

The Westbury

April 2016 - 7 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

April 2016 YTD Budget / Actual

	Approved Budget	Budget April 2016	Actual April 2016	Variance
Revenue				
Condominium Fees	\$ 361,900	\$ 211,108	\$ 211,108	\$ (0)
Note Payable - 10 Year	\$ 35,780	\$ 20,872	\$ 21,338	\$ 466
Rental Income	\$ 16,800	\$ 9,800	\$ 9,625	\$ (175)
Laundry Income	\$ 4,600	\$ 2,683	\$ 1,462	\$ (1,221)
Parking Space Income	\$ 9,000	\$ 5,250	\$ 4,875	\$ (375)
Misc. Other Income	\$ 1,000	\$ 583	\$ 460	\$ (123)
Surplus Transfer	\$ 11,583	\$ 6,757	\$ 6,757	\$ -
	\$ 440,663	\$ 257,053	\$ 255,625	\$ (1,429)
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,150	\$ 7,671	\$ 7,628	\$ 43
Management Fees - Bookkpg	\$ 12,560	\$ 7,327	\$ 7,143	\$ 184
Audit Fees	\$ 4,250	\$ 2,479	\$ 3,150	\$ (671)
Legal Fees	\$ 2,428	\$ 1,416	\$ 360	\$ 1,056
Postage & Mail	\$ 400	\$ 233	\$ 57	\$ 176
Insurance	\$ 34,500	\$ 20,125	\$ 20,279	\$ (154)
Copying/Printing	\$ 250	\$ 146	\$ 447	\$ (301)
Income Taxes	\$ 4,000	\$ 2,333	\$ 3,500	\$ (1,167)
Office- General	\$ 1,376	\$ 803	\$ 1,167	\$ (364)
Move In-Out	\$ 3,000	\$ 1,750	\$ -	\$ 1,750
Total Administrative	\$ 75,914	\$ 44,283	\$ 43,731	\$ 552
Utilities				
Electricity	\$ 22,050	\$ 12,863	\$ 10,927	\$ 1,936
Water	\$ 15,522	\$ 9,055	\$ 9,895	\$ (841)
Gas	\$ 37,500	\$ 31,657	\$ 23,904	\$ 7,753
Telephone	\$ 3,750	\$ 2,188	\$ 1,518	\$ 670
Total Utilities	\$ 78,822	\$ 55,762	\$ 46,244	\$ 9,518
Maintenance				
Maintenance Worker	\$ 50,000	\$ 29,167	\$ 26,099	\$ 3,068
Elevator	\$ 12,500	\$ 7,292	\$ 6,986	\$ 306
General R&M	\$ 10,109	\$ 4,712	\$ 2,670	\$ 2,042
Fire Protection	\$ 4,675	\$ 1,403	\$ 492	\$ 911
HVAC Service	\$ 9,000	\$ 6,380	\$ 1,993	\$ 4,387
Maintenance Supplies	\$ 1,000	\$ 583	\$ -	\$ 583
Total Maintenance	\$ 87,284	\$ 49,537	\$ 38,240	\$ 11,297
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 32,600	\$ 19,017	\$ 17,950	\$ 1,067
Landscape/mulch/projects	\$ 10,000	\$ -	\$ -	\$ -
Pest Control	\$ 3,500	\$ 500	\$ -	\$ 500
Total Contract Services	\$ 46,100	\$ 19,517	\$ 17,950	\$ 1,567
Total Expenses	\$ 288,120	\$ 169,098	\$ 146,165	\$ 22,933
Reserves				
Reserve Contribution	\$ 111,263	\$ 64,903	\$ 64,903	\$ 0
Roof/HVAC Transfers To Reserve	\$ 35,780	\$ 20,872	\$ 20,903	\$ (31)
Capital Improvements				
Operating Projects	\$ 5,500	\$ 1,571	\$ 7,750	\$ (6,179)
NI/(DF) Before PY Op. Surplus	\$ -	\$ 609	\$ 15,904	\$ 15,325
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ 609	\$ 15,904	\$ 15,325

Westbury Condominium Association

April 2016 YTD Current Year - Prior Year Comparison

	Actual April 2016	Actual April 2015	Variance
Revenue			
Condominium Fees	\$ 211,108	\$ 203,379	\$ 7,729
Note Payable - 10 Year	\$ 21,338	\$ 21,505	\$ (167)
Rental Income	\$ 9,625	\$ 9,238	\$ 387
Laundry Income	\$ 1,462	\$ 2,240	\$ (778)
Parking Space Income	\$ 4,875	\$ 5,080	\$ (205)
Misc. Other Income	\$ 460	\$ 1,030	\$ (570)
	\$ 248,868	\$ 242,472	\$ 6,396
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 7,628	\$ 7,629	\$ 1
Management Fees - Bookkpg	\$ 7,143	\$ 6,125	\$ (1,018)
Audit Fees	\$ 3,150	\$ 2,800	\$ (350)
Legal Fees	\$ 360	\$ 690	\$ 330
Postage & Mail	\$ 57	\$ 57	\$ -
Insurance	\$ 20,279	\$ 20,279	\$ -
Copying/Printing	\$ 447	\$ 74	\$ (373)
Income Taxes	\$ 3,500	\$ 3,500	\$ -
Office- General	\$ 1,167	\$ 106	\$ (1,061)
Move In/Out	\$ -	\$ -	\$ -
Total Administrative	\$ 43,731	\$ 41,260	\$ (2,471)
Utilities			
Electricity	\$ 10,927	\$ 12,461	\$ 1,534
Water	\$ 9,895	\$ 8,581	\$ (1,314)
Gas	\$ 23,904	\$ 29,970	\$ 6,066
Telephone	\$ 1,518	\$ 1,642	\$ 124
Total Utilities	\$ 46,244	\$ 52,654	\$ 6,410
Maintenance			
Maintenance Worker	\$ 26,099	\$ 24,751	\$ (1,348)
Elevator	\$ 6,986	\$ 6,718	\$ (268)
General R&M	\$ 2,670	\$ 3,471	\$ 801
Fire Protection	\$ 492	\$ -	\$ (492)
HVAC Service	\$ 1,993	\$ 3,218	\$ 1,225
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	\$ 38,240	\$ 38,158	\$ (82)
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 17,950	\$ 13,100	\$ (4,850)
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	\$ 17,950	\$ 13,100	\$ (4,850)
Total Expenses	\$ 146,165	\$ 145,172	\$ (993)
Reserves			
Reserve Contribution	\$ 64,903	\$ 60,375	\$ (4,528)
Roof/HVAC Transfers To Reserve	\$ 20,903	\$ 20,930	\$ 27
Capital Improvements			
Operating Projects	\$ 7,750	\$ 1,010	\$ (6,740)
NI/(DF) Before PY Op. Surplus	\$ 9,147	\$ 14,985	\$ (5,865)
PY Operating Surplus	\$ 6,757	\$ -	\$ 6,757
NI/(DF) After PY Op. Surplus	\$ 15,904	\$ 14,985	\$ 892

Westbury Condominium Association

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

	Actual <u>April 2016</u>	Actual <u>April 2015</u>	<u>Variance</u>
Revenue			
Condominium Fees	\$ 30,239	\$ 29,136	\$ 1,103
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,375	\$ 1,425	\$ (50)
Laundry Income	\$ -	\$ -	\$ -
Parking Space Income	\$ 640	\$ 720	\$ (80)
Misc. Other Income	\$ -	\$ 290	\$ (290)
	<u>\$ 35,244</u>	<u>\$ 34,561</u>	<u>\$ 683</u>
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,090	\$ -
Management Fees - Bookkpg	\$ 928	\$ 875	\$ (53)
Audit Fees	\$ 450	\$ 400	\$ (50)
Legal Fees	\$ 120	\$ 210	\$ 90
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,897	\$ 2,897	\$ -
Copying/Printing	\$ 138	\$ -	\$ (138)
Income Taxes	\$ 500	\$ 500	\$ -
Office General	\$ 130	\$ 27	\$ (103)
Move In/Out	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 6,253</u>	<u>\$ 5,999</u>	<u>\$ (254)</u>
Utilities			
Electricity	\$ 1,500	\$ 1,720	\$ 220
Water	\$ 1,337	\$ 1,228	\$ (109)
Gas	\$ 4,050	\$ 4,303	\$ 253
Telephone	\$ 216	\$ 281	\$ 65
Total Utilities	<u>\$ 7,103</u>	<u>\$ 7,532</u>	<u>\$ 429</u>
Maintenance			
Maintenance Worker	\$ 3,764	\$ 3,412	\$ (352)
Elevator	\$ 998	\$ 960	\$ (38)
General R&M	\$ 144	\$ -	\$ (144)
Fire Protection	\$ 492	\$ -	\$ (492)
HVAC Service	\$ -	\$ -	\$ -
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 5,398</u>	<u>\$ 4,372</u>	<u>\$ (1,026)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,552	\$ 1,400	\$ (1,152)
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 2,552</u>	<u>\$ 1,400</u>	<u>\$ (1,152)</u>
Total Expenses	<u>\$ 21,306</u>	<u>\$ 19,303</u>	<u>\$ (2,003)</u>
Reserves			
Reserve Contribution	\$ 9,272	\$ 8,625	\$ (647)
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	<u>\$ 1,676</u>	<u>\$ 3,643</u>	<u>\$ (1,967)</u>
PY Operating Surplus	\$ 965	\$ -	\$ 965
NI/(DF) After PY Op. Surplus	<u>\$ 2,641</u>	<u>\$ 3,643</u>	<u>\$ (1,002)</u>

Westbury Condominium Association

April 2016 (Month Only) Budget/Actual

	Budget April 2016	Actual April 2016	Variance
Revenue			
Condominium Fees	\$ 30,158	\$ 30,239	\$ (81)
Note Payable - 10 Year	\$ 2,982	\$ 2,990	\$ (8)
Rental Income	\$ 1,400	\$ 1,375	\$ 25
Laundry Income	\$ 383	\$ -	\$ 383
Parking Space Income	\$ 750	\$ 640	\$ 110
Misc. Other Income	\$ 83	\$ -	\$ 83
	\$ 35,756	\$ 35,244	\$ 512
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,096	\$ 1,090	\$ (6)
Management Fees - Bookkpg	\$ 1,047	\$ 928	\$ (119)
Audit Fees	\$ 354	\$ 450	\$ 96
Legal Fees	\$ 202	\$ 120	\$ (82)
Postage & Mail	\$ 33	\$ -	\$ (33)
Insurance	\$ 2,875	\$ 2,897	\$ 22
Copying/Printing	\$ 21	\$ 138	\$ 117
Income Taxes	\$ 333	\$ 500	\$ 167
Office- General	\$ 115	\$ 130	\$ 15
Move In/Out	\$ 250	\$ -	\$ (250)
Total Administrative	\$ 6,326	\$ 6,253	\$ (73)
Utilities			
Electricity	\$ 1,838	\$ 1,500	\$ (338)
Water	\$ 1,294	\$ 1,337	\$ 43
Gas	\$ 4,545	\$ 4,050	\$ (495)
Telephone	\$ 313	\$ 216	\$ (97)
Total Utilities	\$ 7,990	\$ 7,103	\$ (887)
Maintenance			
Maintenance Worker	\$ 4,167	\$ 3,764	\$ (403)
Elevator	\$ 1,041	\$ 998	\$ (43)
General R&M	\$ 367	\$ 144	\$ (223)
Fire Protection	\$ -	\$ 492	\$ 492
HVAC Service	\$ -	\$ -	\$ -
Maintenance Supplies	\$ 83	\$ -	\$ (83)
Total Maintenance	\$ 5,658	\$ 5,398	\$ (260)
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ -	\$ 2,552	\$ 2,552
Landscape/mulch/projects	\$ 2,716	\$ -	\$ (2,716)
Pest Control	\$ 400	\$ -	\$ (400)
Total Contract Services	\$ 3,116	\$ 2,552	\$ (564)
Total Expenses	\$ 23,090	\$ 21,306	\$ (1,784)
Reserves			
Reserve Contribution	\$ 9,272	\$ 9,272	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,982	\$ 2,990	\$ 8
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	\$ 412	\$ 1,676	\$ (1,272)
PY Operating Surplus	\$ 965	\$ 965	\$ -
NI/(DF) After PY Op. Surplus	\$ 1,377	\$ 2,641	\$ (1,272)

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2015 through April 2016

Operating Fund

	<u>Oct '15 - Apr '16</u>
Operating Income/Expense	
Income	
06310 — Common Charge Income	\$ 232,446
06340 — Late Fee Income	\$ 310
06360 — Misc. Owner Income	\$ 150
06365 — Unit 869-106 - Rent	\$ 9,625
06375 — Parking Income	\$ 4,875
06810 — Laundry Income	\$ 1,462
Total Income	<u>\$ 248,868</u>
Expense	
07000 — Administrative Expenses	
07130 — Property Manager Fees	\$ 7,628
07140 — Audit Fees	\$ 3,150
07280 — Insurance	\$ 20,279
07308 — Corporate Taxes	\$ 3,500
07309 — Postage	\$ 57
07310 — Printing & Copying	\$ 447
07890 — Misc G&A	\$ 679
07895 — Monthly Security Monitorin	\$ 489
7011 — Bookkeeping Fees	\$ 7,143
7012 — Legal	\$ 360
Total 07000 — Administrative Expense	<u>\$ 43,730</u>
08000 — Utilities	
08010 — Water & Sewer	\$ 9,895
08020 — Electricity	\$ 10,927
08030 — Gas	\$ 23,904
08050 — Telephone	\$ 1,518
Total 08000 — Utilities	<u>\$ 46,244</u>
08550 — Capital Improvements	
08551 — Cap Improvements - Opera	\$ 7,750
Total 08550 — Capital Improvements	<u>\$ 7,750</u>
09000 — Maintenance	
09020 — Maintenance Worker - Imac	\$ 26,099
09030 — Elevator Maintenance	\$ 6,986
09110 — General Maintenance & Rej	\$ 2,670
09135 — Fire Protection	\$ 492
09150 — HVAC Service	\$ 1,993
Total 09000 — Maintenance	<u>\$ 38,240</u>
09600 — Contract Services	
Lawn Maint. & Landscaping	\$ 17,867
09612 — Grounds Improvements	\$ 83
Total 09600 — Contract Services	<u>\$ 17,950</u>
09900 — Reserve Transfers	
09990 — Operating to Reserves	\$ 64,903
09991 — Roof/HVAC Reserve Transf	\$ 20,903
Total 09900 — Reserve Transfers	<u>\$ 85,806</u>
Total Expense	<u>\$ 239,720</u>
Operating Surplus Transfer	\$ 6,757
Net Operating Income	\$ 15,905

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

Reserve Fund

Oct '15 - Apr '16

Reserve Fund Income	
06899 — Reserve Fund Income	
06901 — WCA Monthly Contribution	\$ 64,903
06902 — Interest Income	\$ 350
06903 — Roof/HVAC Project Prepay	\$ 3,936
06904 — WCA Monthly Transfer -Ro	\$ 20,930
Total 06899 — Reserve Fund Income	\$ 90,119
Total Reserve Fund Income	\$ 90,119
Other Expense	
09799 — Reserve Fund Expenses	
09807 — Reserve - Interest Expense	\$ 2,302
09830 — Hallway Renovations - Des	\$ 98,179
09832 — Hallway Renovation - Paint	\$ 97,088
09833 — Hallway Renovations - Carp	\$ 66,423
09834 — Hallway Renovations - Wall	\$ 22,249
09836 — Hallway Renovations - Artv	\$ 7,644
09837 — Hallway Renovations - Tabl	\$ 9,676
09838 — Hallway Renovation - Light	\$ 801
09839 — Hallway Renovations - Misc	\$ 260
Total 09799 — Reserve Fund Expense	\$ 304,621
Total Reserve Fund Expense	\$ 304,621
Net Reserve Fund Income	\$ (214,501)
Total Net Income	\$ (198,596)

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2016

	<u>Cost</u>	<u>Hours</u>
<u>October 2015</u>		
9/30-10/13	\$ 1,699.04	61
10/15 - 10/27	\$ 1,726.89	62
10/29-10/31	\$ 403.87	14.5
	<u>\$ 3,829.80</u>	<u>138</u>
<u>November 2015</u>		
11/2-11/10	\$ 1,225.54	44
11/12 - 11/24	\$ 1,754.74	63
through EOM (est)	\$ 891.30	32
	<u>\$ 3,871.58</u>	<u>139</u>
<u>December 2015</u>		
Reverse Est. Exp.	\$ (891.30)	(32)
11/30 - 12/8	\$ 1,086.27	39
12/9 - 12/22	\$ 1,726.89	62
12/9 - 12/23 - Lavista	\$ 884.83	16 @ \$52 per hour
12/23 - 1/5	\$ 1,504.07	54
	<u>\$ 4,310.76</u>	<u>139</u>
<u>January 2016</u>		
1/7 - 1/19	\$ 1,699.04	61
1/20 - 1/31 estimated	\$ 1,671.00	60
	<u>\$ 3,370.04</u>	<u>121</u>
<u>February 2016</u>		
1/20 - 1/31 est. Reversal	\$ (1,671.00)	(60)
1/20 - 2/2	\$ 1,726.89	62
2/6 - 2/16	\$ 1,649.97	63
2/17 - 3/1	\$ 1,559.77	56
	<u>\$ 3,265.63</u>	<u>119</u>

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2016

	<u>Cost</u>	<u>Hours</u>
March 2016		
3/2 - 3/15	\$ 1,782.60	64
3/17 - 3/29	\$ 1,462.29	52.5
3/28-3/28 Rand	\$ 442.42	8 <i>Peter Rand @ \$52 per hr</i>
	<u>\$ 3,687.31</u>	<u>125</u>
April 2016		
4/11-4/12	\$ 445.65	16
4/14-4/26	\$ 1,676.16	64
	<u>\$ 2,121.81</u>	<u>80</u>

Year-To-Date Total:	<u>\$ 24,456.93</u>
Prior Year- Year-To-Date Total:	<u>\$ 24,751.15</u>
Change Between Years:	<u>\$ (294.22)</u>

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

April 30, 2016

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 43,964.78
Operating Account	\$ 110,470.80	Reserve Account - FNFG	\$ 215,288.30
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 110,470.80</u>		<u>\$ 259,254.08</u>
Total Cash on Hand @ April 30, 2016		\$	369,724.88

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)

April 30, 2016

<u>United Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 43,964.78	Reserve Account	\$ 215,288.30
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 110,470.80
		Escrow Account	\$ -
Bank Balances	<u>\$ 43,964.78</u>		<u>\$ 325,760.10</u>
Total Cash on Hand @ April 30, 2016		\$	369,724.88

Statements of Significant Transactions:

September 2013

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

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Westbury Condominiums Association, Inc.

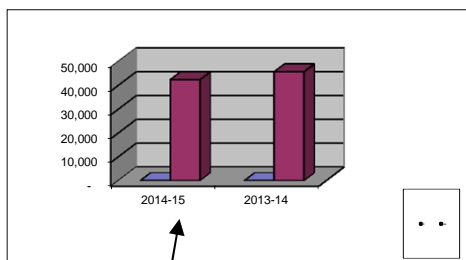
Fuel Costs

7 Month Period- Fiscal Year Ended September 30, 2016

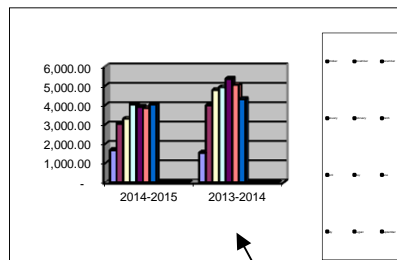
	<u>2015-2016</u>	<u>Prior Yr.</u>	<u>Change</u>
<u>Oil Costs</u>			
<i>October</i>	-	-	0.0%
<i>November</i>	-	-	0.0%
<i>December</i>	-	-	0.0%
<i>January</i>	-	-	0.0%
<i>February</i>	-	-	0.0%
<i>March</i>	-	-	0.0%
<i>April</i>	-	-	0.0%
<i>May</i>	-	-	0.0%
<i>June</i>	-	-	0.0%
<i>July</i>	-	-	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
	<hr/>	<hr/>	
	-	-	-
	<hr/>	<hr/>	<hr/>
Percentage Increase	0.0%	(Increase in dollars)	
<u>Gas Costs</u>			
	<u>2015-2016</u>	<u>Prior Yr.</u>	<u>Change</u>
<i>October</i>	1,689.91	1,541.47	9.6%
<i>November</i>	3,047.32	3,987.92	0.0%
<i>December</i>	3,298.41	4,785.98	0.0%
<i>January</i>	4,053.10	4,925.95	0.0%
<i>February</i>	3,920.61	5,365.89	0.0%
<i>March</i>	3,844.81	5,059.83	0.0%
<i>April</i>	4,049.53	4,303.16	0.0%
<i>May</i>	-	-	0.0%
<i>June</i>	-	-	0.0%
<i>July</i>	-	-	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
	<hr/>	<hr/>	
	23,903.69	YTD: 29,970.20	(6,066.51)
	<hr/>	<hr/>	<hr/>
Total Costs	23,903.69	Annual 29,970.20	(6,066.51)
	<hr/>	<hr/>	<hr/>
Percentage Increase	-20.2%	(Increase in dollars)	

Usage

<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	42,359	45,696	(3,337)



Gas & Oil Consumption



Gas Costs

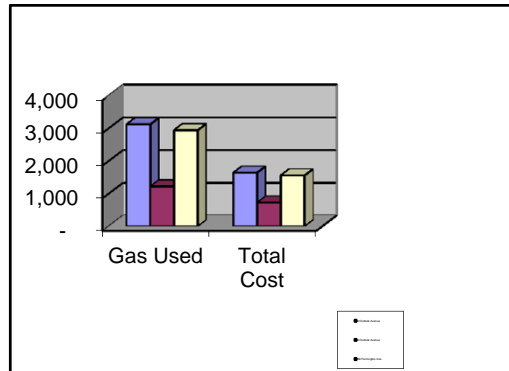
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

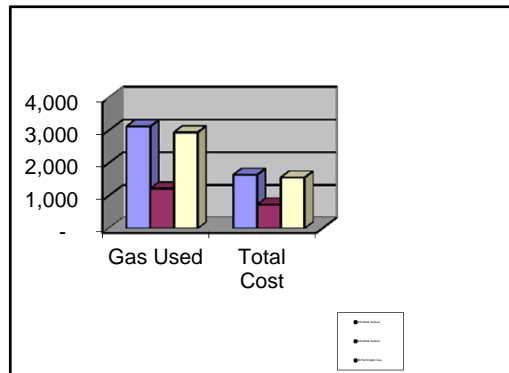
Month End: **4/30/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,019	\$ 1,735.75	33
30 Outlook Avenue	998	\$ 671.55	33
869 Farmington Ave.	2,816	\$ 1,642.23	33
Month Total	6,833	\$ 4,049.53	99



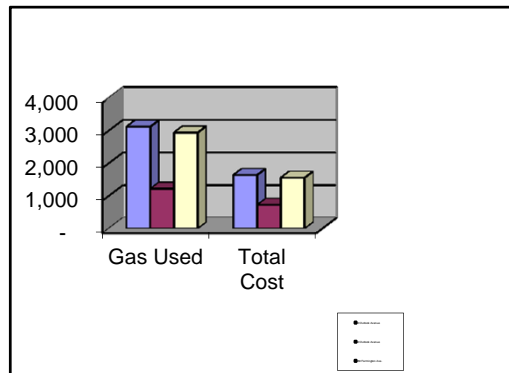
Month End: **3/31/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,092	\$ 1,611.95	29
30 Outlook Avenue	1,189	\$ 683.95	29
869 Farmington Ave.	2,947	\$ 1,548.91	29
Month Total	7,228	\$ 3,844.81	87



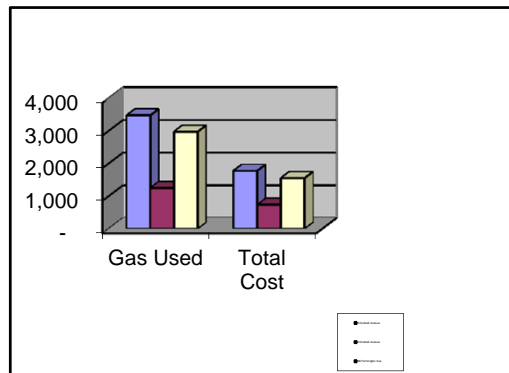
Month End: **2/29/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,118	\$ 1,638.70	28
30 Outlook Avenue	1,222	\$ 725.53	28
869 Farmington Ave.	2,939	\$ 1,556.38	28
Month Total	7,279	\$ 3,920.61	84



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

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



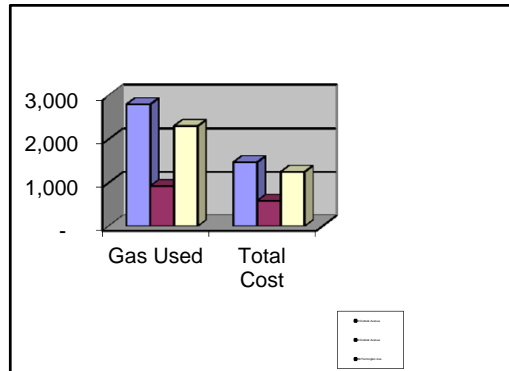
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

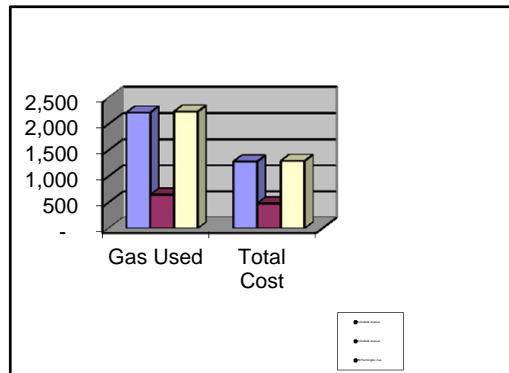
Month End: **12/31/2015**

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



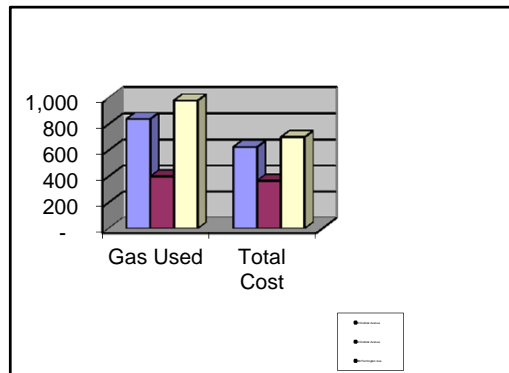
Month End: **11/30/2015**

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



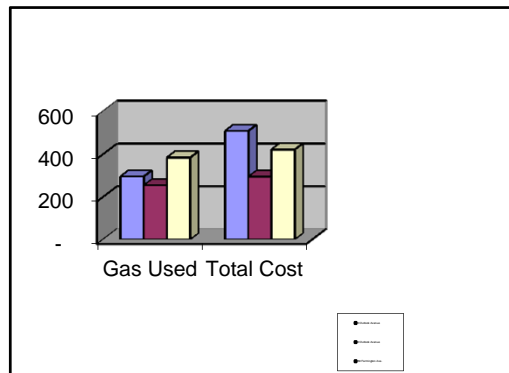
Month End: **10/31/2015**

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



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

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



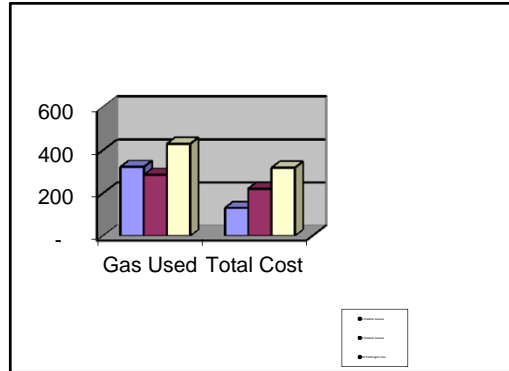
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

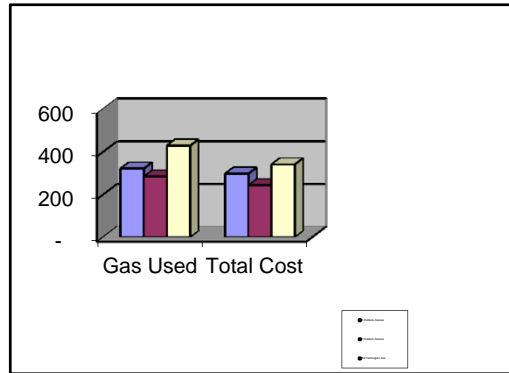
Month End: **8/31/2015**

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



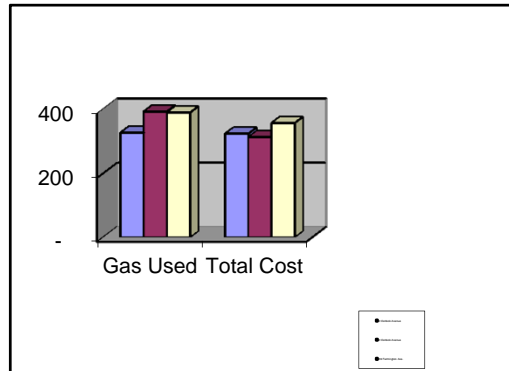
Month End: **7/31/2015**

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



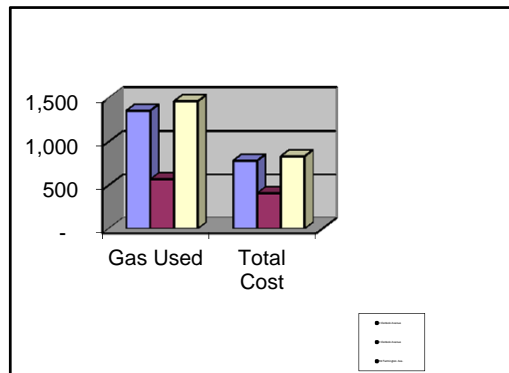
Month End: **6/30/2015**

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



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

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



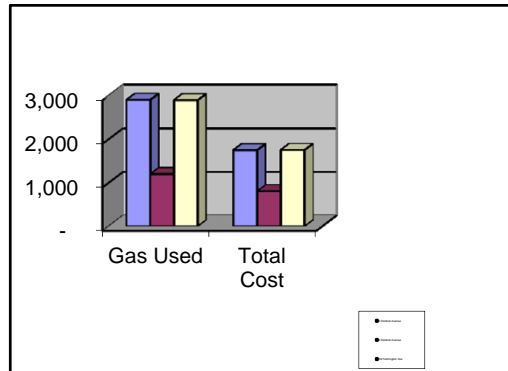
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

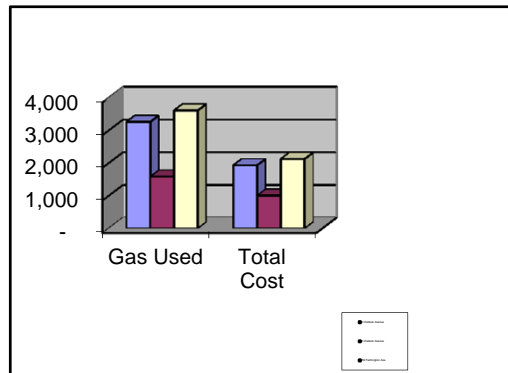
Month End: **4/30/2015**

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



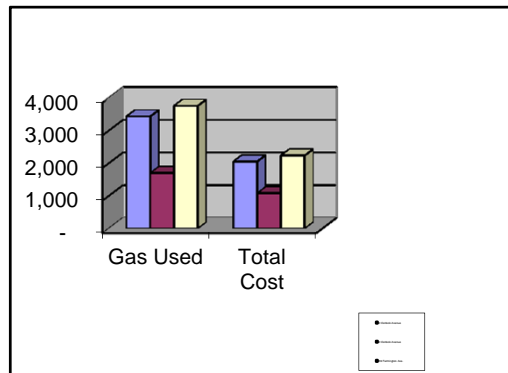
Month End: **3/31/2015**

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



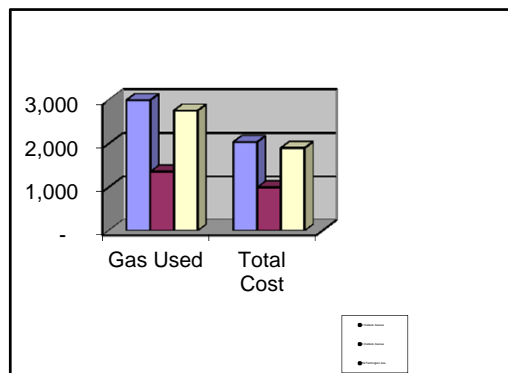
Month End: **2/28/2015**

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



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

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



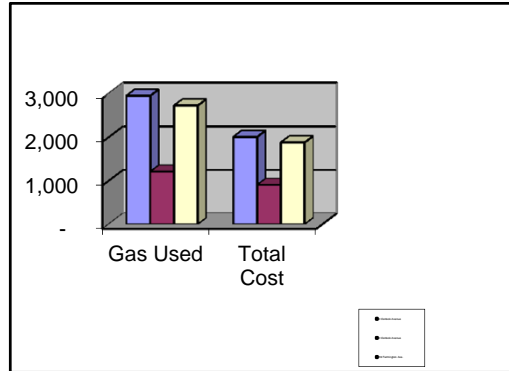
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

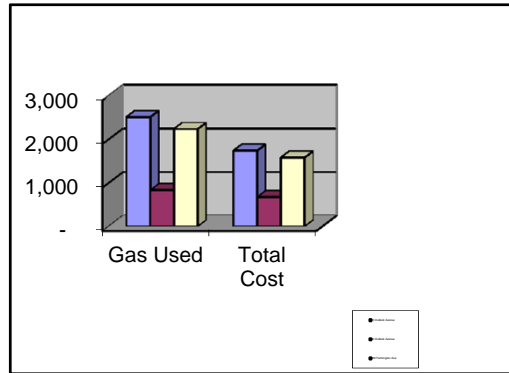
Month End: **12/31/2014**

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



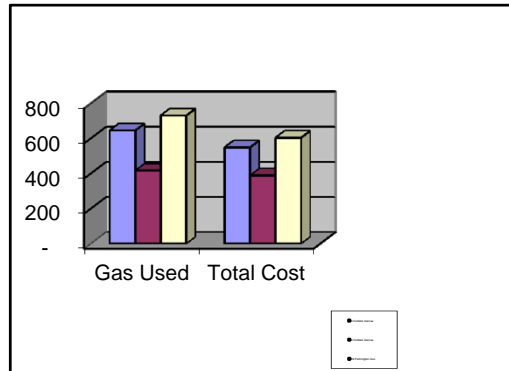
Month End: **11/30/2014**

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



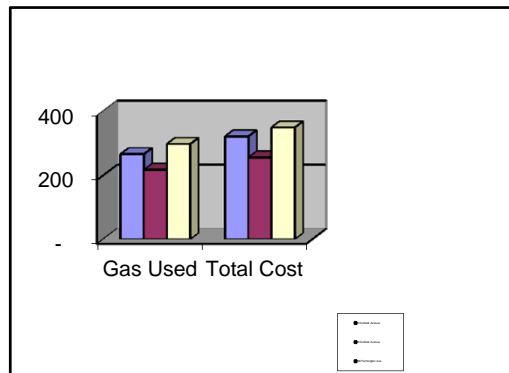
Month End: **10/31/2014**

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



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

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



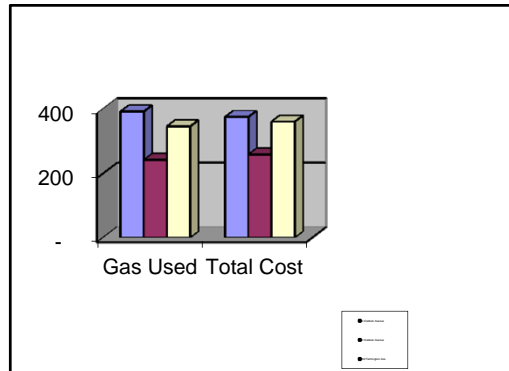
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

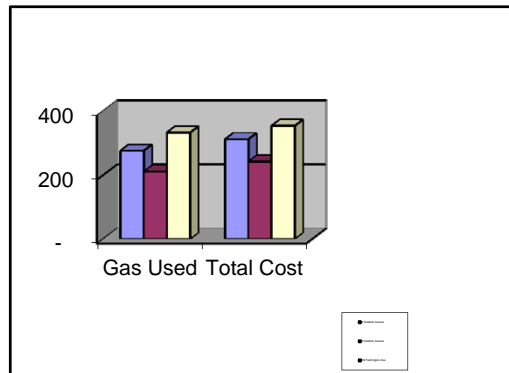
Month End: **8/31/2014**

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



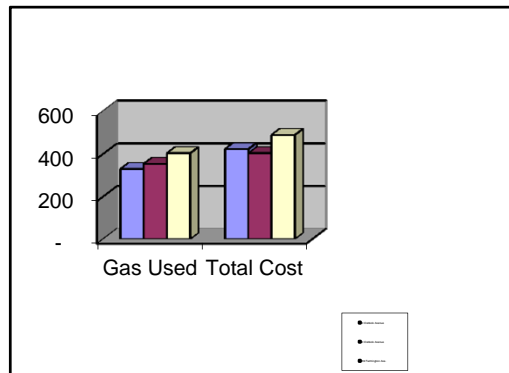
Month End: **7/31/2014**

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



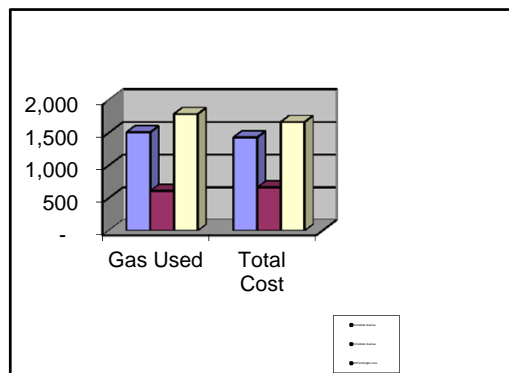
Month End: **6/30/2014**

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



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

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



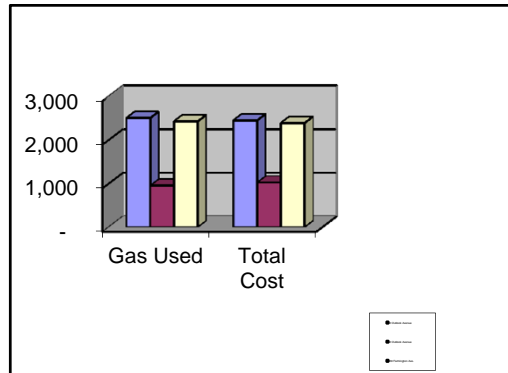
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

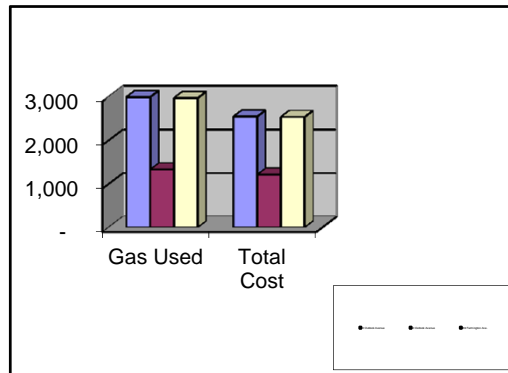
Month End: **4/30/2014**

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



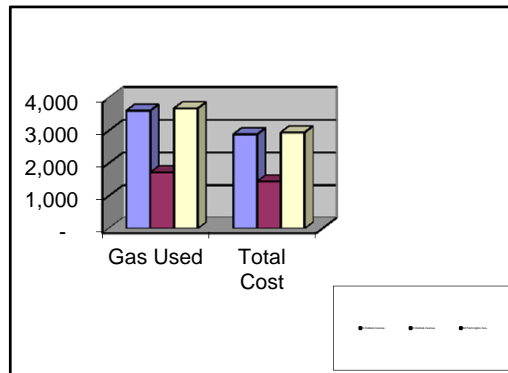
Month End: **3/31/2014**

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



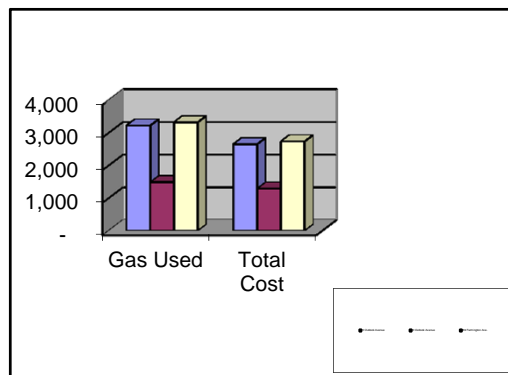
Month End: **2/28/2014**

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



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

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



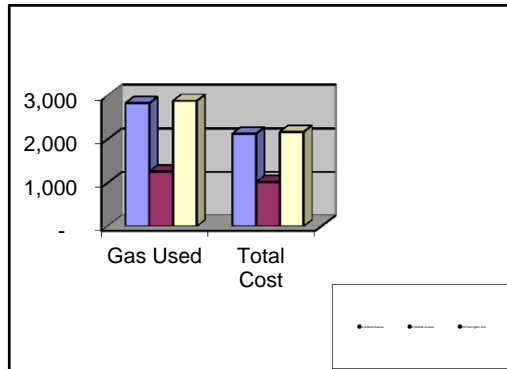
Westbury Condominiums Association, Inc.

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April 30, 2016

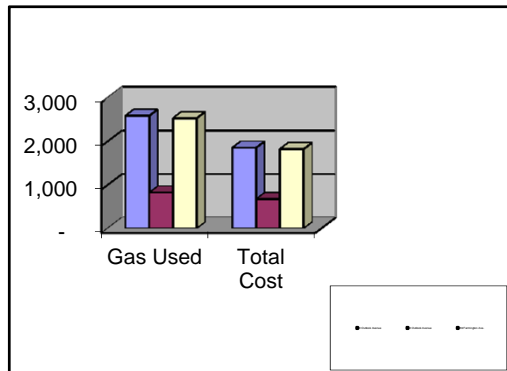
Month End: **12/31/2013**

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



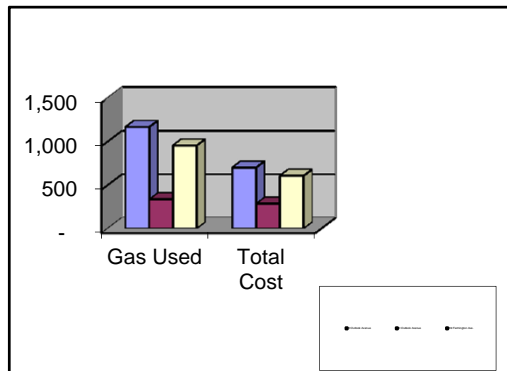
Month End: **11/30/2013**

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



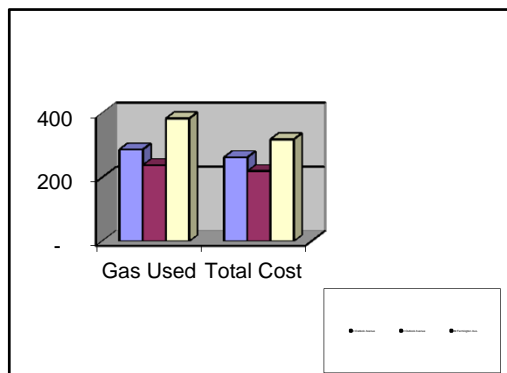
Month End: **10/31/2013**

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



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

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



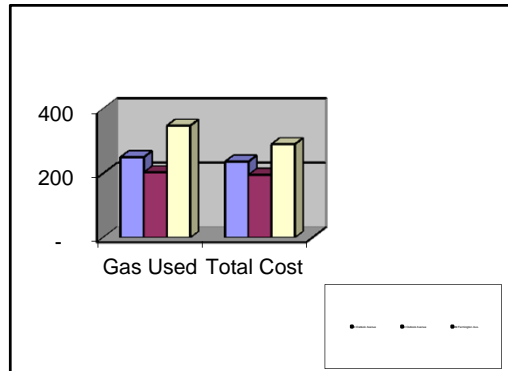
Westbury Condominiums Association, Inc.

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April 30, 2016

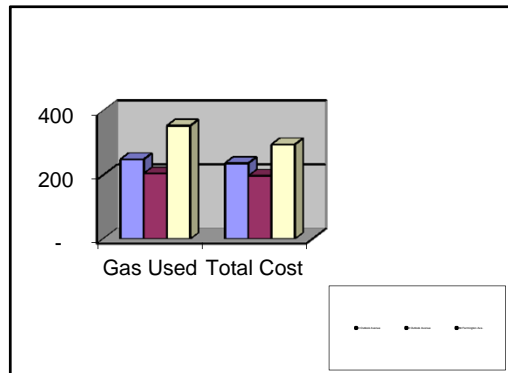
Month End: **8/31/2013**

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



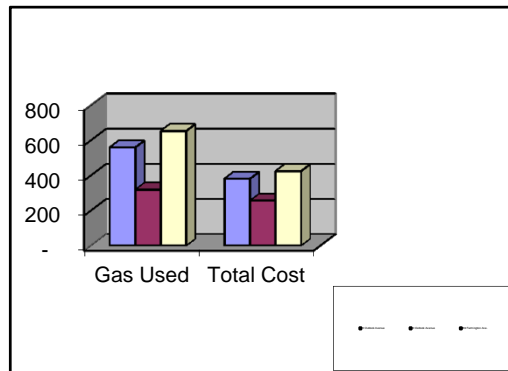
Month End: **7/31/2013**

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



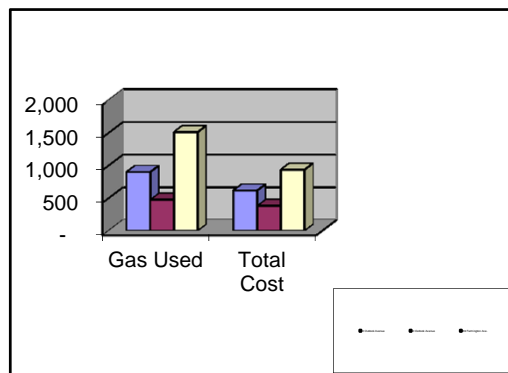
Month End: **6/30/2013**

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



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

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



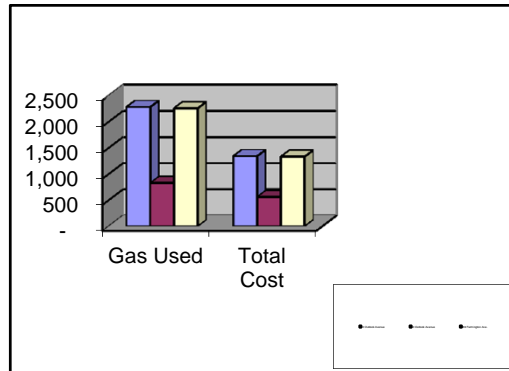
Westbury Condominiums Association, Inc.

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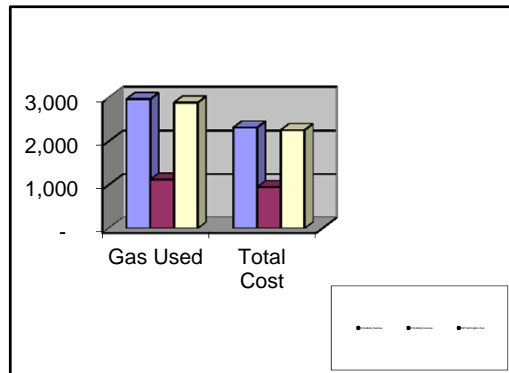
Month End: **4/30/2013**

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



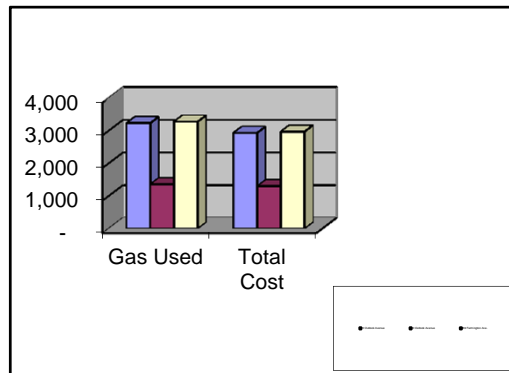
Month End: **3/31/2013**

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



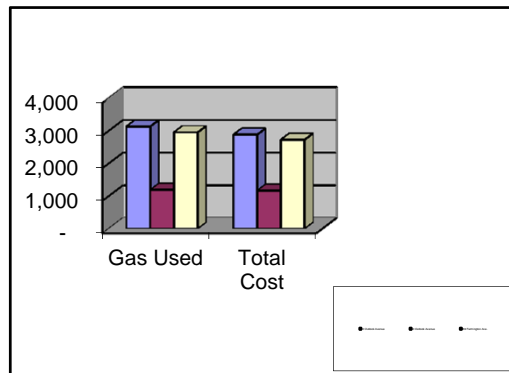
Month End: **2/28/2013**

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



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

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



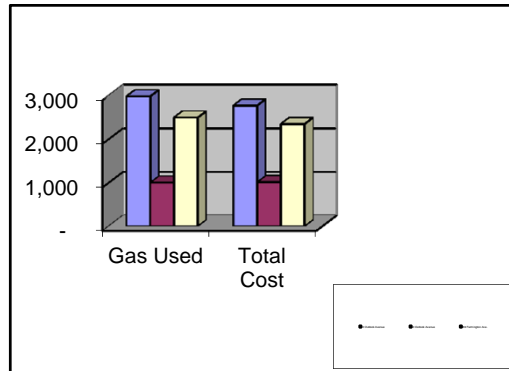
Westbury Condominiums Association, Inc.

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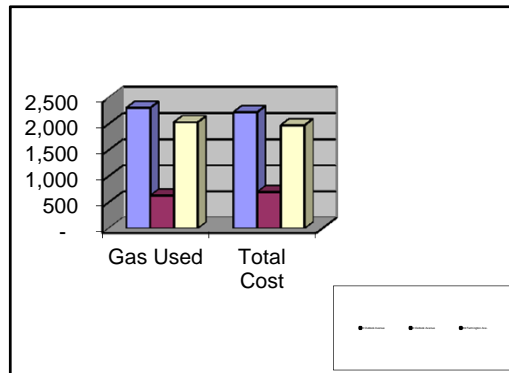
Month End: **12/31/2012**

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



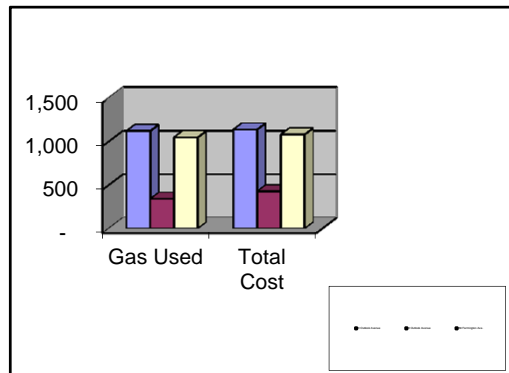
Month End: **11/30/2012**

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



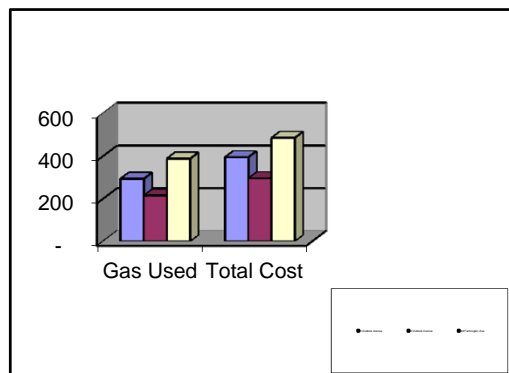
Month End: **10/31/2012**

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



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

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



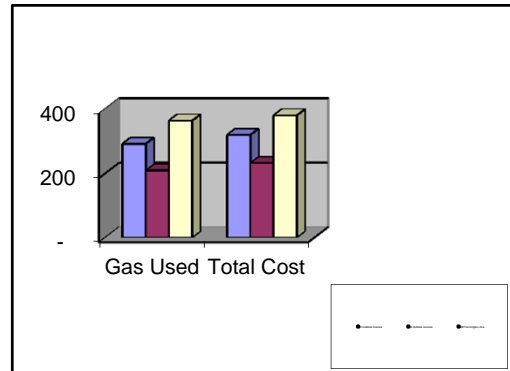
Westbury Condominiums Association, Inc.

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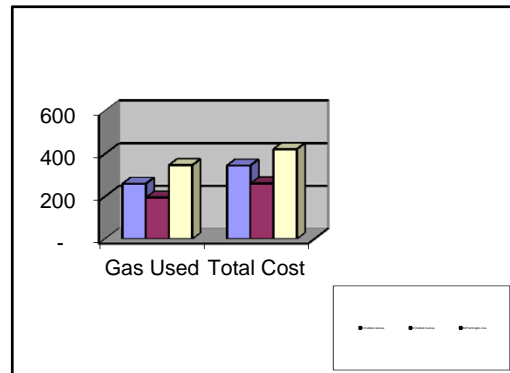
Month End: **8/31/2012**

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



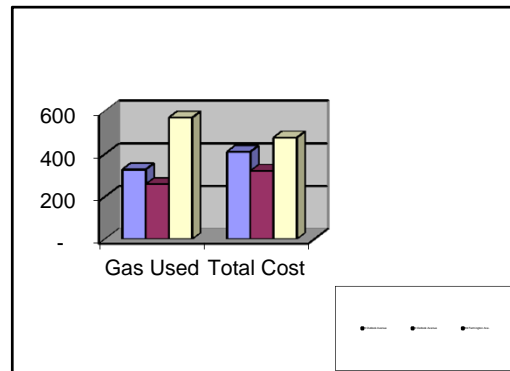
Month End: **7/31/2012**

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



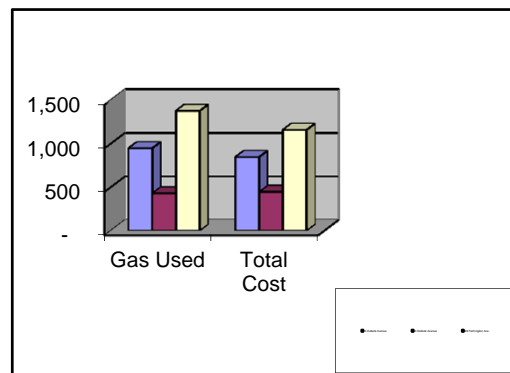
Month End: **6/30/2012**

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



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

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



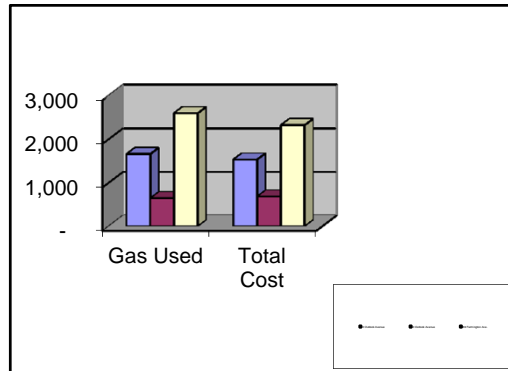
Westbury Condominiums Association, Inc.

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April 30, 2016

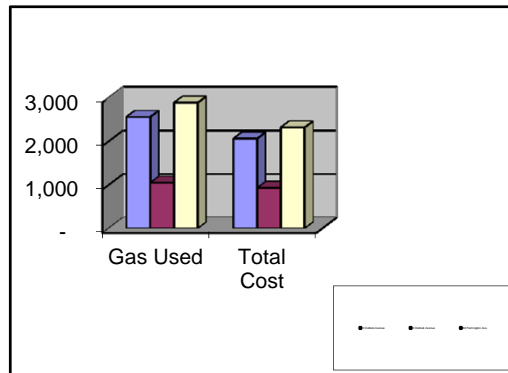
Month End: **4/30/2012**

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



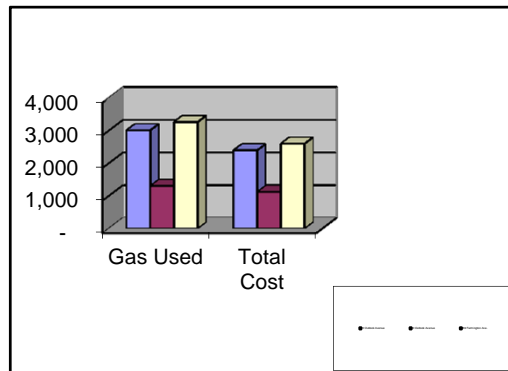
Month End: **3/31/2012**

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



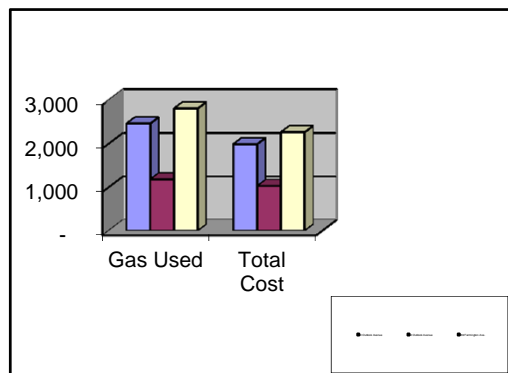
Month End: **2/29/2012**

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



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

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



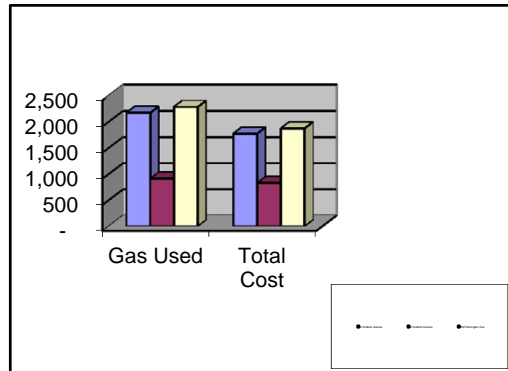
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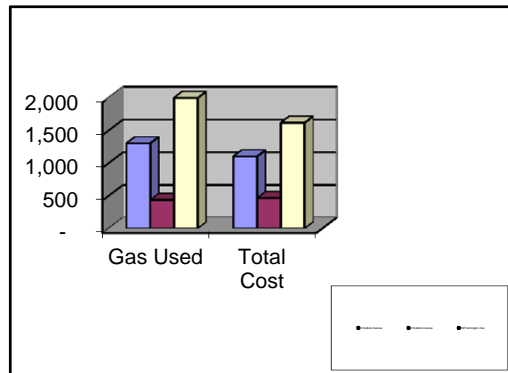
Month End: **12/31/2011**

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



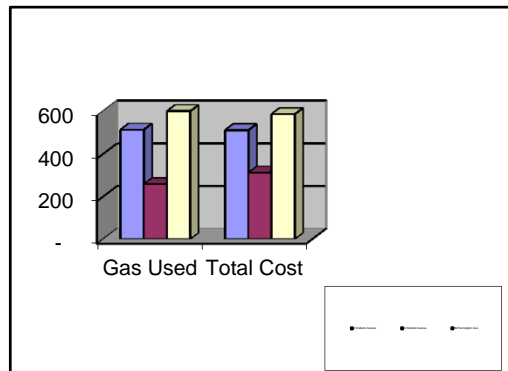
Month End: **11/30/2011**

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



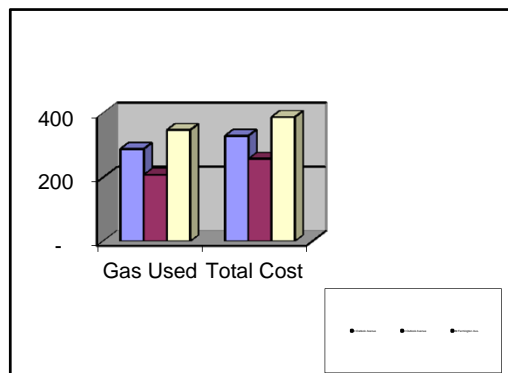
Month End: **10/31/2011**

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



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

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



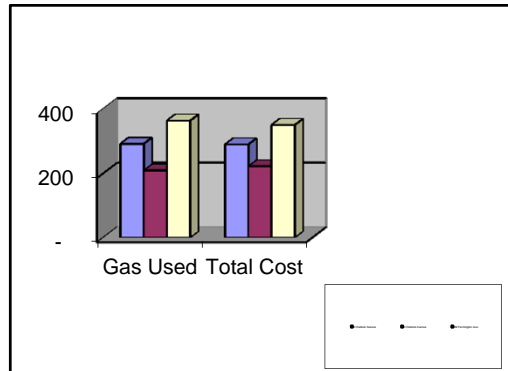
Westbury Condominiums Association, Inc.

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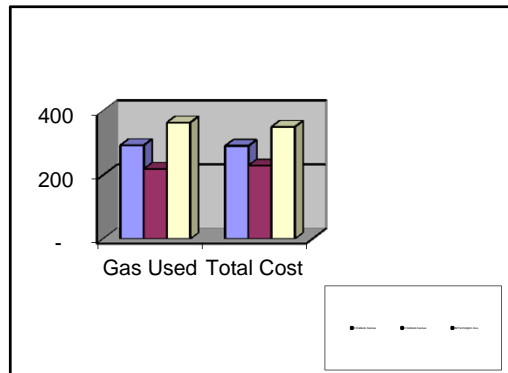
Month End: **8/31/2011**

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



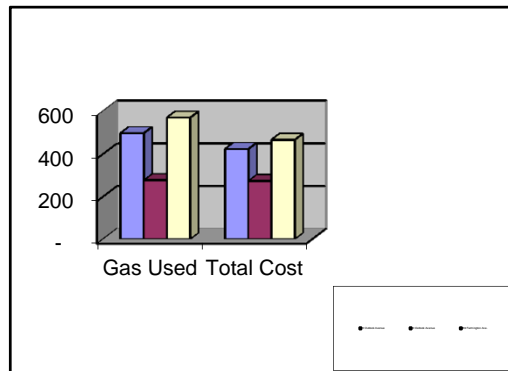
Month End: **7/31/2011**

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



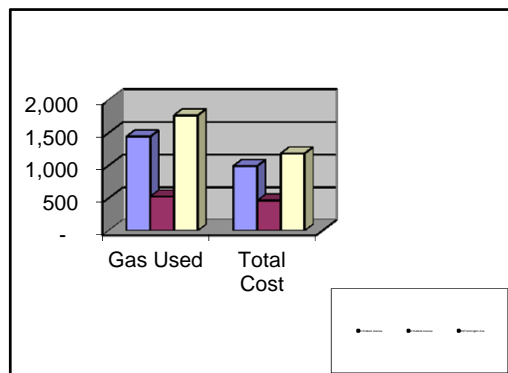
Month End: **6/30/2011**

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



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

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



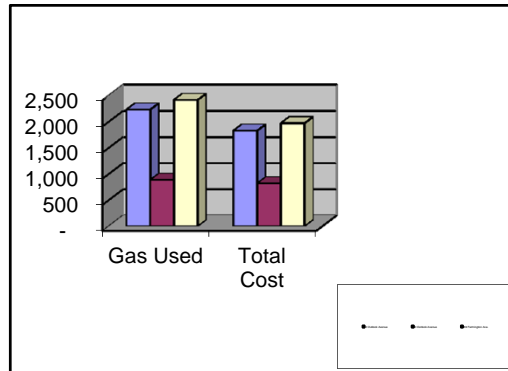
Westbury Condominiums Association, Inc.

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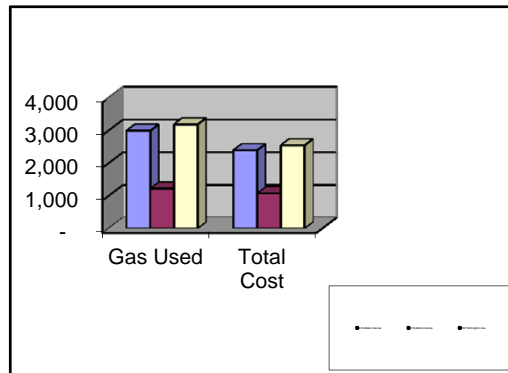
Month End: **4/30/2011**

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



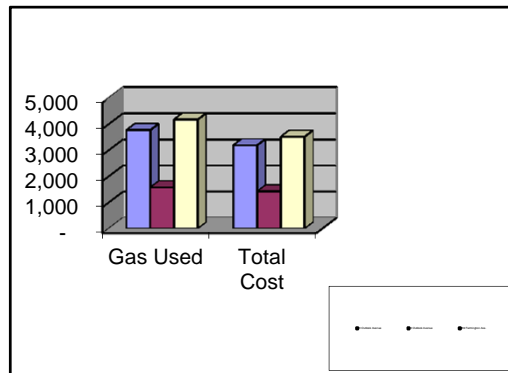
Month End: **3/31/2011**

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



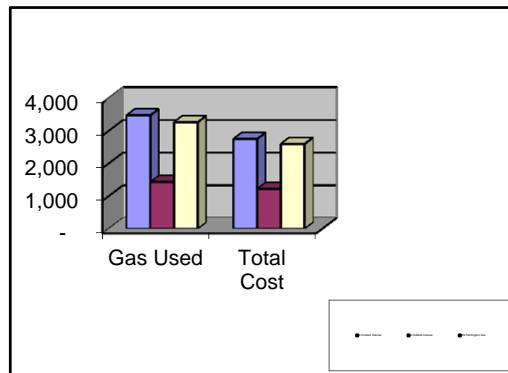
Month End: **2/28/2011**

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



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

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



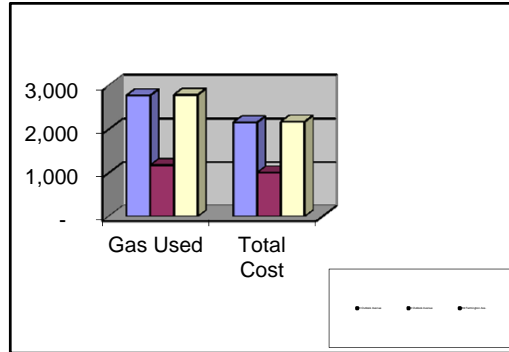
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

April 30, 2016

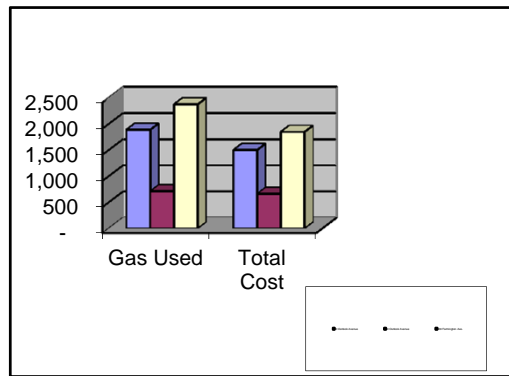
Month End: **12/31/2010**

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



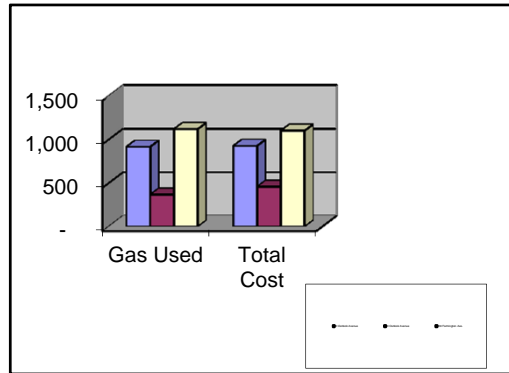
Month End: **11/30/2010**

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



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

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

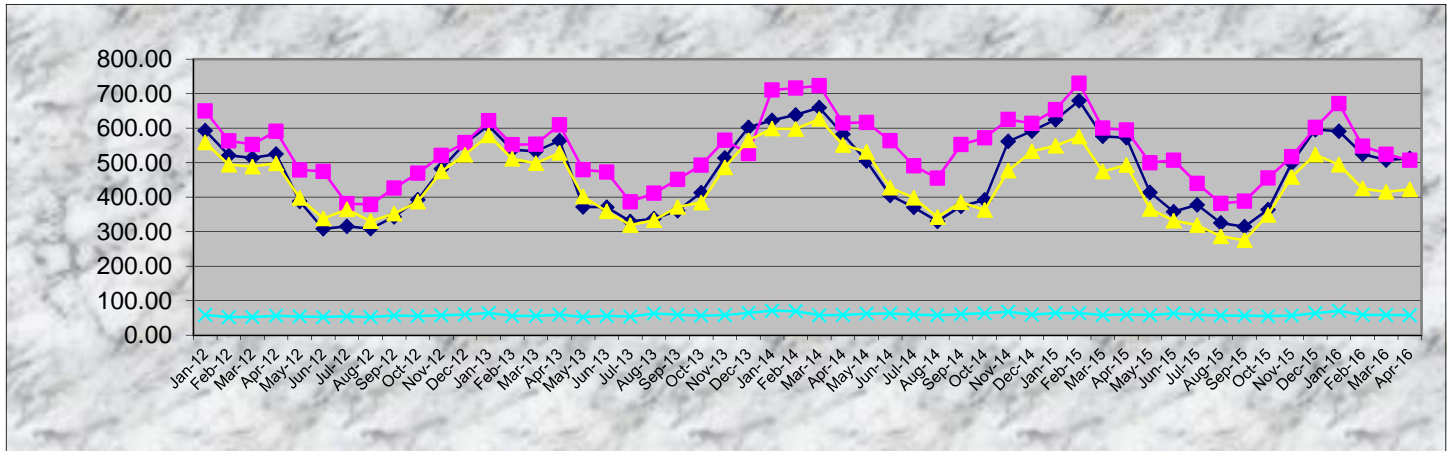


Westbury Condominiums Association, Inc.

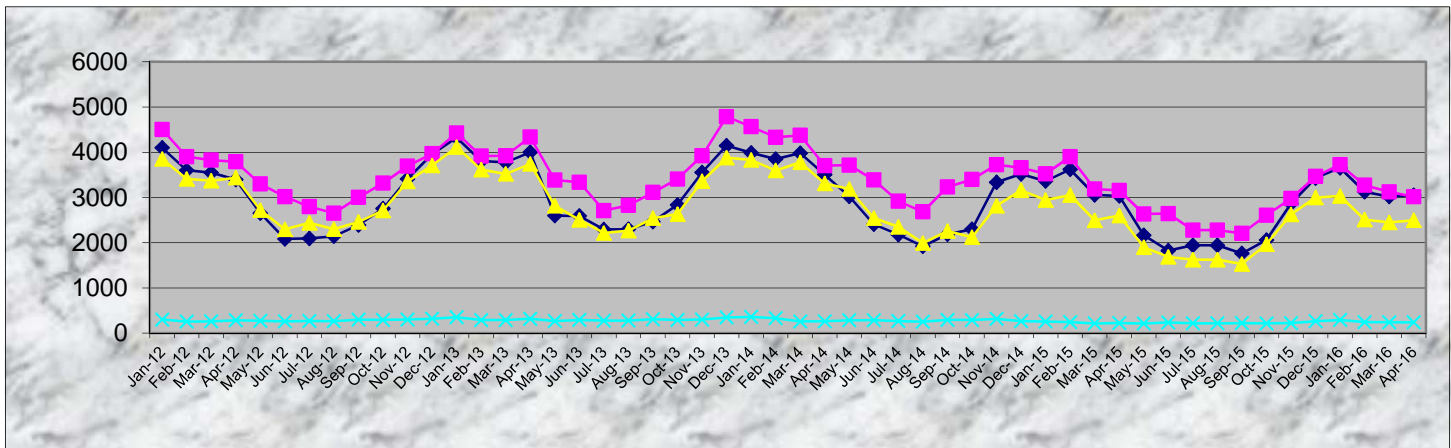
Electricity Analysis

April 30, 2016

Cost Data



Usage Data



Year To Date Consumption

	<u>4/30/2016</u>	<u>4/30/2015</u>	<u>4/30/2014</u>
20 Outlook Avenue	21,204	22,227	25,862
30 Outlook Avenue	22,188	24,546	29,091
869 Farmington Ave.	18,080	19,188	24,387
Garages	1,723	1,815	2,157
	<u>63,195</u>	<u>67,776</u>	<u>81,497</u>

Year To Date Cost *

	<u>4/30/2016</u>	<u>4/30/2015</u>	<u>4/30/2014</u>
20 Outlook Avenue	\$ 3,593.58	\$ 3,997.38	\$ 4,031.53
30 Outlook Avenue	\$ 3,825.16	\$ 4,389.25	\$ 4,348.57
869 Farmington Ave.	\$ 3,087.09	\$ 3,463.88	\$ 3,808.76
Garages	\$ 421.36	\$ 437.41	\$ 436.78
	<u>\$ 10,927.19</u>	<u>\$ 12,287.92</u>	<u>\$ 12,625.64</u>

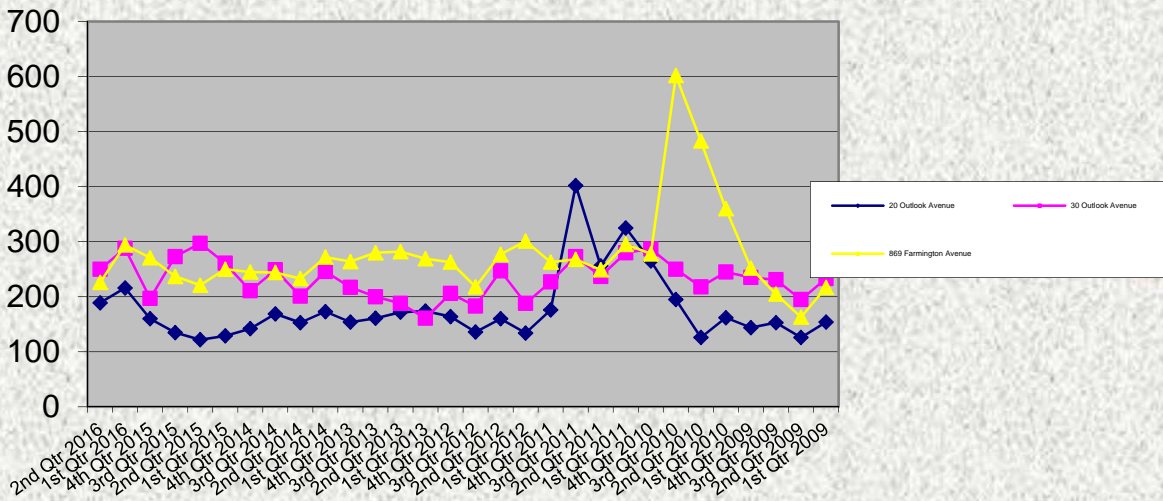
* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

Westbury Condominiums Association, Inc.

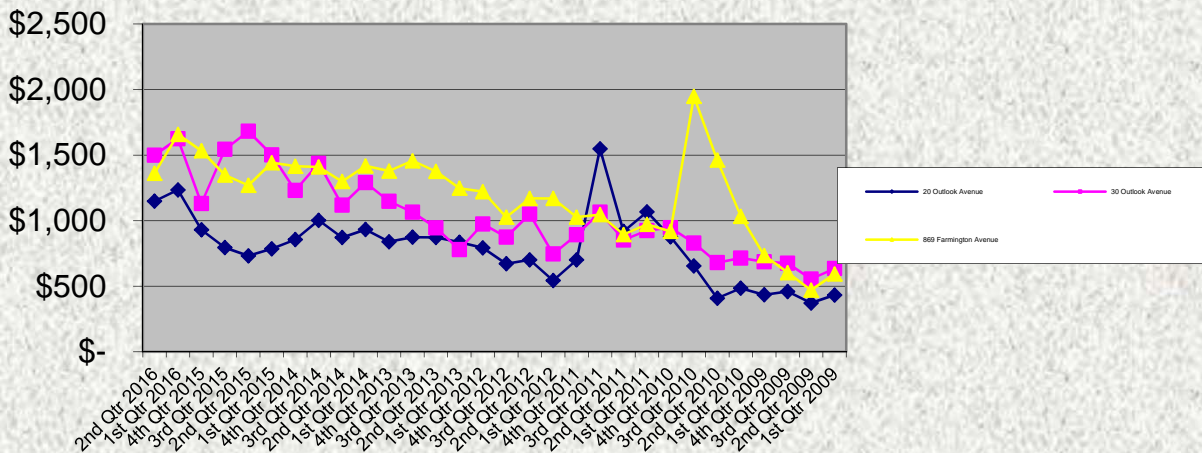
Water Consumption Analysis

Second Quarter 2016 (With Prior Year Data)

Consumption Analysis



Cost Analysis



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

	2016				2015			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Useage*								
Bldg. 20	0	0	189	216	161	169	153	173
Bldg. 30	0	0	250	288	200	249	201	246
Bldg. 869	0	0	226	294	280	244	236	272
	0	0	665	798	641	662	590	691
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2016				2015			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ -	\$ -	\$ 1,148.73	\$ 1,234.38	\$ 930.30	\$ 794.55	\$ 731.92	\$ 785.34
Bldg. 30	\$ -	\$ -	\$ 1,499.64	\$ 1,625.34	\$ 1,131.21	\$ 1,543.89	\$ 1,682.17	\$ 1,502.10
Bldg. 869	\$ -	\$ -	\$ 1,361.64	\$ 1,657.92	\$ 1,533.03	\$ 1,348.41	\$ 1,269.49	\$ 1,442.37
Totals	\$ -	\$ -	\$ 4,010.01	\$ 4,517.64	\$ 3,594.54	\$ 3,686.85	\$ 3,683.58	\$ 3,729.81

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

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

Westbury Condominium Association, Inc.
A/P Aging Summary
As of March 31, 2016

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ 928	\$ -	\$ -	\$ -	\$ 48	\$ 976
AT&T	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B.T. Lindsay & Company	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ 1,538
Carney, Roy & Gerrol, PC	\$ 4,592	\$ -	\$ -	\$ -	\$ -	\$ 4,592
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Underwriters	\$ 2,812	\$ -	\$ -	\$ -	\$ -	\$ 2,812
Connecticut Natural Gas	\$ 3,845	\$ -	\$ -	\$ -	\$ -	\$ 3,845
Design Source CT LLC	\$ 496	\$ -	\$ -	\$ -	\$ -	\$ 496
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eversource	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ 1,505
Frontier	\$ 216	\$ -	\$ -	\$ -	\$ -	\$ 216
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Imagineers, LLC	\$ 6,253	\$ -	\$ 1,090	\$ -	\$ -	\$ 7,342
JH Property Services, LLC	\$ -	\$ 2,552	\$ -	\$ -	\$ -	\$ 2,552
Joyce Falkin	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ 223
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
McBride Wayside Carpet Co.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ -	\$ -	\$ 183	\$ -	\$ -	\$ 183
Ms. Kathy Lynn McGrath	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ 500
Otis Elevator Company	\$ 2,994	\$ -	\$ -	\$ -	\$ -	\$ 2,994
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Perlstein, Sandler & McCracken, LLC	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ 240
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Turf Masters, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 25,641	\$ 3,052	\$ 1,272	\$ -	\$ 48	\$ 30,014

Westbury Operating Fiscal Year Projection With

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

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Draft Spread FY 2016 Budget

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

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

	<u>Operating Budget 14-15</u>	<u>Operating Budget 13-14</u>
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	<u>\$ 416,050</u>	<u>\$ 402,279</u>
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	<u>\$ 70,546</u>	<u>\$ 69,299</u>
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	<u>\$ 84,925</u>	<u>\$ 84,100</u>
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.	<u>\$ 81,675</u>	<u>\$ 84,000</u>
Contract Services		
Lawn/Snow/Fert.	\$ 20,524	\$ 20,000
Landscape/mulch/projects	\$ 10,000	\$ -
Pest control	\$ 1,000	\$ 1,000
Sub Total Contract Serv.	<u>\$ 31,524</u>	<u>\$ 21,000</u>
TOTAL EXPENSES	<u>\$ 268,670</u>	<u>\$ 258,399</u>

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Board Approved FY 2015 Budget

	<u>YE 9/30/15</u>	<u>Oct. 2014</u>	<u>Nov. 2014</u>	<u>Dec. 2014</u>	<u>Jan. 2015</u>	<u>Feb. 2015</u>	<u>March 2015</u>	<u>April 2015</u>	<u>May 2015</u>	<u>June 2015</u>	<u>July 2015</u>	<u>Aug. 2015</u>	<u>Sept. 2015</u>	<u>Total Spread</u>
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. Mgr	13,150.00	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	1,095.83	13,150.00
Management Fees - Bookkpg	11,850.00	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	987.50	11,850.00
Audit Fees	4,200.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Legal Fees	500.00	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
Postage & Mail	375.00	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	375.00
Insurance	33,850.00	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	2,820.83	33,850.00
Copying/Printing	235.00	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	19.58	235.00
Income Taxes	2,900.00	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	2,900.00
Office- General	2,086.00	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	173.83	2,086.00
Rental Fee	1,400.00	-	-	-	-	-	-	-	-	-	-	1,400.00	-	1,400.00
Total Administrative	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	-

Office of the Secretary of the State of Connecticut

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

WESTBURY CONDOMINIUMS ASSOCIATION, INC.

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



Secretary of the State

Date Issued: June 15, 2015

Westbury Condominiums Association, Inc.

Secretary of State Filing

June 30, 2015

The screenshot displays the SOTS CONCORD web portal interface. At the top, the browser address bar shows the URL <https://www.concord-sots.ct.gov/CONCORD/customer>. The page header includes the name of the Connecticut Secretary of State, Denise W. Merrill, and the Commercial Recording Division logo. The user's name, ALAN COMRIE, is displayed in the top right corner.

The main content area is titled "File Annual Reports" and features a progress bar with six steps: Search Business, Select Business, Principal Maintenance, Payment, Review, and Status. The "Status" step is currently active, indicating the filing is complete.

The "Filing Status" section contains the following message:

Annual Report has been Successfully filed for WESTBURY CONDOMINIUMS ASSOCIATION, INC.
(Business ID: 0220074) for the year 2015. The Filing Number is 0005349187.

A "Continue" button is located below the message. A "Report a problem?" link is visible in the bottom right corner of the page.

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

Westbury Condominium Association

Interior Design Project - May 16, 2016 YTD Budget / Actual

	Approved Contract	Budget -YTD 5/16/16	Actual Paid 5/16/16	Variance
Service Contracts				
Management - Architect*	\$ 20,775	\$ 16,620	\$ 8,129	\$ 8,491
Painting	\$ 109,478	\$ 95,246	\$ 98,016	\$ (2,770)
Wallpaper	\$ 13,500	\$ 10,800	\$ 10,893	\$ (93)
Woodwork	\$ 71,090	\$ 63,981	\$ 61,051	\$ 2,930
Carpet	\$ 37,252	\$ 27,939	\$ 23,392	\$ 4,547
Change Orders - Wallpaper	\$ 1,200	\$ 1,200	\$ 1,222	\$ (1,200)
	<u>\$ 253,295</u>	<u>\$ 215,786</u>	<u>\$ 202,702</u>	<u>\$ 11,906</u>

	Approved Contract	Budget -YTD 5/16/16	Actual Paid 5/16/16	Variance
Product Purchases				
Wallpaper	\$ 10,134	\$ 10,134	\$ 10,134	\$ (0)
Wood Trim	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Carpet	\$ 43,031	\$ 43,031	\$ 43,031	\$ -
Tables	\$ 8,914	\$ 9,503	\$ 9,504	\$ (1)
Chairs	\$ 7,876	\$ 7,876	\$ 7,876	\$ -
Lamps	\$ 2,776	\$ 3,076	\$ 3,972	\$ (896)
Lights	\$ -	\$ 305	\$ 305	\$ 0
Misc	\$ -	\$ -	\$ 260	\$ (260)
Artwork				
Acquisition	\$ 500	\$ 500	\$ 500	\$ -
Image Enhancements	\$ 2,016	\$ 2,016	\$ 2,144	\$ (128)
Framing	\$ 10,000	\$ 10,000	\$ 12,644	\$ (2,644)
	<u>\$ 115,247</u>	<u>\$ 116,441</u>	<u>\$ 120,369</u>	<u>\$ (3,928)</u>

	Approved Contract	Budget -YTD 5/16/16	Actual Paid 5/16/16	Variance
Service Contracts and Product Purchases				
Management - Architect	\$ 20,775	\$ 16,620	\$ 8,129	\$ 8,491
Painting	\$ 109,478	\$ 95,246	\$ 98,016	\$ (2,770)
Wallpaper	\$ 23,634	\$ 22,134	\$ 21,027	\$ (93)
Woodwork	\$ 101,090	\$ 93,981	\$ 91,051	\$ 2,930
Carpet	\$ 80,283	\$ 70,970	\$ 66,423	\$ 4,547
Change Orders - Wallpaper	\$ 1,200		\$ 1,222	\$ (1,201)
Tables	\$ 8,914	\$ 9,503	\$ 9,504	\$ (1)
Chairs	\$ 7,876	\$ 7,876	\$ 7,876	\$ -
Lamps	\$ 2,776	\$ 3,381	\$ 4,277	\$ (896)
Misc	\$ -	\$ -	\$ 260	\$ (260)
Artwork	\$ 12,516	\$ 12,516	\$ 15,288	\$ (2,772)
	<u>\$ 368,542</u>	<u>\$ 332,227</u>	<u>\$ 323,072</u>	<u>\$ 7,977</u>

Overall Expense Analysis

Amount Allocated in Reserve Fund Study	\$ 413,000	\$ 318,010	\$ 323,072	\$ (5,062)
Total Period-To-Date Costs per Above	\$ 368,542	\$ 332,227	\$ 323,072	\$ 9,155
Variance	<u>\$ 44,458</u>	<u>\$ (14,217)</u>	<u>\$ -</u>	<u>\$ (14,217)</u>

* - Architect budget is based on 80% of Building #869, 35% of Building #20 and 25% of Building #30

Westbury Condominiums Association, Inc.

Interior Design Project - Reserve Fund Payments

May 16, 2016

	<u>Architects</u>	<u>Painting</u>	<u>Wallpaper</u>	<u>Woodwork</u>	<u>Carpet</u>	<u>Tables/Chairs Lamps/Lights</u>	<u>Artwork</u>
June 2015							
Timothy R. Wooldrige	\$ 3,600.00						
	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
October 2015							
Noah Webster House							\$ 500.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
November 2015							
Cornfields			\$ 10,134.19				
John Bollash			\$ 940.29				
Renaissance		\$ 12,365.28					
	\$ -	\$ 12,365.28	\$ 11,074.48	\$ -	\$ -	\$ -	\$ -
December 2015							
Specialty Building				\$ 30,000.00			
McBride Carpets					\$ 43,031.00		
J&M Image Works							\$ 1,008.00
Marvin Janow's Custom Framing							\$ 5,000.00
	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 43,031.00	\$ -	\$ 6,008.00
January 2016							
John Bollash			\$ 5,876.64				
John Bollash			\$ 1,221.92				
Renaissance		\$ 12,365.28					
Design Source, LLC						\$ 8,375.06	
	\$ -	\$ 12,365.28	\$ 7,098.56	\$ -	\$ -	\$ 8,375.06	\$ -
February 2016							
Renaissance		\$ 12,365.28					
Renaissance		\$ 12,365.26					
Renaissance		\$ 11,437.88					
Specialty Building				\$ 17,187.56			
J&M Image Works							\$ 1,136.02
Design Source, LLC						\$ 539.20	
	\$ -	\$ 36,168.42	\$ -	\$ 17,187.56	\$ -	\$ 539.20	\$ 1,136.02
March 2016							
Design Source, LLC						\$ 7,875.96	
Design Source, LLC						\$ 2,775.74	
Design Source, LLC						\$ 896.53	
Specialty Building				\$ 17,187.56			
McBride Carpets					\$ 11,695.87		
Renaissance		\$ 13,313.40					
John Bollash			\$ 4,076.06				
Timothy R. Wooldrige	\$ 4,529.25						
Design Source, LLC						\$ 496.00	
Specialty Building				\$ 17,187.00			
Misc. Other- Board						\$ 4.17	
	\$ 4,529.25	\$ 13,313.40	\$ 4,076.06	\$ 34,374.56	\$ 11,695.87	\$ 12,048.40	\$ -
April & May 2016							
Renaissance		\$ 23,803.14					
Specialty Building				\$ 9,488.83			
Marvin Janow's Custom Framing							\$ 7,643.95
Misc. Other- Board						\$ 953.52	
McBride Carpets					\$ 11,695.87		
	\$ -	\$ 23,803.14	\$ -	\$ 9,488.83	\$ 11,695.87	\$ 953.52	\$ 7,643.95
Totals - Period-To-Date	\$ 8,129.25	\$ 98,015.52	\$ 22,249.10	\$ 91,050.95	\$ 66,422.74	\$ 21,916.18	\$ 15,287.97
Grand Total - All Payments		\$ 323,071.71					

Westbury Condominiums Association, Inc.
Interior Design Project - Reserve Fund Payments
May 16, 2016

	<u>Tim Wooldridge</u>	<u>Noah Webster House</u>	<u>Cornfields</u>	<u>John Bollash</u>	<u>Renaissance</u>	<u>Marvin Janow Custom Frame</u>	<u>J&M Image Works</u>	<u>Design Source, LLC</u>	<u>Specialty Building</u>	<u>Other</u>	<u>McBride Carpet</u>
June 2015											
Vendors	\$ 3,600.00									\$ -	
	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
October 2015											
Vendors		\$ 500.00								\$ -	
	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
November 2015											
Vendors			\$ 10,134.19	\$ 940.29	\$ 12,365.28					\$ -	
	\$ -	\$ -	\$ 10,134.19	\$ 940.29	\$ 12,365.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
December 2015											
Vendors						\$ 5,000.00	\$ 1,008.00		\$ 30,000.00	\$ -	\$ 43,031.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 1,008.00	\$ -	\$ 30,000.00	\$ -	\$ 43,031.00
January 2016											
Vendors				\$ 7,098.56	\$ 12,365.28			\$ 8,375.06		\$ -	
	\$ -	\$ -	\$ -	\$ 7,098.56	\$ 12,365.28	\$ -	\$ -	\$ 8,375.06	\$ -	\$ -	\$ -
February 2016											
Vendors					\$ 36,168.42		\$ 1,136.02	\$ 539.20	\$ 17,187.56	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ 36,168.42	\$ -	\$ 1,136.02	\$ 539.20	\$ 17,187.56	\$ -	\$ -
March 2016											
Vendors	\$ 4,529.25			\$ 4,076.06	\$ 13,313.40			\$ 11,548.23	\$ 34,374.56	\$ 4.17	\$ 11,695.87
	\$ 4,529.25	\$ -	\$ -	\$ 4,076.06	\$ 13,313.40	\$ -	\$ -	\$ 11,548.23	\$ 34,374.56	\$ 4.17	\$ 11,695.87
April 2016 & May 2016											
Vendors				\$ -	\$ 23,803.14	\$ 7,643.95		\$ 496.00	\$ 9,488.83	\$ 953.52	\$ 11,695.87
	\$ -	\$ -	\$ -	\$ -	\$ 23,803.14	\$ 7,643.95	\$ -	\$ 496.00	\$ 9,488.83	\$ 953.52	\$ 11,695.87
Totals	\$ 8,129.25	\$ 500.00	\$ 10,134.19	\$ 12,114.91	\$ 98,015.52	\$ 12,643.95	\$ 2,144.02	\$ 20,958.49	\$ 91,050.95	\$ 957.69	\$ 66,422.74
Grand Total - All Vendors	\$ 323,071.71										

The Westbury Condominiums Association, Inc.

Interior Renovation Project

Payment Schedule - Contracts

Interior Design

Timothy R. Wooldridge

Interiors, Ltd.	\$	3,600.00
	\$	5,032.50
	\$	5,032.50
	\$	5,032.50
	\$	2,077.50
	\$	<u>20,775.00</u>

Wallpaper - Materials

Cornfields \$ 10,134.19

John Bollash d/b/a

Custom Paperhanging	\$	1,000.00	commencement of work
	\$	2,083.00	upon total removal of paper in any of 3 bldgs
	\$	2,083.00	↓
	\$	2,084.00	↓
	\$	2,083.00	Upon total installation of new wall covering
	\$	2,083.00	in any of 3 buildings
	\$	2,084.00	↓
	\$	<u>13,500.00</u>	

Change Order #1

\$	<u>1,200.00</u>	Sealer for Walls
\$	<u>14,700.00</u>	

Painting

Renaissance - A Painting Co.

	<u>Bldg. 20</u>	<u>Bldg. 30</u>	<u>Bldg. 869</u>
Work begins	\$ 12,164.22	\$ 12,164.22	\$ 12,164.22
Stairwells completed	\$ 12,164.22	\$ 12,164.22	\$ 12,164.22
Airlocks, Lobbies, Corridors	\$ 11,251.90	\$ 11,251.90	\$ 11,251.90
Retainage	\$ 912.32	\$ 912.32	\$ 912.32
	\$ <u>36,492.66</u>	\$ <u>36,492.66</u>	\$ <u>36,492.66</u>

Wood Trim - Materials

Specialty Building, LLC

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

Carpeting

McBride Wayside Carpet Co.

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

Total to date:

\$ 336,460.32

estimated tax not included

\$ 4,385.77

Westbury Condominiums Association, Inc.
Common Area Interior Design Project
Schedule of Change Orders
May 16, 2016

Change Orders

1 Wallpaper - John Bollash - Sealer for Walls	\$ 1,221.92
3 Renaissance - A Painting Company Refinishing Oak Panels in Vestibule - 30	\$ 1,255.00
Additional Work - Painting 3 Closets	\$ 800.00

Costs that Exceed Initial Projections

Pictures/Prints/Framing	\$ 2,772.00
	<u>\$ 6,048.92</u>