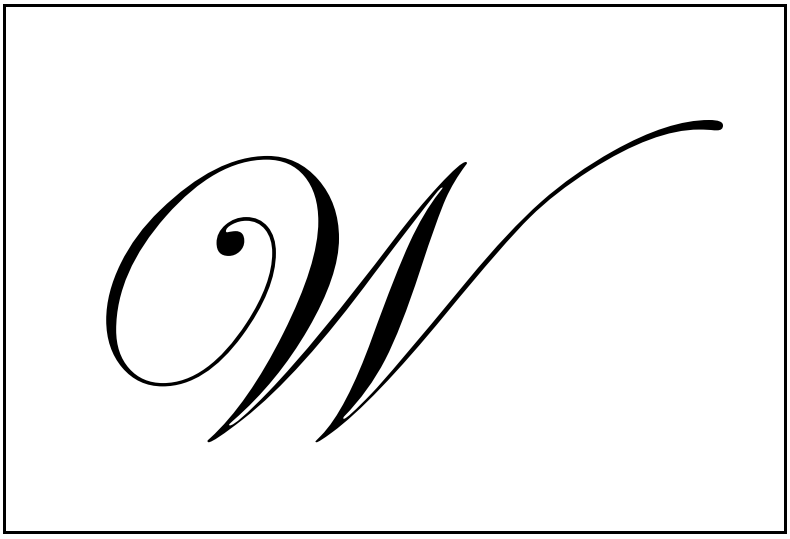

The Westbury

June 2015 - 9 Month Report

Westbury Condominiums Association, Inc.
Table of Contents

Section 1	Operating Fund - Income Statement Budget / Actual Fiscal Y-T-D
Section 2	Operating Fund - Income Statement- June 2015 and 2014
Section 3	Combined Balance Sheet
Section 4	Statement of Cash Balances
Section 5	Gas Analysis - Two Year Comparative
Section 6	Gas Analysis - Connecticut Natural Gas
Section 7	Oil Analysis - Seven Year History
Section 8	Electricity Analysis
Section 9	Water Consumption Analysis
Section 10	Accounts Payable Detail
Section 11	Budget Detail
Section 12	Detail of Expenses
Section 13	Rent vs. Owner Schedule
Section 14	Schedule of Contracts
Section 15	Other Misc. Items

Westbury Condominium Association

June 2015 YTD Budget / Actual

	Approved Budget	Budget June 2015	Actual June 2015	Variance
Revenue				
Condominium Fees	$ 348,650	$ 261,488	$ 261,488	$ 1
Note Payable - 10 Year	$ 35,880	$ 26,910	$ 27,649	$ 739
Rental Income	$ 16,800	$ 12,600	$ 12,088	$ (512)
Laundry Income	$ 4,600	$ 3,450	$ 2,240	$ (1,210)
Parking Space Income	$ 9,120	$ 6,840	$ 6,520	$ (320)
Misc. Other Income	$ 1,000	$ 750	$ 1,945	$ 1,195
	$ 416,050	**$ 312,038**	**$ 311,930**	**$ (108)**
Expenses				
Administrative				
Management Fees- Prop. Mgmt	$ 13,150	$ 9,863	$ 9,808	$ 55
Management Fees - Bookkpg	$ 11,850	$ 8,888	$ 7,875	$ 1,013
Audit Fees	$ 4,200	$ 3,150	$ 3,600	$ (450)
Legal Fees	$ 500	$ 375	$ 960	$ (585)
Postage & Mail	$ 375	$ 281	$ 57	$ 224
Insurance	$ 33,850	$ 25,388	$ 26,073	$ (686)
Copying/Printing	$ 235	$ 176	$ 74	$ 102
Income Taxes	$ 2,900	$ 2,175	$ 3,900	$ (1,725)
Office- General	$ 2,086	$ 1,565	$ 711	$ 854
Rental Management Fee	$ 1,400	$ -	$ -	-
Total Administrative	**$ 70,546**	**$ 51,860**	**$ 53,058**	**$ (1,199)**
Utilities				
Electricity	$ 21,000	$ 16,568	$ 15,058	$ 1,510
Water	$ 14,925	$ 11,194	$ 11,037	$ 157
Gas	$ 47,000	$ 44,057	$ 32,987	$ 11,070
Telephone	$ 2,000	$ 1,500	$ 2,212	$ (712)
Total Utilities	**$ 84,925**	**$ 73,319**	**$ 61,294**	**$ 12,025**
Maintenance				
Maintenance Worker	$ 50,000	$ 37,500	$ 31,881	$ 5,619
Elevator	$ 11,000	$ 8,250	$ 8,637	$ (387)
General R&M	$ 6,000	$ 4,500	$ 3,527	$ 973
Fire Protection	$ 4,675	$ 3,506	$ 432	$ 3,074
HVAC Service	$ 9,000	$ 6,750	$ 4,443	$ 2,307
Maintenance Supplies	$ 1,000	$ 750	$ -	$ 750
Total Maintenance	**$ 81,675**	**$ 61,256**	**$ 48,920**	**$ 12,336**
Contract Services				
Lawn/Land/Fert/Snow Rem	$ 20,524	$ 14,836	$ 16,916	$ (2,080)
Landscape/mulch/projects	$ 10,000	$ 7,500	$ 4,000	$ 3,500
Pest Control	$ 1,000	$ 550	$ 319	$ 231
Total Contract Services	**$ 31,524**	**22,886**	**21,235**	**1,651**
Total Expenses	**$ 268,670**	**$ 209,321**	**$ 184,507**	**$ 24,813**
Reserves				
Reserve Contribution	$ 103,500	$ 77,625	$ 77,625	$ -
Roof/HVAC Transfers To Reserve	$ 35,880	$ 26,910	$ 26,910	$ -
Capital Improvements				
Operating Projects	$ 8,000	$ 4,543	$ 1,010	$ 3,533
NI/(DF) Before PY Op. Surplus	$ -	$ (6,361)	**$ 21,878**	$ 28,239
PY Operating Surplus	$ -	$ -	$ -	$ -
NI/(DF) After PY Op. Surplus	$ -	$ (6,361)	**$ 21,878**	$ 28,239

Westbury Condominium Association

June 2015 YTD Current Year - Prior Year Comparison

	Actual June 2015	Actual June 2014	Variance
Revenue			
Condominium Fees	$ 261,488	$ 248,356	$ 13,132
Note Payable - 10 Year	$ 27,649	$ 26,910	$ 739
Rental Income	$ 12,088	$ 12,375	$ (287)
Laundry Income	$ 2,240	$ 3,447	$ (1,207)
Parking Space Income	$ 6,520	$ 6,120	$ 400
Misc. Other Income	$ 1,945	$ 2,003	$ (58)
	$ 311,930	**$ 299,211**	**$ 12,719**
Expenses			
Administrative			
Management Fees- Prop. Mgmt	$ 9,808	$ 9,808	$ -
Management Fees - Bookkpg	$ 7,875	$ 8,475	$ 600
Audit Fees	$ 3,600	$ 3,150	$ (450)
Legal Fees	$ 960	$ 350	$ (610)
Postage & Mail	$ 57	$ 64	$ 7
Insurance	$ 26,073	$ 25,387	$ (686)
Copying/Printing	$ 74	$ 135	$ 61
Income Taxes	$ 3,900	$ 1,500	$ (2,400)
Office- General	$ 711	$ 4,060	$ 3,349
Rental Management Fee	$ -	$ -	$ -
Total Administrative	**$ 53,058**	**$ 52,929**	**$ (129)**
Utilities			
Electricity	$ 15,058	$ 15,671	$ 613
Water	$ 11,037	$ 9,521	$ (1,516)
Gas	$ 32,987	$ 42,406	$ 9,419
Telephone	$ 2,212	$ 1,822	$ (390)
Total Utilities	**$ 61,294**	**$ 69,420**	**$ 8,126**
Maintenance			
Maintenance Worker	$ 31,881	$ 35,064	$ 3,183
Elevator	$ 8,637	$ 13,658	$ 5,021
General R&M	$ 3,527	$ 5,247	$ 1,720
Fire Protection	$ 432	$ 391	$ (41)
HVAC Service	$ 4,443	$ 9,562	$ 5,119
Maintenance Supplies	$ -	$ 424	$ 424
Total Maintenance	**$ 48,920**	**$ 64,346**	**$ 15,426**
Contract Services			
Lawn/Land/Fert/Snow Rem	$ 16,916	$ 15,026	$ (1,890)
Landscape/mulch/projects	$ 4,000	$ -	$ (4,000)
Pest Control	$ 319	$ 160	$ (159)
Total Contract Services	**$ 21,235**	**15,186**	**(6,049)**
Total Expenses	**$ 184,507**	**$ 201,881**	**$ 17,374**
Reserves			
Reserve Contribution	$ 77,625	$ 74,999	$ (2,626)
Roof/HVAC Transfers To Reserve	$ 26,910	$ 26,910	$ -
Capital Improvements			
Operating Projects	$ 1,010	$ 443	$ (567)
NI/(DF) Before PY Op. Surplus	**$ 21,878**	**$ (5,022)**	$ 26,900
PY Operating Surplus	$ -	$ -	$ -
NI/(DF) After PY Op. Surplus	**$ 21,878**	**$ (5,022)**	$ 26,900

Westbury Condominium Association

June 2015 (Month Only) Current Year - Prior Year Comparison

	Actual June 2015	Actual June 2014	Variance
Revenue			
Condominium Fees	$ 29,136	$ 27,615	$ 1,521
Note Payable - 10 Year	$ 2,990	$ 2,990	$ -
Rental Income	$ 1,425	$ 1,375	$ 50
Laundry Income	$ -	$ 1,200	$ (1,200)
Parking Space Income	$ 720	$ 550	$ 170
Misc. Other Income	$ 40	$ -	$ 40
	$ 34,311	**$ 33,730**	**$ 581**
Expenses			
Administrative			
Management Fees- Prop. Mgmt	$ 1,090	$ 1,090	$ -
Management Fees - Bookkpg	$ 875	$ 875	$ -
Audit Fees	$ 400	$ 350	$ (50)
Legal Fees	$ 270	$ -	$ (270)
Postage & Mail	$ -	$ -	$ -
Insurance	$ 2,897	$ 2,821	$ (76)
Copying/Printing	$ -	$ -	$ -
Income Taxes	$ 200	$ 167	$ (33)
Office- General	$ 27	$ 892	$ 865
Rental Management Fee	$ -	$ -	$ -
Total Administrative	**$ 5,759**	**$ 6,195**	**$ 436**
Utilities			
Electricity	$ 1,260	$ 1,551	$ 291
Water	$ 1,229	$ 1,283	$ 54
Gas	$ 995	$ 1,314	$ 319
Telephone	$ 290	$ 59	$ (231)
Total Utilities	**$ 3,774**	**$ 4,207**	**$ 433**
Maintenance			
Maintenance Worker	$ 4,429	$ 5,165	$ 736
Elevator	$ 960	$ 923	$ (37)
General R&M	$ 56	$ 4,027	$ 3,971
Fire Protection	$ -	$ -	$ -
HVAC Service	$ -	$ 290	$ 290
Maintenance Supplies	$ -	$ -	$ -
Total Maintenance	**$ 5,445**	**$ 10,405**	**$ 4,960**
Contract Services			
Lawn/Land/Fert/Snow Rem	$ 1,496	$ 1,486	$ (10)
Landscape/mulch/projects	$ 4,000	$ -	$ (4,000)
Pest Control	$ 160	$ 160	$ -
Total Contract Services	**$ 5,656**	**1,646**	**(4,010)**
Total Expenses	**$ 20,634**	**$ 22,453**	**$ 1,819**
Reserves			
Reserve Contribution	$ 8,625	$ 8,333	$ (292)
Roof/HVAC Transfers To Reserve	$ 2,990	$ 2,990	$ -
Capital Improvements			
Operating Projects	$ -	$ -	$ -
NI/(DF) Before PY Op. Surplus	**$ 2,062**	**$ (46)**	$ 2,108
PY Operating Surplus	$ -	$ -	$ -
NI/(DF) After PY Op. Surplus	**$ 2,062**	**$ (46)**	$ 2,108

Westbury Condominium Association

June 2015 (Month Only) Budget/Actual

	Budget June 2015	Actual June 2015	Variance
Revenue			
Condominium Fees	$ 29,054	$ 29,136	$ (82)
Note Payable - 10 Year	$ 2,990	$ 2,990	$ -
Rental Income	$ 1,400	$ 1,425	$ (25)
Laundry Income	$ 383	$ -	$ 383
Parking Space Income	$ 760	$ 720	$ 40
Misc. Other Income	$ 83	$ 40	$ 43
	$ 34,670	**$ 34,311**	**$ 359**
Expenses			
Administrative			
Management Fees- Prop. Mgmt	$ 1,096	$ 1,090	$ (6)
Management Fees - Bookkpg	$ 988	$ 875	$ (113)
Audit Fees	$ 350	$ 400	$ 50
Legal Fees	$ 42	$ 270	$ 228
Postage & Mail	$ 31	$ -	$ (31)
Insurance	$ 2,820	$ 2,897	$ 77
Copying/Printing	$ 20	$ -	$ (20)
Income Taxes	$ 242	$ 200	$ (42)
Office- General	$ 174	$ 27	$ (147)
Rental Management Fee	$ -	$ -	$ -
Total Administrative	**$ 5,763**	**$ 5,759**	**$ (4)**
Utilities			
Electricity	$ 1,483	$ 1,260	$ (223)
Water	$ 1,244	$ 1,229	$ (15)
Gas	$ 944	$ 995	$ 51
Telephone	$ 167	$ 290	$ 123
Total Utilities	**$ 3,838**	**$ 3,774**	**$ (64)**
Maintenance			
Maintenance Worker	$ 4,167	$ 4,429	$ 262
Elevator	$ 917	$ 960	$ 43
General R&M	$ 500	$ 56	$ (444)
Fire Protection	$ 390	$ -	$ (390)
HVAC Service	$ 750	$ -	$ (750)
Maintenance Supplies	$ 83	$ -	$ (83)
Total Maintenance	**$ 6,807**	**$ 5,445**	**$ (1,362)**
Contract Services			
Lawn/Land/Fert/Snow Rem	$ 2,554	$ 1,496	$ (1,058)
Landscape/mulch/projects	$ 2,500	$ 4,000	$ 1,500
Pest Control	$ 150	$ 160	$ 10
Total Contract Services	**$ 5,204**	**5,656**	**452**
Total Expenses	**$ 21,612**	**$ 20,634**	**$ (978)**
Reserves			
Reserve Contribution	$ 8,625	$ 8,625	$ -
Roof/HVAC Transfers To Reserve	$ 2,990	$ 2,990	$ -
Capital Improvements			
Operating Projects	$ 663	$ -	$ (663)
NI/(DF) Before PY Op. Surplus	**$ 780**	**$ 2,062**	$ (1,282)
PY Operating Surplus	$ -	$ -	$ -
NI/(DF) After PY Op. Surplus	**$ 780**	**$ 2,062**	$ (1,282)

Westbury Condominium Association, Inc.
Profit and Loss Standard
October 2014 through June 2015

Operating Fund

		Oct '14 - Jun '15
Operating Income		
06310 — Common Charge Income	$	289,137
06340 — Late Fee Income	$	360
06360 — Misc. Owner Income	$	1,075
06361 — Misc. Other Income	$	510
06365 — Unit 869-106 - Rent	$	12,088
06375 — Parking Income	$	6,520
06810 — Laundry Income	$	2,240
Total Operating Income	$	311,929
Expense		
07000 — Administrative Expenses		
07130 — Property Manager Fees	$	9,808
07140 — Audit Fees	$	3,600
07280 — Insurance	$	26,073
07308 — Corporate Taxes	$	3,900
07309 — Postage	$	57
07310 — Printing & Copying	$	74
07890 — Misc G&A	$	551
07895 — Monthly Security Monitoring	$	160
7011 — Bookkeeping Fees	$	7,875
7012 — Legal	$	960
Total 07000 — Administrative Expenses	$	53,058
08000 — Utilities		
08010 — Water & Sewer	$	11,037
08020 — Electricity	$	15,058
08030 — Gas	$	32,987
08050 — Telephone	$	2,212
Total 08000 — Utilities	$	61,295
08550 — Capital Improvements		
08551 — Cap Improvements - Operating	$	1,010
Total 08550 — Capital Improvements	$	1,010
09000 — Maintenance		
09020 — Maintenance Worker - Imagineers	$	31,882
09030 — Elevator Maintenance	$	8,637
09110 — General Maintenance & Repair	$	3,527
09135 — Fire Protection	$	432
09150 — HVAC Service	$	4,443
Total 09000 — Maintenance	$	48,922
09600 — Contract Services		
Lawn Maint. & Landscaping	$	15,152
Pest Control	$	319
09611 — Fertilization	$	1,450
09612 — Grounds Improvements	$	4,310
Total 09600 — Contract Services	$	21,232
09900 — Reserve Transfers		
09990 — Operating to Reserves	$	77,625
09991 — Roof/HVAC Reserve Transfer	$	26,910
09900 — Reserve Transfers - Other	$	-
Total 09900 — Reserve Transfers	$	104,535
Total Operating Expense	$	290,052
Net Operating Income	**$**	**21,877**

Westbury Condominium Association, Inc.
Profit and Loss Standard
October 2014 through June 2015

Reserve Fund

	Oct '14 - Jun '15
Reserve Fund Income	
06899 — Reserve Fund Income	
06901 — WCA Monthly Contributions	77,625.00
06902 — Interest Income	463.96
06903 — Roof/HVAC Project Prepay Amort	5,903.91
06904 — WCA Monthly Transfer -Roof/HVA	26,910.00
06899 — Reserve Fund Income - Other	0.00
Total 06899 — Reserve Fund Income	110,902.87
Total Reserve Fund Income	110,902.87
Reserve Fund Expense	
09799 — Reserve Fund Expenses	
09807 — Reserve - Interest Expense	4,309.42
09809 — Reserve - Paving/Test Holes	0.00
09813 — Reserve - Excavating	3,250.00
09827 — Reserve Fund - Lighting Proj	29,204.12
09828 — Reserve - Alarm System - Fire	29,596.55
09830 — Hallway Renovations - Design	3,600.00
Total 09799 — Reserve Fund Expenses	69,960.09
Total Reserve Fund Expense	69,960.09
Net Reserve Fund Income	**40,942.78**
Net Income	**62,819.99**

Westbury Condominium Association, Inc.
Balance Sheet Standard
As of June 30, 2015

	Jun 30, '15
ASSETS	
Current Assets	
Checking/Savings	
1017 — Operating NAB	$ 52,120
1080 — Cash - First Niagra Bank	$ 249,868
1081 — Cash - FNB Old Windows A	$ 1
1087 — Rockville Bank - Reserves	$ 233,799
Total Checking/Savings	$ 535,789
Accounts Receivable	
1200 — Accounts Receivable	$ 6,946
Total Accounts Receivable	$ 6,946
Total Current Assets	$ 542,734
Fixed Assets	
1505 — Equipment	$ 6,442
1520 — Building - Unit 869-106	$ 70,000
1525 — Accumulated Depreciation	$ (71,275)
Total Fixed Assets	$ 5,168
Other Assets	
1470 — Other Assets - Other	$ 16,267
1471 — Other Assets - Bill Backs	$ 169
1472 — Due From Reserve	$ 14,592
1480 — Due From WCA Operating	$ 6,309
Total Other Assets	$ 37,336
TOTAL ASSETS	**$ 585,238**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 — Accounts Payable	$ 8,813
Total Accounts Payable	$ 8,813
Other Current Liabilities	
2080 — Current Portion - Roof & I	$ 8,298
2082 — Due To WCA Operating	$ 14,592
2155 — Accrued Taxes	$ (133)
2162 — Due to Reserve	$ 6,309
2981 — LT Portion - Roof/HVAC N	$ 70,312
2982 — Unit Owner Fees Paid In A	$ 30,646
3020 — Security Deposit	$ 3,300
3150 — Other Accrued Expenses	$ 12,800
Total Other Current Liabilities	$ 146,124
Total Current Liabilities	$ 154,937
Total Liabilities	$ 154,937
Equity	
3110 — Fixed Assets	$ 5,167
3900 — Retained Earnings	$ 268,475
3980 — Reserve Fund Balance	$ 93,838
Net Income	$ 62,820
Total Equity	$ 430,301
TOTAL LIABILITIES & EQUITY	**$ 585,238**

Westbury Condominiums Association, Inc.
Statement of Cash Balances (By Fund)
June 30, 2015

Operating Fund			Reserve Fund		
Operating Account	$	-	Reserve Account - United Bank	$	233,799.33
Operating Account	$	61,532.72	Reserve Account - FNFG	$	249,868.74
Escrow Account	$	-	LOC Savings Account	$	-
Escrow Account	$	-	Windows Account	$	1.00
Bank Balances	$	61,532.72		$	483,669.07

Total Cash on Hand @ June 30, 2015 $ 545,201.79

Statements of Significant Transactions:

September 2013
Moved $33,589 on 9/12/13 to Reserve Fund from Operating Fund representing amounts due to the Reserve Fund. Moved another $13,619.78 on 9/18/13 to Reserve Fund from the Operating Fund to clear the Due To/Due From's at the end of the year. Finally, I needed to reimburse the Operating Fund $4,125, which represented a payment to the interior design firm (Advent Design), from the Reserve Fund (which incurred the expense at 9/30/13.

May 2014
Moved $33,840.45 on 5/13/14 to Reserve Fund from Operating Fund representing amounts due to the Reserve Fund.

June 2014
Moved $9,073.33 from the Operating Fund to the Reserve Fund to cover monthly transfer requirements less the $2,250 paid to Advent Design.

September 2014
Two transfers, one for $23,120.95 and one for $11,323.33 to Reserve Fund to satisfy the Due To/Froms.

October 2014
Down payment to Con Serv., Inc. made as per agreement - Lighting upgrades from Reserve - $8,289.27.

December 2014
Payment of $3,250 from Reserves to American Excavating & Septic to install conduit between buildings.

January 2015
Payment of $15,914.85 from Reserves to Con Serv, Inc. for Lighting upgrade project.

February 2015
One check cut to Con Serv, Inc. (lighting project) - final payment of $5,000, two checks cut to Stanley Convergent Security Solutions… one for $28,580.66 for the fire alarm communication devices and one for $1,015.89 for additional work.

April 2015
Transferred $23,230 from Operating to First Niagra Reserve Account. Transferred $100,000 from Reserve at First Niagra to Reserve at Unitedbank due to FDIC limits.

Westbury Condominiums Association, Inc.
Statement of Cash Balances (By Bank)
June 30, 2015

United Bank		**First Niagra Bank Operating & Reserve Fund**		
Reserve Account	$ 233,799.33	Reserve Account	$	249,868.74
		LOC Savings Account	$	-
		Windows Account	$	1.00
		Operating Account	$	61,532.72
		Escrow Account	$	-
Bank Balances	$ 233,799.33		$	311,402.46

Total Cash on Hand @ June 30, 2015 $ 545,201.79

Statements of Significant Transactions:

September 2013
Moved $33,589 on 9/12/13 to Reserve Fund from Operating Fund representing amounts due to the Reserve Fund. Moved another $13,619.78 on 9/18/13 to Reserve Fund from the Operating Fund to clear the Due To/Due From's at the end of the year. Finally, I needed to reimburse the Operating Fund $4,125, which represented a payment to the interior design firm (Advent Design), from the Reserve Fund (which incurred the expense at 9/30/13.

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April 2015
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Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

		Cost	Hours	
April 2015				
	4/1-4/14 Luis Colon	$ 1,712.97	61.5	
	4/16-4/28 Luis Colon	$ 1,699.04	61.0	
		$ 3,412.01	122.5	

		Cost	Hours	
May 2015				
	4/29-5/12 Luis Colon	$ 1,601.56	57.5	
	5/13-5/23 Luis Colon	$ 1,100.20	39.5	
		$ 2,701.76	97	

		Cost	Hours	
June 2015				
	5/27-6/9 Luis Colon	$ 1,615.48	58	
	6/10-6/23 Luis Colon	$ 1,559.77	56	
	6/24-6/30 Luis Colon	$ 1,253.39	45	*estimated*
		$ 4,428.64	159	

Year-To-Date Total:	**$ 31,881.55**
Prior Year- Year-To-Date Total:	$ 33,761.94
Change Between Years:	$ (1,880.39)

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

	Cost	Hours	
October 2013			
3rd-15th	$ 1,336.94	48	
17th-22nd	$ 807.74	29	
23rd-29th	$ 947.01	34	
	$ 3,091.69	111	

	Cost	Hours	
November 2013			
31st-5th	$ 835.59	30	
6th-12th	$ 445.65	16	
14th-19th	$ 807.74	29	
20th-26th	$ 974.86	35	
	$ 3,063.84	110	

	Cost	Hours	
December 2013			
27th- 3rd	$ 417.80	15	
4th-10th	$ 445.65	16	
11th-17th	$ 807.74	29	
18th-24th	$ 940.92	27.5	(6.5 hrs @ $51.50 - Fazzino)
25th-31st	$ 547.70	10	(10 hrs @ $51.50 - Fazzino)
	$ 3,159.81	97.5	

Note: Per Brian Milano, December 25th - December 31st vacation time for Louis.

	Cost	Hours
January 2014		
1/6 - 1/7	$ 445.65	16
1/9-1/21	$ 1,601.56	57.50
23rd- Feb 4th	$ 1,921.86	69
	$ 3,969.07	142.5

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

	Cost	Hours	
February 2014			
2/5-2/18 Luis Colon	$ 1,462.30	52.5	
2/14-2/18 Huhtanen	$ 781.67	21.0	
2/21 - 3/4 Luis Colon	$ 1,434.44	51.5	
1/11/2014 Tillinghast	$ 223.34	10	
	$ 3,901.75	135	

	Cost	Hours	
March 2014			
1/11 - Jason Tillinghast	$ 273.85	2.5	(2.5 hrs @ $103.00 - Jason)
2/14 - 2/18 Joshua Col	$ 1,369.26	25.0	(25 hrs @ $51.50 - Joshua)
2/22 - Joshua Colon	$ 204.72	5.5	(5.5 hrs @ $35.00 - Joshua)
3/5 - 3/18 Luis Colon	$ 1,866.16	67	
3/19 - 4/1 Luis Colon	$ 1,545.85	55.5	
	$ 5,259.84	155.5	

	Cost	Hours	
April 2014			
4/2 - 4/15 Luis Colon	$ 1,852.23	66.5	
4/16-4/29 Luis Colon	$ 1,984.57	67.5	(7.5 hrs O/T @ $39.29)
	$ 3,836.80	134	

May 2014			
5/1 - 5/13 Luis Colon	$ 1,775.65	61.5	(1.5 hrs @ $39.29 per hr)
5/15-5/27 Luis Colon	$ 1,420.51	51.0	
4/27-5/2 Miguel Brito	$ 420.00		(Remove Sand - Paint Floor)
	$ 3,616.16	112.5	

Year-To-Date Total:	**$ 29,898.95**
Prior Year- Year-To-Date Total:	$ 26,543.57
Change Between Years:	$ 3,355.38

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominiums Association, Inc.

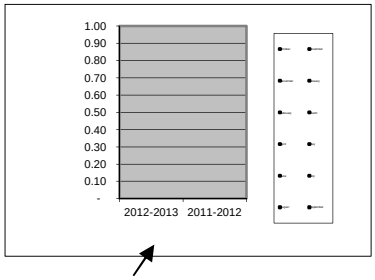
Fuel Costs

9 Month Period- Fiscal Year Ended September 30, 2015

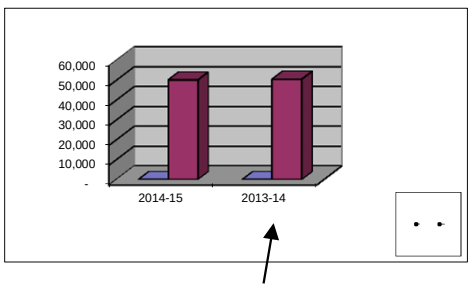
Oil Costs	2014-2015	Prior Yr.		Change
October	-	-	0.0%	-
November	-	-	0.0%	-
December	-	-	0.0%	-
January	-	-	0.0%	-
February	-	-	0.0%	-
March	-	-	0.0%	-
April	-	-	0.0%	-
May	-	-	0.0%	-
June	-	-	0.0%	-
July	-	-	0.0%	-
August	-	-	0.0%	-
September	-	-	0.0%	-
	-	-		-
Percentage Increase	0.0%	(Increase in dollars)		

Gas Costs	2014-2015		Prior Yr.		
October	1,541.47		1,591.55	-3.1%	(50.08)
November	3,987.92		4,343.88	0.0%	(355.96)
December	4,785.98		5,305.37	0.0%	(519.39)
January	4,925.95		6,674.02	0.0%	(1,748.07)
February	5,365.89		7,276.78	0.0%	(1,910.89)
March	5,059.83		6,287.22	0.0%	(1,227.39)
April	4,303.16		5,859.88	0.0%	(1,556.72)
May	2,022.56		3,753.00	0.0%	(1,730.44)
June	994.67		1,313.88	0.0%	(319.21)
July	-		-	0.0%	-
August	-		-	0.0%	-
September	-		-	0.0%	-
	32,987.43	YTD:	42,405.58		(9,418.15)
Total Costs	**32,987.43**	Annual	**42,405.58**		**(9,418.15)**
Percentage Increase	**-22.2%**	(Increase in dollars)			

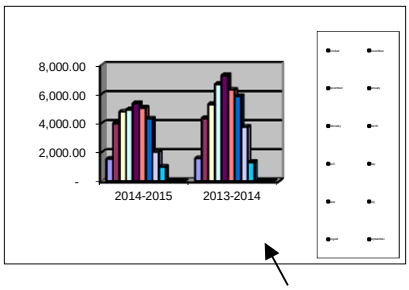
Useage			
Oil (Gallons)	-	-	-
Gas (100 cu. ft.)	50,193	50,558	(365)



Oil Costs



Gas & Oil Consumption



Gas Costs

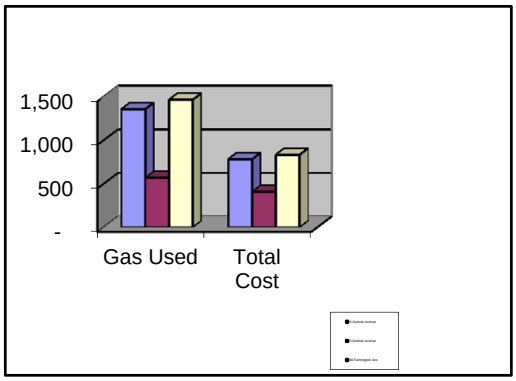
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

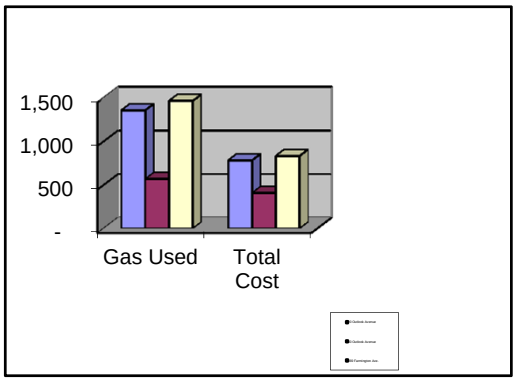
Month End: **6/30/2015**

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



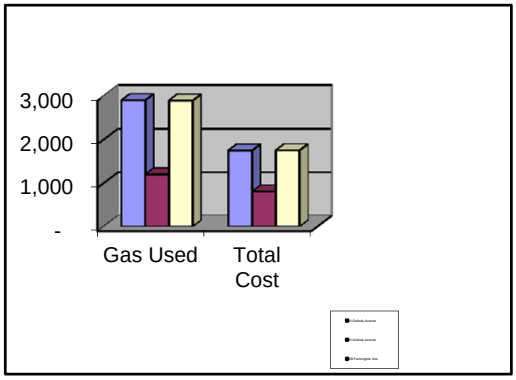
Month End: **5/31/2015**

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



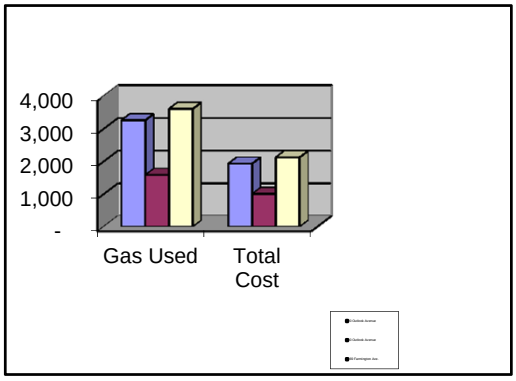
Month End: **4/30/2015**

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



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

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



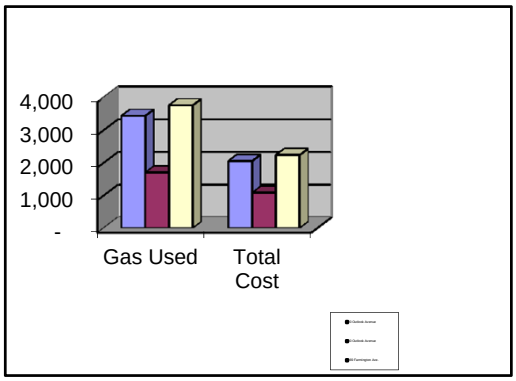
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

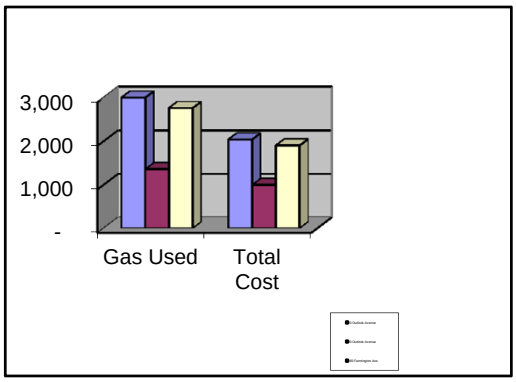
Month End: **2/28/2015**

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



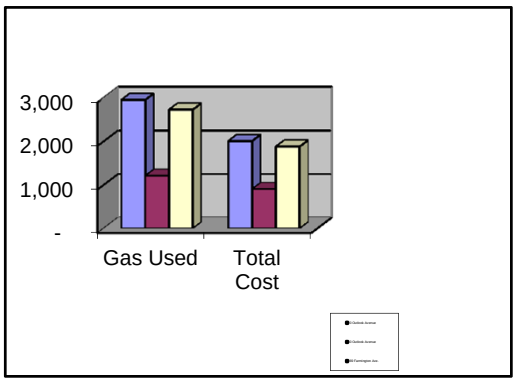
Month End: **1/31/2015**

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



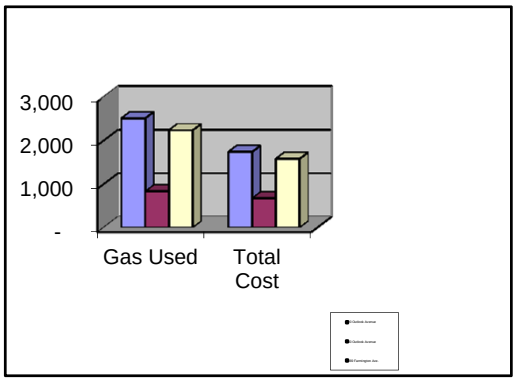
Month End: **12/31/2014**

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



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

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



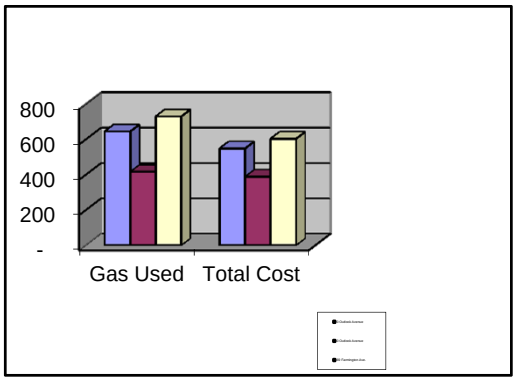
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

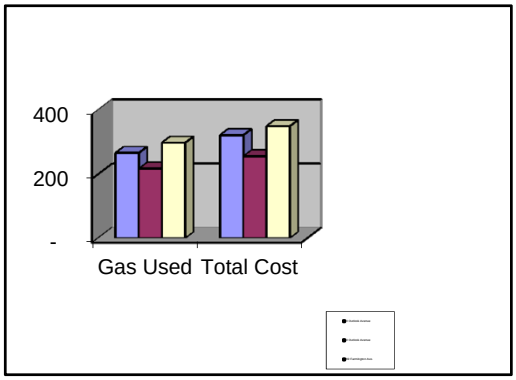
Month End: **10/31/2014**

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



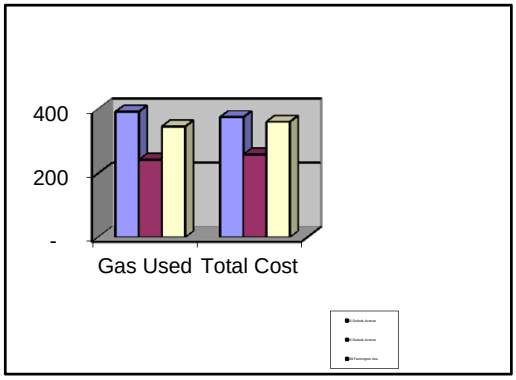
Month End: **9/30/2014**

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



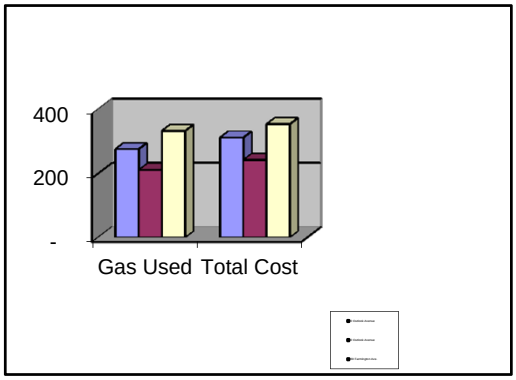
Month End: **8/31/2014**

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



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

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



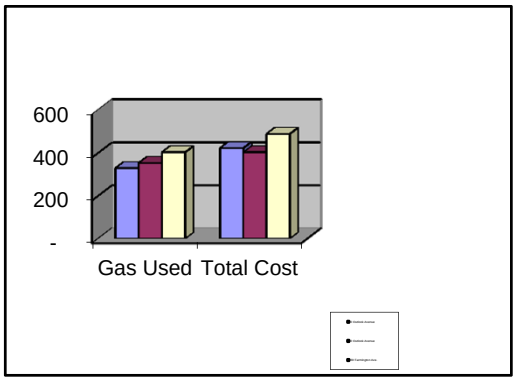
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

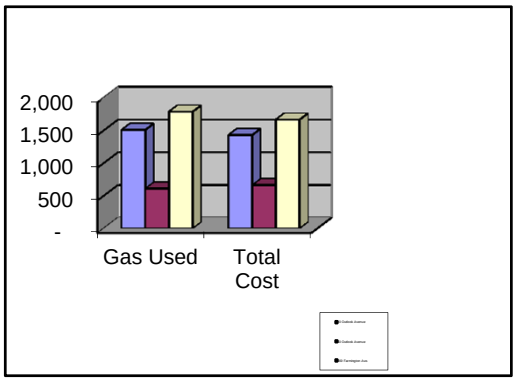
Month End: **6/30/2014**

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



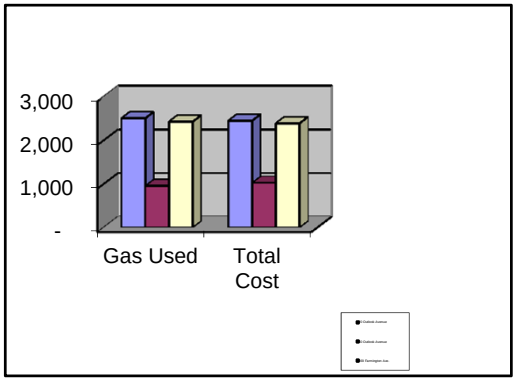
Month End: **5/31/2014**

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



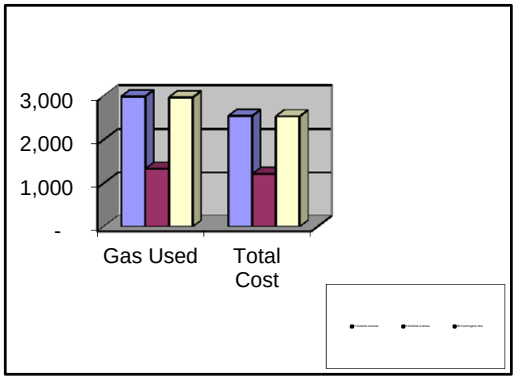
Month End: **4/30/2014**

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



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

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



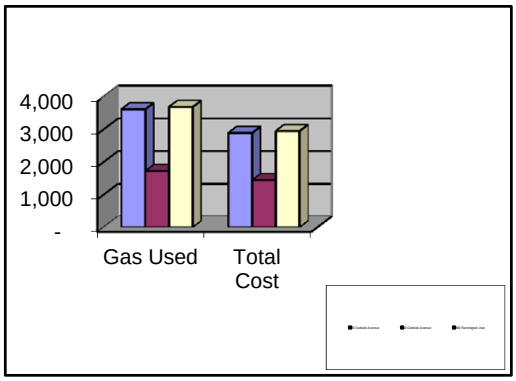
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

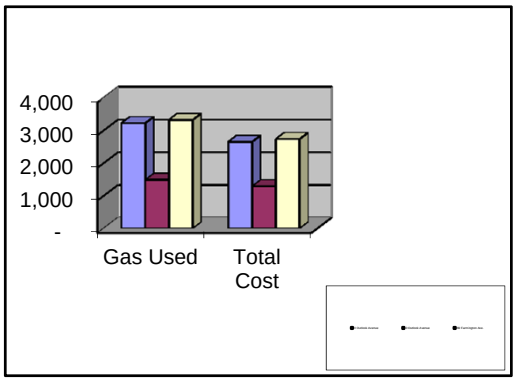
Month End: **2/28/2014**

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



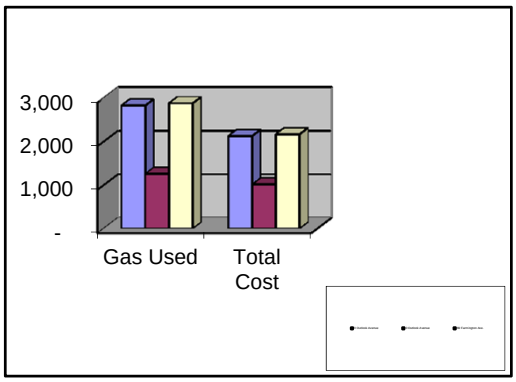
Month End: **1/31/2014**

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



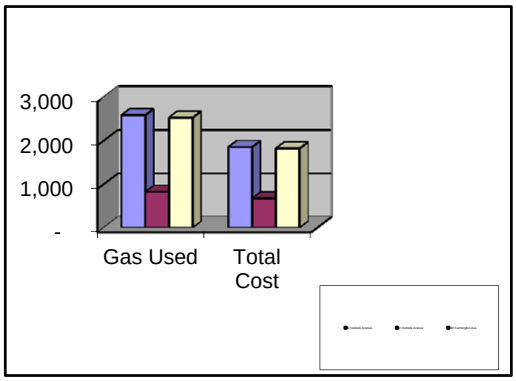
Month End: **12/31/2013**

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



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

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



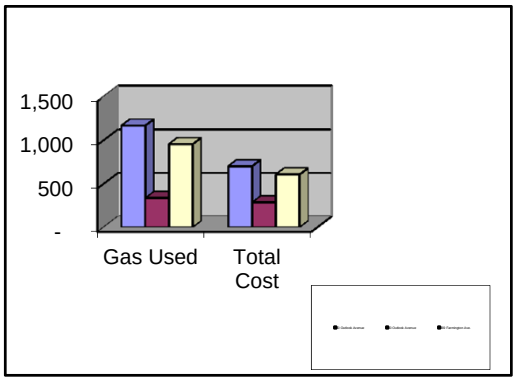
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

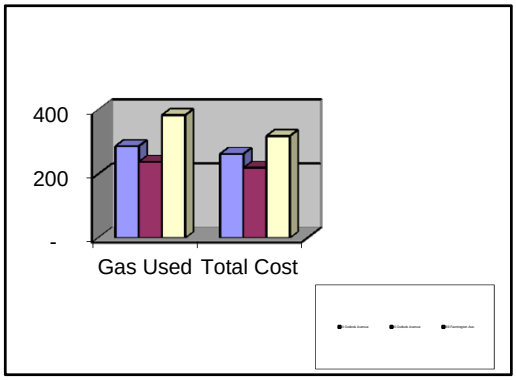
Month End: **10/31/2013**

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



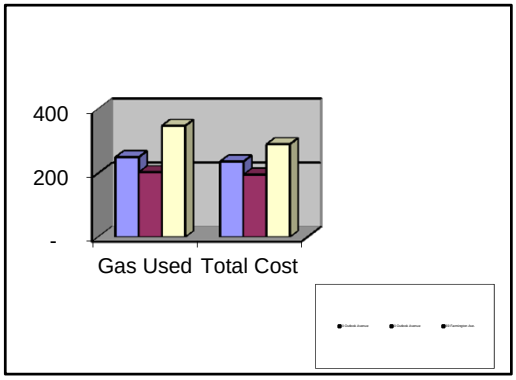
Month End: **9/30/2013**

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



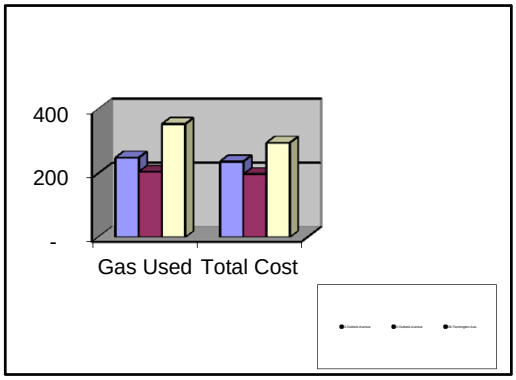
Month End: **8/31/2013**

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



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

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



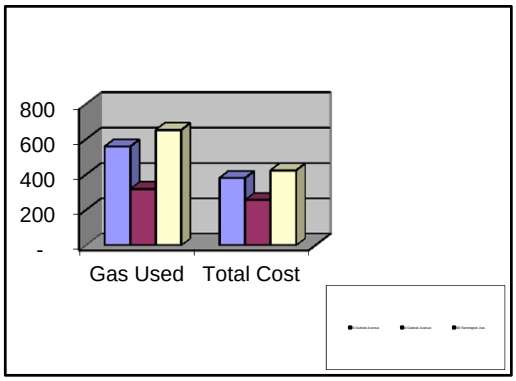
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

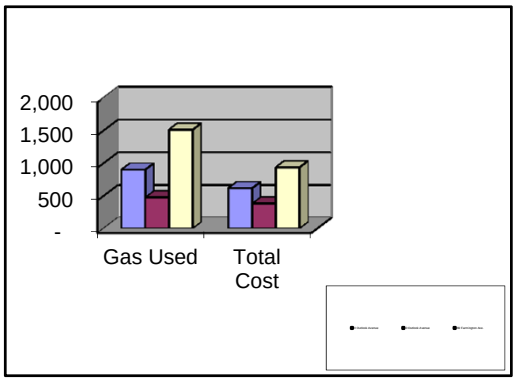
Month End: **6/30/2013**

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



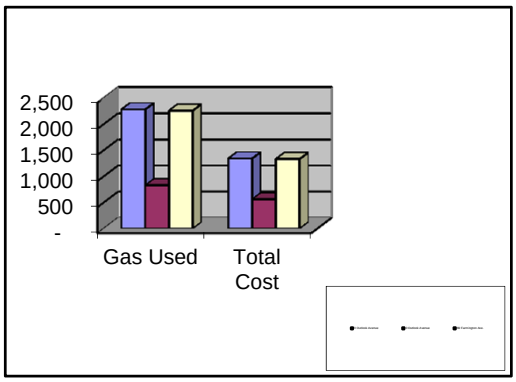
Month End: **5/31/2013**

Building	Gas Used	Total Cost	Bill Days
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



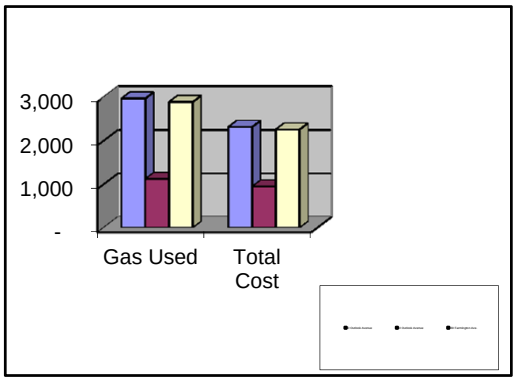
Month End: **4/30/2013**

Building	Gas Used	Total Cost	Bill Days
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**

Building	Gas Used	Total Cost	Bill Days
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



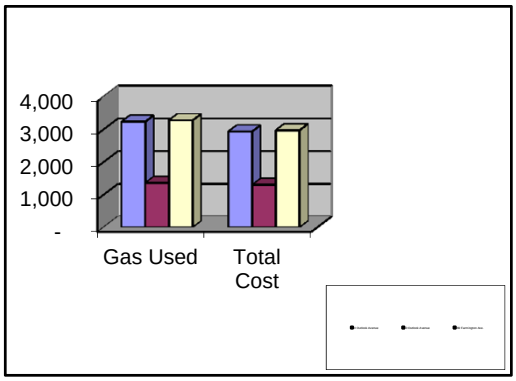
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

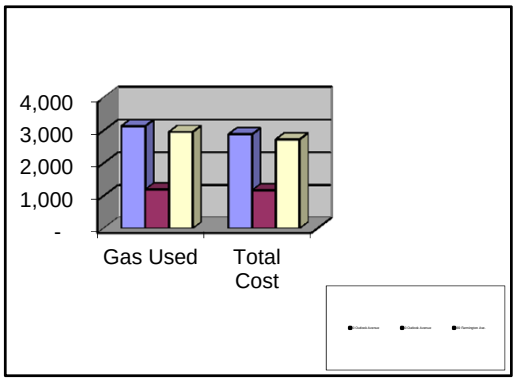
Month End: **2/28/2013**

Building	Gas Used	Total Cost	Bill Days
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



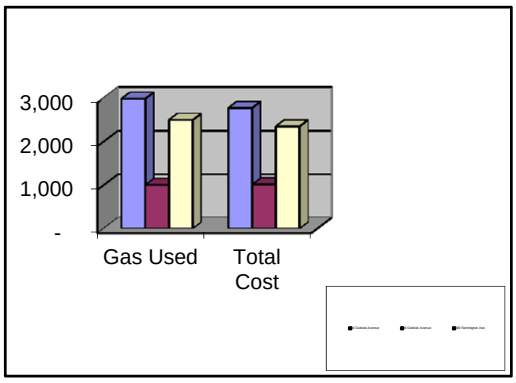
Month End: **1/31/2013**

Building	Gas Used	Total Cost	Bill Days
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



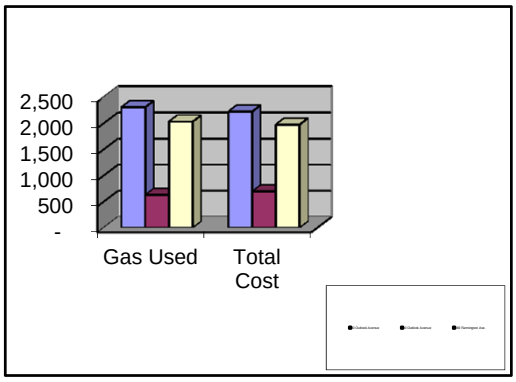
Month End: **12/31/2012**

Building	Gas Used	Total Cost	Bill Days
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**

Building	Gas Used	Total Cost	Bill Days
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



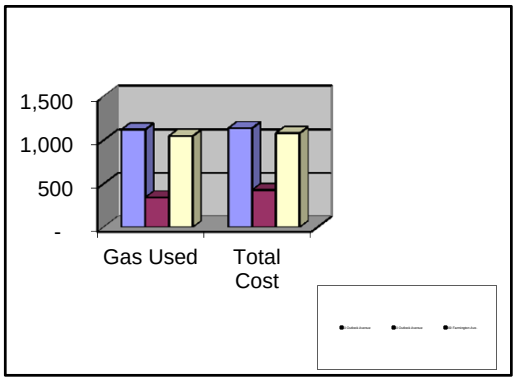
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

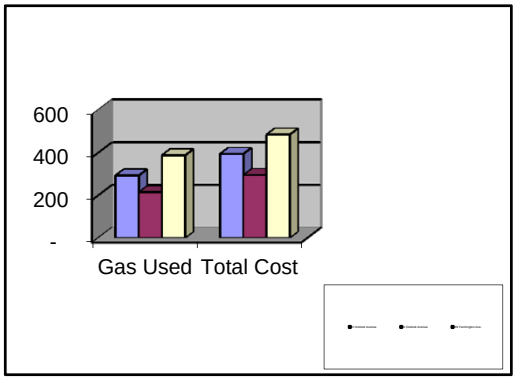
Month End: **10/31/2012**

Building	Gas Used	Total Cost	Bill Days
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



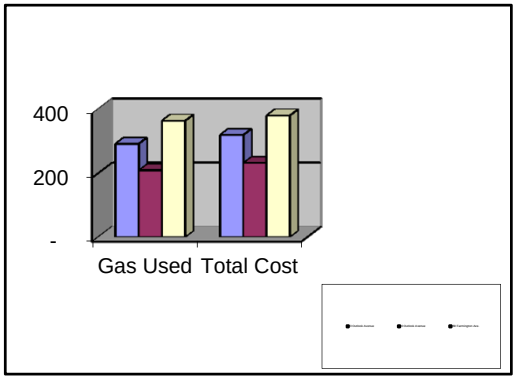
Month End: **9/30/2012**

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



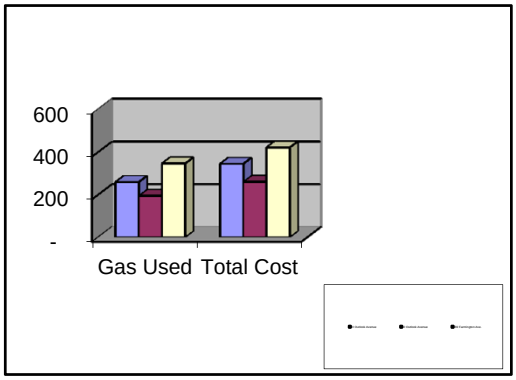
Month End: **8/31/2012**

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



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

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



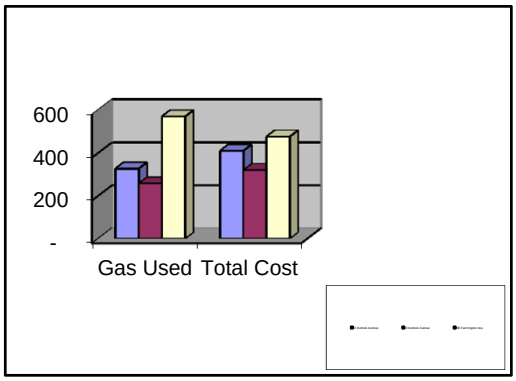
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

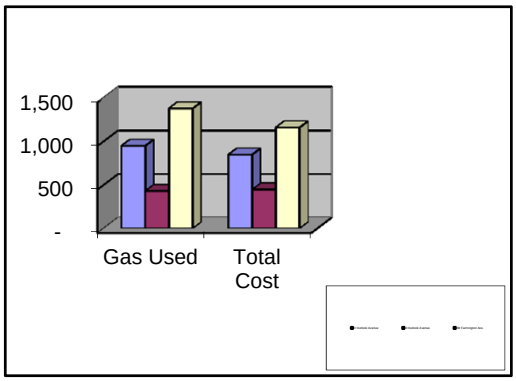
Month End: **6/30/2012**

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



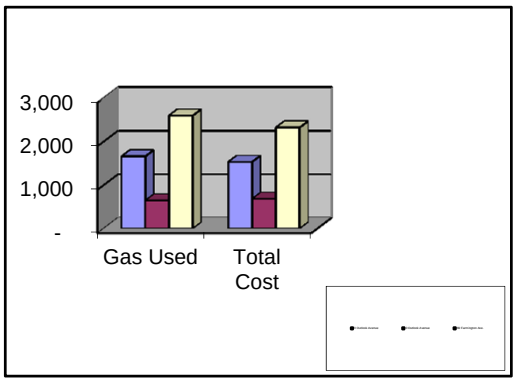
Month End: **5/31/2012**

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



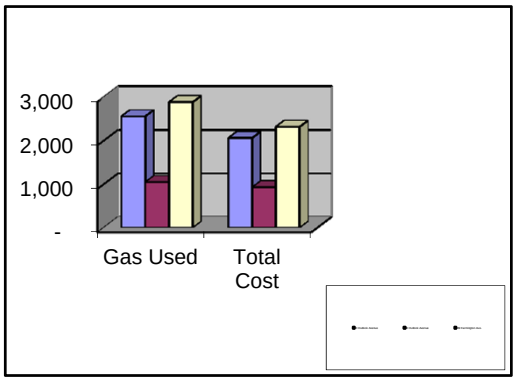
Month End: **4/30/2012**

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



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

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



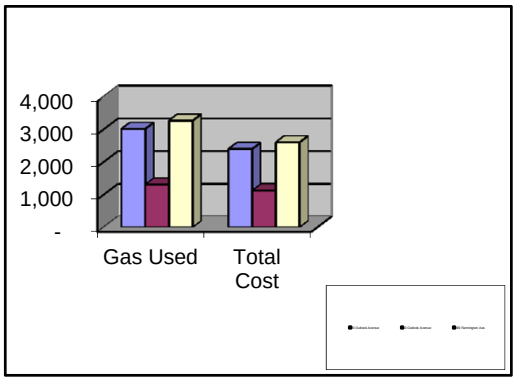
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

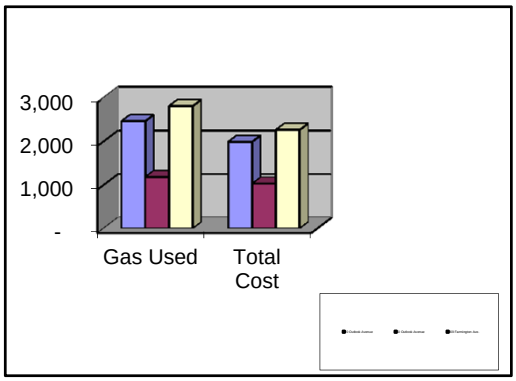
Month End: **2/29/2012**

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



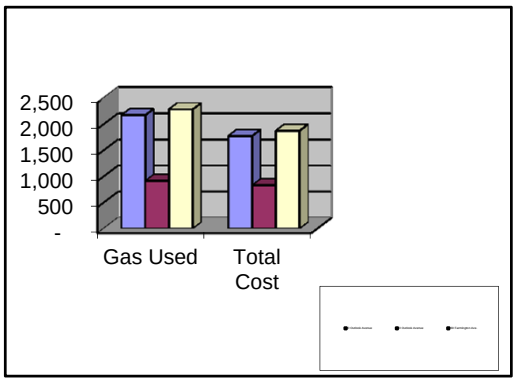
Month End: **1/31/2012**

Building	Gas Used	Total Cost	Bill Days
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



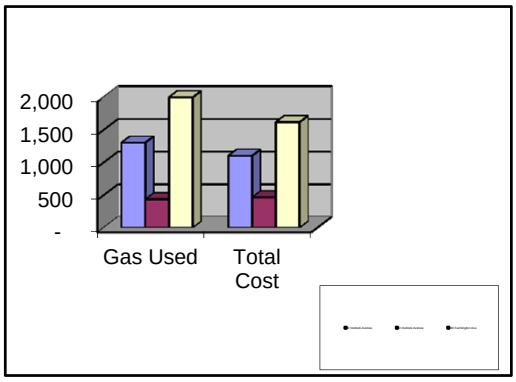
Month End: **12/31/2011**

Building	Gas Used	Total Cost	Bill Days
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**

Building	Gas Used	Total Cost	Bill Days
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



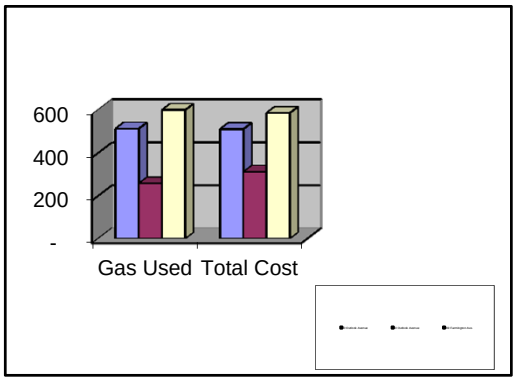
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

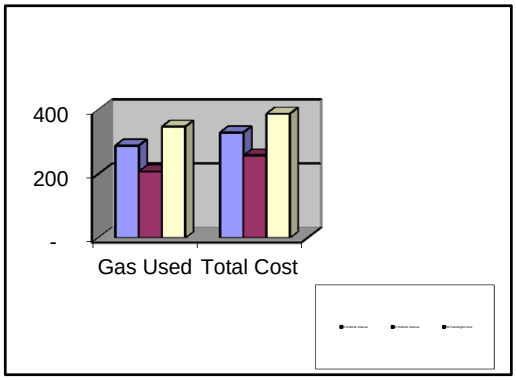
Month End: **10/31/2011**

Building	Gas Used	Total Cost	Bill Days
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



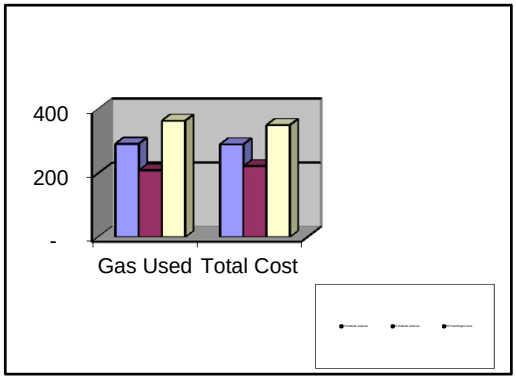
Month End: **9/30/2011**

Building	Gas Used	Total Cost	Bill Days
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



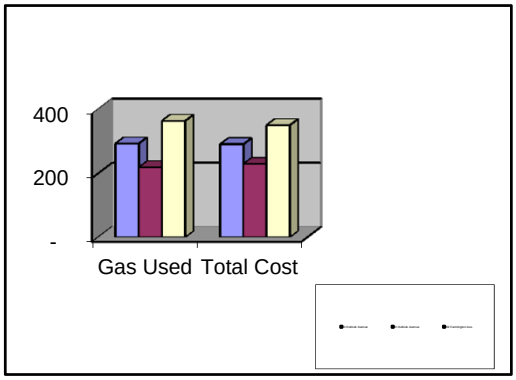
Month End: **8/31/2011**

Building	Gas Used	Total Cost	Bill Days
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**

Building	Gas Used	Total Cost	Bill Days
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



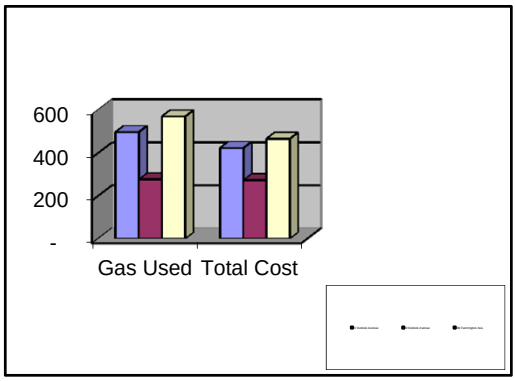
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

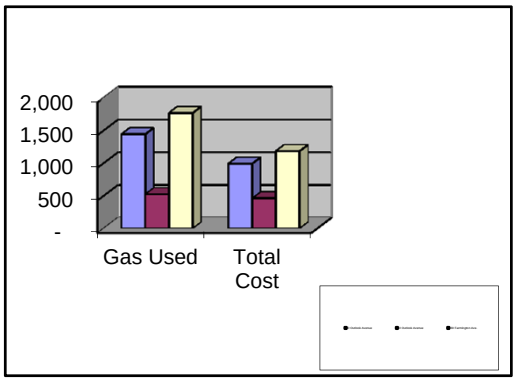
Month End: **6/30/2011**

Building	Gas Used	Total Cost	Bill Days
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



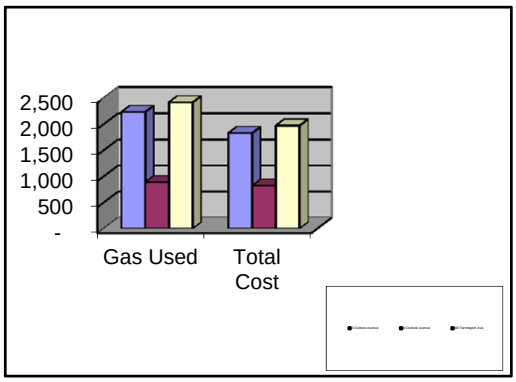
Month End: **5/31/2011**

Building	Gas Used	Total Cost	Bill Days
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



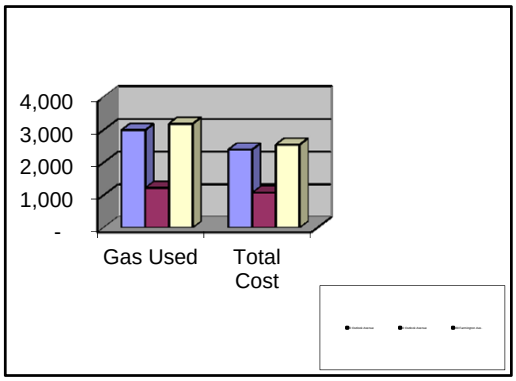
Month End: **4/30/2011**

Building	Gas Used	Total Cost	Bill Days
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**

Building	Gas Used	Total Cost	Bill Days
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



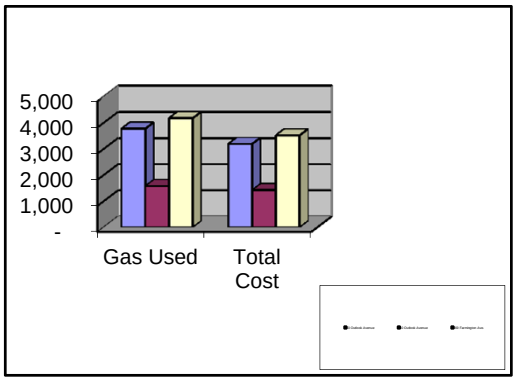
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

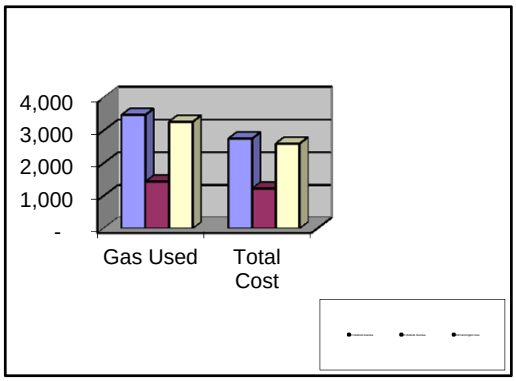
Month End: **2/28/2011**

Building	Gas Used	Total Cost	Bill Days
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



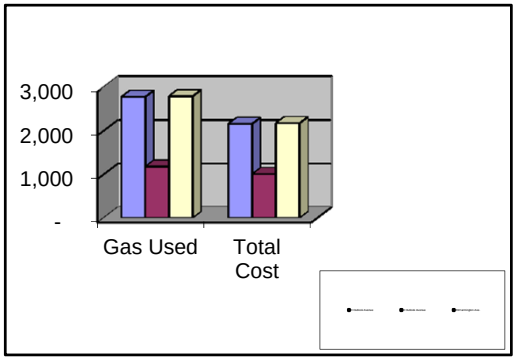
Month End: **1/31/2011**

Building	Gas Used	Total Cost	Bill Days
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



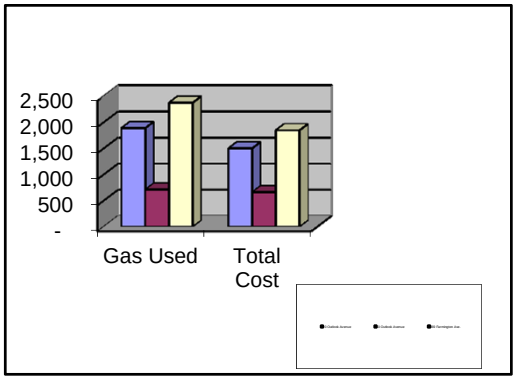
Month End: **12/31/2010**

Building	Gas Used	Total Cost	Bill Days
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**

Building	Gas Used	Total Cost	Bill Days
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



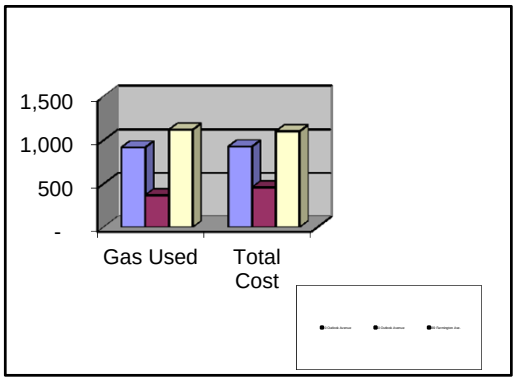
Westbury Condominiums Association, Inc.

Analysis of Gas Useage By Building - Historical

June 30, 2015

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

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

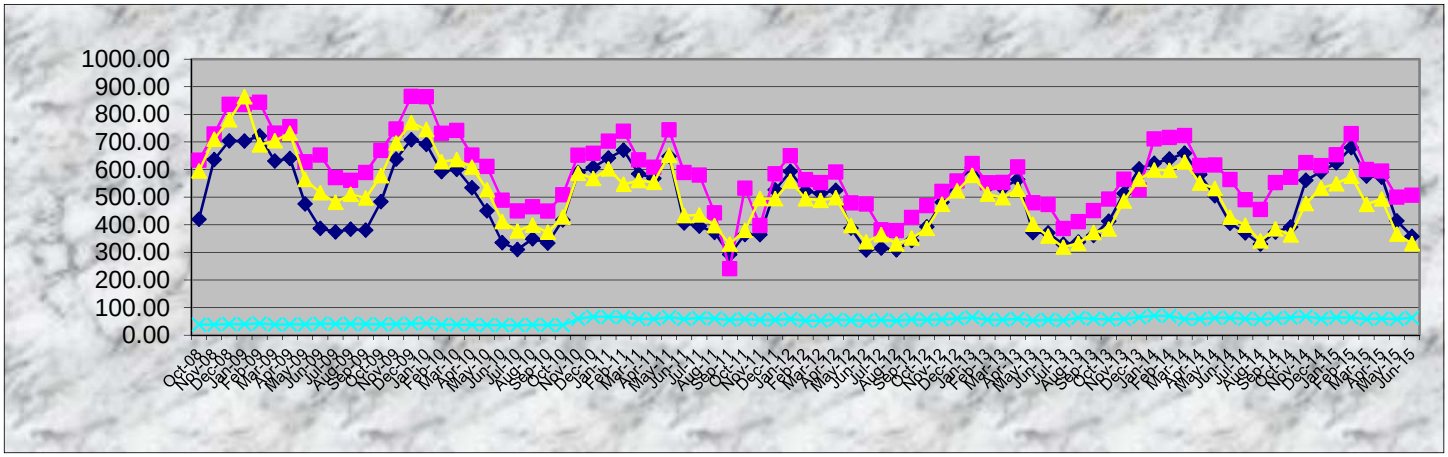


Westbury Condominiums Association, Inc.

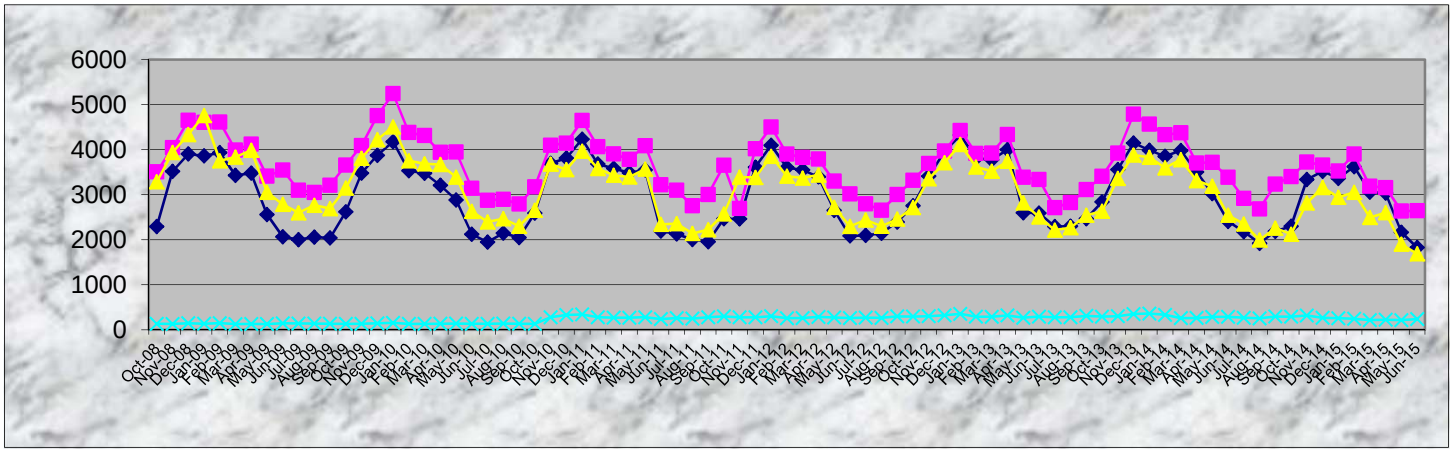
Electricity Analysis

June 30, 2015

Cost Data



Useage Data



Year To Date Consumption

	6/30/2015	6/30/2014	6/30/2013
20 Outlook Avenue	26,218	31,293	31,214
30 Outlook Avenue	29,825	36,193	34,299
869 Farmington Ave.	22,776	30,118	30,090
Garages	2,266	2,731	2,731
	81,085	100,335	98,334

Year To Date Cost *

	6/30/2015	6/30/2014	6/30/2013
20 Outlook Avenue	$ 953.34	$ 926.63	$ 874.57
30 Outlook Avenue	$ 1,197.00	$ 1,057.44	$ 990.07
869 Farmington Ave.	$ 839.66	$ 870.40	$ 861.17
Garages	$ 131.59	$ 115.11	$ 113.03
	$ 3,121.59	$ 2,969.58	$ 2,838.84

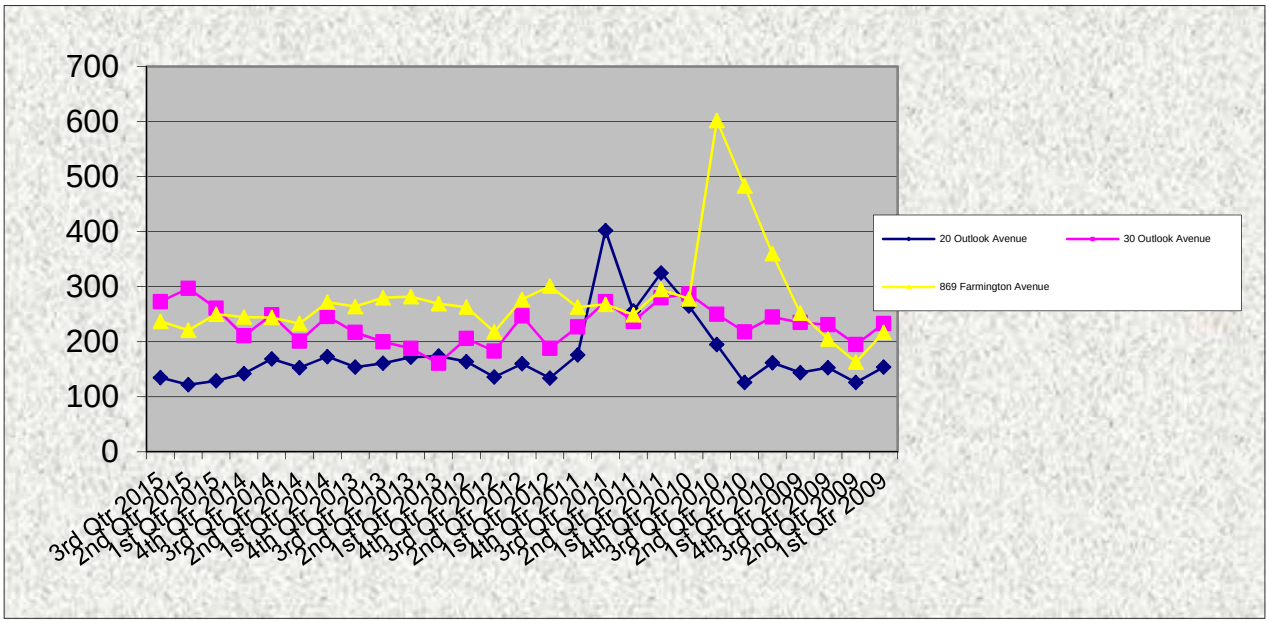
** - Does NOT include budget billed accounts. Amounts above reflect actual costs.*

Westbury Condominiums Association, Inc.

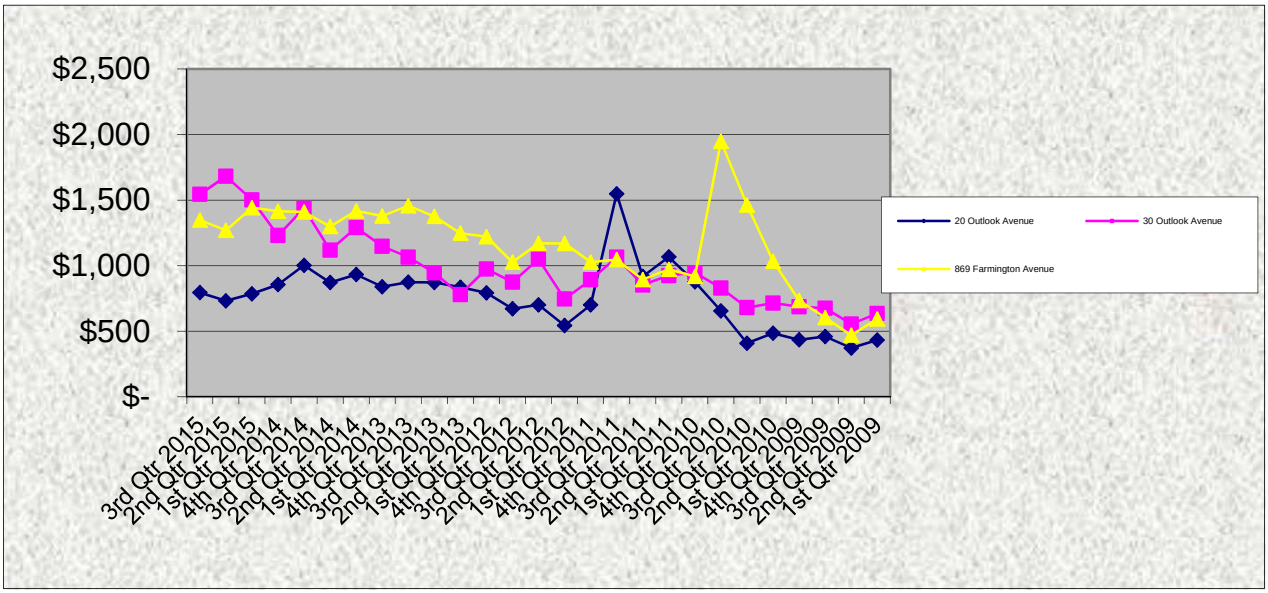
Water Consumption Analysis

Third Quarter 2015 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.

Water Consumption Analysis

Third Quarter 2015 (With Prior Year Data)

Useage*	2015 Q4	2015 Q3	2015 Q2	2015 Q1	2014 Q4	2014 Q3	2014 Q2	2014 Q1
Bldg. 20	0	135	122	129	161	169	153	173
Bldg. 30	0	273	297	261	200	249	201	246
Bldg. 869	0	237	221	250	280	244	236	272
	0	645	640	640	641	662	590	691

**measured in CCF* **measured in CCF*

Cost	2015 Q4	2015 Q3	2015 Q2	2015 Q1	2014 Q4	2014 Q3	2014 Q2	2014 Q1
Bldg. 20	$ -	$ 794.55	$ 731.92	$ 785.34	$ 855.93	$ 1,002.54	$ 871.67	$ 932.57
Bldg. 30	$ -	$ 1,543.89	$ 1,682.17	$ 1,502.10	$ 1,230.60	$ 1,436.94	$ 1,118.53	$ 1,290.27
Bldg. 869	$ -	$ 1,348.41	$ 1,269.49	$ 1,442.37	$ 1,415.22	$ 1,409.79	$ 1,298.51	$ 1,417.67
Totals	$ -	$ 3,686.85	$ 3,683.58	$ 3,729.81	$ 3,501.75	$ 3,849.27	$ 3,288.71	$ 3,640.51

Useage*	2013 Q4	2013 Q3	2013 Q2	2013 Q1	2012 Q4	2012 Q3	2012 Q2	2012 Q1
Bldg. 20	154	161	172	174	164	136	160	134
Bldg. 30	217	200	188	161	206	183	247	188
Bldg. 869	264	280	282	269	263	218	277	301
	635	641	642	604	633	537	684	623

**measured in CCF* **measured in CCF*

Cost	2013 Q4	2013 Q3	2013 Q2	2013 Q1	2012 Q4	2012 Q3	2012 Q2	2012 Q1
Bldg. 20	$ 839.47	$ 873.77	$ 872.20	$ 835.92	$ 792.62	$ 671.38	$ 701.20	$ 543.40
Bldg. 30	$ 1,148.17	$ 1,064.87	$ 945.47	$ 779.63	$ 974.48	$ 874.89	$ 1,050.07	$ 745.90
Bldg. 869	$ 1,378.47	$ 1,456.87	$ 1,375.86	$ 1,247.27	$ 1,221.29	$ 1,026.44	$ 1,170.11	$ 1,169.65
Totals	$ 3,366.11	$ 3,395.51	$ 3,193.53	$ 2,862.82	$ 2,988.39	$ 2,572.71	$ 2,921.38	$ 2,458.95

Westbury Condominium Association, Inc.
A/P Aging Summary
As of June 30, 2015

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	$ -	$ -	$ -	$ -	$ -	$ -
Admiral Cleaning, Inc.	$ -	$ -	$ -	$ -	$ -	$ -
Alan R. Comrie	$ -	$ -	$ -	$ -	$ -	$ -
Alan Shechtman	$ -	$ -	$ -	$ -	$ -	$ -
ARC Strategic Solutions	$ -	$ -	$ -	$ -	$ 48	$ 48
AT&T	$ -	$ -	$ -	$ -	$ -	$ -
B.T. Lindsay & Company	$ -	$ -	$ -	$ -	$ -	$ -
CL&P	$ -	$ -	$ -	$ -	$ -	$ -
Community Association Underwriter	$ -	$ -	$ -	$ -	$ -	$ -
Connecticut Natural Gas	$ -	$ -	$ -	$ -	$ -	$ -
Discount Lighting Outlet	$ -	$ -	$ -	$ -	$ -	$ -
Enhanced Management Services, LL	$ -	$ -	$ -	$ -	$ -	$ -
Frontier	$ 289	$ -	$ -	$ -	$ -	$ 289
Hartford Stamp Works, LLC	$ -	$ -	$ -	$ -	$ -	$ -
Imagineers, LLC	$ 4,265	$ -	$ 1,410	$ -	$ -	$ 5,675
Lewis Hosier Locksmith	$ -	$ -	$ -	$ -	$ -	$ -
Martin Levitz	$ -	$ -	$ -	$ -	$ -	$ -
Marvin Freifeld	$ -	$ -	$ -	$ -	$ -	$ -
Miller Plumbing, LLC	$ -	$ -	$ -	$ -	$ -	$ -
Paine's, Inc.	$ -	$ -	$ -	$ -	$ -	$ -
Robert Huhtanen	$ -	$ -	$ -	$ -	$ -	$ -
Rupert Stonewall Brick & Cement	$ -	$ -	$ -	$ -	$ -	$ -
Thelma Houston	$ -	$ -	$ -	$ -	$ -	$ -
Turf Masters, LLC	$ -	$ -	$ -	$ -	$ -	$ -
Wattsaver Lighting Products	$ -	$ -	$ -	$ -	$ -	$ -
West Side Landscaping, LLC	$ -	$ -	$ -	$ -	$ 2,801	$ 2,801
TOTAL	**$ 4,554**	**$ -**	**$ 1,410**	**$ -**	**$ 2,849**	**$ 8,813**

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association
Board Approved FY 2015 Budget

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

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07130 — Property Manager Fees								
Bill	10/01/14		Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0102858 - Monthly Management Fee		2000	1,089.82	1,089.82
Bill	11/01/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103067 - Monthly Management Fee		2000	1,089.82	2,179.64
Bill	12/04/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103279 - Monthly		2000	1,089.82	3,269.46
Bill	01/01/15		Imagineers, LLC	Imagineers - Inv. #MGMT0103505 Monthly Invoice		2000	1,089.82	4,359.28
Bill	02/05/15		Imagineers, LLC	Imagineers - Inv. #MGMT0103778 Monthly		2000	1,089.82	5,449.10
Bill	03/01/15		Imagineers, LLC	Imagineers - Inv. #MGMT0104000 - Monthly Management Fee		2000	1,089.70	6,538.80
Bill	03/30/15		Imagineers, LLC	Imagineers - Inv. #MGMT0104206 - Monthly Management		2000	1,089.82	7,628.62
Bill	05/30/15		Imagineers, LLC	Inv. #MGMT0104650 - Management Fee Monthly		2000	1,089.82	8,718.44
Bill	06/30/15		Imagineers, LLC	Inv. #MGMT0104859 - Monthly		2000	1,089.70	9,808.14
Total 07130 — Property Manager Fees							9,808.14	9,808.14
Total 07000 — Administrative Expenses							9,808.14	9,808.14
TOTAL							**9,808.14**	**9,808.14**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07140 — Audit Fees								
General	10/17/14			To Accrue Oct. 2014 portion of Annual Audit Fees		3150	400.00	400.00
General	11/14/14			To Accrue November 2014 Audit Fees		3150	400.00	800.00
General	12/31/14			To Accrue December 2014 Pro-Rata Share of Audit Fees		3150	400.00	1,200.00
General	01/31/15			To Accrue January 2015 Audit Fees		3150	400.00	1,600.00
General	02/28/15			To Accrue February 2015 Audit Fees		3150	400.00	2,000.00
General	03/31/15			To Accrue March 2015 Audit Fees		3150	400.00	2,400.00
General	04/30/15			To Accrue April 2015 Portion of Audit Fees		3150	400.00	2,800.00
General	05/15/15			To Accrue May 2015 Audit Fees		3150	400.00	3,200.00
General	06/30/15			To Record Audit Fees for June 2015		3150	400.00	3,600.00
Total 07140 — Audit Fees							3,600.00	3,600.00
Total 07000 — Administrative Expenses							3,600.00	3,600.00
TOTAL							**3,600.00**	**3,600.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07280 — Insurance								
Bill	10/11/14		Community Association Underwriters	CAU Policy #CAU218903-3 Down Payment on 2014-2015 Policy - A/C 24994		2000	11,215.00	11,215.00
General	10/17/14			To Accrue October 2014 Insurance Expense		1470	2,812.00	14,027.00
General	10/17/14			To Record As Prepaid the down payment on the 2014-15 Insurance Policy		1470	-11,215.00	2,812.00
General	11/01/14			To Expense October 2014 Prepaid Portion		1470	85.00	2,897.00
Bill	11/02/14		Community Association Underwriters	CAU Policy #CAU218903-1st Reg Payment on 2014-2015 Policy - A/C 24994		2000	2,812.00	5,709.00
General	11/30/14			To Expense November 2014 Portion Of Insurance Exp - Fidelity Bond		1470	85.00	5,794.00
General	12/31/14			To Expense December 2014 Portion of Prepaid Insurance		1470	2,812.00	8,606.00
General	12/31/14			To Expense December 2014 Portion of Insurance - Fidelity Bond		1470	85.00	8,691.00
General	01/31/15			To Expense January 2015 Insurance Policy & Fidelity Bond		-SPL	2,812.00	11,503.00
General	01/31/15			To Expense January 2015 Insurance Policy & Fidelity Bond		0728	85.00	11,588.00
General	02/28/15			To Expense February 2015 Portion of Prepaid Insurance		1470	2,812.00	14,400.00

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
General	02/28/15			To Expense February 2015 Portion of Fidelity Bond		1470	85.00	14,485.00
General	03/31/15			To Expense March 2015 Insurace and Additional Fidelity		-SPL	2,812.00	17,297.00
General	03/31/15			To Expense March 2015 Insurace and Additional Fidelity		0728	85.00	17,382.00
General	04/30/15			To Expense April 2015 Portion of Prepaid Insurance - CAU		-SPL	2,812.00	20,194.00
General	04/30/15			To Expense April 2015 Portion of Prepaid Insurance - CAU		0728	85.00	20,279.00
General	05/15/15			To Expense May 2015 CAU		-SPL	2,812.00	23,091.00
General	05/15/15			To Expense May 2015 Extra Bond Cost		0728	85.00	23,176.00
General	06/30/15			To Record June 2015 Portion of Insurance Expense		1470	2,812.00	25,988.00
General	06/30/15			To Record Extra Fidelity Bond Cost - June 2015		1470	85.00	26,073.00
Total 07280 — Insurance							26,073.00	26,073.00
Total 07000 — Administrative Expenses							26,073.00	26,073.00
TOTAL							**26,073.00**	**26,073.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07308 — Corporate Taxes								
General	10/17/14			To Accrue Oct. 2014 portion of Estimated Annual Corporate Tax Liability		2155	500.00	500.00
General	11/14/14			To Accrue November 2014 Corporate Taxes		2155	500.00	1,000.00
General	12/31/14			To Record December 2014 Portion of Annual Tax Obligation		2155	500.00	1,500.00
General	01/31/15			To Accrue for January 2015 Portion of Corporate Taxes		2155	500.00	2,000.00
General	02/28/15			To Accrue February 2015 Portion of Corporate Taxes		2155	500.00	2,500.00
General	03/31/15			To Accrue March 2015 Corporate Taxes		2155	500.00	3,000.00
General	04/30/15			To Accrue April 2015 Prtion of Estimated Corporate Tax Liability		2155	500.00	3,500.00
General	05/15/15			To Expense May 2015 Portion of Corp Tax Accrual		2155	200.00	3,700.00
General	06/30/15			To Record June 2015 portion of Corporate Taxes		2155	200.00	3,900.00
Total 07308 — Corporate Taxes							3,900.00	3,900.00
Total 07000 — Administrative Expenses							3,900.00	3,900.00
TOTAL							**3,900.00**	**3,900.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07309 — Postage								
Bill	12/31/14		ARC Strategic Solutions	ARC SS - Reimbursement - USPS Postage		2000	8.82	8.82
Bill	12/31/14		ARC Strategic Solutions	ARC SS - Postage for Bulk Mailing 4 books of 20		2000	39.20	48.02
Bill	02/20/15		ARC Strategic Solutions	ARC SS - Reimburse - US Postage		2000	8.82	56.84
Total 07309 — Postage							56.84	56.84
Total 07000 — Administrative Expenses							56.84	56.84
TOTAL							**56.84**	**56.84**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07310 — Printing & Copying								
Bill	02/20/15		ARC Strategic Solutions	ARC SS - Reimburse - Copies New Condo Act Booklets		2000	74.02	74.02
Total 07310 — Printing & Copying							74.02	74.02
Total 07000 — Administrative Expenses							74.02	74.02

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
TOTAL							**74.02**	**74.02**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07890 — Misc G&A								
General	03/11/15			Bank Service Charge		1017	15.00	15.00
Bill	05/19/15		Gutkin Enterprises, LLC	Invoice #49554- Nametags		2000	23.02	38.02
General	05/26/15			McBee Order - Check Stock, Deposit Forms and Pens		1470	513.28	551.30
Total 07890 — Misc G&A							551.30	551.30
Total 07000 — Administrative Expenses							551.30	551.30
TOTAL							**551.30**	**551.30**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
07895 — Monthly Security Monitoring								
General	12/31/14			December Portion Of Stanly Monitoring Invoice		1470	13.21	13.21
General	01/31/15			Amortization of Multi-Month Invoice - Stanley		1470	13.38	26.59
General	02/28/15			Monitoring Fee - Fire System - Stanley Convergent		1470	26.59	53.18
Bill	03/30/15		Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 12238426 - Monitoring 5/1 - 5/31		2000	26.59	79.77
General	04/30/15			To Expense April 2015 Security Monitoring - Stanley Convergence		1470	26.59	106.36
Bill	05/16/15		Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 12238426 - Monitoring 6/1 - 6/30		2000	26.59	132.95
Bill	06/16/15		Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 12490929 - Monitoring 7/1 - 7/30		2000	26.59	159.54
Total 07895 — Monthly Security Monitoring							159.54	159.54
Total 07000 — Administrative Expenses							159.54	159.54
TOTAL							**159.54**	**159.54**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
7011 — Bookkeeping Fees								
Bill	10/22/14		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	875.00
Bill	11/30/14		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	1,750.00
Bill	12/22/14		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	2,625.00
Bill	01/22/15		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	3,500.00
Bill	02/20/15		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	4,375.00
Bill	03/02/15		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	5,250.00
Bill	04/21/15		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	6,125.00
Bill	05/17/15		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	7,000.00
Bill	06/11/15		ARC Strategic Solutions	ARC SS - Monthly		2000	875.00	7,875.00
Total 7011 — Bookkeeping Fees							7,875.00	7,875.00
Total 07000 — Administrative Expenses							7,875.00	7,875.00
TOTAL							**7,875.00**	**7,875.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
07000 — Administrative Expenses								
7012 — Legal								

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Bill	03/31/15		Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #55309 - Smoking , Reg. of Leasing, Governance Issues/Doc Updates		2000	480.00	480.00
Bill	04/30/15		Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #1177-00000T 55622 - Smoking Issue		2000	210.00	690.00
Bill	06/16/15		Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #1177-00000T 55868 - Review Agreement Between Association and Interior Desig		2000	270.00	960.00
Total 7012 — Legal							960.00	960.00
Total 07000 — Administrative Expenses							960.00	960.00
TOTAL							**960.00**	**960.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
08000 — Utilities								
08010 — Water & Sewer								
General	10/17/14			To Expense October 2014 portion of Qtrly MDC Invoice		1470	1,167.25	1,167.25
General	11/14/14			To Record Prepaid Portion of MDC Quarterly Invoice		1470	-2,486.54	-1,319.29
Bill	11/30/14		The Metropolitan District	The MDC - 869 Farmington Avenue		2000	1,442.37	123.08
Bill	11/30/14		The Metropolitan District	The MDC - 20 Outlook Avnue		2000	785.34	908.42
Bill	11/30/14		The Metropolitan District	The MDC - 30 Outlook Avenue		2000	1,502.10	2,410.52
General	12/31/14			To Expense December 2014 Portion of Quarterly MDC Invoice		1470	1,243.27	3,653.79
General	01/31/15			To Expense January 2015 Portion of Qtrly MDC Invoice		1470	1,243.27	4,897.06
General	02/28/15			To Expense February 2015 Portion of MDC Qtrly Invoice		1470	1,227.86	6,124.92
Bill	03/05/15		The Metropolitan District	The MDC - 869 Farmington Avenue		2000	1,269.49	7,394.41
Bill	03/05/15		The Metropolitan District	The MDC - 20 Outlook Avnue		2000	731.92	8,126.33
Bill	03/05/15		The Metropolitan District	The MDC - 30 Outlook Avenue		2000	1,682.17	9,808.50
General	03/06/15			To Record as Prepaid the Quarterly MDC Invoice		1470	-3,683.58	6,124.92
General	03/31/15			To Expense March 2015 Portion of Quarterly MDC Invoice		1470	1,227.86	7,352.78
General	04/30/15			To Expense April 2015 Portion of Quarterly MDC Invoice		1470	1,227.86	8,580.64
General	05/15/15			To Expense May 2015 Portion of Quarterly MDC Invoice		1470	1,227.86	9,808.50
Bill	06/16/15		The Metropolitan District	The MDC - 869 Farmington Avenue		2000	1,348.41	11,156.91
Bill	06/16/15		The Metropolitan District	The MDC - 20 Outlook Avnue		2000	794.55	11,951.46
Bill	06/16/15		The Metropolitan District	The MDC - 30 Outlook Avenue		2000	1,543.89	13,495.35
General	06/30/15			To Record July and August Portin od Qtrly. Otis Elevator Inv. as Prepaid		1470	-2,457.90	11,037.45
Total 08010 — Water & Sewer							11,037.45	11,037.45
Total 08000 — Utilities							11,037.45	11,037.45
TOTAL							**11,037.45**	**11,037.45**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
08000 — Utilities								
08020 — Electricity								
General	10/28/14			Electric Accrual for 2014 - 15		3150	1,563.00	1,563.00
General	10/28/14			CL&P Expense for last month of Fiscal Year - Reverse Standing Accrual		3150	-1,390.23	172.77
Bill	10/31/14		CL&P	CL&P - 30 Outlook Avenue		2000	571.84	744.61
Bill	10/31/14		CL&P	CL&P - 869 Farmington Avenue		2000	363.00	1,107.61
Bill	10/31/14		CL&P	CL&P - 20 Outlook Avenue		2000	391.80	1,499.41
Bill	10/31/14		CL&P	CL&P - 869 Farm Garages		2000	63.59	1,563.00
Bill	11/26/14		CL&P	CL&P - 30 Outlook Avenue		2000	625.16	2,188.16
Bill	11/26/14		CL&P	CL&P - 869 Farmington Avenue		2000	476.66	2,664.82
Bill	11/26/14		CL&P	CL&P - 20 Outlook Avenue		2000	561.54	3,226.36

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Bill	11/26/14		CL&P	CL&P - 869 Farm Garages		2000	68.00	3,294.36
Bill	12/29/14		CL&P	CL&P - 30 Outlook Avenue		2000	613.86	3,908.22
Bill	12/29/14		CL&P	CL&P - 869 Farmington Avenue		2000	532.75	4,440.97
Bill	12/29/14		CL&P	CL&P - 20 Outlook Avenue		2000	591.47	5,032.44
Bill	12/29/14		CL&P	CL&P - 869 Farm Garages		2000	59.49	5,091.93
Bill	01/30/15		CL&P	CL&P - 30 Outlook Avenue		2000	653.64	5,745.57
Bill	01/30/15		CL&P	CL&P - 869 Farmington Avenue		2000	548.79	6,294.36
Bill	01/30/15		CL&P	CL&P - 20 Outlook Avenue		2000	624.41	6,918.77
Bill	01/30/15		CL&P	CL&P - 869 Farm Garages		2000	64.06	6,982.83
Bill	02/20/15		Eversource	869 Farmington Avenue 3052		2000	575.60	7,558.43
Bill	02/20/15		Eversource	20 Outlook Avenue - 3621		2000	679.32	8,237.75
Bill	02/20/15		Eversource	869 Farm Ave Garages 245		2000	63.92	8,301.67
Bill	02/20/15		Eversource	30 Outlook Avenue - 3,900		2000	730.17	9,031.84
Bill	03/24/15		Eversource	869 Farmington Avenue 3052		2000	473.88	9,505.72
Bill	03/24/15		Eversource	20 Outlook Avenue - 3621		2000	576.52	10,082.24
Bill	03/24/15		Eversource	869 Farm Ave Garages 245		2000	58.26	10,140.50
Bill	03/24/15		Eversource	30 Outlook Avenue - 3,900		2000	600.02	10,740.52
Bill	04/30/15		Eversource	869 Farmington Avenue 3052		2000	493.20	11,233.72
Bill	04/30/15		Eversource	20 Outlook Avenue - 3621		2000	572.32	11,806.04
Bill	04/30/15		Eversource	869 Farm Ave Garages 245		2000	60.09	11,866.13
Bill	04/30/15		Eversource	30 Outlook Avenue - 3,900		2000	594.56	12,460.69
Bill	05/23/15		Eversource	869 Farmington Avenue - 1,901 kW		2000	365.78	12,826.47
Bill	05/23/15		Eversource	20 Outlook Avenue - 2,165kW		2000	413.91	13,240.38
Bill	05/23/15		Eversource	869 Farm Ave Garages - 214 kW		2000	58.26	13,298.64
Bill	05/23/15		Eversource	30 Outlook Avenue - 2,636 kW		2000	499.77	13,798.41
Bill	06/21/15		Eversource	CL&P - 30 Outlook Avenue - 2,643 useage		2000	507.05	14,305.46
Bill	06/21/15		Eversource	CL&P - 869 Farmington Avenue - 1,687 useage		2000	331.77	14,637.23
Bill	06/21/15		Eversource	CL&P - 20 Outlook Avenue 1,826 useage		2000	357.90	14,995.13
Bill	06/21/15		Eversource	CL&P - 869 Farm Garages - 237 useage		2000	63.05	15,058.18
Total 08020 — Electricity							15,058.18	15,058.18
Total 08000 — Utilities							15,058.18	15,058.18
TOTAL							**15,058.18**	**15,058.18**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
08000 — Utilities								
08030 — Gas								
Bill	10/26/14		Connecticut Natural Gas	CNG - 20 Outlook Avenue		2000	548.67	548.67
Bill	10/26/14		Connecticut Natural Gas	CNG - 30 Outlook Avenue		2000	389.10	937.77
Bill	10/26/14		Connecticut Natural Gas	CNG - 869 Farmington Avenue		2000	603.70	1,541.47
Bill	11/26/14		Connecticut Natural Gas	CNG - 20 Outlook Avenue		2000	1,736.59	3,278.06
Bill	11/26/14		Connecticut Natural Gas	CNG - 30 Outlook Avenue		2000	673.06	3,951.12
Bill	11/26/14		Connecticut Natural Gas	CNG - 869 Farmington Avenue		2000	1,578.27	5,529.39
Bill	12/29/14		Connecticut Natural Gas	CNG - 20 Outlook Avenue		2000	2,005.26	7,534.65
Bill	12/29/14		Connecticut Natural Gas	CNG - 30 Outlook Avenue		2000	904.47	8,439.12
Bill	12/29/14		Connecticut Natural Gas	CNG - 869 Farmington Avenue		2000	1,876.25	10,315.37

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Bill	01/30/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue		2000	2,035.31	12,350.68
Bill	01/30/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue		2000	992.41	13,343.09
Bill	01/30/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue		2000	1,898.23	15,241.32
Bill	02/20/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433		2000	2,051.27	17,292.59
Bill	02/20/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702		2000	1,081.43	18,374.02
Bill	02/20/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756		2000	2,233.19	20,607.21
Bill	03/24/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433		2000	1,930.66	22,537.87
Bill	03/24/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702		2000	1,006.04	23,543.91
Bill	03/24/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756		2000	2,123.13	25,667.04
Bill	04/30/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433		2000	1,746.83	27,413.87
Bill	04/30/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702		2000	804.50	28,218.37
Bill	04/30/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756		2000	1,751.83	29,970.20
Bill	05/23/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 1356 CCF/30 days		2000	781.87	30,752.07
Bill	05/23/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 568 CCF - 30 days		2000	408.57	31,160.64
Bill	05/23/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 1463 CCF - 30 days		2000	832.12	31,992.76
Bill	06/21/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 327 CCF/29 days		2000	323.69	32,316.45
Bill	06/21/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 393 CCF - 29 days		2000	313.61	32,630.06
Bill	06/21/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 390 CCF - 29 days		2000	357.37	32,987.43
Total 08030 — Gas							32,987.43	32,987.43
Total 08000 — Utilities							32,987.43	32,987.43
TOTAL							**32,987.43**	**32,987.43**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
08000 — Utilities								
08050 — Telephone								
Bill	10/22/14		AT&T	AT&T - Account #135481177		2000	95.33	95.33
Bill	10/22/14		AT&T	AT&T - Account #135481177		2000	49.51	144.84
Bill	12/05/14		Frontier	Frontier - Account 8602334865-122898-5		2000	337.36	482.20
Bill	12/05/14		Frontier	Frontier - Account 860-233-4865 691		2000	95.74	577.94
Bill	12/13/14		Frontier	Frontier - Account 860-233-4865 -122898-5		2000	325.20	903.14
Bill	12/29/14		Frontier	Frontier - Account 860-233-4865 -122898-5		2000	143.95	1,047.09
General	12/31/14			AT&T - Frontier Issue - Void Checks		1470	-337.36	709.73
General	12/31/14			AT&T - Frontier Issue - Void Checks		1470	-95.74	613.99
General	12/31/14			AT&T - Frontier Issue - Void Checks		1470	-143.95	470.04
Bill	01/31/15		ARC Strategic Solutions	ARC SS - Reimburse - Frontier Invoice		2000	339.21	809.25
Bill	02/28/15		Frontier	Frontier - Account 860-233-4865 -122898-5		2000	287.88	1,097.13
Bill	03/30/15		Frontier	Frontier - Account 860-233-4865 -122898-5		2000	264.27	1,361.40
Bill	04/30/15		Frontier	Frontier - Account 860-233-2031-051914-5		2000	280.69	1,642.09
Bill	05/30/15		Frontier	Frontier - Account 860-233-2031-051914-5		2000	280.69	1,922.78
Bill	06/30/15		Frontier	Frontier - Account 860-233-2031-051914-5		2000	289.34	2,212.12
Total 08050 — Telephone							2,212.12	2,212.12
Total 08000 — Utilities							2,212.12	2,212.12
TOTAL							**2,212.12**	**2,212.12**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
08550 — Capital Improvements								
08551 — Cap Improvements - Operating								
Bill	10/28/14		Marchion & Faucher, Inc.	Marchion & Faucher - Invoice #7809 - Remove fallen tree		2000	1,010.33	1,010.33
Total 08551 — Cap Improvements - Operating							1,010.33	1,010.33
Total 08550 — Capital Improvements							1,010.33	1,010.33
TOTAL							**1,010.33**	**1,010.33**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09000 — Maintenance								
09020 — Maintenance Worker - Imagineers								
General	10/02/14			Reissue of Destroyed Check to Imagineers, LLC Per Copy of Destroyed Check		1470	-1,378.73	-1,378.73
Bill	10/03/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207765 - Luis Hrs P/E 9/16		2000	1,378.73	0.00
Bill	10/22/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208364 - Luis Hrs P/E 10/14		2000	1,511.04	1,511.04
Bill	10/31/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN010208622 - Luis Hrs. P/E 10/28		2000	1,838.33	3,349.37
Bill	11/26/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208942 - Luis Hrs PE 11/11		2000	1,796.53	5,145.90
Bill	11/30/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209308 - Luis Colon Hrs P/E 11/25		2000	1,531.92	6,677.82
Bill	12/23/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209613 - Luis Colon Hrs P/E 12/9		2000	1,281.24	7,959.06
Bill	12/31/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209797 - Luis Colons Time PE 12/23/14		2000	1,559.77	9,518.83
Bill	01/22/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210183 Luis Colon Hrs PE 1/6/15 - 41 hrs		2000	1,141.98	10,660.81
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210757 - Luis Hrs PE 2/3/15 - 50 Hrs.		2000	1,392.65	12,053.46
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210813 - Luis Hrs PE 1/20/15 - 62.5 Hrs.		2000	1,740.82	13,794.28
Bill	02/28/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211493 - Luis Hrs PE 3/3/15 - 54 Hrs.		2000	1,504.07	15,298.35
Bill	02/28/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211017 - Luis Hrs PE 2/17/15 - 63 Hrs.		2000	1,754.74	17,053.09
Bill	03/24/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211821 - Luis Colon Hrs P/E 3/17		2000	891.30	17,944.39
Bill	03/24/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211878 - Peter Rand Hrs P/E 3/17		2000	1,216.64	19,161.03
Bill	03/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211988 - Tyson Karhu hrs. - 1.5 @ $52 per hr		2000	82.95	19,243.98
Bill	03/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN02119826 - Joe Fazzino 2 hrs. @ $104 per hour		2000	110.60	19,354.58
Bill	03/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0212257 - Luis Colon 67.5 hrs plus 2.5 OT		2000	1,984.56	21,339.14
Bill	04/30/15		Imagineers, LLC	Inv. #MAIN0212913 - Luis Time P/E 4/28		2000	1,699.04	23,038.18
Bill	04/30/15		Imagineers, LLC	Inv. #MAIN0212522 - Luis Colon's Time P/E 4/14/15		2000	1,712.97	24,751.15
General	05/15/15			To Reclass Imagineers Invoice from Prepaid - Inv. MAIN0213226 Luis Colon Time P/E 5/12		1470	1,601.56	26,352.71
Bill	05/30/15		Imagineers, LLC	Inv. #MAIN0213375 - Luis Colon Hrs - P/E 5/26 = 39.5 hrs @ $26.19 per hr		2000	1,100.20	27,452.91
Bill	06/30/15		Imagineers, LLC	Imagineers, LLC - MAIN0213873 - Luis Time P/E 6/9 58.0 hrs		2000	1,615.48	29,068.39
Bill	06/30/15		Imagineers, LLC	Inv. #MAIN0214348 - Luis' Time P/E 6/23		2000	1,559.77	30,628.16
General	06/30/15			To Record Estimated Maintenance Cost for Last Week in June P/E 6/30		3150	1,253.39	31,881.55
Total 09020 — Maintenance Worker - Imagineers							31,881.55	31,881.55
Total 09000 — Maintenance							31,881.55	31,881.55
TOTAL							**31,881.55**	**31,881.55**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09000 — Maintenance								
09030 — Elevator Maintenance								
General	10/17/14			To Expense Oct. 2014 portion of Otis Qtrly Invoice		1470	959.65	959.65
General	11/14/14			To Expense November 2014 Poertion of Quarterly Otis Elevator Invoice		1470	959.65	1,919.30
Bill	12/29/14		Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z115		2000	2,878.95	4,798.25

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
General	12/31/14			To Record December 2014 Portion of the Quarterly Otis Elevator Invoice		1470	959.65	5,757.90
General	12/31/14			To Record Quarterly Elevator Invoice As Prepaid		1470	-2,878.95	2,878.95
General	01/31/15			To Expense January 2015 portion of Qtrly Otis Elevator Invoice		1470	959.65	3,838.60
General	02/28/15			To Expense February 2015 Portion of Quarterly OTIS Elevator Fees		1470	959.65	4,798.25
Bill	03/24/15		Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z415		2000	2,878.95	7,677.20
General	03/31/15			To Record March 2015 Portion of Otis Elevator Invoice		-SPL	-2,878.95	4,798.25
General	03/31/15			To Record March 2015 Portion of Otis Elevator Invoice		0903	959.65	5,757.90
General	04/30/15			To Record As Expense April 2015 Portion of Qtrly. Otis Invoice		1470	959.65	6,717.55
General	05/15/15			To Expense May 2015 Portion of Quarterly OTIS Elevator Invoice		1470	959.65	7,677.20
Bill	06/21/15		Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z715		2000	2,878.95	10,556.15
General	06/30/15			To Record Qtrly Otis Elevator invoice as prepaid		1470	-2,878.95	7,677.20
General	06/30/15			To Expense June 2015 pertin of Qtrly Otis Elevator Invoice		1470	959.65	8,636.85
Total 09030 — Elevator Maintenance							8,636.85	8,636.85
Total 09000 — Maintenance							8,636.85	8,636.85
TOTAL							**8,636.85**	**8,636.85**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09000 — Maintenance								
09110 — General Maintenance & Repair								
Bill	10/21/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN020873 - Home Depot Elastomastic Sealant, Gloves Taping Knife		2000	48.24	48.24
Bill	10/22/14		Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Morales 105		2000	9.04	57.28
Bill	10/28/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208492 - Home Depot Dust Control 1 Gal		2000	8.05	65.33
Bill	10/28/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208451 - Home Depot - 4 Pk Bulbs		2000	4.43	69.76
Bill	10/28/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208183 - Home Depot - Watertite Conn 14/2-12/2		2000	6.14	75.90
Bill	10/31/14		Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Knowlton/Brooks		2000	15.42	91.32
Bill	11/06/14		Wattsaver Lighting Products	Wattsaver Inv. #040552 - 2 Sen Cmr Microphonic		2000	72.32	163.64
Bill	11/26/14		Paine's, Inc.	Paines - Invoice #2709549 - 2 Yd Container on call and Dump		2000	38.76	202.40
Bill	11/26/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb.White C-Fold Towels		2000	29.83	232.23
Bill	11/26/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb. - 2"elbow, Junction Boxes, 40x10'		2000	209.82	442.05
Bill	12/04/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0209047 - Toggle Bolt, Junction Box from Home Depot - Monthly		2000	87.59	529.64
Bill	12/05/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainger		2000	193.21	722.85
Bill	12/09/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainger		2000	193.21	916.06
Bill	12/09/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainger		2000	193.21	1,109.27
Bill	12/17/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209422 - Reimburse Home Depot WallPlate, White Motion Sensor, Twist C		2000	29.05	1,138.32
Bill	12/17/14		Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7		2000	192.54	1,330.86
Bill	12/17/14		Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7		2000	357.44	1,688.30
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209917 - Reimburse - Home Depot -13" Polished Brass Flush Mt 2LT, Silic		2000	35.53	1,723.83
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Scotch Extreme 60 In		2000	9.55	1,733.38
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Gorilla Glue		2000	4.24	1,737.62
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Walmart - Thermometer - Humidity Tester		2000	19.37	1,756.99
Bill	12/23/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209461 - Reimburse - Home Depot - 3 Way Toggle Switch/Cleaner/Tool B		2000	92.15	1,849.14
Bill	12/29/14		L&M Sealing Company	L&M Sealing Company - Crack Repair Parking Lot Inv #11335		2000	531.75	2,380.89
Bill	12/29/14		John Boyle Company	John Boyle Company - Inv. #430157 - Red Rosin Paper		2000	9.95	2,390.84
Bill	12/29/14		John Boyle Company	John Boyle Company - Inv. #430156 - Ceiling - White		2000	277.64	2,668.48
General	12/31/14			To Apply Payment Against P/Y Accrual		3150	-9.95	2,658.53

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
General	12/31/14			To Apply Payment Against P/Y Accrual		3150	-277.64	2,380.89
General	12/31/14			To Apply Payment Against P/Y Accrual		3150	-192.54	2,188.35
General	12/31/14			To Apply Payment Against P/Y Accrual		3150	-357.44	1,830.91
Bill	01/20/15		Mrs. Josephine Magnan	Magnan Reimbursement - Miller Plumbing - Clean Line MSL to Junction		2000	125.00	1,955.91
Bill	01/30/15		Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #128 3 Primus Keys		2000	31.91	1,987.82
Bill	01/30/15		Lois Menold	Lois Menold - First Place USA - 304 Klawans Nametag		2000	7.55	1,995.37
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210445 - Reimburse Home Depot Chloride Pellets Bucket, Bleach		2000	52.20	2,047.57
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210258 - Reimburse Home Depot - Door Stop, Screws, Chloride Pellet Ba		2000	69.93	2,117.50
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210567 - Reimburse Home Depot Shovel, Ice Melt & Chloride Pellet Bg M		2000	162.29	2,279.79
Bill	02/20/15		Lois Menold	Lois Menold - First Place USA - 102 Patel Nametag		2000	7.55	2,287.34
Bill	02/28/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211316 - Reimburse - Home Depot 50 Ib Ice Melt -10 Bags		2000	135.80	2,423.14
Bill	03/02/15		Wattsaver Lighting Products	Wattsaver Inv. #040552A - 1 Sen Cmr Ceiling Mount		2000	79.76	2,502.90
Bill	03/16/15		Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #316 - 3 Primus Keys		2000	27.12	2,530.02
Bill	03/24/15		Imagineers, LLC	Imagineers - Inv. #MAIN02011997 - Reimburse- Home Depot- 12 Bags Rock Salt		2000	98.48	2,628.50
Bill	03/24/15		Wattsaver Lighting Products	Wattsaver Inv. #044573 - Emergency Lights 12		2000	237.64	2,866.14
Bill	03/30/15		Imagineers, LLC	Imagineers - Inv. #MAIN02012037 - Reimburse- Hmome Depot Garage Door Rollers/Lubricant, mot		2000	214.17	3,080.31
Bill	03/31/15		Imagineers, LLC	Inv. #MAIN0212374 - Fuse and Plug in Transformer - Grainger		2000	23.90	3,104.21
Bill	03/31/15		Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-151 - 30 Outlook - Clear Main of Debris and specific drain 30-102		2000	367.12	3,471.33
Bill	06/02/15		Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #6-2-15 - 2 Primus Entry Keys		2000	21.27	3,492.60
Bill	06/11/15		Imagineers, LLC	Inv. #MAIN0213578 - Reimbursement Home Depot 6" Hidden Hanger and Starter Fertilizer		2000	34.76	3,527.36
Total 09110 — General Maintenance & Repair							3,527.36	3,527.36
Total 09000 — Maintenance							3,527.36	3,527.36
TOTAL							**3,527.36**	**3,527.36**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09000 — Maintenance								
09135 — Fire Protection								
Bill	05/28/15		Roybal & Sons Fire Equipment	Roybal & Sons Inv. #21162 - Annual Service and Maintenance - 20 Outlook		2000	144.10	144.10
Bill	05/28/15		Roybal & Sons Fire Equipment	Roybal & Sons Inv. #211161- Annual Service and Maintenance - 30 Outlook		2000	144.10	288.20
Bill	05/28/15		Roybal & Sons Fire Equipment	Roybal & Sons Inv# 211163- Annual Service and Maintenance - 869 FA		2000	144.10	432.30
Total 09135 — Fire Protection							432.30	432.30
Total 09000 — Maintenance							432.30	432.30
TOTAL							**432.30**	**432.30**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09000 — Maintenance								
09150 — HVAC Service								
Bill	10/31/14		Power Fuels Heating & Cooling Com	Power Fuels Heating & Cooling - Inv. #224837 - #20 Reprogram Heat Timer/Circ. Pump Leak		2000	1,470.30	1,470.30
General	11/13/14			To Put Prior 10/01/14 Balance Against P/Y as Per Other Accr Exp Detail		3150	-260.56	1,209.74
Bill	01/31/15		B.T. Lindsay & Company	B.T. Lindsay - Invoice #056159 - Bldg #869 - No Heat, Boiler not working, Adj. Heat Timer and parts		2000	1,242.17	2,451.91
Bill	01/31/15		B.T. Lindsay & Company	B.T. Linsay - Invoice #056160 - Bldg #869 - High limit tripped b/c Operating Temp too high		2000	127.62	2,579.53
Bill	03/30/15		B.T. Lindsay & Company	B.T. Lindsay - Invoice #056072- Bldg #869 -Boiler is very noisy - Bldg 869 - Cycled Boil		2000	191.43	2,770.96
Bill	03/31/15		B.T. Lindsay & Company	B.T. Lindsay - Invoice #056487- Bldg #20 Remove and Clean Pilot		2000	127.62	2,898.58
Bill	03/31/15		B.T. Lindsay & Company	B.T. Lindsay - Invoice #056488 - Bldg. #20 - Pressurized Expansion Tanks - Recommend Replace		2000	191.43	3,090.01
Bill	03/31/15		B.T. Lindsay & Company	B.T. Lindsay - Invoice #056480 - Bldg. #869 - Put Heat Timer Setting Back to Warmer Weather to S		2000	127.62	3,217.63

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Bill	05/13/15		Power Fuels Heating & Cooling Com	Power Fuels - Inv. #240647 - 869/304 - Repl. Dual Start Cap, 20/305 INstall New Condensor Fan M		2000	1,225.85	4,443.48
Total 09150 — HVAC Service							4,443.48	4,443.48
Total 09000 — Maintenance							4,443.48	4,443.48
TOTAL							**4,443.48**	**4,443.48**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09600 — Contract Services								
Lawn Maint. & Landscaping								
Bill	10/03/14		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3243- Monthly		2000	1,400.00	1,400.00
General	11/14/14			To Expense Westside Landscaping from Other Assets - November 2014		1470	1,400.00	2,800.00
Bill	12/31/14		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3367- Monthly		2000	1,400.00	4,200.00
Bill	01/29/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3392- Monthly		2000	1,400.00	5,600.00
Bill	01/29/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3392- Snow Removal - Bobcat 5 hrs		2000	558.34	6,158.34
Bill	02/05/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #2-5-15-R- Snow Relocation Services		2000	1,329.37	7,487.71
Bill	03/31/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3367 - Monthly		2000	1,400.00	8,887.71
Bill	03/31/15		West Side Landscaping, LLC	West Side Landscaping Inv. #3367 - 5 hours of Bobcat Work		2000	664.69	9,552.40
Bill	04/01/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3507 - Monthly		2000	1,400.00	10,952.40
Bill	04/30/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3517 - Monthly		2000	1,400.00	12,352.40
Bill	05/13/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3517 - Monthly		2000	1,400.00	13,752.40
Bill	06/16/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3548 - Monthly		2000	1,400.00	15,152.40
Total Lawn Maint. & Landscaping							15,152.40	15,152.40
Total 09600 — Contract Services							15,152.40	15,152.40
TOTAL							**15,152.40**	**15,152.40**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09600 — Contract Services								
Pest Control								
Bill	05/23/15		All Seasons Budget Pest Control	All Seasons - Monthly Invoice #15-900790 Monthly		2000	159.53	159.53
Bill	06/21/15		All Seasons Budget Pest Control	All Seasons - Monthly Invoice #15-627938 Monthly		2000	159.53	319.06
Total Pest Control							319.06	319.06
Total 09600 — Contract Services							319.06	319.06
TOTAL							**319.06**	**319.06**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09600 — Contract Services								
09611 — Fertilization								
Bill	10/11/14		Turf Masters, LLC	TurfMasters - Invoice #411002 - Treated for Weeds		2000	179.73	179.73
Bill	10/13/14		Turf Masters, LLC	TurfMasters - Invoice #429214 - Applied Fall Root Zone Fertilizer		2000	190.37	370.10
Bill	10/31/14		Turf Masters, LLC	TurfMasters - Invoice #425010 - Applied Brown Pellet Lime		2000	190.37	560.47
General	05/13/15			To Expense 8/12 of the Annual Payment to Turf Masters		1470	889.51	1,449.98
Total 09611 — Fertilization							1,449.98	1,449.98
Total 09600 — Contract Services							1,449.98	1,449.98
TOTAL							**1,449.98**	**1,449.98**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09600 — Contract Services								
09612 — Grounds Improvements								
Bill	12/17/14		Theodore Calabrese	Reimbursement - Ted Calabrese - Moscarillo's Wreaths		2000	188.24	188.24
Bill	05/19/15		Joyce Falkin	Joyce Falkin - Reimbursement - Nametags - Invoice #49554 First Place USA - Vendor		2000	23.02	211.26
Bill	06/04/15		Joyce Falkin	Joyce Falkin - Reimbursement - Plantings		2000	99.22	310.48
General	06/30/15			Estimated Cost - Imagineers, LLC Mulch and Other Work		3150	4,000.00	4,310.48
Total 09612 — Grounds Improvements							4,310.48	4,310.48
Total 09600 — Contract Services							4,310.48	4,310.48
TOTAL							**4,310.48**	**4,310.48**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09900 — Reserve Transfers								
09990 — Operating to Reserves								
General	10/17/14			To Record The Oct 2014 Reserve Fund Xfers from Operating		1480	8,625.00	8,625.00
General	11/14/14			To Record The Nov 2014 Reserve Fund Xfers from Operating		1480	8,625.00	17,250.00
General	12/31/14			To Record Monthly Operating to Reserves Journal Entry		1480	8,625.00	25,875.00
General	01/31/15			To Record January 2015 Monthly Operating to Reserve Transactions		1480	8,625.00	34,500.00
General	02/28/15			To Record Monthly Interfund Transactions - February 2015		2162	8,625.00	43,125.00
General	03/31/15			To Record Interfund Enty @ March 2015		2162	8,625.00	51,750.00
General	04/30/15			Reclass Entry for April 2015 Reserve Transfer from Operating		0990	8,625.00	60,375.00
General	05/15/15			To Record May 2015 Reserve Fund Standard Transfer Entry		2162	8,625.00	69,000.00
General	06/30/15			To Record Monthly Operating to Reserve Transfers		2162	8,625.00	77,625.00
Total 09990 — Operating to Reserves							77,625.00	77,625.00
Total 09900 — Reserve Transfers							77,625.00	77,625.00
TOTAL							**77,625.00**	**77,625.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09900 — Reserve Transfers								
09991 — Roof/HVAC Reserve Transfer								
General	10/17/14			To Record The Oct 2014 Reserve Fund Xfers from Operating		1480	2,990.00	2,990.00
General	11/14/14			To Record The Nov 2014 Reserve Fund Xfers from Operating		1480	2,990.00	5,980.00
General	12/31/14			To Record Monthly Operating to Reserves Journal Entry		1480	2,990.00	8,970.00
General	01/31/15			To Record January 2015 Monthly Operating to Reserve Transactions		1480	2,990.00	11,960.00
General	02/28/15			To Record Monthly Interfund Transactions - February 2015		2162	2,990.00	14,950.00
General	03/31/15			To Record Interfund Enty @ March 2015		2162	2,990.00	17,940.00
General	04/30/15			To Record Monthly Due To/From Between Operating and Reserves		2162	2,990.00	20,930.00
General	05/15/15			To Record May 2015 Reserve Fund Standard Transfer Entry		2162	2,990.00	23,920.00
General	06/30/15			To Record Monthly Operating to Reserve Transfers		2162	2,990.00	26,910.00
Total 09991 — Roof/HVAC Reserve Transfer							26,910.00	26,910.00
Total 09900 — Reserve Transfers							26,910.00	26,910.00
TOTAL							**26,910.00**	**26,910.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
06899 — Reserve Fund Income								
06901 — WCA Monthly Contributions								

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
General	10/17/14			To Record The Oct 2014 Reserve Fund Xfers from Operating		1480	8,625.00	8,625.00
General	11/14/14			To Record The Nov 2014 Reserve Fund Xfers from Operating		1480	8,625.00	17,250.00
General	12/31/14			To Record Monthly Operating to Reserves Journal Entry		1480	8,625.00	25,875.00
General	01/31/15			To Record January 2015 Monthly Operating to Reserve Transactions		1480	8,625.00	34,500.00
General	02/28/15			To Record Monthly Interfund Transactions - February 2015		2162	8,625.00	43,125.00
General	03/31/15			To Record Interfund Enty @ March 2015		2162	8,625.00	51,750.00
General	04/30/15			To Record Monthly Due To/From Between Operating and Reserves		2162	8,625.00	60,375.00
General	05/15/15			To Record May 2015 Reserve Fund Standard Transfer Entry		2162	8,625.00	69,000.00
General	06/30/15			To Record Monthly Operating to Reserve Transfers		2162	8,625.00	77,625.00
Total 06901 — WCA Monthly Contributions							77,625.00	77,625.00
Total 06899 — Reserve Fund Income							77,625.00	77,625.00
TOTAL							**77,625.00**	**77,625.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
06899 — Reserve Fund Income								
06902 — Interest Income								
General	10/17/14			To Record Oct 2014 Interest Income - Reserve Fund Cash 0633		1080	53.11	53.11
General	11/30/14			Interest Income FNFG - Reserve Account		1080	47.44	100.55
General	12/31/14			To Record FNFB Reserve Cash Interest 0633		1080	55.17	155.72
General	01/31/15			To Record Interest Income FNFG Reserve x633		1080	52.37	208.09
General	02/28/15			To Record Interest Income on Reserve Account FNFG 0633		1080	53.81	261.90
General	03/31/15			Interest Income - FNFG Reserve #0633		1080	62.37	324.27
General	04/30/15			To Record April 2015 Interest Income on Reserve Cash - FNFG #0633		1080	47.04	371.31
General	05/15/15			To Record Interest Income - FNFG Reserve		1080	40.01	411.32
General	06/30/15			Interest Income - FNFG Reserve #0633		1080	52.64	463.96
Total 06902 — Interest Income							463.96	463.96
Total 06899 — Reserve Fund Income							463.96	463.96
TOTAL							**463.96**	**463.96**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
06899 — Reserve Fund Income								
06903 — Roof/HVAC Project Prepay Amort.								
General	10/17/14			To Record Roof/HVAC Project Prepay Portion - Oct. 2014		2982	655.99	655.99
General	11/30/14			Amortization of Roof/HVAC Prepayers		2982	655.99	1,311.98
General	12/31/14			Amortization of December Roof/HVAC Prepayers		2982	655.99	1,967.97
General	01/31/15			To Record January 2015 Portion of Roof/HVAC Prepayment Amort.		2982	655.99	2,623.96
General	02/28/15			To Amortize February 2015 Portion of Roof/HVAC Prepayers		2982	655.99	3,279.95
General	03/31/15			Amortization of Roof/HVAC Prepayers - March 2015		2982	655.99	3,935.94
General	04/30/15			To Record April 2015 Portion of Roof/HVAC Prepayers Amortization		2982	655.99	4,591.93
General	05/31/15			To Record May 2015 Amort. of Roof/HVAC Prepayments		2982	655.99	5,247.92
General	06/30/15			To Record June 2015 Amort. of Roof/HVAC Prepayment		2982	655.99	5,903.91
Total 06903 — Roof/HVAC Project Prepay Amort.							5,903.91	5,903.91
Total 06899 — Reserve Fund Income							5,903.91	5,903.91
TOTAL							**5,903.91**	**5,903.91**

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
06899 — Reserve Fund Income								
06904 — WCA Monthly Transfer -Roof/HVAC								
General	10/17/14			To Record The Oct 2014 Reserve Fund Xfers from Operating		1480	2,990.00	2,990.00
General	11/14/14			To Record The Nov 2014 Reserve Fund Xfers from Operating		1480	2,990.00	5,980.00
General	12/31/14			To Record Monthly Operating to Reserves Journal Entry		1480	2,990.00	8,970.00
General	01/31/15			To Record January 2015 Monthly Operating to Reserve Transactions		1480	2,990.00	11,960.00
General	02/28/15			To Record Monthly Interfund Transactions - February 2015		2162	2,990.00	14,950.00
General	03/31/15			To Record Interfund Enty @ March 2015		2162	2,990.00	17,940.00
General	04/30/15			To Record Monthly Due To/From Between Operating and Reserves		2162	2,990.00	20,930.00
General	05/15/15			To Record May 2015 Reserve Fund Standard Transfer Entry		2162	2,990.00	23,920.00
General	06/30/15			To Record Monthly Operating to Reserve Transfers		2162	2,990.00	26,910.00
Total 06904 — WCA Monthly Transfer -Roof/HVAC							26,910.00	26,910.00
Total 06899 — Reserve Fund Income							26,910.00	26,910.00
TOTAL							**26,910.00**	**26,910.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09799 — Reserve Fund Expenses								
09807 — Reserve - Interest Expense								
General	10/28/14			To Record the October 2014 Roof/HVAC Loan Payment - FNFG		1080	527.69	527.69
General	11/30/14			Payment of Roof/HVAC Loan - November 2014		1080	531.43	1,059.12
General	12/31/14			To Record Payment of December 2014 Roof/HVAC Loan		-SPL	500.91	1,560.03
General	01/31/15			To Record January 2015 Payment on Roof/HVAC Loan		-SPL	503.62	2,063.65
General	03/02/15			To Record Roof/HVAC Payment - February 2015		2080	489.65	2,553.30
General	03/31/15			To Record March 2015 Payment on Roof/HVAC Loan		1080	429.58	2,982.88
General	04/30/15			To Record April 2015 Payment of Roof/HVAC Loan		1080	461.23	3,444.11
General	05/15/15			To record Loan Payment - FNFG Roof/HVAC May 2015		2080	432.62	3,876.73
General	06/30/15			June 2015 Loan Payment - Roof/HVAC		1080	432.69	4,309.42
Total 09807 — Reserve - Interest Expense							4,309.42	4,309.42
Total 09799 — Reserve Fund Expenses							4,309.42	4,309.42
TOTAL							**4,309.42**	**4,309.42**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09799 — Reserve Fund Expenses								
09813 — Reserve - Excavating								
General	02/28/15			Reclass American Excavating Invoice for Installation of Conduit		0980	3,250.00	3,250.00
Total 09813 — Reserve - Excavating							3,250.00	3,250.00
Total 09799 — Reserve Fund Expenses							3,250.00	3,250.00
TOTAL							**3,250.00**	**3,250.00**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09799 — Reserve Fund Expenses								
09827 — Reserve Fund - Lighting Proj								
Bill	10/22/14		Con Serv, Inc.	Con Serv - 30 Outlook Avenue - 50% Deposit		2000	3,465.11	3,465.11
Bill	10/22/14		Con Serv, Inc.	Con Serv - 869 Farm Avenue - 50% Deposit		2000	2,660.13	6,125.24

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through June 2015

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Bill	10/22/14		Con Serv, Inc.	Con Serv - 20 Outlook Avenue - 50% Deposit		2000	2,164.03	8,289.27
Bill	12/24/14		Con Serv, Inc.	Con Serv - 20,30 & 869 - Total less $5k hold back		2000	15,914.85	24,204.12
Bill	01/30/15		Con Serv, Inc.	Con Serv - 20,30 & 869 -$5k hold back Paid in Full		2000	5,000.00	29,204.12
Total 09827 — Reserve Fund - Lighting Proj							29,204.12	29,204.12
Total 09799 — Reserve Fund Expenses							29,204.12	29,204.12
TOTAL							**29,204.12**	**29,204.12**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09799 — Reserve Fund Expenses								
09828 — Reserve - Alarm System - Fire								
General	02/28/15			Stanley Convergent Inv. 12000384- Fire Alarm System Contract Add/Upgrade		1470	1,015.89	1,015.89
General	02/28/15			Stanley Convergent Invoice #12000844 - Fire Alarm Install Contract		1470	28,580.66	29,596.55
Total 09828 — Reserve - Alarm System - Fire							29,596.55	29,596.55
Total 09799 — Reserve Fund Expenses							29,596.55	29,596.55
TOTAL							**29,596.55**	**29,596.55**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
09799 — Reserve Fund Expenses								
09830 — Hallway Renovations - Design								
Bill	06/17/15		Timothy R. Wooldridge Interiors, LTD	Timothy R. Wooldridge INteriors, Ltd. - Retainage as per contract		2000	3,600.00	3,600.00
Total 09830 — Hallway Renovations - Design							3,600.00	3,600.00
Total 09799 — Reserve Fund Expenses							3,600.00	3,600.00
TOTAL							**3,600.00**	**3,600.00**

Office of the Secretary of the State of Connecticut

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

WESTBURY CONDOMINIUMS ASSOCIATION, INC.

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

Secretary of the State

Date Issued: June 15, 2015

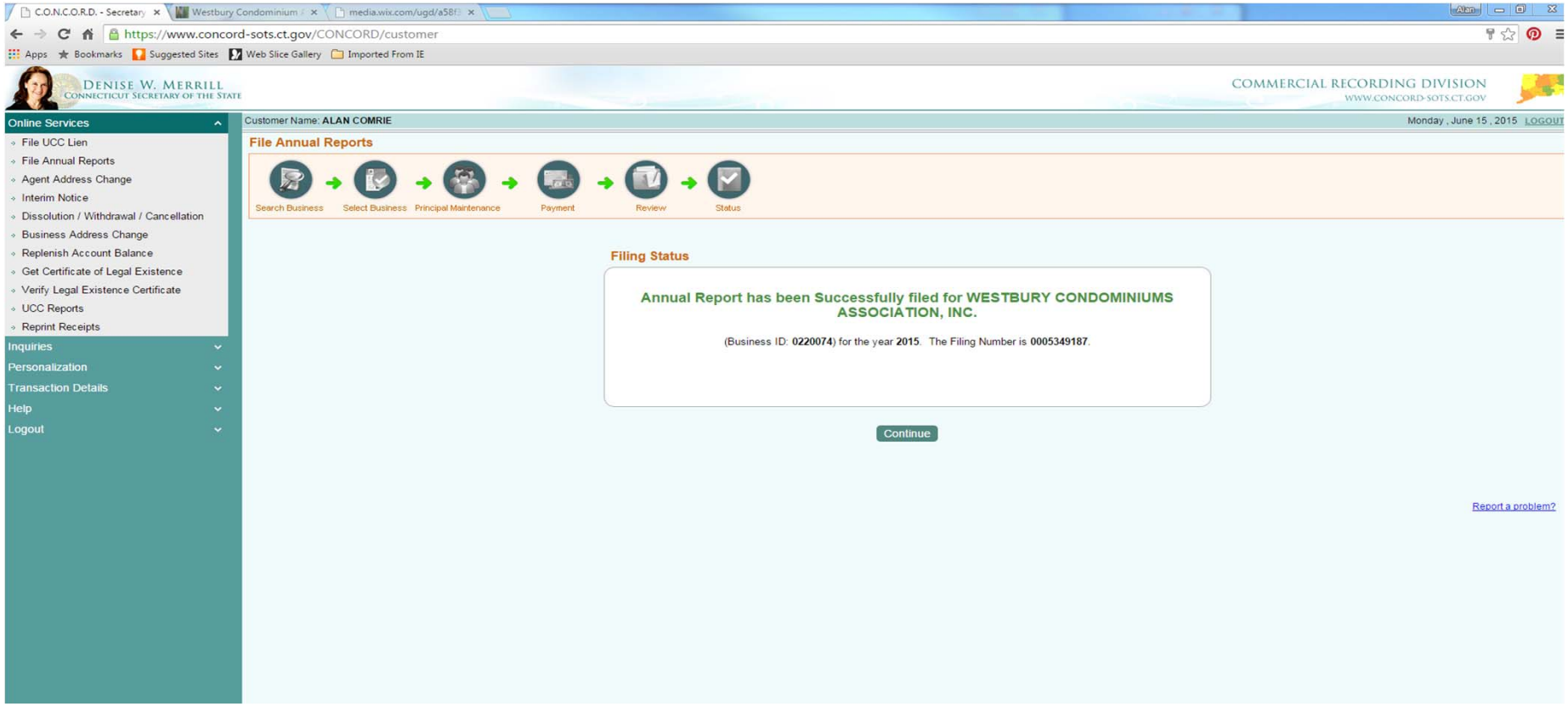
Business ID: 0220074 Express Certificate Number: 2015163350001

Note: To verify this certificate, visit the web site http://www.concord.sots.ct.gov

Westbury Condominiums Association, Inc.

Secretary of State Filing

June 30, 2015



Filed by Alan Comrie on June 15, 2015

Filed using the SOTS CONCORD system