

The Westbury

July 2016 - 10 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

July 2016 YTD Budget / Actual

	Approved <u>Budget</u>	Budget <u>July 2016</u>	Actual <u>July 2016</u>	<u>Variance</u>
Revenue				
Condominium Fees	\$ 361,900	\$ 301,583	\$ 301,583	\$ 0
Note Payable - 10 Year	\$ 35,780	\$ 29,817	\$ 30,551	\$ 734
Rental Income	\$ 16,800	\$ 14,000	\$ 12,825	\$ (1,175)
Laundry Income	\$ 4,600	\$ 3,833	\$ 2,232	\$ (1,601)
Parking Space Income	\$ 9,000	\$ 7,500	\$ 6,645	\$ (855)
Misc. Other Income	\$ 1,000	\$ 833	\$ 1,165	\$ 332
Surplus Transfer	\$ 11,583	\$ 9,653	\$ 9,653	\$ -
	<u>\$ 440,663</u>	<u>\$ 367,219</u>	<u>\$ 364,654</u>	<u>\$ (2,565)</u>
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,150	\$ 10,958	\$ 10,897	\$ 61
Management Fees - Bookkpg	\$ 12,560	\$ 10,467	\$ 9,925	\$ 542
Audit Fees	\$ 4,250	\$ 3,542	\$ 4,500	\$ (958)
Legal Fees	\$ 2,428	\$ 2,023	\$ 980	\$ 1,043
Postage & Mail	\$ 400	\$ 333	\$ 104	\$ 229
Insurance	\$ 34,500	\$ 28,750	\$ 28,970	\$ (220)
Copying/Printing	\$ 250	\$ 208	\$ 527	\$ (319)
Income Taxes	\$ 4,000	\$ 3,333	\$ 5,000	\$ (1,667)
Office- General	\$ 1,376	\$ 1,147	\$ 3,022	\$ (1,875)
Move In-Out	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Total Administrative	<u>\$ 75,914</u>	<u>\$ 63,262</u>	<u>\$ 63,925</u>	<u>\$ (663)</u>
Utilities				
Electricity	\$ 22,050	\$ 18,375	\$ 14,430	\$ 3,945
Water	\$ 15,522	\$ 12,935	\$ 14,044	\$ (1,109)
Gas	\$ 37,500	\$ 35,776	\$ 29,642	\$ 6,134
Telephone	\$ 3,750	\$ 3,125	\$ 2,164	\$ 961
Total Utilities	<u>\$ 78,822</u>	<u>\$ 70,211</u>	<u>\$ 60,280</u>	<u>\$ 9,931</u>
Maintenance				
Maintenance Worker	\$ 50,000	\$ 41,667	\$ 38,013	\$ 3,654
Elevator	\$ 12,500	\$ 10,417	\$ 9,980	\$ 437
General R&M	\$ 10,109	\$ 9,229	\$ 4,172	\$ 5,057
Fire Protection	\$ 4,675	\$ 2,627	\$ 492	\$ 2,135
HVAC Service	\$ 9,000	\$ 8,302	\$ 5,854	\$ 2,448
Maintenance Supplies	\$ 1,000	\$ 833	\$ -	\$ 833
Total Maintenance	<u>\$ 87,284</u>	<u>\$ 73,075</u>	<u>\$ 58,511</u>	<u>\$ 14,564</u>
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 32,600	\$ 27,167	\$ 25,968	\$ 1,199
Landscape/mulch/projects	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Pest Control	\$ 3,500	\$ 2,700	\$ 763	\$ 1,937
Total Contract Services	<u>\$ 46,100</u>	<u>\$ 39,867</u>	<u>\$ 26,731</u>	<u>\$ 13,136</u>
Total Expenses	<u>\$ 288,120</u>	<u>\$ 246,414</u>	<u>\$ 209,447</u>	<u>\$ 36,967</u>
Reserves				
Reserve Contribution	\$ 111,263	\$ 92,719	\$ 92,719	\$ 0
Roof/HVAC Transfers To Reserve	\$ 35,780	\$ 29,817	\$ 29,900	\$ (83)
Capital Improvements				
Operating Projects	\$ 5,500	\$ 3,579	\$ 12,607	\$ (9,028)
NI/(DF) Before PY Op. Surplus	\$ -	\$ (5,310)	<u>\$ 19,981</u>	\$ 25,374
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ -</u>	<u>\$ (5,310)</u>	<u>\$ 19,981</u>	<u>\$ 25,374</u>

Westbury Condominium Association

July 2016 YTD Current Year - Prior Year Comparison

	Actual <u>July 2016</u>	Actual <u>July 2015</u>	<u>Variance</u>
Revenue			
Condominium Fees	\$ 301,583	\$ 290,542	\$ 11,041
Note Payable - 10 Year	\$ 30,551	\$ 30,721	\$ (170)
Rental Income	\$ 12,825	\$ 13,513	\$ (688)
Laundry Income	\$ 2,232	\$ 3,225	\$ (993)
Parking Space Income	\$ 6,645	\$ 7,240	\$ (595)
Misc. Other Income	\$ 1,165	\$ 2,110	\$ (945)
	<u>\$ 355,002</u>	<u>\$ 347,351</u>	<u>\$ 7,651</u>
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 10,897	\$ 10,898	\$ 1
Management Fees - Bookkpg	\$ 9,925	\$ 8,750	\$ (1,175)
Audit Fees	\$ 4,500	\$ 4,000	\$ (500)
Legal Fees	\$ 980	\$ 1,290	\$ 310
Postage & Mail	\$ 104	\$ 57	\$ (47)
Insurance	\$ 28,970	\$ 28,970	\$ -
Copying/Printing	\$ 527	\$ 74	\$ (453)
Income Taxes	\$ 5,000	\$ 4,100	\$ (900)
Office- General	\$ 3,022	\$ 955	\$ (2,067)
Move In/Out	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 63,925</u>	<u>\$ 59,094</u>	<u>\$ (4,831)</u>
Utilities			
Electricity	\$ 14,430	\$ 16,254	\$ 1,824
Water	\$ 14,044	\$ 12,266	\$ (1,778)
Gas	\$ 29,642	\$ 33,868	\$ 4,226
Telephone	\$ 2,164	\$ 2,502	\$ 338
Total Utilities	<u>\$ 60,280</u>	<u>\$ 64,890</u>	<u>\$ 4,610</u>
Maintenance			
Maintenance Worker	\$ 38,013	\$ 35,656	\$ (2,357)
Elevator	\$ 9,980	\$ 9,597	\$ (383)
General R&M	\$ 4,172	\$ 3,718	\$ (454)
Fire Protection	\$ 492	\$ 432	\$ (60)
HVAC Service	\$ 5,854	\$ 6,702	\$ 848
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 58,511</u>	<u>\$ 56,105</u>	<u>\$ (2,406)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 25,968	\$ 18,002	\$ (7,966)
Landscape/mulch/projects	\$ -	\$ 4,310	\$ 4,310
Pest Control	\$ 763	\$ 479	\$ (284)
Total Contract Services	<u>\$ 26,731</u>	<u>\$ 22,791</u>	<u>\$ (3,940)</u>
Total Expenses	<u>\$ 209,447</u>	<u>\$ 202,880</u>	<u>\$ (6,567)</u>
Reserves			
Reserve Contribution	\$ 92,719	\$ 86,250	\$ (6,469)
Roof/HVAC Transfers To Reserve	\$ 29,900	\$ 29,900	\$ -
Capital Improvements			
Operating Projects	\$ 12,607	\$ 1,010	\$ (11,597)
NI/(DF) Before PY Op. Surplus	<u>\$ 10,329</u>	<u>\$ 27,311</u>	<u>\$ (16,982)</u>
PY Operating Surplus	\$ 9,653	\$ -	\$ 9,653
NI/(DF) After PY Op. Surplus	<u>\$ 19,981</u>	<u>\$ 27,311</u>	<u>\$ (7,330)</u>

Westbury Condominium Association

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

	Actual <u>July 2016</u>	Actual <u>July 2015</u>	<u>Variance</u>
Revenue			
Condominium Fees	\$ 30,239	\$ 29,136	\$ 1,103
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 450	\$ 1,425	\$ (975)
Laundry Income	\$ -	\$ -	\$ -
Parking Space Income	\$ 815	\$ 720	\$ 95
Misc. Other Income	\$ -	\$ 40	\$ (40)
	<u>\$ 34,494</u>	<u>\$ 34,311</u>	<u>\$ 183</u>
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,090	\$ -
Management Fees - Bookkpg	\$ 928	\$ 875	\$ (53)
Audit Fees	\$ 450	\$ 400	\$ (50)
Legal Fees	\$ -	\$ 330	\$ 330
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,897	\$ 2,897	\$ -
Copying/Printing	\$ 54	\$ -	\$ (54)
Income Taxes	\$ 500	\$ 200	\$ (300)
Office General	\$ 1,791	\$ 245	\$ (1,546)
Move In/Out	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 7,710</u>	<u>\$ 6,037</u>	<u>\$ (1,673)</u>
Utilities			
Electricity	\$ 1,063	\$ 1,196	\$ 133
Water	\$ 1,383	\$ 1,229	\$ (154)
Gas	\$ 1,237	\$ 881	\$ (356)
Telephone	\$ 216	\$ 290	\$ 74
Total Utilities	<u>\$ 3,899</u>	<u>\$ 3,596</u>	<u>\$ (303)</u>
Maintenance			
Maintenance Worker	\$ 4,352	\$ 3,774	\$ (578)
Elevator	\$ 998	\$ 960	\$ (38)
General R&M	\$ 547	\$ 190	\$ (357)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ 2,259	\$ 2,259
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 5,897</u>	<u>\$ 7,183</u>	<u>\$ 1,286</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,616	\$ 1,400	\$ (1,216)
Landscape/mulch/projects	\$ 3,208	\$ -	\$ (3,208)
Pest Control	\$ 160	\$ 160	\$ -
Total Contract Services	<u>\$ 5,984</u>	<u>1,560</u>	<u>(4,424)</u>
Total Expenses	<u>\$ 23,490</u>	<u>\$ 18,376</u>	<u>\$ (5,114)</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>\$ (1,258)</u>	<u>\$ 4,320</u>	<u>\$ (5,578)</u>
PY Operating Surplus	\$ 965	\$ -	\$ 965
NI/(DF) After PY Op. Surplus	<u>\$ (293)</u>	<u>\$ 4,320</u>	<u>\$ (4,613)</u>

Westbury Condominium Association July 2016 (Month Only) Budget/Actual

	Budget <u>July 2016</u>	Actual <u>July 2016</u>	<u>Variance</u>
Revenue			
Condominium Fees	\$ 30,158	\$ 30,239	\$ (81)
Note Payable - 10 Year	\$ 2,982	\$ 2,990	\$ (8)
Rental Income	\$ 1,400	\$ 450	\$ 950
Laundry Income	\$ 383	\$ -	\$ 383
Parking Space Income	\$ 750	\$ 815	\$ (65)
Misc. Other Income	\$ 83	\$ -	\$ 83
	<u>\$ 35,756</u>	<u>\$ 34,494</u>	<u>\$ 1,262</u>
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	\$ -	\$ (202)
Postage & Mail	\$ 33	\$ -	\$ (33)
Insurance	\$ 2,875	\$ 2,897	\$ 22
Copying/Printing	\$ 21	\$ 54	\$ 33
Income Taxes	\$ 333	\$ 500	\$ 167
Office- General	\$ 115	\$ 1,791	\$ 1,676
Move In/Out	\$ 250	\$ -	\$ (250)
Total Administrative	<u>\$ 6,326</u>	<u>\$ 7,710</u>	<u>\$ 1,384</u>
Utilities			
Electricity	\$ 1,837	\$ 1,063	\$ (774)
Water	\$ 1,294	\$ 1,383	\$ 89
Gas	\$ 931	\$ 1,237	\$ 306
Telephone	\$ 313	\$ 216	\$ (97)
Total Utilities	<u>\$ 4,375</u>	<u>\$ 3,899</u>	<u>\$ (476)</u>
Maintenance			
Maintenance Worker	\$ 4,167	\$ 4,352	\$ 185
Elevator	\$ 1,041	\$ 998	\$ (43)
General R&M	\$ 1,284	\$ 547	\$ (737)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 1,229	\$ -	\$ (1,229)
Maintenance Supplies	\$ 83	\$ -	\$ (83)
Total Maintenance	<u>\$ 7,804</u>	<u>\$ 5,897</u>	<u>\$ (1,907)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,717	\$ 2,616	\$ (101)
Landscape/mulch/projects	\$ 2,500	\$ 3,208	\$ 708
Pest Control	\$ 1,400	\$ 160	\$ (1,240)
Total Contract Services	<u>\$ 6,617</u>	<u>\$ 5,984</u>	<u>\$ (633)</u>
Total Expenses	<u>\$ 25,122</u>	<u>\$ 23,490</u>	<u>\$ (1,632)</u>
Reserves			
Reserve Contribution	\$ 9,272	\$ 9,272	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,982	\$ 2,990	\$ 8
Capital Improvements			
Operating Projects	\$ 456	\$ -	\$ (456)
NI/(DF) Before PY Op. Surplus	<u>\$ (2,076)</u>	<u>\$ (1,258)</u>	<u>\$ (826)</u>
PY Operating Surplus	\$ 965	\$ 965	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ (1,111)</u>	<u>\$ (293)</u>	<u>\$ (826)</u>

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2015 through July 2016

Operating Fund

Oct '15 - Jul '16

		Oct '15 - Jul '16
Income		
06310 — Common Charge Income	\$	332,134
06340 — Late Fee Income	\$	435
06360 — Misc. Owner Income	\$	150
06361 — Misc. Other Income	\$	580
06365 — Unit 869-106 - Rent	\$	12,825
06375 — Parking Income	\$	6,645
06810 — Laundry Income	\$	2,232
Total Income	\$	355,001
Expense		
07000 — Administrative Expenses		
07130 — Property Manager Fees	\$	10,897
07140 — Audit Fees	\$	4,500
07280 — Insurance	\$	28,970
07308 — Corporate Taxes	\$	5,000
07309 — Postage	\$	104
07310 — Printing & Copying	\$	527
07890 — Misc G&A	\$	927
07891 — Rental Management Fee	\$	1,550
07895 — Monthly Security Monitoring	\$	545
7011 — Bookkeeping Fees	\$	9,925
7012 — Legal	\$	980
Total 07000 — Administrative Expenses	\$	63,925
08000 — Utilities		
08010 — Water & Sewer	\$	14,045
08020 — Electricity	\$	14,430
08030 — Gas	\$	29,642
08050 — Telephone	\$	2,164
Total 08000 — Utilities	\$	60,280
08550 — Capital Improvements		
08551 — Cap Improvements - Operating	\$	12,607
Total 08550 — Capital Improvements	\$	12,607
09000 — Maintenance		
09020 — Maintenance Worker - Imagineers	\$	38,013
09030 — Elevator Maintenance	\$	9,980
09110 — General Maintenance & Repair	\$	4,168
09135 — Fire Protection	\$	492
09150 — HVAC Service	\$	5,854
Total 09000 — Maintenance	\$	58,507
09600 — Contract Services		
Lawn Maint. & Landscaping	\$	25,122
Pest Control	\$	835
09611 — Fertilization	\$	763
09612 — Grounds Improvements	\$	83
Total 09600 — Contract Services	\$	26,802
09900 — Reserve Transfers		
09990 — Operating to Reserves	\$	92,719
09991 — Roof/HVAC Reserve Transfer	\$	29,900
Total 09900 — Reserve Transfers	\$	122,619
Total Expense	\$	344,741
Net Operating Income	\$	10,260

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2015 through July 2016

Reserve Fund

Oct '15 - Jul '16

Reserve Fund Income		
06899 — Reserve Fund Income		
06901 — WCA Monthly Contributions	\$	92,719
06902 — Interest Income	\$	501
06903 — Roof/HVAC Project Prepay Amort	\$	5,904
06904 — WCA Monthly Transfer -Roof/HVA	\$	29,900
Total 06899 — Reserve Fund Income	<u>\$</u>	<u>129,024</u>
	\$	129,024
Reserve Fund Expense		
09799 — Reserve Fund Expenses		
09807 — Reserve - Interest Expense	\$	5,669
09808 — Reserve - Misc. Expense	\$	599
09814 — Reserve - Garage Roofs	\$	40,000
09830 — Hallway Renovations - Design	\$	124,726
09832 — Hallway Renovation - Painters	\$	112,470
09833 — Hallway Renovations - Carpet	\$	78,119
09834 — Hallway Renovations - Wallpaper	\$	25,458
09836 — Hallway Renovations - Artwork	\$	15,639
09837 — Hallway Renovations - Tables	\$	10,601
09838 — Hallway Renovation - Lighting	\$	801
09839 — Hallway Renovations - Misc	\$	1,193
Total 09799 — Reserve Fund Expenses	<u>\$</u>	<u>415,274</u>
Total Other Expense	<u>\$</u>	<u>415,274</u>
Net Other Income	<u>\$</u>	<u>(286,251)</u>
Net Income	<u>\$</u>	<u>(275,990)</u>

The Westbury Condominiums Association, Inc.
Reserve Fund Cash Analysis

UNITED BANK - RESERVES (#xxx0089)

Cash Balance on 7/31/16 \$ 32,450.86

Less: Checks written in July or Outstanding :

Less - Future Payments

Kalinowski General Construction	\$ (17,500.00)	Second Payment
Kalinowski General Construction	\$ (5,000.00)	Final Payment
Specialty Building, LLC	\$ (3,024.53)	Remaining Bal - Accrual
Timothy R. Wooldridge Interior Design	\$ (3,587.75)	Remaining Bal - Accrual
Renaissance Painting	\$ (871.00)	Remaining Bal - Accrual
McBride Carpet	\$ (2,779.13)	Remaining Bal - Accrual
Joslin Concrete - Sidewalks	\$ (9,700.00)	Anticipated
Total Projected Cash - Sept. 30, 2016	<u><u>\$ (10,011.55)</u></u>	United Bank Only

FIRST NIAGRA BANK - RESERVES (#xxx0633)

Cash Balance on 7/31/16 \$ 155,973.23

Add:

July, August and September Op to Res.
 Transfers to Be Made: \$ 36,762.00

Less: Transfers in June or Future Payments:

Payment on Roof/HVAC Loan Through
 September 30, 2016 \$ (6,258.40)

Total Projected Cash - Sept. 30, 2016 \$ 186,476.83 First Niagra Bank Only

Combined Reserve Fund Cash **\$ 176,465.28** All Cash - Reserves

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2016

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2016

	Cost	Hours
<u>March 2016</u>		
3/2 - 3/15 Luis Colon	\$ 1,782.60	64
3/17 - 3/29 Luis Colon	\$ 1,462.29	52.5
3/28-3/28 Rand	\$ 442.42	8 <i>Peter Rand @ \$52 per hr</i>
	\$ 3,687.31	125
<u>April 2016</u>		
4/4 - 4/12 Peter Rand	\$ 1,520.81	27.5
4/11-4/12 Luis Colon	\$ 445.65	16
4/14-4/26 Luis Colon	\$ 1,782.60	64
	\$ 3,749.06	108
<u>May 2016</u>		
4/28-5/10 Luis Colon	\$ 1,462.29	52.5
5/12 - 5/24 Luis Colon	\$ 1,699.04	61
	\$ 3,161.33	114
<u>June 2016</u>		
5/26-6/5 Luis Colon	\$ 1,225.53	42 <i>(2 hrs At \$52.38 /hr. - dbl. time)</i>
6/8 - 6/21 Luis Colon	\$ 1,712.97	61.5
6/23 - 7/5 Luis Colon	\$ 1,476.21	51 <i>(2 hrs At \$52.38 /hr. - dbl. time)</i>
	\$ 4,414.71	155
<u>June 2016</u>		
7/6 - 7/19 Luis Colon	\$ 1,810.45	65
7/21 - 8/2 Luis Colon	\$ 1,657.26	59.5
8/1 - 8/2 Luis Colon	\$ 884.83	16
	\$ 4,352.54	141
Year-To-Date Total:	\$ 38,012.76	
Prior Year- Year-To-Date Total:	\$ 35,655.64	
Change Between Years:	\$ 2,357.12	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

	Cost	Hours
<u>October 2014</u>		
1st-14th	\$ 1,511.04	54 (.5 hrs. overtime)
15th-28th	\$ 1,838.33	63 (6 hrs. of overtime)
	\$ 3,349.37	117
<u>November 2014</u>		
1st-11th	\$ 1,796.53	65
12th-25th	\$ 1,531.92	55
	\$ 3,328.45	120
<u>December 2014</u>		
1st-9th	\$ 1,281.24	46
11th-23rd	\$ 1,559.77	56
28th-31st	\$ 696.33	25
	\$ 3,537.34	127
<u>January 2015</u>		
1st-6th	\$ 445.65	16
7th-20th	\$ 1,740.82	63
21st-3rd	\$ 1,392.65	50
	\$ 3,579.12	129
<u>February 2015</u>		
4th - 17th	\$ 1,754.74	63
19th - 3rd	\$ 1,504.07	54
	\$ 3,258.81	117
<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)
	\$ 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

	<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>
	<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>

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

	Cost	Hours
<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
	\$ 3,901.75	135

	Cost	Hours
<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
	\$ 5,259.84	155.5

	Cost	Hours
<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)
	\$ 3,836.80	134

<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)
	\$ 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	
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 <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
	\$ 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.

Statement of Cash Balances (By Fund)

July 31, 2016

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 32,450.86
Operating Account	\$ 99,042.79	Reserve Account - FNFG	\$ 155,973.23
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 99,042.79</u>		<u>\$ 188,425.09</u>
Total Cash on Hand @ July 31, 2016		\$	287,467.88

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)

July 31, 2016

<u>United Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 32,450.86	Reserve Account	\$ 155,973.23
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 99,042.79
		Escrow Account	\$ -
Bank Balances	<u>\$ 32,450.86</u>		<u>\$ 255,017.02</u>
Total Cash on Hand @ July 31, 2016		\$	287,467.88

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.

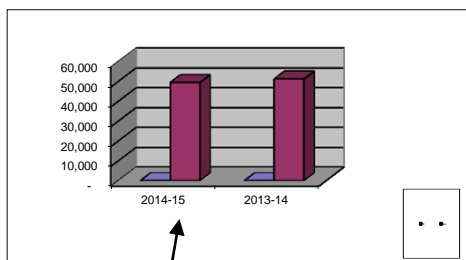
Fuel Costs

10 Month Period- Fiscal Year Ended September 30, 2016

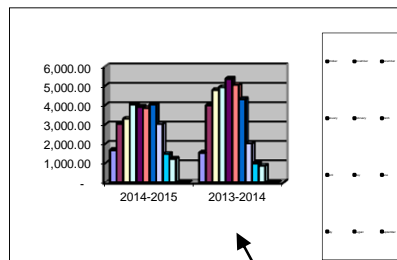
	<u>2015-2016</u>	<u>Prior Yr.</u>	<u>Change</u>
<u>Oil Costs</u>			
<i>October</i>	-	-	0.0%
<i>November</i>	-	-	0.0%
<i>December</i>	-	-	0.0%
<i>January</i>	-	-	0.0%
<i>February</i>	-	-	0.0%
<i>March</i>	-	-	0.0%
<i>April</i>	-	-	0.0%
<i>May</i>	-	-	0.0%
<i>June</i>	-	-	0.0%
<i>July</i>	-	-	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
	<hr/>	<hr/>	
	-	-	-
	<hr/>	<hr/>	
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>	3,023.91	2,022.56	0.0%
<i>June</i>	1,476.95	994.67	0.0%
<i>July</i>	1,237.24	880.86	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
	<hr/>	<hr/>	
	29,641.79	33,868.29	(4,226.50)
	<hr/>	<hr/>	
	29,641.79	33,868.29	(4,226.50)
	<hr/>	<hr/>	
Total Costs	29,641.79	33,868.29	(4,226.50)
Percentage Increase	-12.5%	(Increase in dollars)	

Usage

<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	49,435	51,227	(1,792)



Gas & Oil Consumption



Gas Costs

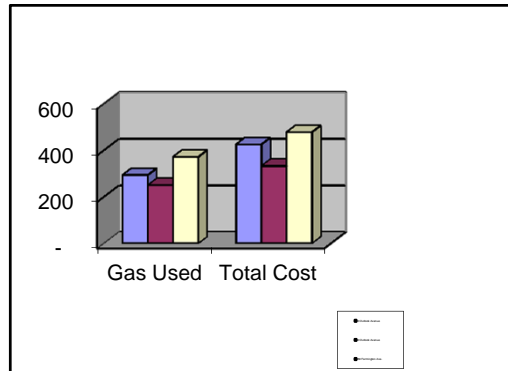
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

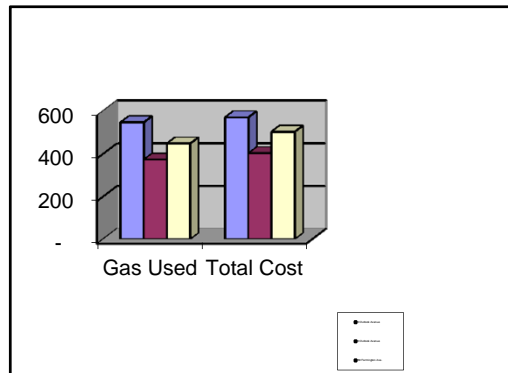
Month End: **7/31/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	294	\$ 425.55	32
30 Outlook Avenue	251	\$ 333.67	32
869 Farmington Ave.	372	\$ 478.02	32
Month Total	917	\$ 1,237.24	96



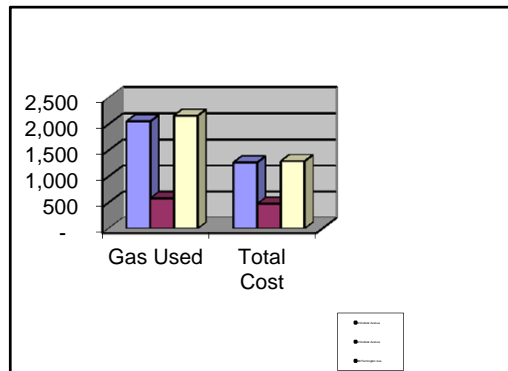
Month End: **6/30/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	547	\$ 570.57	32
30 Outlook Avenue	373	\$ 402.85	32
869 Farmington Ave.	448	\$ 503.53	32
Month Total	1,368	\$ 1,476.95	96



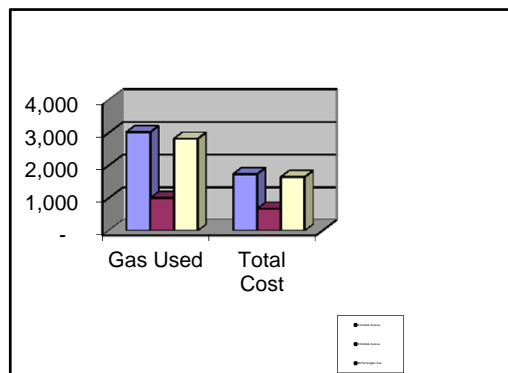
Month End: **5/31/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,050	\$ 1,262.85	29
30 Outlook Avenue	580	\$ 471.76	29
869 Farmington Ave.	2,161	\$ 1,289.30	29
Month Total	4,791	\$ 3,023.91	87



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



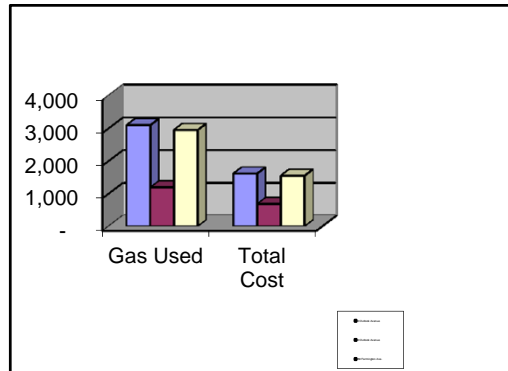
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

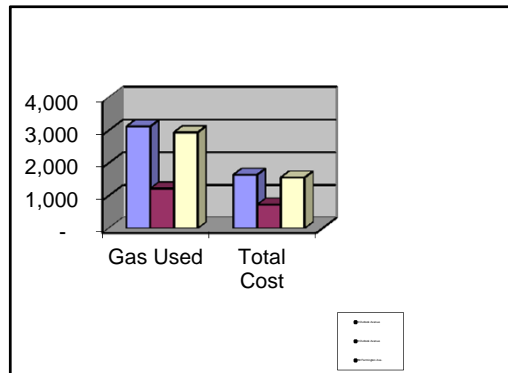
Month End: **3/31/2016**

<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



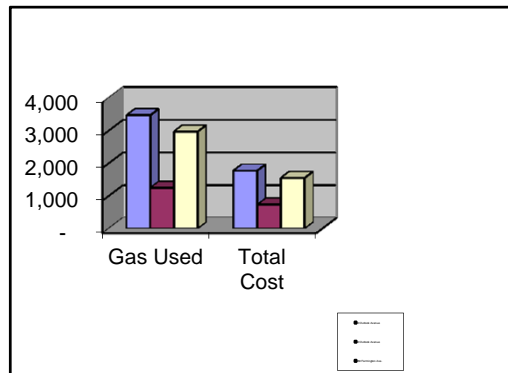
Month End: **2/29/2016**

<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



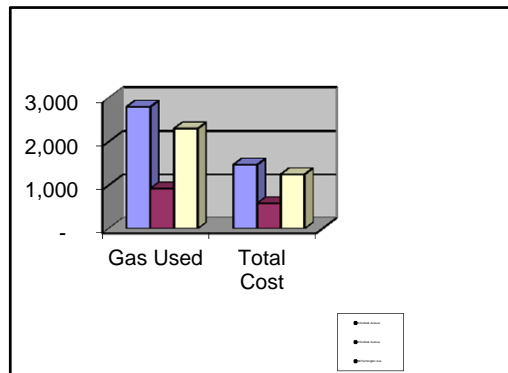
Month End: **1/31/2016**

<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



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



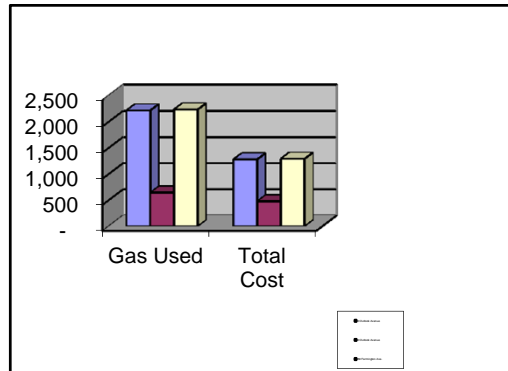
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

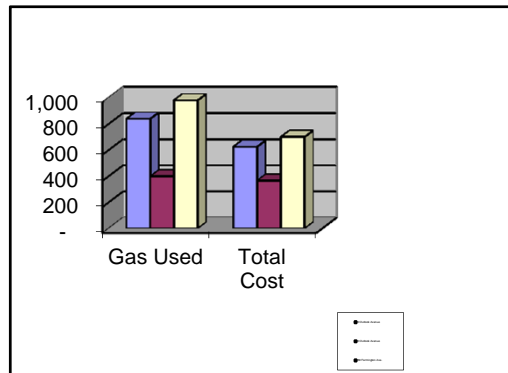
Month End: **11/30/2015**

<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



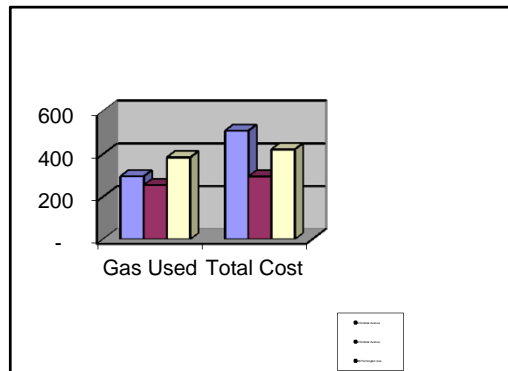
Month End: **10/31/2015**

<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



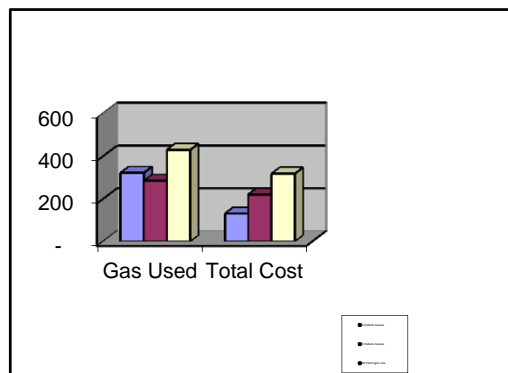
Month End: **9/30/2015**

<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



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



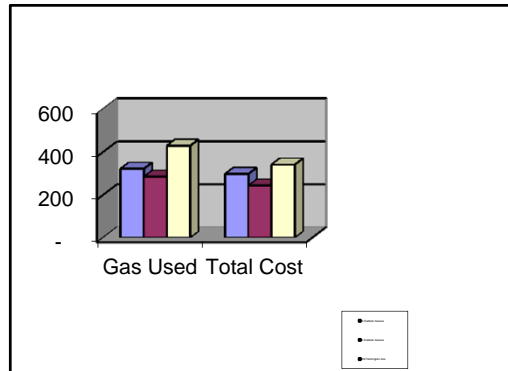
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

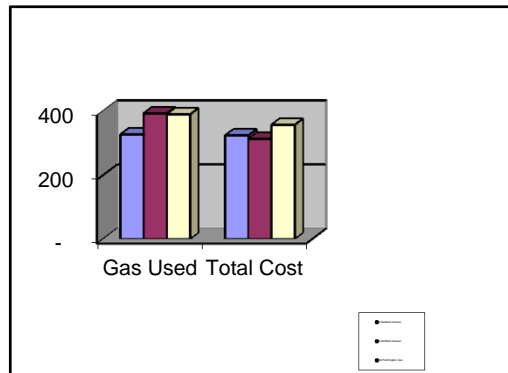
Month End: **7/31/2015**

<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



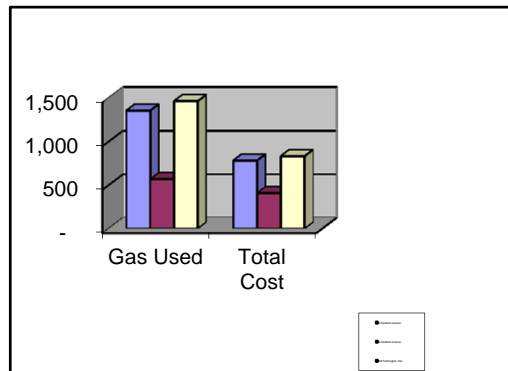
Month End: **6/30/2015**

<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



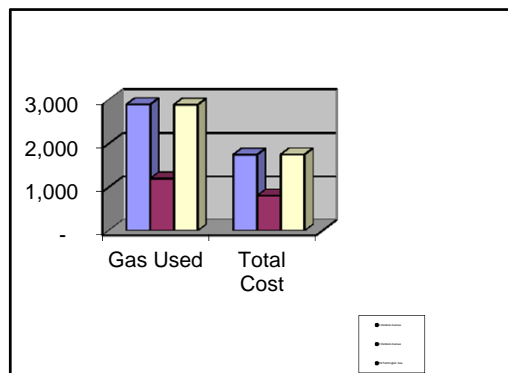
Month End: **5/31/2015**

<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



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



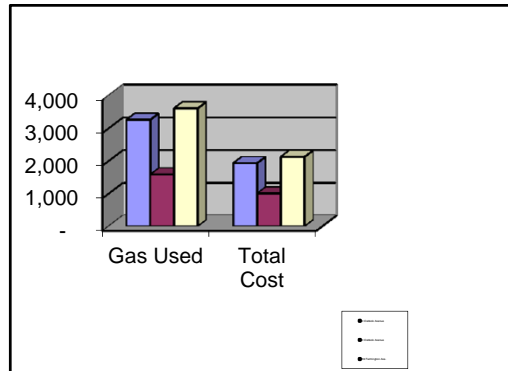
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

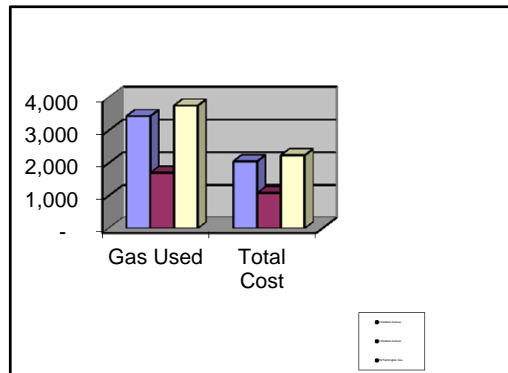
Month End: **3/31/2015**

<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



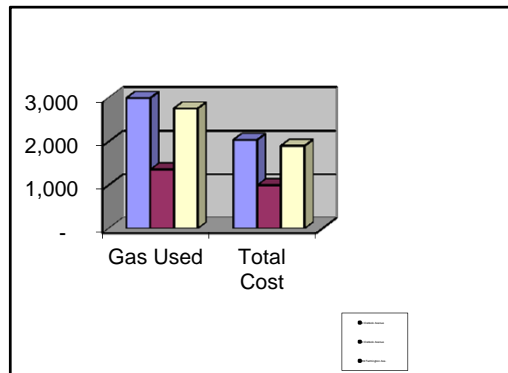
Month End: **2/28/2015**

<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



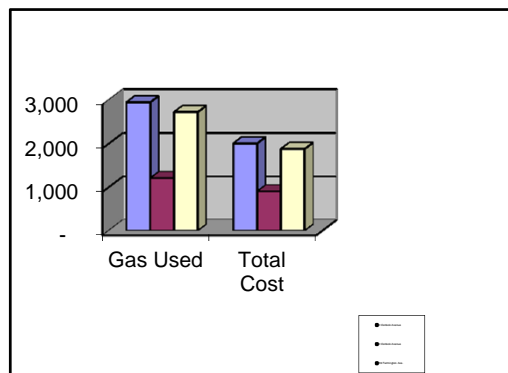
Month End: **1/31/2015**

<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



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



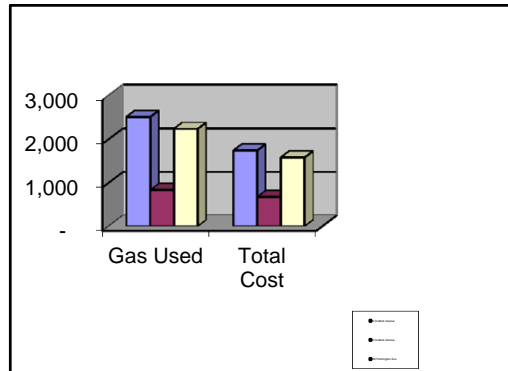
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

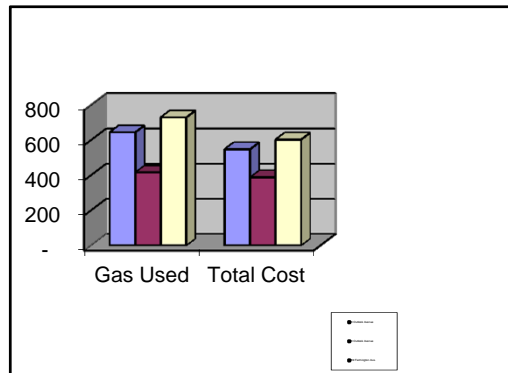
Month End: **11/30/2014**

<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



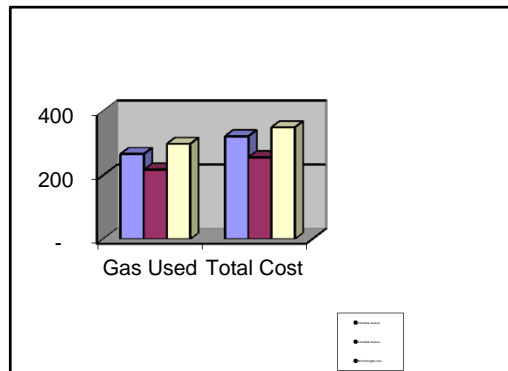
Month End: **10/31/2014**

<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



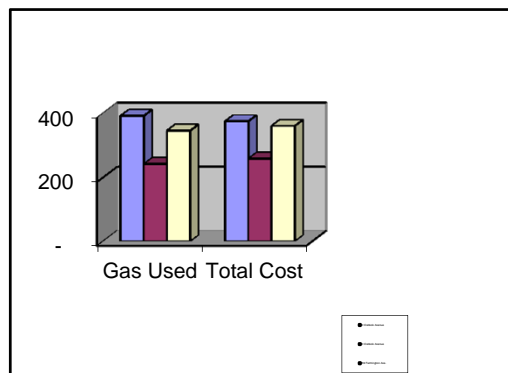
Month End: **9/30/2014**

<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



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



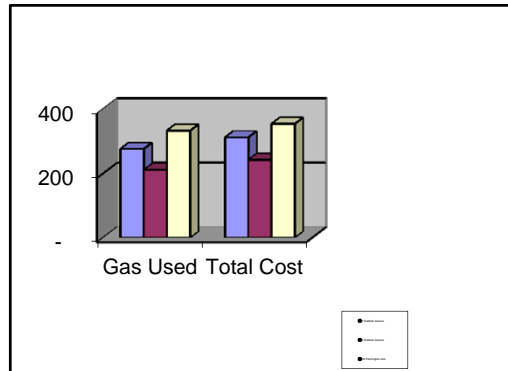
Westbury Condominiums Association, Inc.

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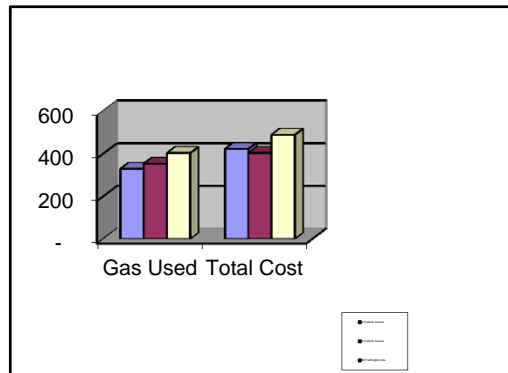
Month End: **7/31/2014**

<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



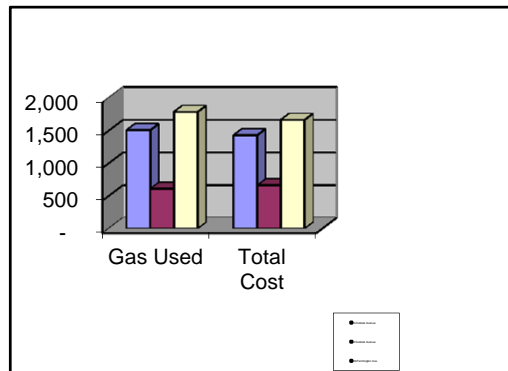
Month End: **6/30/2014**

<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



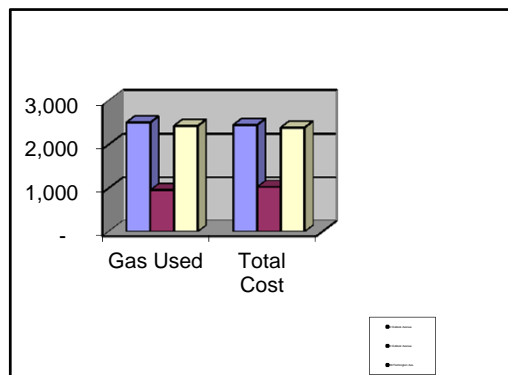
Month End: **5/31/2014**

<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



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



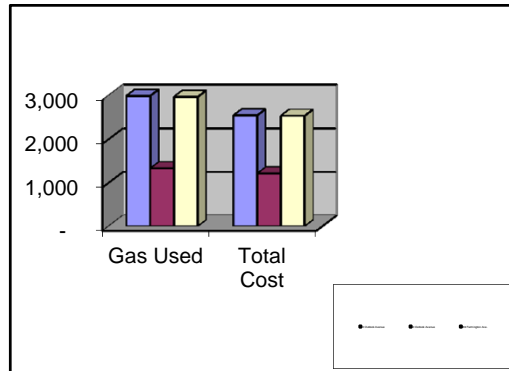
Westbury Condominiums Association, Inc.

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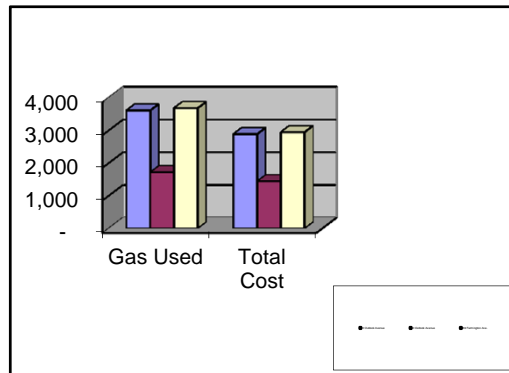
Month End: **3/31/2014**

<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



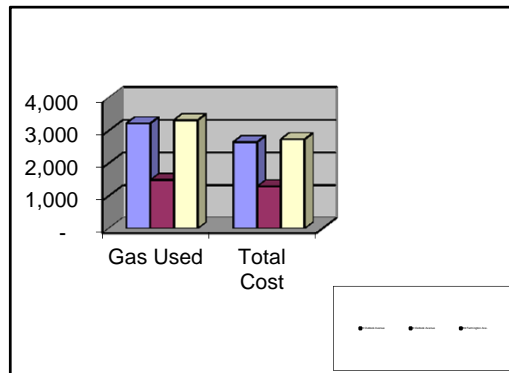
Month End: **2/28/2014**

<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



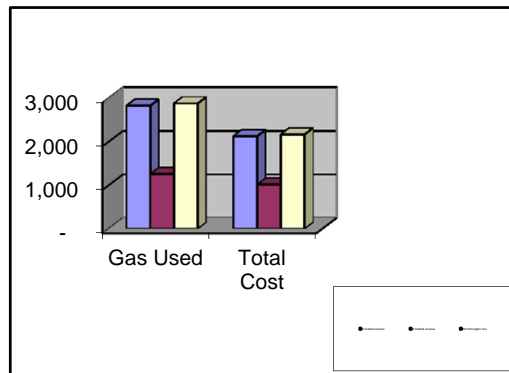
Month End: **1/31/2014**

<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



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



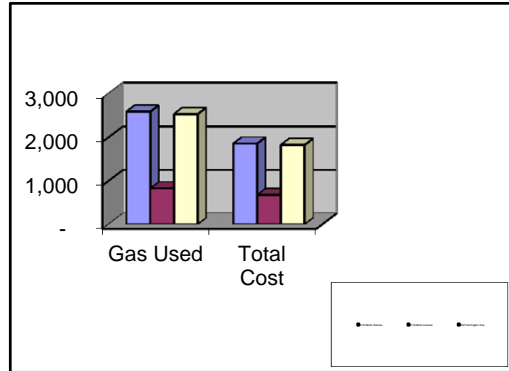
Westbury Condominiums Association, Inc.

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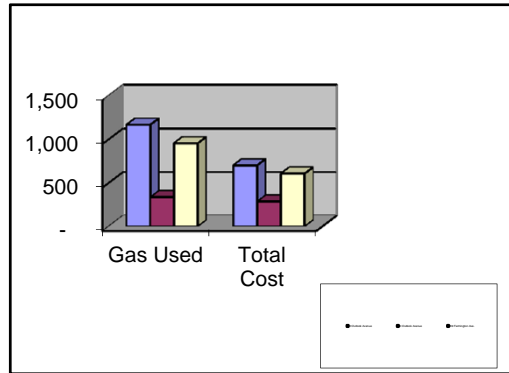
Month End: **11/30/2013**

<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



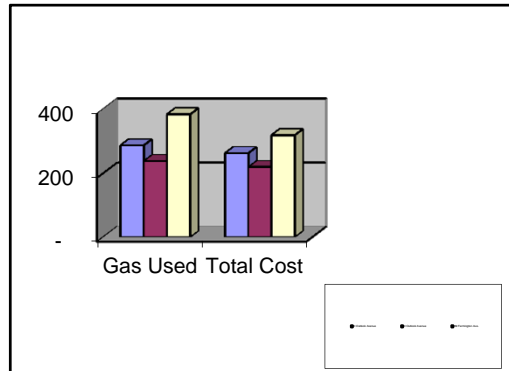
Month End: **10/31/2013**

<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



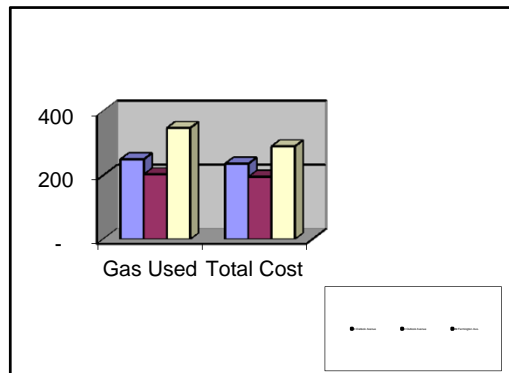
Month End: **9/30/2013**

<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



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



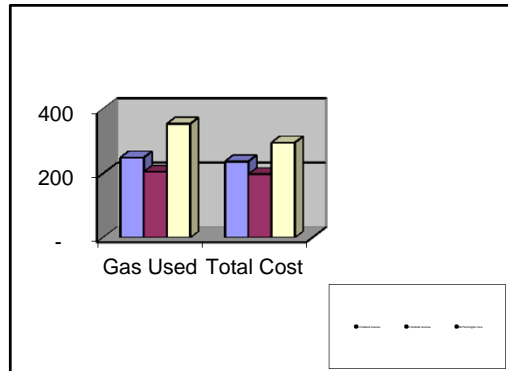
Westbury Condominiums Association, Inc.

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July 31, 2016

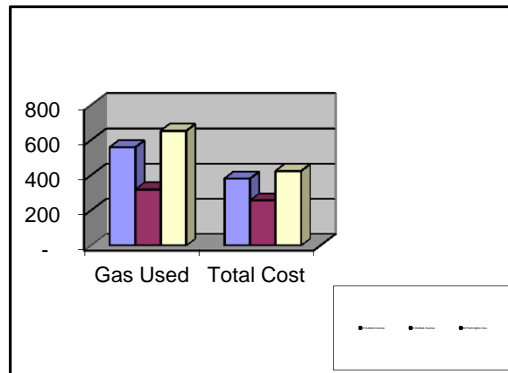
Month End: **7/31/2013**

<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



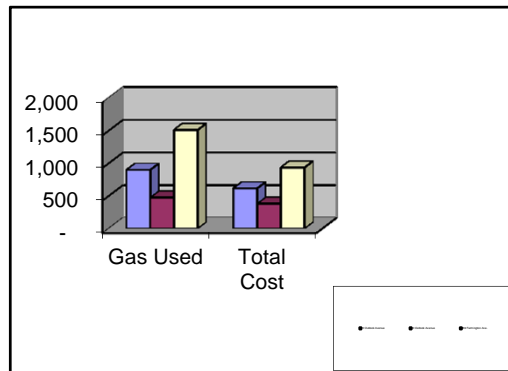
Month End: **6/30/2013**

<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



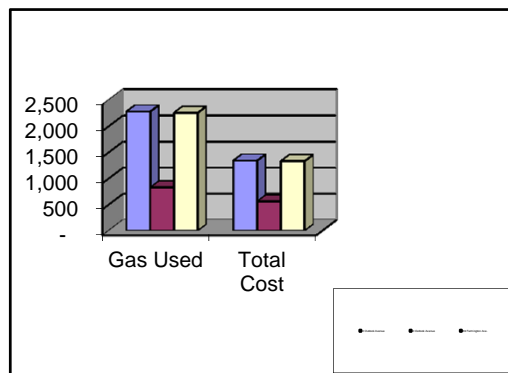
Month End: **5/31/2013**

<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



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



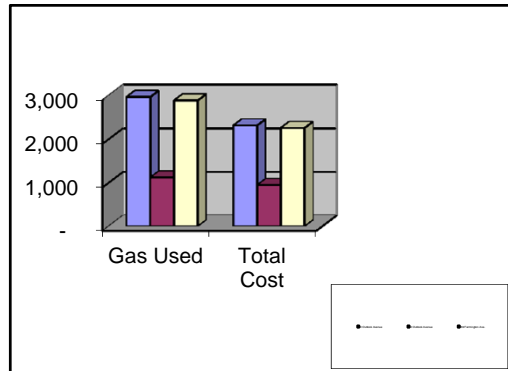
Westbury Condominiums Association, Inc.

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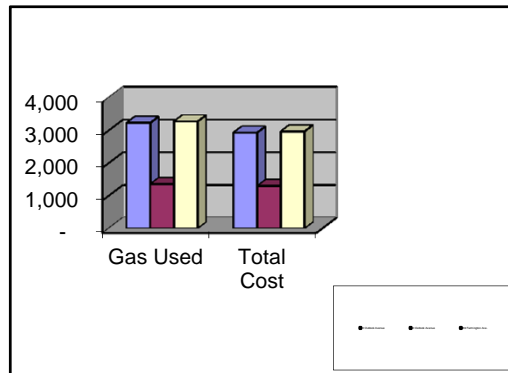
Month End: **3/31/2013**

<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



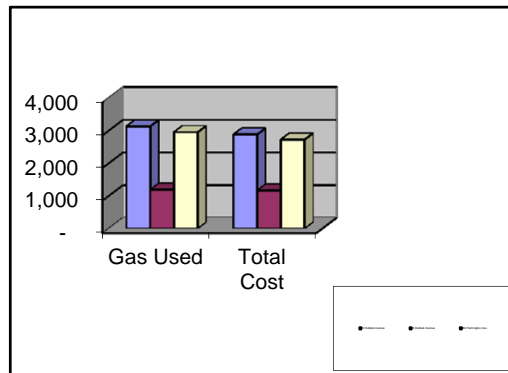
Month End: **2/28/2013**

<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



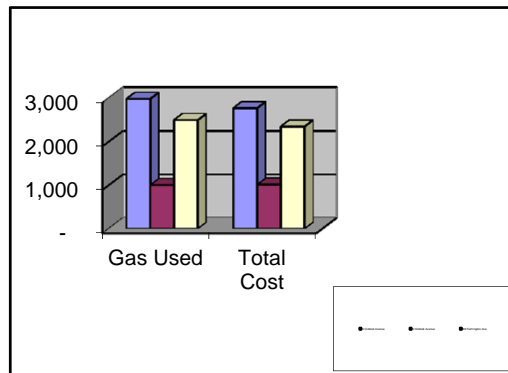
Month End: **1/31/2013**

<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



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



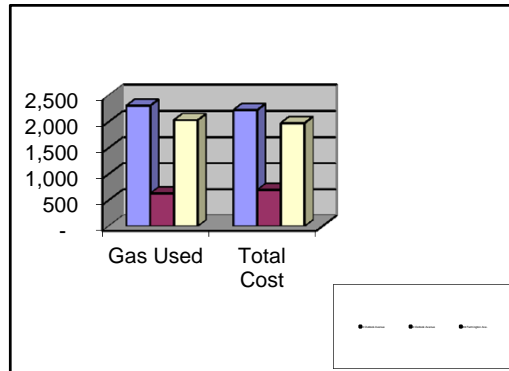
Westbury Condominiums Association, Inc.

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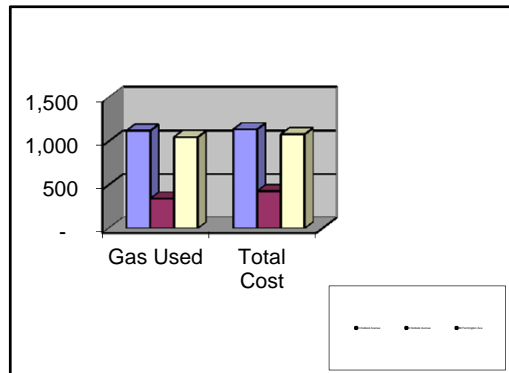
Month End: **11/30/2012**

<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



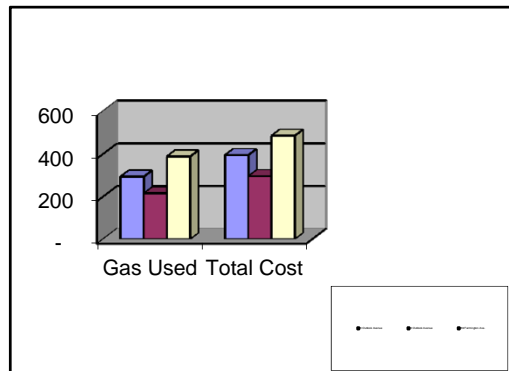
Month End: **10/31/2012**

<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



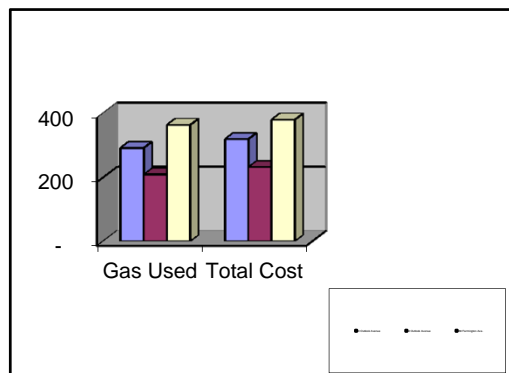
Month End: **9/30/2012**

<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



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



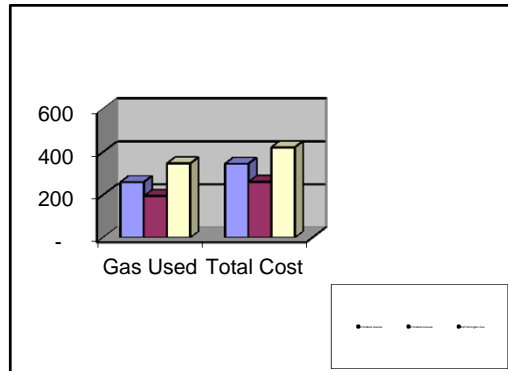
Westbury Condominiums Association, Inc.

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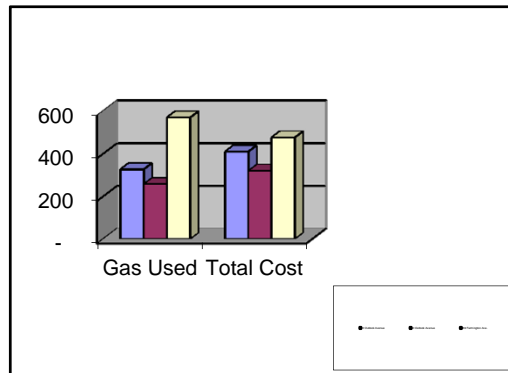
Month End: **7/31/2012**

<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



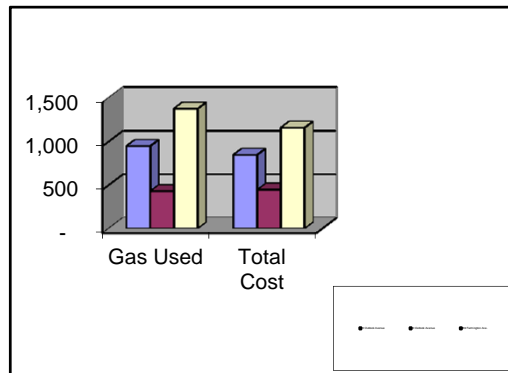
Month End: **6/30/2012**

<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



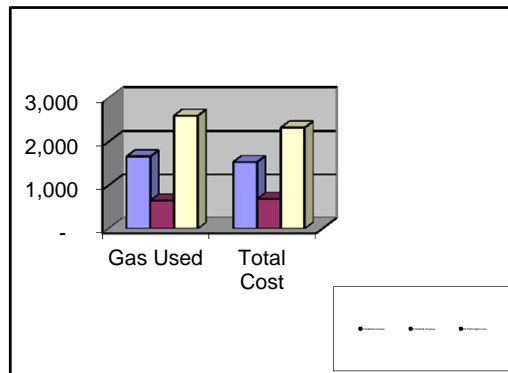
Month End: **5/31/2012**

<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



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



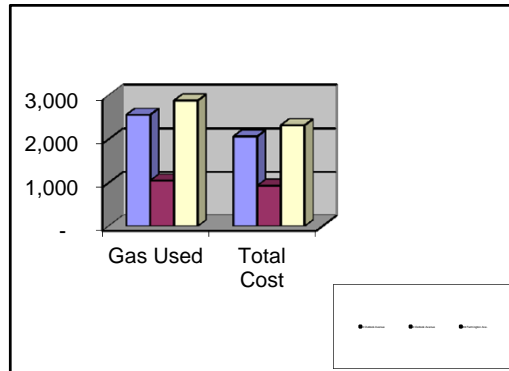
Westbury Condominiums Association, Inc.

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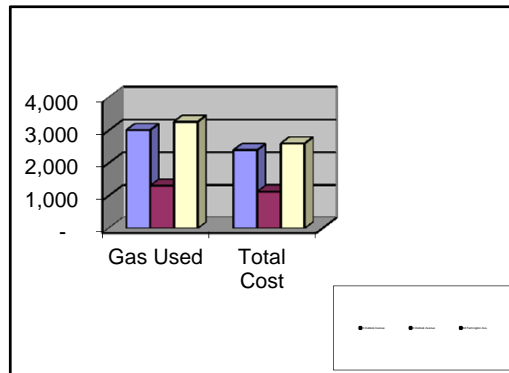
Month End: **3/31/2012**

<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



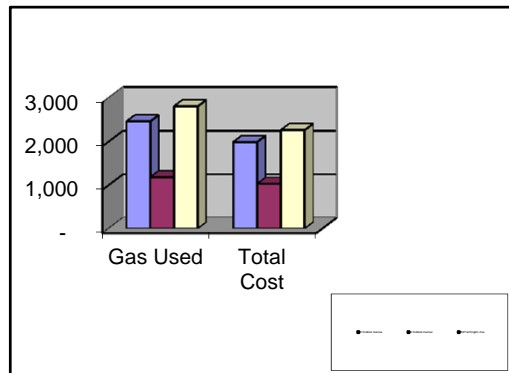
Month End: **2/29/2012**

<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



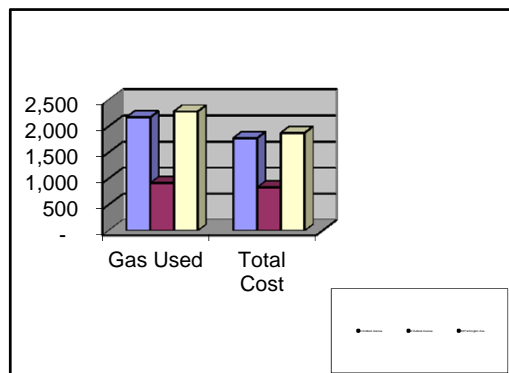
Month End: **1/31/2012**

<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



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



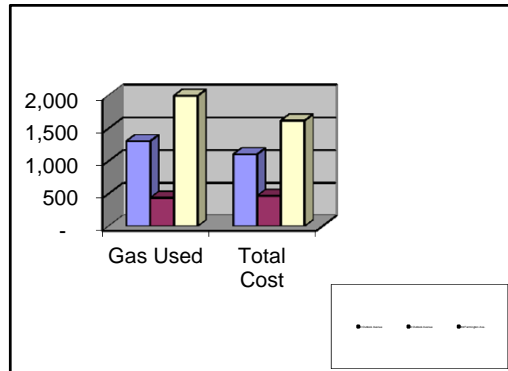
Westbury Condominiums Association, Inc.

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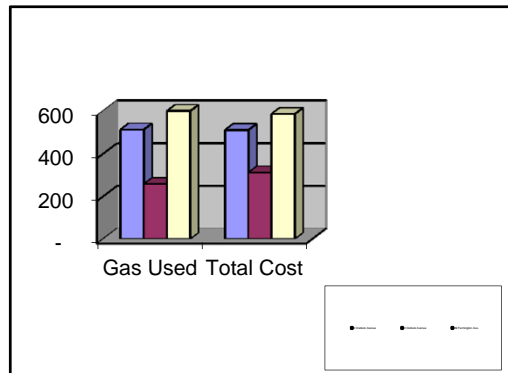
Month End: **11/30/2011**

<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



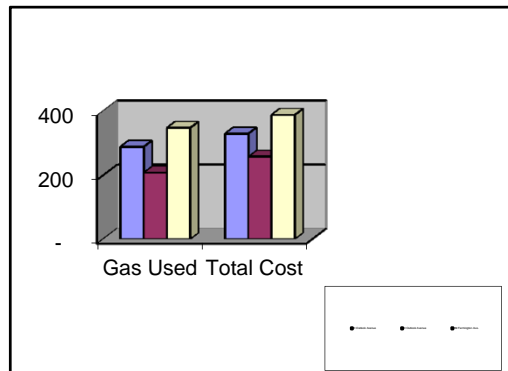
Month End: **10/31/2011**

<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



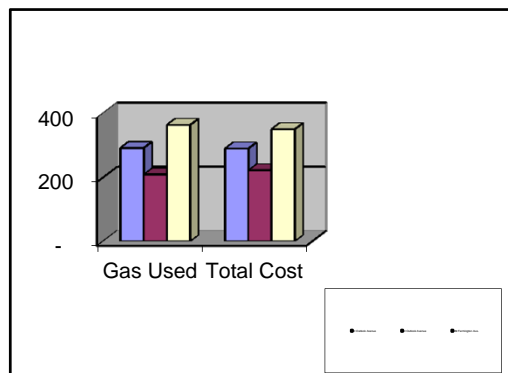
Month End: **9/30/2011**

<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



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



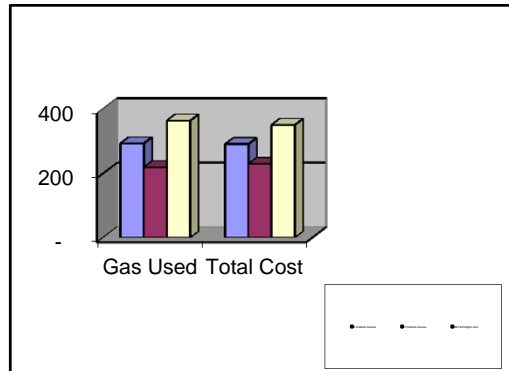
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

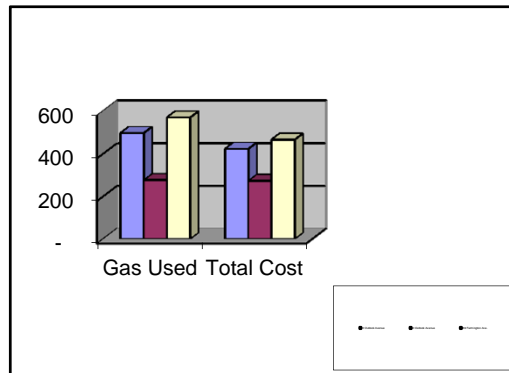
Month End: **7/31/2011**

<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



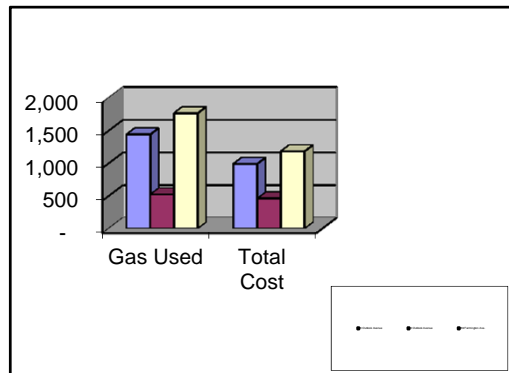
Month End: **6/30/2011**

<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



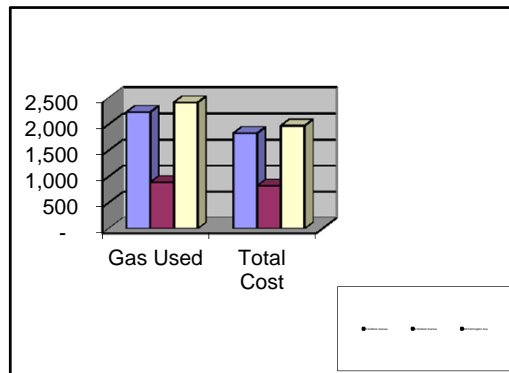
Month End: **5/31/2011**

<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



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



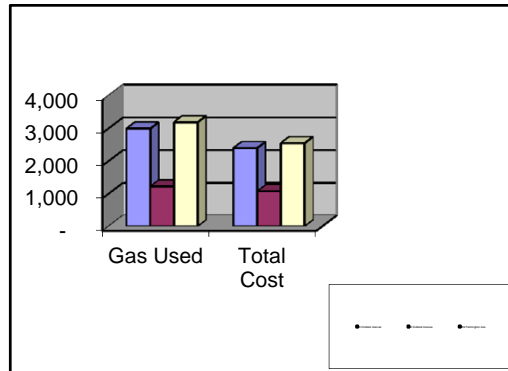
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

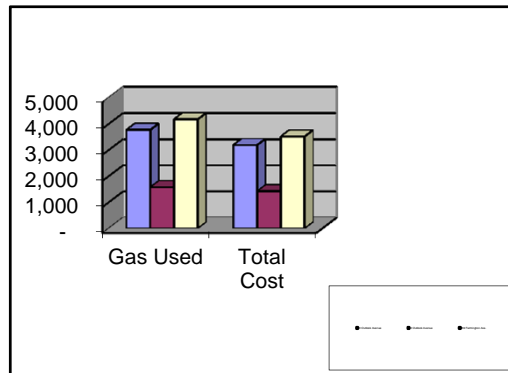
Month End: **3/31/2011**

<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



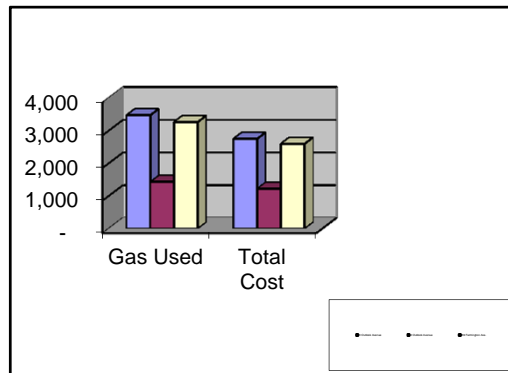
Month End: **2/28/2011**

<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



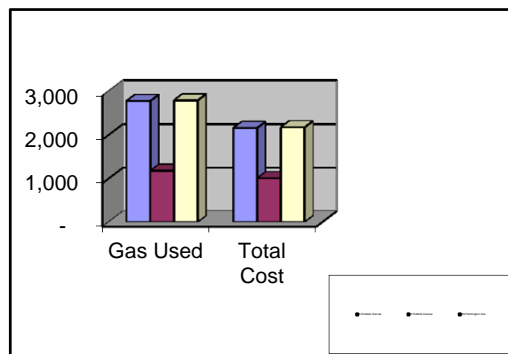
Month End: **1/31/2011**

<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



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



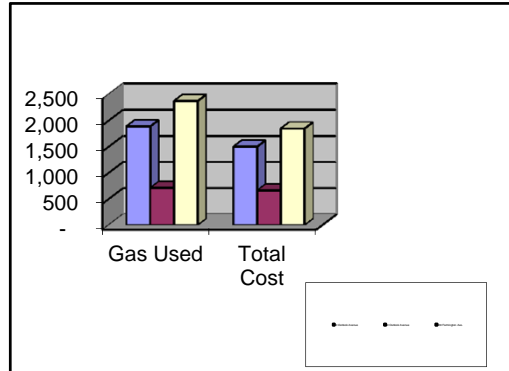
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

July 31, 2016

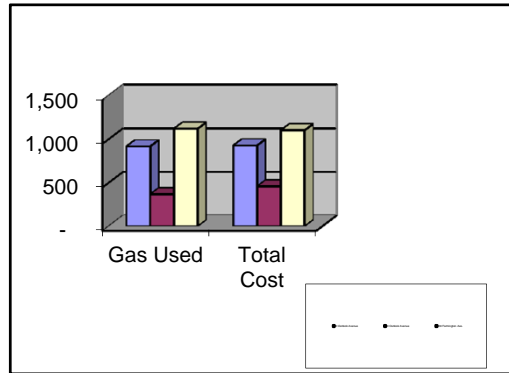
Month End: **11/30/2010**

<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

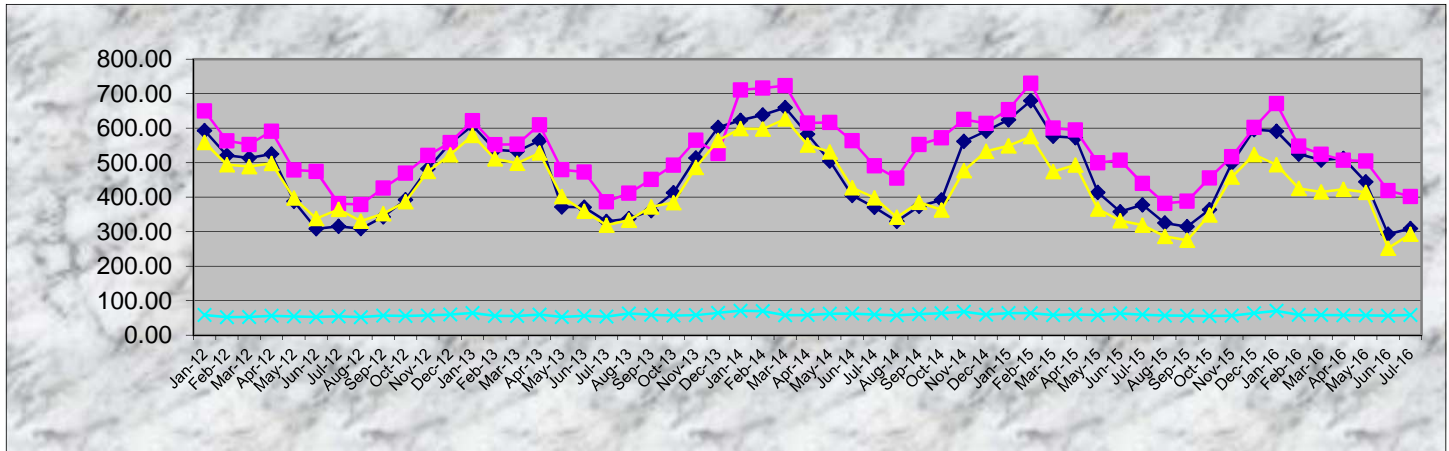


Westbury Condominiums Association, Inc.

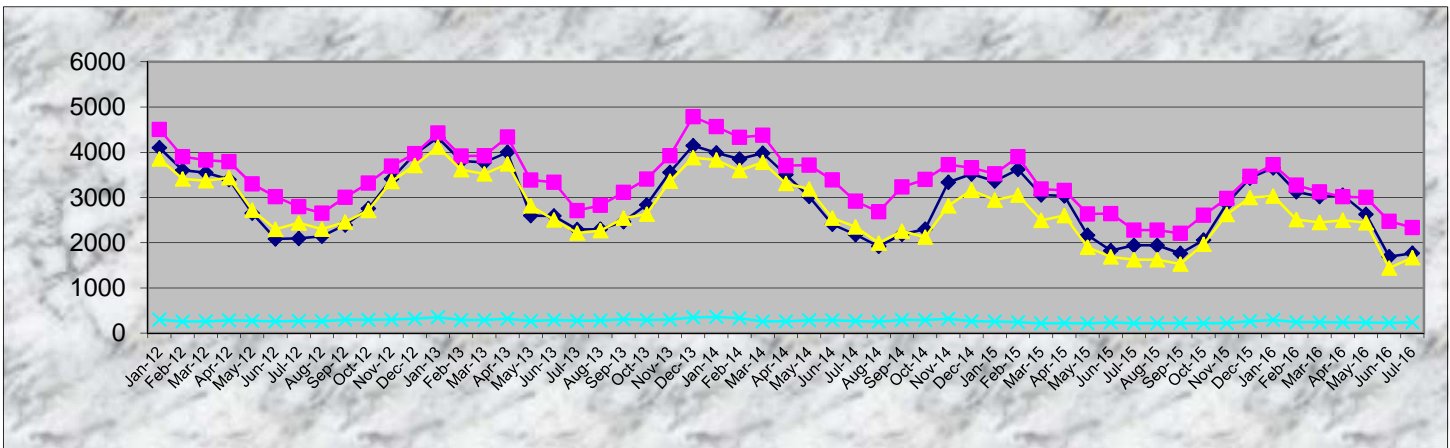
Electricity Analysis

July 31, 2016

Cost Data



Usage Data



Year To Date Consumption

	<u>7/31/2016</u>	<u>7/31/2015</u>	<u>7/31/2014</u>
20 Outlook Avenue	27,292	28,160	33,473
30 Outlook Avenue	29,998	32,103	39,111
869 Farmington Ave.	23,631	24,400	32,467
Garages	2,428	2,484	2,999
	<u>83,349</u>	<u>87,147</u>	<u>108,050</u>

Year To Date Cost *

	<u>7/31/2016</u>	<u>7/31/2015</u>	<u>7/31/2014</u>
20 Outlook Avenue	\$ 4,639.52	\$ 5,146.81	\$ 5,312.10
30 Outlook Avenue	\$ 5,150.74	\$ 5,835.70	\$ 6,019.32
869 Farmington Ave.	\$ 4,045.98	\$ 4,480.36	\$ 5,165.33
Garages	\$ 593.64	\$ 618.20	\$ 621.19
	<u>\$ 14,429.88</u>	<u>\$ 16,081.07</u>	<u>\$ 17,117.94</u>

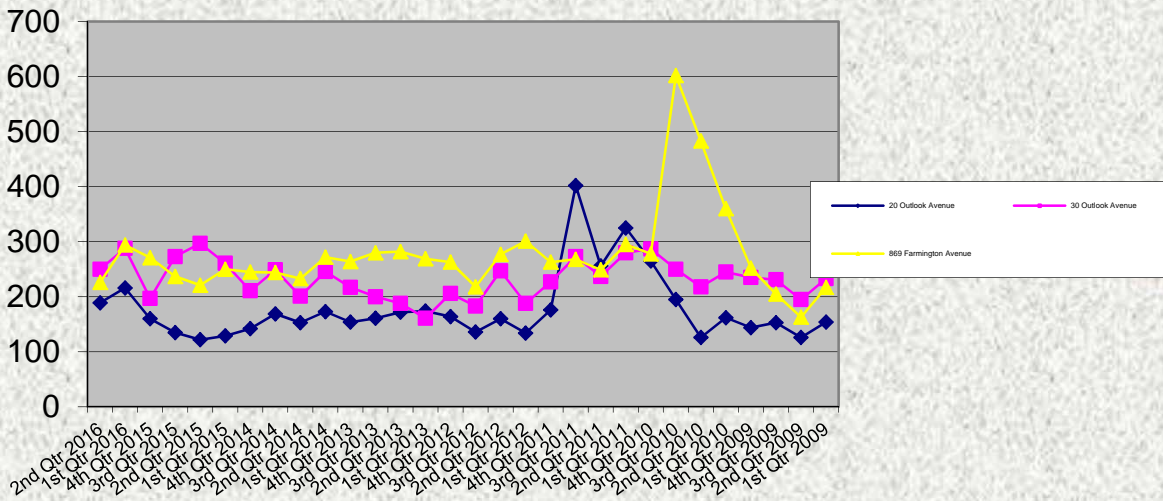
* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

Westbury Condominiums Association, Inc.

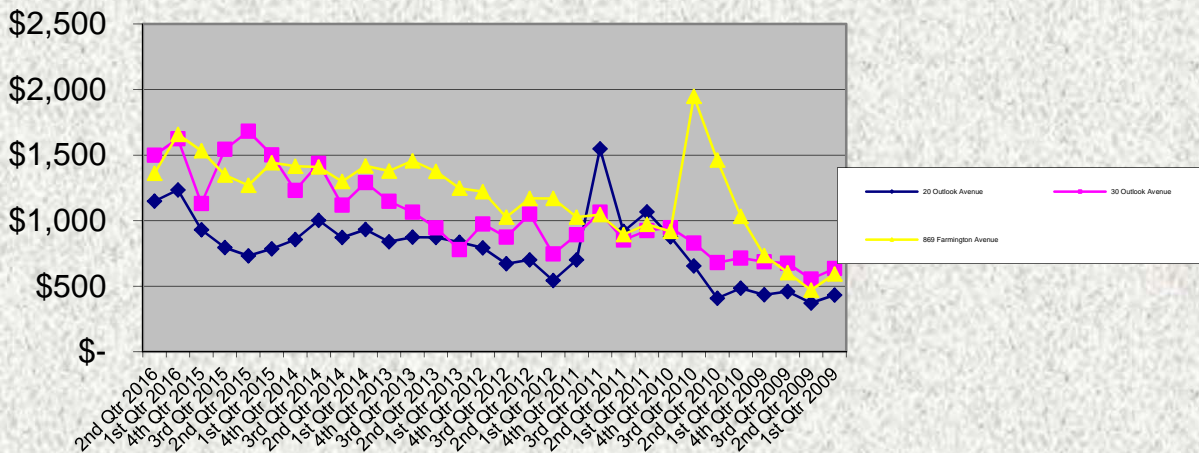
Water Consumption Analysis

Third Quarter 2016 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.
Water Consumption Analysis
Third 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	185	189	216	161	169	153	173
Bldg. 30	0	255	250	288	200	249	201	246
Bldg. 869	0	231	226	294	280	244	236	272
	<u>0</u>	<u>671</u>	<u>665</u>	<u>798</u>	<u>641</u>	<u>662</u>	<u>590</u>	<u>691</u>
	<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	\$ -	\$ 1,154.85	\$ 1,148.73	\$ 1,234.38	\$ 930.30	\$ 794.55	\$ 731.92	\$ 785.34
Bldg. 30	\$ -	\$ 1,568.55	\$ 1,499.64	\$ 1,625.34	\$ 1,131.21	\$ 1,543.89	\$ 1,682.17	\$ 1,502.10
Bldg. 869	\$ -	\$ 1,426.71	\$ 1,361.64	\$ 1,657.92	\$ 1,533.03	\$ 1,348.41	\$ 1,269.49	\$ 1,442.37
Totals	<u>\$ -</u>	<u>\$ 4,150.11</u>	<u>\$ 4,010.01</u>	<u>\$ 4,517.64</u>	<u>\$ 3,594.54</u>	<u>\$ 3,686.85</u>	<u>\$ 3,683.58</u>	<u>\$ 3,729.81</u>

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
	<u>641</u>	<u>662</u>	<u>590</u>	<u>691</u>	<u>635</u>	<u>641</u>	<u>642</u>	<u>604</u>
	<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	<u>\$ 3,501.75</u>	<u>\$ 3,849.27</u>	<u>\$ 3,288.71</u>	<u>\$ 3,640.51</u>	<u>\$ 3,366.11</u>	<u>\$ 3,395.51</u>	<u>\$ 3,193.53</u>	<u>\$ 2,862.82</u>

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	\$ 402,279	\$ 416,050	\$ 440,763

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	\$ 402,279	\$ 416,050	\$ 440,763	
Check Figure	\$ -	\$ -	\$ 0	

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, Inc.

Transaction Detail by Account

October 2015 through July 2016

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07130 — Property Manager Fees					
Bill	10/06/15	Imagineers, LLC	Inv. #MGMT0105495 - Monthly	2000	1,089.70
Bill	11/03/15	Imagineers, LLC	Inv. #MGMT0105708 - Monthly	2000	1,089.60
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #MGMT#0291XXX - Monthly Management Fee	2000	1,089.60
General J	01/31/16		To Accrue January Imagineers, LLC Invoice	3150	1,089.60
Bill	02/03/16	Imagineers, LLC	Imagineers - Inv. #MGMT0106376 - Management Fee Monthly	2000	1,089.60
Bill	03/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0106603 - Monthly	2000	1,089.70
Bill	04/01/16	Imagineers, LLC	Imagineers - Inv. #MGMT0106603 - Monthly	2000	1,089.70
Bill	05/30/16	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0107257 - Monthly	2000	1,089.70
Bill	06/27/16	Imagineers, LLC	Imagineers, LLC - Monthly Invoice - Management Fee	2000	1,089.70
Bill	06/27/16	Imagineers, LLC	Imagineers, LLC - Monthly Invoice - Management Fee	2000	1,089.70
General J	06/30/16		Reverse Accrual for Imagineers, LLC	3150	-1,089.60
Bill	07/12/16	Imagineers, LLC	Imagineers, LLC - Monthly Invoice - Management Fee	2000	1,089.70
Total 07130 — Property Manager Fees					<u>10,896.70</u>
Total 07000 — Administrative Expenses					<u>10,896.70</u>
TOTAL					<u>10,896.70</u>

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07140 — Audit Fees					
General J	10/31/15		To Accrue for Audit Fees - October 2015	3150	450.00
General J	11/11/15		To Accrue November 2015 Portion of Audit Fees	3150	450.00
General J	12/31/15		To Accrue December 2015 Audit Fees	3150	450.00
General J	01/31/16		To Accrue January 2016 Portion of Audit Fees	3150	450.00
General J	02/29/16		To Accrue Feb 2016 vPortion of Audit Fees	3150	450.00
General J	03/31/16		Monthly Audit Fee Accrual - March 2016	3150	450.00
General J	04/30/16		To Accrue April 2016 Portion of Audit Fees	3150	450.00
General J	05/31/16		To Accrue May Portion of Annual Audit Fees	3150	450.00
General J	06/30/16		To Accrue June 2016 Audit Fees	3150	450.00
General J	07/31/16		To Accrue July 2016 Audit Fees	3150	450.00
Total 07140 — Audit Fees					<u>4,500.00</u>
Total 07000 — Administrative Expenses					<u>4,500.00</u>
TOTAL					<u>4,500.00</u>

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07280 — Insurance					
Bill	10/26/15	Community Association Underwriters	CAU Policy #CAU218903-4 - Down Payment on 2015-2016 Policy - A/C 24994	2000	2,812.00
General J	10/31/15		To Expense October 2015 Portion of CAU Insurance	-SPL	0.00
General J	10/31/15		To Expense October 2015 Portion of Bond Insurance	0728	85.00
General J	11/11/15		To Expense November 2015 Portion of Prepaid Insurance - CAU	-SPL	2,812.00
General J	11/11/15		To Expense November 2015 Portion of Prepaid Insurance - The Hartford	0728	85.00
Bill	12/10/15	Community Association Underwriters	CAU Policy #CAU218903-4 - Installment Payment on 2015-2016 Policy - A/C 24994	2000	2,812.00
General J	12/31/15		To Accrue The Hartford Fidelity Bond at December 2015	1470	85.00
General J	01/31/16		To Expense January 2016 Portion of Prepaid Insurance	-SPL	2,812.00
General J	01/31/16		To Expense January 2016 Portion of Prepaid Insurance	0728	85.00
General J	02/29/16		To Expense Feb 2016 Portion of Prepaid Insurance - CAU	-SPL	2,812.00
General J	02/29/16		To Expense Feb 2016 Portion of Prepaid Insurance - CAU	0728	85.00

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through July 2016

Type	Date	Name	Memo	Split	Amount	Balance
General	J03/31/16		To Expense the pro-rata March - The Hartford	1470	85.00	14,570.00
General	J03/31/16		To Expense March 2016 Portion of CAU Insurance	1470	2,812.00	17,382.00
General	J04/30/16		To Expense April 2016 Portion of Prepaid Insurance - CAU	-SPL	2,812.00	20,194.00
General	J04/30/16		To Expense April 2016 Portion of Prepaid Insurance - CAU	0728	85.00	20,279.00
General	J05/31/16		To Expense May Portion of Prepaid Insurance	-SPL	2,812.00	23,091.00
General	J05/31/16		To Expense May Portion of Prepaid Insurance	0728	85.00	23,176.00
General	J06/30/16		To Expense June 2016 Portion of Prepaid Insurance - CAU	-SPL	2,812.00	25,988.00
General	J06/30/16		To Expense June 2016 Portion of Prepaid Insurance - CAU	0728	85.00	26,073.00
General	J07/31/16		To Expense July 2016 Insurance	-SPL	2,812.00	28,885.00
General	J07/31/16		To Expense July 2016 Insurance	0728	85.00	28,970.00
Total 07280 — Insurance					<u>28,970.00</u>	<u>28,970.00</u>
Total 07000 — Administrative Expenses					<u>28,970.00</u>	<u>28,970.00</u>
TOTAL					<u>28,970.00</u>	<u>28,970.00</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07308 — Corporate Taxes						
General	J10/31/15		To Accrue October 2015 Portion of Estimated Corporate Tax Liability	2155	500.00	500.00
General	J11/11/15		To Accrue November 2015 Portion of Estimated Corporate Tax Liability	2155	500.00	1,000.00
General	J12/31/15		To Accrue December 2015 Corporate Taxes	2155	500.00	1,500.00
General	J01/31/16		To Accrue January 2016 Portion of Estimated Corporate taxes	2155	500.00	2,000.00
General	J02/29/16		To Accrue Feb 2016 Portion of Estimated Corporate Tax Liability	2155	500.00	2,500.00
General	J03/31/16		To Accrue March 2016 Portion of Corporate Taxes	2155	500.00	3,000.00
General	J04/30/16		To Accrue April 2016 Portion of Estimated Tax Liability	2155	500.00	3,500.00
General	J05/31/16		To Expense May Portion of Estimated Corporate Tax	2155	500.00	4,000.00
General	J06/30/16		To Accrue June 2016 Portion Of Estimated Corporate Taxes	2155	500.00	4,500.00
General	J07/31/16		To Accrue July 2016 Corporate Taxes	2155	500.00	5,000.00
Total 07308 — Corporate Taxes					<u>5,000.00</u>	<u>5,000.00</u>
Total 07000 — Administrative Expenses					<u>5,000.00</u>	<u>5,000.00</u>
TOTAL					<u>5,000.00</u>	<u>5,000.00</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07309 — Postage						
Bill	12/02/15	ARC Strategic Solutions	ARC SS - Reimbursement - Postage - Notice & Comment Move in/outs, spec. deliveries	2000	56.80	56.80
Bill	05/19/16	ARC Strategic Solutions	ARC Reimbursement - Postage	2000	47.00	103.80
Total 07309 — Postage					<u>103.80</u>	<u>103.80</u>
Total 07000 — Administrative Expenses					<u>103.80</u>	<u>103.80</u>
TOTAL					<u>103.80</u>	<u>103.80</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07310 — Printing & Copying						
Bill	10/31/15	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Newsletter 11-1-15	2000	27.75	27.75
Bill	10/31/15	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Newsletter 10-1-15	2000	25.84	53.59
Bill	11/30/15	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Dec. Newsletter 11-29-15	2000	27.70	81.29
Bill	01/04/16	ARC Strategic Solutions	ARC SS -Reimbursement - Staples for Toner for Brother MFC-8460N Laser Printer	2000	128.67	209.96
Bill	01/12/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Jan. Newsletter 1/3/16	2000	26.37	236.33
Bill	02/01/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Feb Newsletter 1/31/16	2000	24.73	261.06

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through July 2016

Type	Date	Name	Memo	Split Amount	Balance	
Bill	03/10/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - March Newsletter	2000	24.73	285.79
Bill	03/10/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - March Newsletter	2000	23.10	308.89
Bill	04/07/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - April Newsletter	2000	24.41	333.30
Bill	04/26/16	Susan Ahearn	Susan Ahearn- Reimbursement - FedEx Copies of Move-in/out	2000	92.73	426.03
Bill	04/28/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - May Newsletter	2000	20.84	446.87
Bill	05/31/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - June Newsletter	2000	21.70	468.57
Bill	06/15/16	ARC Strategic Solutions	ARC Reimbursement - FedEx Kinkos - 1 Bylaws Binding	2000	4.78	473.35
Bill	07/17/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - July Newsletter	2000	26.37	499.72
Bill	07/31/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - August Newsletter	2000	27.70	527.42
Total 07310 — Printing & Copying					<u>527.42</u>	<u>527.42</u>
Total 07000 — Administrative Expenses					<u>527.42</u>	<u>527.42</u>
TOTAL					<u>527.42</u>	<u>527.42</u>

Type	Date	Name	Memo	Split Amount	Balance	
07000 — Administrative Expenses						
07890 — Misc G&A						
Bill	10/20/15	Joyce Falkin	Joyce Falkin - Reimbursement - Document Frames for Fire Exit Signs	2000	25.52	25.52
Bill	10/20/15	Gutkin Enterprises, LLC	Invoice #51435- Nametags	2000	7.55	33.07
Bill	10/30/15	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #51528- Nametags	2000	12.71	45.78
Bill	10/31/15	Paladin Commercial Printers	Paladin Commercial Printers - Inv. #60068 - 1,000 envelopes - Windowed	2000	122.30	168.08
Bill	11/01/15	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #51700- Nametags	2000	12.71	180.79
Bill	11/30/15	Joyce Falkin	Joyce Falkin - Reimbursement - FedEx - Notice & Comment Move in/out, spec del., etc	2000	88.70	269.49
Bill	01/24/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #52517- Nametags	2000	13.24	282.73
Bill	02/03/16	CAI	CAI - Membership - 2016	2000	130.00	412.73
Bill	02/16/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #52780- Nametags	2000	13.24	425.97
Bill	02/27/16	ARC Strategic Solutions	ARC SS -Staples Reimbursement Tax Forms	2000	39.34	465.31
Bill	03/10/16	Joyce Falkin	Joyce Falkin - Reimbursement - FedEx - March Newsletter	2000	23.10	488.41
Bill	03/31/16	Joyce Falkin	Joyce Falkin - Reimbursement - Flowers for Calabrese Funeral	2000	116.98	605.39
Bill	04/01/16	ARC Strategic Solutions	ARC SS -Reimbursement - Key Tags	2000	28.68	634.07
Bill	04/07/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #53463- Nametags	2000	8.08	642.15
Bill	04/14/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #53551- Nametags	2000	8.08	650.23
Bill	04/26/16	ARC Strategic Solutions	ARC SS -Reimbursement - Key Tags	2000	28.68	678.91
Bill	05/11/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #53810- Nametags	2000	8.08	686.99
Bill	05/19/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #53963- Nametags	2000	13.24	700.23
Bill	06/14/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #54238- Nametags	2000	13.24	713.47
Bill	07/08/16	Town of West Hartford	Town of West Hartford - Occupancy - Permit #006754	2000	205.00	918.47
Bill	07/17/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #54530 - Nametags	2000	8.08	926.55
Total 07890 — Misc G&A					<u>926.55</u>	<u>926.55</u>
Total 07000 — Administrative Expenses					<u>926.55</u>	<u>926.55</u>
TOTAL					<u>926.55</u>	<u>926.55</u>

October 2015 through July 2016						
Type	Date	Name	Memo	Split Amount	Balance	
07000 — Administrative Expenses						
07891 — Rental Management Fee						
Bill	07/27/16	Caldwell Banker Residential Brokera	Caldwell Banker - Sara Lahey Finder fee for Rental Property 869-106	2000	1,550.00	1,550.00
Total 07891 — Rental Management Fee					<u>1,550.00</u>	<u>1,550.00</u>
Total 07000 — Administrative Expenses					<u>1,550.00</u>	<u>1,550.00</u>
TOTAL					<u>1,550.00</u>	<u>1,550.00</u>

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through July 2016

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07895 — Monthly Security Monitoring					
Bill	10/12/15	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 12849147 - Monitoring 11/1 - 11/30	2000	26.59
Bill	11/01/15	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 12849147 - Monitoring 12/1 - 12/31	2000	26.59
Bill	12/01/15	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 12993186 - Monitoring 1/1/16 - 1/31/16	2000	28.18
Bill	01/19/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 1 - Monitoring 2/1/16 - 2/28/16	2000	28.18
Bill	02/15/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 13170206 - Monitoring 3/1/16 - 3/31/16	2000	28.18
Bill	03/11/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 13220182 - Service Fee - 20 Outlook Ave	2000	266.41
Bill	03/11/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 13274282 - 4/1/16 - 4/30/16ve	2000	28.18
Bill	04/05/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 13384259 - 5/1/16 - 5/31/16	2000	28.18
Bill	04/28/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 13459844 - 6/1/16 - 6/31/16	2000	28.18
Bill	06/13/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 13626506 - 7/1/16 - 7/31/16	2000	28.18
Bill	07/17/16	Stanley Convergent Security Solutior	Stanley Monitoring - Inv. 13721920 - 8/1/16 - 8/31/16	2000	28.18
Total 07895 — Monthly Security Monitoring				<u>545.03</u>	<u>545.03</u>
Total 07000 — Administrative Expenses				<u>545.03</u>	<u>545.03</u>
TOTAL				<u>545.03</u>	<u>545.03</u>

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
7011 — Bookkeeping Fees					
Bill	10/31/15	ARC Strategic Solutions	ARC SS - Monthly	2000	927.50
Bill	11/15/15	ARC Strategic Solutions	ARC SS - Monthly	2000	927.50
Bill	12/15/15	ARC Strategic Solutions	ARC SS - Monthly	2000	927.50
Bill	01/19/16	ARC Strategic Solutions	ARC SS -Monthly	2000	927.50
Bill	01/19/16	ARC Strategic Solutions	ARC SS -Audit Time	2000	650.00
Bill	02/16/16	ARC Strategic Solutions	ARC SS -Monthly Fee	2000	927.50
Bill	03/31/16	ARC Strategic Solutions	ARC SS -Monthly	2000	927.50
Bill	04/01/16	ARC Strategic Solutions	ARC SS - Monthly - April	2000	927.50
Bill	05/19/16	ARC Strategic Solutions	ARC SS -Monthly	2000	927.50
Bill	06/30/16	ARC Strategic Solutions	ARC Monthly	2000	927.50
Bill	07/19/16	ARC Strategic Solutions	ARC Monthly	2000	927.50
Total 7011 — Bookkeeping Fees				<u>9,925.00</u>	<u>9,925.00</u>
Total 07000 — Administrative Expenses				<u>9,925.00</u>	<u>9,925.00</u>
TOTAL				<u>9,925.00</u>	<u>9,925.00</u>

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
7012 — Legal					
Bill	03/31/16	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #58880 - Scott Sandler Response to Association Auditor	2000	150.00
Bill	03/31/16	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #59071 - Scott Sandler - Pets	2000	90.00
Bill	04/28/16	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #59407 - Scott Sandler - Support Animal	2000	120.00
Bill	05/31/16	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #59704 - Service Dog/Comfort Dog	2000	620.00
Total 7012 — Legal				<u>980.00</u>	<u>980.00</u>
Total 07000 — Administrative Expenses				<u>980.00</u>	<u>980.00</u>
TOTAL				<u>980.00</u>	<u>980.00</u>

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

Transaction Detail by Account

October 2015 through July 2016

Type	Date	Name	Memo	Split Amount	Balance
08000 — Utilities					
08010 — Water & Sewer					
General J	10/31/15		To Expense October 2015 Portion of MDC Invoice	1470	1,198.18
General J	11/11/15		To Expense November 2015 Portion of Qtrly MDC Invoice	1470	1,505.88
Bill	12/10/15	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,657.92
Bill	12/10/15	The Metropolitan District	The MDC - 20 Outlook Avnuue	2000	1,234.38
Bill	12/10/15	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,625.34
General J	12/31/15		To Record Qtrly Invoice as Other Assets at December 31, 2015	1470	-4,517.64
General J	12/31/15		To Record December 2015 Portion of the MDC Qtrly Invoice	1470	1,505.88
General J	01/31/16		To Expense January 2016 Portion of Quarterly MDC Invoice	1470	1,505.88
General J	02/29/16		To Expense Feb 2016 Portion of Quarterly MDC Invoice	1470	1,505.88
Bill	03/14/16	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,361.64
Bill	03/14/16	The Metropolitan District	The MDC - 20 Outlook Avnuue	2000	1,148.73
Bill	03/14/16	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,499.64
General J	03/14/16		To Record Quarterly MDC Invoice as Prepaid	1470	-4,010.01
General J	03/14/16		To Record MDC Pro-Rata for March	1470	1,336.67
General J	04/30/16		To Expense 1/3 of Quarterly MDC Invoice	1470	1,336.67
Bill	05/30/16	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,426.71
Bill	05/30/16	The Metropolitan District	The MDC - 20 Outlook Avnuue	2000	1,154.85
Bill	05/30/16	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,568.55
General J	05/31/16		To Expense May Portion of MDC Qtrly Invoice	1470	1,383.37
General J	05/31/16		To Record As Prepaid The MDC Qtrly Invoice	1470	-4,150.11
General J	06/30/16		To Expense June 2016 Portion of Quarterly MDC Invoice	1470	1,383.11
General J	07/31/16		To Expense July 2016 Portion of Qtrly MDC Water Invoice	1470	1,383.11
Total 08010 — Water & Sewer				14,044.63	14,044.63
Total 08000 — Utilities				14,044.63	14,044.63
TOTAL				14,044.63	14,044.63

Type	Date	Name	Memo	Split Amount	Balance
08000 — Utilities					
08020 — Electricity					
Bill	10/25/15	Eversource	CL&P - 30 Outlook Avenue - 2,607 useage	2000	455.36
Bill	10/25/15	Eversource	CL&P - 869 Farmington Avenue - 1,968 useage	2000	348.46
Bill	10/25/15	Eversource	CL&P - 20 Outlook Avenue 2,060 useage	2000	363.85
Bill	10/25/15	Eversource	CL&P - 869 Farm Garages - 216 useage	2000	55.37
Bill	11/21/15	Eversource	CL&P - 30 Outlook Avenue - 2,978 useage	2000	517.41
Bill	11/21/15	Eversource	CL&P - 869 Farmington Avenue - 2,625 useage	2000	458.36
Bill	11/21/15	Eversource	CL&P - 20 Outlook Avenue 2,866 useage	2000	498.66
Bill	11/21/15	Eversource	CL&P - 869 Farm Garages - 223 useage	2000	56.56
Bill	12/30/15	Eversource	CL&P - 30 Outlook Avenue - 3,466 useage	2000	602.01
Bill	12/30/15	Eversource	CL&P - 869 Farmington Avenue - 2,998 useage	2000	523.33
Bill	12/30/15	Eversource	CL&P - 20 Outlook Avenue 3,428 useage	2000	595.61
Bill	12/30/15	Eversource	CL&P - 869 Farm Garages - 265 useage	2000	63.81
Bill	01/24/16	Eversource	CL&P - 30 Outlook Avenue - 3,726 useage	2000	671.16
Bill	01/24/16	Eversource	CL&P - 869 Farmington Avenue - 3,033 useage	2000	493.79
Bill	01/24/16	Eversource	CL&P - 20 Outlook Avenue 3,655 useage	2000	591.13
Bill	01/24/16	Eversource	CL&P - 869 Farm Garages - 293 useage	2000	70.50
Bill	02/26/16	Eversource	CL&P - 30 Outlook Avenue - 3,270 useage	2000	547.90
Bill	02/26/16	Eversource	CL&P - 869 Farmington Avenue - 2,511 useage	2000	425.20

Westbury Condominium Association, Inc.
Transaction Detail by Account
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Type	Date	Name	Memo	Split Amount	Balance
Bill	02/26/16	Eversource	CL&P - 20 Outlook Avenue 3,126 useage	2000	7,863.10
Bill	02/26/16	Eversource	CL&P - 869 Farm Garages - 245 useage	2000	7,921.95
Bill	03/31/16	Eversource	CL&P - 30 Outlook Avenue - 3,124 useage	2000	8,446.26
Bill	03/31/16	Eversource	CL&P - 869 Farmington Avenue - 2,449 useage	2000	8,861.43
Bill	03/31/16	Eversource	CL&P - 20 Outlook Avenue 3,020 useage	2000	9,368.94
Bill	03/31/16	Eversource	CL&P - 869 Farm Garages - 242 useage	2000	9,427.32
Bill	04/26/16	Eversource	CL&P - 30 Outlook Avenue - 3,017 useage	2000	9,934.33
Bill	04/26/16	Eversource	CL&P - 869 Farmington Avenue - 2,496 useage	2000	10,357.11
Bill	04/26/16	Eversource	CL&P - 20 Outlook Avenue 3,049 useage	2000	10,869.30
Bill	04/26/16	Eversource	CL&P - 869 Farm Garages - 239 useage	2000	10,927.19
Bill	05/17/16	Eversource	CL&P - 30 Outlook Avenue - 3,017 useage	2000	11,431.77
Bill	05/17/16	Eversource	CL&P - 869 Farmington Avenue - 2,496 useage	2000	11,845.66
Bill	05/17/16	Eversource	CL&P - 20 Outlook Avenue 3,049 useage	2000	12,289.94
Bill	05/17/16	Eversource	CL&P - 869 Farm Garages - 239 useage	2000	12,347.20
Bill	06/13/16	Eversource	CL&P - 30 Outlook Avenue - 2,473 useage	2000	12,766.25
Bill	06/13/16	Eversource	CL&P - 869 Farmington Avenue - 1,440 useage	2000	13,018.29
Bill	06/13/16	Eversource	CL&P - 20 Outlook Avenue 1,691 useage	2000	13,310.92
Bill	06/13/16	Eversource	CL&P - 869 Farm Garages - 229 useage	2000	13,367.20
Bill	07/25/16	Eversource	CL&P - 30 Outlook Avenue - 2,335 useage	2000	13,769.15
Bill	07/25/16	Eversource	CL&P - 869 Farmington Avenue - 1,670 useage	2000	14,062.11
Bill	07/25/16	Eversource	CL&P - 20 Outlook Avenue 1,768 useage	2000	14,371.14
Bill	07/25/16	Eversource	CL&P - 869 Farm Garages - 241 useage	2000	14,429.88
Total 08020 — Electricity				<u>14,429.88</u>	<u>14,429.88</u>
Total 08000 — Utilities				<u>14,429.88</u>	<u>14,429.88</u>
TOTAL				<u>14,429.88</u>	<u>14,429.88</u>

Type	Date	Name	Memo	Split Amount	Balance
08000 — Utilities					
08030 — Gas					
Bill	10/25/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 838 CCF/29 days	2000	624.04
Bill	10/25/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 399 CCF - 29 days	2000	990.58
Bill	10/25/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 980 CCF - 29 days	2000	1,689.91
Bill	11/21/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 2,215 CCF/30 days	2000	2,967.10
Bill	11/21/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 645 CCF - 30 days	2000	3,446.35
Bill	11/21/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,233 CCF - 30 days	2000	4,737.23
Bill	12/30/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 2,797 CCF/29 days	2000	6,204.26
Bill	12/30/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 922 CCF - 29 days	2000	6,788.00
Bill	12/30/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,298 CCF - 29 days	2000	8,035.64
Bill	01/24/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 3,469 CCF/34 days	2000	9,806.30
Bill	01/24/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 1,251 CCF - 34 days	2000	10,538.00
Bill	01/24/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,972 CCF - 34 days	2000	12,088.74
Bill	02/26/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 3,118 CCF/28 days	2000	13,727.44
Bill	02/26/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 1,222 CCF - 28 days	2000	14,452.97
Bill	02/26/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,939 CCF - 28 days	2000	16,009.35
Bill	03/31/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 3,092 CCF/29 days	2000	17,621.30
Bill	03/31/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 1,189 CCF - 29 days	2000	18,305.25
Bill	03/31/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,947 CCF - 29 days	2000	19,854.16
Bill	04/26/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 3,019 CCF/33 days	2000	21,589.91
Bill	04/26/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 998 CCF - 33 days	2000	22,261.46

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance	
Bill	04/26/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,816 CCF - 33 days	2000	1,642.23	23,903.69
Bill	05/28/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 2,050 CCF/29 days	2000	1,262.85	25,166.54
Bill	05/28/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 580 CCF - 29 days	2000	471.76	25,638.30
Bill	05/28/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 2,161 CCF - 29 days	2000	1,289.30	26,927.60
Bill	06/13/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 547 CCF/32 days	2000	570.57	27,498.17
Bill	06/13/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 373 CCF - 32 days	2000	402.85	27,901.02
Bill	06/13/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 448 CCF - 32 days	2000	503.53	28,404.55
Bill	07/25/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 294 CCF/32 days	2000	425.55	28,830.10
Bill	07/25/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 251 CCF - 32 days	2000	333.67	29,163.77
Bill	07/25/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 372 CCF - 32 days	2000	478.02	29,641.79
Total 08030 — Gas					29,641.79	29,641.79
Total 08000 — Utilities					29,641.79	29,641.79
TOTAL					29,641.79	29,641.79

Type	Date	Name	Memo	Split Amount	Balance	
08000 — Utilities						
08050 — Telephone						
Bill	10/26/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	279.59	279.59
Bill	11/29/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	163.13	442.72
Bill	12/30/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	213.13	655.85
Bill	01/25/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.56	871.41
Bill	02/27/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.56	1,086.97
Bill	03/31/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.56	1,302.53
Bill	04/26/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.28	1,517.81
Bill	05/30/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.28	1,733.09
Bill	06/13/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.28	1,948.37
Bill	07/25/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	215.54	2,163.91
Total 08050 — Telephone					2,163.91	2,163.91
Total 08000 — Utilities					2,163.91	2,163.91
TOTAL					2,163.91	2,163.91

Type	Date	Name	Memo	Split Amount	Balance	
08550 — Capital Improvements						
08551 — Cap Improvements - Operating						
Bill	10/26/15	JH Property Services, LLC	Landscape Plantings, Hydroseeding and labor	2000	1,688.35	1,688.35
Bill	03/24/16	Marchion & Faucher, Inc.	Marchion & Faucher - Invoice #8252 - Removal of Tree and Tree Work in Multiple Locations	2000	6,061.95	7,750.30
Bill	05/30/16	JH Property Services, LLC	JH Property Services - Inv. #2219 - Labor, Soil and Hydroseed	2000	1,648.43	9,398.73
Bill	07/25/16	CVG Window Cleaning	CVG Window Cleaning Inv. #1893 - Annual Window Cleaning 20,30 & 869	2000	3,208.58	12,607.31
Total 08551 — Cap Improvements - Operating					12,607.31	12,607.31
Total 08550 — Capital Improvements					12,607.31	12,607.31
TOTAL					12,607.31	12,607.31

Type	Date	Name	Memo	Split Amount	Balance	
09000 — Maintenance						
09020 — Maintenance Worker - Imagineers						
Bill	10/13/15	Imagineers, LLC	Inv. #MAIN0217237 - Luis Hrs P/E 10/13/15 - 61 hrs @ \$26.19	2000	1,699.04	1,699.04
Bill	10/31/15	Imagineers, LLC	Inv. #MAIN0217625 - Luis' Hrs. P/E 10/27 62 hrs @ \$26.19	2000	1,726.89	3,425.93
General J	10/31/15		To Accrue Last two days of October 2015 + Luis' time - 14.5 hrs @ 26.19	3150	403.87	3,829.80
General J	11/15/15		To Accrue the remaining days on Luis P/E 11/10 invoice	3150	1,225.54	5,055.34

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split	Amount	Balance
Bill	11/24/15	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0218369 - Luis Hrs. P/E 11/24	2000	1,649.97	6,705.31
General J	11/24/15		Tax on Invoice #MAIN0218369 - Imagineers, LLC	3150	104.77	6,810.08
General J	11/30/15		Estimated expense for last week of November 2015	3150	891.30	7,701.38
Bill	11/30/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218369 - Tax on Invoice	2000	104.77	7,806.15
General J	11/30/15		To Reverse Journal Entry to Accrue Taxes	3150	-104.77	7,701.38
General J	12/01/15		Reverse November Estimated Expense	3150	-891.30	6,810.08
General J	12/01/15		Reverse Prior Month Accrual for Expense	3150	-403.87	6,406.21
General J	12/01/15		Reverse Prior Month Accrual for Expense	3150	-1,225.54	5,180.67
Bill	12/15/15	Imagineers, LLC	Imagineers - Inv. #Main0217881 - Luis Hrs P/E 11/10 - 58.5 hrs	2000	1,629.41	6,810.08
Bill	12/15/15	Imagineers, LLC	Imagineers - Inv. #Main0217881 - Luis Hrs P/E 12/8/15 - 39.0 hrs	2000	1,086.27	7,896.35
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0219347 - Luis Colon P/E 1/5/16 - 54 hours @ \$26.19	2000	1,504.07	9,400.42
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0219347 - Luis Colon P/E 12/22/15 - 62 hours @ \$26.19	2000	1,726.89	11,127.31
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0219049 - William Lavista Hrs P/E 12/22 - 16 hrs. @ \$52 per hr	2000	884.83	12,012.14
Bill	01/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220003 - Luis Time P/E 1/19 - 61 hrs @ \$26.19	2000	1,699.04	13,711.18
General J	01/31/16		To Accrue Estimated IMagineers Worker Time	3150	1,671.00	15,382.18
Bill	02/29/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220520 - Luis Hrs P/E 2/16 63 hrs @ \$26.19	2000	1,649.97	17,032.15
Bill	02/29/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220520 - Luis Hrs P/E 3/1 56 hrs @ \$26.19	2000	1,559.77	18,591.92
Bill	02/29/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220135 - Luis Colon P/E 2/216 - 62 hrs @ \$26.19 per hr	2000	1,726.89	20,318.81
General J	02/29/16		Reverse Estimated time for January - 1/20-1/31	3150	-1,671.00	18,647.81
Bill	03/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0221328 - P/E 3/29 - Time for Peter Rand	2000	442.42	19,090.23
Bill	03/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0221328 - P/E 3/29 - Luis Colon Time	2000	1,462.29	20,552.52
Bill	03/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220987 - Luis Hrs. P/E /15 - 64 hrs	2000	1,782.60	22,335.12
Bill	04/12/16	Imagineers, LLC	Imagineers - Inv. #MAIN0221444 - Home Depot Glass Sconce, Rust Remover, wood screws	2000	445.65	22,780.77
Bill	04/26/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0222052 - Luis Hrs. P/E 4/26 - 64 hrs	2000	1,782.60	24,563.37
Bill	04/27/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0221752 - Peter Rand Hours - 27.5 @ \$52 per hr	2000	1,520.81	26,084.18
Bill	05/19/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0222713 - Luis Colon Hrs - P/E 5/24 61 hrs @ \$26.19 per hr	2000	1,699.04	27,783.22
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0222434 - L. Colon Hrs P/E 5/10 - 52.5	2000	1,462.29	29,245.51
Bill	06/21/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0223643 - Luis Colon P/E 6/21 - 61.5 hrs @ \$26.19	2000	1,712.97	30,958.48
Bill	06/21/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0223995 - Luis Colon P/E 7/5 49 hrs @ Reg/2 hrs @ 2X Time	2000	1,476.21	32,434.69
Bill	06/21/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0223240 - Luis Colon P/E 6/7 - 40 hrs at Reg/2 hrs @ 2X	2000	1,225.53	33,660.22
Bill	07/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0224700 - William Lavista P/E 8/2 - 16 hrs @ \$52 per hr	2000	884.83	34,545.05
Bill	07/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0224657 - Luis Hrs P/E 8/2 - 59.5 hrs @ \$26.19 per hr	2000	1,657.26	36,202.31
Bill	07/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0224657 - Luis Hrs P/E 8/2 - 59.5 hrs @ \$26.19 per hr	2000	1,810.45	38,012.76
Total 09020 — Maintenance Worker - Imagineers					38,012.76	38,012.76
Total 09000 — Maintenance					38,012.76	38,012.76
TOTAL					38,012.76	38,012.76

Type	Date	Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09030 — Elevator Maintenance						
General J	10/31/15		To Record As Expense October 2015 Portion of Qtrly. Otis Elevator Invoice	1470	998.03	998.03
General J	11/11/15		To Expense November 2015 Portion of Qtrly Otis Elevator Invoice	1470	998.03	1,996.06
General J	12/28/15		To Record Qtrly Otis Invoice As Prepaid @ Dec 31, 2015	1470	-2,994.09	-998.03
General J	12/28/15		To Expense Dec. portion of Qtrly Otis Invoice	1470	998.03	0.00
Bill	12/30/15	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z116 - Quarterly 1/1/16 to 3/31/16	2000	2,994.09	2,994.09
General J	01/31/16		To Record as Expense January 2016 Portion of Quarterly Otis Invoice	1470	998.03	3,992.12
General J	02/29/16		To Record As Expense Feb 2016 Portion of Qtrly. Otis Invoice	1470	998.03	4,990.15
Bill	03/31/16	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z416 ⁵² Quarterly 4/1/16 to 6/30/16	2000	2,994.09	7,984.24
General J	03/31/16		To Record as Prepaid Otis Quarterly Invoice	1470	-2,994.09	4,990.15

Westbury Condominium Association, Inc.

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Type	Date	Name	Memo	Split	Amount	Balance
General	03/31/16		To Record March 2016 Pro-Rata Exp. - Otis Qtrly Invoice	1470	998.03	5,988.18
General	04/30/16		To Expense 1/3 of Quarterly Otis Invoice	1470	998.03	6,986.21
General	05/31/16		To Expense May Portion of Qtrly Otis Invoice	1470	998.03	7,984.24
Bill	06/13/16	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z416 - Quarterly 4/1/16 to 6/30/16	2000	2,994.09	10,978.33
General	06/30/16		To Charge Quarterly Otis Invoice to Prepaid	1470	-2,994.09	7,984.24
General	06/30/16		To Expense June 2016 Portion of Qtrly. Otis Elevator Invoice	1470	998.03	8,982.27
General	07/31/16		To Expense July 2016 Portion of Qtrly Otis Elevator Invoice	1470	998.03	9,980.30
Total 09030 — Elevator Maintenance					9,980.30	9,980.30
Total 09000 — Maintenance					9,980.30	9,980.30
TOTAL					9,980.30	9,980.30

Type	Date	Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09110 — General Maintenance & Repair						
Bill	10/06/15	Imagineers, LLC	Inv. #MAIN0216516 - ReimbursementHome Depot Mini cage frame,paint - locksmith	2000	106.66	106.66
Bill	10/17/15	Imagineers, LLC	Inv. #MAIN0216516 - ReimbursementHome Depot - Plastic cutter, Ascylic Sheet, Bleach, Cleaners	2000	152.25	258.91
Bill	10/26/15	Paine's, Inc.	Paines - Invoice #2740815 - 2 Yd Container on call and Dump	2000	38.76	297.67
Bill	11/16/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218076 - Gas	2000	5.01	302.68
Bill	11/16/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218076 - Home Depot 3 wire and 2 wire plugs	2000	7.75	310.43
Bill	11/16/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218076 - The Home Depot - Kwik Set Key	2000	7.95	318.38
Bill	11/24/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218008- Home Depot Trim Nails	2000	5.30	323.68
Bill	11/24/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218008 - Marjam - Trim CoilMusket Brown 24x50	2000	116.99	440.67
Bill	11/30/15	Imagineers, LLC	Reimburse Imagineers Inv. #MAIN0218321 - Door Stop & Magnetic Catch	2000	38.16	478.83
Bill	12/18/15	Imagineers, LLC	Imagineers - Inv. #Main0218159 - Keys and Vacuum Appliance	2000	67.53	546.36
Bill	12/28/15	Imagineers, LLC	Imagineers - Inv. #Main#0219433 - Home Depot - Door Stop W/ Magnetic Catch & HD Door Closer	2000	84.42	630.78
Bill	12/30/15	Paine's, Inc.	Paines - Invoice #2755890 - 2 Yd final empty for season	2000	38.76	669.54
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0218811 - Home Depot Douglas Fir Strips, Blue Tarps (3), (2) 1000IB Wood,	2000	403.75	1,073.29
Bill	12/31/15	Imagineers, LLC	Imagineers - Inv. #Main#0218905 - Home Depot - Tank Fill Repair Valve, Magnetic Door Stops	2000	114.52	1,187.81
Bill	01/24/16	Imagineers, LLC	Imagineers - Inv. #Main#0219483 - Home Depot - Fuse	2000	6.67	1,194.48
Bill	01/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0219614 - Reimburse Home Depot - Orange Glow Hardwood Floor	2000	9.85	1,204.33
Bill	02/15/16	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-155 Cleared Shower Drain from Drum Trap to MSL Junction	2000	182.85	1,387.18
Bill	02/15/16	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-155 Cleared below sink in Unit 869-101 to basement junction	2000	121.90	1,509.08
Bill	02/16/16	Imagineers, LLC	Imagineers - Inv. #MAIN0202282 - Reimburse The Locksmith Center - Keys	2000	234.50	1,743.58
Bill	02/26/16	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-157 Cleared common MGL tub/lav combo from trap below sink to MSL jc	2000	152.88	1,896.46
Bill	03/10/16	Wattsaver Lighting Products	Wattsaver Inv. #054895 - 7 SAT60-122	2000	118.74	2,015.20
Bill	03/10/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220640 - Mailbox Lock and Locksmith Center (Home Depot & LSC Reimbursemen	2000	22.95	2,038.15
Bill	03/10/16	Imagineers, LLC	Imagineers - Inv. #MAIN0220358 - Reimburse - Home Depot Wallplate, Motion Sensor, Ext. Cord, etc.	2000	69.22	2,107.37
Bill	03/11/16	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-158 Fixed Leaky Valves in 20 Outlook Avenue - Boiler Room	2000	381.16	2,488.53
Bill	03/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0221637 - Reimb. - Home Depot - Construction Adhesive & Concrete Repair Tube	2000	37.11	2,525.64
Bill	04/26/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0221933 - Reimb. - Lowes 5 Pin Lock, Home Depot Degreaser, Insecticide	2000	49.59	2,575.23
Bill	04/26/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0222011 - Reimb Georgia Pacific Bathroom Tissues, Paper Towels	2000	94.35	2,669.58
Bill	05/17/16	Diane Shimoda-Peterson	Reimbursement - Diane Shimoda-Peterson Plants for Urns	2000	87.94	2,757.52
Bill	05/19/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0222811 - Gas For Power Washer & Simple Green	2000	15.61	2,773.13
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0222434 - 1 Day Rental of Power Washer	2000	60.00	2,833.13
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0222963 - Lowes - Aluminum Face Mail Box LD	2000	6.68	2,839.81
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0216242 - Home Depot - Washers	2000	2.00	2,841.81
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0216592 - Georgia Pacific Paper Towels	2000	24.86	2,866.67
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0217169 - Home Depot Window Glazing	2000	16.97	2,883.64
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0217329 - Utility Knife, Pull Chain, Clear Acrylic Sheet	2000	54.02	2,937.66

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Type	Date	Name	Memo	Split Amount	Balance	
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0217540 - Coastal Tool - 3/8' Hammer Bit	2000	12.23	2,949.89
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0217720 - Locksmith Center - Keys	2000	22.33	2,972.22
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN021720 - Home Depot - Silicone	2000	23.52	2,995.74
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0218763 - Home Dpot 4 PK Daylight Spiral Bulbs	2000	23.91	3,019.65
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0219947 - Home Depot Magnetic Door Stop	2000	6.36	3,026.01
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0219947 - Vacuum Appliance Cnter	2000	13.77	3,039.78
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0219947 - Home Depot 1-7/8" Everbuilt Garage Rollers	2000	19.10	3,058.88
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0219947 - The Locksmith Center	2000	132.94	3,191.82
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0220898 - Home Depot Midway Outet Wall Plate	2000	2.99	3,194.81
Bill	05/31/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0220898 - Home Depot - Brasso Metal Polish	2000	6.32	3,201.13
Bill	06/08/16	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-159 - Cleared hair from drain and removed broken cable from Pipe	2000	275.18	3,476.31
Bill	06/13/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0223358 - Rejuvenate Floor & Furniture Repair Marker	2000	6.35	3,482.66
Bill	06/13/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0223358 - Spike Spinkler 2 PK	2000	8.48	3,491.14
Bill	06/13/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0223358 - Locksmith Ctr 2 Keys to Entrance	2000	26.59	3,517.73
Bill	06/13/16	Imagineers, LLC	Imagineers, LLC Inv. #MAIN0223358 - Microfibre towels and Glass Cleaner	2000	43.58	3,561.31
Bill	06/13/16	Paine's, Inc.	Paines - Invoice #2777117 - 2 Yd on call	2000	38.76	3,600.07
Bill	06/15/16	Wattsaver Lighting Products	Wattsaver Inc. - 1 6V single outdoor 5.4W Incad	2000	25.47	3,625.54
Bill	07/12/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0223737 - Paint, Roller, Hot Galv Box 1 IB	2000	59.28	3,684.82
Bill	07/25/16	Connecticut Security Solutions, Inc.	CT Security Solutions - Inv #2135 - Temp Fix and Repair to Door Entry System - #20	2000	187.50	3,872.32
Bill	07/25/16	Connecticut Security Solutions, Inc.	CT Security Solutions - Inv #2136 - Temp Fix and Repair to Door Entry System- 869	2000	195.00	4,067.32
Bill	07/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0224433 - Locksmith and Cleaning Supplies	2000	100.40	4,167.72
Total 09110 — General Maintenance & Repair					<u>4,167.72</u>	<u>4,167.72</u>
Total 09000 — Maintenance					<u>4,167.72</u>	<u>4,167.72</u>
TOTAL					<u>4,167.72</u>	<u>4,167.72</u>

Type	Date	Name	Memo	Split Amount	Balance	
09000 — Maintenance						
09135 — Fire Protection						
Bill	04/26/16	Roybal & Sons Fire Equipment	Roybal & Sons Inv. #21162 - Annual Service and Maintenance - 20 Outlook	2000	186.22	186.22
Bill	04/26/16	Roybal & Sons Fire Equipment	Roybal & Sons Inv. #21161- Annual Service and Maintenance - 30 Outlook	2000	136.07	322.29
Bill	04/26/16	Roybal & Sons Fire Equipment	Roybal & Sons Inv# 21163- Annual Service and Maintenance - 869 FA	2000	170.16	492.45
Total 09135 — Fire Protection					<u>492.45</u>	<u>492.45</u>
Total 09000 — Maintenance					<u>492.45</u>	<u>492.45</u>
TOTAL					<u>492.45</u>	<u>492.45</u>

Type	Date	Name	Memo	Split Amount	Balance	
09000 — Maintenance						
09150 — HVAC Service						
Bill	10/31/15	Tuxis - Ohr's Fuel, Inc.	Tuxis - Ohr's Fuel, Inc. - Inv. #P282 Remove faulty blower motor - A/C - Unit 869-302	2000	199.41	199.41
Bill	03/11/16	B.T. Lindsay & Company	B.T. Lindsay - Invoice #057906 - 2 hours service call for noise associated with heat/boiler	2000	255.24	454.65
Bill	03/31/16	B.T. Lindsay & Company	B.T. Lindsay - Invoice #058007 - Repace Cartridge Bearing and Seal Kit on TACO 1600 - 869 Farm Ave	2000	1,538.00	1,992.65
Bill	05/30/16	B.T. Lindsay & Company	B.T. Lindsay - Invoice #058208 - New Bearing Seal and Gaskets - Building 30 Circulator Pump	2000	1,688.84	3,681.49
Bill	05/30/16	State of Connecticut - Bureau of Boil	State of CT - Bureau of Boilers - Building 20	2000	240.00	3,921.49
Bill	05/30/16	State of Connecticut - Bureau of Boil	State of CT - Bureau of Boilers - Building 20	2000	240.00	4,161.49
Bill	05/30/16	State of Connecticut - Bureau of Boil	State of CT - Bureau of Boilers - Building 20	2000	240.00	4,401.49
Bill	06/08/16	B.T. Lindsay & Company	B.T. Lindsay - Invoice #058258 - Replaced Bearing Seal and Gaskets in pump - 4hrs	2000	1,452.74	5,854.23
Total 09150 — HVAC Service					<u>5,854.23</u>	<u>5,854.23</u>
Total 09000 — Maintenance					<u>5,854.23</u>	<u>5,854.23</u>
TOTAL					<u>5,854.23</u>	<u>5,854.23</u>

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Type	Date	Name	Memo	Split Amount	Balance
09600 — Contract Services					
Lawn Maint. & Landscaping					
Bill	10/26/15	JH Property Services, LLC	October Landscape Fee plus tax	2000	2,552.40
Bill	11/24/15	JH Property Services, LLC	JH Property Services - Inv. #1986 - Nov. Landscape Fee plus tax	2000	2,552.40
Bill	12/31/15	JH Property Services, LLC	JH Property Services - Inv. #XXXX - Dec. Landscape Fee plus tax	2000	2,552.40
Bill	01/24/16	JH Property Services, LLC	JH Property Services - Inv. #2042 - Dec. Landscape Fee plus tax	2000	2,552.40
Bill	02/29/16	JH Property Services, LLC	JH Property Services - Inv. #2112 - Feb. Landscape Fee plus tax	2000	2,552.40
Bill	03/24/16	JH Property Services, LLC	JH Property Services - Inv. #2153 - Feb. Landscape Fee plus tax	2000	2,552.40
Bill	04/30/16	JH Property Services, LLC	JH Property Services - Inv. #2175 - Feb. Landscape Fee plus tax	2000	2,552.40
Bill	05/30/16	JH Property Services, LLC	JH Property Services - Inv. #2219 - Feb. Landscape Fee plus tax	2000	2,552.40
Bill	06/27/16	JH Property Services, LLC	JH Property Services - Inv. #2259 - Feb. Landscape Fee plus tax	2000	2,150.40
Bill	07/31/16	JH Property Services, LLC	JH Property Services - Inv. #2259 - Feb. Landscape Fee plus tax	2000	2,552.40
Total Lawn Maint. & Landscaping					<u>25,122.00</u>
Total 09600 — Contract Services					<u>25,122.00</u>
TOTAL					<u>25,122.00</u>

Type	Date	Name	Memo	Split Amount	Balance
09600 — Contract Services					
Pest Control					
Bill	05/11/16	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #16-201619 Basement Boiler Room - Treatment Mice	2000	90.40
Bill	05/17/16	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #16-858679 Mice - Remove Bait Stations and 2nd treat., Ants Wasps	2000	186.11
Bill	05/17/16	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #16-648505 - Ants, Wasps, interior Treat - Mice	2000	239.29
Bill	05/31/16	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #16-537231 Monthly	2000	159.53
Bill	07/17/16	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #16-073824 Monthly	2000	159.53
Total Pest Control					<u>834.86</u>
Total 09600 — Contract Services					<u>834.86</u>
TOTAL					<u>834.86</u>

Type	Date	Name	Memo	Split Amount	Balance
09600 — Contract Services					
09611 — Fertilization					
Bill	05/31/16	Turf Masters, LLC	TurfMasters - Invoice #551246 - Applied Folear Spray to Infected Shrubs	2000	106.35
Bill	06/13/16	Turf Masters, LLC	TurfMasters - Invoice #559164 - Grub Control and late spring service	2000	592.37
Bill	07/12/16	Turf Masters, LLC	TurfMasters - Invoice #557251 - Post Emergent Weed Control	2000	63.81
Total 09611 — Fertilization					<u>762.53</u>
Total 09600 — Contract Services					<u>762.53</u>
TOTAL					<u>762.53</u>

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through July 2016

Type	Date	Name	Memo	Split Amount	Balance
Type	Date	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers					
09990 — Operating to Reserves					
General J	10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	11/11/15		To Record Monthly Due To/Fom Between Operating and Reserves	2162	9,271.92
General J	12/31/15		To Record December 2015 Interfund Transfer Entry	2162	9,271.92
General J	01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	02/29/16		To Record Monthly Due To/From Between Operating and Reserve	2162	9,271.92
General J	03/31/16		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	04/30/16		To Record Monthly Due To/From Operating and Reserves	2162	9,271.92
General J	05/31/16		To Record Monthly Operating - Reserve Transfer Entry	2162	9,271.92
General J	06/30/16		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	07/31/16		To Record Monthly Reserve Transfer From Operating	2162	9,271.92
Total 09990 — Operating to Reserves				<u>92,719.20</u>	<u>92,719.20</u>
Total 09900 — Reserve Transfers				<u>92,719.20</u>	<u>92,719.20</u>
TOTAL				<u>92,719.20</u>	<u>92,719.20</u>

Type	Date	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers					
09991 — Roof/HVAC Reserve Transfer					
General J	10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00
General J	11/11/15		To Record Monthly Due To/Fom Between Operating and Reserves	2162	2,990.00
General J	12/31/15		To Record December 2015 Interfund Transfer Entry	2162	2,990.00
General J	01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	2,990.00
General J	02/29/16		To Record Monthly Due To/From Between Operating and Reserve	2162	2,990.00
General J	03/31/16		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00
General J	04/30/16		To Record Monthly Due To/From Operating and Reserves	2162	2,990.00
General J	05/31/16		To Record Monthly Operating - Reserve Transfer Entry	2162	2,990.00
General J	06/30/16		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00
General J	07/31/16		To Record Monthly Reserve Transfer From Operating	2162	2,990.00
Total 09991 — Roof/HVAC Reserve Transfer				<u>29,900.00</u>	<u>29,900.00</u>
Total 09900 — Reserve Transfers				<u>29,900.00</u>	<u>29,900.00</u>
TOTAL				<u>29,900.00</u>	<u>29,900.00</u>

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06901 — WCA Monthly Contributions					
General J	10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	11/11/15		To Record Monthly Due To/Fom Between Operating and Reserves	2162	9,271.92
General J	12/31/15		To Record December 2015 Interfund Transfer Entry	2162	9,271.92
General J	01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	02/29/16		To Record Monthly Due To/From Between Operating and Reserve	2162	9,271.92
General J	03/31/16		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	04/30/16		To Record Monthly Due To/From Operating and Reserves	2162	9,271.92
General J	05/31/16		To Record Monthly Operating - Reserve Transfer Entry	2162	9,271.92
General J	06/30/16		To Record Monthly Due To/From Between Operating and Reserves	2162	9,271.92
General J	07/31/16		To Record Monthly Reserve Transfer From Operating	2162	9,271.92
Total 06901 — WCA Monthly Contributions				<u>92,719.20</u>	<u>92,719.20</u>
Total 06899 — Reserve Fund Income				<u>92,719.20</u>	<u>92,719.20</u>

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through July 2016

TOTAL	Type	Date	Name	Memo	Split Amount	Balance
					92,719.20	92,719.20
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TOTAL	Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income						
06902 — Interest Income						
	General	J 10/31/15		To Record October 2015 Interest Income on Reserve Cash - FNFG #0633	1080	56.55
	General	J 11/11/15		To Record November 2015 Interest Income on Reserve Cash - FNFG #0633	1080	60.51
	General	J 12/31/15		Interest Income - Reserves FNFG #0633	1080	62.32
	General	J 01/31/16		To Record January 2016 Interest Income on Reserve Cash - FNFG #0633	1080	57.73
	General	J 02/29/16		To Record Feb 2016 Interest Income on Reserve Cash - FNFG #0633	1080	64.61
	General	J 03/31/16		To Record March 2016 Interest Income - FNFG #0633	1080	48.31
	General	J 04/30/16		To Record Interest Income for Reserve Fund #0633	1080	43.34
	General	J 05/31/16		To Record Interest Income Reserve #0633	1080	42.03
	General	J 06/30/16		To Record June 2016 Interest Income on Reserve Cash - FNFG #0633	1080	33.54
	General	J 07/31/16		To Record July 2016 Interest Income on Reserve Cash - FNFG #0633	1080	31.56
	Total 06902 — Interest Income				<u>500.50</u>	<u>500.50</u>
	Total 06899 — Reserve Fund Income				<u>500.50</u>	<u>500.50</u>
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TOTAL	Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income						
06903 — Roof/HVAC Project Prepay Amort.						
	General	J 10/31/15		To Record October 2015 Portion of Roof/HVAC PrePAYERS Amortization	2982	655.99
	General	J 11/15/15		Amortization of Advance Roof/HVAC Payments	2983	655.99
	General	J 12/31/15		To Record December 2015 Amortization of Prepaid Roof/HVAC	2983	655.99
	General	J 01/31/16		To Record January 2016 Portion of Roof/HVAC PrePAYERS Amortization	2982	655.99
	General	J 02/29/16		To Record Feb 2016 Portion of Roof/HVAC PrePAYERS Amortizaion	2982	655.99
	General	J 03/31/16		To record March 2016 Portion of Roof/HVAC PrePAYERS Amortization	2982	655.99
	General	J 05/31/16		To Amortize May Portion of Roof/HVAC Prepayment	2982	655.99
	General	J 06/30/16		To Record June 2016 Portion of Roof/HVAC PrePAYERS Amortization	2982	655.99
	General	J 07/31/16		To record July 2016 Portion of Roof/HVAC PrePAYERS Amortization	2982	655.99
	Total 06903 — Roof/HVAC Project Prepay Amort.				<u>5,903.91</u>	<u>5,903.91</u>
	Total 06899 — Reserve Fund Income				<u>5,903.91</u>	<u>5,903.91</u>
<hr/>						
TOTAL	Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income						
06904 — WCA Monthly Transfer -Roof/HVAC						
	General	J 10/31/15		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00
	General	J 11/11/15		To Record Monthly Due To/Fom Between Operating and Reserves	2162	2,990.00
	General	J 12/31/15		To Record December 2015 Interfund Transfer Entry	2162	2,990.00
	General	J 01/31/16		To Record January 2016 Monthly Due To/From Between Operating and Reserves	2162	2,990.00
	General	J 02/29/16		To Record Monthly Due To/From Between Operating and Reserve	2162	2,990.00
	General	J 03/31/16		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00
	General	J 04/30/16		To Record Monthly Due To/From Operating and Reserves	2162	2,990.00
	General	J 05/31/16		To Record Monthly Operating - Reserve Transfer Entry	2162	2,990.00
	General	J 06/30/16		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00
	General	J 07/31/16		To Record Monthly Reserve Transfer From Operating	2162	2,990.00
	Total 06904 — WCA Monthly Transfer -Roof/HVAC				<u>29,900.00</u>	<u>29,900.00</u>

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance
Total 06899 — Reserve Fund Income				29,900.00	29,900.00
TOTAL				29,900.00	29,900.00

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09807 — Reserve - Interest Expense					
General J	10/31/15		To Record October 2015 Payment of Roof/HVAC Loan	1080	362.66
General J	11/11/15		To Record November 2015 Payment of Roof/HVAC Loan	1080	360.04
General J	12/31/15		Payment of December 2015 Roof/HVAC Loan	1080	334.15
General J	01/31/16		To Record January 2016 Payment of Roof/HVAC Loan	1080	362.66
General J	02/29/16		To Record Feb 2016 Payment of Roof/HVAC Loan	1080	315.52
General J	03/31/16		To Record March Roof/HVAC Payment	1080	281.17
General J	04/30/16		To Record April 2016 Roof/HVAC Payment	1080	285.40
General J	05/31/16		To Record May Payment of Roof/HVAC Loan	1080	261.54
General J	06/30/16		To record June 2016 Payment of Roof/HVAC Loan	1080	2,874.19
General J	07/31/16		To Record July 2016 Paymet of Roof/HVAC Loan - #0644	1080	231.97
Total 09807 — Reserve - Interest Expense				5,669.30	5,669.30
Total 09799 — Reserve Fund Expenses				5,669.30	5,669.30
TOTAL				5,669.30	5,669.30

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09808 — Reserve - Misc. Expense					
Bill	05/19/16	ARC Strategic Solutions	ARC Reimbursement - Mailboxes (Outgoing) - 3	2000	599.38
Total 09808 — Reserve - Misc. Expense				599.38	599.38
Total 09799 — Reserve Fund Expenses				599.38	599.38
TOTAL				599.38	599.38

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09814 — Reserve - Garage Roofs					
Bill	06/13/16	Kalinowski General Construction, Inc	Kalinowski Const. - Garages 1-21 odd, 53-69 odd, 34-48 even, Soffit at 23-33 odd	2000	22,500.00
Bill	07/15/16	Kalinowski General Construction, Inc	Kalinowski Const. - Garages 1-21 odd, 53-69 odd, 34-48 even, Soffit at 23-33 odd	2000	17,500.00
Total 09814 — Reserve - Garage Roofs				40,000.00	40,000.00
Total 09799 — Reserve Fund Expenses				40,000.00	40,000.00
TOTAL				40,000.00	40,000.00

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09830 — Hallway Renovations - Design					
Bill	12/01/15	Specialty Building, LLC	Specialty Building, LLC. - Payment Per Exhibit A - Contract...Materials	2000	30,000.00
Bill	02/03/16	Design Source CT LLC	Hallway Tables and Foyer Tables - Payment Remainder	2000	539.20
Bill	02/09/16	Specialty Building, LLC	Specialty Building, LLC. - Payment Per AIA Cert. - Payment #2...Materials	2000	17,187.56
Bill	02/27/16	Design Source CT LLC	DesignSourceCT LLC - Invoice #869 - 6 Sherrill #1600 chairs	2000	7,875.96
Bill	02/27/16	Design Source CT LLC	DesignSourceCT LLC - Invoice #872 - Currey 6768 Helios Lamps, Port 68 Viceroy Lamps	2000	2,775.74
Bill	02/27/16	Specialty Building, LLC	Specialty Building, LLC. - Payment Per AIA Cert. - Payment #3...Materials	2000	17,187.56
Bill	03/11/16	Design Source CT LLC	DesignSourceCT LLC - Invoice #34546 - Additional charge of \$35 per lamp	2000	896.53
Bill	03/15/16	Timothy R. Wooldridge Interiors, LTI	Timothy R. Wooldridge Interiors, Ltd. - Cgnpl. of 869 as per contract	2000	4,529.25
Bill	03/15/16	Specialty Building, LLC	Specialty Building, LLC. - Payment Per AIA Cert. - Payment #4...labor	2000	17,187.00

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance	
Bill	05/11/16	Specialty Building, LLC	Specialty Building, LLC. - Payment Per AIA Cert. - Payment #5...labor	2000	9,488.83	107,667.63
Bill	05/19/16	Timothy R. Wooldridge Interiors, LTI	Timothy R. Wooldridge Interiors, Ltd. - Compl. of #20 as per contract	2000	4,529.25	112,196.88
Bill	06/27/16	Timothy R. Wooldridge Interiors, LTI	Timothy R. Wooldridge Interiors, Ltd. - Compl. of #30 as per contract	2000	4,529.25	116,726.13
Bill	06/27/16	Specialty Building, LLC	Specialty Building, LLC. - Payment to get balance to approx. \$3k per A. Shechtman	2000	8,000.00	124,726.13
Total 09830 — Hallway Renovations - Design					<u>124,726.13</u>	<u>124,726.13</u>
Total 09799 — Reserve Fund Expenses					<u>124,726.13</u>	<u>124,726.13</u>
TOTAL					<u>124,726.13</u>	<u>124,726.13</u>

Type	Date	Name	Memo	Split Amount	Balance	
09799 — Reserve Fund Expenses						
09832 — Hallway Renovation - Painters						
Bill	11/15/15	Renaissance - A Painting Company	Renaissance - A Painting Company - 1st Payment Building #1 as Per Contract Sch. A	2000	12,365.28	12,365.28
Bill	01/03/16	Renaissance - A Painting Company	Renaissance - A Painting Company - 2nd Payment Building #869 as Per Contract Sch. A	2000	12,365.28	24,730.56
Bill	02/01/16	Renaissance - A Painting Company	Renaissance - A Painting Company - 1st Payment Building #20 as Per Contract Sch. A	2000	12,365.26	37,095.82
Bill	02/15/16	Renaissance - A Painting Company	Renaissance - A Painting Company - 1st Payment Building #30 as Per Contract Sch. A	2000	12,365.26	49,461.08
Bill	02/15/16	Renaissance - A Painting Company	Renaissance - A Painting Company - Final Payment Building #869 as Per Contract Sch. A Less Retain.	2000	11,437.88	60,898.96
Bill	02/29/16	Renaissance - A Painting Company	Renaissance - A Painting Company - Bldg #20 Pay & Retainage #869 as Per Contract Sch. A Plus Tax	2000	13,313.40	74,212.36
Bill	04/05/16	Renaissance - A Painting Company	Renaissance - A Painting Company - Bldg #20 Cor./Lobbies/Airlocks plus tax	2000	11,437.88	85,650.24
Bill	04/25/16	Renaissance - A Painting Company	Renaissance - A Painting Company - Bldg #30 Cor./Lobbies/Airlocks plus tax	2000	11,437.88	97,088.12
Bill	05/04/16	Renaissance - A Painting Company	Renaissance - A Painting Company - Bldg #30 Cor./Lobbies/Airlocks plus tax	2000	927.38	98,015.50
Bill	05/17/16	Renaissance - A Painting Company	Renaissance - A Painting Company - Bldg #30 payment, refinish oak panels, Paint 3 closets	2000	14,454.14	112,469.64
Total 09832 — Hallway Renovation - Painters					<u>112,469.64</u>	<u>112,469.64</u>
Total 09799 — Reserve Fund Expenses					<u>112,469.64</u>	<u>112,469.64</u>
TOTAL					<u>112,469.64</u>	<u>112,469.64</u>

Type	Date	Name	Memo	Split Amount	Balance	
09799 — Reserve Fund Expenses						
09833 — Hallway Renovations - Carpet						
Bill	12/30/15	McBride Wayside Carpet Co.	First Payment - McBride for Carpet	2000	43,031.00	43,031.00
Bill	03/10/16	McBride Wayside Carpet Co.	869 compl. Payment - McBride for Carpet, less retainage plus tax	2000	11,695.87	54,726.87
Bill	04/05/16	McBride Wayside Carpet Co.	Bldg #20 compl. Payment - McBride for Carpet, less retainage plus tax	2000	11,695.87	66,422.74
Bill	07/06/16	McBride Wayside Carpet Co.	Bldg #20 compl. Payment - McBride for Carpet, less retainage plus tax	2000	11,695.87	78,118.61
Total 09833 — Hallway Renovations - Carpet					<u>78,118.61</u>	<u>78,118.61</u>
Total 09799 — Reserve Fund Expenses					<u>78,118.61</u>	<u>78,118.61</u>
TOTAL					<u>78,118.61</u>	<u>78,118.61</u>

Type	Date	Name	Memo	Split Amount	Balance	
09799 — Reserve Fund Expenses						
09834 — Hallway Renovations - Wallpaper						
Bill	11/11/15	John Bollash dba Custom Paperhanç	John Bollash Paperhanging - Commencement Payment Schedule A	2000	940.29	940.29
Bill	11/15/15	Alan Shechtman	Alan Shechtman - Reimburs. - Cornfields CC Wallpaper	2000	10,134.19	11,074.48
Bill	01/04/16	John Bollash dba Custom Paperhanç	John Bollash Paperhanging - Inv. #1-4-16 Payment Schedule A	2000	5,876.64	16,951.12
Bill	01/12/16	John Bollash dba Custom Paperhanç	John Bollash Paperhanging - Change Order #1 - Proposal #1890	2000	1,221.92	18,173.04
Bill	02/26/16	John Bollash dba Custom Paperhanç	John Bollash Paperhanging - Inv #1957 - Complete Wallpaper in 869	2000	2,117.43	20,290.47
Bill	03/15/16	John Bollash dba Custom Paperhanç	John Bollash Paperhanging - Inv #1963 - Complete Wallpaper in 20	2000	1,958.63	22,249.10
Bill	05/30/16	John Bollash dba Custom Paperhanç	John Bollash Paperhanging - Inv #2013 - Complete Wallpaper in 20	2000	1,957.05	24,206.15
Bill	07/06/16	John Bollash dba Custom Paperhanç	John Bollash Paperhanging - Inv #2016 - Final Payment with Retainage Returned	2000	868.98	25,075.13
Bill	07/11/16	Joe Cornfield's Wallpaper & Window	Joe Cornfield's Wallpaper & Window Treatment - 60 Yards of 52506 @ \$6 per Yd	2000	382.86	25,457.99
Total 09834 — Hallway Renovations - Wallpaper					<u>25,457.99</u>	<u>25,457.99</u>

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Type	Date	Name	Memo	Split Amount	Balance
Total 09799 — Reserve Fund Expenses				25,457.99	25,457.99
TOTAL				25,457.99	25,457.99
Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09836 — Hallway Renovations - Artwork					
Bill	10/04/15	The Noah Webster House	Fee for Prints to Be Framed in Halls - Interior Reno	2000	500.00
Bill	12/15/15	J & M Image Works LLC	J & M Image Works LLC - 1/2 of fine print job	2000	1,008.00
Bill	12/15/15	Marvin Janow's Custom Framing De	1/2 Payment for Frames	2000	5,000.00
Bill	02/11/16	J & M Image Works LLC	J & M Image Works LLC - 2nd 1/2 of fine print job plus tax	2000	1,136.02
Bill	05/11/16	Marvin Janow's Custom Framing De	Second and Full Payment for Frames, hangers, prints, plaques	2000	7,643.95
Bill	06/13/16	J & M Image Works LLC	Inv. #6905- J & M Image Works LLC - Ink Jet of Fine Art Prints 22X36 (3)	2000	350.96
Total 09836 — Hallway Renovations - Artwork				15,638.93	15,638.93
Total 09799 — Reserve Fund Expenses				15,638.93	15,638.93
TOTAL				15,638.93	15,638.93
Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09837 — Hallway Renovations - Tables					
Bill	01/19/16	Design Source CT LLC	Hallway Tables and Foyer Tables	2000	8,375.06
Bill	03/23/16	SWI	SWI - Glass Table Tops	2000	907.50
Bill	03/31/16	Joyce Falkin	Joyce Falkin - Reimbursement - Arrangements for Tables	2000	106.32
Bill	04/26/16	Joyce Falkin	Joyce Falkin - Reimbursement - Arrangements for Tables	2000	79.71
Bill	04/26/16	Joyce Falkin	Joyce Falkin - Reimbursement - Arrangements for Tables	2000	95.65
Bill	04/26/16	Joyce Falkin	Joyce Falkin - Reimbursement - Arrangements for Tables	2000	111.59
Bill	05/19/16	Joyce Falkin	Joyce Falkin - Reimbursement - Bulletin Boards	2000	17.33
Bill	06/13/16	SWI	SWI - Glass Table Tops - 2nd Payment - Complete	2000	907.50
Total 09837 — Hallway Renovations - Tables				10,600.66	10,600.66
Total 09799 — Reserve Fund Expenses				10,600.66	10,600.66
TOTAL				10,600.66	10,600.66
Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09838 — Hallway Renovation - Lighting					
Bill	03/23/16	Theodore Calabrese	Reimbursement - Ted Calabrese -Home Depot Light Fixtures	2000	304.77
Bill	03/31/16	Design Source CT LLC	DesignSourceCT LLC - Invoice #34495 - Shipping	2000	300.00
Bill	03/31/16	Design Source CT LLC	DesignSourceCT LLC - Invoice #34593 - Shipping	2000	196.00
Total 09838 — Hallway Renovation - Lighting				800.77	800.77
Total 09799 — Reserve Fund Expenses				800.77	800.77
TOTAL				800.77	800.77
Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09839 — Hallway Renovations - Misc					
Bill	03/31/16	Imagineers, LLC	Imagineers - Inv. #MAIN0221550 - Reimb. - Home Depot - Wood Screws	2000	4.17
Bill	04/07/16	Imagineers, LLC	Imagineers - Inv. #MAIN0221444 - Home Depot Glass Sconce, Rust Remover, wood screws	2000	255.48
Bill	05/31/16	ARC Strategic Solutions	ARC Reimbursement - Salisbury Mailboxes - Realtor Lock Boxes	2000	689.84
Bill	05/31/16	ARC Strategic Solutions	ARC Reimbursement - Salisbury Mailboxes - Management Office Mail	2000	243.52
Total 09839 — Hallway Renovations - Misc				1,193.01	1,193.01

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 October 2015 through July 2016


Type	Date	Name	Memo	Split Amount	Balance
Total 09799 — Reserve Fund Expenses				1,193.01	1,193.01
TOTAL				1,193.01	1,193.01

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

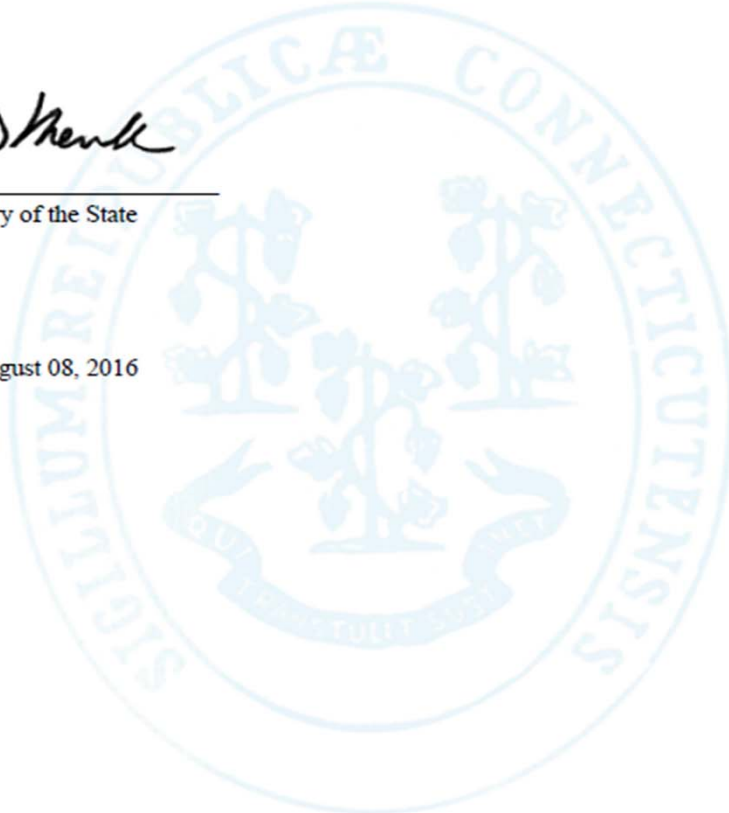
WESTBURY CONDOMINIUMS ASSOCIATION, INC.

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: August 08, 2016





Online Services ^

- › File UCC Lien
- › File Annual Reports
- › Agent Address Change
- › Interim Notice
- › Inbox
- › Business Formation
- › Business Registration
- › Dissolution / Withdrawal / Cancellation
- › Business Address Change
- › Replenish Account Balance
- › Get Certificate of Legal Existence
- › Verify Legal Existence Certificate
- › UCC Reports
- › Reprint Receipts

- Inquiries v
- Personalization v
- Transaction Details v
- Help v
- Logout v

Customer Name: ALAN COMRIE

Monday, August 08, 2016 [LOGOUT](#)

File Annual Reports



Filing Status

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

(Business ID: 0220074) for the year 2016. The Filing Number is 0005624511.

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Westbury Condominium Association

Interior Design Project - August 12, 2016 YTD Budget / Actual

	Approved <u>Contract</u>	Budget -YTD <u>8/12/16</u>	Actual Paid <u>8/12/16</u>	<u>Variance</u>
<u>Service Contracts</u>				
Management - Architect*	\$ 20,775	\$ 20,775	\$ 17,188	\$ 3,588
Painting	\$ 109,478	\$ 109,478	\$ 112,470	\$ (2,992)
Wallpaper	\$ 13,500	\$ 13,500	\$ 14,102	\$ (602)
Woodwork	\$ 71,090	\$ 71,090	\$ 72,076	\$ (986)
Carpet	\$ 37,252	\$ 37,252	\$ 35,088	\$ 2,164
Change Orders - Wallpaper	\$ 1,200	\$ 1,200	\$ 1,222	\$ (22)
	<u>\$ 253,295</u>	<u>\$ 253,295</u>	<u>\$ 252,145</u>	<u>\$ 1,151</u>

	Approved <u>Contract</u>	Budget -YTD <u>8/12/16</u>	Actual Paid <u>8/12/16</u>	<u>Variance</u>
<u>Product Purchases</u>				
Wallpaper	\$ 10,134	\$ 10,134	\$ 10,134	\$ -
Wood Trim	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Carpet	\$ 43,031	\$ 43,031	\$ 43,031	\$ -
Tables	\$ 8,914	\$ 8,914	\$ 11,319	\$ (2,404)
Chairs	\$ 7,876	\$ 7,876	\$ 7,876	\$ (0)
Lamps	\$ 2,776	\$ 2,776	\$ 3,972	\$ (1,197)
Lights	\$ -	\$ 305	\$ 305	\$ 0
Misc	\$ -	\$ -	\$ 1,810	\$ (1,810)
Artwork				
Acquisition	\$ 500	\$ 500	\$ 500	\$ -
Image Enhancements	\$ 2,016	\$ 2,016	\$ 2,495	\$ (479)
Framing	\$ 10,000	\$ 10,000	\$ 12,644	\$ (2,644)
	<u>\$ 115,247</u>	<u>\$ 115,552</u>	<u>\$ 124,085</u>	<u>\$ (8,533)</u>

	Approved <u>Contract</u>	Budget -YTD <u>8/12/16</u>	Actual Paid <u>8/12/16</u>	<u>Variance</u>
<u>Service Contracts and Product Purchases</u>				
Management - Architect	\$ 20,775	\$ 20,775	\$ 17,188	\$ 3,588
Painting	\$ 109,478	\$ 109,478	\$ 112,470	\$ (2,992)
Wallpaper	\$ 23,634	\$ 24,834	\$ 24,236	\$ 598
Woodwork	\$ 101,090	\$ 101,090	\$ 102,076	\$ (986)
Carpet	\$ 80,283	\$ 80,283	\$ 78,119	\$ 2,164
Change Orders - Wallpaper	\$ 1,200		\$ 1,222	\$ (1,222)
Tables	\$ 8,914	\$ 8,914	\$ 11,319	\$ (2,404)
Chairs	\$ 7,876	\$ 7,876	\$ 7,876	\$ (0)
Lamps	\$ 2,776	\$ 3,081	\$ 4,277	\$ (1,196)
Misc	\$ -	\$ -	\$ 1,810	\$ (1,810)
Artwork	\$ 12,516	\$ 12,516	\$ 15,639	\$ (3,123)
	<u>\$ 368,542</u>	<u>\$ 368,847</u>	<u>\$ 376,230</u>	<u>\$ (7,383)</u>

Overall Expense Analysis

Amount Allocated in Reserve Fund Study	\$ 413,000	\$ 413,000	\$ 376,230	\$ 36,770
Total Period-To-Date Costs per Above	\$ 368,542	\$ 368,847	\$ 376,230	\$ (7,383)
Variance	<u>\$ 44,458</u>	<u>\$ 44,153</u>	<u>\$ -</u>	<u>\$ 44,153</u>

* - Architect budget is based on 100% of Building #869, 100% of Building #20 and 100% of Building #30

Westbury Condominiums Association, Inc.

Interior Design Project - Reserve Fund Payments

August 12, 2016

June 2015	<u>Architects</u>	<u>Painting</u>	<u>Wallpaper</u>	<u>Woodwork</u>	<u>Carpet</u>	<u>Tables/Chairs Lamps/Lights</u>	<u>Artwork</u>
Timothy R. Wooldridge	\$ 3,600.00						
	<u>\$ 3,600.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
October 2015							
Noah Webster House							\$ 500.00
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 500.00</u>
November 2015							
Cornfields			\$ 10,134.19				
John Bollash			\$ 940.29				
Renaissance		\$ 12,365.28					
	<u>\$ -</u>	<u>\$ 12,365.28</u>	<u>\$ 11,074.48</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
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
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,000.00</u>	<u>\$ 43,031.00</u>	<u>\$ -</u>	<u>\$ 6,008.00</u>
January 2016							
John Bollash			\$ 5,876.64				
John Bollash			\$ 1,221.92				
Renaissance		\$ 12,365.26					
Design Source, LLC						\$ 8,375.06	
	<u>\$ -</u>	<u>\$ 12,365.26</u>	<u>\$ 7,098.56</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,375.06</u>	<u>\$ -</u>
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	
	<u>\$ -</u>	<u>\$ 36,168.42</u>	<u>\$ -</u>	<u>\$ 17,187.56</u>	<u>\$ -</u>	<u>\$ 539.20</u>	<u>\$ 1,136.02</u>
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. Wooldridge	\$ 4,529.25						
Design Source, LLC						\$ 496.00	
Specialty Building				\$ 17,187.00			
Misc. Other- Board						\$ 4.17	
	<u>\$ 4,529.25</u>	<u>\$ 13,313.40</u>	<u>\$ 4,076.06</u>	<u>\$ 34,374.56</u>	<u>\$ 11,695.87</u>	<u>\$ 12,048.40</u>	<u>\$ -</u>
April - August 2016							
Renaissance		\$ 38,257.28					
Specialty Building				\$ 20,513.83			
John Bollash/Cornfields			\$ 3,208.89				
Marvin Janow's Custom Framing							\$ 7,643.95
Timothy R. Wooldridge	\$ 9,058.50						
J&M Image Works							\$ 350.96
Misc. Other- Board						\$ 970.85	
SWI						\$ 1,815.00	
Salisbury Industries						\$ 1,532.74	
McBride Carpets					\$ 23,391.74		
	<u>\$ 9,058.50</u>	<u>\$ 38,257.28</u>	<u>\$ 3,208.89</u>	<u>\$ 20,513.83</u>	<u>\$ 23,391.74</u>	<u>\$ 4,318.59</u>	<u>\$ 7,994.91</u>
Totals - Period-To-Date	<u>\$ 17,187.75</u>	<u>\$ 112,469.64</u>	<u>\$ 25,457.99</u>	<u>\$ 102,075.95</u>	<u>\$ 78,118.61</u>	<u>\$ 25,281.25</u>	<u>\$ 15,638.93</u>
Grand Total - All Payments	\$ 376,230.12						

Westbury Condominiums Association, Inc.
Interior Design Project - Reserve Fund Payments
 July 15, 2016

	<u>Tim Wooldridge</u>	<u>Noah Webster House</u>	<u>Cornfields</u>	<u>John Bollash/Cornfields</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	\$ 12,365.26			\$ 8,375.06		\$ -	
	\$ -	\$ -	\$ -	\$ 7,098.56	\$ 12,365.26	\$ -	\$ -	\$ 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 - August 2016											
Vendors	\$ 9,058.50		\$ 382.86	\$ 2,826.03	\$ 38,257.28	\$ 7,643.95	\$ 350.96	\$ 496.00	\$ 20,513.83	\$ 4,318.59	\$ 23,391.74
	\$ 9,058.50	\$ -	\$ 382.86	\$ 2,826.03	\$ 38,257.28	\$ 7,643.95	\$ 350.96	\$ 496.00	\$ 20,513.83	\$ 4,318.59	\$ 23,391.74
Totals	\$ 17,187.75	\$ 500.00	\$ 10,517.05	\$ 14,940.94	\$112,469.64	\$ 12,643.95	\$ 2,494.98	\$ 20,958.49	\$ 102,075.95	\$ 4,322.76	\$ 78,118.61
Grand Total - All Vendors	\$ 376,230.12										

Westbury Condominium Association
Interior Design Project - Project Cost and Extrapolation

	Approved Contract	Paid 8/12/16	Accrued 8/12/16	Total Cost
<u>Service Contracts</u>				
Management - Architect*	\$ 20,775	\$ 17,188	\$ 3,587	\$ 20,775
Painting - Service & Product	\$ 111,285	\$ 110,415	\$ 871	\$ 111,285
Painting - Change Order	\$ 2,055	\$ 2,055	\$ -	\$ 2,055
Wallpaper - Product	\$ 10,134	\$ 10,517	\$ -	\$ 10,517
Wallpaper - Service	\$ 13,723	\$ 13,719	\$ 4	\$ 13,723
Wallpaper - Change Order	\$ 1,222	\$ 1,222	\$ -	\$ 1,222
Woodwork - Service	\$ 72,264	\$ 72,076	\$ -	\$ 72,076
Woodwork - Product	\$ 30,000	\$ 30,000	\$ -	\$ 30,000
Carpet - Product	\$ 43,031	\$ 43,031	\$ -	\$ 43,031
Carpet - Service	\$ 37,867	\$ 35,088	\$ 2,779	\$ 37,867
	<u>\$ 342,356</u>	<u>\$ 335,310</u>	<u>\$ 7,241</u>	<u>\$ 342,551</u>

	Paid 8/12/16	Accrued 8/12/16	Total Cost
<u>Other Renovation Expenses</u>			
	\$ -		
Tables/Chairs/Lights	\$ 21,674	\$ -	\$ 21,674
Glass for Tables	\$ 1,815	\$ -	\$ 1,815
Artwork - Acquisition	\$ 500	\$ -	\$ 500
Artwork - Framing	\$ 12,644	\$ -	\$ 12,644
Artwork - Prints	\$ 2,495	\$ -	\$ 2,495
Mailboxes	\$ 1,533	\$ -	\$ 1,533
Misc	\$ 260	\$ -	\$ 260
	<u>\$ 40,920</u>	<u>\$ -</u>	<u>\$ 40,920</u>

Overall Anticipated Costs	\$ 383,471
Overall Budget	413,000
Under Budget	\$ (29,529)

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>\$</u>	<u>20,775.00</u>

Wallpaper - Materials

Cornfields \$ 10,134.19

John Bollash d/b/a

Custom Paperhanging

\$ 1,000.00		<i>commencement of work</i>
\$ 2,083.00		<i>upon total removal of paper in any of 3 bldgs</i>
\$ 2,083.00	↓	
\$ 2,084.00		
\$ 2,083.00		<i>Upon total installation of new wall covering</i>
\$ 2,083.00		<i>in any of 3 buildings</i>
\$ 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		<i>payment of material upon ordering of same</i>
\$ 63,090.16		<i>progress payments upon detail statement of value of work completed</i>
\$ 8,000.00		<i>final payment to be held as retainage until</i>
<u>\$ 101,090.16</u>		<i>final inspection and approval.</i>

Carpeting

McBride Wayside Carpet Co.

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

Total to date:

\$ 336,460.32

estimated tax not included

\$ 4,385.77