

# **The Westbury**

**May 2014 - 8 Month Report**

# **Westbury Condominiums Association, Inc.**

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# Westbury Condominium Association

## May 2014 YTD Budget / Actual

	Approved Budget	Budget May 2014	Actual May 2014	Variance
<b>Revenue</b>				
Condominium Fees	\$ 331,398	\$ 220,932	\$ 220,932	\$ -
Note Payable - 10 Year	\$ 35,880	\$ 23,920	\$ 23,729	\$ (191)
Rental Income	\$ 16,500	\$ 11,000	\$ 11,000	\$ -
Laundry Income	\$ 4,000	\$ 2,664	\$ 3,447	\$ 783
Parking Space Income	\$ 8,400	\$ 5,600	\$ 5,635	\$ 35
Misc. Other Income	\$ 800	\$ 536	\$ 1,585	\$ 1,049
	<b>\$ 396,978</b>	<b>\$ 264,652</b>	<b>\$ 266,328</b>	<b>\$ 1,676</b>
<b>Expenses</b>				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,500	\$ 9,000	\$ 8,718	\$ 282
Management Fees - Bookkpg	\$ 11,000	\$ 7,333	\$ 7,600	\$ (267)
Audit Fees	\$ 3,900	\$ 2,600	\$ 2,800	\$ (200)
Legal Fees	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Postage & Mail	\$ 400	\$ 267	\$ 64	\$ 203
Insurance	\$ 33,624	\$ 22,416	\$ 22,566	\$ (150)
Copying/Printing	\$ 400	\$ 267	\$ 135	\$ 132
Income Taxes	\$ 2,400	\$ 1,600	\$ 1,333	\$ 267
Office- General	\$ 1,200	\$ 800	\$ 925	\$ (125)
Rental Management Fee	\$ 1,375	\$ -	\$ -	\$ -
Total Administrative	<b>\$ 69,299</b>	<b>\$ 45,283</b>	<b>\$ 44,141</b>	<b>\$ 1,142</b>
Utilities				
Electricity	\$ 17,850	\$ 11,900	\$ 14,120	\$ (2,220)
Water	\$ 12,500	\$ 8,333	\$ 8,238	\$ 95
Gas	\$ 51,250	\$ 44,589	\$ 41,091	\$ 3,498
Telephone	\$ 2,500	\$ 1,667	\$ 1,763	\$ (96)
Total Utilities	<b>\$ 84,100</b>	<b>\$ 66,489</b>	<b>\$ 65,212</b>	<b>\$ 1,277</b>
Maintenance				
Janitorial/Maintenance	\$ -	\$ -	\$ -	\$ -
Maintenance Worker	\$ 48,000	\$ 32,000	\$ 27,613	\$ 4,387
Elevator	\$ 12,000	\$ 8,000	\$ 12,735	\$ (4,735)
General R&M	\$ 10,000	\$ 6,667	\$ 4,392	\$ 2,275
Fire Protection	\$ 3,500	\$ 2,333	\$ 391	\$ 1,942
HVAC Service	\$ 9,000	\$ 6,000	\$ 10,136	\$ (4,136)
Maintenance Supplies	\$ 1,500	\$ 1,000	\$ 424	\$ 576
Total Maintenance	<b>\$ 84,000</b>	<b>\$ 56,000</b>	<b>\$ 55,691</b>	<b>\$ 309</b>
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,000	\$ 13,333	\$ 13,537	\$ (204)
Pest Control	\$ 1,000	\$ 165	\$ -	\$ 165
Total Contract Services	<b>\$ 21,000</b>	<b>\$ 13,498</b>	<b>\$ 13,537</b>	<b>\$ (39)</b>
Total Expenses	<b>\$ 258,399</b>	<b>\$ 181,270</b>	<b>\$ 178,581</b>	<b>\$ 2,689</b>
Reserves				
Reserve Contribution	\$ 100,000	\$ 66,667	\$ 66,665	\$ 2
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 23,920	\$ 23,920	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 5,333	\$ 443	\$ 4,890
NI/(DF) Before PY Op. Surplus	\$ (5,301)	\$ (12,538)	<b>\$ (3,281)</b>	\$ 9,255
PY Operating Surplus	\$ 5,301	\$ 3,534	\$ 3,534	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ (9,004)	<b>\$ 253</b>	\$ 9,255

## Westbury Condominium Association

### May 2014 YTD Current Year - Prior Year Comparison

	Actual May 2014	Actual May 2013	Variance
<b>Revenue</b>			
Condominium Fees	\$ 220,932	\$ 204,567	\$ 16,365
Note Payable - 10 Year	\$ 23,729	\$ 24,160	\$ (431)
Rental Income	\$ 11,000	\$ 10,400	\$ 600
Laundry Income	\$ 3,447	\$ 3,321	\$ 126
Parking Space Income	\$ 5,635	\$ 5,650	\$ (15)
Misc. Other Income	\$ 1,585	\$ 365	\$ 1,220
	<b>\$ 266,328</b>	<b>\$ 248,463</b>	<b>\$ 17,865</b>
<b>Expenses</b>			
Administrative			
Management Fees- Prop. Mgmt	\$ 8,718	\$ 8,711	\$ (7)
Management Fees - Bookkpg	\$ 7,600	\$ 7,000	\$ (600)
Audit Fees	\$ 2,800	\$ 2,480	\$ (320)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 64	\$ 186	\$ 122
Insurance	\$ 22,566	\$ 16,224	\$ (6,342)
Copying/Printing	\$ 135	\$ 178	\$ 43
Income Taxes	\$ 1,333	\$ 1,333	\$ -
Office- General	\$ 925	\$ 304	\$ (621)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<b>\$ 44,141</b>	<b>\$ 36,416</b>	<b>\$ (7,725)</b>
Utilities			
Electricity	\$ 14,120	\$ 12,209	\$ (1,911)
Water	\$ 8,238	\$ 8,184	\$ (54)
Gas	\$ 41,091	\$ 38,311	\$ (2,780)
Telephone	\$ 1,763	\$ 1,586	\$ (177)
Total Utilities	<b>\$ 65,212</b>	<b>\$ 60,290</b>	<b>\$ (4,922)</b>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 27,613	\$ 26,544	\$ (1,069)
Elevator	\$ 12,735	\$ 7,651	\$ (5,084)
General R&M	\$ 4,392	\$ 2,541	\$ (1,851)
Fire Protection	\$ 391	\$ 904	\$ 513
HVAC Service	\$ 10,136	\$ 4,143	\$ (5,993)
Maintenance Supplies	\$ 424	\$ 26	\$ (398)
Total Maintenance	<b>\$ 55,691</b>	<b>\$ 41,809</b>	<b>\$ (13,882)</b>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 13,537	\$ 18,407	\$ 4,870
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<b>\$ 13,537</b>	<b>\$ 18,407</b>	<b>\$ 4,870</b>
Total Expenses	<b>\$ 178,581</b>	<b>\$ 156,922</b>	<b>\$ (21,659)</b>
Reserves			
Reserve Contribution	\$ 66,665	\$ 66,667	\$ 2
Roof/HVAC Transfers To Reserve	\$ 23,920	\$ 25,040	\$ 1,120
Capital Improvements			
Operating Projects	\$ 443	\$ -	\$ (443)
NI/(DF) Before PY Op. Surplus	<b>\$ (3,281)</b>	<b>\$ (166)</b>	<b>\$ (4,235)</b>
PY Operating Surplus	\$ 3,534	\$ 13,333	\$ (9,799)
NI/(DF) After PY Op. Surplus	<b>\$ 253</b>	<b>\$ 13,167</b>	<b>\$ (14,034)</b>

## Westbury Condominium Association

### May 2014 (Month Only) Current Year - Prior Year Comparison

	Actual May 2014	Actual May 2013	Variance
<b>Revenue</b>			
Condominium Fees	\$ 27,615	\$ 25,461	\$ 2,154
Note Payable - 10 Year	\$ 2,990	\$ 3,130	\$ (140)
Rental Income	\$ 1,375	\$ 1,300	\$ 75
Laundry Income	\$ 1,201	\$ 1,057	\$ 144
Parking Space Income	\$ 425	\$ 680	\$ (255)
Misc. Other Income	\$ 100	\$ -	\$ 100
	<b>\$ 33,706</b>	<b>\$ 31,628</b>	<b>\$ 2,078</b>
<b>Expenses</b>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,089	\$ (1)
Management Fees - Bookkpg	\$ 875	\$ 875	\$ -
Audit Fees	\$ 350	\$ 310	\$ (40)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,821	\$ 2,028	\$ (793)
Copying/Printing	\$ -	\$ -	\$ -
Income Taxes	\$ 167	\$ 167	\$ -
Office- General	\$ 514	\$ -	\$ (514)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<b>\$ 5,817</b>	<b>\$ 4,469</b>	<b>\$ (1,348)</b>
Utilities			
Electricity	\$ 1,754	\$ 1,336	\$ (418)
Water	\$ 1,283	\$ 1,132	\$ (151)
Gas	\$ 3,753	\$ 1,928	\$ (1,825)
Telephone	\$ 227	\$ 206	\$ (21)
Total Utilities	<b>\$ 7,017</b>	<b>\$ 4,602</b>	<b>\$ (2,415)</b>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 3,196	\$ 3,161	\$ (35)
Elevator	\$ 1,643	\$ 887	\$ (756)
General R&M	\$ 1,261	\$ -	\$ (1,261)
Fire Protection	\$ -	\$ 505	\$ 505
HVAC Service	\$ 110	\$ -	\$ (110)
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<b>\$ 6,210</b>	<b>\$ 4,553</b>	<b>\$ (1,657)</b>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,601	\$ 6,737	\$ 5,136
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<b>\$ 1,601</b>	<b>\$ 6,737</b>	<b>\$ 5,136</b>
Total Expenses	<b>\$ 20,645</b>	<b>\$ 20,361</b>	<b>\$ (284)</b>
Reserves			
Reserve Contribution	\$ 8,333	\$ 8,333	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 3,130	\$ 140
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	<b>\$ 1,738</b>	<b>\$ (196)</b>	\$ 1,794
PY Operating Surplus	\$ 442	\$ 1,667	\$ (1,225)
NI/(DF) After PY Op. Surplus	<b>\$ 2,180</b>	<b>\$ 1,471</b>	\$ 569

## Westbury Condominium Association

### May 2014 (Month Only) Budget/Actual

	Budget May 2014	Actual May 2014	Variance
<b>Revenue</b>			
Condominium Fees	\$ 27,617	\$ 27,615	\$ 2
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,375	\$ 1,375	\$ -
Laundry Income	\$ 333	\$ 1,201	\$ (868)
Parking Space Income	\$ 700	\$ 425	\$ 275
Misc. Other Income	\$ 67	\$ 100	\$ (33)
	<b>\$ 33,082</b>	<b>\$ 33,706</b>	<b>\$ (624)</b>
<b>Expenses</b>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,125	\$ 1,090	\$ (35)
Management Fees - Bookkpg	\$ 917	\$ 875	\$ (42)
Audit Fees	\$ 325	\$ 350	\$ 25
Legal Fees	\$ 125	\$ -	\$ (125)
Postage & Mail	\$ 33	\$ -	\$ (33)
Insurance	\$ 2,802	\$ 2,821	\$ 19
Copying/Printing	\$ 33	\$ -	\$ (33)
Income Taxes	\$ 200	\$ 167	\$ (33)
Office- General	\$ 100	\$ 514	\$ 414
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<b>\$ 5,660</b>	<b>\$ 5,817</b>	<b>\$ 157</b>
Utilities			
Electricity	\$ 1,488	\$ 1,754	\$ 266
Water	\$ 1,042	\$ 1,283	\$ 241
Gas	\$ 4,100	\$ 3,753	\$ (347)
Telephone	\$ 208	\$ 227	\$ 19
Total Utilities	<b>\$ 6,838</b>	<b>\$ 7,017</b>	<b>\$ 179</b>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 4,000	\$ 3,196	\$ (804)
Elevator	\$ 1,000	\$ 1,643	\$ 643
General R&M	\$ 833	\$ 1,261	\$ 428
Fire Protection	\$ 292	\$ -	\$ (292)
HVAC Service	\$ 750	\$ 110	\$ (640)
Maintenance Supplies	\$ 125	\$ -	\$ (125)
Total Maintenance	<b>\$ 7,000</b>	<b>\$ 6,210</b>	<b>\$ (790)</b>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,667	\$ 1,601	\$ (66)
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<b>\$ 1,667</b>	<b>\$ 1,601</b>	<b>\$ (66)</b>
Total Expenses	<b>\$ 21,165</b>	<b>\$ 20,645</b>	<b>\$ (520)</b>
Reserves			
Reserve Contribution	\$ 8,333	\$ 8,333	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ 667	\$ -	\$ (667)
NI/(DF) Before PY Op. Surplus	<b>\$ (73)</b>	<b>\$ 1,738</b>	<b>\$ (1,811)</b>
PY Operating Surplus	\$ 442	\$ 442	\$ -
NI/(DF) After PY Op. Surplus	<b>\$ 369</b>	<b>\$ 2,180</b>	<b>\$ (1,811)</b>

## Westbury Condominium Association, Inc.

## Profit and Loss Standard

October 2013 through May 2014

	<u>Oct '13 - May '14</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
06310 — Common Charge Income	244,660.86
06340 — Late Fee Income	200.00
06361 — Misc. Other Income	1,385.00
06365 — Unit 869-106 - Rent	11,000.00
06375 — Parking Income	5,635.00
06810 — Laundry Income	3,446.88
<b>Total Income</b>	<u>266,327.74</u>
<b>Expense</b>	
07000 — Administrative Expenses	
07130 — Property Manager Fees	8,717.76
07140 — Audit Fees	2,800.00
07280 — Insurance	22,566.35
07308 — Corporate Taxes	1,333.36
07309 — Postage	64.40
07310 — Printing & Copying	135.45
07890 — Misc G&A	924.56
7011 — Bookkeeping Fees	7,600.00
<b>Total 07000 — Administrative Expenses</b>	<u>44,141.88</u>
08000 — Utilities	
08010 — Water & Sewer	8,238.11
08020 — Electricity	14,120.81
08030 — Gas	41,091.70
08050 — Telephone	1,763.16
<b>Total 08000 — Utilities</b>	<u>65,213.78</u>
08550 — Capital Improvements	
08551 — Cap Improvements - Operating	443.48
<b>Total 08550 — Capital Improvements</b>	<u>443.48</u>
09000 — Maintenance	
09020 — Maintenance Worker - Imagineers	27,612.79
09030 — Elevator Maintenance	12,735.39
09110 — General Maintenance & Repair	4,392.58
09135 — Fire Protection	390.84
09150 — HVAC Service	10,136.48
09250 — Maintenance Supplies	423.91
<b>Total 09000 — Maintenance</b>	<u>55,691.99</u>
09600 — Contract Services	
Lawn Maint. & Landscaping	12,410.05
09611 — Fertilization	741.27
09612 — Grounds Improvements	385.94
<b>Total 09600 — Contract Services</b>	<u>13,537.26</u>
09900 — Reserve Transfers	
09990 — Operating to Reserves	66,665.32
09991 — Roof/HVAC Reserve Transfer	23,920.00
<b>Total 09900 — Reserve Transfers</b>	<u>90,585.32</u>
<b>Total Expense</b>	<u>269,613.71</u>
<b>Net Ordinary Income</b>	<u>-3,285.97</u>

**Westbury Condominium Association, Inc.**  
**Profit and Loss Standard**  
October 2013 through May 2014

## Reserve Fund

	<u>Oct '13 - May '14</u>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
<b>06899 — Reserve Fund Income</b>	
06901 — WCA Monthly Contributions	66,665.32
06902 — Interest Income	304.01
06903 — Roof/HVAC Project Prepay Amort	5,247.92
06904 — WCA Monthly Transfer -Roof/HVA	23,920.00
<b>Total 06899 — Reserve Fund Income</b>	<u>96,137.25</u>
<b>Total Other Income</b>	96,137.25
<b>Other Expense</b>	
<b>09799 — Reserve Fund Expenses</b>	
09807 — Reserve - Interest Expense	5,152.45
09821 — Reserve - HVAC Upgrade/Enhanc	20,741.30
09830 — Hallway Renovations - Design	9,797.31
<b>Total 09799 — Reserve Fund Expenses</b>	<u>35,691.06</u>
<b>Total Other Expense</b>	<u>35,691.06</u>
<b>Net Other Income</b>	<u>60,446.19</u>
<b>Net Income</b>	<u><b>57,160.22</b></u>



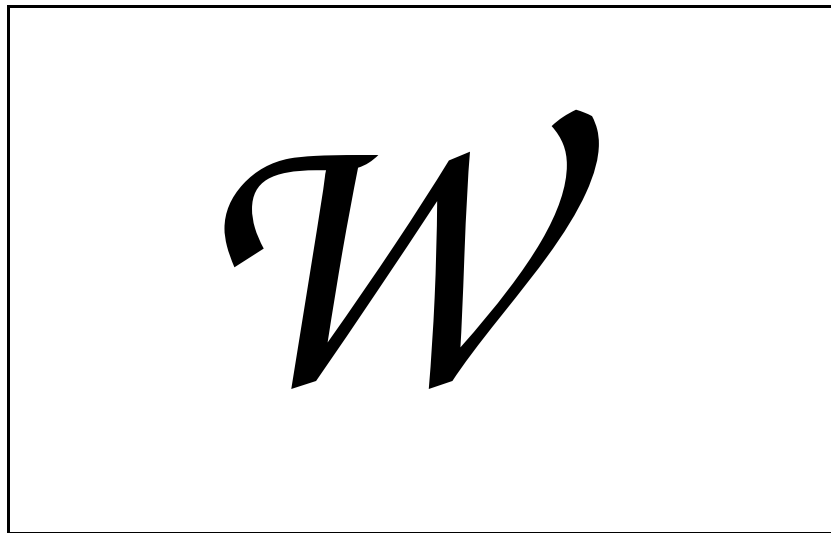
## Westbury Condominium Association, Inc.

**Balance Sheet Standard**

As of May 31, 2014

	<u>May 31, '14</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1017 — Operating NAB	41,894.71
1080 — Cash - First Niagra Bank	219,318.70
1081 — Cash - FNB Old Windows AC	1.00
1087 — Rockville Bank - Reserves	199,450.00
<b>Total Checking/Savings</b>	<b>460,664.41</b>
<b>Accounts Receivable</b>	
1200 — Accounts Receivable	3,684.77
<b>Total Accounts Receivable</b>	<u>3,684.77</u>
<b>Total Current Assets</b>	464,349.18
<b>Fixed Assets</b>	
1505 — Equipment	12,605.78
1520 — Building - Unit 869-106	70,000.00
1525 — Accumulated Depreciation	-67,858.51
<b>Total Fixed Assets</b>	<u>14,747.27</u>
<b>Other Assets</b>	
1470 — Other Assets - Other	18,200.79
1471 — Other Assets - Bill Backs	1,581.83
1480 — Due From WCA Operating	11,323.33
<b>Total Other Assets</b>	<u>31,105.95</u>
<b>TOTAL ASSETS</b>	<b><u>510,202.40</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 — Accounts Payable	15,605.38
<b>Total Accounts Payable</b>	<u>15,605.38</u>
<b>Other Current Liabilities</b>	
2080 — Current Portion - Roof & HVAC	10,348.39
2155 — Accrued Taxes	2,585.40
2162 — Due to Reserve	11,323.33
2981 — LT Portion - Roof/HVAC Note	102,188.29
2982 — Unit Owner Fees Paid In Advance	33,170.08
3020 — Security Deposit	1,675.00
3150 — Other Accrued Expenses	4,216.18
<b>Total Other Current Liabilities</b>	<u>165,506.67</u>
<b>Total Current Liabilities</b>	<u>181,112.05</u>
<b>Total Liabilities</b>	181,112.05
<b>Equity</b>	
3000 — Opening Bal Equity	25,160.64
3110 — Fixed Assets	8,583.49
3900 — Retained Earnings	144,347.63
3980 — Reserve Fund Balance	93,838.37
Net Income	57,160.22
<b>Total Equity</b>	<u>329,090.35</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>510,202.40</u></b>

Statement of Cash Balances



The Westbury

# Westbury Condominiums Association, Inc.

## Statement of Cash Balances (By Fund)

### May 31, 2014

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account	\$ 199,450.00
Operating Account	\$ 59,264.07	Reserve Account	\$ 219,318.70
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 59,264.07</u>		<u>\$ 418,769.70</u>
Total Cash on Hand @ May 31, 2014		\$	478,033.77

Statements of Significant Transactions:

**November 2011**

Moved \$30,656.82 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

**December 2011**

Closed the last Peoples United Bank account and transferred the cash (\$507.28) to First Niagra Bank

**January 2012**

Cleared the DueTo/From Accounts at month-end resulting in a transfer to Reserves from Operating of \$12,167.95. Also on January 30, 2012, I moved the monthly reserve transfer amount of \$10,630 and transferred the Board approved Operating surplus of \$27,600 from Operating to Reserves. Total amount transferred from Operating to Reserves in January 2012 was \$50,397.95.

**April 2013**

Moved \$200,000 in cash from First Niagra Bank to Rockville Bank so Association funds are within the FDIC insurance limits. All cash moved is Reserve Fund cash. Received full package from Rockville Bank with check stock, restrictive endorsement stamps, etc. so Reserve funds can be drawn directly to pay Reserve Fund expenses.

**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.

# Westbury Condominiums Association, Inc.

## Statement of Cash Balances (By Bank)

### May 31, 2014

<u>Rockville Savings Bank</u>		<u>First Niagra Bank</u> <u>Operating &amp; Reserve Fund</u>	
Reserve Account	\$ 199,450.00	Reserve Account	\$ 219,318.70
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 59,264.07
		Escrow Account	\$ -
Bank Balances	<u>\$ 199,450.00</u>		<u>\$ 278,583.77</u>
Total Cash on Hand @ May 31, 2014		\$	478,033.77

Statements of Significant Transactions:

**January 2011**

Moved \$21,260 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

**July 2011**

Moved \$51,890 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

**November 2011**

Moved \$30,656.82 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

**December 2011**

Closed the last Peoples United Bank account and transferred the cash (\$507.28) to First Niagra Bank

**January 2012**

Cleared the DueTo/From Accounts at month-end resulting in a transfer to Reserves from Operating of \$12,167.95. Also on January 30, 2012, I moved the monthly reserve transfer amount of \$10,630 and transferred the Board approved Operating surplus of \$27,600 from Operating to Reserves. Total amount transferred from Operating to Reserves in January 2012 was \$50,397.95.

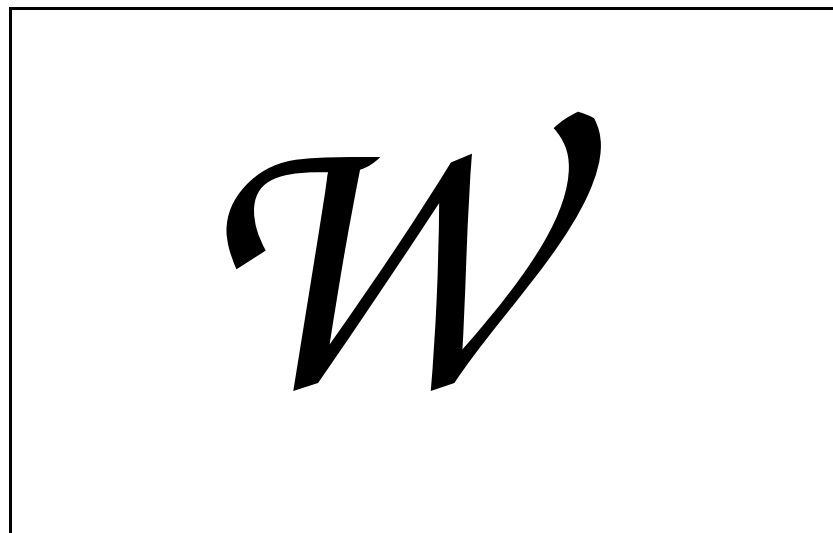
**September 2013**

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**May 2014**

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

Gas Analysis - Two Year Comparative



The Westbury

# Westbury Condominiums Association, Inc.

## Fuel Costs

8 Month Period- Fiscal Year Ended September 30, 2014

<u>Oil Costs</u>	<u>2013-2014</u>	<u>Prior Yr.</u>	<u>Change</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%
	<hr/>	<hr/>	
	<hr/>	<hr/>	

**Percentage Increase** 0.0% (Increase in dollars)

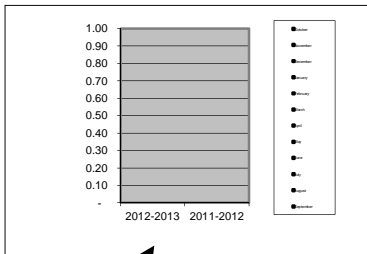
<u>Gas Costs</u>	<u>2013-2014</u>	<u>Prior Yr.</u>	<u>Change</u>
<i>October</i>	1,591.55	2,643.52	-39.8%
<i>November</i>	4,343.88	4,893.31	-11.2%
<i>December</i>	5,305.37	6,127.44	-13.4%
<i>January</i>	6,674.02	6,771.28	-1.4%
<i>February</i>	7,276.78	7,199.35	1.1%
<i>March</i>	6,287.22	5,516.50	14.0%
<i>April</i>	5,859.88	3,232.00	81.3%
<i>May</i>	3,753.00	1,928.02	94.7%
<i>June</i>	-	1,063.96	-
<i>July</i>	-	729.91	-
<i>August</i>	-	721.91	-
<i>September</i>	-	801.05	-
	<hr/>	<hr/>	
	<hr/>	<hr/>	

YTD: 33,151.40      2,780.28

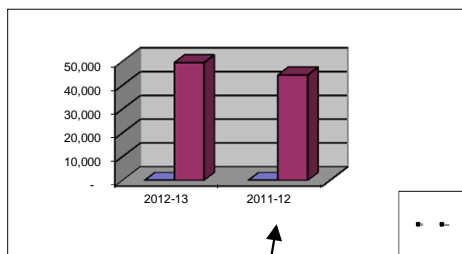
**Total Costs**      **41,091.70** Annual      **41,628.25**      **2,780.28**

**Percentage Increase** -1.3% (Increase in dollars)

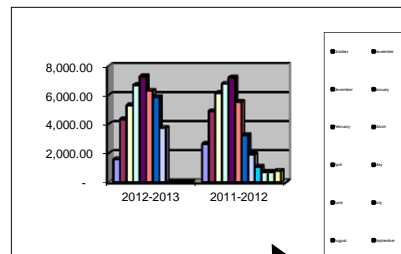
<u>Usage</u>			
<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	49,473	44,313	5,160



Oil Costs



Gas & Oil Consumption



Gas Costs

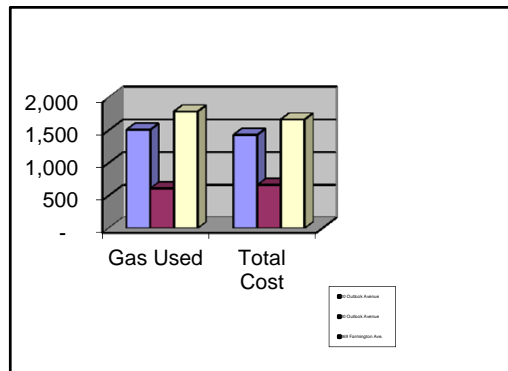
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

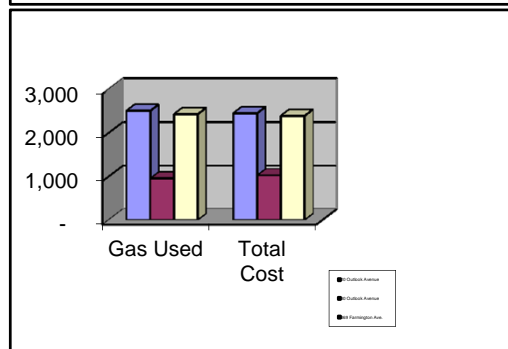
Month End: **5/31/2014**

<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
<b>Month Total</b>	<b>3,901</b>	<b>\$ 3,753.00</b>	<b>90</b>



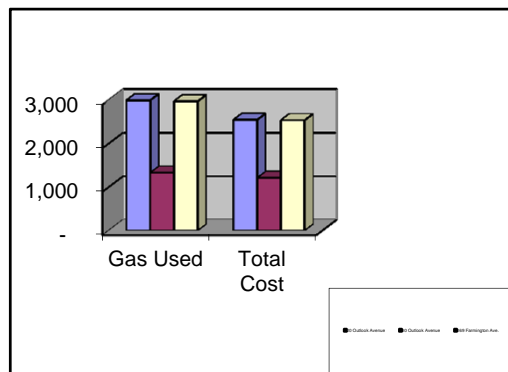
Month End: **4/30/2014**

<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
<b>Month Total</b>	<b>5,883</b>	<b>\$ 5,859.88</b>	<b>87</b>



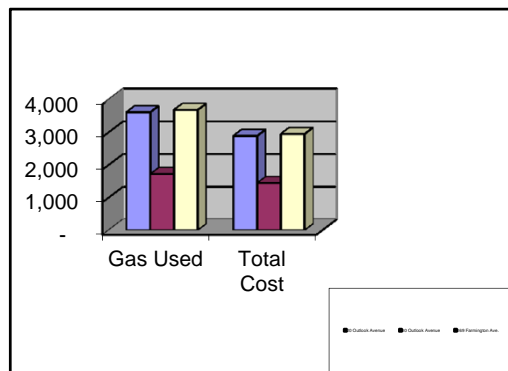
Month End: **3/31/2014**

<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
<b>Month Total</b>	<b>7,294</b>	<b>\$ 6,287.22</b>	<b>84</b>



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
<b>Month Total</b>	<b>9,012</b>	<b>\$ 7,276.78</b>	<b>96</b>



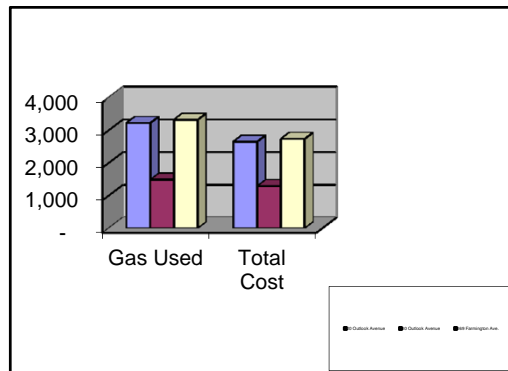
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

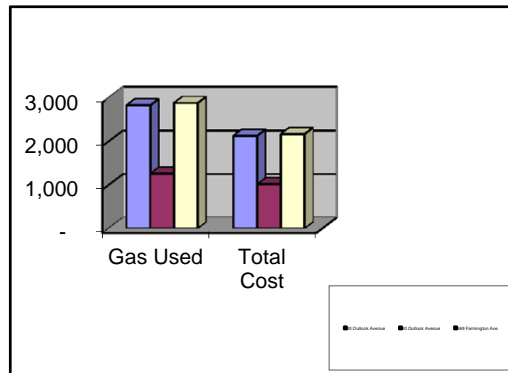
Month End: **1/31/2014**

<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
<b>Month Total</b>	<b>8,029</b>	<b>\$ 6,674.02</b>	<b>93</b>



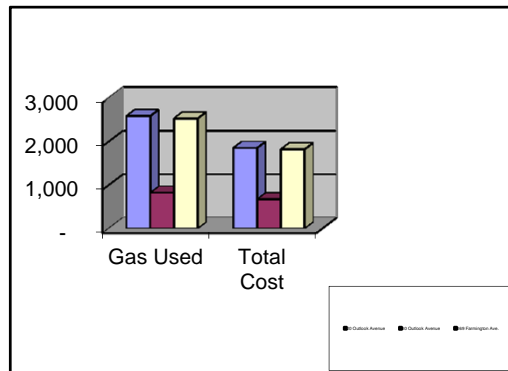
Month End: **12/31/2013**

<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
<b>Month Total</b>	<b>6,962</b>	<b>\$ 5,305.37</b>	<b>87</b>



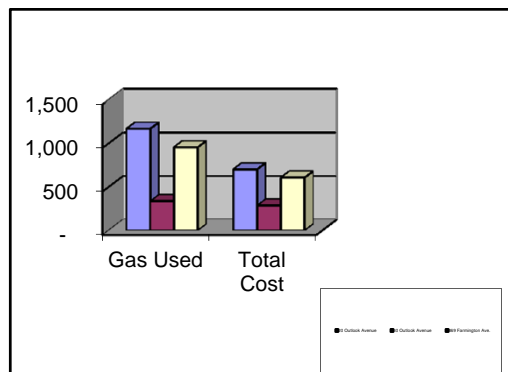
Month End: **11/30/2013**

<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
<b>Month Total</b>	<b>5,937</b>	<b>\$ 4,343.88</b>	<b>96</b>



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
<b>Month Total</b>	<b>2,455</b>	<b>\$ 1,591.55</b>	<b>87</b>





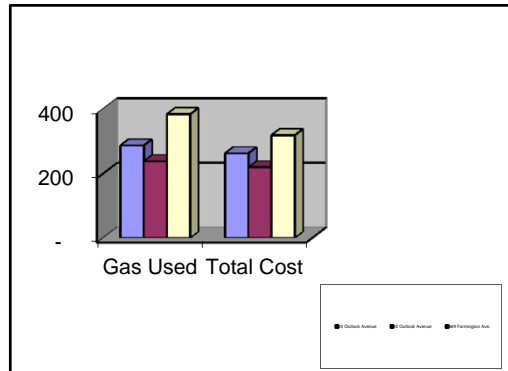
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

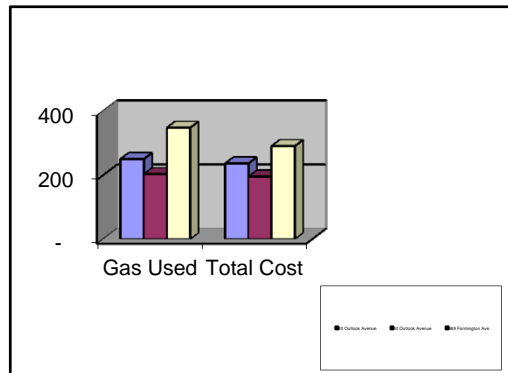
Month End: **9/30/2013**

<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
<b>Month Total</b>	<b>909</b>	<b>\$ 801.05</b>	<b>99</b>



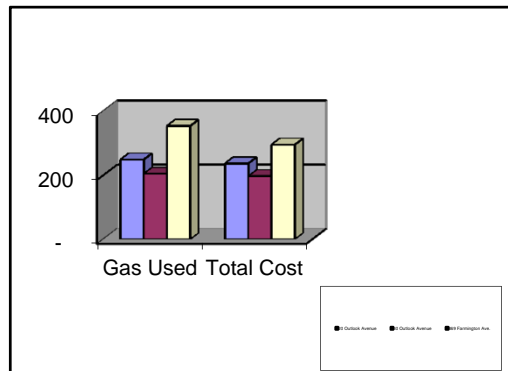
Month End: **8/31/2013**

<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
<b>Month Total</b>	<b>801</b>	<b>\$ 721.91</b>	<b>90</b>



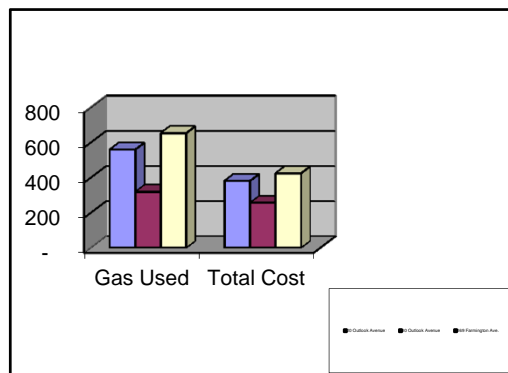
Month End: **7/31/2013**

<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
<b>Month Total</b>	<b>808</b>	<b>\$ 729.91</b>	<b>87</b>



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
<b>Month Total</b>	<b>1,534</b>	<b>\$ 1,063.96</b>	<b>99</b>



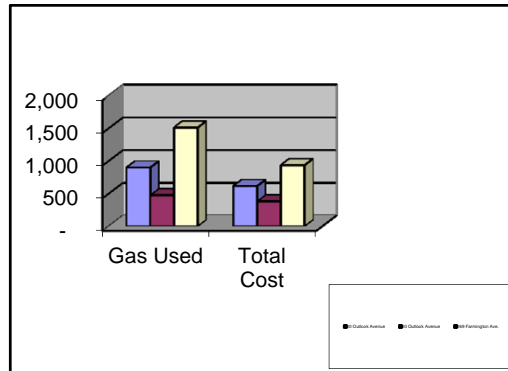
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

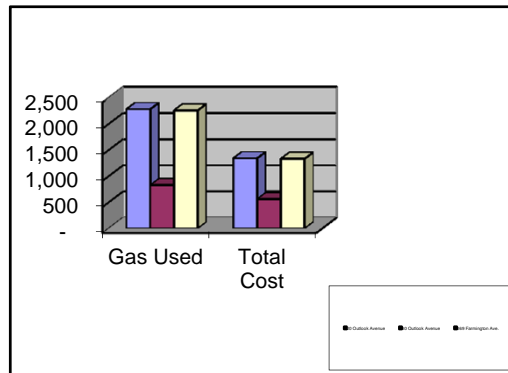
Month End: **5/31/2013**

<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



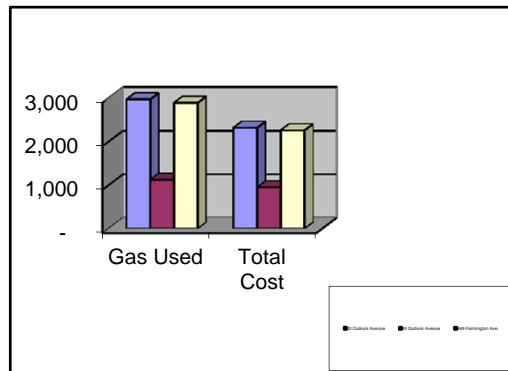
Month End: **4/30/2013**

<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



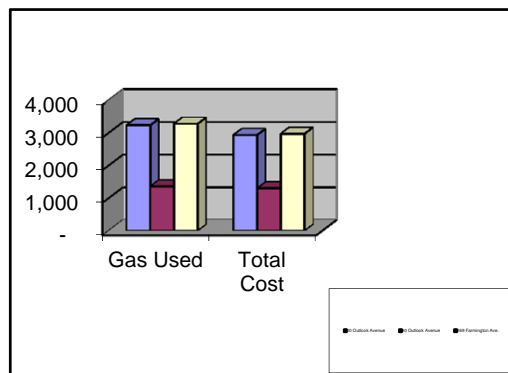
Month End: **3/31/2013**

<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



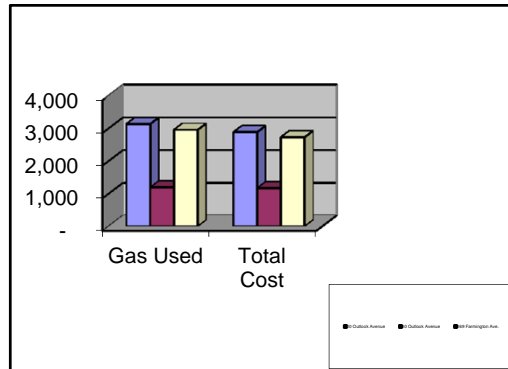
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

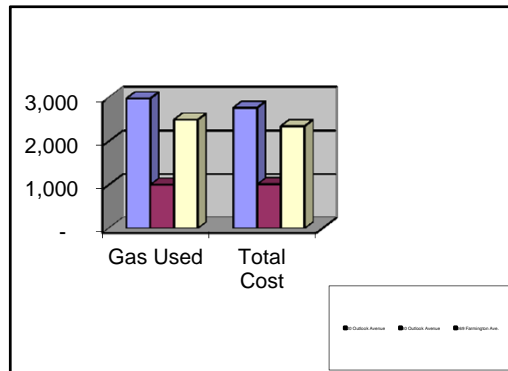
Month End: **1/31/2013**

<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



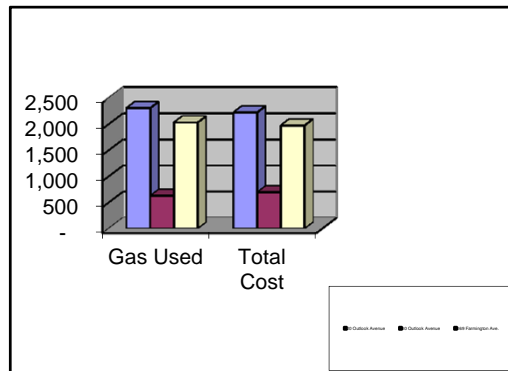
Month End: **12/31/2012**

<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



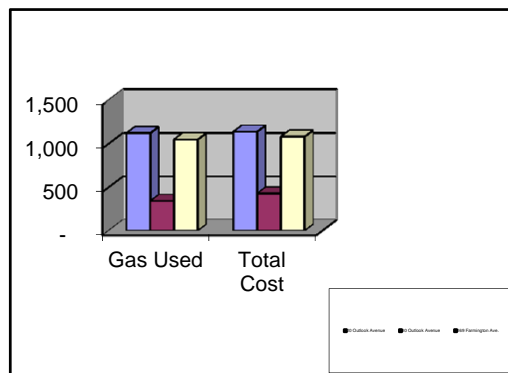
Month End: **11/30/2012**

<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



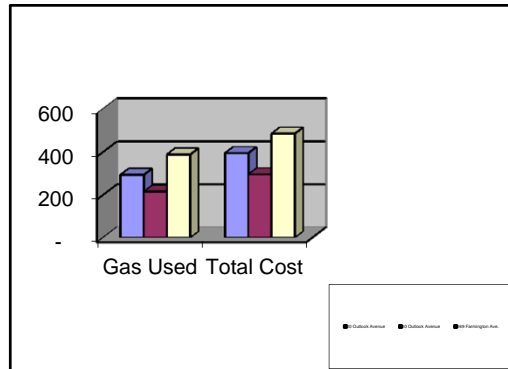
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

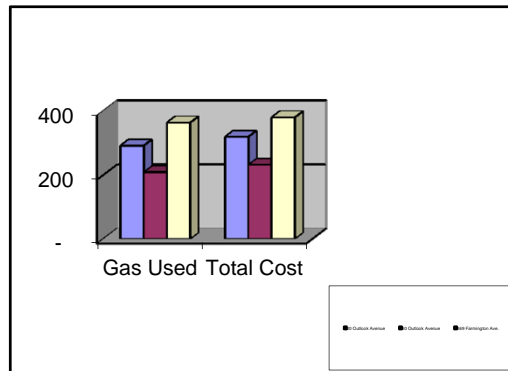
Month End: **9/30/2012**

<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
<b>Month Total</b>	<b>896</b>	<b>\$ 1,175.04</b>	<b>102</b>



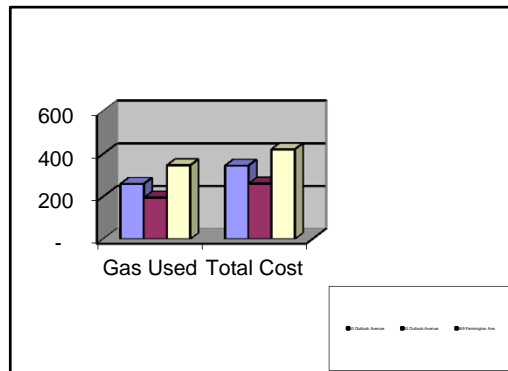
Month End: **8/31/2012**

<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
<b>Month Total</b>	<b>865</b>	<b>\$ 931.98</b>	<b>87</b>



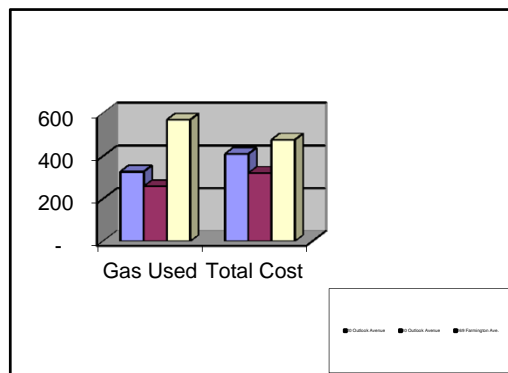
Month End: **7/31/2012**

<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
<b>Month Total</b>	<b>799</b>	<b>\$ 1,026.14</b>	<b>90</b>



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
<b>Month Total</b>	<b>1,155</b>	<b>\$ 1,206.09</b>	<b>99</b>



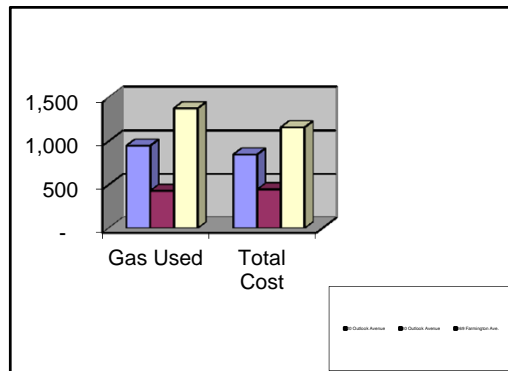
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

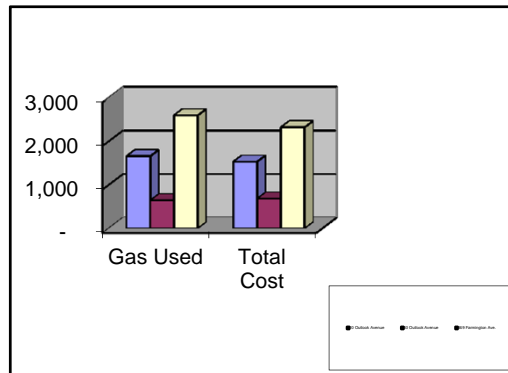
Month End: **5/31/2012**

<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
<b>Month Total</b>	<b>2,754</b>	<b>\$ 2,448.74</b>	<b>84</b>



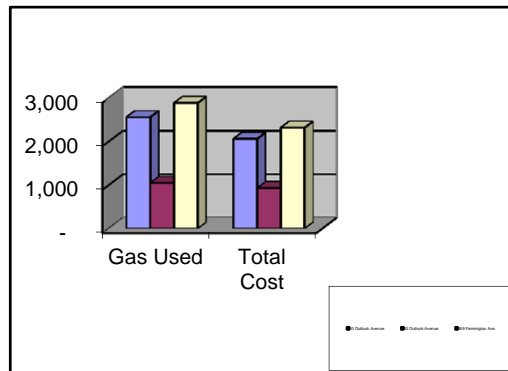
Month End: **4/30/2012**

<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
<b>Month Total</b>	<b>4,895</b>	<b>\$ 4,533.80</b>	<b>99</b>



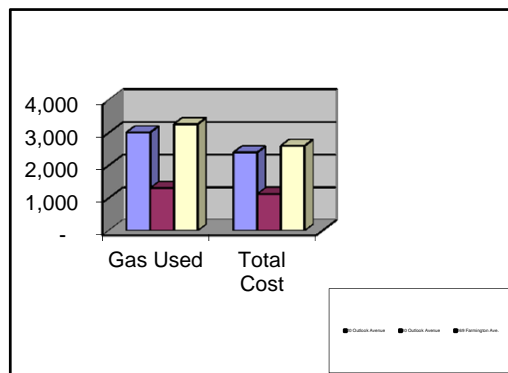
Month End: **3/31/2012**

<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
<b>Month Total</b>	<b>6,489</b>	<b>\$ 5,304.98</b>	<b>96</b>



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
<b>Month Total</b>	<b>7,583</b>	<b>\$ 6,114.11</b>	<b>93</b>



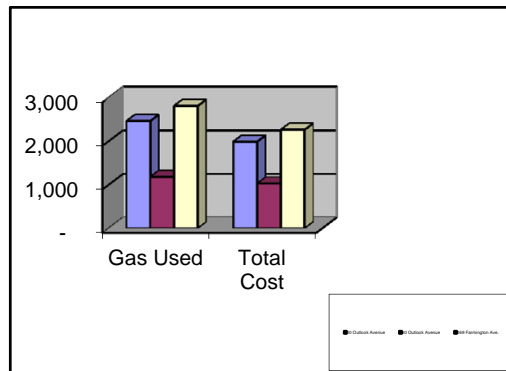
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

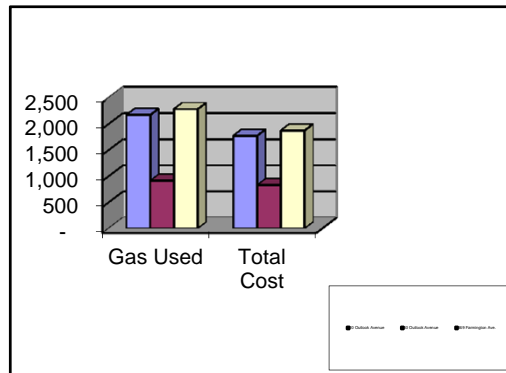
Month End: **1/31/2012**

<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



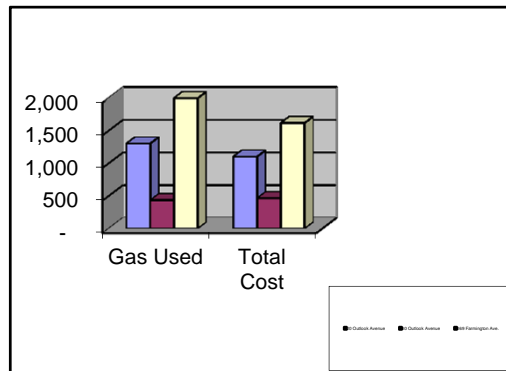
Month End: **12/31/2011**

<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



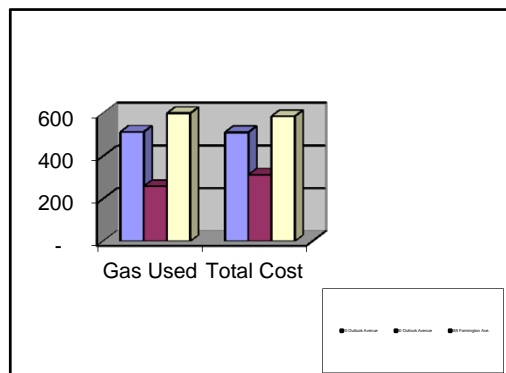
Month End: **11/30/2011**

<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



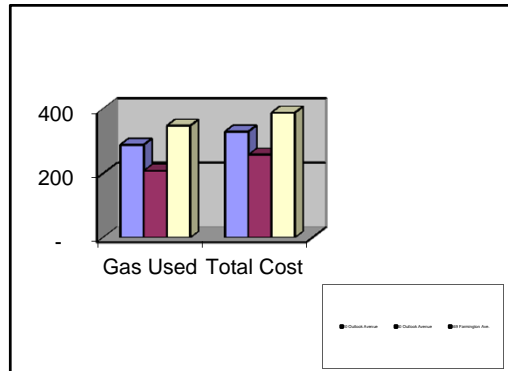
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

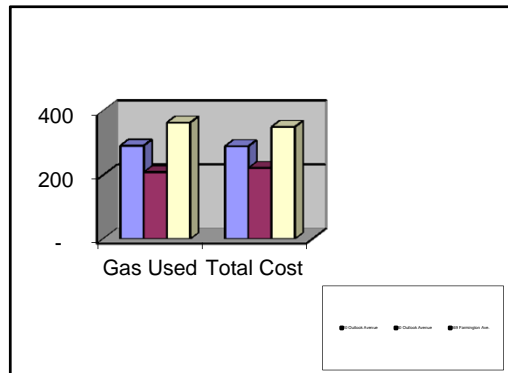
Month End: **9/30/2011**

<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



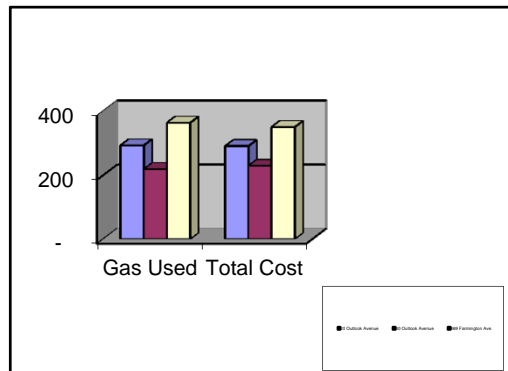
Month End: **8/31/2011**

<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



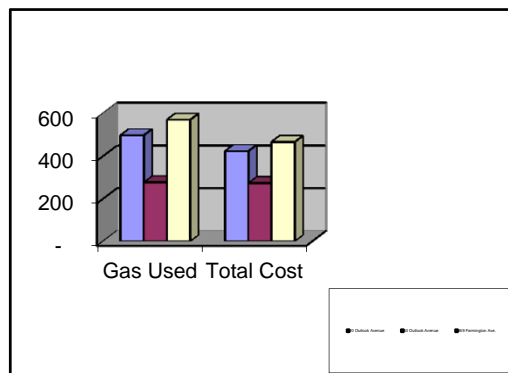
Month End: **7/31/2011**

<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



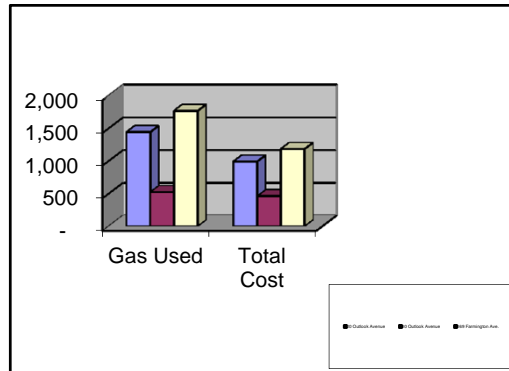
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

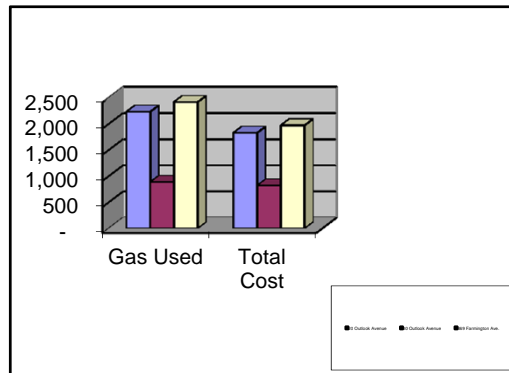
Month End: **5/31/2011**

<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



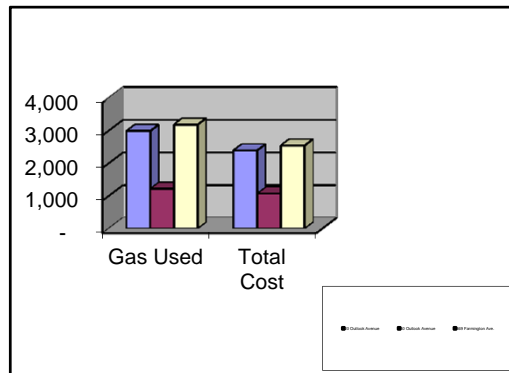
Month End: **4/30/2011**

<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



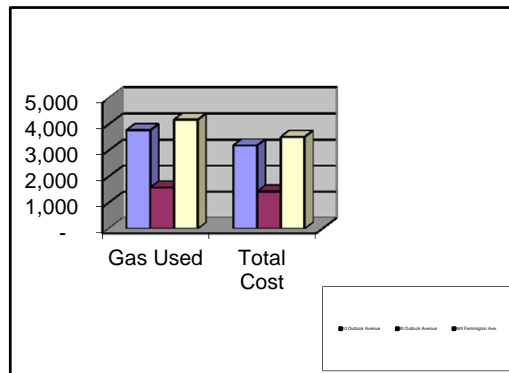
Month End: **3/31/2011**

<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





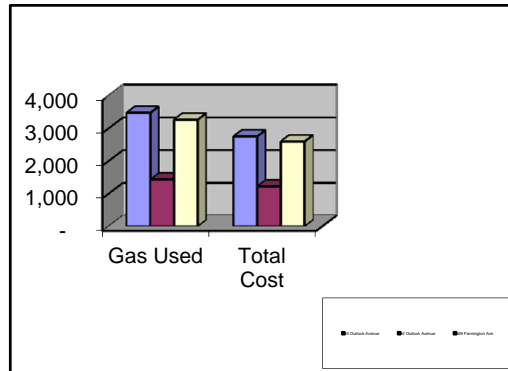
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

May 31, 2014

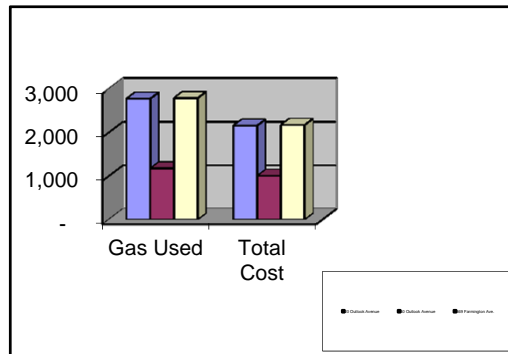
Month End: **1/31/2011**

<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



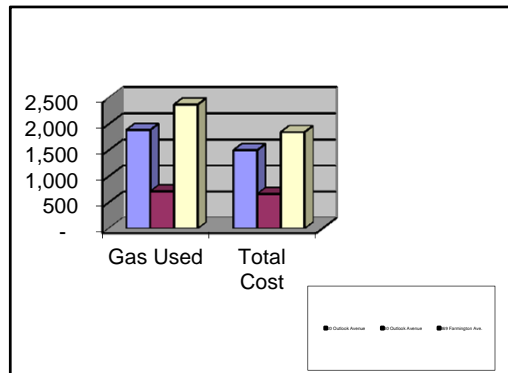
Month End: **12/31/2010**

<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



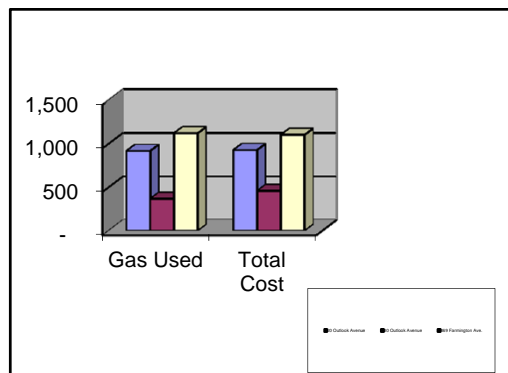
Month End: **11/30/2010**

<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

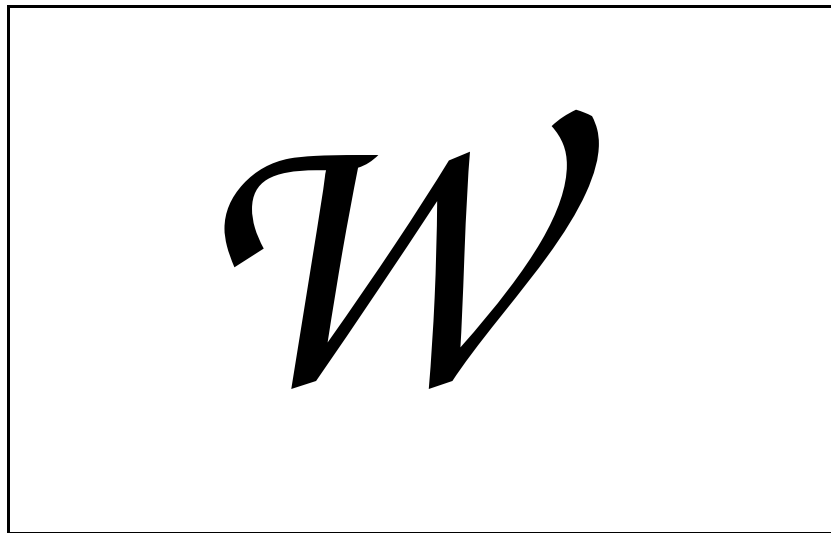


Month End: **10/30/2010**

<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



Water Consumption



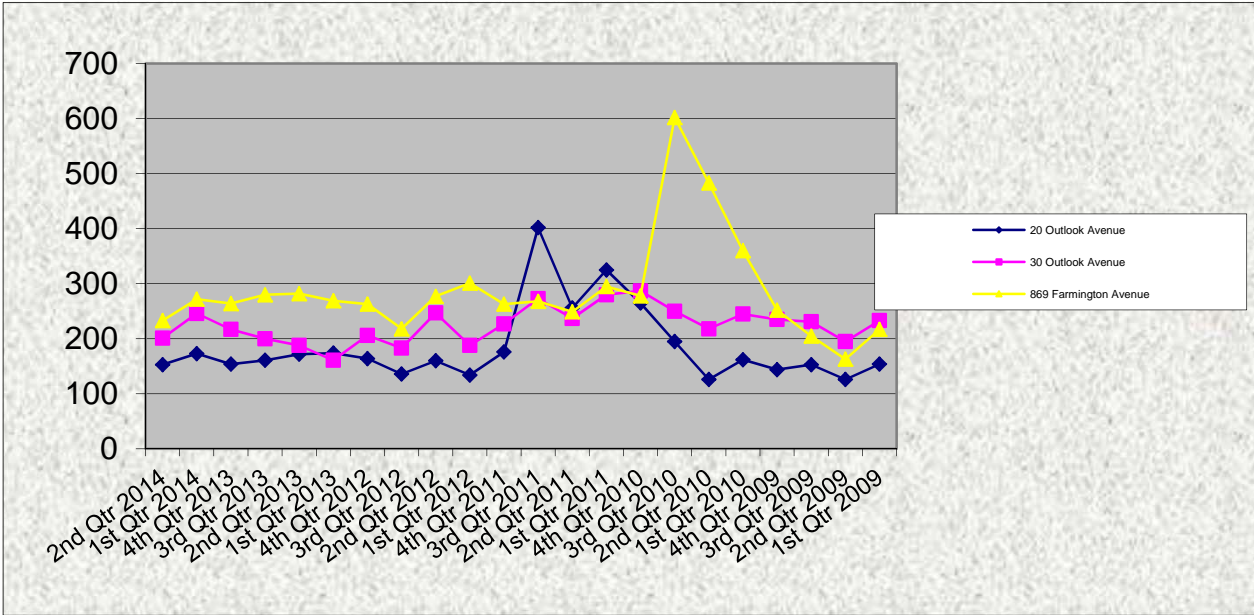
The Westbury

# Westbury Condominiums Association, Inc.

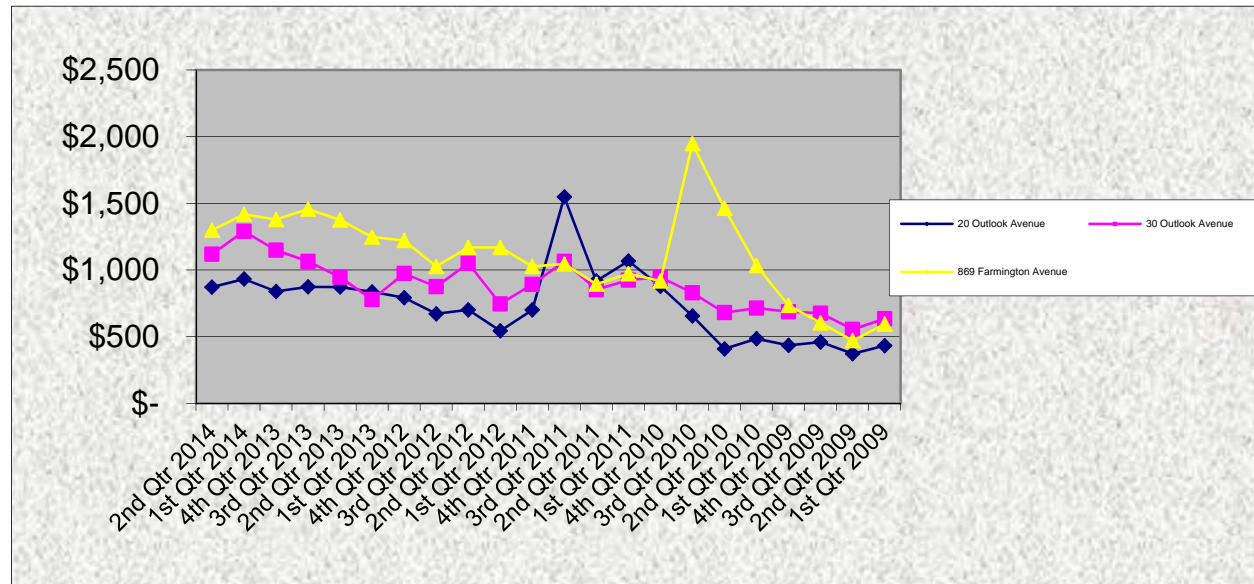
## Water Consumption Analysis

### Third Quarter 2014 (With Prior Year Data)

#### Consumption Analysis



#### Cost Analysis



**Westbury Condominiums Association, Inc.**  
**Water Consumption Analysis**  
**Third Quarter 2014 (With Prior Year Data)**

	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>
Useage*								
Bldg. 20	0	169	153	173	154	161	172	174
Bldg. 30	0	249	201	246	217	200	188	161
Bldg. 869	0	244	236	272	264	280	282	269
	0	662	590	691	635	641	642	604
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

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	\$ -	\$ 1,002.54	\$ 871.67	\$ 932.57	\$ 839.47	\$ 873.77	\$ 872.20	\$ 835.92
Bldg. 30	\$ -	\$ 1,436.94	\$ 1,118.53	\$ 1,290.27	\$ 1,148.17	\$ 1,064.87	\$ 945.47	\$ 779.63
Bldg. 869	\$ -	\$ 1,409.79	\$ 1,298.51	\$ 1,417.67	\$ 1,378.47	\$ 1,456.87	\$ 1,375.86	\$ 1,247.27
Totals	\$ -	\$ 3,849.27	\$ 3,288.71	\$ 3,640.51	\$ 3,366.11	\$ 3,395.51	\$ 3,193.53	\$ 2,862.82

Useage*	2012				2011			
	<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	164	136	160	134	176	402	256	325
Bldg. 30	206	183	247	188	227	273	237	280
Bldg. 869	263	218	277	301	263	268	249	295
	633	537	684	623	666	943	742	900
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2012				2011			
	<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	\$ 792.62	\$ 671.38	\$ 701.20	\$ 543.40	\$ 700.90	\$ 1,548.40	\$ 918.10	\$ 1,067.15
Bldg. 30	\$ 974.48	\$ 874.89	\$ 1,050.07	\$ 745.90	\$ 892.15	\$ 1,064.65	\$ 852.65	\$ 924.50
Bldg. 869	\$ 1,221.29	\$ 1,026.44	\$ 1,170.11	\$ 1,169.65	\$ 1,027.15	\$ 1,045.90	\$ 894.17	\$ 972.05
Totals	\$ 2,988.39	\$ 2,572.71	\$ 2,921.38	\$ 2,458.95	\$ 2,620.20	\$ 3,658.95	\$ 2,664.92	\$ 2,963.70

Electricity

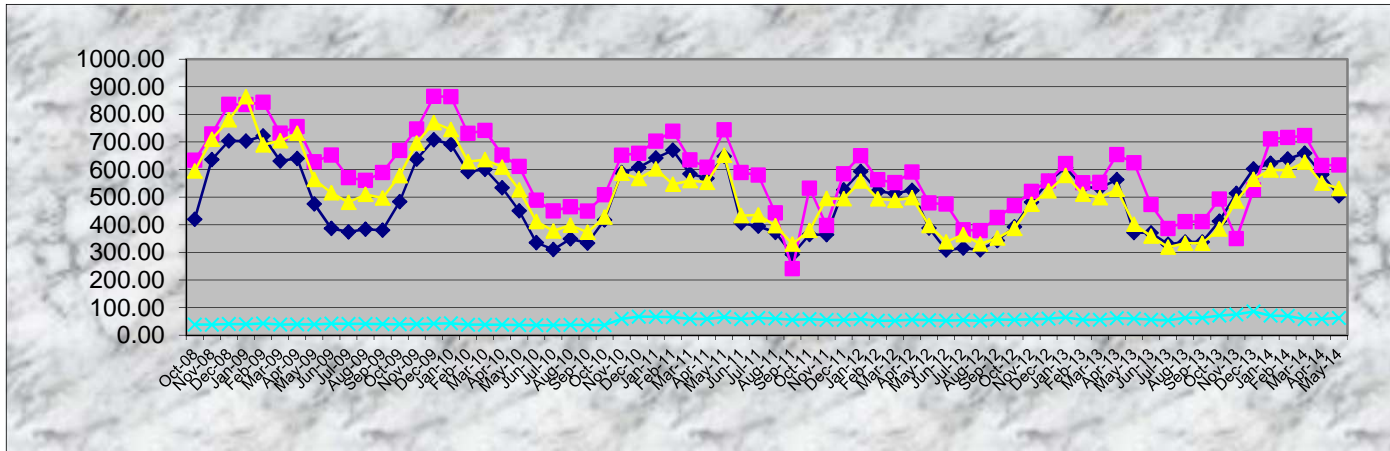


The Westbury

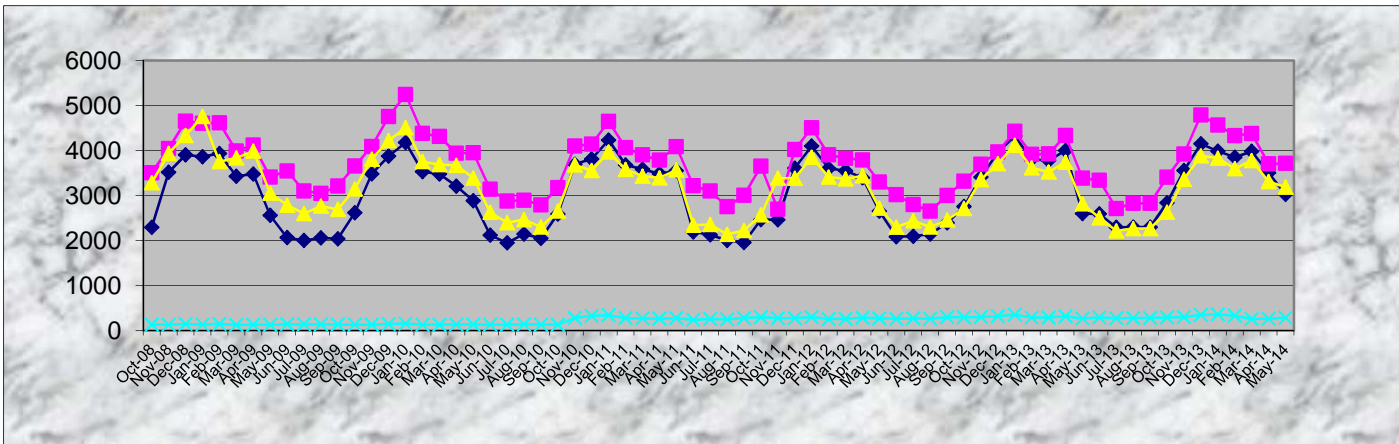
# Westbury Condominiums Association, Inc.

## Electricity Analysis May 31, 2014

### Cost Data



### Usage Data



### Year To Date Consumption

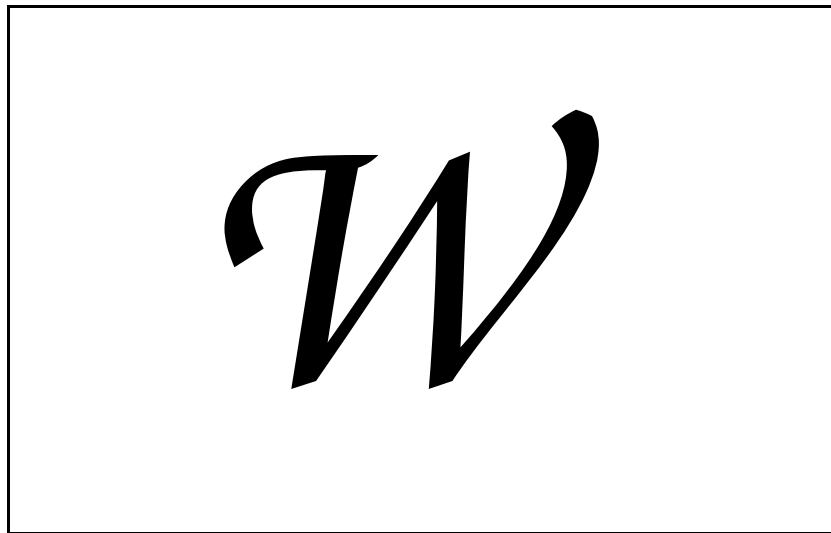
	<u>5/31/2014</u>	<u>5/31/2013</u>	<u>5/31/2012</u>
20 Outlook Avenue	22,358	18,250	16,236
30 Outlook Avenue	25,387	19,317	18,772
869 Farmington Ave.	21,077	17,505	16,605
Garages	1,894	1,562	1,409
	<u>70,716</u>	<u>56,634</u>	<u>53,022</u>

### Year To Date Cost \*

	<u>5/31/2014</u>	<u>5/31/2013</u>	<u>5/31/2012</u>
20 Outlook Avenue	\$ 4,536.36	\$ 4,043.99	\$ 3,795.60
30 Outlook Avenue	\$ 4,750.12	\$ 4,553.14	\$ 4,349.29
869 Farmington Ave.	\$ 4,339.95	\$ 3,901.96	\$ 3,805.57
Garages	\$ 551.12	\$ 470.16	\$ 441.77
	<u>\$ 14,177.55</u>	<u>\$ 12,969.25</u>	<u>\$ 12,392.23</u>

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

Accounts Payable Detail



The Westbury

**Westbury Condominium Association, Inc.**

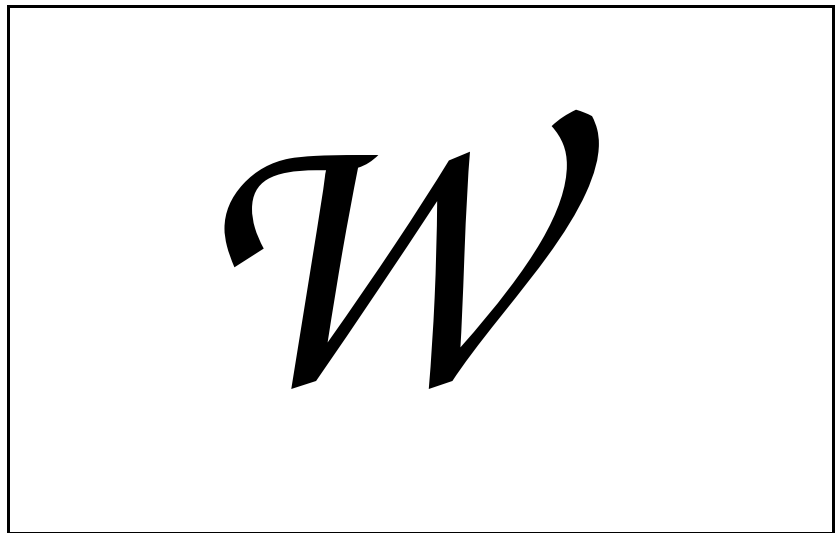
**A/P Aging Summary**

As of May 31, 2014

	<b>Current</b>	<b>1 - 30</b>	<b>31 - 60</b>	<b>61 - 90</b>	<b>&gt; 90</b>	<b>TOTAL</b>
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ 875.00	\$ -	\$ -	\$ -	\$ -	\$ 875.00
AT&T	\$ 226.80	\$ 156.82	\$ -	\$ -	\$ -	\$ 383.62
B.T. Lindsay & Company	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Underwriters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connecticut Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Imagineers, LLC	\$ 2,510.33	\$ 1,089.82	\$ -	\$ -	\$ 3,941.69	\$ 7,541.84
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sherwin-Williams	\$ 835.01	\$ -	\$ -	\$ -	\$ -	\$ 835.01
State of Connecticut	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ 720.00
The Metropolitan District	\$ 3,849.27	\$ -	\$ -	\$ -	\$ -	\$ 3,849.27
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ 1,400.64	\$ -	\$ -	\$ -	\$ -	\$ 1,400.64
<b>TOTAL</b>	<b>\$10,417.05</b>	<b>\$1,246.64</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,941.69</b>	<b>\$15,605.38</b>



Budget Detail



The Westbury

# Westbury Condominium Association

## Approved Budget 2013-2014

	FY 12-13	FY 13-14	
	<u>Budget</u>	<u>Budget</u>	<u>Variance</u>
<b><u>Revenue</u></b>			
Condominium Fees	\$ 306,850	\$ 331,398	\$ 24,548
Note Payable - 10 Year	\$ 37,850	\$ 35,880	\$ (1,970)
Rental Income	\$ 13,620	\$ 16,500	\$ 2,880
Laundry Income	\$ 4,500	\$ 4,000	\$ (500)
Parking Space Income	\$ 5,500	\$ 8,400	\$ 2,900
Misc. Other Income	\$ 1,200	\$ 800	\$ (400)
Operating Surplus Transfer	\$ 20,000	\$ 5,301	\$ (14,699)
	<b><u>\$ 389,520</u></b>	<b><u>\$ 402,279</u></b>	<b><u>\$ 27,458</u></b>
<b><u>Expenses</u></b>			
Administrative			
Management Fees- Prop. Mgr	\$ 13,500	\$ 13,500	\$ -
Management Fees - Bookkpg	\$ 11,000	\$ 11,000	\$ -
Audit Fees	\$ 3,800	\$ 3,900	\$ (100)
Legal Fees	\$ 1,500	\$ 1,500	\$ -
Postage & Mail	\$ 375	\$ 400	\$ (25)
Insurance	\$ 21,000	\$ 33,624	\$ (12,624)
Copying/Printing	\$ 600	\$ 400	\$ 200
Income Taxes	\$ 2,400	\$ 2,400	\$ -
Office- General	\$ 1,500	\$ 1,200	\$ 300
Rental Management Fee	\$ -	\$ 1,375	\$ (1,375)
Total Administrative	<b><u>\$ 55,675</u></b>	<b><u>\$ 69,299</u></b>	<b><u>\$ (13,624)</u></b>
Utilities			
Electricity	\$ 17,850	\$ 17,850	\$ -
Water	\$ 11,200	\$ 12,500	\$ (1,300)
Gas	\$ 50,000	\$ 51,250	\$ (1,250)
Telephone	\$ 2,250	\$ 2,500	\$ (250)
Total Utilities	<b><u>\$ 81,300</u></b>	<b><u>\$ 84,100</u></b>	<b><u>\$ (2,800)</u></b>
Maintenance			
Elevator	\$ 12,000	\$ 12,000	\$ -
General R&M	\$ 8,000	\$ 10,000	\$ (2,000)
Fire Protection	\$ 3,500	\$ 3,500	\$ -
HVAC Service	\$ 8,500	\$ 9,000	\$ (500)
Maintenance Supplies	\$ 2,500	\$ 1,500	\$ 1,000
Employee Cost	\$ 47,200	\$ 48,000	\$ (800)
Total Maintenance	<b><u>\$ 81,700</u></b>	<b><u>\$ 84,000</u></b>	<b><u>\$ (2,300)</u></b>
Contract Services			
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	\$ 21,000	\$ 20,000	\$ 1,000
Pest Control	\$ 3,400	\$ 1,000	\$ 2,400
Total Contract Services	<b><u>\$ 24,400</u></b>	<b><u>\$ 21,000</u></b>	<b><u>\$ 3,400</u></b>
Total Expenses	<b><u>\$ 243,075</u></b>	<b><u>\$ 258,399</u></b>	<b><u>\$ (15,324)</u></b>
Reserves			
Reserve Contribution	\$ 100,000	\$ 100,000	\$ -
Roof/HVAC Transfers To Rese	\$ 37,560	\$ 35,880	\$ 1,680
Capital Improvements			
Operating Projects	\$ 8,000	\$ 8,000	\$ -
Balance Check Figure	\$ 885	\$ 0	\$ (885)

# Westbury Condominium Association

## Board Approved FY 2014 Budget

	<u>YE 9/30/14</u>	<u>Oct. 2013</u>	<u>Nov. 2013</u>	<u>Dec. 2013</u>	<u>Jan. 2014</u>	<u>Feb. 2014</u>	<u>March 2014</u>	<u>April 2014</u>	<u>May 2014</u>	<u>June 2014</u>	<u>July 2014</u>	<u>Aug. 2014</u>	<u>Sept. 2014</u>	<u>Total Spread</u>
<b>Revenue</b>														
Condominium Fees	331,398.00	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	331,398.00
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	5,301.00	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	5,301.00
<b>Total Fees and Assessments</b>	<b>372,579.00</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>31,048.25</b>	<b>372,579.00</b>
Rental Income	16,500.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	16,500.00
Laundry Income	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
Parking Space Income	8,400.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
Misc. Owner Income	800.00	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	800.00
<b>Total Revenues</b>	<b>402,279.00</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>33,523.25</b>	<b>402,279.00</b>
<b>Operating Expenses</b>														
<b>Administrative</b>														
Management Fees- Prop. Mgr	13,500.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00
Management Fees - Bookkpg	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
Audit Fees	3,900.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
Legal Fees	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
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	33,624.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	33,624.00
Copying/Printing	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
Income Taxes	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Office- General	1,200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Rental Fee	1,375.00	-	-	-	-	-	-	-	-	-	-	1,375.00	-	1,375.00
<b>Total Administrative</b>	<b>69,299.00</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>5,660.33</b>	<b>7,035.33</b>	<b>5,660.33</b>	<b>69,299.00</b>
<b>Utilities</b>														
Electricity	17,850.00	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	17,850.00
Water	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
Gas	51,250.00	3,075.00	6,150.00	7,687.50	8,200.00	8,712.50	6,662.50	4,100.00	2,562.50	1,537.50	1,025.00	1,025.00	512.50	51,250.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	2,500.00	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
<b>Total Utilities</b>	<b>84,100.00</b>	<b>5,812.50</b>	<b>8,887.50</b>	<b>10,425.00</b>	<b>10,937.50</b>	<b>11,450.00</b>	<b>9,400.00</b>	<b>6,837.50</b>	<b>5,300.00</b>	<b>4,275.00</b>	<b>3,762.50</b>	<b>3,762.50</b>	<b>3,250.00</b>	<b>84,100.00</b>
<b>Maintenance</b>														
Maintenance Worker	48,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
Elevator	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
General R&M	10,000.00	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
Fire Protection	3,500.00	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
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	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
<b>Total Maintenance</b>	<b>84,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>84,000.00</b>
<b>Contract Services</b>														
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	20,000.00	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.00
Pest Control/Weed Control	1,000.00	166.67	-	-	-	-	-	-	166.67	166.67	166.67	166.67	166.65	1,000.00
<b>Total Contract Services</b>	<b>21,000.00</b>	<b>1,833.33</b>	<b>1,666.67</b>	<b>1,666.67</b>	<b>1,666.67</b>	<b>1,666.67</b>	<b>1,666.67</b>	<b>1,666.67</b>	<b>1,833.34</b>	<b>1,833.34</b>	<b>1,833.34</b>	<b>1,833.34</b>	<b>1,833.32</b>	<b>21,000.00</b>
<b>Total Expenses</b>	<b>258,399.00</b>	<b>20,306.17</b>	<b>23,214.50</b>	<b>24,752.00</b>	<b>25,264.50</b>	<b>25,777.00</b>	<b>23,727.00</b>	<b>21,164.50</b>	<b>19,793.67</b>	<b>18,768.67</b>	<b>18,256.17</b>	<b>19,631.17</b>	<b>17,743.65</b>	<b>258,399.00</b>
<b>Reserve Contribution</b>														
Reserve Contribution	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	100,000.00
	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
<b>Capital Improvements</b>														
Operating Projects	8,000.00	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00
Balance Check Figure	-	1,227.08	(1,681.25)	(3,218.75)	(3,731.25)	(4,243.75)	(2,193.75)	368.75	1,739.58	2,764.58	3,277.08	1,902.08	3,789.60	0.00

# Westbury Condominium Association

## Board Approved FY 2013 Budget

	<u>YE 9/30/13</u>	<u>Oct. 2012</u>	<u>Nov. 2012</u>	<u>Dec. 2012</u>	<u>Jan. 2013</u>	<u>Feb. 2013</u>	<u>March 2013</u>	<u>April 2013</u>	<u>May 2013</u>	<u>June 2013</u>	<u>July 2013</u>	<u>Aug. 2013</u>	<u>Sept. 2013</u>	<u>Total Spread</u>
<b>Revenue</b>														
Condominium Fees	306,850.00	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	306,850.00
Note Payable - HVAC 10 Year	37,850.00	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	37,850.00
Surplus Transfer	20,000.00	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.00
<b>Total Fees and Assessments</b>	<b>364,700.00</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>30,391.67</b>	<b>364,700.00</b>
Rental Income	13,620.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	13,620.00
Laundry Income	4,500.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
Parking Space Income	5,500.00	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	5,500.00
Misc. Owner Income	1,200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
<b>Total Revenues</b>	<b>389,520.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>32,460.00</b>	<b>389,520.00</b>
<b>Operating Expenses</b>														
Administrative														
Management Fees- Prop. Mgr	13,500.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00
Management Fees - Bookkpg	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
Audit Fees	3,800.00	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	3,800.00
Legal Fees	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
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	21,000.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
Copying/Printing	600.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Income Taxes	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Office- General	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Note Payable - #30 Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Administrative</b>	<b>55,675.00</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>4,639.58</b>	<b>55,675.00</b>
Utilities														
Electricity	17,850.00	1,637.74	1,869.97	1,636.81	1,697.40	1,446.62	1,616.16	1,596.61	1,752.99	1,347.48	1,339.71	1,285.66	622.85	17,850.00
Water	11,200.00	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	11,200.00
Gas	50,000.00	2,847.88	4,593.39	6,109.82	7,523.07	9,310.98	6,876.54	5,290.68	3,013.28	1,331.01	997.37	987.75	1,118.23	50,000.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	2,250.00	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
<b>Total Utilities</b>	<b>81,300.00</b>	<b>5,606.45</b>	<b>7,584.19</b>	<b>8,867.46</b>	<b>10,341.31</b>	<b>11,878.43</b>	<b>9,613.53</b>	<b>8,008.12</b>	<b>5,887.11</b>	<b>3,799.33</b>	<b>3,457.91</b>	<b>3,394.24</b>	<b>2,861.92</b>	<b>81,300.00</b>
Maintenance														
Maintenance Worker	47,200.00	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	47,200.00
Elevator	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
General R&M	8,000.00	232.02	980.42	935.90	835.72	444.18	10.41	290.45	1,481.45	1,077.09	1,015.92	187.48	508.96	8,000.00
Fire Protection	3,500.00	-	-	1,050.12	-	-	-	-	-	916.71	-	1,533.17	-	3,500.00
HVAC Service	8,500.00	299.44	-	1,639.76	459.72	2,793.53	832.54	-	654.66	-	1,160.33	129.25	530.77	8,500.00
Maintenance Supplies	2,500.00	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
<b>Total Maintenance</b>	<b>81,700.00</b>	<b>5,673.13</b>	<b>6,122.09</b>	<b>8,767.45</b>	<b>6,437.10</b>	<b>8,379.38</b>	<b>5,984.61</b>	<b>5,432.12</b>	<b>7,277.77</b>	<b>7,135.46</b>	<b>7,317.92</b>	<b>6,991.57</b>	<b>6,181.39</b>	<b>81,700.00</b>
Contract Services														
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	21,000.00	1,159.35	1,360.40	1,402.54	2,334.47	1,201.28	1,314.62	1,456.41	3,418.39	1,531.87	2,613.38	1,504.00	1,703.30	21,000.00
Pest Control/Weed Control	3,400.00	316.67	-	-	-	-	-	566.67	566.67	566.67	250.00	566.67	566.67	3,400.00
<b>Total Contract Services</b>	<b>24,400.00</b>	<b>1,476.02</b>	<b>1,360.40</b>	<b>1,402.54</b>	<b>2,334.47</b>	<b>1,201.28</b>	<b>1,314.62</b>	<b>2,023.07</b>	<b>3,985.05</b>	<b>2,098.54</b>	<b>2,863.38</b>	<b>2,070.66</b>	<b>2,269.96</b>	<b>24,400.00</b>
<b>Total Expenses</b>	<b>243,075.00</b>	<b>17,395.18</b>	<b>19,706.26</b>	<b>23,677.03</b>	<b>23,752.46</b>	<b>26,098.68</b>	<b>21,552.35</b>	<b>20,102.90</b>	<b>21,789.52</b>	<b>17,672.91</b>	<b>18,278.80</b>	<b>17,096.06</b>	<b>15,952.86</b>	<b>243,075.00</b>
<b>Reserve Contribution</b>														
Reserve Contribution	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	100,000.00
	37,560.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	37,560.00
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	885.00	1,631.56	1,290.41	(2,995.56)	(2,755.80)	(5,102.01)	(555.68)	893.77	(792.85)	1,066.22	2,055.19	3,189.09	2,960.65	885.00

# Westbury Condominium Association

## Board Approved FY 2011 Budget

	<u>YE 9/30/11</u>	<u>Oct. 2010</u>	<u>Nov. 2010</u>	<u>Dec. 2010</u>	<u>Jan. 2011</u>	<u>Feb. 2011</u>	<u>March 2011</u>	<u>April 2011</u>	<u>May 2011</u>	<u>June 2011</u>	<u>July 2011</u>	<u>Aug. 2011</u>	<u>Sept. 2011</u>	<u>Total Spread</u>
<b>Revenue</b>														
Condominium Fees	333,780.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	333,780.00
Note Payable - HVAC 10 Year	37,560.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	37,560.00
Note Payable - HVAC 2 1/2 Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable - #30 Roof	8,528.00	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	8,528.00
<b>Total Fees and Assessments</b>	<b>379,868.00</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>31,655.67</b>	<b>379,868.00</b>
Rental Income	13,620.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	13,620.00
Laundry Income	4,800.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Parking Space Income	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
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
<b>Total Revenues</b>	<b>403,288.00</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>33,607.33</b>	<b>403,288.00</b>
<b>Expenses</b>														
<b>Administrative</b>														
Management Fees- Prop. Mgr	9,200.00	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	9,200.00
Management Fees - Bookkpg	10,500.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00
Audit Fees	3,500.00	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
Legal Fees	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
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	21,700.00	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	21,700.00
Copying/Printing	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
Income Taxes	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Office- General	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
Note Payable - HVAC 2 1/2 Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable - #30 Roof	8,528.00	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	8,528.00
<b>Total Administrative</b>	<b>60,628.00</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>5,052.33</b>	<b>60,628.00</b>
<b>Utilities</b>														
Electricity	23,000.00	1,942.87	2,237.99	2,393.94	2,348.32	2,115.29	2,081.48	1,261.14	2,522.22	1,551.36	1,486.81	1,551.48	1,507.10	23,000.00
Water	8,000.00	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00
Gas	75,000.00	3,639.70	6,556.43	8,221.52	14,809.60	13,222.66	10,204.79	6,763.66	4,195.78	1,732.60	2,196.75	1,680.74	1,775.75	75,000.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	3,200.00	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	3,200.00
<b>Total Utilities</b>	<b>109,200.00</b>	<b>6,515.91</b>	<b>9,727.75</b>	<b>11,548.80</b>	<b>18,091.26</b>	<b>16,271.28</b>	<b>13,219.60</b>	<b>8,958.14</b>	<b>7,651.33</b>	<b>4,217.30</b>	<b>4,616.89</b>	<b>4,165.55</b>	<b>4,216.19</b>	<b>109,200.00</b>
<b>Maintenance</b>														
Janitorial/Maintenance	19,500.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	19,500.00
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	33,000.00	2,450.00	3,125.00	2,352.00	3,121.00	3,345.00	2,482.00	3,125.00	3,650.00	2,750.00	2,900.00	1,800.00	1,900.00	33,000.00
Fire Protection	4,000.00	400.04	400.04	400.04	-	1,098.77	-	1,146.78	554.34	-	-	-	-	4,000.00
HVAC Service	6,000.00	349.81	139.92	139.92	2,857.08	-	-	2,015.55	217.88	-	-	279.84	-	6,000.00
Maintenance Supplies	900.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
<b>Total Maintenance</b>	<b>74,400.00</b>	<b>5,816.51</b>	<b>6,281.63</b>	<b>5,508.63</b>	<b>8,594.75</b>	<b>7,060.44</b>	<b>5,098.67</b>	<b>8,903.99</b>	<b>7,038.88</b>	<b>5,366.67</b>	<b>5,516.67</b>	<b>4,696.51</b>	<b>4,516.67</b>	<b>74,400.00</b>
<b>Contract Services</b>														
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	25,000.00	1,829.39	1,618.39	1,618.39	1,618.39	1,618.39	2,200.43	2,302.27	5,180.37	1,589.49	2,034.53	1,589.49	1,800.49	25,000.00
Pest Control	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
<b>Total Contract Services</b>	<b>26,500.00</b>	<b>1,954.39</b>	<b>1,743.39</b>	<b>1,743.39</b>	<b>1,743.39</b>	<b>1,743.39</b>	<b>2,325.43</b>	<b>2,427.27</b>	<b>5,305.37</b>	<b>1,714.49</b>	<b>2,159.53</b>	<b>1,714.49</b>	<b>1,925.49</b>	<b>26,500.00</b>
<b>Total Expenses</b>	<b>270,728.00</b>	<b>19,339.14</b>	<b>22,805.10</b>	<b>23,853.14</b>	<b>33,481.72</b>	<b>30,127.44</b>	<b>25,696.03</b>	<b>25,341.73</b>	<b>25,047.92</b>	<b>16,350.78</b>	<b>17,345.42</b>	<b>15,628.88</b>	<b>15,710.68</b>	<b>270,728.00</b>
<b>Reserves</b>														
Reserve Contribution	127,560.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	127,560.00
<b>Capital Improvements</b>														
Operating Projects	5,000.00	-	-	-	-	-	-	-	1,666.67	1,666.67	1,666.67	-	-	5,000.00
Balance Check Figure	-	3,638.19	172.24	(875.81)	(10,504.39)	(7,150.11)	(2,718.69)	(2,364.40)	(3,737.26)	4,959.88	3,965.24	7,348.45	7,266.65	-

Detail of Expenses



The Westbury

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2013 through May 2014**

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>07130 — Property Manager Fees</b>						
General	10/15/13		October Imagineers Invoice	2000 -	1,089.82	1,089.82
Bill	11/01/13	Imagineers, LLC	Imagineers, LLC. - Inv. #169015 - Gutter Scooper	2000 -	1,089.82	2,179.64
Bill	12/01/13	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100364	2000 -	1,089.02	3,268.66
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100530 - Monthly Management Fee	2000 -	1,089.82	4,358.48
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100921 - Monthly Management Fees	2000 -	1,089.82	5,448.30
General	03/31/14		To Accrue March 2014 Imagineers Management Fee Invoice	3150 -	1,089.82	6,538.12
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN020XXX - Monthly Management Fee	2000 -	1,089.82	7,627.94
Bill	05/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT 0101923 Monthly Management Fee	2000 -	1,089.82	8,717.76
<b>Total 07130 — Property Manager Fees</b>					<u>8,717.76</u>	<u>8,717.76</u>
<b>Total 07000 — Administrative Expenses</b>					<u>8,717.76</u>	<u>8,717.76</u>
<b>TOTAL</b>					<u><b>8,717.76</b></u>	<u><b>8,717.76</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>07140 — Audit Fees</b>						
General	10/15/13		To Accrue Audit Fees @ 10/31/13	3150 -	350.00	350.00
General	11/24/13		To Accrue November 2013 Audit Fees	3150 -	350.00	700.00
General	12/31/13		To Accrue December Audit Fees	3150 -	350.00	1,050.00
General	01/19/14		To Accrue January 2014 Audit Fees	3150 -	350.00	1,400.00
General	02/28/14		To Accrue February 2014 Audit Fees	3150 -	350.00	1,750.00
General	03/31/14		To Accrue March 2014 Audit Fees	3150 -	350.00	2,100.00
General	04/30/14		To Accrue April 2014 Audit Fees	3150 -	350.00	2,450.00
General	05/30/14		To Accrue May 2014 Audit Fees	3150 -	350.00	2,800.00
<b>Total 07140 — Audit Fees</b>					<u>2,800.00</u>	<u>2,800.00</u>
<b>Total 07000 — Administrative Expenses</b>					<u>2,800.00</u>	<u>2,800.00</u>
<b>TOTAL</b>					<u><b>2,800.00</b></u>	<u><b>2,800.00</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>07280 — Insurance</b>						
General	10/15/13		To Amortize October (1 Month) of Annual Insurance Prepaid - Fidelity	1470 -	69.00	69.00
Bill	10/31/13	Community Association Underwriters	CAU Policy #CAU218903-2 1st Monthly Payment on 2013-2014 Policy	2000 -	2,740.00	2,809.00
General	11/24/13		To Amortize November 2013 Fidelity Bond	1470 -	69.00	2,878.00
Bill	11/30/13	Community Association Underwriters	CAU Policy #CAU218903-2 2nd Monthly Payment on 2013-2014 Policy	2000 -	2,740.00	5,618.00
Bill	12/24/13	Community Association Underwriters	CAU Policy #CAU218903-2 2nd Monthly Payment on 2013-2014 Policy	2000 -	2,740.00	8,358.00
General	12/31/13		To Amortize Fidelity Bond - The Hartford	1470 -	69.00	8,427.00
General	12/31/13		To Amortize Additional Fidelity for 3 months - \$11.83x3	1470 -	35.50	8,462.50
General	01/19/14		To Amortize Fidelity Bond - January 2014	1470 -	69.00	8,531.50
General	01/19/14		To Amortize Additional Cost of Fidelity Bond - January 2014	1470 -	11.83	8,543.33
Bill	01/31/14	Community Association Underwriters	CAU Policy #CAU218903-2 3rd Monthly Payment on 2013-2014 Policy	2000 -	2,740.00	11,283.33
Bill	02/25/14	Community Association Underwriters	CAU Policy #CAU218903-2 3rd Monthly Payment on 2013-2014 Policy	2000 -	2,740.00	14,023.33

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2013 through May 2014**

Type	Date	Name	Memo	Split	Amount	Balance
General	02/28/14		To Amortize February 2014 Fidelity Bond	1470 -	80.83	14,104.16
Bill	03/31/14	Community Association Underwriters	CAU Policy #CAU218903-2 4th Monthly Payment on 2013-2014 Policy - A/C 2499	2000 -	2,740.00	16,844.16
General	03/31/14		To Amortize March 2014 Fidelity Bond Insurance	1470 -	80.53	16,924.69
Bill	04/30/14	Community Association Underwriters	CAU Policy #CAU218903-2 5th Monthly Payment on 2013-2014 Policy - A/C 2499	2000 -	2,740.00	19,664.69
General	04/30/14		To Amortize April 2014 Fidelity Bond Insurance	1470 -	80.83	19,745.52
Bill	05/30/14	Community Association Underwriters	CAU Policy #CAU218903-2 6th Monthly Payment on 2013-2014 Policy - A/C 2499	2000 -	2,740.00	22,485.52
General	05/30/14		To Amortize May Portion of Fidelity Bond	1470 -	80.83	22,566.35
<b>Total 07280 — Insurance</b>					<u>22,566.35</u>	<u>22,566.35</u>
<b>Total 07000 — Administrative Expenses</b>					<u>22,566.35</u>	<u>22,566.35</u>
<b>TOTAL</b>					<u><b>22,566.35</b></u>	<u><b>22,566.35</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>07308 — Corporate Taxes</b>						
General	10/15/13		To Accrue October 2013 Corp Taxes	2155 -	166.67	166.67
General	11/24/13		To Accrue November 2013 Corp Taxes	2155 -	166.67	333.34
General	12/31/13		To Accrue December Corporate Taxes	2155 -	166.67	500.01
General	01/19/14		To Expense January 2014 Corporate Taxes	2155 -	166.67	666.68
General	02/28/14		To Accrue February 2014 Corporate Taxes	2155 -	166.67	833.35
General	03/31/14		To Accrue March 2014 Corporate Taxes	2155 -	166.67	1,000.02
General	04/30/14		To Accrue April 2014 Corporate Taxes	2155 -	166.67	1,166.69
General	05/30/14		To Accrue May 2014 Corporate Tax Obligation	2155 -	166.67	1,333.36
<b>Total 07308 — Corporate Taxes</b>					<u>1,333.36</u>	<u>1,333.36</u>
<b>Total 07000 — Administrative Expenses</b>					<u>1,333.36</u>	<u>1,333.36</u>
<b>TOTAL</b>					<u><b>1,333.36</b></u>	<u><b>1,333.36</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>07309 — Postage</b>						
Bill	12/24/13	ARC Strategic Solutions	ARC SS - Reimburse - Postage - USPS Forever Stamps	2000 -	9.20	9.20
Bill	01/31/14	ARC Strategic Solutions	ARC SS - Reimburse USPS - Stamps - 100	2000 -	46.00	55.20
Bill	02/28/14	ARC Strategic Solutions	Reimburse ARC SS - Stamps	2000 -	9.20	64.40
<b>Total 07309 — Postage</b>					<u>64.40</u>	<u>64.40</u>
<b>Total 07000 — Administrative Expenses</b>					<u>64.40</u>	<u>64.40</u>
<b>TOTAL</b>					<u><b>64.40</b></u>	<u><b>64.40</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>07310 — Printing &amp; Copying</b>						
Bill	10/21/13	Imagineers, LLC	Imagineers, LLC. - Inv. #COPY0200020 - Copies -Memo To Unit Owners Heat Shc	2000 -	12.76	12.76
Bill	11/10/13	Ilona Levitz	Ilona Levitz - Copies MN Levitz - Noonan	2000 -	4.00	16.76
Bill	11/17/13	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0200115 - Copies - Newsletters Fall 2013	2000 -	40.68	57.44
Bill	11/30/13	Susan Ahearn	Susan Ahearn- Copy of Update to Resident Guide	2000 -	40.84	98.28



**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2013 through May 2014**

Type	Date	Name	Memo	Split	Amount	Balance
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0200463 - Copies of Newsletter	2000 -	25.52	123.80
Bill	03/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0200614 - Garage Doord Kept Closed & Guests Afte	2000 -	11.65	135.45
<b>Total 07310 — Printing &amp; Copying</b>					<u>135.45</u>	<u>135.45</u>
<b>Total 07000 — Administrative Expenses</b>					<u>135.45</u>	<u>135.45</u>
<b>TOTAL</b>					<u><b>135.45</b></u>	<u><b>135.45</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>07890 — Misc G&amp;A</b>						
Bill	10/16/13	Kristin DeMaine	Minutes Taker 10/16 Meeting - Imagineers, LLC	2000 -	50.00	50.00
Bill	11/13/13	Sarah DeLucco	Minutes Taking 11/14/13	2000 -	50.00	100.00
Bill	01/20/14	ARC Strategic Solutions	ARC SS - Reimburse Office Depot 1099's and 1096's	2000 -	65.92	165.92
Bill	02/14/14	Elizabeth Young	Elizabeth Young - Minutes Taker - December Meeting	2000 -	50.00	215.92
Bill	02/25/14	Elizabeth Young	Elizabeth Young - Minutes Taker - February Meeting	2000 -	50.00	265.92
Bill	03/01/14	ARC Strategic Solutions	ARC SS Reimbursement - Bagels for Marty and David H. - Website Work	2000 -	13.24	279.16
Bill	03/25/14	Elizabeth Young	Elizabeth Young - Minutes Taker - March Meeting	2000 -	50.00	329.16
Bill	04/08/14	Elizabeth Young	Elizabeth Young - Minutes Taker - April Meeting	2000 -	50.00	379.16
Bill	04/30/14	Kathy Sibley	Kathy Sibley - Reimbursement - Social 4/27/14 - Stationary, Name Tags, Postage	2000 -	31.00	410.16
Bill	05/13/14	Elizabeth Aheart	Minutes Maker - Elizabeth Aheart - May 13, 2014	2000 -	50.00	460.16
Bill	05/13/14	ARC Strategic Solutions	ARC SS - Reimbursement - Domain Name	2000 -	55.60	515.76
Bill	05/13/14	ARC Strategic Solutions	ARC SS Reimbursement - Website Upgrade	2000 -	299.00	814.76
Bill	05/30/14	ARC Strategic Solutions	ARC SS - Reimbursement - Fed Ex Kinko Sign Holders	2000 -	31.88	846.64
Bill	05/30/14	Martin Levitz	Martin Levitz - Reimbursement - Lunches w/ Pat and Jim W. & Brian, Luis, Jon (Stz	2000 -	77.92	924.56
<b>Total 07890 — Misc G&amp;A</b>					<u>924.56</u>	<u>924.56</u>
<b>Total 07000 — Administrative Expenses</b>					<u>924.56</u>	<u>924.56</u>
<b>TOTAL</b>					<u><b>924.56</b></u>	<u><b>924.56</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>07000 — Administrative Expenses</b>						
<b>7011 — Bookkeeping Fees</b>						
Bill	10/23/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000 -	875.00	875.00
Bill	11/24/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000 -	875.00	1,750.00
Bill	12/17/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000 -	875.00	2,625.00
Bill	01/13/14	ARC Strategic Solutions	ARC SS - Monthly	2000 -	875.00	3,500.00
Bill	02/22/14	ARC Strategic Solutions	ARC SS - Audit Prep	2000 -	600.00	4,100.00
General	02/28/14		ARC SS Monthly	1470 -	875.00	4,975.00
Bill	03/21/14	ARC Strategic Solutions	ARC SS - Monthly	2000 -	875.00	5,850.00
Bill	04/29/14	ARC Strategic Solutions	ARC SS - Monthly	2000 -	875.00	6,725.00
Bill	05/30/14	ARC Strategic Solutions	ARC SS - Monthly	2000 -	875.00	7,600.00
<b>Total 7011 — Bookkeeping Fees</b>					<u>7,600.00</u>	<u>7,600.00</u>
<b>Total 07000 — Administrative Expenses</b>					<u>7,600.00</u>	<u>7,600.00</u>
<b>TOTAL</b>					<u><b>7,600.00</b></u>	<u><b>7,600.00</b></u>

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2013 through May 2014**

Type	Date	Name	Memo	Split	Amount	Balance	
Type	Date	Name	Memo	Split	Amount	Balance	
<b>08000 — Utilities</b>							
<b>08010 — Water &amp; Sewer</b>							
General	10/15/13		To Expense October Portion of Qtrly MDC Invoice	1470 -	1,122.04	1,122.04	
Bill	11/30/13	The Metropolitan District	The MDC - 869 Farmington Avenue	2000 -	1,417.67	2,539.71	
Bill	11/30/13	The Metropolitan District	The MDC - 20 Outlook Avnue	2000 -	932.57	3,472.28	
Bill	11/30/13	The Metropolitan District	The MDC - 30 Outlook Avenue	2000 -	1,290.27	4,762.55	
General	11/30/13		To Reclass Prepaid Portion of Qtrly MDC Invoice	1470 -	-2,427.01	2,335.54	
General	12/31/13		To Amortize December portion of Quarterly MDC Invoice	1470 -	1,213.50	3,549.04	
General	01/19/14		To Amortize One Month of Qtrly Water Invoice	1470 -	1,213.50	4,762.54	
Bill	02/28/14	The Metropolitan District	The MDC - 869 Farmington Avenue	2000 -	1,298.51	6,061.05	
Bill	02/28/14	The Metropolitan District	The MDC - 20 Outlook Avnue	2000 -	871.67	6,932.72	
Bill	02/28/14	The Metropolitan District	The MDC - 30 Outlook Avenue	2000 -	1,118.53	8,051.25	
General	02/28/14		To put 2 months in other assets of quarterly expense	1470 -	-2,192.47	5,858.78	
General	04/30/14		To Amortize 1 Month of MDC Invoice - April 2014	1470 -	1,096.24	6,955.02	
General	05/15/14		To Record As Prepaid 2 Months of Quarterly MDC Billing	1470 -	-2,566.18	4,388.84	
Bill	05/30/14	The Metropolitan District	The MDC - 869 Farmington Avenue	2000 -	1,409.79	5,798.63	
Bill	05/30/14	The Metropolitan District	The MDC - 20 Outlook Avnue	2000 -	1,002.54	6,801.17	
Bill	05/30/14	The Metropolitan District	The MDC - 30 Outlook Avenue	2000 -	1,436.94	8,238.11	
<b>Total 08010 — Water &amp; Sewer</b>						<b>8,238.11</b>	<b>8,238.11</b>
<b>Total 08000 — Utilities</b>						<b>8,238.11</b>	<b>8,238.11</b>
<b>TOTAL</b>						<b>8,238.11</b>	<b>8,238.11</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>08000 — Utilities</b>						
<b>08020 — Electricity</b>						
General	10/17/13		To Apply Standing for CL&P Invoice Lag Time	3150 -	1,635.85	1,635.85
Bill	11/24/13	CL&P	CL&P - 30 Outlook Avenue	2000 -	509.00	2,144.85
Bill	11/24/13	CL&P	CL&P - 869 Farmington Avenue	2000 -	486.13	2,630.98
Bill	11/24/13	CL&P	CL&P - 20 Outlook Avenue	2000 -	513.55	3,144.53
Bill	11/24/13	CL&P	CL&P - 869 Farm Garages	2000 -	54.00	3,198.53
Bill	12/31/13	CL&P	CL&P - 30 Outlook Avenue	2000 -	1,018.00	4,216.53
Bill	12/31/13	CL&P	CL&P - 869 Farmington Avenue	2000 -	1,163.28	5,379.81
Bill	12/31/13	CL&P	CL&P - 20 Outlook Avenue	2000 -	1,224.77	6,604.58
Bill	12/31/13	CL&P	CL&P - 869 Farm Garages	2000 -	108.00	6,712.58
Bill	02/20/14	CL&P	CL&P - 30 Outlook Avenue	2000 -	509.00	7,221.58
Bill	02/20/14	CL&P	CL&P - 869 Farmington Avenue	2000 -	597.46	7,819.04
Bill	02/20/14	CL&P	CL&P - 20 Outlook Avenue	2000 -	638.35	8,457.39
Bill	02/20/14	CL&P	CL&P - 869 Farm Garages	2000 -	54.00	8,511.39
Bill	03/05/14	CL&P	CL&P - 30 Outlook Avenue	2000 -	647.00	9,158.39
Bill	03/05/14	CL&P	CL&P - 869 Farmington Avenue	2000 -	626.55	9,784.94
Bill	03/05/14	CL&P	CL&P - 20 Outlook Avenue	2000 -	659.36	10,444.30
Bill	03/05/14	CL&P	CL&P - 869 Farm Garages	2000 -	71.00	10,515.30

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
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Type	Date	Name	Memo	Split	Amount	Balance
Bill	04/22/14	CL&P	CL&P - 30 Outlook Avenue	2000 -	647.00	11,162.30
Bill	04/22/14	CL&P	CL&P - 869 Farmington Avenue	2000 -	551.07	11,713.37
Bill	04/22/14	CL&P	CL&P - 20 Outlook Avenue	2000 -	582.42	12,295.79
Bill	04/22/14	CL&P	CL&P - 869 Farm Garages	2000 -	71.00	12,366.79
Bill	05/17/14	CL&P	CL&P - 30 Outlook Avenue	2000 -	647.00	13,013.79
Bill	05/17/14	CL&P	CL&P - 869 Farmington Avenue	2000 -	531.19	13,544.98
Bill	05/17/14	CL&P	CL&P - 20 Outlook Avenue	2000 -	504.83	14,049.81
Bill	05/17/14	CL&P	CL&P - 869 Farm Garages	2000 -	71.00	14,120.81
<b>Total 08020 — Electricity</b>						
<b>Total 08000 — Utilities</b>						
<b>TOTAL</b>						
					<u>14,120.81</u>	<u>14,120.81</u>
					<u>14,120.81</u>	<u>14,120.81</u>
					<b><u>14,120.81</u></b>	<b><u>14,120.81</u></b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>08000 — Utilities</b>						
<b>08030 — Gas</b>						
Bill	10/25/13	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	700.97	700.97
Bill	10/25/13	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	285.10	986.07
Bill	10/25/13	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	605.48	1,591.55
Bill	11/30/13	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	1,850.61	3,442.16
Bill	11/30/13	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	674.33	4,116.49
Bill	11/30/13	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	1,818.94	5,935.43
Bill	12/29/13	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	2,125.09	8,060.52
Bill	12/29/13	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	1,013.66	9,074.18
Bill	12/29/13	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	2,166.62	11,240.80
Bill	01/29/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	2,649.95	13,890.75
Bill	01/29/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	1,289.89	15,180.64
Bill	01/29/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	2,734.18	17,914.82
Bill	02/20/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	2,886.38	20,801.20
Bill	02/20/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	1,444.12	22,245.32
Bill	02/20/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	2,946.28	25,191.60
Bill	03/05/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	2,542.67	27,734.27
Bill	03/05/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	1,210.29	28,944.56
Bill	03/05/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	2,534.26	31,478.82
Bill	04/22/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	2,448.29	33,927.11
Bill	04/22/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	1,023.12	34,950.23
Bill	04/22/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	2,388.47	37,338.70
Bill	05/30/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	1,427.46	38,766.16
Bill	05/30/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	661.00	39,427.16
Bill	05/30/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	1,664.54	41,091.70
<b>Total 08030 — Gas</b>						
<b>Total 08000 — Utilities</b>						
<b>TOTAL</b>						
					<u>41,091.70</u>	<u>41,091.70</u>
					<u>41,091.70</u>	<u>41,091.70</u>
					<b><u>41,091.70</u></b>	<b><u>41,091.70</u></b>

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
 October 2013 through May 2014

Type	Date	Name	Memo	Split	Amount	Balance	
Type	Date	Name	Memo	Split	Amount	Balance	
<b>08000 — Utilities</b>							
<b>08050 — Telephone</b>							
Bill	10/31/13	AT&T	AT&T - Account #860 233-4865 691	2000 -	70.01	70.01	
Bill	10/31/13	AT&T	AT&T - Account # 860 233-2031 424	2000 -	141.39	211.40	
Bill	11/30/13	AT&T	AT&T - Account #860 233-4865 691	2000 -	70.01	281.41	
Bill	11/30/13	AT&T	AT&T - Account # 860 233-2031 424	2000 -	141.39	422.80	
Bill	12/29/13	AT&T	AT&T - Account #860 233-4865 691	2000 -	70.01	492.81	
Bill	12/29/13	AT&T	AT&T - Account # 860 233-2031 424	2000 -	141.39	634.20	
Bill	01/31/14	AT&T	AT&T - Account #860 233-4865 691	2000 -	70.08	704.28	
Bill	01/31/14	AT&T	AT&T - Account # 860 233-2031 424	2000 -	141.51	845.79	
Bill	02/28/14	AT&T	AT&T - Account #860 233-4865 691	2000 -	73.36	919.15	
Bill	02/28/14	AT&T	AT&T - Account # 860 233-2031 424	2000 -	156.82	1,075.97	
Bill	03/31/14	AT&T	AT&T - Account #860 233-4865 691	2000 -	73.36	1,149.33	
Bill	03/31/14	AT&T	AT&T - Account #860 233-2031 424	2000 -	156.82	1,306.15	
Bill	04/30/14	AT&T	AT&T - Account #860 233-2031 424	2000 -	156.84	1,462.99	
Bill	04/30/14	AT&T	AT&T - Account #860-233-2865 691	2000 -	73.37	1,536.36	
Bill	05/30/14	AT&T	AT&T - U-verse Account #135481177	2000 -	76.99	1,613.35	
Bill	05/30/14	AT&T	AT&T Account #860 233 2031 424	2000 -	101.85	1,715.20	
Bill	05/30/14	AT&T	AT&T Account #860233-4865 691	2000 -	47.96	1,763.16	
<b>Total 08050 — Telephone</b>						<u>1,763.16</u>	<u>1,763.16</u>
<b>Total 08000 — Utilities</b>						<u>1,763.16</u>	<u>1,763.16</u>
<b>TOTAL</b>						<u><b>1,763.16</b></u>	<u><b>1,763.16</b></u>

Type	Date	Name	Memo	Split	Amount	Balance	
<b>08550 — Capital Improvements</b>							
<b>08551 — Cap Improvements - Operating</b>							
Bill	03/05/14	Peachtree Business Products	Peachtree Business - Invoice #P315070000019 - Bike Rack - 6 Bike Mighty Mite	2000 -	443.48	443.48	
<b>Total 08551 — Cap Improvements - Operating</b>						<u>443.48</u>	<u>443.48</u>
<b>Total 08550 — Capital Improvements</b>						<u>443.48</u>	<u>443.48</u>
<b>TOTAL</b>						<u><b>443.48</b></u>	<u><b>443.48</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09000 — Maintenance</b>						
<b>09020 — Maintenance Worker - Imagineers</b>						
Bill	10/15/13	Imagineers, LLC	Imagineers, LLC. - Inv. #MAIN0200343 - Louis Hrs P/E 10/15	2000 -	1,336.94	1,336.94
Bill	10/31/13	Imagineers, LLC	Imagineers, LLC. - Inv. #MAIN0200476 - Louis Hrs P/E 10/22	2000 -	807.74	2,144.68
Bill	10/31/13	Imagineers, LLC	Imagineers, LLC. - Inv. #MAIN0200721 - P/E 10/29	2000 -	947.01	3,091.69
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201012	2000 -	445.65	3,537.34
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Louis Hrs. P/E 11/26	2000 -	974.86	4,512.20
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201130 - Louis Hrs. - P/E 11/19	2000 -	807.74	5,319.94
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200953 - Louis Time P/E 11/5	2000 -	835.59	6,155.53
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201544 - Louis Hrs P/E 12/10	2000 -	445.65	6,601.18

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
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Type	Date	Name	Memo	Split	Amount	Balance	
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201510 - Louis Hrs P/E 12/3	2000 -	417.80	7,018.98	
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201771 - Louis Hrs P/E 12/24	2000 -	584.91	7,603.89	
Bill	12/29/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201687 - Louis Hrs P/E 12/17	2000 -	807.74	8,411.63	
Bill	12/31/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201892 - Fazzino P/E 12/31	2000 -	547.70	8,959.33	
Bill	12/31/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201762 - Fazzino P/E 12/24	2000 -	356.01	9,315.34	
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201687 - Louis Hrs P/E 1/7/14	2000 -	445.65	9,760.99	
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN02002372 - Louis P/E 1/21/14	2000 -	1,601.56	11,362.55	
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Louis P/E 2/4/14	2000 -	1,921.86	13,284.41	
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202757 - Louis P/E 2/18/14	2000 -	1,462.29	14,746.70	
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0203248 - Luis Colon Hrs P/E 3/4	2000 -	1,434.44	16,181.14	
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202353 - Jordon Huhtanen Hrs - P/E 2/22	2000 -	781.67	16,962.81	
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202353 - Jordon Huhtanen Hrs - P/E 3/4	2000 -	223.34	17,186.15	
Bill	03/05/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0203367 - Josh Colon Hrs - P/E 3/4	2000 -	204.72	17,390.87	
Bill	03/05/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202918 - Josh Colon Hrs - P/E 2/18/14	2000 -	1,369.26	18,760.13	
Bill	03/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202353 - Jason Tillinghast Hrs - P/E 1/21	2000 -	273.85	19,033.98	
Bill	03/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0203896 - Louis Hrs P/E 4/1	2000 -	1,545.85	20,579.83	
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204024 - Luis' Hrs. P/E 4/15	2000 -	1,852.23	22,432.06	
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204439 - Luis Hrs - P/E 4/29/14	2000 -	1,984.57	24,416.63	
Bill	05/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204644 - Luis Hrs P/E 5/13	2000 -	1,775.65	26,192.28	
Bill	05/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205060 - Luis Hrs P/E 5/27	2000 -	1,420.51	27,612.79	
<b>Total 09020 — Maintenance Worker - Imagineers</b>						<u>27,612.79</u>	<u>27,612.79</u>
<b>Total 09000 — Maintenance</b>						<u>27,612.79</u>	<u>27,612.79</u>
<b>TOTAL</b>						<u><b>27,612.79</b></u>	<u><b>27,612.79</b></u>

Type	Date	Name	Memo	Split	Amount	Balance	
<b>09000 — Maintenance</b>							
<b>09030 — Elevator Maintenance</b>							
General	10/15/13		To Expense October Portion of Qtrly Elevator Invoice	1470 -	887.11	887.11	
Bill	10/25/13	Otis Elevator Company	Otis Elevator - Invoice #MRN1312024055324 - Emergency Response to Water Dai	2000 -	4,273.67	5,160.78	
Bill	10/30/13	Otis Elevator Company	Otis Elevator - Invoice #NKG25687001 - Service Call for Running on Elevator	2000 -	466.69	5,627.47	
General	11/24/13		To Amortize One Month Portion of Quarterly Elevator Invoice	1470 -	887.11	6,514.58	
General	12/31/13		To Amortize Dec. portion of Quarterly Otis Elevator Invoice	1470 -	887.11	7,401.69	
General	01/19/14		To Record Prepaid Portion of Quarterly Elevator Invoice	1470 -	-1,845.47	5,556.22	
Bill	01/20/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z114	2000 -	2,768.21	8,324.43	
General	02/28/14		To Amortize 1 month of Quarterly Elevator Maintenance Agreement	1470 -	922.74	9,247.17	
Bill	03/05/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z414	2000 -	2,768.21	12,015.38	
General	03/31/14		To Record Prepaid Portion of Quarterly Otis Elevator Invoice	1470 -	-1,845.47	10,169.91	
General	04/30/14		To Amortize April 2014 Portion of Quarterly Elevator Invoice	1470 -	922.74	11,092.65	
Bill	05/30/14	State of Connecticut	State of CT Bureau of Elevators- 20 Outlook Ave	2000 -	240.00	11,332.65	
Bill	05/30/14	State of Connecticut	State of CT Bureau of Elevators- 30 Outlook Avenue	2000 -	240.00	11,572.65	
Bill	05/30/14	State of Connecticut	State of CT Bureau of Elevators- 869 Farmington Ave	2000 -	240.00	11,812.65	
General	05/30/14		To Amortize May 2014 Portion of Quarterly Elevator Invoice	1470 -	922.74	12,735.39	
<b>Total 09030 — Elevator Maintenance</b>						<u>12,735.39</u>	<u>12,735.39</u>

**Westbury Condominium Association, Inc.**  
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Type	Date	Name	Memo	Split	Amount	Balance
<b>Total 09000 — Maintenance</b>					12,735.39	12,735.39
<b>TOTAL</b>					<b>12,735.39</b>	<b>12,735.39</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09000 — Maintenance</b>						
<b>09110 — General Maintenance &amp; Repair</b>						
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - #Gibson, Hinchliffe	2000 -	9.57	9.57
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Hinchliffe, Hool	2000 -	14.36	23.93
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag	2000 -	8.51	32.44
Bill	10/25/13	Paine's, Inc.	Paines - Invoice #2665609 - 2 Yd Container - Called By Joyce Falkin	2000 -	37.64	70.08
Bill	10/31/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200476 - Louis ReimburseWindow Cleaner Trigger	2000 -	25.27	95.35
Bill	11/10/13	Ilna Levitz	Ilna Levitz Reimbursement - Frames & Copies	2000 -	19.14	114.49
Bill	11/17/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200703 - Put Caution Tape up On Outside Hand Ra	2000 -	54.77	169.26
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201012	2000 -	9.19	178.45
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Joint Compound - Home Depot	2000 -	7.18	185.63
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Mortar Tub & Alum Wire - Home Depot	2000 -	9.82	195.45
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv MAIN0200953 - Reimbursement Hammer Drill	2000 -	10.90	206.35
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv MAIN0200953 - Reimbursement 5/16" Tank Bolt Washers	2000 -	1.97	208.32
Bill	12/12/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag	2000 -	14.36	222.68
Bill	12/17/13	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #1217 - New Primus Cylinder/Rekey/Repair Rear	2000 -	130.81	353.49
Bill	12/24/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - S. King	2000 -	8.51	362.00
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201510 - Reimburse Home Depot Reflective Tape,	2000 -	28.51	390.51
Bill	12/24/13	Martin Levitz	Martin Levitz - Reimbursement - Home Depot - Ice Melt	2000 -	12.39	402.90
Bill	12/29/13	Paine's, Inc.	Paines - Invoice #2672747 - 2 Yd Container - Called By Joyce Falkin	2000 -	37.64	440.54
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201991 - Reimburse - Salt and Spreader -Home De	2000 -	164.55	605.09
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201991 - Reimburse - Salt and Spreader -Home De	2000 -	164.55	769.64
Bill	01/29/14	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #1105 - 2 New Primus Keys	2000 -	25.52	795.16
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. MAIN0202372 - Paint Remover and Tape	2000 -	34.51	829.67
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202372 - Paint Remover, Bleach, Germicid	2000 -	99.70	929.37
Bill	01/31/14	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-151 - Unit 30-105 - Cleared Common MGL from tr	2000 -	152.88	1,082.25
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. MAIN0202521 - Reimbursement - Duplex Outlet	2000 -	3.54	1,085.79
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Reimbursement - Thermostat	2000 -	28.69	1,114.48
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Reimbursement - Dual Washing Machine	2000 -	384.21	1,498.69
Bill	02/01/14	Martin Levitz	Martin Levitz - Reimbursement For Home Depot - Plumbing Fixture	2000 -	289.29	1,787.98
Bill	02/14/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Kunin, Holland	2000 -	15.42	1,803.40
Bill	02/27/14	Wattsaver Lighting Products	Wattsaver Inv. #033314 - 42W Triple CFL	2000 -	84.55	1,887.95
Bill	02/28/14	Wattsaver Lighting Products	Wattsaver Inv. #031519 - Lighting - Bulbs	2000 -	80.83	1,968.78
Bill	03/21/14	Imagineers, LLC	IMagineers, LLC - Inv. MAIN0202353 - 100AMP One Time Cartridge Fuse	2000 -	25.46	1,994.24
Bill	03/31/14	Imagineers, LLC	Imagineers Reimb. - Inv.MAIN0203396 - FW Webb - VLV ACT DIR Cou Non Spr	2000 -	192.71	2,186.95
Bill	03/31/14	Interstate Glass & Mirror	Interstate Glass & Mirror Inv. #180348 - Weatherstrip 200' Black plus labor	2000 -	445.61	2,632.56
Bill	03/31/14	Wattsaver Lighting Products	Wattsaver Inv. #033577 - 2 60W Blk Col Pos	2000 -	55.30	2,687.86
Bill	04/29/14	West Hartford Lock	West Hartford Lock - Invoice #95515 - C8735 Exterior Mail Box Lock	2000 -	13.80	2,701.66
Bill	04/30/14	Jerry Shimoda-Peterson	Jerry Shimoda-Peterson - Reimbursement - Social 4/27/14 - Ice	2000 -	10.00	2,711.66

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
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Type	Date	Name	Memo	Split	Amount	Balance
Bill	04/30/14	Miguel Brito	Miguel Brito - Hauled Sand From Basement and Helped Paint Laundry Floor	2000 -	420.00	3,131.66
Bill	05/02/14	West Hartford Lock	West Hartford Lock - Invoice #95515 - C8735 Exterior Mail Box Lock	2000 -	13.25	3,144.91
Bill	05/02/14	West Hartford Lock	West Hartford Lock - Invoice #95515 - C8735 Exterior Mail Box Lock	2000 -	13.80	3,158.71
Bill	05/02/14	West Hartford Lock	Repair Lockset - Key not working all the time	2000 -	25.00	3,183.71
Bill	05/09/14	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #507 -Repair Primus Cylinder	2000 -	21.27	3,204.98
Bill	05/09/14	John Boyle Company	John Boyle Company - Inv. #409835Paint - Laundry Room	2000 -	81.98	3,286.96
Bill	05/09/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Paint - Laundry Room	2000 -	26.00	3,312.96
Bill	05/17/14	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-151 - 30 Outlook - Cleared Roof Drains/Flush and	2000 -	244.61	3,557.57
Bill	05/30/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Paint - Laundry Room Water Block PR White	2000 -	178.72	3,736.29
Bill	05/30/14	Sherwin-Williams	Sherwin-Williams - A/C TRDPlex Deck Gray - Laundry Room	2000 -	433.92	4,170.21
Bill	05/30/14	Sherwin-Williams	Sherwin-Williams - A/C TRDPlex Deck Gray 5 Gal Laundry Room	2000 -	222.37	4,392.58
<b>Total 09110 — General Maintenance &amp; Repair</b>					<u>4,392.58</u>	<u>4,392.58</u>
<b>Total 09000 — Maintenance</b>					<u>4,392.58</u>	<u>4,392.58</u>
<b>TOTAL</b>					<u><b>4,392.58</b></u>	<u><b>4,392.58</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09000 — Maintenance</b>						
<b>09135 — Fire Protection</b>						
Bill	04/29/14	Roybal & Sons Fire Equipment	Roybal & Sons - Annual Service and Maintenance - 20 Outlook	2000 -	130.28	130.28
Bill	04/29/14	Roybal & Sons Fire Equipment	Roybal & Sons - Annual Service and Maintenance - 30 Outlook	2000 -	130.28	260.56
Bill	04/29/14	Roybal & Sons Fire Equipment	Roybal & Sons - Annual Service and Maintenance - 869 FA	2000 -	130.28	390.84
<b>Total 09135 — Fire Protection</b>					<u>390.84</u>	<u>390.84</u>
<b>Total 09000 — Maintenance</b>					<u>390.84</u>	<u>390.84</u>
<b>TOTAL</b>					<u><b>390.84</b></u>	<u><b>390.84</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09000 — Maintenance</b>						
<b>09150 — HVAC Service</b>						
Bill	10/23/13	Heat Shock	Heat Shock - Invoice #HS-01 - 20 Outlook Avenue	2000 -	1,499.90	1,499.90
Bill	10/23/13	Heat Shock	Heat Shock - Invoice #HS-02 - 30 Outlook Avenue	2000 -	1,499.90	2,999.80
Bill	10/25/13	Heat Shock	Heat Shock - Invoice #HS-03 869 Farmington Avenue Prev. Maint	2000 -	1,499.90	4,499.70
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-04 Vents Leaking in Elevator in 869	2000 -	508.80	5,008.50
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-05 Install New Air Eliminators - 869 Elevator	2000 -	1,063.71	6,072.21
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-06 Bldg #20 - Isolate #107 and #302	2000 -	1,992.80	8,065.01
Bill	10/31/13	Heat Shock	Heat Shock - Inv. #HS-10 - Install Air Eliminators	2000 -	7,971.20	16,036.21
General	10/31/13		To Transfer to Reserve HVAC Enhancement	09821	-16,036.21	0.00
Bill	12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000 -	863.90	863.90
General	01/31/14		Heat Shock - HS01 - Boiler Preventative Maintenance - 20 Outlook Avenue	-SPLIT	1,499.90	2,363.80
General	01/31/14		Heat Shock - HS 02 - 30 Outlook Avenue	09150	1,499.90	3,863.70
General	01/31/14		Heat Shock - HS 03 - 869 Farmington Avenue	09150	1,499.90	5,363.60
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	-SPLIT	508.80	5,872.40
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	09150	1,063.71	6,936.11
Bill	02/01/14	Heat Shock	Heat Shock - Inv. #HS-905 - Plumbing Fixtures for Ball Cock Replacement	2000 -	848.00	7,784.11

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2013 through May 2014**

Type	Date	Name	Memo	Split	Amount	Balance
Bill	02/06/14	Heat Shock	Heat Shock - Inv. #HS-500 - Shut Down Water and Replace Gate Valves	2000 -	848.00	8,632.11
General	02/25/14		Heat Shock Inv. #HS-25 Had To Change T-Stat - Too Much Heat	09821	439.90	9,072.01
Bill	02/28/14	Heat Shock	Heat Shock - Inv. #HS-4547 Diagnose Boiler for Hot Water not running Bldg #30	2000 -	498.20	9,570.21
Bill	03/31/14	Heat Shock	Heat Shock - Inv. #HS-7777 - Six Shut-off's	2000 -	340.32	9,910.53
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204237 - Reimburse - Home Depot Washing Machii	2000 -	68.48	9,979.01
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204238 - Reimb. - Home Depot Ball Valve, Coupling	2000 -	47.36	10,026.37
Bill	05/17/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204521 - Reimb. - Sears- HEPA Filter 2 cycle oil/Ho	2000 -	110.11	10,136.48
<b>Total 09150 — HVAC Service</b>					<b>10,136.48</b>	<b>10,136.48</b>
<b>Total 09000 — Maintenance</b>					<b>10,136.48</b>	<b>10,136.48</b>
<b>TOTAL</b>					<b>10,136.48</b>	<b>10,136.48</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09000 — Maintenance</b>						
<b>09250 — Maintenance Supplies</b>						
Bill	12/29/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201687 - Hoover Vacuum Replacement	2000 -	372.23	372.23
Bill	04/22/14	Hillyard/Rovic	Rovic - Inv. # 600868636 - Sanding Disc and Stripper Pads	2000 -	51.68	423.91
<b>Total 09250 — Maintenance Supplies</b>					<b>423.91</b>	<b>423.91</b>
<b>Total 09000 — Maintenance</b>					<b>423.91</b>	<b>423.91</b>
<b>TOTAL</b>					<b>423.91</b>	<b>423.91</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09600 — Contract Services</b>						
<b>Lawn Maint. &amp; Landscaping</b>						
Bill	10/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1007- Monthly Service	2000 -	1,404.54	1,404.54
Bill	11/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1049 - Monthly	2000 -	1,404.54	2,809.08
Bill	12/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #m103 - Monthly	2000 -	1,404.54	4,213.62
Bill	01/01/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1148 - Monthly	2000 -	1,400.00	5,613.62
Bill	02/25/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #020314- Monthly	2000 -	1,400.00	7,013.62
Bill	02/28/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #021914 - Bobcat X 2 - 2/14, 15, 16	2000 -	1,196.43	8,210.05
Bill	03/05/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3007 - Monthly	2000 -	1,400.00	9,610.05
Bill	04/30/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3020- Monthly	2000 -	1,400.00	11,010.05
Bill	05/30/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3055- Monthly	2000 -	1,400.00	12,410.05
<b>Total Lawn Maint. &amp; Landscaping</b>					<b>12,410.05</b>	<b>12,410.05</b>
<b>Total 09600 — Contract Services</b>					<b>12,410.05</b>	<b>12,410.05</b>
<b>TOTAL</b>					<b>12,410.05</b>	<b>12,410.05</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09600 — Contract Services</b>						
<b>09611 — Fertilization</b>						
Bill	10/23/13	Turf Masters, LLC	TurfMasters - Invoice #351644 - Fall Root Zone Fertilizer	2000 -	190.37	190.37
Bill	10/28/13	Turf Masters, LLC	TurfMasters - Invoice #349165 - Pelletized Brown Limestone	2000 -	190.37	380.74
Bill	04/30/14	Turf Masters, LLC	TurfMasters - Invoice #369115 - Pre-Emergent Bed Weed Control	2000 -	159.53	540.27
Bill	05/17/14	Turf Masters, LLC	TurfMasters - Invoice #367662 - Crabgrass control/Fertil, broadleaf weed control	2000 -	201.00	741.27



**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
 October 2013 through May 2014

Type	Date	Name	Memo	Split	Amount	Balance	
<b>Total 09611 — Fertilization</b>						741.27	741.27
<b>Total 09600 — Contract Services</b>						741.27	741.27
<b>TOTAL</b>						<b>741.27</b>	<b>741.27</b>

Type	Date	Name	Memo	Split	Amount	Balance	
<b>09600 — Contract Services</b>							
<b>09612 — Grounds Improvements</b>							
Bill	10/07/13	Messina Landscaping	Messina Landscaping - Purchases of bush& Transplant Boxwood	2000 -	180.80	180.80	
Bill	11/13/13	Theodore Calabrese	Reimbursement - Ted Calabrese - Holly Tone - 35 lb Bag	2000 -	24.44	205.24	
Bill	04/30/14	Joyce Falkin	Joyce Falkin - Reimbursement - Wine and Food - Assoc. Social 4/27/14	2000 -	180.70	385.94	
<b>Total 09612 — Grounds Improvements</b>						385.94	385.94
<b>Total 09600 — Contract Services</b>						385.94	385.94
<b>TOTAL</b>						<b>385.94</b>	<b>385.94</b>

Type	Date	Name	Memo	Split	Amount	Balance	
<b>09900 — Reserve Transfers</b>							
<b>09990 — Operating to Reserves</b>							
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October	2162 -	8,333.33	8,333.33	
General	11/24/13			2162 -	8,333.33	16,666.66	
General	12/31/13			2162 -	8,333.33	24,999.99	
General	01/31/14			2162 -	8,333.00	33,332.99	
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162 -	8,333.00	41,665.99	
General	03/31/14		To Recrod Interfund Transactions for March 2014	2162 -	8,333.00	49,998.99	
General	04/30/14		To Record April 2014 Interfund Transactions	2162 -	8,333.00	58,331.99	
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480 -	8,333.33	66,665.32	
<b>Total 09990 — Operating to Reserves</b>						66,665.32	66,665.32
<b>Total 09900 — Reserve Transfers</b>						66,665.32	66,665.32
<b>TOTAL</b>						<b>66,665.32</b>	<b>66,665.32</b>

Type	Date	Name	Memo	Split	Amount	Balance	
<b>09900 — Reserve Transfers</b>							
<b>09991 — Roof/HVAC Reserve Transfer</b>							
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October	2162 -	2,990.00	2,990.00	
General	11/24/13			2162 -	2,990.00	5,980.00	
General	12/31/13			2162 -	2,990.00	8,970.00	
General	01/31/14			2162 -	2,990.00	11,960.00	
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162 -	2,990.00	14,950.00	
General	03/31/14		To Recrod Interfund Transactions for March 2014	2162 -	2,990.00	17,940.00	
General	04/30/14		To Record April 2014 Interfund Transactions	2162 -	2,990.00	20,930.00	
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480 -	2,990.00	23,920.00	
<b>Total 09991 — Roof/HVAC Reserve Transfer</b>						23,920.00	23,920.00
<b>Total 09900 — Reserve Transfers</b>						23,920.00	23,920.00
<b>TOTAL</b>						<b>23,920.00</b>	<b>23,920.00</b>

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
 October 2013 through May 2014

Type	Date	Name	Memo	Split	Amount	Balance
<b>06899 — Reserve Fund Income</b>						
<b>06901 — WCA Monthly Contributions</b>						
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October	2162 -	8,333.33	8,333.33
General	11/24/13			2162 -	8,333.33	16,666.66
General	12/31/13			2162 -	8,333.33	24,999.99
General	01/31/14			2162 -	8,333.00	33,332.99
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162 -	8,333.00	41,665.99
General	03/31/14		To Recrod Interfund Transactions for March 2014	2162 -	8,333.00	49,998.99
General	04/30/14		To Record April 2014 Interfund Transactions	2162 -	8,333.00	58,331.99
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480 -	8,333.33	66,665.32
<b>Total 06901 — WCA Monthly Contributions</b>					<u>66,665.32</u>	<u>66,665.32</u>
<b>Total 06899 — Reserve Fund Income</b>					<u>66,665.32</u>	<u>66,665.32</u>
<b>TOTAL</b>					<u><b>66,665.32</b></u>	<u><b>66,665.32</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>06899 — Reserve Fund Income</b>						
<b>06902 — Interest Income</b>						
General	10/17/13		To Record Interest Income - Reserve Fund FNFG# 0633	1080 -	38.01	38.01
General	11/30/13		Interest Income - NAB 0633 Reserve - November	1080 -	35.00	73.01
General	12/31/13		To Record Interest Income - FNFG Reserve	1080 -	38.19	111.20
General	01/31/14		Credit Interest Earned - FNFG - Reserve A/C	1080 -	36.30	147.50
General	02/28/14		To record interest income in Reserve Cash Account	1080 -	33.06	180.56
General	03/31/14		To Record Interest Income on FNFG - Reserve A/C #0633	1080 -	41.27	221.83
General	04/30/14		To record Interest Income on FNFG - Reserve	1080 -	39.32	261.15
General	05/15/14		Interest Income - FNFG Reserve Cash #633	1080 -	42.86	304.01
<b>Total 06902 — Interest Income</b>					<u>304.01</u>	<u>304.01</u>
<b>Total 06899 — Reserve Fund Income</b>					<u>304.01</u>	<u>304.01</u>
<b>TOTAL</b>					<u><b>304.01</b></u>	<u><b>304.01</b></u>

Type	Date	Name	Memo	Split	Amount	Balance
<b>06899 — Reserve Fund Income</b>						
<b>06903 — Roof/HVAC Project Prepay Amort.</b>						
General	10/17/13		To Amortize 1 Month of Unit Owner Prepays - Oct. '13 Roof/HVAC	2982 -	655.99	655.99
General	11/30/13		To Amortize Prepaid Roof/HVAC for November 2013	2982 -	655.99	1,311.98
General	12/31/13		To Amortize December HVAC Roof Prepayment Portion	2982 -	655.99	1,967.97
General	01/31/14		To Record Amortization of January 2014 Roof/HVAC	2982 -	655.99	2,623.96
General	02/28/14		To Record Monthly Amortization of Prepaid Roof/HVAC Payments	2982 -	655.99	3,279.95
General	03/31/14		To Amortize 3/31/14 Roof/HVAC Prepayment	2982 -	655.99	3,935.94
General	04/30/14		To Amortize 3/31/14 Roof/HVAC PrTo Amortize 4/30/14 Roof/HVAC Prepayment	2982 -	655.99	4,591.93
General	05/15/14		Amortizatn of May 2014 Prepay Roof/HVAC	2982 -	655.99	5,247.92
<b>Total 06903 — Roof/HVAC Project Prepay Amort.</b>					<u>5,247.92</u>	<u>5,247.92</u>

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
 October 2013 through May 2014

Type	Date	Name	Memo	Split	Amount	Balance
<b>Total 06899 — Reserve Fund Income</b>					5,247.92	5,247.92
<b>TOTAL</b>					<b>5,247.92</b>	<b>5,247.92</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>06899 — Reserve Fund Income</b>						
<b>06904 — WCA Monthly Transfer -Roof/HVAC</b>						
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October	2162 -	2,990.00	2,990.00
General	11/24/13			2162 -	2,990.00	5,980.00
General	12/31/13			2162 -	2,990.00	8,970.00
General	01/31/14			2162 -	2,990.00	11,960.00
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162 -	2,990.00	14,950.00
General	03/31/14		To Recrod Interfund Transactions for March 2014	2162 -	2,990.00	17,940.00
General	04/30/14		To Record April 2014 Interfund Transactions	2162 -	2,990.00	20,930.00
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480 -	2,990.00	23,920.00
<b>Total 06904 — WCA Monthly Transfer -Roof/HVAC</b>					<b>23,920.00</b>	<b>23,920.00</b>
<b>Total 06899 — Reserve Fund Income</b>					<b>23,920.00</b>	<b>23,920.00</b>
<b>TOTAL</b>					<b>23,920.00</b>	<b>23,920.00</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09799 — Reserve Fund Expenses</b>						
<b>09807 — Reserve - Interest Expense</b>						
General	10/17/13		Payment of Roof/HVAC Loan - Oct. '13	2080 -	683.62	683.62
General	11/24/13			2080 -	692.54	1,376.16
General	12/31/13		December Roof/HVAC Loan Payment	2080 -	658.02	2,034.18
General	01/31/14		Record January 2014 Roof/HVAC Loan Payment	2080 -	667.05	2,701.23
General	02/28/14		Payment of February 2014 Roof/HVAC loan	1080 -	653.17	3,354.40
General	03/31/14		To Record HVAC Loan Payment - March 2014	2080 -	578.20	3,932.60
General	04/30/14		To Record HVAC Loan Payment - April 2014	2080 -	626.48	4,559.08
General	05/15/14		Payment of Roof/HVAC Loan Payment - May 2014	1080 -	593.37	5,152.45
<b>Total 09807 — Reserve - Interest Expense</b>					<b>5,152.45</b>	<b>5,152.45</b>
<b>Total 09799 — Reserve Fund Expenses</b>					<b>5,152.45</b>	<b>5,152.45</b>
<b>TOTAL</b>					<b>5,152.45</b>	<b>5,152.45</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09799 — Reserve Fund Expenses</b>						
<b>09821 — Reserve - HVAC Upgrade/Enhance</b>						
General	10/31/13		To Transfer to Reserve HVAC Enhancement	-SPLIT	16,036.21	16,036.21
Bill	11/13/13	Heat Shock	Heat Shock - Inv. #HS-26 - Bldg #30 Install bleeders, zone valve, etc	2000 -	1,913.30	17,949.51
Bill	11/13/13	Heat Shock	Heat Shock - Inv. #HS-29 Bldg #869 Main Drain Repair Remove Clog With Pressur	2000 -	511.20	18,460.71
Bill	11/14/13	Heat Shock	Heat Shock - Inv. #HS-20 - Install Air Eliminators	2000 -	5,363.60	23,824.31
Bill	12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000 -	1,674.80	25,499.11
Bill	12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000 -	863.90	26,363.01
Bill	12/24/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System - Install Bleeders	2000 -	890.40	27,253.41

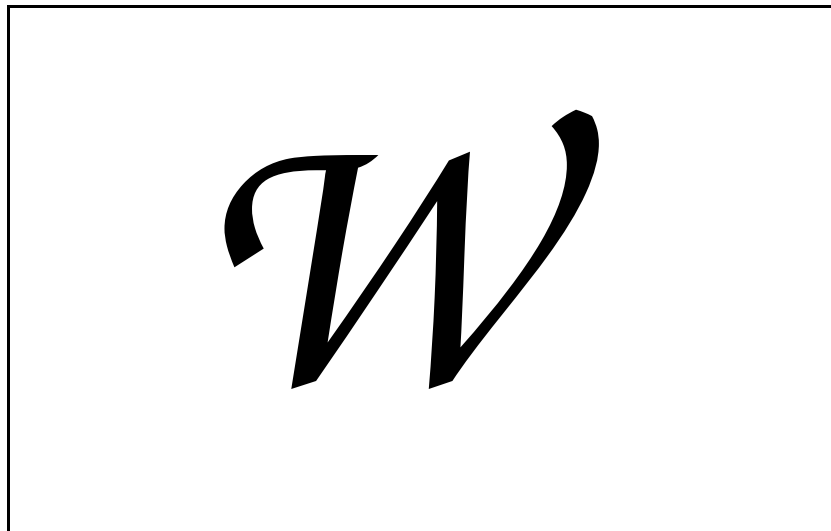
**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2013 through May 2014**

Type	Date	Name	Memo	Split	Amount	Balance
General	01/31/14		Heat Shock - HS01 - Boiler Preventative Maintenance - 20 Outlook Avenue	09150	-1,499.90	25,753.51
General	01/31/14		Heat Shock - HS 02 - 30 Outlook Avenue	09150	-1,499.90	24,253.61
General	01/31/14		Heat Shock - HS 03 - 869 Farmington Avenue	09150	-1,499.90	22,753.71
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	09150	-508.80	22,244.91
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	09150	-1,063.71	21,181.20
General	02/25/14		Heat Shock Inv. #HS-25 Had To Change T-Stat - Too Much Heat	09150	-439.90	20,741.30
<b>Total 09821 — Reserve - HVAC Upgrade/Enhance</b>						
<b>Total 09799 — Reserve Fund Expenses</b>						
<b>TOTAL</b>						
					20,741.30	20,741.30
					20,741.30	20,741.30
					<b>20,741.30</b>	<b>20,741.30</b>

Type	Date	Name	Memo	Split	Amount	Balance
<b>09799 — Reserve Fund Expenses</b>						
<b>09830 — Hallway Renovations - Design</b>						
Bill	11/13/13	Advent Design	Advent Design - 2nd Design Inv. #2013-59 - Partial on Phase I	2000 -	1,375.00	1,375.00
Bill	11/13/13	Advent Design	Advent Design - 3rd Design Inv. #2013-59 - Partial on Phase II	2000 -	2,750.00	4,125.00
Bill	12/12/13	Advent Design	Advent Design - 2nd Design Phase Total Inv. #2013-68 - Payment in Full on Phase	2000 -	2,750.00	6,875.00
Bill	01/16/14	Advent Design	Advent Design - Payment to Get to 60% of Phase II - Design Development	2000 -	550.00	7,425.00
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. MAIN0202521 - Reimbursement - Primer, Sealer/Tray Set	2000 -	47.53	7,472.53
Bill	02/28/14	Ilona Levitz	Ilona Levitz Reimbursement - Paint for Project Presentation - John Boyle	2000 -	74.78	7,547.31
Bill	05/30/14	Advent Design	Advent Design - Final Payment	2000 -	2,250.00	9,797.31
<b>Total 09830 — Hallway Renovations - Design</b>						
<b>Total 09799 — Reserve Fund Expenses</b>						
<b>TOTAL</b>						
					9,797.31	9,797.31
					9,797.31	9,797.31
					<b>9,797.31</b>	<b>9,797.31</b>

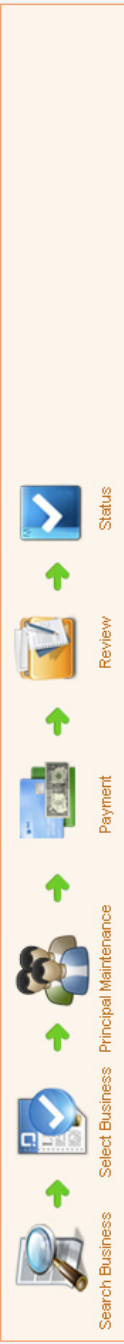
Misc. Important Documents

*Secretary of the State Annual Recording*



The Westbury

File Annual Reports



Filing Status

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

(Business ID: 0220074) for the year 2013. The Filing Number is 0004886096.

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**The Westbury Condominiums Association, Inc.**  
**Board Member Listing**  
**June 2014**

**Martin Levitz**      **President**      *Term: June 2014 - June 2017*

**Ilona Levitz**      **Vice President**      *Term: June 2013 - June 2016*

**Ted Calabrese**      **Treasurer**      *Term: June 2013-June 2016*

**Joyce Falkin**      **Secretary**      *Term: June 2014-June 2017*

**Daniel Rosow**      **Board Member**      *Term: June 2012 -June 2015*