</u>
<u>May 2015</u>		
4/29-5/12 Luis Colon	\$ 1,601.56	57.5
5/13-5/23 Luis Colon	\$ 1,100.20	39.5
	<u>\$ 2,701.76</u>	<u>97</u>
	<u>Cost</u>	<u>Hours</u>
<u>June 2015</u>		
5/27-6/9 Luis Colon	\$ 1,615.48	58
6/10-6/23 Luis Colon	\$ 1,559.77	56
6/24-7/7 Luis Colon	\$ 1,518.00	54
	<u>\$ 4,693.25</u>	<u>168</u>
	<u>Cost</u>	<u>Hours</u>
<u>July 2015</u>		
7/9-7/21 Luis Colon	\$ 1,754.74	63
7/23-8/4 Luis Colon	\$ 1,754.74	63
	<u>\$ 3,509.48</u>	<u>126</u>
	<u>Cost</u>	<u>Hours</u>
<u>August 2015</u>		
8/5-8/14 Luis Colon	\$ 1,935.80	67 <i>incl. 2.5 hrs double time</i>
8/20-9/1 Luis Colon	\$ 1,643.33	59
	<u>\$ 3,579.13</u>	<u>126</u>
	<u>Cost</u>	<u>Hours</u>
<u>September 2015</u>		
9/3-9/15 Luis Colon	\$ 1,336.95	48
9/17-9/29 Luis Colon	\$ 1,712.97	61.5
	<u>\$ 3,049.92</u>	<u>109.5</u>
Year-To-Date Total:	<u><u>\$ 42,284.69</u></u>	
Prior Year- Year-To-Date Total:	<u><u>\$ 48,248.08</u></u>	
Change Between Years:	<u><u>\$ (5,963.39)</u></u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

	<u>Cost</u>	<u>Hours</u>
<u>October 2013</u>		
3rd-15th	\$ 1,336.94	48
17th-22nd	\$ 807.74	29
23rd-29th	\$ 947.01	34
	<u>\$ 3,091.69</u>	<u>111</u>
	<u>Cost</u>	<u>Hours</u>
<u>November 2013</u>		
31st-5th	\$ 835.59	30
6th-12th	\$ 445.65	16
14th-19th	\$ 807.74	29
20th-26th	\$ 974.86	35
	<u>\$ 3,063.84</u>	<u>110</u>
	<u>Cost</u>	<u>Hours</u>
<u>December 2013</u>		
27th- 3rd	\$ 417.80	15
4th-10th	\$ 445.65	16
11th-17th	\$ 807.74	29
18th-24th	\$ 940.92	27.5 (6.5 hrs @ \$51.50 - Fazzino)
25th-31st	\$ 547.70	10 (10 hrs @ \$51.50 - Fazzino)
	<u>\$ 3,159.81</u>	<u>97.5</u>
<i>Note: Per Brian Milano, December 25th - December 31st vacation time for Louis.</i>		
	<u>Cost</u>	<u>Hours</u>
<u>January 2014</u>		
1/6 - 1/7	\$ 445.65	16
1/9-1/21	\$ 1,601.56	57.50
23rd- Feb 4th	\$ 1,921.86	69
	<u>\$ 3,969.07</u>	<u>142.5</u>

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

	<u>Cost</u>	<u>Hours</u>
<u>February 2014</u>		
2/5-2/18 Luis Colon	\$ 1,462.30	52.5
2/14-2/18 Huhtanen	\$ 781.67	21.0
2/21 - 3/4 Luis Colon	\$ 1,434.44	51.5
1/11/2014 Tillinghast	\$ 223.34	10
	<u>\$ 3,901.75</u>	<u>135</u>
	<u>Cost</u>	<u>Hours</u>
<u>March 2014</u>		
1/11 - Jason Tillinghast	\$ 273.85	2.5 (2.5 hrs @ \$103.00 - Jason)
2/14 - 2/18 Joshua Colon	\$ 1,369.26	25.0 (25 hrs @ \$51.50 - Joshua)
2/22 - Joshua Colon	\$ 204.72	5.5 (5.5 hrs @ \$35.00 - Joshua)
3/5 - 3/18 Luis Colon	\$ 1,866.16	67
3/19 - 4/1 Luis Colon	\$ 1,545.85	55.5
	<u>\$ 5,259.84</u>	<u>155.5</u>
	<u>Cost</u>	<u>Hours</u>
<u>April 2014</u>		
4/2 - 4/15 Luis Colon	\$ 1,852.23	66.5
4/16-4/29 Luis Colon	\$ 1,984.57	67.5 (7.5 hrs O/T @ \$39.29)
	<u>\$ 3,836.80</u>	<u>134</u>
	<u>Cost</u>	<u>Hours</u>
<u>May 2014</u>		
5/1 - 5/13 Luis Colon	\$ 1,775.65	61.5 (1.5 hrs @ \$39.29 per hr)
5/15-5/27 Luis Colon	\$ 1,420.51	51.0
4/27-5/2 Miguel Brito	\$ 420.00	(Remove Sand - Paint Floor)
	<u>\$ 3,616.16</u>	<u>112.5</u>
Year-To-Date Total:	<u>\$ 29,898.95</u>	
Prior Year- Year-To-Date Total:	<u>\$ 26,543.57</u>	
Change Between Years:	<u>\$ 3,355.38</u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

June 2014

6/3/2014 Julien Leon	\$ 109.54	1 (1.5 hrs @ \$103.00 per hr)
5/29-6/10 Luis Colon	\$ 1,754.74	63.0
Miguel Brito- Laundry	\$ 1,200.00	80.0 (80 hrs @ \$15 per hr.)
6/12-6/24 Luis Colon	\$ 2,100.81	72.5 1.5 hrs @ \$77.25 per hr)
	<u>\$ 5,165.09</u>	<u>216.5</u>

July 2014

6/26 - 7/8 Luis Colon	\$ 1,336.95	48
7/10 - 7/22 Luis Colon	\$ 1,726.89	62.0
P/E 7/25 - Miguel Brito	\$ 1,440.00	96
7/24 - 8/5 Luis Colon	\$ 1,726.89	62
	<u>\$ 6,230.73</u>	<u>268</u>

August 2014

8/7 - 8/19 Luis Colon	\$ 1,225.53	44
8/20 - 9/2 Luis Colon	\$ 1,497.13	47.0 <i>plus 4.5 hrs overtime</i>
8/15 - Hrs for Jose Colc	\$ 900.00	60 @ \$15 per hour
8/31 - Hrs Jose Colon	\$ 420.00	28 @ \$15 per hour
	<u>\$ 4,042.66</u>	<u>179</u>

September 2014

9/4-9/16 Luis Colon	\$ 1,378.73	49.5 @ \$26.19 per hour
9/18-9/30 Luis Colon	\$ 1,531.92	55 @ \$26.19 per hr
	<u>\$ 2,910.65</u>	<u>104.5</u>

Year-To-Date Total:	<u>\$ 48,248.08</u>	
Prior Year- Year-To-Date Total:	<u>\$ 40,552.42</u>	
Change Between Years:	<u>\$ 7,695.66</u>	
Laundry Room Project:	<u>\$ 3,060.00</u>	(Only Miguel's Hours)
Apt. 869-106 Project:	<u>\$ 1,320.00</u>	(Jose Colon's Hours)

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

January 31, 2016

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 108,481.67
Operating Account	\$ 109,971.90	Reserve Account - FNFG	\$ 287,733.88
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 109,971.90</u>		<u>\$ 396,216.55</u>

Total Cash on Hand @ January 31, 2016 \$ 506,188.45

Statements of Significant Transactions:

September 2013

Moved \$33,589 on 9/12/13 to Reserve Fund from Operating Fund representing amounts due to the Reserve Fund. Moved another \$13,619.78 on 9/18/13 to Reserve Fund from the Operating Fund to clear the Due To/Due From's at the end of the year. Finally, I needed to reimburse the Operating Fund \$4,125, which represented a payment to the interior design firm (Advent Design), from the Reserve Fund (which incurred the expense at 9/30/13).

May 2014

Moved \$33,840.45 on 5/13/14 to Reserve Fund from Operating Fund representing amounts due to the Reserve Fund.

June 2014

Moved \$9,073.33 from the Operating Fund to the Reserve Fund to cover monthly transfer requirements less the \$2,250 paid to Advent Design.

September 2014

Two transfers, one for \$23,120.95 and one for \$11,323.33 to Reserve Fund to satisfy the Due To/Froms.

October 2014

Down payment to Con Serv., Inc. made as per agreement - Lighting upgrades from Reserve - \$8,289.27.

December 2014

Payment of \$3,250 from Reserves to American Excavating & Septic to install conduit between buildings.

January 2015

Payment of \$15,914.85 from Reserves to Con Serv, Inc. for Lighting upgrade project.

February 2015

One check cut to Con Serv, Inc. (lighting project) - final payment of \$5,000, two checks cut to Stanley Convergent Security Solutions... one for \$28,580.66 for the fire alarm communication devices and one for \$1,015.89 for additional work.

April 2015

Transferred \$23,230 from Operating to First Niagra Reserve Account. Transferred \$100,000 from Reserve at First Niagra to Reserve at Unitedbank due to FDIC limits.

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Bank)

January 31, 2016

<u>United Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 108,481.67	Reserve Account	\$ 287,733.88
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 109,971.90
		Escrow Account	\$ -
Bank Balances	<u>\$ 108,481.67</u>		<u>\$ 397,706.78</u>
Total Cash on Hand @ January 31, 2016		\$	506,188.45

Statements of Significant Transactions:

September 2013

Moved \$33,589 on 9/12/13 to Reserve Fund from Operating Fund representing amounts due to the Reserve Fund. Moved another \$13,619.78 on 9/18/13 to Reserve Fund from the Operating Fund to clear the Due To/Due From's at the end of the year. Finally, I needed to reimburse the Operating Fund \$4,125, which represented a payment to the interior design firm (Advent Design), from the Reserve Fund (which incurred the expense at 9/30/13).

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Westbury Condominiums Association, Inc.

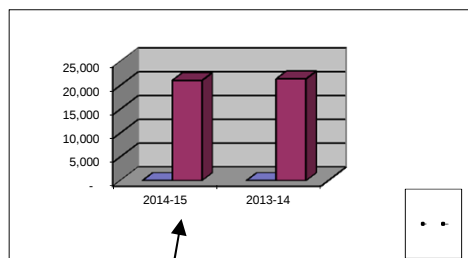
Fuel Costs

4 Month Period- Fiscal Year Ended September 30, 2016

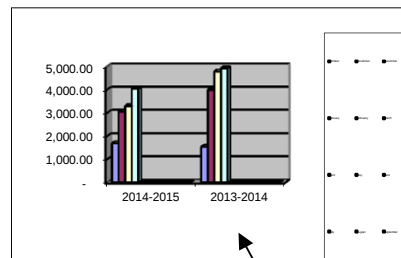
	<u>2015-2016</u>	<u>Prior Yr.</u>	<u>Change</u>
<u>Oil Costs</u>			
<i>October</i>	-	-	0.0%
<i>November</i>	-	-	0.0%
<i>December</i>	-	-	0.0%
<i>January</i>	-	-	0.0%
<i>February</i>	-	-	0.0%
<i>March</i>	-	-	0.0%
<i>April</i>	-	-	0.0%
<i>May</i>	-	-	0.0%
<i>June</i>	-	-	0.0%
<i>July</i>	-	-	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
	-	-	-
Percentage Increase	0.0%	(Increase in dollars)	
<u>Gas Costs</u>			
	<u>2015-2016</u>	<u>Prior Yr.</u>	
<i>October</i>	1,689.91	1,541.47	9.6%
<i>November</i>	3,047.32	3,987.92	0.0%
<i>December</i>	3,298.41	4,785.98	0.0%
<i>January</i>	4,053.10	4,925.95	0.0%
<i>February</i>	-	-	0.0%
<i>March</i>	-	-	0.0%
<i>April</i>	-	-	0.0%
<i>May</i>	-	-	0.0%
<i>June</i>	-	-	0.0%
<i>July</i>	-	-	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
	12,088.74	YTD: 15,241.32	(3,152.58)
	12,088.74	Annual 15,241.32	(3,152.58)
Total Costs	12,088.74	15,241.32	(3,152.58)
Percentage Increase	-20.7%	(Increase in dollars)	

Usage

<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	21,019	21,358	(339)



Gas & Oil Consumption



Gas Costs

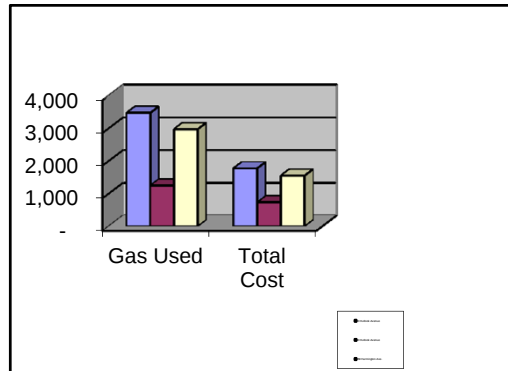
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2016

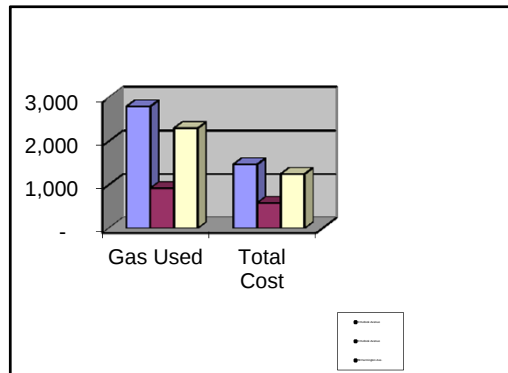
Month End: **1/31/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,469	\$ 1,770.66	34
30 Outlook Avenue	1,251	\$ 731.70	34
869 Farmington Ave.	2,972	\$ 1,550.74	34
Month Total	7,692	\$ 4,053.10	102



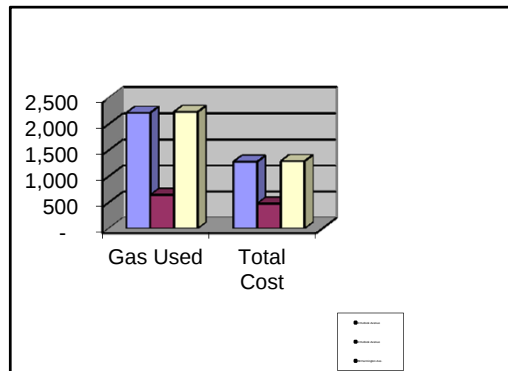
Month End: **12/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,797	\$ 1,467.03	29
30 Outlook Avenue	922	\$ 583.74	29
869 Farmington Ave.	2,298	\$ 1,247.64	29
Month Total	6,017	\$ 3,298.41	87



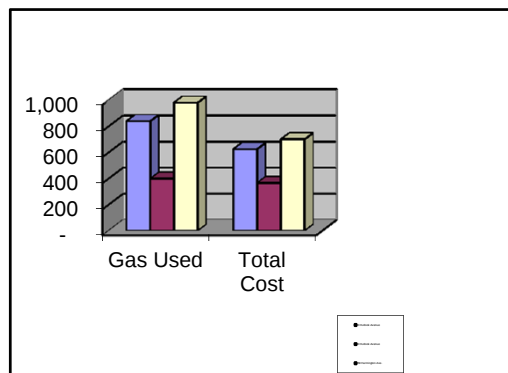
Month End: **11/30/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,215	\$ 1,277.19	30
30 Outlook Avenue	645	\$ 479.25	30
869 Farmington Ave.	2,233	\$ 1,290.88	30
Month Total	5,093	\$ 3,047.32	90



Month End: **10/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	838	\$ 624.04	29
30 Outlook Avenue	399	\$ 366.54	29
869 Farmington Ave.	980	\$ 699.33	29
Month Total	2,217	\$ 1,689.91	87



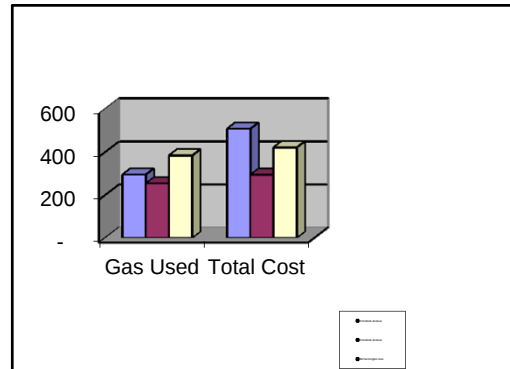
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2016

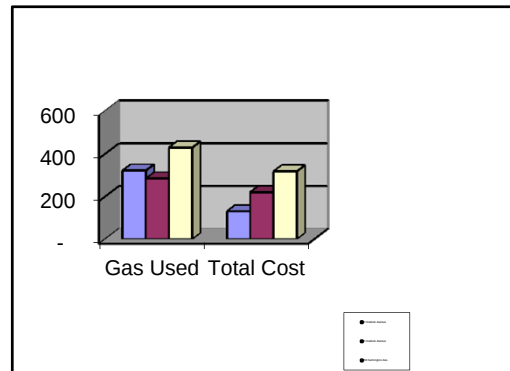
Month End: **9/30/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	295	\$ 508.26	32
30 Outlook Avenue	254	\$ 294.69	32
869 Farmington Ave.	384	\$ 421.63	32
Month Total	933	\$ 1,224.58	96



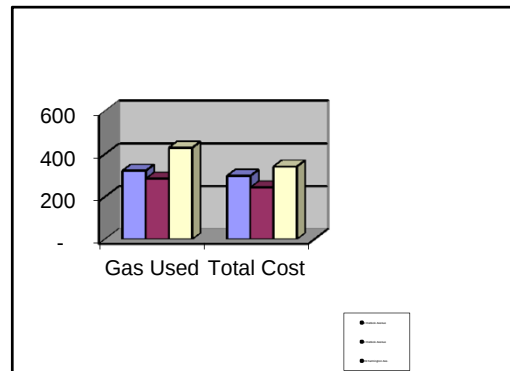
Month End: **8/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	321	\$ 130.75	33
30 Outlook Avenue	284	\$ 220.38	33
869 Farmington Ave.	429	\$ 317.44	33
Month Total	1,034	\$ 668.57	99



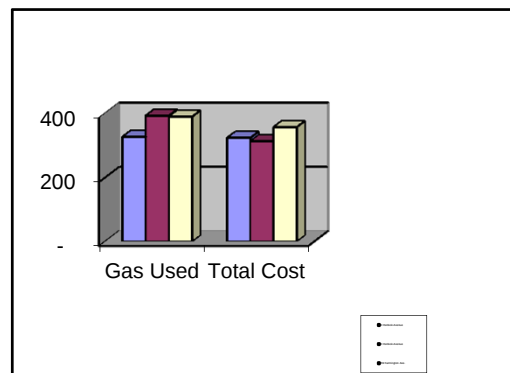
Month End: **7/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	321	\$ 297.14	33
30 Outlook Avenue	284	\$ 242.94	33
869 Farmington Ave.	429	\$ 340.78	33
Month Total	1,034	\$ 880.86	99



Month End: **6/30/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	327	\$ 323.69	29
30 Outlook Avenue	393	\$ 313.61	29
869 Farmington Ave.	390	\$ 357.37	29
Month Total	1,110	\$ 994.67	87



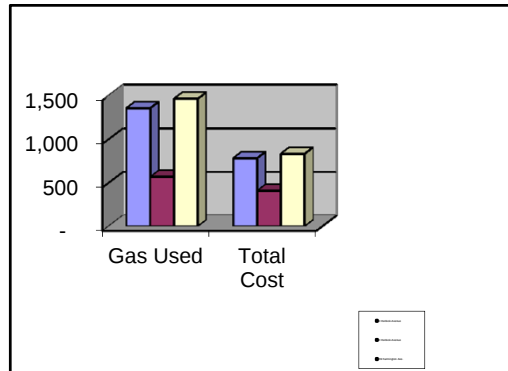
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2016

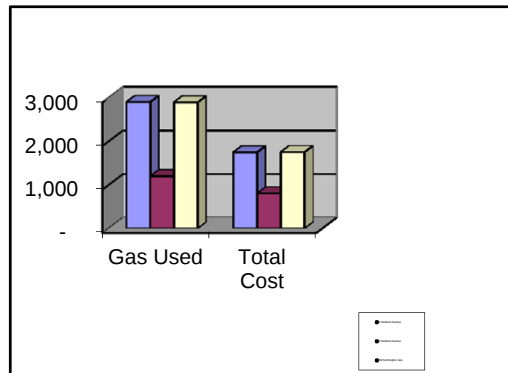
Month End: **5/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,356	\$ 781.87	30
30 Outlook Avenue	568	\$ 408.57	30
869 Farmington Ave.	1,463	\$ 832.12	30
Month Total	3,387	\$ 2,022.56	90



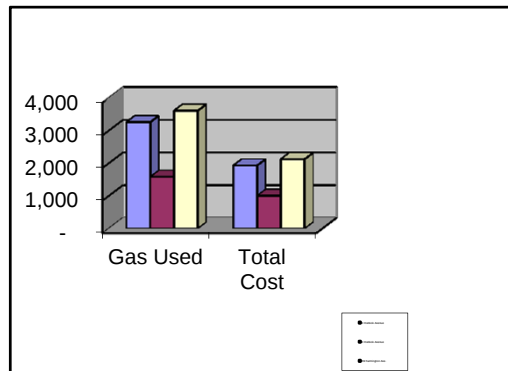
Month End: **4/30/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,901	\$ 1,746.83	31
30 Outlook Avenue	1,200	\$ 804.50	31
869 Farmington Ave.	2,895	\$ 1,751.83	31
Month Total	6,996	\$ 4,303.16	93



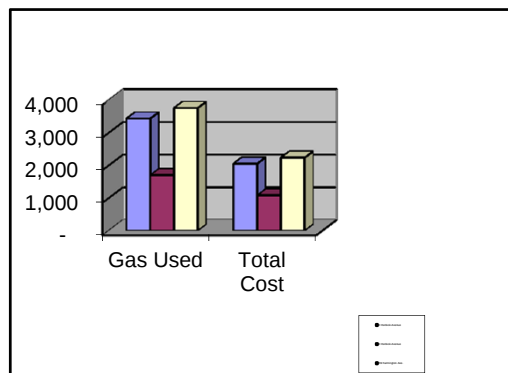
Month End: **3/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,259	\$ 1,930.66	29
30 Outlook Avenue	1,585	\$ 1,006.04	29
869 Farmington Ave.	3,607	\$ 2,123.13	29
Month Total	8,451	\$ 5,059.83	87



Month End: **2/28/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,433	\$ 2,051.27	30
30 Outlook Avenue	1,702	\$ 1,081.43	30
869 Farmington Ave.	3,756	\$ 2,233.19	30
Month Total	8,891	\$ 5,365.89	90



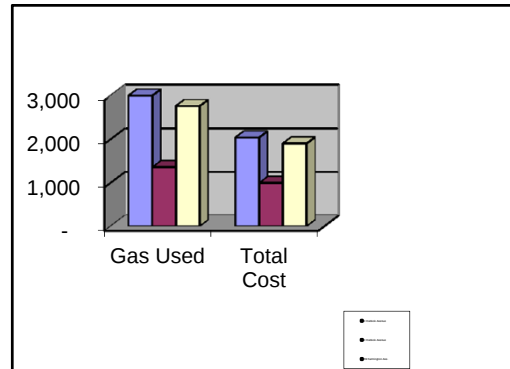
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2016

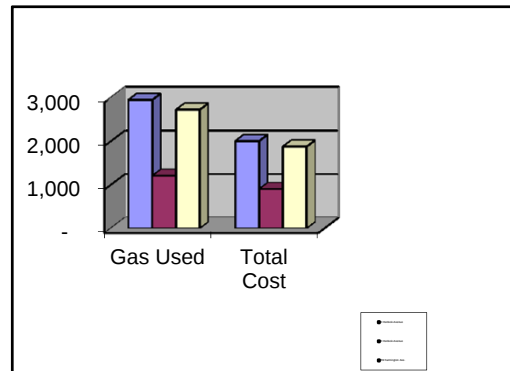
Month End: **1/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,997	\$ 2,035.31	28
30 Outlook Avenue	1,353	\$ 992.41	28
869 Farmington Ave.	2,759	\$ 1,898.23	28
Month Total	7,109	\$ 4,925.95	84



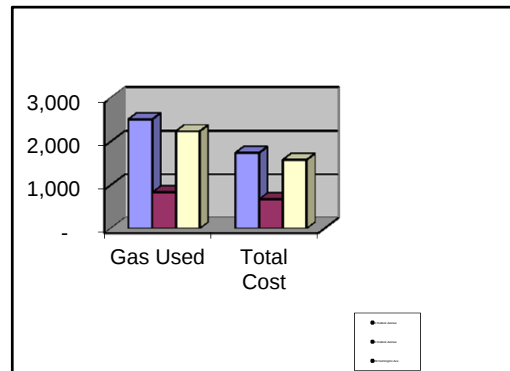
Month End: **12/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,950	\$ 2,005.26	29
30 Outlook Avenue	1,209	\$ 904.47	29
869 Farmington Ave.	2,723	\$ 1,876.25	29
Month Total	6,882	\$ 4,785.98	87



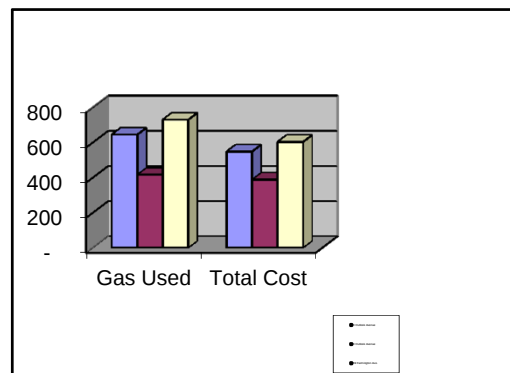
Month End: **11/30/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,510	\$ 1,736.59	32
30 Outlook Avenue	830	\$ 673.06	32
869 Farmington Ave.	2,235	\$ 1,578.27	32
Month Total	5,575	\$ 3,987.92	96



Month End: **10/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	645	\$ 548.67	29
30 Outlook Avenue	417	\$ 389.10	29
869 Farmington Ave.	730	\$ 603.70	29
Month Total	1,792	\$ 1,541.47	87



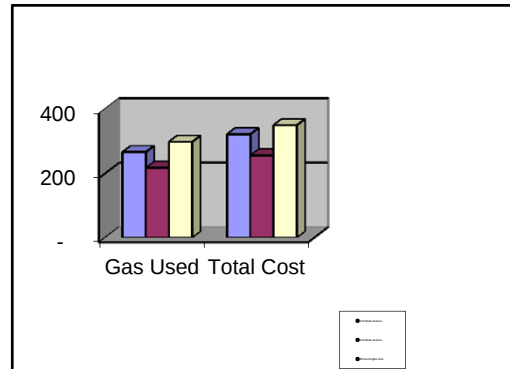
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2016

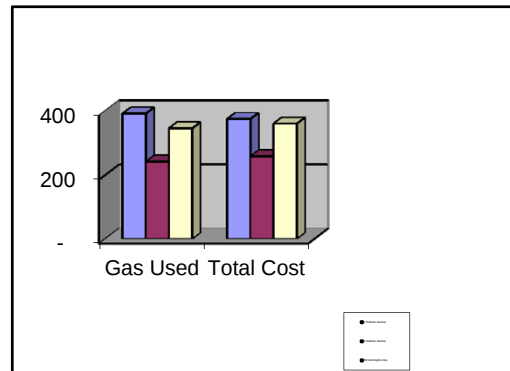
Month End: **9/30/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	266	\$ 321.80	30
30 Outlook Avenue	217	\$ 256.04	30
869 Farmington Ave.	298	\$ 349.69	30
Month Total	781	\$ 927.53	90



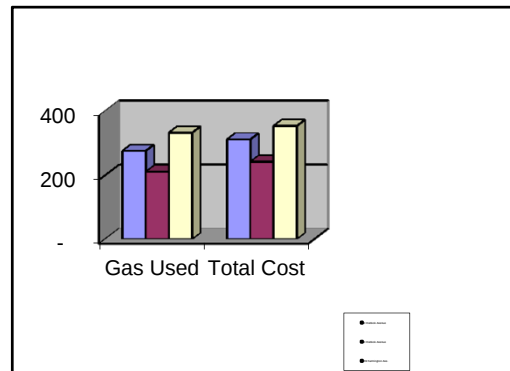
Month End: **8/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	392	\$ 375.26	32
30 Outlook Avenue	242	\$ 258.87	32
869 Farmington Ave.	346	\$ 360.75	32
Month Total	980	\$ 994.88	96



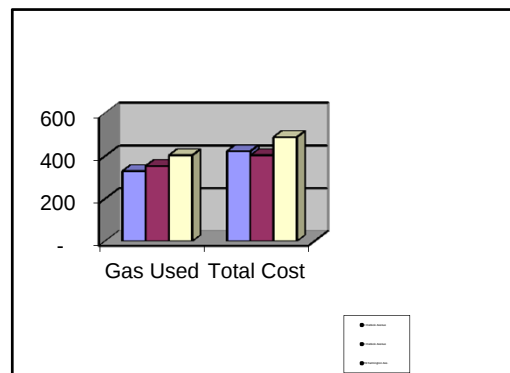
Month End: **7/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	276	\$ 311.99	30
30 Outlook Avenue	211	\$ 242.61	30
869 Farmington Ave.	333	\$ 353.91	30
Month Total	820	\$ 908.51	90



Month End: **6/30/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	329	\$ 422.33	32
30 Outlook Avenue	353	\$ 403.04	32
869 Farmington Ave.	403	\$ 488.51	32
Month Total	1,085	\$ 1,313.88	96



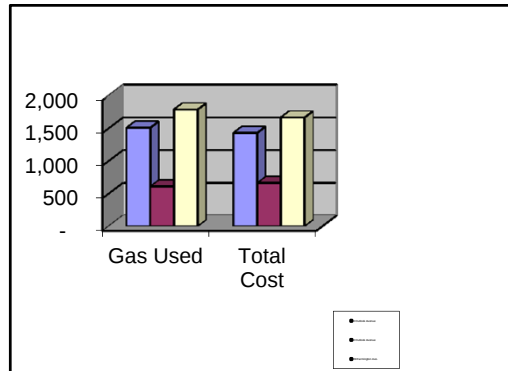
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2016

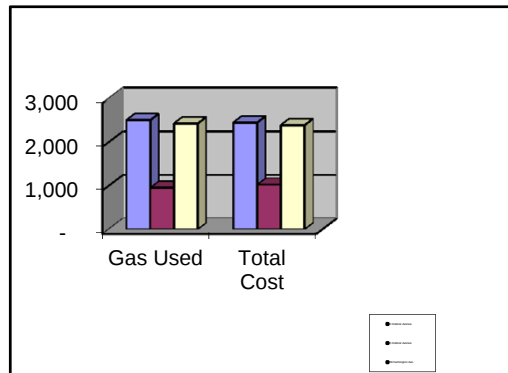
Month End: **5/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,506	\$ 1,427.46	30
30 Outlook Avenue	609	\$ 661.00	30
869 Farmington Ave.	1,786	\$ 1,664.54	30
Month Total	3,901	\$ 3,753.00	90



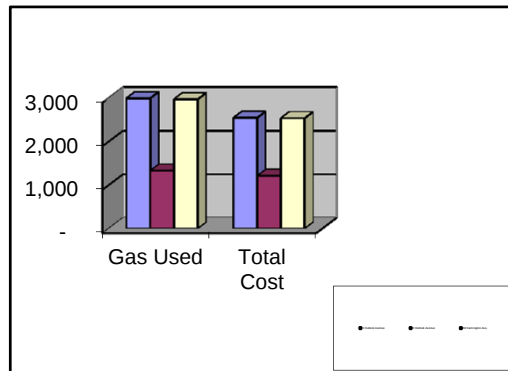
Month End: **4/30/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,504	\$ 2,448.29	29
30 Outlook Avenue	953	\$ 1,023.12	29
869 Farmington Ave.	2,426	\$ 2,388.47	29
Month Total	5,883	\$ 5,859.88	87



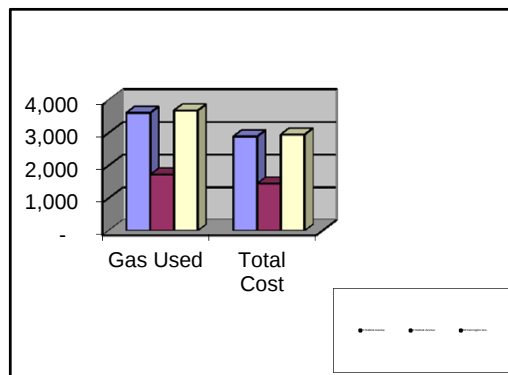
Month End: **3/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,994	\$ 2,542.67	28
30 Outlook Avenue	1,330	\$ 1,210.29	28
869 Farmington Ave.	2,970	\$ 2,534.26	28
Month Total	7,294	\$ 6,287.22	84



Month End: **2/28/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,611	\$ 2,886.38	32
30 Outlook Avenue	1,720	\$ 1,444.12	32
869 Farmington Ave.	3,681	\$ 2,946.28	32
Month Total	9,012	\$ 7,276.78	96



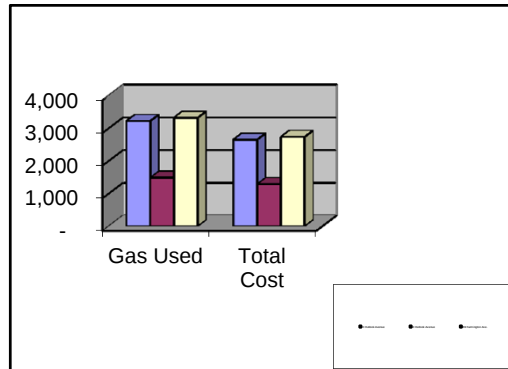
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2016

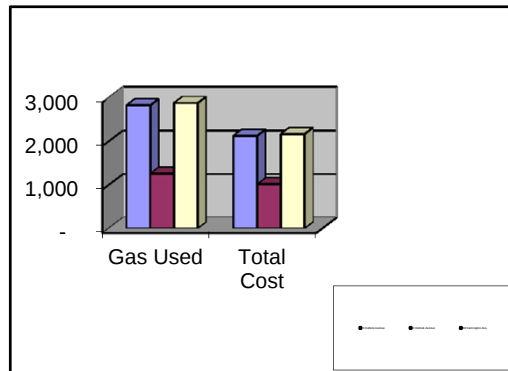
Month End: **1/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,220	\$ 2,649.95	31
30 Outlook Avenue	1,487	\$ 1,289.89	31
869 Farmington Ave.	3,322	\$ 2,734.18	31
Month Total	8,029	\$ 6,674.02	93



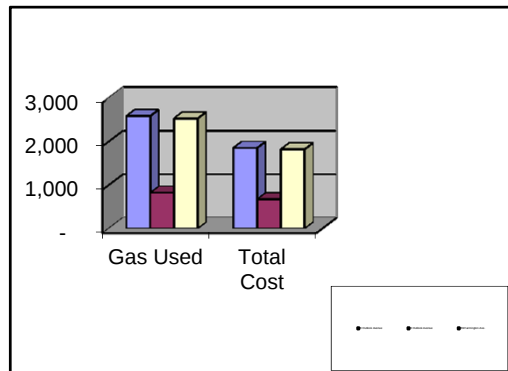
Month End: **12/31/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,825	\$ 2,125.09	29
30 Outlook Avenue	1,259	\$ 1,013.66	29
869 Farmington Ave.	2,878	\$ 2,166.62	29
Month Total	6,962	\$ 5,305.37	87



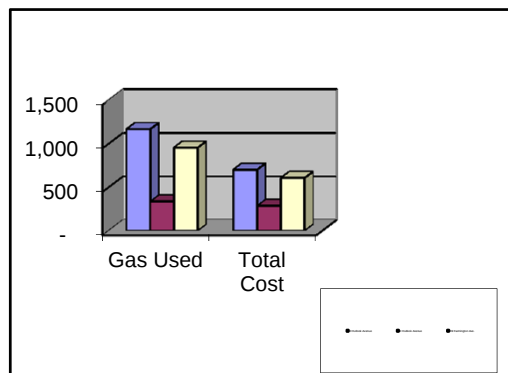
Month End: **11/30/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,585	\$ 1,850.61	32
30 Outlook Avenue	822	\$ 674.33	32
869 Farmington Ave.	2,530	\$ 1,818.94	32
Month Total	5,937	\$ 4,343.88	96



Month End: **10/31/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,166	\$ 700.97	29
30 Outlook Avenue	335	\$ 285.10	29
869 Farmington Ave.	954	\$ 605.48	29
Month Total	2,455	\$ 1,591.55	87



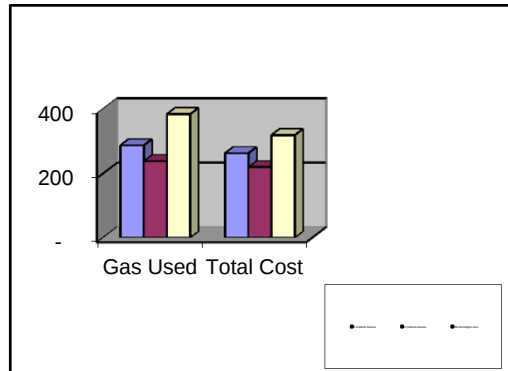
Westbury Condominiums Association, Inc.

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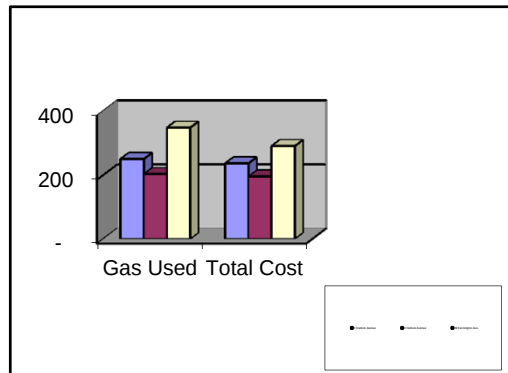
Month End: **9/30/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	287	\$ 262.66	33
30 Outlook Avenue	238	\$ 219.35	33
869 Farmington Ave.	384	\$ 319.04	33
Month Total	909	\$ 801.05	99



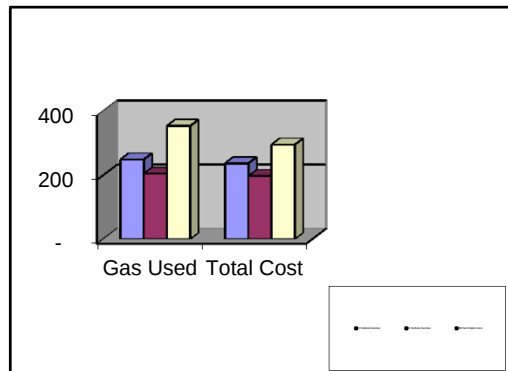
Month End: **8/31/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	250	\$ 236.20	30
30 Outlook Avenue	203	\$ 195.21	30
869 Farmington Ave.	348	\$ 290.50	30
Month Total	801	\$ 721.91	90



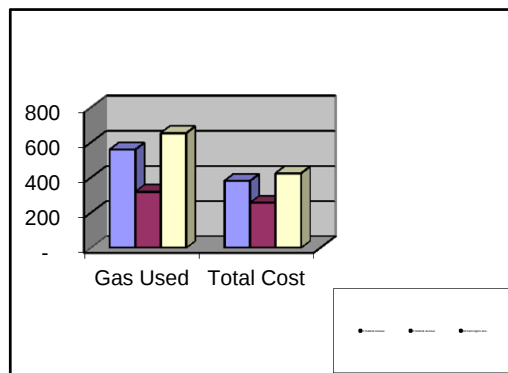
Month End: **7/31/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	249	\$ 237.06	29
30 Outlook Avenue	205	\$ 197.36	29
869 Farmington Ave.	354	\$ 295.49	29
Month Total	808	\$ 729.91	87



Month End: **6/30/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	560	\$ 381.69	33
30 Outlook Avenue	320	\$ 257.35	33
869 Farmington Ave.	654	\$ 424.92	33
Month Total	1,534	\$ 1,063.96	99



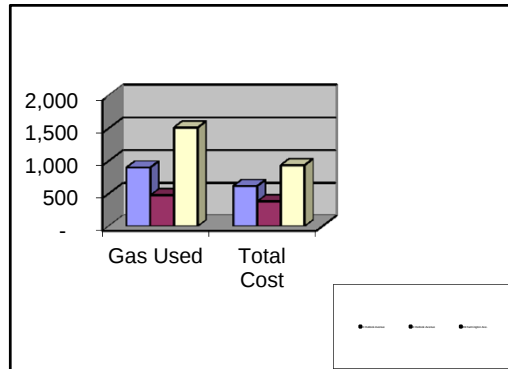
Westbury Condominiums Association, Inc.

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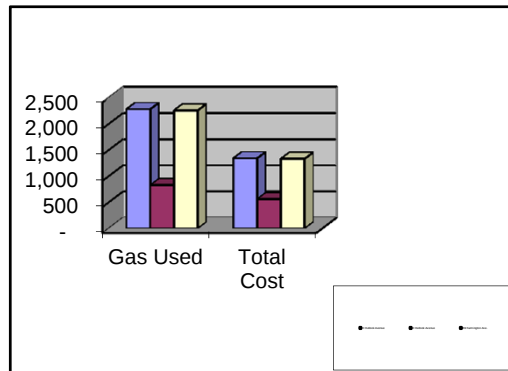
Month End: **5/31/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	898	\$ 614.52	30
30 Outlook Avenue	473	\$ 378.04	30
869 Farmington Ave.	1,511	\$ 935.46	30
Month Total	2,882	\$ 1,928.02	90



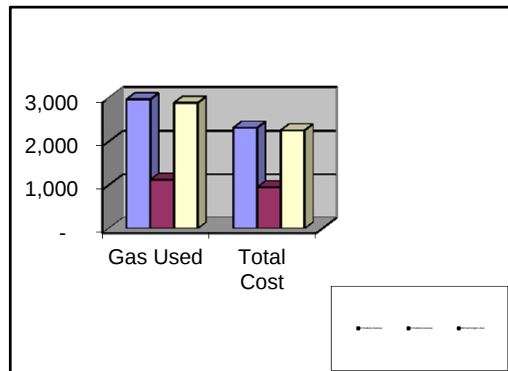
Month End: **4/30/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,280	\$ 1,340.20	29
30 Outlook Avenue	828	\$ 561.88	29
869 Farmington Ave.	2,256	\$ 1,329.92	29
Month Total	5,364	\$ 3,232.00	87



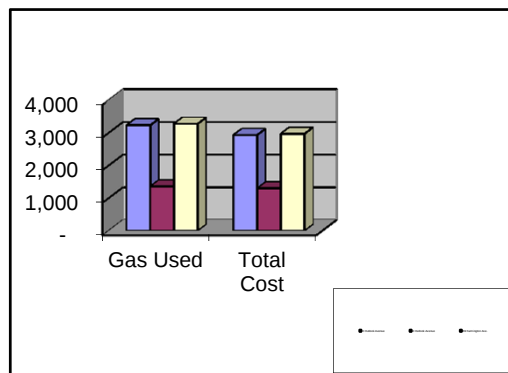
Month End: **3/31/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,967	\$ 2,312.86	30
30 Outlook Avenue	1,122	\$ 947.36	30
869 Farmington Ave.	2,886	\$ 2,256.28	30
Month Total	6,975	\$ 5,516.50	90



Month End: **2/28/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,228	\$ 2,928.70	30
30 Outlook Avenue	1,361	\$ 1,300.44	30
869 Farmington Ave.	3,274	\$ 2,970.21	30
Month Total	7,863	\$ 7,199.35	90



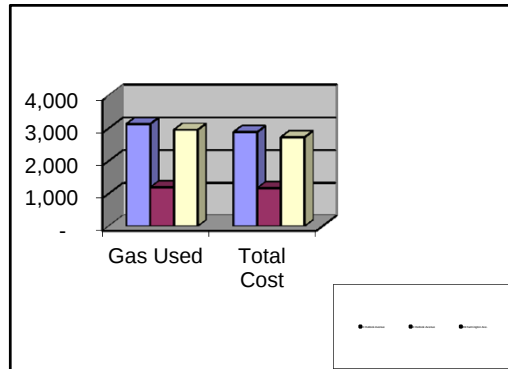
Westbury Condominiums Association, Inc.

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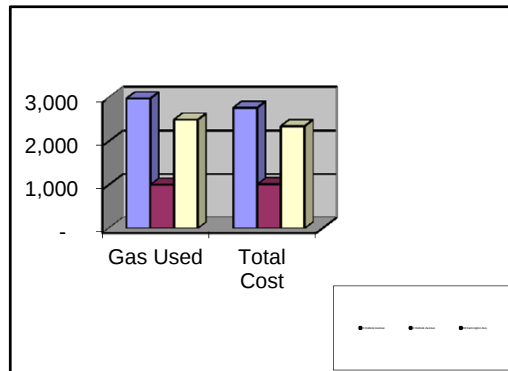
Month End: **1/31/2013**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,131	\$ 2,878.17	31
30 Outlook Avenue	1,193	\$ 1,168.92	31
869 Farmington Ave.	2,951	\$ 2,724.19	31
Month Total	7,275	\$ 6,771.28	93



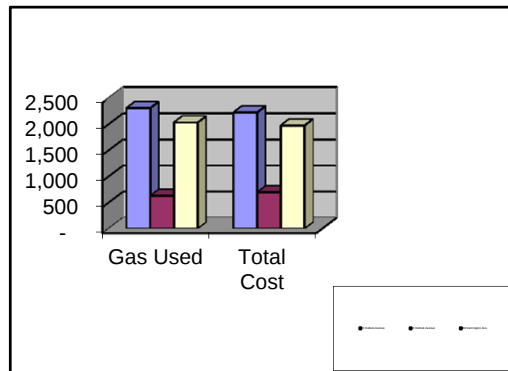
Month End: **12/31/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,982	\$ 2,770.41	31
30 Outlook Avenue	1,002	\$ 1,010.02	31
869 Farmington Ave.	2,494	\$ 2,347.01	31
Month Total	6,478	\$ 6,127.44	93



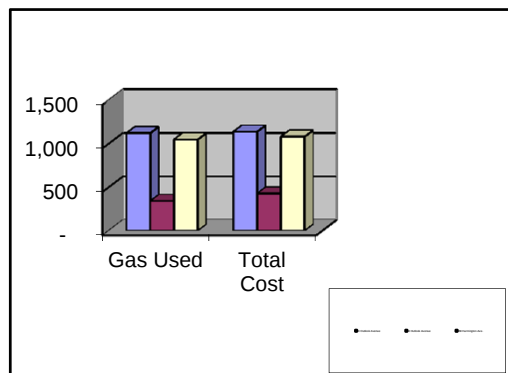
Month End: **11/30/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,307	\$ 2,222.79	30
30 Outlook Avenue	630	\$ 695.73	30
869 Farmington Ave.	2,031	\$ 1,974.79	30
Month Total	4,968	\$ 4,893.31	90



Month End: **10/31/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,120	\$ 1,136.11	28
30 Outlook Avenue	342	\$ 428.30	28
869 Farmington Ave.	1,046	\$ 1,079.11	28
Month Total	2,508	\$ 2,643.52	84



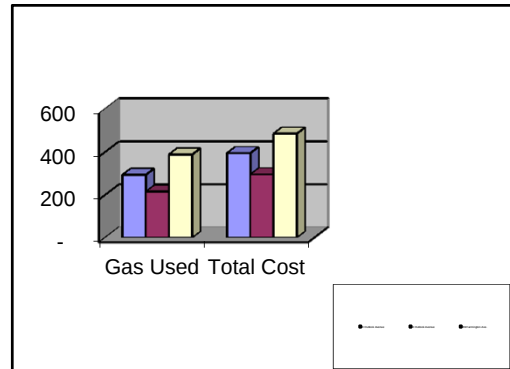
Westbury Condominiums Association, Inc.

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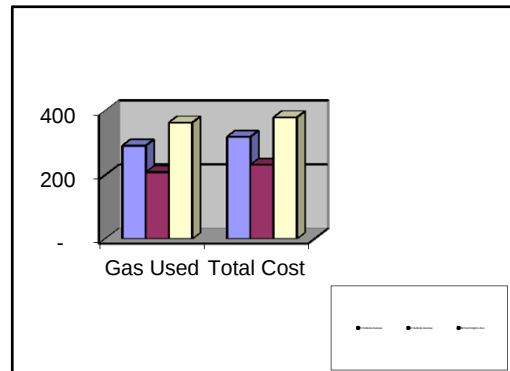
Month End: **9/30/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	293	\$ 394.39	34
30 Outlook Avenue	215	\$ 295.65	34
869 Farmington Ave.	388	\$ 485.00	34
Month Total	896	\$ 1,175.04	102



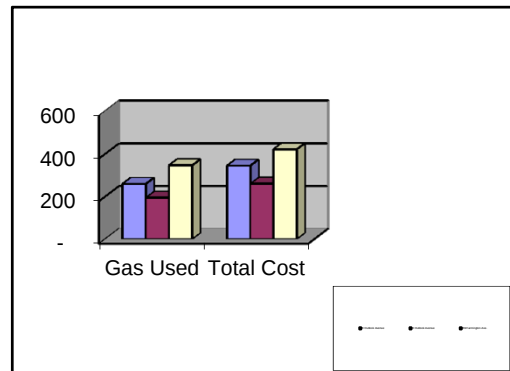
Month End: **8/31/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	292	\$ 319.56	29
30 Outlook Avenue	209	\$ 232.17	29
869 Farmington Ave.	364	\$ 380.25	29
Month Total	865	\$ 931.98	87



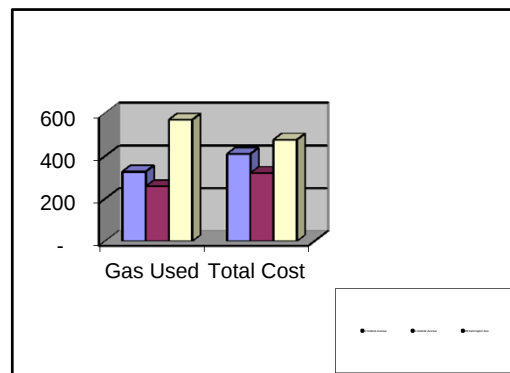
Month End: **7/31/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	259	\$ 344.63	30
30 Outlook Avenue	194	\$ 259.82	30
869 Farmington Ave.	346	\$ 421.69	30
Month Total	799	\$ 1,026.14	90



Month End: **6/30/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	327	\$ 409.76	33
30 Outlook Avenue	258	\$ 320.12	33
869 Farmington Ave.	570	\$ 476.21	33
Month Total	1,155	\$ 1,206.09	99



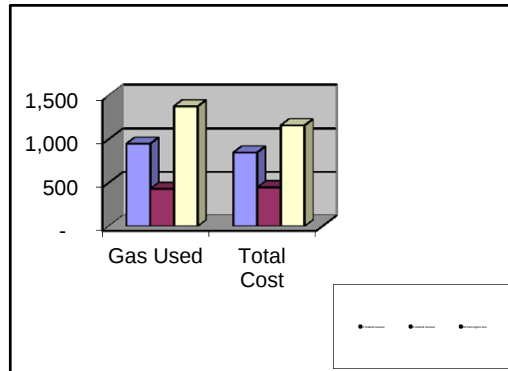
Westbury Condominiums Association, Inc.

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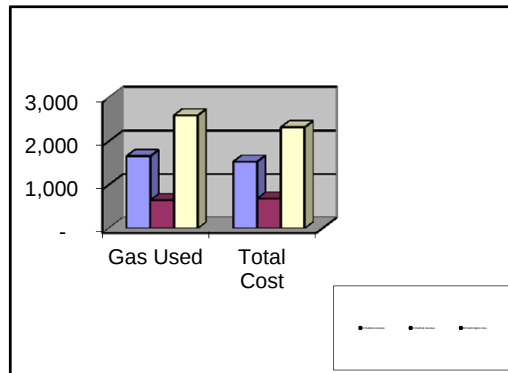
Month End: **5/31/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	947	\$ 846.06	28
30 Outlook Avenue	430	\$ 444.49	28
869 Farmington Ave.	1,377	\$ 1,158.19	28
Month Total	2,754	\$ 2,448.74	84



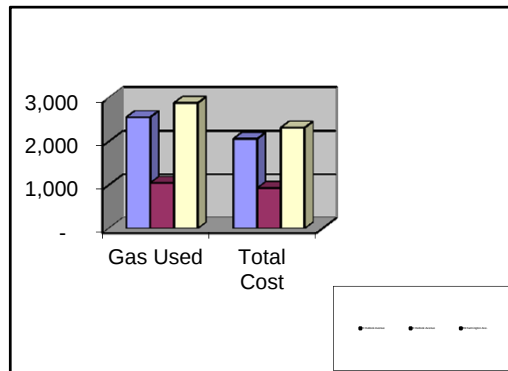
Month End: **4/30/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,656	\$ 1,530.49	33
30 Outlook Avenue	645	\$ 684.14	33
869 Farmington Ave.	2,594	\$ 2,319.17	33
Month Total	4,895	\$ 4,533.80	99



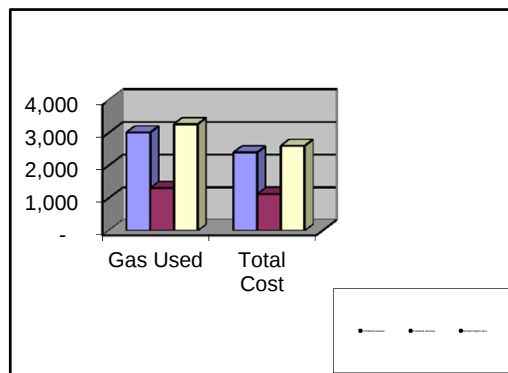
Month End: **3/31/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,558	\$ 2,059.67	32
30 Outlook Avenue	1,048	\$ 928.47	32
869 Farmington Ave.	2,883	\$ 2,316.84	32
Month Total	6,489	\$ 5,304.98	96



Month End: **2/29/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,009	\$ 2,393.23	31
30 Outlook Avenue	1,309	\$ 1,121.51	31
869 Farmington Ave.	3,265	\$ 2,599.37	31
Month Total	7,583	\$ 6,114.11	93



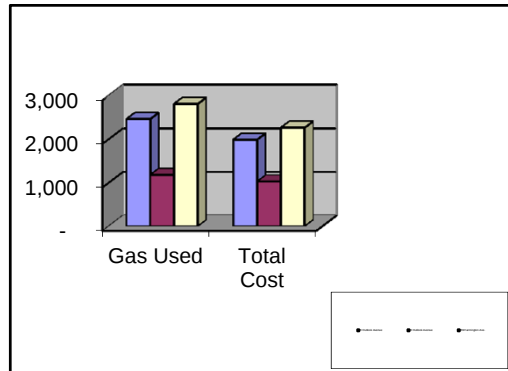
Westbury Condominiums Association, Inc.

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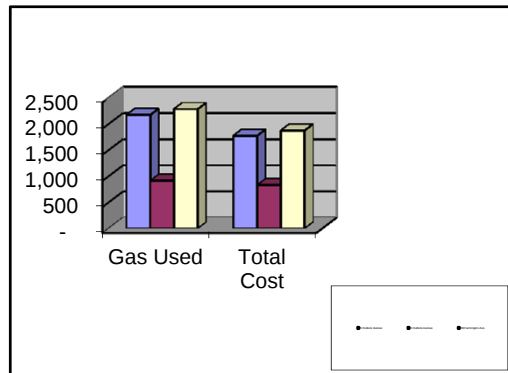
Month End: **1/31/2012**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,460	\$ 1,987.18	31
30 Outlook Avenue	1,182	\$ 1,027.58	31
869 Farmington Ave.	2,806	\$ 2,259.89	31
Month Total	6,448	\$ 5,274.65	93



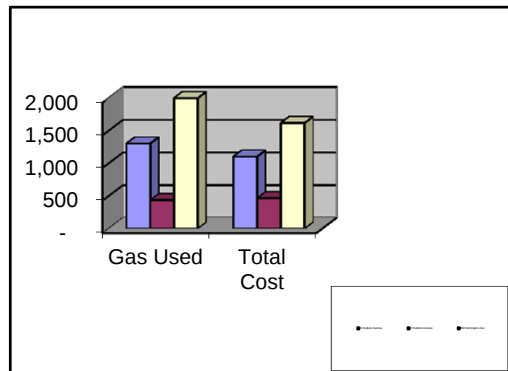
Month End: **12/31/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,170	\$ 1,772.70	32
30 Outlook Avenue	914	\$ 829.37	32
869 Farmington Ave.	2,282	\$ 1,872.34	32
Month Total	5,366	\$ 4,474.41	96



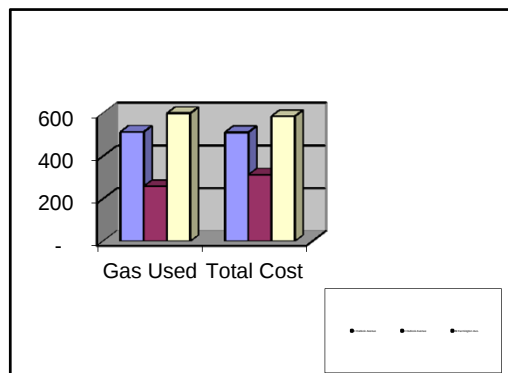
Month End: **11/30/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,302	\$ 1,101.18	29
30 Outlook Avenue	436	\$ 465.94	29
869 Farmington Ave.	1,997	\$ 1,616.22	29
Month Total	3,735	\$ 3,183.34	87



Month End: **10/31/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	513	\$ 511.11	29
30 Outlook Avenue	258	\$ 311.96	29
869 Farmington Ave.	600	\$ 586.23	29
Month Total	1,371	\$ 1,409.30	87



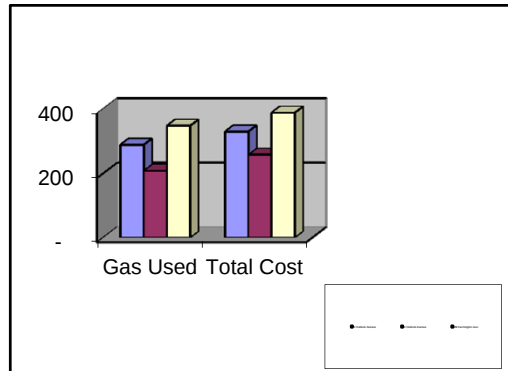
Westbury Condominiums Association, Inc.

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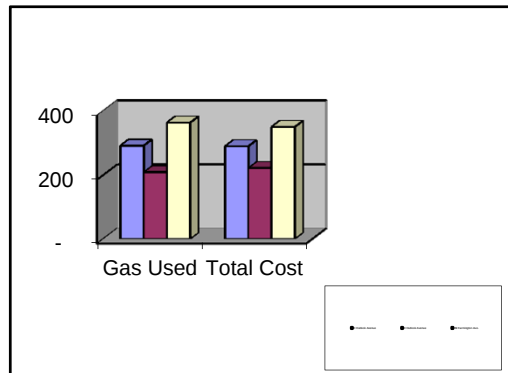
Month End: **9/30/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	289	\$ 329.99	30
30 Outlook Avenue	208	\$ 257.77	30
869 Farmington Ave.	348	\$ 388.53	30
Month Total	845	\$ 976.29	90



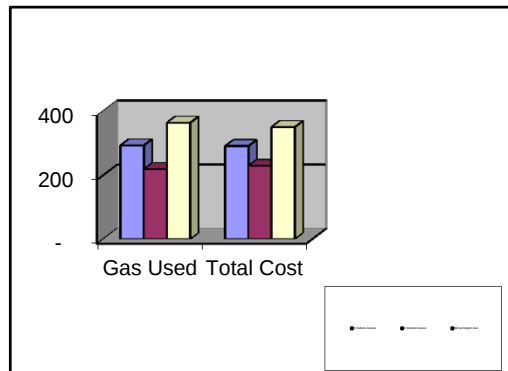
Month End: **8/31/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	292	\$ 289.98	31
30 Outlook Avenue	209	\$ 221.97	31
869 Farmington Ave.	364	\$ 350.42	31
Month Total	865	\$ 862.37	93



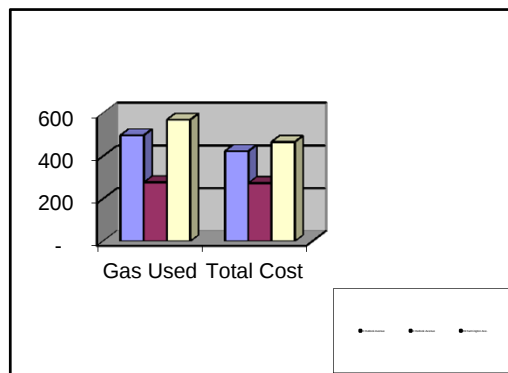
Month End: **7/31/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	293	\$ 290.75	30
30 Outlook Avenue	219	\$ 229.60	30
869 Farmington Ave.	364	\$ 350.42	30
Month Total	876	\$ 870.77	90



Month End: **6/30/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	497	\$ 422.74	30
30 Outlook Avenue	276	\$ 273.00	30
869 Farmington Ave.	570	\$ 466.32	30
Month Total	1,343	\$ 1,162.06	90



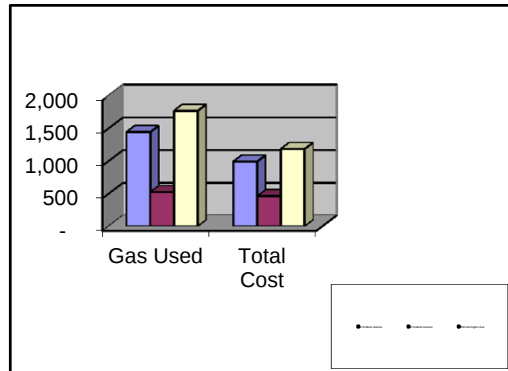
Westbury Condominiums Association, Inc.

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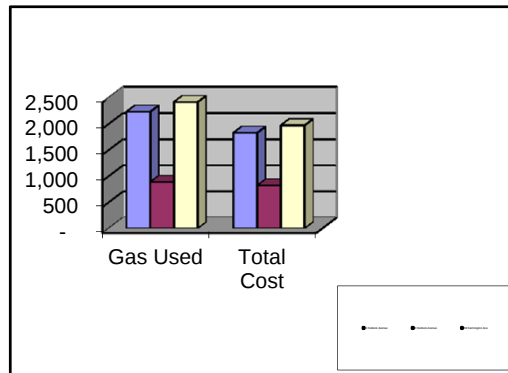
Month End: **5/31/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,441	\$ 989.73	32
30 Outlook Avenue	523	\$ 458.92	32
869 Farmington Ave.	1,767	\$ 1,182.14	32
Month Total	3,731	\$ 2,630.79	96



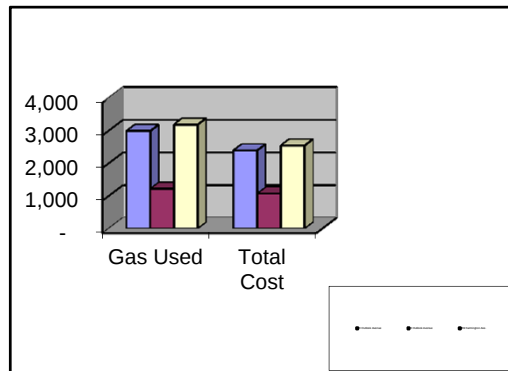
Month End: **4/30/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,231	\$ 1,826.59	29
30 Outlook Avenue	889	\$ 821.73	29
869 Farmington Ave.	2,417	\$ 1,970.78	29
Month Total	5,537	\$ 4,619.10	87



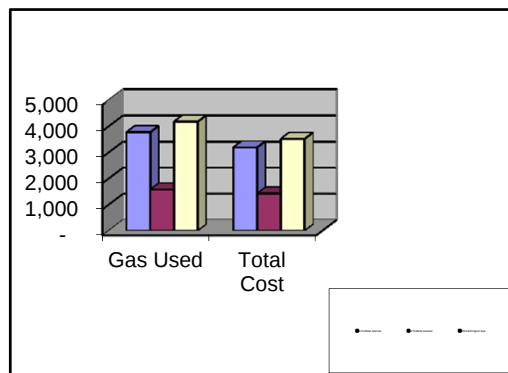
Month End: **3/31/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,988	\$ 2,390.70	30
30 Outlook Avenue	1,221	\$ 1,069.12	30
869 Farmington Ave.	3,186	\$ 2,543.84	30
Month Total	7,395	\$ 6,003.66	90



Month End: **2/28/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,769	\$ 3,187.53	30
30 Outlook Avenue	1,578	\$ 1,425.12	30
869 Farmington Ave.	4,172	\$ 3,516.43	30
Month Total	9,519	\$ 8,129.08	90



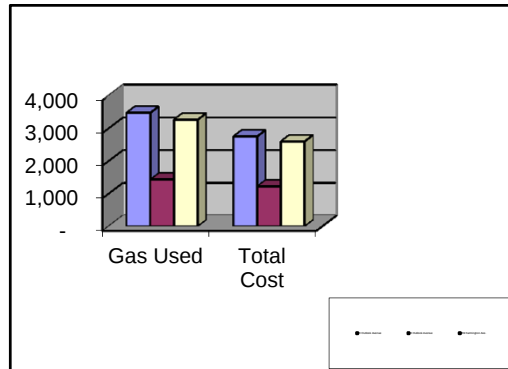
Westbury Condominiums Association, Inc.

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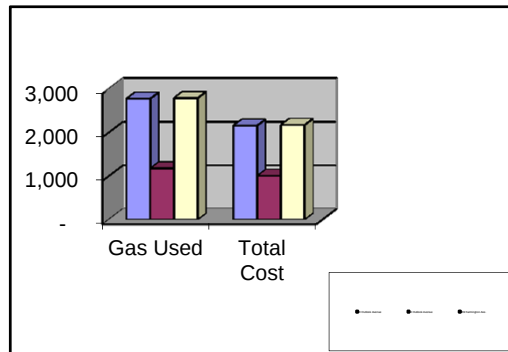
Month End: **1/31/2011**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,470	\$ 2,747.23	30
30 Outlook Avenue	1,430	\$ 1,224.44	30
869 Farmington Ave.	3,262	\$ 2,596.45	30
Month Total	8,162	\$ 6,568.12	90



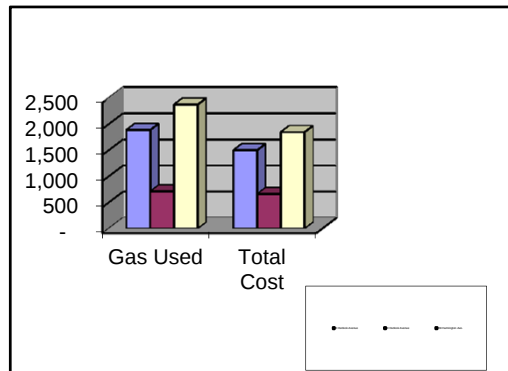
Month End: **12/31/2010**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,775	\$ 2,156.13	30
30 Outlook Avenue	1,179	\$ 1,006.29	30
869 Farmington Ave.	2,791	\$ 2,171.84	30
Month Total	6,745	\$ 5,334.26	90



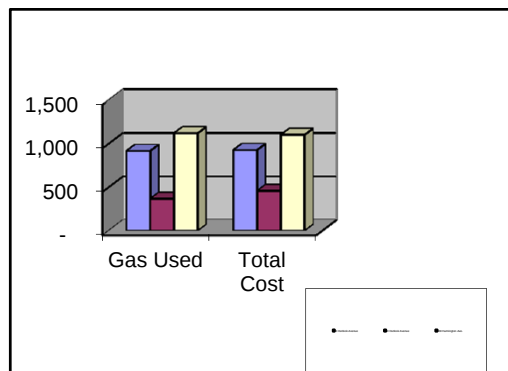
Month End: **11/30/2010**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,888	\$ 1,499.01	29
30 Outlook Avenue	714	\$ 664.67	29
869 Farmington Ave.	2,373	\$ 1,846.64	29
Month Total	4,975	\$ 4,010.32	87



Month End: **10/30/2010**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	916	\$ 926.60	28
30 Outlook Avenue	369	\$ 459.57	28
869 Farmington Ave.	1,119	\$ 1,100.21	28
Month Total	2,404	\$ 2,486.38	84

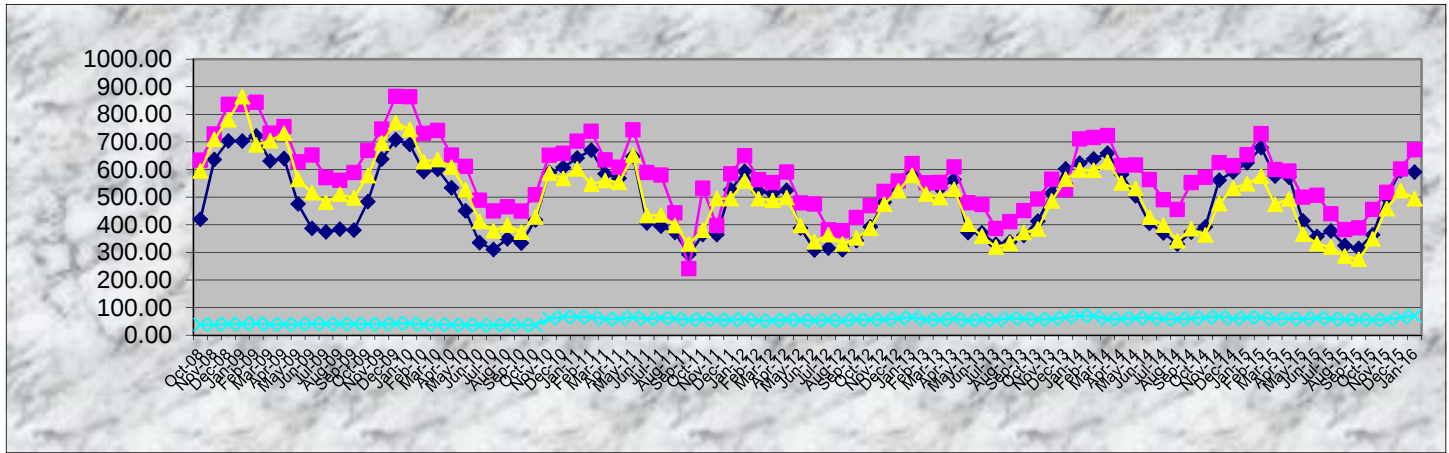


Westbury Condominiums Association, Inc.

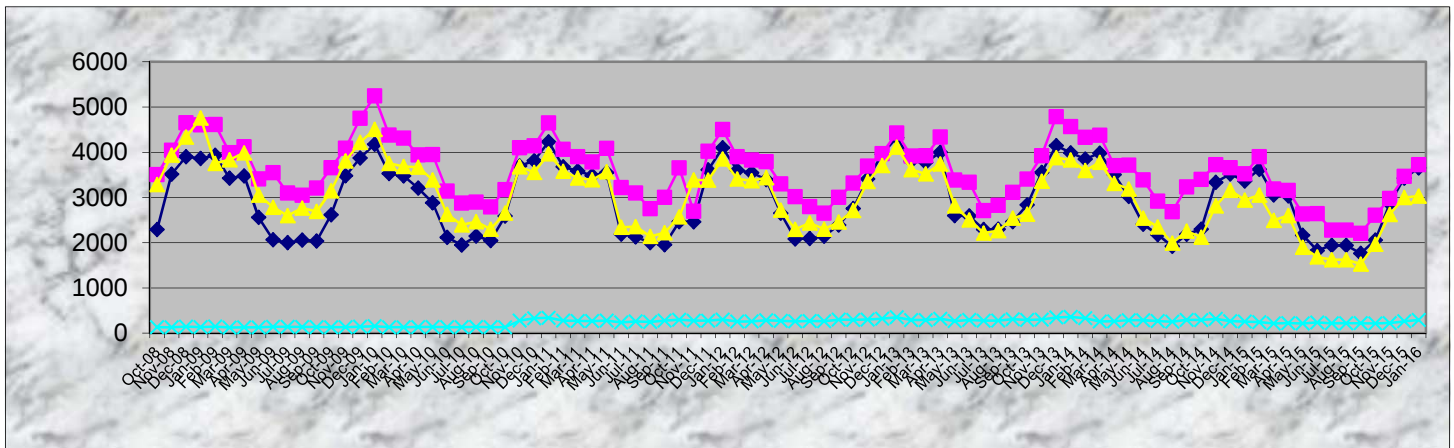
Electricity Analysis

January 31, 2016

Cost Data



Usage Data



Year To Date Consumption

	<u>1/31/2016</u>	<u>1/31/2015</u>	<u>1/31/2014</u>
20 Outlook Avenue	12,009	12,515	14,528
30 Outlook Avenue	12,777	14,304	16,682
869 Farmington Ave.	10,624	11,042	13,703
Garages	997	1,132	1,303
	<u>36,407</u>	<u>38,993</u>	<u>46,216</u>

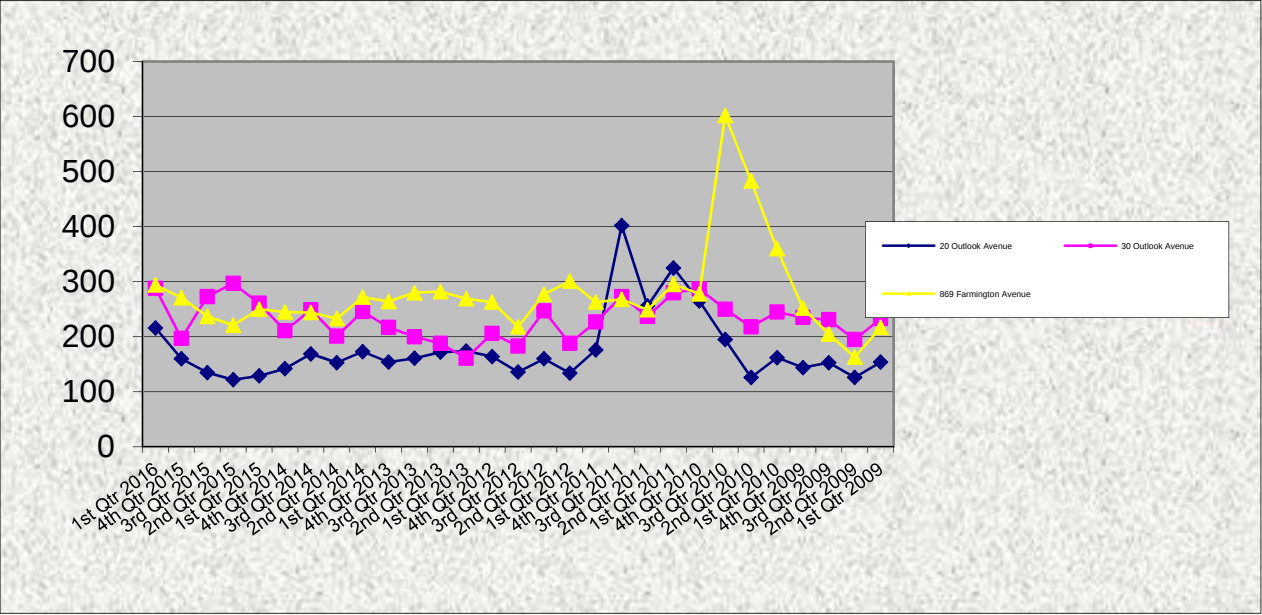
Year To Date Cost *

	<u>1/31/2016</u>	<u>1/31/2015</u>	<u>1/31/2014</u>
20 Outlook Avenue	\$ 2,049.25	\$ 2,169.22	\$ 2,151.40
30 Outlook Avenue	\$ 2,245.94	\$ 2,464.50	\$ 2,294.66
869 Farmington Ave.	\$ 1,823.94	\$ 1,921.20	\$ 2,033.68
Garages	\$ 246.24	\$ 255.14	\$ 250.71
	<u>\$ 6,365.37</u>	<u>\$ 6,810.06</u>	<u>\$ 6,730.45</u>

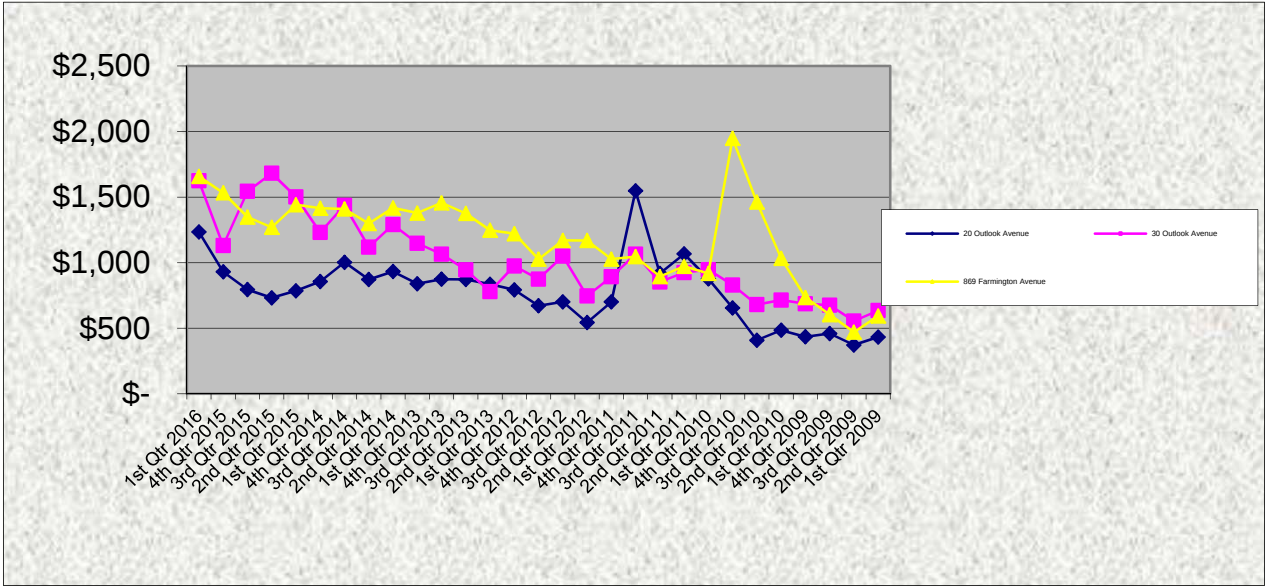
* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

Westbury Condominiums Association, Inc.
Water Consumption Analysis
First Quarter 2016 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.

Water Consumption Analysis

First Quarter 2016 (With Prior Year Data)

	2016				2015			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Usage*								
Bldg. 20	0	0	0	216	161	169	153	173
Bldg. 30	0	0	0	288	200	249	201	246
Bldg. 869	0	0	0	294	280	244	236	272
	0	0	0	798	641	662	590	691
*measured in CCF					*measured in CCF			

Cost	2016				2015			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ -	\$ -	\$ -	\$ 1,234.38	\$ 930.30	\$ 794.55	\$ 731.92	\$ 785.34
Bldg. 30	\$ -	\$ -	\$ -	\$ 1,625.34	\$ 1,131.21	\$ 1,543.89	\$ 1,682.17	\$ 1,502.10
Bldg. 869	\$ -	\$ -	\$ -	\$ 1,657.92	\$ 1,533.03	\$ 1,348.41	\$ 1,269.49	\$ 1,442.37
Totals	\$ -	\$ -	\$ -	\$ 4,517.64	\$ 3,594.54	\$ 3,686.85	\$ 3,683.58	\$ 3,729.81

	2014				2013			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Usage*								
Bldg. 20	161	169	153	173	154	161	172	174
Bldg. 30	200	249	201	246	217	200	188	161
Bldg. 869	280	244	236	272	264	280	282	269
	641	662	590	691	635	641	642	604
*measured in CCF					*measured in CCF			

Cost	2014				2013			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ 855.93	\$ 1,002.54	\$ 871.67	\$ 932.57	\$ 839.47	\$ 873.77	\$ 872.20	\$ 835.92
Bldg. 30	\$ 1,230.60	\$ 1,436.94	\$ 1,118.53	\$ 1,290.27	\$ 1,148.17	\$ 1,064.87	\$ 945.47	\$ 779.63
Bldg. 869	\$ 1,415.22	\$ 1,409.79	\$ 1,298.51	\$ 1,417.67	\$ 1,378.47	\$ 1,456.87	\$ 1,375.86	\$ 1,247.27
Totals	\$ 3,501.75	\$ 3,849.27	\$ 3,288.71	\$ 3,640.51	\$ 3,366.11	\$ 3,395.51	\$ 3,193.53	\$ 2,862.82

Westbury Condominium Association, Inc.

A/P Aging Summary

As of January 31, 2016

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AT&T	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B.T. Lindsay & Company	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Underwriters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connecticut Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Frontier	\$ 216	\$ -	\$ -	\$ -	\$ -	\$ 216
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Imagineers, LLC	\$ 1,709	\$ 1,090	\$ -	\$ -	\$ -	\$ 2,798
JH Property Services, LLC	\$ -	\$ 2,552	\$ -	\$ -	\$ -	\$ 2,552
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ms. Kathy Lynn McGrath	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Turf Masters, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,924	\$ 3,642	\$ -	\$ -	\$ -	\$ 5,566

Westbury Operating Fiscal Year Projection With

2015-16 Approved Budget and 2014-15 & 2013-14 Approved Budgets

	Operating Budget 13-14	Operating Budget 14-15	Operating Budget 15-16	% Incr.
<u>Revenue</u>				
Condo Fees	\$ 331,398	\$ 348,650	\$ 361,900	3.8%
10 yr. note	\$ 35,880	\$ 35,880	\$ 35,880	0%
Rental Income	\$ 16,500	\$ 16,800	\$ 16,800	0%
Laundry	\$ 4,000	\$ 4,600	\$ 4,600	0%
Parking	\$ 8,400	\$ 9,120	\$ 9,000	-1%
Misc.	\$ 800	\$ 1,000	\$ 1,000	0%
#30 loan	\$ -	\$ -	\$ -	
Surplus Transfer	\$ 5,301	\$ -	\$ 11,583	
Total Revenue	<u>\$ 402,279</u>	<u>\$ 416,050</u>	<u>\$ 440,763</u>	
<u>EXPENSES</u>				
<i>Admin.</i>				
Mgt. Prop Mgr	\$ 13,500	\$ 13,150	\$ 13,150	0%
Mgt. Bookkeeping	\$ 11,000	\$ 11,850	\$ 12,560	6%
Audit	\$ 3,900	\$ 4,200	\$ 4,250	1%
Legal	\$ 1,500	\$ 500	\$ 2,428	386%
Postage Mail	\$ 400	\$ 375	\$ 400	7%
Insurance	\$ 33,624	\$ 33,850	\$ 34,500	2%
Copy/Print	\$ 400	\$ 235	\$ 250	6%
Income Tax	\$ 2,400	\$ 2,900	\$ 4,000	38%
Office Genl.	\$ 1,200	\$ 2,086	\$ 1,376	-34%
Move in/out	\$ -	\$ -	\$ 3,000	
Rental Fee	\$ 1,375	\$ 1,400	\$ -	-100%
<i>Sub Total Admin</i>	<u>\$ 69,299</u>	<u>\$ 70,546</u>	<u>\$ 75,914</u>	
<i>UTILITIES</i>				
Electricity	\$ 17,850	\$ 21,000	\$ 22,050	5%
Water	\$ 12,500	\$ 14,925	\$ 15,522	4%
Gas	\$ 51,250	\$ 47,000	\$ 37,500	-20%
Security - Monitoring	\$ -	\$ -	\$ -	
Telephone	\$ 2,500	\$ 2,000	\$ 3,750	88%
<i>Sub Total Utilities</i>	<u>\$ 84,100</u>	<u>\$ 84,925</u>	<u>\$ 78,822</u>	
<i>Maintenance</i>				
Janitor/Maint	\$ -	\$ -	\$ -	
Elevator	\$ 12,000	\$ 11,000	\$ 12,500	14%
Genl. Repair	\$ 10,000	\$ 6,000	\$ 10,109	68%
Fire Protect.	\$ 3,500	\$ 4,675	\$ 4,675	0%
HVAC Repairs	\$ 9,000	\$ 9,000	\$ 9,000	0%
Maint. Supply	\$ 1,500	\$ 1,000	\$ 1,000	0%
Employee Cost	\$ 48,000	\$ 50,000	\$ 50,000	0%
<i>Sub Total Maint.</i>	<u>\$ 84,000</u>	<u>\$ 81,675</u>	<u>\$ 87,284</u>	
<i>Contract Services</i>				
Lawn/Snow/Fert.	\$ 20,000	\$ 20,524	\$ 32,600	59%
Landscape projects	\$ -	\$ 10,000	\$ 10,000	0%
Operating projects	\$ 8,000	\$ 8,000	\$ 5,500	-31%
Pest control	\$ 1,000	\$ 1,000	\$ 3,500	250%
<i>Sub Total Contract Serv.</i>	<u>\$ 29,000</u>	<u>\$ 39,524</u>	<u>\$ 51,600</u>	
TOTAL EXPENSES	<u><u>\$ 266,399</u></u>	<u><u>\$ 276,670</u></u>	<u><u>\$ 293,620</u></u>	

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

	Operating		
	<u>Budget 13-14</u>	<u>Budget 14-15</u>	<u>Budget 15-16</u>
Condo Fees	\$ 331,398	\$ 348,650	\$ 361,900
Loan Payment	\$ 35,880	\$ 35,880	\$ 35,880
Rental	\$ 16,500	\$ 16,800	\$ 16,800
Laundry	\$ 4,000	\$ 4,600	\$ 4,600
Parking	\$ 8,400	\$ 9,120	\$ 9,000
Misc. Income	\$ 800	\$ 1,000	\$ 1,000
Surplus Transfer	\$ 5,301	\$ -	\$ 11,583
Total	<u><u>\$ 402,279</u></u>	<u><u>\$ 416,050</u></u>	<u><u>\$ 440,763</u></u>

Summary Total Budget Expenses

Operating (Less Operating Projects)	\$ 258,399	\$ 268,670	\$ 288,120	7.5%
Reserves	\$ 100,000	\$ 103,500	\$ 111,263	
Loan Payment	\$ 35,880	\$ 35,880	\$ 35,880	
Operating Projects	\$ 8,000	\$ 8,000	\$ 5,500	
Total	<u><u>\$ 402,279</u></u>	<u><u>\$ 416,050</u></u>	<u><u>\$ 440,763</u></u>	
Check Figure	\$ -	\$ -	\$ 0	

Westbury Condominium Association

Draft Spread FY 2016 Budget

	<u>YE 9/30/16</u>	<u>Oct. 2015</u>	<u>Nov. 2015</u>	<u>Dec. 2015</u>	<u>Jan. 2016</u>	<u>Feb. 2016</u>	<u>March 2016</u>	<u>April 2016</u>	<u>May 2016</u>	<u>June 2016</u>	<u>July 2016</u>	<u>Aug. 2016</u>	<u>Sept. 2016</u>	<u>Total Spread</u>
<u>Revenue</u>														
Condominium Fees	361,900.00	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	30,158.33	361,900.00
Note Payable - HVAC 10 Year	35,780.00	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	35,780.00
Surplus Transfer	11,583.00	965.25	965.25	965.25	965.25	965.25	965.25	965.25	965.25	965.25	965.25	965.25	965.25	11,583.00
Total Fees and Assessments	409,263.00	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	34,105.25	409,263.00
Rental Income	16,800.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
Laundry Income	4,600.00	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	4,600.00
Parking Space Income	9,000.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
Misc. Owner Income	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Total Revenues	440,663.00	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	36,721.92	440,663.00
<u>Operating Expenses</u>														
Administrative														
Management Fees- Prop. Mgn	13,150.00	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	13,150.00
Management Fees - Bookkpg	12,560.00	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	1,046.67	12,560.00
Audit Fees	4,250.00	354.17	354.17	354.17	354.17	354.17	354.17	354.17	354.17	354.17	354.17	354.17	354.17	4,250.00
Legal Fees	2,428.00	202.33	202.33	202.33	202.33	202.33	202.33	202.33	202.33	202.33	202.33	202.33	202.33	2,428.00
Postage & Mail	400.00	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
Insurance	34,500.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	34,500.00
Copying/Printing	250.00	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	250.00
Income Taxes	4,000.00	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
Office- General	1,376.00	114.67	114.67	114.67	114.67	114.67	114.67	114.67	114.67	114.67	114.67	114.67	114.67	1,376.00
Move in/out	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Administrative	75,914.00	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	6,326.17	75,914.00
Utilities														
Electricity	22,050.00	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	22,050.00
Water	15,522.00	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	1,293.50	15,522.00
Gas	37,500.00	1,628.27	4,212.56	5,055.49	5,203.37	5,668.15	5,344.92	4,545.29	2,136.91	1,051.03	930.61	706.22	1,017.18	37,500.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	3,750.00	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	3,750.00
Total Utilities	78,822.00	5,071.77	7,656.06	8,498.99	8,646.87	9,111.65	8,788.42	7,988.79	5,580.41	4,494.53	4,374.11	4,149.72	4,460.68	78,822.00
Maintenance														
Maintenance Worker	50,000.00	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	50,000.00
Elevator	12,500.00	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	12,500.00
General R&M	10,109.00	293.18	1,238.88	1,182.63	1,056.03	561.28	13.15	367.02	1,872.00	1,361.03	1,283.75	236.91	643.13	10,109.00
Fire Protection	4,675.00	-	-	1,402.66	-	-	-	-	-	1,224.46	-	2,047.88	-	4,675.00
HVAC Service	9,000.00	317.06	-	1,736.22	486.76	2,957.86	881.51	-	693.16	-	1,228.59	136.85	561.99	9,000.00
Maintenance Supplies	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Total Maintenance	87,284.00	5,901.91	6,530.55	9,613.18	6,834.46	8,810.80	6,186.33	5,658.69	7,856.83	7,877.16	7,804.00	7,713.31	6,496.79	87,284.00
Contract Services														
Lawn Maint/Landscaping/														
Fertilization/Snow Removal/	32,600.00	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	32,600.00
Landscaping Projects	10,000.00	-	-	-	-	-	-	-	5,000.00	2,500.00	2,500.00	-	-	10,000.00
Pest Control/Weed Control	3,500.00	100.00	-	-	-	-	-	400.00	400.00	400.00	1,400.00	400.00	400.00	3,500.00
Total Contract Services	46,100.00	2,816.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	3,116.67	8,116.67	5,616.67	6,616.67	3,116.67	3,116.67	46,100.00
Total Expenses	288,120.00	20,116.51	23,229.44	27,155.00	24,524.17	26,965.29	24,017.58	23,090.32	27,880.07	24,314.52	25,120.94	21,305.85	20,400.31	288,120.00
<u>Reserve Contribution</u>														
Reserve Contribution	111,263.00	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	9,271.92	111,263.00
	35,780.00	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	35,780.00
Capital Improvements														
Operating Projects	5,500.00	1,354.33	-	216.69	-	-	-	-	-	1,552.06	455.59	489.17	1,432.17	5,500.00
Balance Check Figure	-	2,997.50	1,238.89	(2,903.36)	(55.83)	(2,496.95)	450.75	1,378.01	(3,411.74)	(1,398.24)	(1,108.20)	2,673.31	2,635.86	(0.00)

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

	Operating <u>Budget 14-15</u>	Operating <u>Budget 13-14</u>
<u>Revenue</u>		
Condo Fees	\$ 348,650	\$ 331,398
10 yr. note	\$ 35,880	\$ 35,880
Rental Income	\$ 16,800	\$ 16,500
Laundry	\$ 4,600	\$ 4,000
Parking	\$ 9,120	\$ 8,400
Misc.	\$ 1,000	\$ 800
#30 loan	\$ -	\$ -
Surplus Transfer	\$ -	\$ 5,301
Total Revenue	<u>\$ 416,050</u>	<u>\$ 402,279</u>
<u>EXPENSES</u>		
<i>Admin.</i>		
Mgt. Prop Mgr	\$ 13,150	\$ 13,500
Mgt. Bookkeeping	\$ 11,850	\$ 11,000
Audit	\$ 4,200	\$ 3,900
Legal	\$ 500	\$ 1,500
Postage Mail	\$ 375	\$ 400
Insurance	\$ 33,850	\$ 33,624
Copy/Print	\$ 235	\$ 400
Income Tax	\$ 2,900	\$ 2,400
Office Genl.	\$ 2,086	\$ 1,200
Rental Fee	\$ 1,400	\$ 1,375
<i>Sub Total Admin</i>	<u>\$ 70,546</u>	<u>\$ 69,299</u>
<i>UTILITIES</i>		
Electricity	\$ 21,000	\$ 17,850
Water	\$ 14,925	\$ 12,500
Gas	\$ 47,000	\$ 51,250
Oil	\$ -	\$ -
Telephone	\$ 2,000	\$ 2,500
<i>Sub Total Utilities</i>	<u>\$ 84,925</u>	<u>\$ 84,100</u>
<i>Maintenance</i>		
Janitor/Maint	\$ -	\$ -
Elevator	\$ 11,000	\$ 12,000
Genl. Repair	\$ 6,000	\$ 10,000
Fire Protect.	\$ 4,675	\$ 3,500
HVAC Repairs	\$ 9,000	\$ 9,000
Maint. Supply	\$ 1,000	\$ 1,500
Employee Cost	\$ 50,000	\$ 48,000
<i>Sub Total Maint.</i>	<u>\$ 81,675</u>	<u>\$ 84,000</u>
<i>Contract Services</i>		
Lawn/Snow/Fert.	\$ 20,524	\$ 20,000
Landscape/mulch/projects	\$ 10,000	\$ -
Pest control	\$ 1,000	\$ 1,000
<i>Sub Total Contract Serv.</i>	<u>\$ 31,524</u>	<u>\$ 21,000</u>
TOTAL EXPENSES	<u><u>\$ 268,670</u></u>	<u><u>\$ 258,399</u></u>

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

	Operating	Operating
	<u>Budget 14-15</u>	<u>Budget 13-14</u>
Condo Fees	\$ 348,650	\$ 331,398
Loan Payment	\$ 35,880	\$ 35,880
Rental	\$ 16,800	\$ 16,500
Laundry	\$ 4,600	\$ 4,000
Parking	\$ 9,120	\$ 8,400
Misc. Income	\$ 1,000	\$ 800
Surplus Transfer	\$ -	\$ 5,301
<i>Total</i>	<u>\$ 416,050</u>	<u>\$ 402,279</u>

Summary Total Budget Expenses

	Op & Reserves	Op & Reserves
	<u>Budget 14-15</u>	<u>Budget 13-14</u>
Operating	\$ 268,670	\$ 258,399
Reserves	\$ 103,500	\$ 100,000
Loan Payment	\$ 35,880	\$ 35,880
Operating Projects	\$ 8,000	\$ 8,000
<i>Total</i>	<u>\$ 416,050</u>	<u>\$ 402,279</u>

Westbury Condominium Association

Board Approved FY 2015 Budget

	<u>YE 9/30/15</u>	<u>Oct. 2014</u>	<u>Nov. 2014</u>	<u>Dec. 2014</u>	<u>Jan. 2015</u>	<u>Feb. 2015</u>	<u>March 2015</u>	<u>April 2015</u>	<u>May 2015</u>	<u>June 2015</u>	<u>July 2015</u>	<u>Aug. 2015</u>	<u>Sept. 2015</u>	<u>Total Spread</u>
<u>Revenue</u>														
Condominium Fees	348,650.00	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	29,054.17	348,650.00
Note Payable - HVAC 10 Year	35,880.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	35,880.00
Surplus Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Fees and Assessments	<u>384,530.00</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>32,044.17</u>	<u>384,530.00</u>
Rental Income	16,800.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
Laundry Income	4,600.00	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	4,600.00
Parking Space Income	9,120.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	9,120.00
Misc. Owner Income	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Total Revenues	<u>416,050.00</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>34,670.83</u>	<u>416,050.00</u>
<u>Operating Expenses</u>														
Administrative														
Management Fees- Prop. Mgr	13,150.00	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	13,150.00
Management Fees - Bookkpg	11,850.00	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	11,850.00
Audit Fees	4,200.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Legal Fees	500.00	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
Postage & Mail	375.00	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	375.00
Insurance	33,850.00	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	33,850.00
Copying/Printing	235.00	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	235.00
Income Taxes	2,900.00	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	2,900.00
Office- General	2,086.00	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	2,086.00
Rental Fee	1,400.00	-	-	-	-	-	-	-	-	-	-	1,400.00	-	1,400.00
Total Administrative	<u>70,546.00</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>5,762.17</u>	<u>7,162.17</u>	<u>5,762.17</u>	<u>70,546.00</u>
Utilities														
Electricity	21,000.00	1,667.98	1,834.07	1,916.78	1,920.03	2,138.95	1,976.26	1,872.22	1,654.80	1,586.98	1,483.38	1,464.64	1,483.91	21,000.00
Water	14,925.00	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	1,243.75	14,925.00
Gas	47,000.00	1,653.59	4,513.22	5,512.19	6,934.20	7,560.46	6,532.32	6,088.32	3,899.31	1,365.10	943.93	1,033.66	963.69	47,000.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	2,000.00	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00
Total Utilities	<u>84,925.00</u>	<u>4,732.00</u>	<u>7,757.71</u>	<u>8,839.39</u>	<u>10,264.64</u>	<u>11,109.82</u>	<u>9,918.99</u>	<u>9,370.96</u>	<u>6,964.53</u>	<u>4,362.50</u>	<u>3,837.72</u>	<u>3,908.72</u>	<u>3,858.02</u>	<u>84,925.00</u>
Maintenance														
Maintenance Worker	50,000.00	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	50,000.00
Elevator	11,000.00	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	11,000.00
General R&M	6,000.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Fire Protection	4,675.00	389.58	389.58	389.58	389.58	389.58	389.58	389.58	389.58	389.58	389.58	389.58	389.58	4,675.00
HVAC Service	9,000.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
Maintenance Supplies	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Total Maintenance	<u>81,675.00</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>6,806.25</u>	<u>81,675.00</u>
Contract Services														
Landscaping Projects	10,000.00	-	-	-	-	-	-	-	5,000.00	2,500.00	2,500.00	-	-	10,000.00
Lawn/Snow/Landscape/Fert	20,524.00	1,133.07	1,329.57	1,370.75	2,281.56	1,174.05	1,284.82	1,423.40	3,340.90	1,497.15	2,554.14	1,469.91	1,664.69	20,524.00
Pest Control/Weed Control	1,000.00	100.00	-	-	-	-	-	150.00	150.00	150.00	150.00	150.00	150.00	1,000.00
Total Contract Services	<u>31,524.00</u>	<u>1,233.07</u>	<u>1,329.57</u>	<u>1,370.75</u>	<u>2,281.56</u>	<u>1,174.05</u>	<u>1,284.82</u>	<u>1,573.40</u>	<u>8,490.90</u>	<u>4,147.15</u>	<u>5,204.14</u>	<u>1,619.91</u>	<u>1,814.69</u>	<u>31,524.00</u>
Total Expenses	<u>268,670.00</u>	<u>18,533.48</u>	<u>21,655.69</u>	<u>22,778.56</u>	<u>25,114.62</u>	<u>24,852.29</u>	<u>23,772.23</u>	<u>23,512.77</u>	<u>28,023.84</u>	<u>21,078.06</u>	<u>21,610.28</u>	<u>19,497.04</u>	<u>18,241.12</u>	<u>268,670.00</u>
<u>Reserve Contribution</u>														
Reserve Contribution	103,500.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	8,625.00	103,500.00
	35,880.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	2,990.00	35,880.00
Capital Improvements														
Operating Projects	8,000.00	1,969.93	-	315.19	-	-	-	-	-	2,257.54	662.68	711.52	2,083.16	8,000.00
Balance Check Figure	<u>-</u>	<u>2,552.42</u>	<u>1,400.14</u>	<u>(37.91)</u>	<u>(2,058.79)</u>	<u>(1,796.46)</u>	<u>(716.40)</u>	<u>(456.94)</u>	<u>(4,968.01)</u>	<u>(279.77)</u>	<u>782.88</u>	<u>2,847.28</u>	<u>2,731.56</u>	<u>-</u>

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000 — Administrative Expenses						
07130 — Property Manager Fees						
Bill	10/06/15	Imagineers, LLC	Inv. #MGMT0105495 - Monthly	2000	1,089.70	1,089.70
Bill	11/03/15	Imagineers, LLC	Inv. #MGMT0105708 - Monthly	2000	1,089.60	2,179.30
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #MGMT#0291XXX - Monthly Management Fee	2000	1,089.60	3,268.90
Gen	01/31/16		To Accrue January Imagineers, LLC Invoice	3150	1,089.60	4,358.50
Total 07130 — Property Manager Fees					4,358.50	4,358.50
Total 07000 — Administrative Expenses					4,358.50	4,358.50
TOTAL					4,358.50	4,358.50

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000 — Administrative Expenses						
07140 — Audit Fees						
Gen	10/31/15		To Accrue for Audit Fees - October 2015	3150	450.00	450.00
Gen	11/11/15		To Accrue November 2015 Portion of Audit Fees	3150	450.00	900.00
Gen	12/31/15		To Accrue December 2015 Audit Fees	3150	450.00	1,350.00
Gen	01/31/16		To Accrue January 2016 Portion of Audit Fees	3150	450.00	1,800.00
Total 07140 — Audit Fees					1,800.00	1,800.00
Total 07000 — Administrative Expenses					1,800.00	1,800.00
TOTAL					1,800.00	1,800.00

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000 — Administrative Expenses						
07280 — Insurance						
Bill	10/26/15	Community Association Underwriters	CAU Policy #CAU218903-4 - Down Payment on 2015-2016 Policy - A/C 24994	2000	2,812.00	2,812.00
Gen	10/31/15		To Expense October 2015 Portion of CAU Insurance	-SPL	0.00	2,812.00
Gen	10/31/15		To Expense October 2015 Portion of Bond Insurance	0728	85.00	2,897.00
Gen	11/11/15		To Expense November 2015 Portion of Prepaid Insurance - CAU	-SPL	2,812.00	5,709.00
Gen	11/11/15		To Expense November 2015 Portion of Prepaid Insurance - The Hartford	0728	85.00	5,794.00
Bill	12/10/15	Community Association Underwriters	CAU Policy #CAU218903-4 - Installment Payment on 2015-2016 Policy - A/C 24994	2000	2,812.00	8,606.00
Gen	12/31/15		To Accrue The Hartford Fidelity Bond at December 2015	1470	85.00	8,691.00
Gen	01/31/16		To Expense January 2016 Portion of Prepaid Insurance	-SPL	2,812.00	11,503.00
Gen	01/31/16		To Expense January 2016 Portion of Prepaid Insurance	0728	85.00	11,588.00
Total 07280 — Insurance					11,588.00	11,588.00
Total 07000 — Administrative Expenses					11,588.00	11,588.00
TOTAL					11,588.00	11,588.00

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000 — Administrative Expenses						
07308 — Corporate Taxes						
Gen	10/31/15		To Accrue October 2015 Portion of Estimated Corporate Tax Liability	2155	500.00	500.00
Gen	11/11/15		To Accrue November 2015 Portion of Estimated Corporate Tax Liability	2155	500.00	1,000.00
Gen	12/31/15		To Accrue December 2015 Corporate Taxes	2155	500.00	1,500.00
Gen	01/31/16		To Accrue January 2016 Portion of Estimated Corporate taxes	2155	500.00	2,000.00
Total 07308 — Corporate Taxes					2,000.00	2,000.00

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ	Date	Name	Memo	Clr	Split Amount	Balance
Total	07000	Administrative Expenses			2,000.00	2,000.00
TOTAL					2,000.00	2,000.00

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000		Administrative Expenses				
07309		Postage				
Bill	12/02/15	ARC Strategic Solutions	ARC SS - Reimbursement - Postage - Notice & Comment Move in/outs, spec. deliverie: 2000		56.80	56.80
Total	07309	Postage			56.80	56.80
Total	07000	Administrative Expenses			56.80	56.80
TOTAL					56.80	56.80

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000		Administrative Expenses				
07310		Printing & Copying				
Bill	10/31/15	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Newsletter 11-1-15	2000	27.75	27.75
Bill	10/31/15	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Newsletter 10-1-15	2000	25.84	53.59
Bill	11/30/15	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Dec. Newsletter 11-29-15	2000	27.70	81.29
Bill	01/04/16	ARC Strategic Solutions	ARC SS -Reimbursement - Staples for Toner for Brother MFC-8460N Laser Printer	2000	128.67	209.96
Bill	01/12/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Jan. Newsletter 1/3/16	2000	26.37	236.33
Total	07310	Printing & Copying			236.33	236.33
Total	07000	Administrative Expenses			236.33	236.33
TOTAL					236.33	236.33

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000		Administrative Expenses				
07890		Misc G&A				
Bill	10/20/15	Joyce Falkin	Joyce Falkin - Reimbursement - Document Frames for Fire Exit Signs	2000	25.52	25.52
Bill	10/20/15	Gutkin Enterprises, LLC	Invoice #51435- Nametags	2000	7.55	33.07
Bill	10/30/15	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #51528- Nametags	2000	12.71	45.78
Bill	10/31/15	Paladin Commercial Printers	Paladin Commercial Printers - Inv. #60068 - 1,000 envelopes - Windowed	2000	122.30	168.08
Bill	11/01/15	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #51700- Nametags	2000	12.71	180.79
Bill	11/30/15	Joyce Falkin	Joyce Falkin - Reimbursement - FedEx - Notice & Comment Move in/out, spec del., etc	2000	88.70	269.49
Bill	01/24/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #52517- Nametags	2000	13.24	282.73
Total	07890	Misc G&A			282.73	282.73
Total	07000	Administrative Expenses			282.73	282.73
TOTAL					282.73	282.73

Typ	Date	Name	Memo	Clr	Split Amount	Balance
07000		Administrative Expenses				
07895		Monthly Security Monitoring				
Bill	10/12/15	Stanley Convergent Security Solutions	Stanley Monitoring - Inv. 12849147 - Monitoring 11/1 - 11/30	2000	26.59	26.59
Bill	11/01/15	Stanley Convergent Security Solutions	Stanley Monitoring - Inv. 12849147 - Monitoring 12/1 - 12/31	2000	26.59	53.18
Bill	12/01/15	Stanley Convergent Security Solutions	Stanley Monitoring - Inv. 12993186 - Monitoring 1/1/16 - 1/31/16	2000	28.18	81.36
Bill	01/19/16	Stanley Convergent Security Solutions	Stanley Monitoring - Inv. 1 - Monitoring 2/1/16 - 2/28/16	2000	28.18	109.54
Total	07895	Monthly Security Monitoring			109.54	109.54

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

	Typ Date	Name	Memo	Clr	Split Amount	Balance
Total 07000 — Administrative Expenses					109.54	109.54
TOTAL					109.54	109.54

	Typ Date	Name	Memo	Clr	Split Amount	Balance
07000 — Administrative Expenses						
7011 — Bookkeeping Fees						
Bill	10/31/15	ARC Strategic Solutions	ARC SS - Monthly	2000	927.50	927.50
Bill	11/15/15	ARC Strategic Solutions	ARC SS - Monthly	2000	927.50	1,855.00
Bill	12/15/15	ARC Strategic Solutions	ARC SS - Monthly	2000	927.50	2,782.50
Bill	01/19/16	ARC Strategic Solutions	ARC SS -Monthly	2000	927.50	3,710.00
Bill	01/19/16	ARC Strategic Solutions	ARC SS -Audit Time	2000	650.00	4,360.00
Total 7011 — Bookkeeping Fees					4,360.00	4,360.00
Total 07000 — Administrative Expenses					4,360.00	4,360.00
TOTAL					4,360.00	4,360.00

	Typ Date	Name	Memo	Clr	Split Amount	Balance
08000 — Utilities						
08010 — Water & Sewer						
Gen	10/31/15		To Expense October 2015 Portion of MDC Invoice	1470	1,198.18	1,198.18
Gen	11/11/15		To Expense November 2015 Portion of Qtrly MDC Invoice	1470	1,505.88	2,704.06
Bill	12/10/15	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,657.92	4,361.98
Bill	12/10/15	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	1,234.38	5,596.36
Bill	12/10/15	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,625.34	7,221.70
Gen	12/31/15		To Record Qtrly Invoice as Other Assets at December 31, 2015	1470	-4,517.64	2,704.06
Gen	12/31/15		To Record December 2015 Portion of the MDC Qtrly Invoice	1470	1,505.88	4,209.94
Gen	01/31/16		To Expense January 2016 Portion of Quarterly MDC Invoice	1470	1,505.88	5,715.82
Total 08010 — Water & Sewer					5,715.82	5,715.82
Total 08000 — Utilities					5,715.82	5,715.82
TOTAL					5,715.82	5,715.82

	Typ Date	Name	Memo	Clr	Split Amount	Balance
08000 — Utilities						
08020 — Electricity						
Bill	10/25/15	Eversource	CL&P - 30 Outlook Avenue - 2,607 useage	2000	455.36	455.36
Bill	10/25/15	Eversource	CL&P - 869 Farmington Avenue - 1,968 useage	2000	348.46	803.82
Bill	10/25/15	Eversource	CL&P - 20 Outlook Avenue 2,060 useage	2000	363.85	1,167.67
Bill	10/25/15	Eversource	CL&P - 869 Farm Garages - 216 useage	2000	55.37	1,223.04
Bill	11/21/15	Eversource	CL&P - 30 Outlook Avenue - 2,978 useage	2000	517.41	1,740.45
Bill	11/21/15	Eversource	CL&P - 869 Farmington Avenue - 2,625 useage	2000	458.36	2,198.81
Bill	11/21/15	Eversource	CL&P - 20 Outlook Avenue 2,866 useage	2000	498.66	2,697.47
Bill	11/21/15	Eversource	CL&P - 869 Farm Garages - 223 useage	2000	56.56	2,754.03
Bill	12/30/15	Eversource	CL&P - 30 Outlook Avenue - 3,466 useage	2000	602.01	3,356.04
Bill	12/30/15	Eversource	CL&P - 869 Farmington Avenue - 2,998 useage	2000	523.33	3,879.37
Bill	12/30/15	Eversource	CL&P - 20 Outlook Avenue 3,428 useage	2000	595.61	4,474.98
Bill	12/30/15	Eversource	CL&P - 869 Farm Garages - 265 useage	2000	63.81	4,538.79

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ	Date	Name	Memo	Clr	Split Amount	Balance
Bill	01/24/16	Eversource	CL&P - 30 Outlook Avenue - 3,726 useage	2000	671.16	5,209.95
Bill	01/24/16	Eversource	CL&P - 869 Farmington Avenue - 3,033 useage	2000	493.79	5,703.74
Bill	01/24/16	Eversource	CL&P - 20 Outlook Avenue 3,655 useage	2000	591.13	6,294.87
Bill	01/24/16	Eversource	CL&P - 869 Farm Garages - 293 useage	2000	70.50	6,365.37
Total 08020 — Electricity					6,365.37	6,365.37
Total 08000 — Utilities					6,365.37	6,365.37
TOTAL					6,365.37	6,365.37

Typ	Date	Name	Memo	Clr	Split Amount	Balance
08000 — Utilities						
08030 — Gas						
Bill	10/25/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 838 CCF/29 days	2000	624.04	624.04
Bill	10/25/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 399 CCF - 29 days	2000	366.54	990.58
Bill	10/25/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 980 CCF - 29 days	2000	699.33	1,689.91
Bill	11/21/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 2,215 CCF/30 days	2000	1,277.19	2,967.10
Bill	11/21/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 645 CCF - 30 days	2000	479.25	3,446.35
Bill	11/21/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,233 CCF - 30 days	2000	1,290.88	4,737.23
Bill	12/30/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 2,797 CCF/29 days	2000	1,467.03	6,204.26
Bill	12/30/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 922 CCF - 29 days	2000	583.74	6,788.00
Bill	12/30/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,298 CCF - 29 days	2000	1,247.64	8,035.64
Bill	01/24/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 3,469 CCF/34 days	2000	1,770.66	9,806.30
Bill	01/24/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 1,251 CCF - 34 days	2000	731.70	10,538.00
Bill	01/24/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,972 CCF - 34 days	2000	1,550.74	12,088.74
Total 08030 — Gas					12,088.74	12,088.74
Total 08000 — Utilities					12,088.74	12,088.74
TOTAL					12,088.74	12,088.74

Typ	Date	Name	Memo	Clr	Split Amount	Balance
08000 — Utilities						
08050 — Telephone						
Bill	10/26/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	279.59	279.59
Bill	11/29/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	163.13	442.72
Bill	12/30/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	213.13	655.85
Bill	01/25/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.56	871.41
Total 08050 — Telephone					871.41	871.41
Total 08000 — Utilities					871.41	871.41
TOTAL					871.41	871.41

Typ	Date	Name	Memo	Clr	Split Amount	Balance
08550 — Capital Improvements						
08551 — Cap Improvements - Operating						
Bill	10/26/15	JH Property Services, LLC	Landscape Plantings, Hydroseeding and labor	2000	1,688.35	1,688.35
Total 08551 — Cap Improvements - Operating					1,688.35	1,688.35
Total 08550 — Capital Improvements					1,688.35	1,688.35
TOTAL					1,688.35	1,688.35

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ Date	Name	Memo	Clr	Split Amount	Balance
Typ Date	Name	Memo	Clr	Split Amount	Balance
09000 — Maintenance					
09020 — Maintenance Worker - Imagineers					
Bill 10/13/15	Imagineers, LLC	Inv. #MAIN0217237 - Luis Hrs P/E 10/13/15 - 61 hrs @ \$26.19	2000	1,699.04	1,699.04
Bill 10/31/15	Imagineers, LLC	Inv. #MAIN0217625 - Luis' Hrs. P/E 10/27 62 hrs @ \$26.19	2000	1,726.89	3,425.93
Gen 10/31/15		To Accrue Last two days of October 2015 - Luis' time - 14.5 hrs @ 26.19	3150	403.87	3,829.80
Gen 11/15/15		To Accrue the remaining days on Luis P/E 11/10 invoice	3150	1,225.54	5,055.34
Bill 11/24/15	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0218369 - Luis Hrs. P/E 11/24	2000	1,649.97	6,705.31
Gen 11/24/15		Tax on Invoice #MAIN0218369 - Imagineers, LLC	3150	104.77	6,810.08
Gen 11/30/15		Estimated expense for last week of November 2015	3150	891.30	7,701.38
Bill 11/30/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218369 - Tax on Invoice	2000	104.77	7,806.15
Gen 11/30/15		To Reverse Journal Entry to Accrue Taxes	3150	-104.77	7,701.38
Gen 12/01/15		Reverse November Estimated Expense	3150	-891.30	6,810.08
Gen 12/01/15		Reverse Prior Month Accrual for Expense	3150	-403.87	6,406.21
Gen 12/01/15		Reverse Prior Month Accrual for Expense	3150	-1,225.54	5,180.67
Bill 12/15/15	Imagineers, LLC	Imagineers - Inv. #Main0217881 - Luis Hrs P/E 11/10 - 58.5 hrs	2000	1,629.41	6,810.08
Bill 12/15/15	Imagineers, LLC	Imagineers - Inv. #Main0217881 - Luis Hrs P/E 12/8/15 - 39.0 hrs	2000	1,086.27	7,896.35
Bill 12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0219347 - Luis Colon P/E 1/5/16 - 54 hours @ \$26.19	2000	1,504.07	9,400.42
Bill 12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0219347 - Luis Colon P/E 12/22/15 - 62 hours @ \$26.19	2000	1,726.89	11,127.31
Bill 12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0219049 - William Lavista Hrs P/E 12/22 - 16 hrs. @ \$52 per hr	2000	884.83	12,012.14
Bill 01/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220003 - Luis Time P/E 1/19 - 61 hrs @ \$26.19	2000	1,699.04	13,711.18
Gen 01/31/16		To Accrue Estimated IMagineers Worker Time	3150	1,671.00	15,382.18
Total 09020 — Maintenance Worker - Imagineers				15,382.18	15,382.18
Total 09000 — Maintenance				15,382.18	15,382.18
TOTAL				15,382.18	15,382.18

Typ Date	Name	Memo	Clr	Split Amount	Balance
Typ Date	Name	Memo	Clr	Split Amount	Balance
09000 — Maintenance					
09030 — Elevator Maintenance					
Gen 10/31/15		To Record As Expense October 2015 Portion of Qtrly. Otis Elevator Invoice	1470	998.03	998.03
Gen 11/11/15		To Expense November 2015 Portion of Qtrly Otis Elevator Invoice	1470	998.03	1,996.06
Gen 12/28/15		To Record Qtrly Otis Invoice As Prepaid @ Dec 31, 2015	1470	-2,994.09	-998.03
Gen 12/28/15		To Expense Dec. portion of Qtrly Otis Invoice	1470	998.03	0.00
Bill 12/30/15	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z116 - Quarterly 1/1/16 to 3/31/16	2000	2,994.09	2,994.09
Gen 01/31/16		To Record as Expense January 2016 Portion of Quarterly Otis Invoice	1470	998.03	3,992.12
Total 09030 — Elevator Maintenance				3,992.12	3,992.12
Total 09000 — Maintenance				3,992.12	3,992.12
TOTAL				3,992.12	3,992.12

Typ Date	Name	Memo	Clr	Split Amount	Balance
Typ Date	Name	Memo	Clr	Split Amount	Balance
09000 — Maintenance					
09110 — General Maintenance & Repair					
Bill 10/06/15	Imagineers, LLC	Inv. #MAIN0216516 - ReimbursementHome Depot Mini cage frame,paint - locksmith	2000	106.66	106.66
Bill 10/17/15	Imagineers, LLC	Inv. #MAIN0216516 - ReimbursementHome Depot - Plastic cutter, Ascylic Sheet, Bleac	2000	152.25	258.91

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ	Date	Name	Memo	Clr	Split Amount	Balance
Bill	10/26/15	Paine's, Inc.	Paines - Invoice #2740815 - 2 Yd Container on call and Dump	2000	38.76	297.67
Bill	11/16/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218076 - Gas	2000	5.01	302.68
Bill	11/16/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218076 - Home Depot 3 wire and 2 wire plugs	2000	7.75	310.43
Bill	11/16/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218076 - The Home Depot - Kwik Set Key	2000	7.95	318.38
Bill	11/24/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218008- Home Depot Trim Nails	2000	5.30	323.68
Bill	11/24/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218008 - Marjam - Trim CoilMusket Brown 24x50	2000	116.99	440.67
Bill	11/30/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218321 - Door Stop & Magnetic Catch	2000	38.16	478.83
Bill	12/18/15	Imagineers, LLC	Imagineers - Inv. #Main0218159 - Keys and Vacuum Appliance	2000	67.53	546.36
Bill	12/28/15	Imagineers, LLC	Imagineers - Inv. #Main#0219433 - Home Depot - Door Stop W/ Magnetic Catch & HD	2000	84.42	630.78
Bill	12/30/15	Paine's, Inc.	Paines - Invoice #2755890 - 2 Yd final empty for season	2000	38.76	669.54
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0218811 - Home Depot Douglas Fir Strips, Blue Tarps (3), (2)	2000	403.75	1,073.29
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0218905 - Home Depot - Tank Fill Repair Valve, Magnetic Doc	2000	114.52	1,187.81
Bill	01/24/16	Imagineers, LLC	Imagineers - Inv. #Main#0219483 - Home Depot - Fuse	2000	6.67	1,194.48
Bill	01/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0219614 - Reimburse Home Depot - Orange Glow Hardwood F	2000	9.85	1,204.33
Total 09110 — General Maintenance & Repair					1,204.33	1,204.33
Total 09000 — Maintenance					1,204.33	1,204.33
TOTAL					1,204.33	1,204.33

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09000 — Maintenance						
09150 — HVAC Service						
Bill	10/31/15	Tuxis - Ohr's Fuel, Inc.	Tuxis - Ohr's Fuel, Inc. - Inv. #P282 Remove faulty blower motor - A/C - Unit 869-302	2000	199.41	199.41
Total 09150 — HVAC Service					199.41	199.41
Total 09000 — Maintenance					199.41	199.41
TOTAL					199.41	199.41

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09600 — Contract Services						
Lawn Maint. & Landscaping						
Bill	10/26/15	JH Property Services, LLC	October Landscape Fee plus tax	2000	2,552.40	2,552.40
Bill	11/24/15	JH Property Services, LLC	JH Property Services - Inv. #1986 - Nov. Landscape Fee plus tax	2000	2,552.40	5,104.80
Bill	12/31/15	JH Property Services, LLC	JH Property Services - Inv. #XXXX - Dec. Landscape Fee plus tax	2000	2,552.40	7,657.20
Bill	01/24/16	JH Property Services, LLC	JH Property Services - Inv. #2042 - Dec. Landscape Fee plus tax	2000	2,552.40	10,209.60
Total Lawn Maint. & Landscaping					10,209.60	10,209.60
Total 09600 — Contract Services					10,209.60	10,209.60
TOTAL					10,209.60	10,209.60

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09600 — Contract Services						
09612 — Grounds Improvements						
Bill	12/01/15	Theodore Calabrese	Reimbursement - Ted Calabrese - Moscarillo's Wreaths	2000	82.89	82.89
Total 09612 — Grounds Improvements					82.89	82.89
Total 09600 — Contract Services					82.89	82.89
TOTAL					82.89	82.89

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ Date	Name	Memo	Clr	Split Amount	Balance
Typ Date	Name	Memo	Clr	Split Amount	Balance
09900 — Reserve Transfers					
09990 — Operating to Reserves					
Gen 10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92	9,271.92
Gen 11/11/15		To Record Monthly Due To/Fom Between Operating and Reserves	2162	9,271.92	18,543.84
Gen 12/31/15		To Record December 2015 Interfund Transfer Entry	2162	9,271.92	27,815.76
Gen 01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	9,271.92	37,087.68
Total 09990 — Operating to Reserves				37,087.68	37,087.68
Total 09900 — Reserve Transfers				37,087.68	37,087.68
TOTAL				37,087.68	37,087.68

Typ Date	Name	Memo	Clr	Split Amount	Balance
Typ Date	Name	Memo	Clr	Split Amount	Balance
09900 — Reserve Transfers					
09991 — Roof/HVAC Reserve Transfer					
Gen 10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00	2,990.00
Gen 11/11/15		To Record Monthly Due To/Fom Between Operating and Reserves	2162	2,990.00	5,980.00
Gen 12/31/15		To Record December 2015 Interfund Transfer Entry	2162	2,990.00	8,970.00
Gen 01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	2,990.00	11,960.00
Total 09991 — Roof/HVAC Reserve Transfer				11,960.00	11,960.00
Total 09900 — Reserve Transfers				11,960.00	11,960.00
TOTAL				11,960.00	11,960.00

Typ Date	Name	Memo	Clr	Split Amount	Balance
Typ Date	Name	Memo	Clr	Split Amount	Balance
06899 — Reserve Fund Income					
06901 — WCA Monthly Contributions					
Gen 10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92	9,271.92
Gen 11/11/15		To Record Monthly Due To/Fom Between Operating and Reserves	2162	9,271.92	18,543.84
Gen 12/31/15		To Record December 2015 Interfund Transfer Entry	2162	9,271.92	27,815.76
Gen 01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	9,271.92	37,087.68
Total 06901 — WCA Monthly Contributions				37,087.68	37,087.68
Total 06899 — Reserve Fund Income				37,087.68	37,087.68
TOTAL				37,087.68	37,087.68

Typ Date	Name	Memo	Clr	Split Amount	Balance
Typ Date	Name	Memo	Clr	Split Amount	Balance
06899 — Reserve Fund Income					
06902 — Interest Income					
Gen 10/31/15		To Record October 2015 Interest Income on Reserve Cash - FNFG #0633	1080	56.55	56.55
Gen 11/11/15		To Record November 2015 Interest Income on Reserve Cash - FNFG #0633	1080	60.51	117.06
Gen 12/31/15		Interest Income - Reserves FNFG #0633	1080	62.32	179.38
Gen 01/31/16		To Record January 2016 Interest Income on Reserve Cash - FNFG #0633	1080	57.73	237.11
Total 06902 — Interest Income				237.11	237.11
Total 06899 — Reserve Fund Income				237.11	237.11
TOTAL				237.11	237.11

Typ Date	Name	Memo	Clr	Split Amount	Balance
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Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ	Date	Name	Memo	Clr	Split Amount	Balance
06899 — Reserve Fund Income						
06903 — Roof/HVAC Project Prepay Amort.						
Gen	10/31/15		To Record October 2015 Portion of Roof/HVAC Prepayers Amortization	2982	655.99	655.99
Gen	11/15/15		Amortization of Advance Roof/HVAC Payments	2983	655.99	1,311.98
Gen	12/31/15		To Record December 2015 Amortization of Prepaid Roof/HVAC	2983	655.99	1,967.97
Gen	01/31/16		To Record January 2016 Portion of Roof/HVAC Prepayers Amortization	2982	655.99	2,623.96
Total 06903 — Roof/HVAC Project Prepay Amort.					<u>2,623.96</u>	<u>2,623.96</u>
Total 06899 — Reserve Fund Income					<u>2,623.96</u>	<u>2,623.96</u>
TOTAL					<u>2,623.96</u>	<u>2,623.96</u>

Typ	Date	Name	Memo	Clr	Split Amount	Balance
06899 — Reserve Fund Income						
06904 — WCA Monthly Transfer -Roof/HVAC						
Gen	10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00	2,990.00
Gen	11/11/15		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00	5,980.00
Gen	12/31/15		To Record December 2015 Interfund Transfer Entry	2162	2,990.00	8,970.00
Gen	01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	2,990.00	11,960.00
Total 06904 — WCA Monthly Transfer -Roof/HVAC					<u>11,960.00</u>	<u>11,960.00</u>
Total 06899 — Reserve Fund Income					<u>11,960.00</u>	<u>11,960.00</u>
TOTAL					<u>11,960.00</u>	<u>11,960.00</u>

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09799 — Reserve Fund Expenses						
09807 — Reserve - Interest Expense						
Gen	10/31/15		To Record October 2015 Payment of Roof/HVAC Loan	1080	362.66	362.66
Gen	11/11/15		To Record November 2015 Payment of Roof/HVAC Loan	1080	360.04	722.70
Gen	12/31/15		Payment of December 2015 Roof/HVAC Loan	1080	334.15	1,056.85
Gen	01/31/16		To Record January 2016 Payment of Roof/HVAC Loan	1080	362.66	1,419.51
Total 09807 — Reserve - Interest Expense					<u>1,419.51</u>	<u>1,419.51</u>
Total 09799 — Reserve Fund Expenses					<u>1,419.51</u>	<u>1,419.51</u>
TOTAL					<u>1,419.51</u>	<u>1,419.51</u>

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09799 — Reserve Fund Expenses						
09830 — Hallway Renovations - Design						
Bill	12/01/15	Specialty Building, LLC	Specialty Building, LLC. - Payment Per Exhibit A - Contract...Materials	2000	30,000.00	30,000.00
Total 09830 — Hallway Renovations - Design					<u>30,000.00</u>	<u>30,000.00</u>
Total 09799 — Reserve Fund Expenses					<u>30,000.00</u>	<u>30,000.00</u>
TOTAL					<u>30,000.00</u>	<u>30,000.00</u>

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09799 — Reserve Fund Expenses						
09832 — Hallway Renovation - Painters						
Bill	11/15/15	Renaissance - A Painting Company	Renaissance - A Painting Company - 1st Payment Building #1 as Per Contract Sch. A	2000	12,365.28	12,365.28
Bill	01/03/16	Renaissance - A Painting Company	Renaissance - A Painting Company - 2nd Payment Building #869 as Per Contract Sch.	2000	12,365.28	24,730.56

Westbury Condominium Association, Inc.

Transaction Detail by Account October 2015 through January 2016

Typ	Date	Name	Memo	Clr	Split Amount	Balance
Total 09832 — Hallway Renovation - Painters					24,730.56	24,730.56
Total 09799 — Reserve Fund Expenses					24,730.56	24,730.56
TOTAL					24,730.56	24,730.56

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09799 — Reserve Fund Expenses						
09833 — Hallway Renovations - Carpet						
Bill	12/30/15	McBride Wayside Carpet Co.	First Payment - McBride for Carpet	2000	43,031.00	43,031.00
Total 09833 — Hallway Renovations - Carpet					43,031.00	43,031.00
Total 09799 — Reserve Fund Expenses					43,031.00	43,031.00
TOTAL					43,031.00	43,031.00

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09799 — Reserve Fund Expenses						
09834 — Hallway Renovations - Wallpaper						
Bill	11/11/15	John Bollash dba Custom Paperhanging	John Bollash Paperhanging - Commencement Payment Schedule A	2000	940.29	940.29
Bill	11/15/15	Alan Shechtman	Alan Shechtman - Reimburs. - Cornfields CC Wallpaper	2000	10,134.19	11,074.48
Bill	01/04/16	John Bollash dba Custom Paperhanging	John Bollash Paperhanging - Inv. #1-4-16 Payment Schedule A	2000	5,876.64	16,951.12
Bill	01/12/16	John Bollash dba Custom Paperhanging	John Bollash Paperhanging - Change Order #1 - Proposal #1890	2000	1,221.92	18,173.04
Total 09834 — Hallway Renovations - Wallpaper					18,173.04	18,173.04
Total 09799 — Reserve Fund Expenses					18,173.04	18,173.04
TOTAL					18,173.04	18,173.04

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09799 — Reserve Fund Expenses						
09836 — Hallway Renovations - Artwork						
Bill	10/04/15	The Noah Webster House	Fee for Prints to Be Framed in Halls - Interior Reno	2000	500.00	500.00
Bill	12/15/15	J & M Image Works LLC	J & M Image Works LLC - 1/2 of fine print job	2000	1,008.00	1,508.00
Bill	12/15/15	Marvin Janow's Custom Framing Depot	1/2 Payment for Frames	2000	5,000.00	6,508.00
Total 09836 — Hallway Renovations - Artwork					6,508.00	6,508.00
Total 09799 — Reserve Fund Expenses					6,508.00	6,508.00
TOTAL					6,508.00	6,508.00

Typ	Date	Name	Memo	Clr	Split Amount	Balance
09799 — Reserve Fund Expenses						
09837 — Hallway Renovations - Tables						
Bill	01/19/16	Design Source CT LLC	Hallway Tables and Foyer Tables	2000	8,375.06	8,375.06
Total 09837 — Hallway Renovations - Tables					8,375.06	8,375.06
Total 09799 — Reserve Fund Expenses					8,375.06	8,375.06
TOTAL					8,375.06	8,375.06

Office of the Secretary of the State of Connecticut

I, the Connecticut Secretary of the State, and keeper of the seal thereof,
DO HEREBY CERTIFY, that the certificate of incorporation of

WESTBURY CONDOMINIUMS ASSOCIATION, INC.

a domestic NONSTOCK corporation, was filed in this office on June 28, 1988, a certificate of
dissolution has not been filed, the corporation has filed all annual reports, and so far as indicated by the
records of this office such corporation is in existence.



Secretary of the State

Date Issued: June 15, 2015

Westbury Condominiums Association, Inc.

Secretary of State Filing

June 30, 2015

The screenshot shows a web browser window with the URL <https://www.concord-sots.ct.gov/CONCORD/customer>. The page header includes the name of the Connecticut Secretary of State, Denise W. Merrill, and the Commercial Recording Division. The customer name is ALAN COMRIE. A progress bar for 'File Annual Reports' shows steps: Search Business, Select Business, Principal Maintenance, Payment, Review, and Status. The 'Status' step is highlighted, indicating the filing is complete. A message box states: 'Annual Report has been Successfully filed for WESTBURY CONDOMINIUMS ASSOCIATION, INC. (Business ID: 0220074) for the year 2015. The Filing Number is 0005349187.' A 'Continue' button is visible below the message. A sidebar on the left lists various online services, and a 'Report a problem?' link is in the bottom right corner.

Customer Name: ALAN COMRIE

File Annual Reports

Search Business → Select Business → Principal Maintenance → Payment → Review → Status

Filing Status

Annual Report has been Successfully filed for WESTBURY CONDOMINIUMS ASSOCIATION, INC.

(Business ID: 0220074) for the year 2015. The Filing Number is 0005349187.

[Continue](#)

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Filed by Alan Comrie on June 15, 2015
Filed using the SOTS CONCORD system

The Westbury Condominiums Association, Inc.

Interior Renovation Project

Payment Progress - Update

Report Date:
2/15/16

Contract

Payments to Date

Interior Design

Timothy R. Wooldridge
Interiors, Ltd.

\$ 3,600.00 ck. #1008 6/19/2015

Wallpaper - Materials

Cornfields
John Bollash d/b/a

\$ 10,134.19 ck #1011 11/20/2015

Custom Paperhanging

\$ 940.29 ck #1009 11/18/2015

\$ 5,876.64 ck #1018 1/4/2016

\$ 1,221.92 ck #1019 1/12/2016

Painting

Renaissance - A Painting Co.

\$ 12,365.28 ck #1010 11/23/2015

\$ 12,365.28 ck #1017 1/3/2016

\$ 12,365.28 ck #1021 2/1/2016

\$ 12,365.28 ck #1026 2/15/2016

\$ 11,437.88 ck #1026 2/15/2016

Wood Trim - Materials

Specialty Building, LLC

\$ 30,000.00 ck #1012 12/1/2015

\$ 17,187.56 ck #1023 2/10/2016

Carpeting

McBride Carpets

\$ 43,031.00 ck #1016 12/30/2015

Artwork

Noah Webster House

\$ 500.00 ck #3617 10/6/2015

J&M Image Works LLC

\$ 1,008.00 ck #1013 12/15/2015

Marvin Janow's Custom Framing

\$ 5,000.00 ck #1014 12/15/2015

J&M Image Works LLC

\$ 1,136.02 ck #1024 2/11/2016

Tables

Design Source CT LLC

\$ 8,375.06 ck #1020 1/19/2016

\$ 539.20 ck #1022 2/9/2016

Total Payments To Date

\$ 189,448.88

Percentage paid vs.

total anticipated costs:

56%

The Westbury Condominiums Association, Inc.

Interior Renovation Project

Payment Schedule - Contracts

Interior Design

Timothy R. Wooldridge

Interiors, Ltd.

\$	3,600.00	<i>Paid</i>
\$	5,032.50	
\$	5,032.50	
\$	5,032.50	
\$	2,077.50	
\$	20,775.00	

Wallpaper - Materials

Cornfields

\$ 10,134.19 *Paid*

John Bollash d/b/a

Custom Paperhanging

\$	1,000.00	<i>Paid (plus tax and less retainage)</i>
\$	2,083.00	commencement of work
\$	2,083.00	upon total removal of paper in any of 3 bldgs
\$	2,084.00	↓
\$	2,083.00	Upon total installation of new wall covering
\$	2,083.00	in any of 3 buildings
\$	2,084.00	↓
\$	13,500.00	<i>Paid</i>
\$	1,200.00	Sealer for Walls
\$	14,700.00	

Change Order #1

Painting

Renaissance - A Painting Co.

Work begins

Stairwells completed

Airlocks, Lobbies, Corridors

Retainage

	Bldg. 20	Bldg. 30	Bldg. 869
\$	12,164.22	12,164.22	12,164.22
\$	12,164.22	12,164.22	12,164.22
\$	11,251.90	11,251.90	11,251.90
\$	912.32	912.32	912.32
\$	36,492.66	36,492.66	36,492.66

Wood Trim - Materials

Specialty Building, LLC

\$	30,000.00	<i>Paid</i>
\$	63,090.16	payment of material upon ordering of same
\$	8,000.00	progress payments upon detail statement
\$	101,090.16	of value of work completed
\$		final payment to be held as retainage until
\$		final inspection and approval.

Partial Payment

\$17,187.56

Carpeting

McBride Wayside Carpet Co.

\$	43,031.00	<i>Paid</i>
\$	12,417.33	Purchase of carpet, border, base
\$	12,417.33	completion of 869 Farm. Ave.
\$	12,417.33	completion of 30 Outlook Ave.
\$	12,417.33	completion of 20 Outlook Ave.
\$	80,282.99	

Total to date:

\$ 336,460.32

estimated tax not included

\$ 5,134.39