



The Westbury

March 2015 - 6 Month Report

Westbury Condominiums Association, Inc.

Table of Contents

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

Westbury Condominium Association

March 2015 YTD Budget / Actual

	Approved Budget	Budget March 2015	Actual March 2015	Variance
Revenue				
Condominium Fees	\$ 348,650	\$ 174,325	\$ 174,325	\$ -
Note Payable - 10 Year	\$ 35,880	\$ 17,940	\$ 18,433	\$ 493
Rental Income	\$ 16,800	\$ 8,400	\$ 7,813	\$ (587)
Laundry Income	\$ 4,600	\$ 2,300	\$ 2,502	\$ 202
Parking Space Income	\$ 9,120	\$ 4,560	\$ 4,285	\$ (275)
Misc. Other Income	\$ 1,000	\$ 500	\$ 240	\$ (260)
	\$ 416,050	\$ 208,025	\$ 207,598	\$ (427)
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,150	\$ 6,575	\$ 6,539	\$ 36
Management Fees - Bookkpg	\$ 11,850	\$ 5,925	\$ 5,250	\$ 675
Audit Fees	\$ 4,200	\$ 2,100	\$ 2,400	\$ (300)
Legal Fees	\$ 500	\$ 250	\$ 480	\$ (230)
Postage & Mail	\$ 375	\$ 188	\$ 57	\$ 131
Insurance	\$ 33,850	\$ 16,925	\$ 17,382	\$ (457)
Copying/Printing	\$ 235	\$ 118	\$ 74	\$ 44
Income Taxes	\$ 2,900	\$ 1,450	\$ 3,000	\$ (1,550)
Office- General	\$ 2,086	\$ 1,043	\$ 80	\$ 963
Rental Management Fee	\$ 1,400	\$ -	\$ -	\$ -
Total Administrative	\$ 70,546	\$ 34,573	\$ 35,262	\$ (689)
Utilities				
Electricity	\$ 21,000	\$ 11,454	\$ 10,741	\$ 713
Water	\$ 14,925	\$ 7,463	\$ 7,353	\$ 110
Gas	\$ 47,000	\$ 32,705	\$ 25,667	\$ 7,038
Telephone	\$ 2,000	\$ 1,000	\$ 1,361	\$ (361)
Total Utilities	\$ 84,925	\$ 52,622	\$ 45,122	\$ 7,500
Maintenance				
Maintenance Worker	\$ 50,000	\$ 25,000	\$ 21,339	\$ 3,661
Elevator	\$ 11,000	\$ 5,500	\$ 5,758	\$ (258)
General R&M	\$ 6,000	\$ 3,000	\$ 4,561	\$ (1,561)
Fire Protection	\$ 4,675	\$ 2,338	\$ -	\$ 2,338
HVAC Service	\$ 9,000	\$ 4,500	\$ 3,218	\$ 1,282
Maintenance Supplies	\$ 1,000	\$ 500	\$ -	\$ 500
Total Maintenance	\$ 81,675	\$ 40,838	\$ 34,876	\$ 5,962
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,524	\$ 8,575	\$ 10,300	\$ (1,725)
Landscape/mulch/projects	\$ 10,000	\$ -	\$ -	\$ -
Pest Control	\$ 1,000	\$ 100	\$ -	\$ 100
Total Contract Services	\$ 31,524	\$ 8,675	\$ 10,300	\$ (1,625)
Total Expenses	\$ 268,670	\$ 136,707	\$ 125,560	\$ 11,147
Reserves				
Reserve Contribution	\$ 103,500	\$ 51,750	\$ 51,750	\$ -
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 17,940	\$ 17,940	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 2,285	\$ 1,010	\$ 1,275
NI/(DF) Before PY Op. Surplus	\$ -	\$ (657)	\$ 11,338	\$ 11,995
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ (657)	\$ 11,338	\$ 11,995

Westbury Condominium Association

March 2015 YTD Current Year - Prior Year Comparison

	Actual March 2015	Actual March 2014	Variance
Revenue			
Condominium Fees	\$ 174,325	\$ 165,510	\$ 8,815
Note Payable - 10 Year	\$ 18,433	\$ 17,940	\$ 493
Rental Income	\$ 7,813	\$ 7,625	\$ 188
Laundry Income	\$ 2,502	\$ 2,246	\$ 256
Parking Space Income	\$ 4,285	\$ 4,405	\$ (120)
Misc. Other Income	\$ 240	\$ 535	\$ (295)
	\$ 207,598	\$ 198,261	\$ 9,337
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 6,539	\$ 7,628	\$ 1,089
Management Fees - Bookkpg	\$ 5,250	\$ 5,850	\$ 600
Audit Fees	\$ 2,400	\$ 2,100	\$ (300)
Legal Fees	\$ 480	\$ -	\$ (480)
Postage & Mail	\$ 57	\$ 64	\$ 7
Insurance	\$ 17,382	\$ 16,925	\$ (457)
Copying/Printing	\$ 74	\$ 135	\$ 61
Income Taxes	\$ 3,000	\$ 1,000	\$ (2,000)
Office- General	\$ 80	\$ 329	\$ 249
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 35,262	\$ 34,031	\$ (1,231)
Utilities			
Electricity	\$ 10,741	\$ 10,515	\$ (226)
Water	\$ 7,353	\$ 5,859	\$ (1,494)
Gas	\$ 25,667	\$ 31,479	\$ 5,812
Telephone	\$ 1,361	\$ 1,306	\$ (55)
Total Utilities	\$ 45,122	\$ 49,159	\$ 4,037
Maintenance			
Maintenance Worker	\$ 21,339	\$ 22,446	\$ 1,107
Elevator	\$ 5,758	\$ 10,170	\$ 4,412
General R&M	\$ 4,561	\$ 3,035	\$ (1,526)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 3,218	\$ 9,047	\$ 5,829
Maintenance Supplies	\$ -	\$ 372	\$ 372
Total Maintenance	\$ 34,876	\$ 45,070	\$ 10,194
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 10,300	\$ 10,196	\$ (104)
Landscape/mulch/projects			
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	\$ 10,300	\$ 10,196	\$ (104)
Total Expenses	\$ 125,560	\$ 138,456	\$ 12,896
Reserves			
Reserve Contribution	\$ 51,750	\$ 49,999	\$ (1,751)
Roof/HVAC Transfers To Reserve	\$ 17,940	\$ 17,940	\$ -
Capital Improvements			
Operating Projects	\$ 1,010	\$ 443	\$ (567)
NI/(DF) Before PY Op. Surplus	\$ 11,338	\$ (8,577)	\$ 19,915
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ 11,338	\$ (8,577)	\$ 19,915

Westbury Condominium Association
March 2015 (Month Only) Current Year - Prior Year Comparison

	Actual March 2015	Actual March 2014	Variance
Revenue			
Condominium Fees	\$ 29,136	\$ 27,615	\$ 1,521
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,425	\$ 1,375	\$ 50
Laundry Income	\$ 1,087	\$ 1,133	\$ (46)
Parking Space Income	\$ 625	\$ 700	\$ (75)
Misc. Other Income	\$ 40	\$ 25	\$ 15
	\$ 35,303	\$ 33,838	\$ 1,465
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 2,180	\$ 1,090
Management Fees - Bookkpg	\$ 875	\$ 875	\$ -
Audit Fees	\$ 400	\$ 350	\$ (50)
Legal Fees	\$ 480	\$ -	\$ (480)
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,897	\$ 2,821	\$ (76)
Copying/Printing	\$ -	\$ 12	\$ 12
Income Taxes	\$ 500	\$ 167	\$ (333)
Office- General	\$ 27	\$ 63	\$ 36
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 6,269	\$ 6,468	\$ 199
Utilities			
Electricity	\$ 1,709	\$ 2,003	\$ 294
Water	\$ 1,228	\$ -	\$ (1,228)
Gas	\$ 5,060	\$ 6,287	\$ 1,227
Telephone	\$ 264	\$ 230	\$ (34)
Total Utilities	\$ 8,261	\$ 8,520	\$ 259
Maintenance			
Maintenance Worker	\$ 4,286	\$ 5,260	\$ 974
Elevator	\$ 960	\$ 923	\$ (37)
General R&M	\$ 2,138	\$ 719	\$ (1,419)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 638	\$ 340	\$ (298)
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	\$ 8,022	\$ 7,242	\$ (780)
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,065	\$ 1,400	\$ (665)
Landscape/mulch/projects			
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	\$ 2,065	\$ 1,400	\$ (665)
Total Expenses	\$ 24,617	\$ 23,630	\$ (987)
Reserves			
Reserve Contribution	\$ 8,625	\$ 8,333	\$ (292)
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ -	\$ 443	\$ 443
NI/(DF) Before PY Op. Surplus	\$ (929)	\$ (1,558)	\$ 629
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ (929)	\$ (1,558)	\$ 629

Westbury Condominium Association

March 2015 (Month Only) Budget/Actual

	Budget March 2015	Actual March 2015	Variance
Revenue			
Condominium Fees	\$ 29,054	\$ 29,136	\$ (82)
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,400	\$ 1,425	\$ (25)
Laundry Income	\$ 383	\$ 1,087	\$ (704)
Parking Space Income	\$ 760	\$ 625	\$ 135
Misc. Other Income	\$ 83	\$ 40	\$ 43
	\$ 34,670	\$ 35,303	\$ (633)
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,096	\$ 1,090	\$ (6)
Management Fees - Bookkpg	\$ 988	\$ 875	\$ (113)
Audit Fees	\$ 350	\$ 400	\$ 50
Legal Fees	\$ 42	\$ 480	\$ 438
Postage & Mail	\$ 31	\$ -	\$ (31)
Insurance	\$ 2,820	\$ 2,897	\$ 77
Copying/Printing	\$ 20	\$ -	\$ (20)
Income Taxes	\$ 242	\$ 500	\$ 258
Office- General	\$ 174	\$ 27	\$ (147)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 5,763	\$ 6,269	\$ 506
Utilities			
Electricity	\$ 1,976	\$ 1,709	\$ (267)
Water	\$ 1,244	\$ 1,228	\$ (16)
Gas	\$ 6,532	\$ 5,060	\$ (1,472)
Telephone	\$ 167	\$ 264	\$ 97
Total Utilities	\$ 9,919	\$ 8,261	\$ (1,658)
Maintenance			
Maintenance Worker	\$ 4,167	\$ 4,286	\$ 119
Elevator	\$ 917	\$ 960	\$ 43
General R&M	\$ 500	\$ 2,138	\$ 1,638
Fire Protection	\$ 390	\$ -	\$ (390)
HVAC Service	\$ 750	\$ 638	\$ (112)
Maintenance Supplies	\$ 83	\$ -	\$ (83)
Total Maintenance	\$ 6,807	\$ 8,022	\$ 1,215
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,284	\$ 2,065	\$ 781
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	\$ 1,284	\$ 2,065	\$ 781
Total Expenses	\$ 23,773	\$ 24,617	\$ 844
Reserves			
Reserve Contribution	\$ 8,625	\$ 8,625	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	\$ (718)	\$ (929)	\$ 211
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ (718)	\$ (929)	\$ 211

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2014 through March 2015

OperatingOct '14 - Mar '15

Operating Income	
06310 — Common Charge Income	192,757.80
06340 — Late Fee Income	240.00
06365 — Unit 869-106 - Rent	7,812.50
06375 — Parking Income	4,285.00
06810 — Laundry Income	2,501.95
Total Income	<u>207,597.25</u>
Operating Expense	
07000 — Administrative Expenses	
07130 — Property Manager Fees	6,538.80
07140 — Audit Fees	2,400.00
07280 — Insurance	17,382.00
07308 — Corporate Taxes	3,000.00
07309 — Postage	56.84
07310 — Printing & Copying	74.02
07895 — Monthly Security Monitorin	79.77
7011 — Bookkeeping Fees	5,250.00
7012 — Legal	480.00
Total 07000 — Administrative Expense	<u>35,261.43</u>
08000 — Utilities	
08010 — Water & Sewer	7,352.78
08020 — Electricity	10,740.52
08030 — Gas	25,667.04
08050 — Telephone	1,361.40
Total 08000 — Utilities	<u>45,121.74</u>
08550 — Capital Improvements	
08551 — Cap Improvements - Opera	1,010.33
Total 08550 — Capital Improvements	<u>1,010.33</u>
09000 — Maintenance	
09020 — Maintenance Worker - Imaç	21,339.14
09030 — Elevator Maintenance	5,757.90
09110 — General Maintenance & Rej	4,561.15
09150 — HVAC Service	3,217.63
Total 09000 — Maintenance	<u>34,875.82</u>
09600 — Contract Services	
Lawn Maint. & Landscaping	9,552.40
09611 — Fertilization	560.47
09612 — Grounds Improvements	188.24
Total 09600 — Contract Services	<u>10,301.11</u>
09900 — Reserve Transfers	
09990 — Operating to Reserves	51,750.00
09991 — Roof/HVAC Reserve Transf	17,940.00
Total 09900 — Reserve Transfers	<u>69,690.00</u>
Total Operating Expense	<u>196,260.43</u>
Net Operating Income	<u>11,336.82</u>

Profit and Loss Standard

October 2014 through March 2015

Reserve FundOct '14 - Mar '15

Reserve Income

06899 — Reserve Fund Income

06901 — WCA Monthly Contribution	51,750.00
06902 — Interest Income	324.27
06903 — Roof/HVAC Project Prepay	3,935.94
06904 — WCA Monthly Transfer -Ro	17,940.00
06899 — Reserve Fund Income - Otr	0.00

Total 06899 — Reserve Fund Income	<u>73,950.21</u>
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Total Reserve Income	<u>73,950.21</u>
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Reserve Expense

09799 — Reserve Fund Expenses

09807 — Reserve - Interest Expense	2,982.88
09809 — Reserve - Paving/Test Hole	0.00
09813 — Reserve - Excavating	3,250.00
09827 — Reserve Fund - Lighting Pr	29,204.12
09828 — Reserve - Alarm System - F	29,596.55

Total 09799 — Reserve Fund Expense	<u>65,033.55</u>
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Total Reserve Expense	<u>65,033.55</u>
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Net Reserve Income	<u>8,916.66</u>
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Total Net Income	<u>20,253.48</u>
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Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

	<u>Cost</u>	<u>Hours</u>
<u>October 2014</u>		
1st-14th	\$ 1,511.04	54 (.5 hrs. overtime)
15th-28th	\$ 1,838.33	63 (6 hrs. of overtime)
	<u>\$ 3,349.37</u>	<u>117</u>
<u>November 2014</u>		
1st-11th	\$ 1,796.53	65
12th-25th	\$ 1,531.92	55
	<u>\$ 3,328.45</u>	<u>120</u>
<u>December 2014</u>		
1st-9th	\$ 1,281.24	46
11th-23rd	\$ 1,559.77	56
28th-31st	\$ 696.33	25
	<u>\$ 3,537.34</u>	<u>127</u>
<u>January 2015</u>		
1st-6th	\$ 445.65	16
7th-20th	\$ 1,740.82	63
21st-3rd	\$ 1,392.65	50
	<u>\$ 3,579.12</u>	<u>129</u>
<u>February 2015</u>		
4th - 17th	\$ 1,754.74	63
19th - 3rd	\$ 1,504.07	54
	<u>\$ 3,258.81</u>	<u>117</u>
<u>March 2015</u>		
4th - 17th	\$ 891.30	32
3/9 Joe Fazzino	\$ 110.60	2 (@\$52 per hour)
12th-17th P. Rand	\$ 1,144.00	22 (@\$52 per hour)
3/9 Tyson Karhu	\$ 82.95	1.5 (@\$52 per hour)
3/18-3/31 L. Colon	\$ 1,880.10	67.5
3/18 & 3/23	\$ 104.47	2.5 (overtime @ \$39.29)
	<u>\$ 4,213.41</u>	<u>127.5</u>
Year-To-Date Total:	<u>\$ 21,266.50</u>	
Prior Year- Year-To-Date Total:	<u>\$ 22,446.00</u>	
Change Between Years:	<u>\$ (1,179.50)</u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominium Association, Inc.

Balance Sheet Standard

As of March 31, 2015

Mar 31, '15

ASSETS

Current Assets

Checking/Savings

1017 — Operating NAB	\$ 82,235
1080 — Cash - First Niagra Bank	\$ 281,480
1081 — Cash - FNB Old Windows AC	\$ 1
1087 — Rockville Bank - Reserves	\$ 137,399
Total Checking/Savings	\$ 501,116

Accounts Receivable

1200 — Accounts Receivable	\$ 4,745
Total Accounts Receivable	\$ 4,745

Total Current Assets

\$ 505,860

Fixed Assets

1505 — Equipment	\$ 11,974
1520 — Building - Unit 869-106	\$ 70,000
1525 — Accumulated Depreciation	\$ (72,350)
Total Fixed Assets	\$ 9,624

Other Assets

1470 — Other Assets - Other	\$ 17,660
1471 — Other Assets - Bill Backs	\$ 1,080
1480 — Due From WCA Operating	\$ 23,230
Total Other Assets	\$ 41,970

TOTAL ASSETS

\$ 557,454

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 — Accounts Payable	\$ 11,452
Total Accounts Payable	\$ 11,452

Other Current Liabilities

2080 — Current Portion - Roof & HVAC	\$ 16,359
2155 — Accrued Taxes	\$ 3,680
2162 — Due to Reserve	\$ 23,230
2981 — LT Portion - Roof/HVAC Note	\$ 70,312
2982 — Unit Owner Fees Paid In Advance	\$ 26,610
3020 — Security Deposit	\$ 2,750
3150 — Other Accrued Expenses	\$ 8,955
3310 — Prepaid Owner Assessments	\$ 1,709
Total Other Current Liabilities	\$ 153,605

Total Current Liabilities

\$ 165,057

Total Liabilities

\$ 165,057

Equity

3110 — Fixed Assets	\$ 9,624
3900 — Retained Earnings	\$ 268,682
3980 — Reserve Fund Balance	\$ 93,838
Net Income	\$ 20,253
Total Equity	\$ 392,397

TOTAL LIABILITIES & EQUITY

\$ 557,454

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

March 31, 2015

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 137,399.33
Operating Account	\$ 90,476.63	Reserve Account - FNFG	\$ 281,480.32
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 90,476.63</u>		<u>\$ 418,880.65</u>
Total Cash on Hand @ March 31, 2015		\$	509,357.28

Statements of Significant Transactions:

April 2013

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

September 2013

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

May 2014

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

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.

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Bank)

March 31, 2015

<u>United Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 137,399.33	Reserve Account	\$ 281,480.32
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 90,476.63
		Escrow Account	\$ -
Bank Balances	<u>\$ 137,399.33</u>		<u>\$ 371,957.95</u>
Total Cash on Hand @ March 31, 2015		\$	509,357.28

Statements of Significant Transactions:

January 2012

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

September 2013

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Westbury Condominiums Association, Inc.

Fuel Costs

6 Month Period- Fiscal Year Ended September 30, 2015

<u>Oil Costs</u>	<u>2014-2015</u>	<u>Prior Yr.</u>	<u>Change</u>
<i>October</i>	-	-	0.0%
<i>November</i>	-	-	0.0%
<i>December</i>	-	-	0.0%
<i>January</i>	-	-	0.0%
<i>February</i>	-	-	0.0%
<i>March</i>	-	-	0.0%
<i>April</i>	-	-	0.0%
<i>May</i>	-	-	0.0%
<i>June</i>	-	-	0.0%
<i>July</i>	-	-	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
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	-	-	-

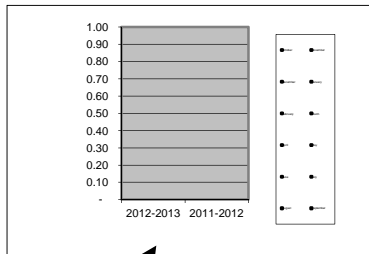
Percentage Increase 0.0% (Increase in dollars)

<u>Gas Costs</u>	<u>2014-2015</u>	<u>Prior Yr.</u>	<u>Change</u>
<i>October</i>	1,541.47	1,591.55	-3.1%
<i>November</i>	3,987.92	4,343.88	0.0%
<i>December</i>	4,785.98	5,305.37	0.0%
<i>January</i>	4,925.95	6,674.02	0.0%
<i>February</i>	5,365.89	7,276.78	0.0%
<i>March</i>	5,059.83	6,287.22	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/>	
	25,667.04	31,478.82	(5,811.78)

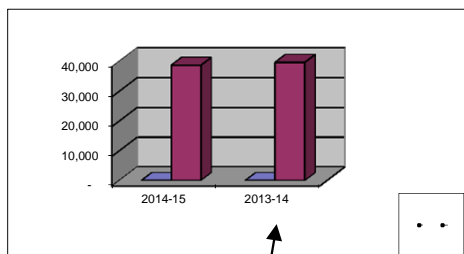
Total Costs Annual YTD: (5,811.78)

Percentage Increase -18.5% (Increase in dollars)

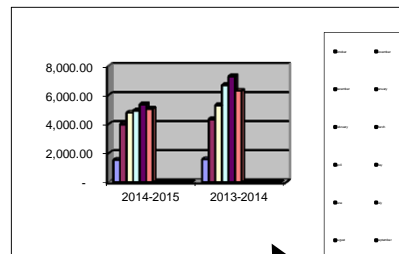
<u>Usage</u>			
<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	38,700	39,689	(989)



Oil Costs



Gas & Oil Consumption



Gas Costs

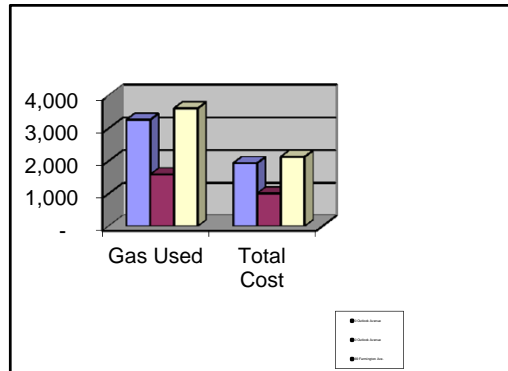
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

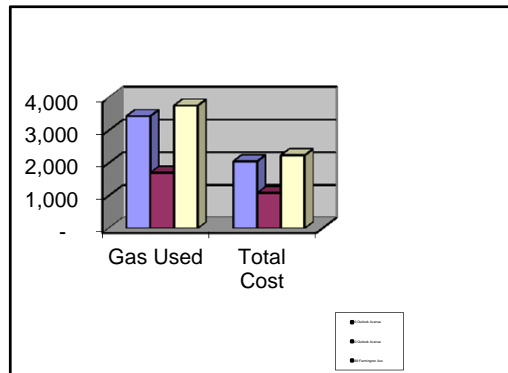
Month End: **3/31/2015**

<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



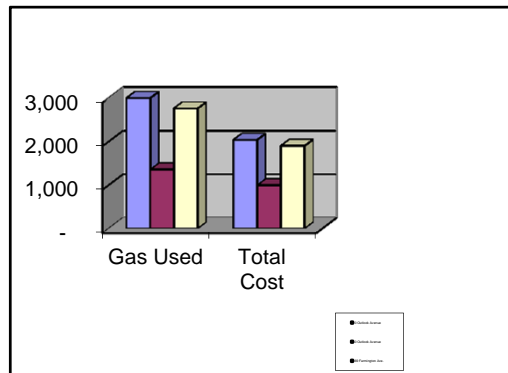
Month End: **2/28/2015**

<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



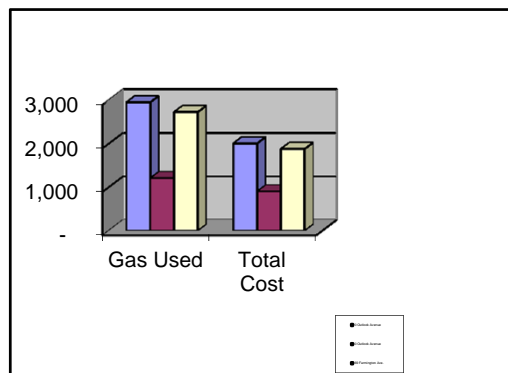
Month End: **1/31/2015**

<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



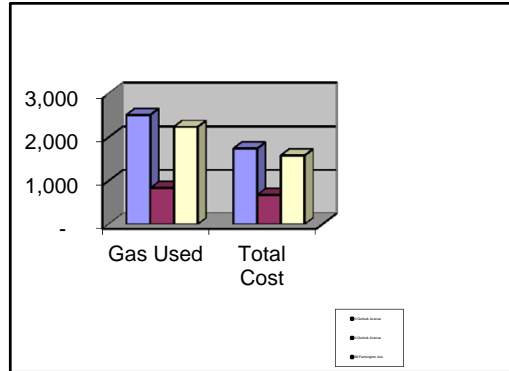
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

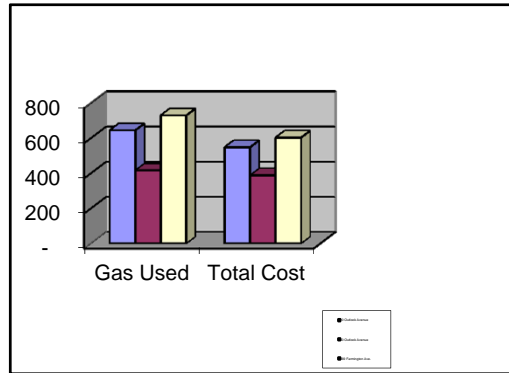
Month End: **11/30/2014**

<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



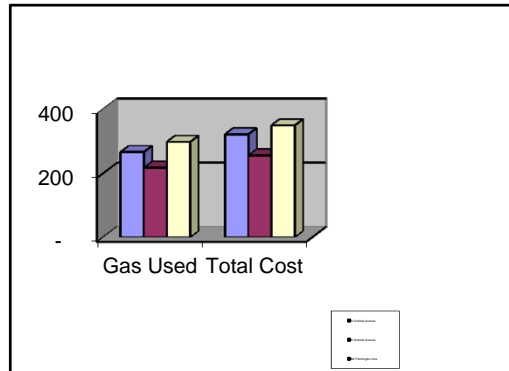
Month End: **10/31/2014**

<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



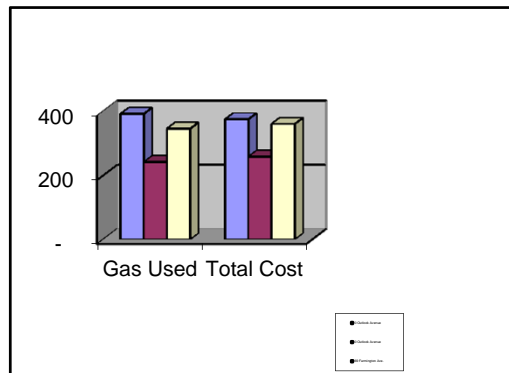
Month End: **9/30/2014**

<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



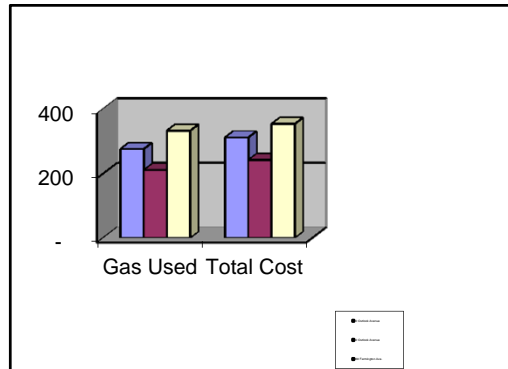
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

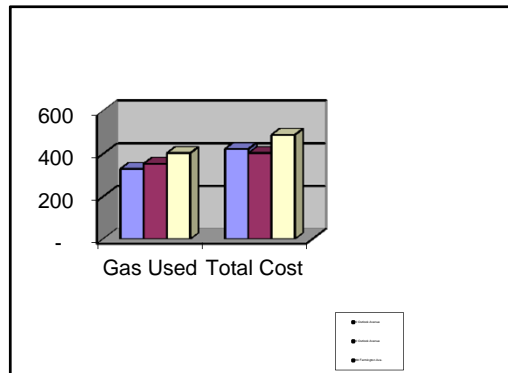
Month End: **7/31/2014**

<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



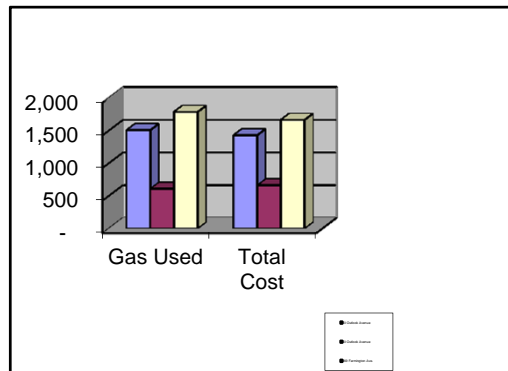
Month End: **6/30/2014**

<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



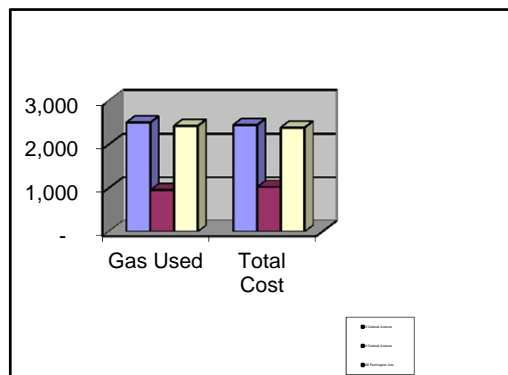
Month End: **5/31/2014**

<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



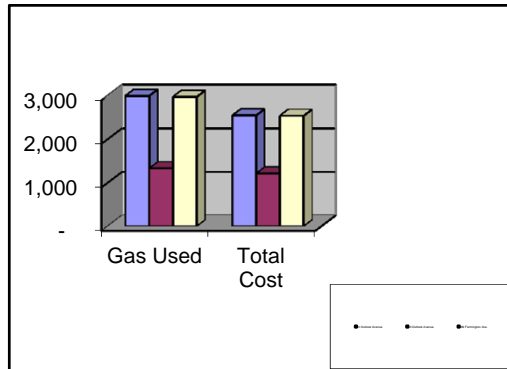
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

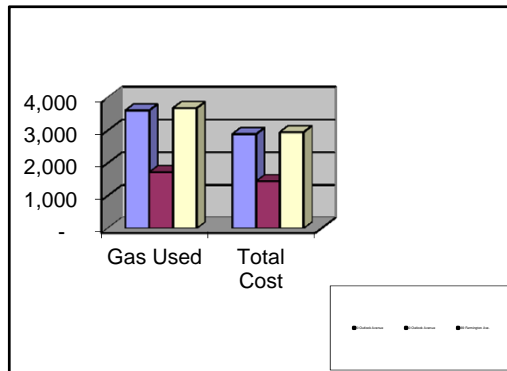
Month End: **3/31/2014**

<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



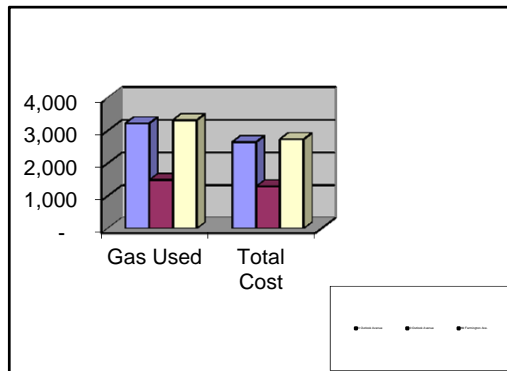
Month End: **2/28/2014**

<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



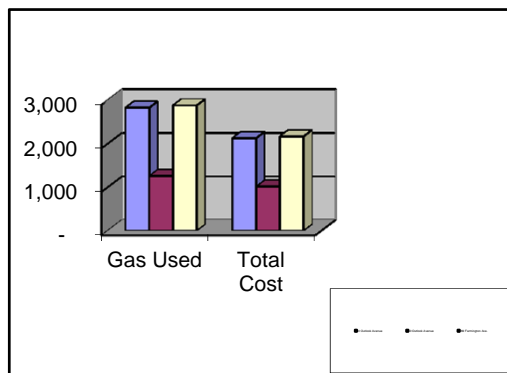
Month End: **1/31/2014**

<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



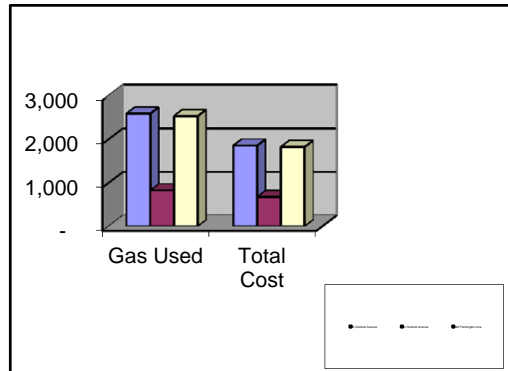
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

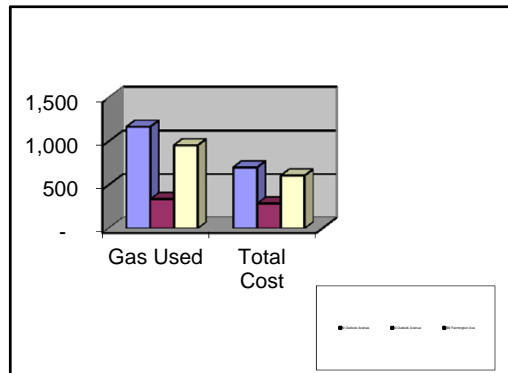
Month End: **11/30/2013**

<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



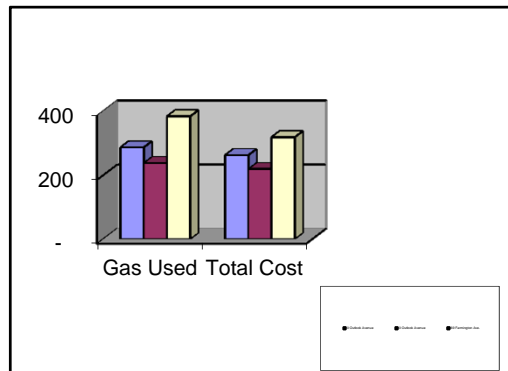
Month End: **10/31/2013**

<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



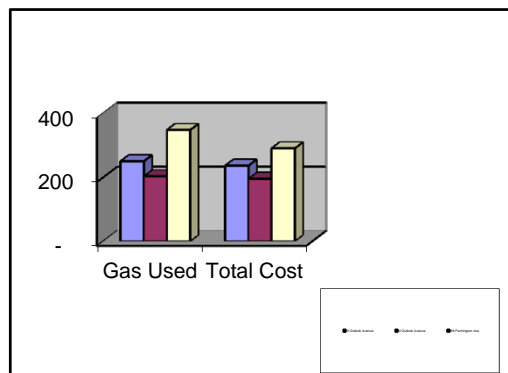
Month End: **9/30/2013**

<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



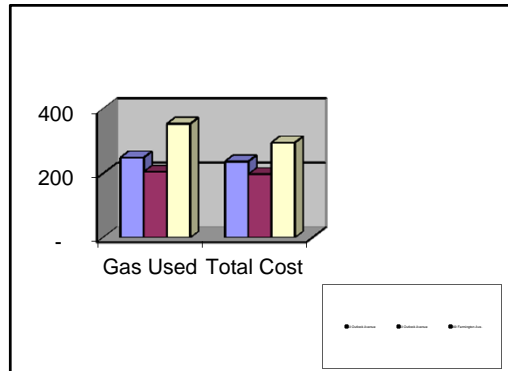
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

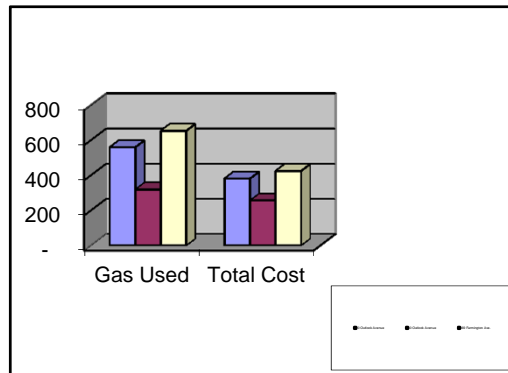
Month End: **7/31/2013**

<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



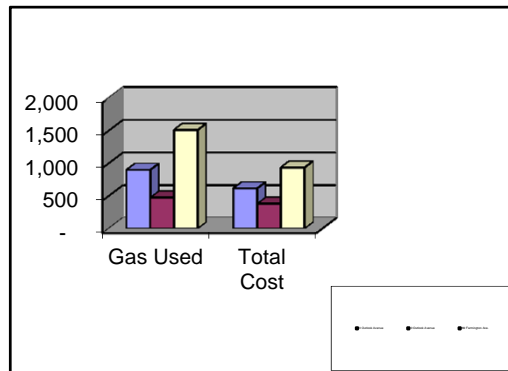
Month End: **6/30/2013**

<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



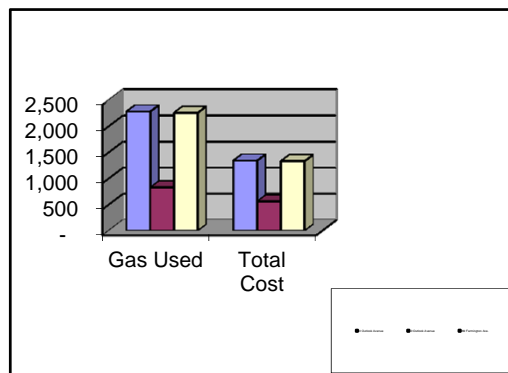
Month End: **5/31/2013**

<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



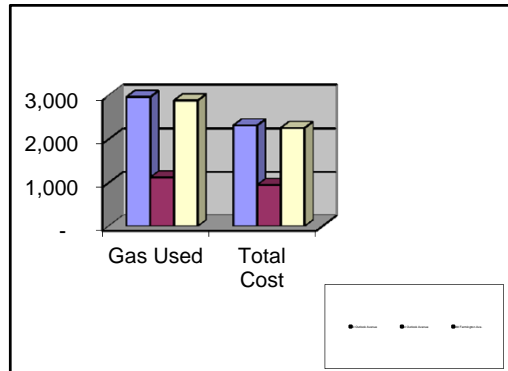
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

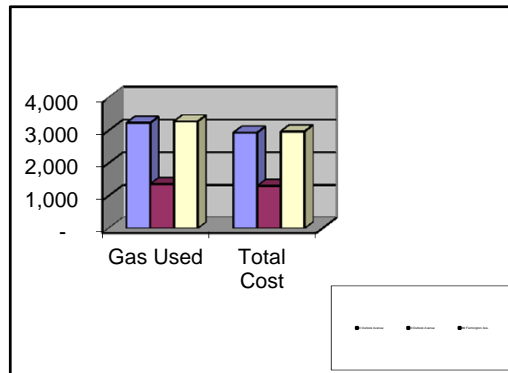
Month End: **3/31/2013**

<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



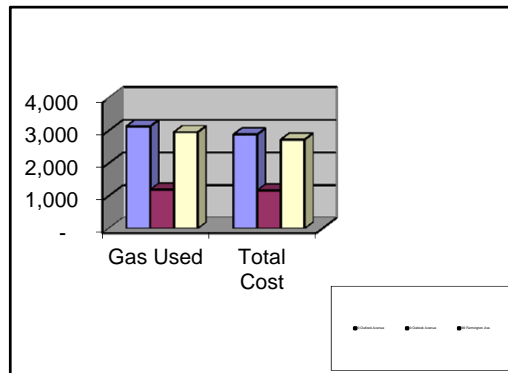
Month End: **2/28/2013**

<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



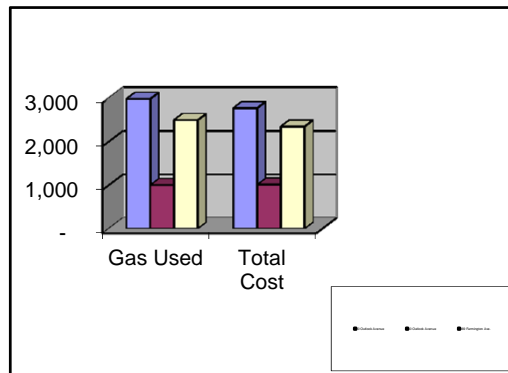
Month End: **1/31/2013**

<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



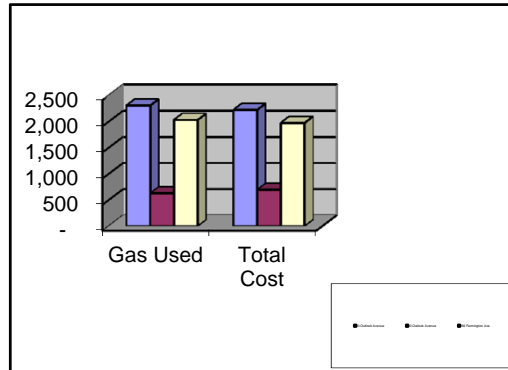
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

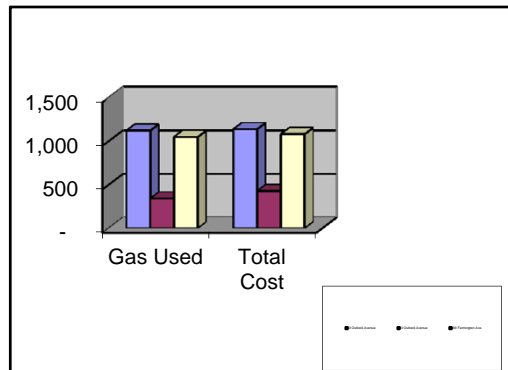
Month End: **11/30/2012**

<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



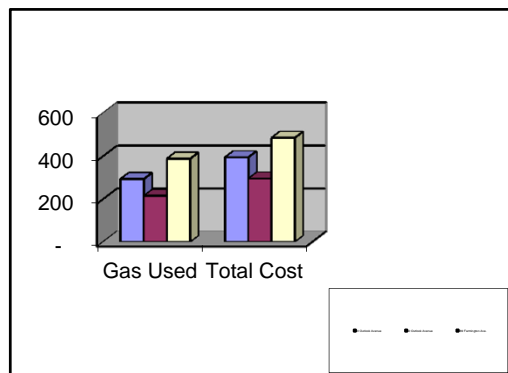
Month End: **10/31/2012**

<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



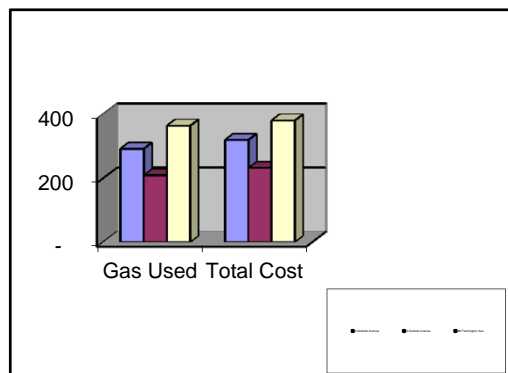
Month End: **9/30/2012**

<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



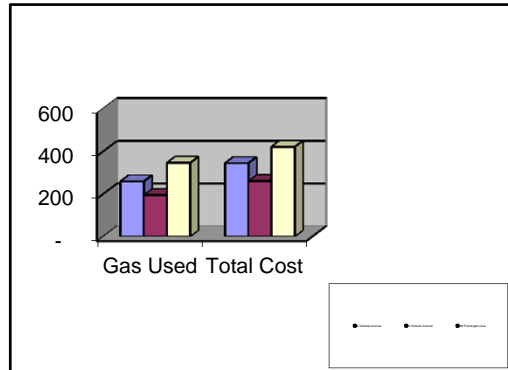
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

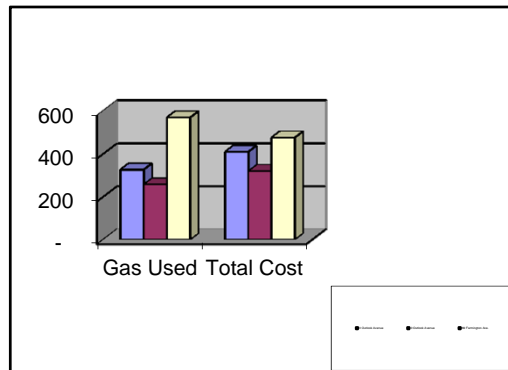
Month End: **7/31/2012**

<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



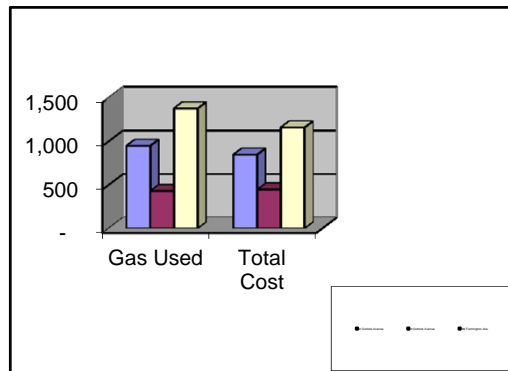
Month End: **6/30/2012**

<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



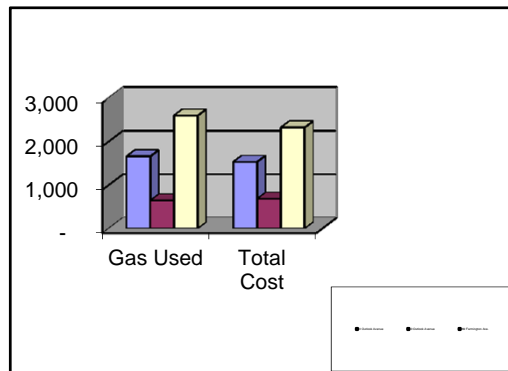
Month End: **5/31/2012**

<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



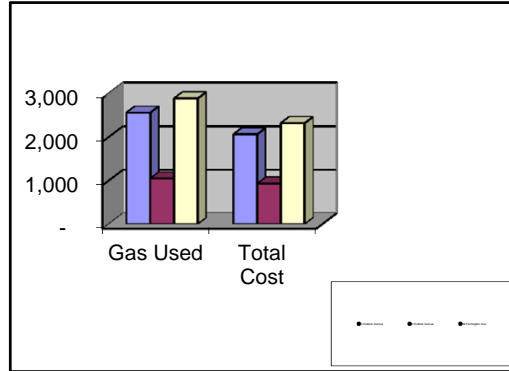
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

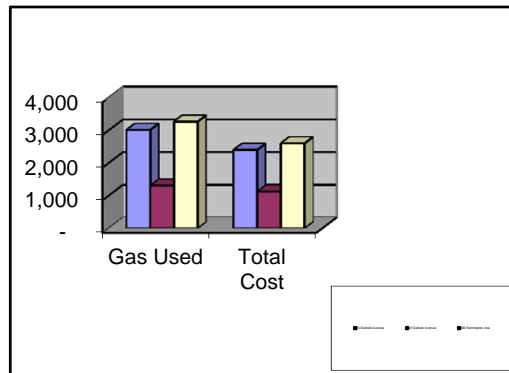
Month End: **3/31/2012**

<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



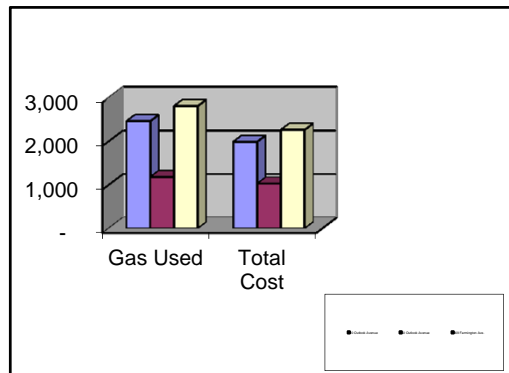
Month End: **2/29/2012**

<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



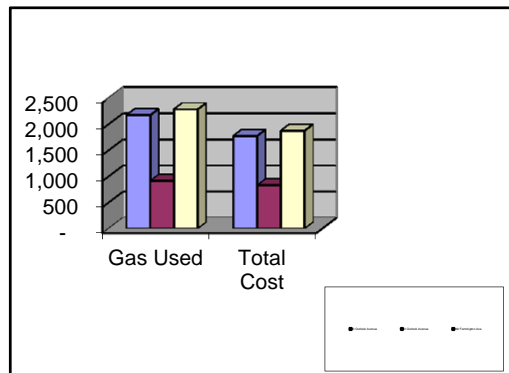
Month End: **1/31/2012**

<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



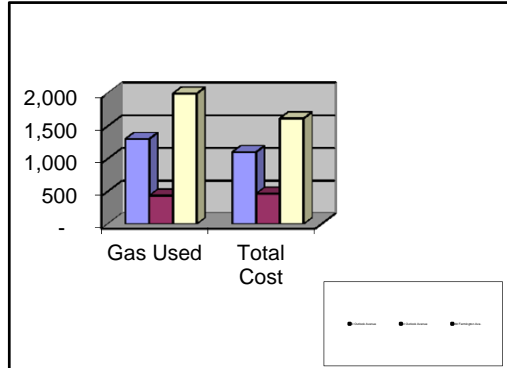
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

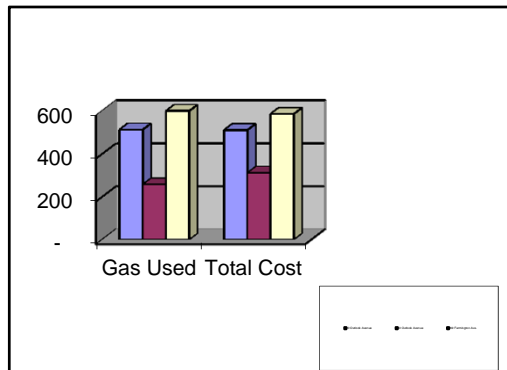
Month End: **11/30/2011**

<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



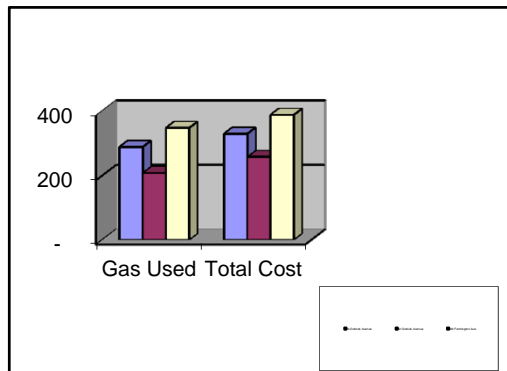
Month End: **10/31/2011**

<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



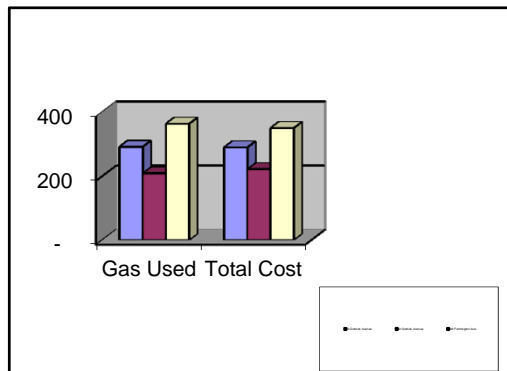
Month End: **9/30/2011**

<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



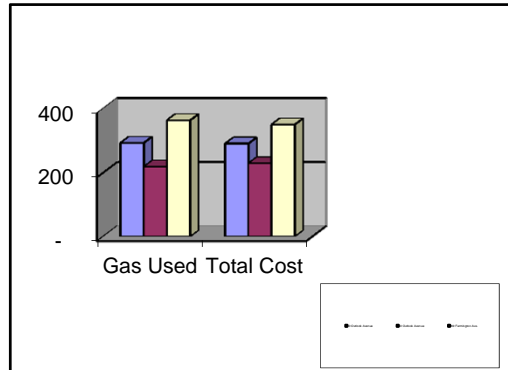
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

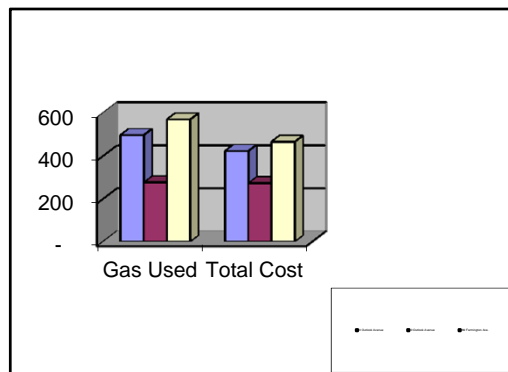
Month End: **7/31/2011**

<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



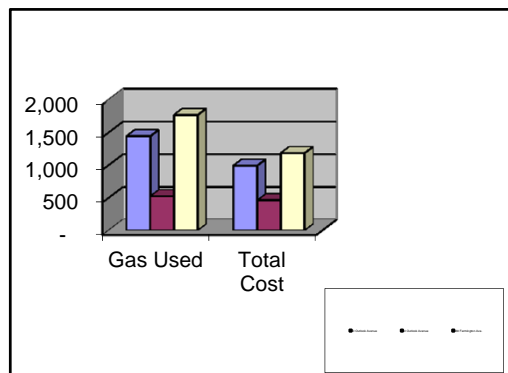
Month End: **6/30/2011**

<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



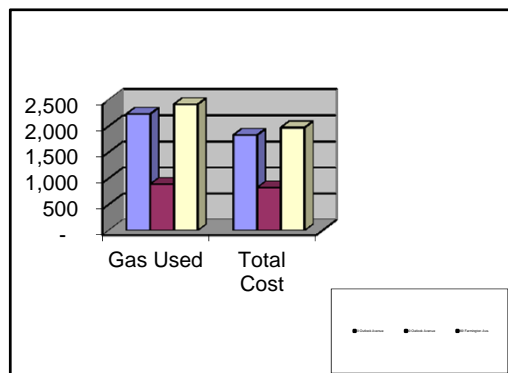
Month End: **5/31/2011**

<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



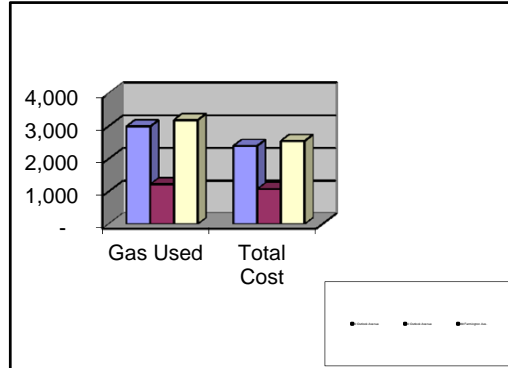
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

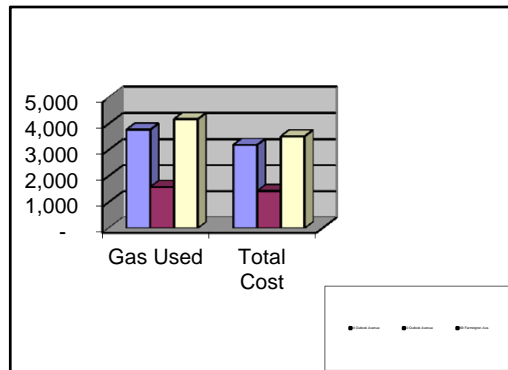
Month End: **3/31/2011**

<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



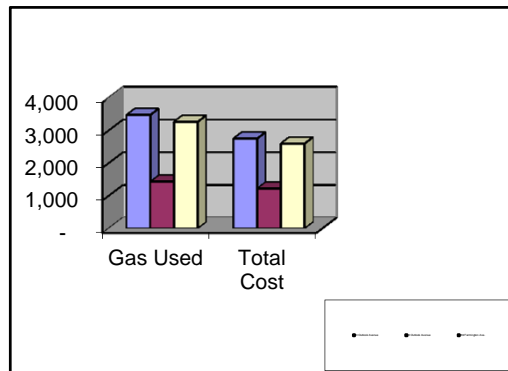
Month End: **2/28/2011**

<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



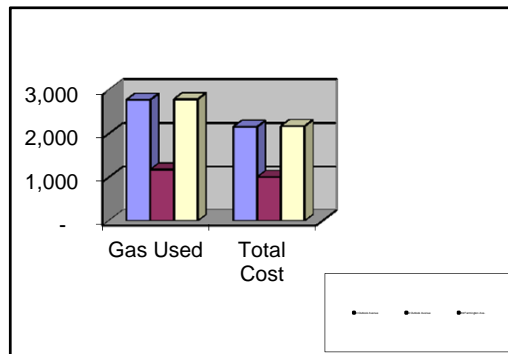
Month End: **1/31/2011**

<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



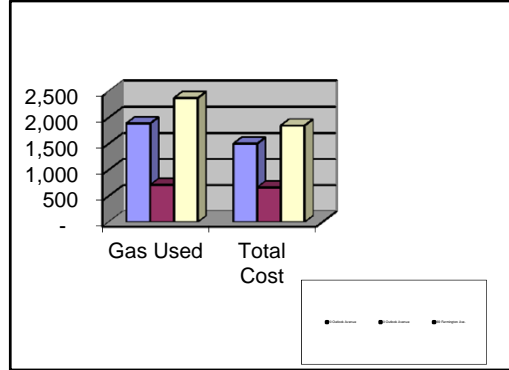
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

March 31, 2015

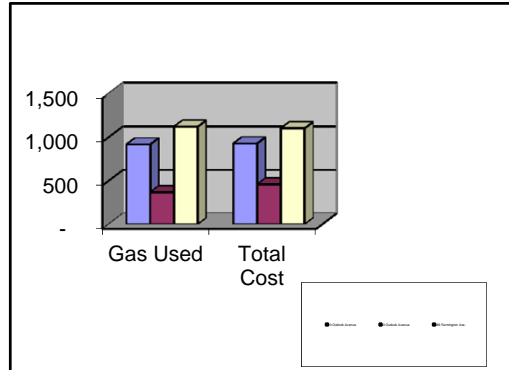
Month End: **11/30/2010**

<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 Condominium Association, Inc.
A/P Aging Summary
As of March 31, 2015

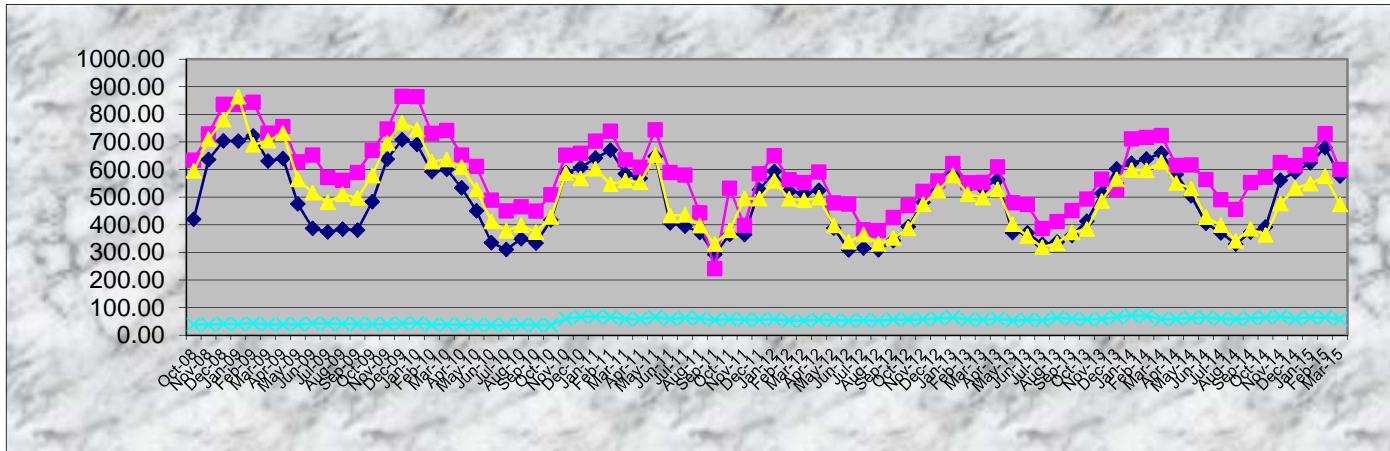
	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ -	\$ -	\$ -	\$ -	\$ 48	\$ 48
AT&T	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B.T. Lindsay & Company	\$ 638	\$ -	\$ -	\$ -	\$ -	\$ 638
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Underwriters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connecticut Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Frontier	\$ 264	\$ 288	\$ -	\$ -	\$ -	\$ 552
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Imagineers, LLC	\$ 3,604	\$ 1,083	\$ -	\$ 446	\$ 742	\$ 5,875
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ 367	\$ -	\$ -	\$ -	\$ -	\$ 367
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Perlstein, Sandler & McCracken, LLC	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ 480
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Convergent Security Solutions	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ 27
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Turf Masters, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ 2,065	\$ 1,400	\$ -	\$ -	\$ -	\$ 3,465
TOTAL	\$ 7,445	\$ 2,771	\$ -	\$ 494	\$ 742	\$ 11,452

Westbury Condominiums Association, Inc.

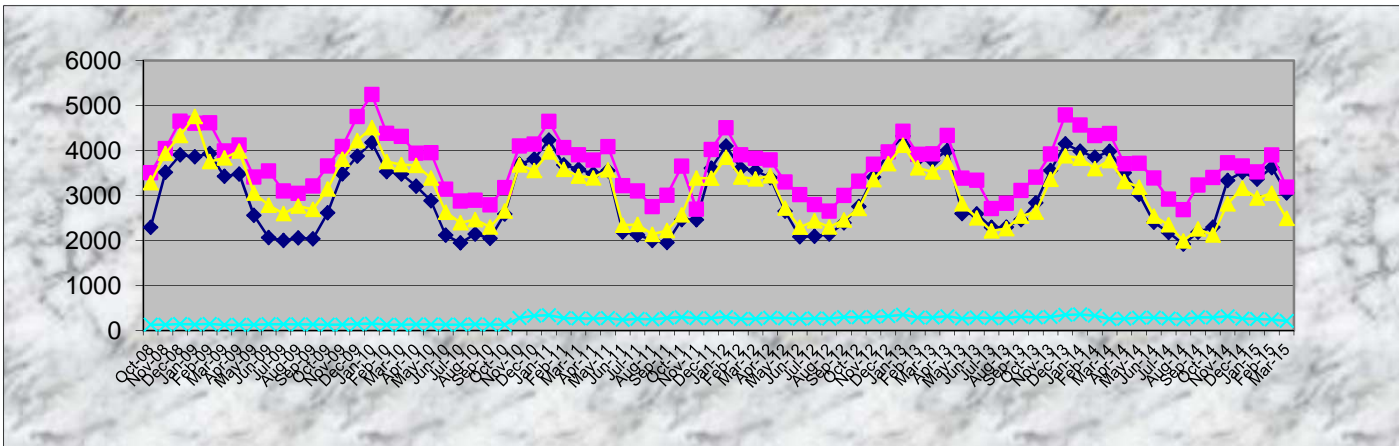
Electricity Analysis

March 31, 2015

Cost Data



Usage Data



Year To Date Consumption

	<u>3/31/2015</u>	<u>3/31/2014</u>	<u>3/31/2013</u>
20 Outlook Avenue	19,193	22,358	22,025
30 Outlook Avenue	21,390	25,387	23,241
869 Farmington Ave.	16,588	21,077	21,027
Garages	1,591	1,894	1,852
	<u>58,762</u>	<u>70,716</u>	<u>68,145</u>

Year To Date Cost *

	<u>3/31/2015</u>	<u>3/31/2014</u>	<u>3/31/2013</u>
20 Outlook Avenue	\$ 953.34	\$ 926.63	\$ 874.57
30 Outlook Avenue	\$ 1,197.00	\$ 1,057.44	\$ 990.07
869 Farmington Ave.	\$ 839.66	\$ 870.40	\$ 861.17
Garages	\$ 131.59	\$ 115.11	\$ 113.03
	<u>\$ 3,121.59</u>	<u>\$ 2,969.58</u>	<u>\$ 2,838.84</u>

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

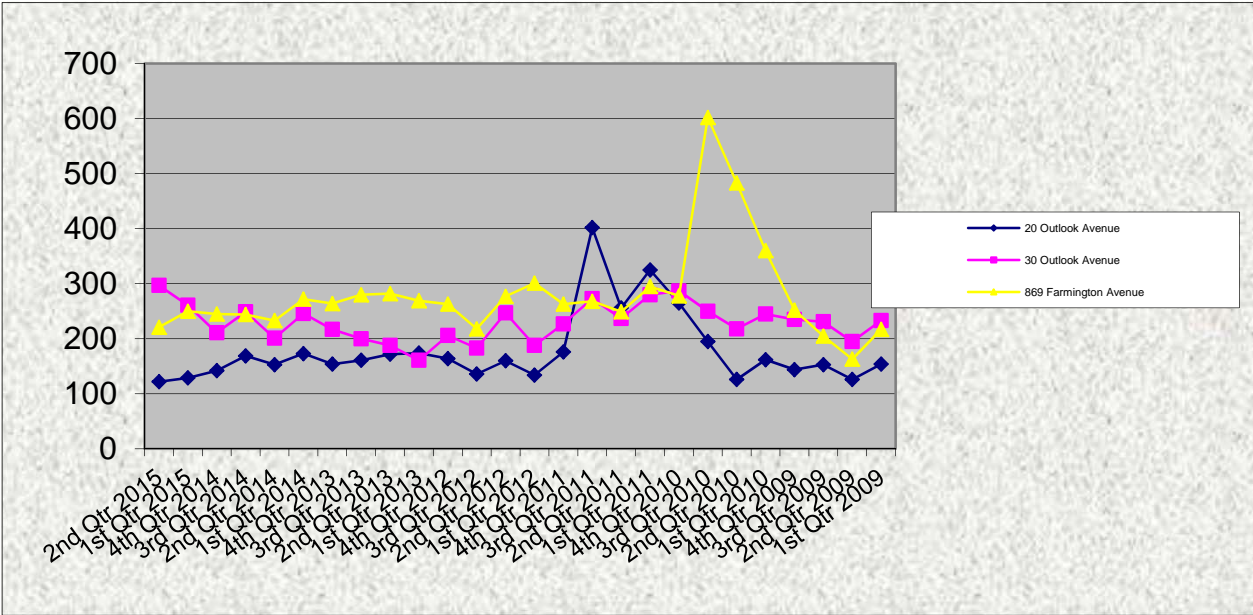
Westbury Condominiums Association, Inc.

Water Consumption Analysis

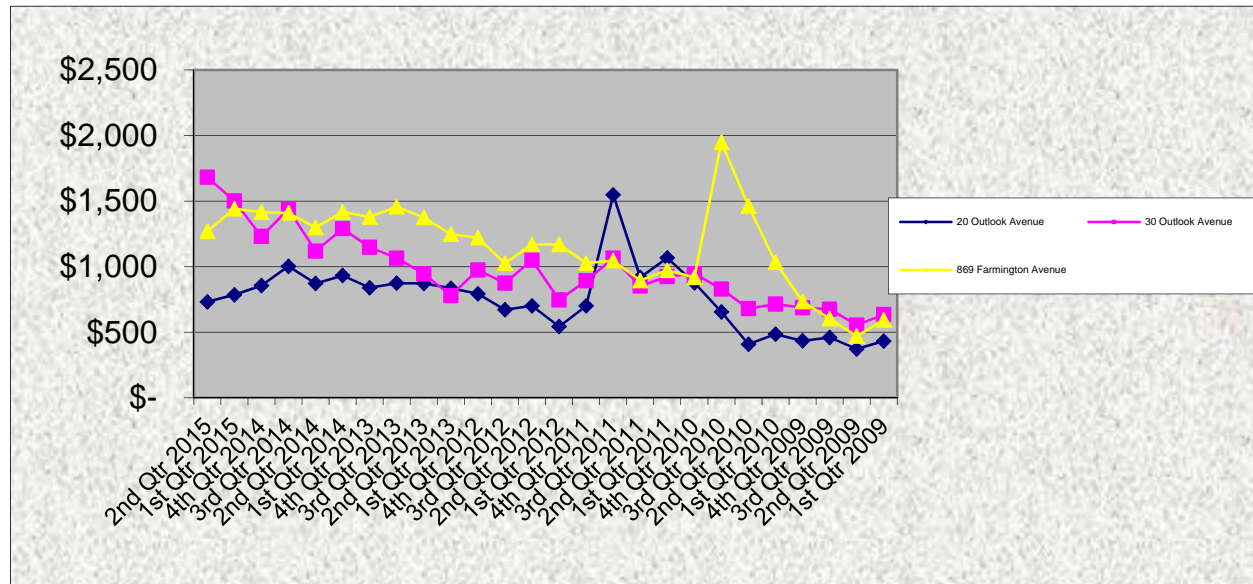
Second Quarter 2015 (With Prior Year Data)

Alert: Bldg 30

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.
Water Consumption Analysis
First Quarter 2015 (With Prior Year Data)

	2015				2014			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Useage*								
Bldg. 20	0	0	122	129	161	169	153	173
Bldg. 30	0	0	297	261	200	249	201	246
Bldg. 869	0	0	221	250	280	244	236	272
	0	0	640	640	641	662	590	691
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2015				2014			
	<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	\$ -	\$ -	\$ 731.92	\$ 785.34	\$ 855.93	\$ 1,002.54	\$ 871.67	\$ 932.57
Bldg. 30	\$ -	\$ -	\$ 1,682.17	\$ 1,502.10	\$ 1,230.60	\$ 1,436.94	\$ 1,118.53	\$ 1,290.27
Bldg. 869	\$ -	\$ -	\$ 1,269.49	\$ 1,442.37	\$ 1,415.22	\$ 1,409.79	\$ 1,298.51	\$ 1,417.67
Totals	\$ -	\$ -	\$ 3,683.58	\$ 3,729.81	\$ 3,501.75	\$ 3,849.27	\$ 3,288.71	\$ 3,640.51

Useage*	2013				2012			
	<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	154	161	172	174	164	136	160	134
Bldg. 30	217	200	188	161	206	183	247	188
Bldg. 869	264	280	282	269	263	218	277	301
	635	641	642	604	633	537	684	623
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

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

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Board Approved FY 2015 Budget

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07130 — Property Manager Fees						
Bill	10/01/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0102858 - Monthly Management Fee	2000	1,089.82	1,089.82
Bill	11/01/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103067 - Monthly Management Fee	2000	1,089.82	2,179.64
Bill	12/04/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103279 - Monthly	2000	1,089.82	3,269.46
Bill	01/01/15	Imagineers, LLC	Imagineers - Inv. #MGMT0103505 Monthly Invoice	2000	1,089.82	4,359.28
Bill	02/05/15	Imagineers, LLC	Imagineers - Inv. #MGMT0103778 Monthly	2000	1,089.82	5,449.10
Bill	03/01/15	Imagineers, LLC	Imagineers - Inv. #MGMT0104000 - Monthly Management Fee	2000	1,089.70	6,538.80
Total 07130 — Property Manager Fees					<u>6,538.80</u>	<u>6,538.80</u>
Total 07000 — Administrative Expenses					<u>6,538.80</u>	<u>6,538.80</u>
TOTAL					<u>6,538.80</u>	<u>6,538.80</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07140 — Audit Fees						
General Jo	10/17/14		To Accrue Oct. 2014 portion of Annual Audit Fees	3150	400.00	400.00
General Jo	11/14/14		To Accrue November 2014 Audit Fees	3150	400.00	800.00
General Jo	12/31/14		To Accrue December 2014 Pro-Rata Share of Audit Fees	3150	400.00	1,200.00
General Jo	01/31/15		To Accrue January 2015 Audit Fees	3150	400.00	1,600.00
General Jo	02/28/15		To Accrue February 2015 Audit Fees	3150	400.00	2,000.00
General Jo	03/31/15		To Accrue March 2015 Audit Fees	3150	400.00	2,400.00
Total 07140 — Audit Fees					<u>2,400.00</u>	<u>2,400.00</u>
Total 07000 — Administrative Expenses					<u>2,400.00</u>	<u>2,400.00</u>
TOTAL					<u>2,400.00</u>	<u>2,400.00</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07280 — Insurance						
Bill	10/11/14	Community Association Underwriters	CAU Policy #CAU218903-3 Down Payment on 2014-2015 Policy - A/C 24994	2000	11,215.00	11,215.00
General Jo	10/17/14		To Accrue October 2014 Insurance Expense	1470	2,812.00	14,027.00
General Jo	10/17/14		To Record As Prepaid the down payment on the 2014-15 Insurance Policy	1470	-11,215.00	2,812.00
General Jo	11/01/14		To Expense October 2014 Prepaid Portion	1470	85.00	2,897.00
Bill	11/02/14	Community Association Underwriters	CAU Policy #CAU218903-1st Reg Payment on 2014-2015 Policy - A/C 24994	2000	2,812.00	5,709.00
General Jo	11/30/14		To Expense November 2014 Portion Of Insurance Exp - Fidelity Bond	1470	85.00	5,794.00
General Jo	12/31/14		To Expense December 2014 Portion of Prepaid Insurance	1470	2,812.00	8,606.00
General Jo	12/31/14		To Expense December 2014 Portion of Insurance - Fidelity Bond	1470	85.00	8,691.00
General Jo	01/31/15		To Expense January 2015 Insurance Policy & Fidelity Bond	-SPLI	2,812.00	11,503.00
General Jo	01/31/15		To Expense January 2015 Insurance Policy & Fidelity Bond	0728C	85.00	11,588.00
General Jo	02/28/15		To Expense February 2015 Portion of Prepaid Insurance	1470	2,812.00	14,400.00
General Jo	02/28/15		To Expense February 2015 Portion of Fidelity Bond	1470	85.00	14,485.00
General Jo	03/31/15		To Expense March 2015 Insurace and Additional Fidelity	-SPLI	2,812.00	17,297.00
General Jo	03/31/15		To Expense March 2015 Insurace and Additional Fidelity	0728C	85.00	17,382.00
Total 07280 — Insurance					<u>17,382.00</u>	<u>17,382.00</u>
Total 07000 — Administrative Expenses					<u>17,382.00</u>	<u>17,382.00</u>
TOTAL					<u>17,382.00</u>	<u>17,382.00</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance
07308 — Corporate Taxes						
General Jo	10/17/14		To Accrue Oct. 2014 portion of Estimated Annual Corporate Tax Liability	2155	500.00	500.00
General Jo	11/14/14		To Accrue November 2014 Corporate Taxes	2155	500.00	1,000.00
General Jo	12/31/14		To Record December 2014 Portion of Annual Tax Obligation	2155	500.00	1,500.00
General Jo	01/31/15		To Accrue for January 2015 Portion of Corporate Taxes	2155	500.00	2,000.00
General Jo	02/28/15		To Accrue February 2015 Portion of Corporate Taxes	2155	500.00	2,500.00
General Jo	03/31/15		To Accrue March 2015 Corporate Taxes	2155	500.00	3,000.00
Total 07308 — Corporate Taxes					<u>3,000.00</u>	<u>3,000.00</u>
Total 07000 — Administrative Expenses					<u>3,000.00</u>	<u>3,000.00</u>
TOTAL					<u>3,000.00</u>	<u>3,000.00</u>

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

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

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07895 — Monthly Security Monitoring						
General Jo	12/31/14		December Portion Of Stanly Monitoring Invoice	1470	13.21	13.21
General Jo	01/31/15		Amortization of Multi-Month Invoice - Stanley	1470	13.38	26.59
General Jo	02/28/15		Monitoring Fee - Fire System - Stanley Convergent	1470	26.59	53.18
Bill	03/30/15	Stanley Convergent Security Solutions	Stanley Monitoring - Inv. 12238426 - Monitoring 5/1 - 5/31	2000	26.59	79.77
Total 07895 — Monthly Security Monitoring					<u>79.77</u>	<u>79.77</u>
Total 07000 — Administrative Expenses					<u>79.77</u>	<u>79.77</u>
TOTAL					<u>79.77</u>	<u>79.77</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
7011 — Bookkeeping Fees						
Bill	10/22/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	875.00
Bill	11/30/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	1,750.00
Bill	12/22/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	2,625.00
Bill	01/22/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	3,500.00
Bill	02/20/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	4,375.00

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance
Bill	03/02/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	5,250.00
Total 7011 — Bookkeeping Fees					5,250.00	5,250.00
Total 07000 — Administrative Expenses					5,250.00	5,250.00
TOTAL					5,250.00	5,250.00

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
7012 — Legal						
Bill	03/31/15	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #55309 - Smoking , Reg. of Leasing, Governance Issues/Doc Updates	2000	480.00	480.00
Total 7012 — Legal					480.00	480.00
Total 07000 — Administrative Expenses					480.00	480.00
TOTAL					480.00	480.00

Type	Date	Name	Memo	Split	Amount	Balance
08000 — Utilities						
08010 — Water & Sewer						
General Jo	10/17/14		To Expense October 2014 portion of Qtrly MDC Invoice	1470	1,167.25	1,167.25
General Jo	11/14/14		To Record Prepaid Portion of MDC Quarterly Invoice	1470	-2,486.54	-1,319.29
Bill	11/30/14	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,442.37	123.08
Bill	11/30/14	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	785.34	908.42
Bill	11/30/14	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,502.10	2,410.52
General Jo	12/31/14		To Expense December 2014 Portion of Quarterly MDC Invoice	1470	1,243.27	3,653.79
General Jo	01/31/15		To Expense January 2015 Portion of Qtrly MDC Invoice	1470	1,243.27	4,897.06
General Jo	02/28/15		To Expense February 2015 Portion of MDC Qtrly Invoice	1470	1,227.86	6,124.92
Bill	03/05/15	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,269.49	7,394.41
Bill	03/05/15	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	731.92	8,126.33
Bill	03/05/15	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,682.17	9,808.50
General Jo	03/06/15		To Record as Prepaid the Quarterly MDC Invoice	1470	-3,683.58	6,124.92
General Jo	03/31/15		To Expense March 2015 Portion of Quarterly MDC Invoice	1470	1,227.86	7,352.78
Total 08010 — Water & Sewer					7,352.78	7,352.78
Total 08000 — Utilities					7,352.78	7,352.78
TOTAL					7,352.78	7,352.78

Type	Date	Name	Memo	Split	Amount	Balance
08000 — Utilities						
08020 — Electricity						
General Jo	10/28/14		Electric Accrual for 2014 - 15	3150	1,563.00	1,563.00
General Jo	10/28/14		CL&P Expense for last month of Fiscal Year - Reverse Standing Accrual	3150	-1,390.23	172.77
Bill	10/31/14	CL&P	CL&P - 30 Outlook Avenue	2000	571.84	744.61
Bill	10/31/14	CL&P	CL&P - 869 Farmington Avenue	2000	363.00	1,107.61
Bill	10/31/14	CL&P	CL&P - 20 Outlook Avenue	2000	391.80	1,499.41
Bill	10/31/14	CL&P	CL&P - 869 Farm Garages	2000	63.59	1,563.00
Bill	11/26/14	CL&P	CL&P - 30 Outlook Avenue	2000	625.16	2,188.16
Bill	11/26/14	CL&P	CL&P - 869 Farmington Avenue	2000	476.66	2,664.82
Bill	11/26/14	CL&P	CL&P - 20 Outlook Avenue	2000	561.54	3,226.36
Bill	11/26/14	CL&P	CL&P - 869 Farm Garages	2000	68.00	3,294.36
Bill	12/29/14	CL&P	CL&P - 30 Outlook Avenue	2000	613.86	3,908.22
Bill	12/29/14	CL&P	CL&P - 869 Farmington Avenue	2000	532.75	4,440.97

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance	
Bill	12/29/14	CL&P	CL&P - 20 Outlook Avenue	2000 -	591.47	5,032.44	
Bill	12/29/14	CL&P	CL&P - 869 Farm Garages	2000 -	59.49	5,091.93	
Bill	01/30/15	CL&P	CL&P - 30 Outlook Avenue	2000 -	653.64	5,745.57	
Bill	01/30/15	CL&P	CL&P - 869 Farmington Avenue	2000 -	548.79	6,294.36	
Bill	01/30/15	CL&P	CL&P - 20 Outlook Avenue	2000 -	624.41	6,918.77	
Bill	01/30/15	CL&P	CL&P - 869 Farm Garages	2000 -	64.06	6,982.83	
Bill	02/20/15	Eversource	869 Farmington Avenue 3052	2000 -	575.60	7,558.43	
Bill	02/20/15	Eversource	20 Outlook Avenue - 3621	2000 -	679.32	8,237.75	
Bill	02/20/15	Eversource	869 Farm Ave Garages 245	2000 -	63.92	8,301.67	
Bill	02/20/15	Eversource	30 Outlook Avenue - 3,900	2000 -	730.17	9,031.84	
Bill	03/24/15	Eversource	869 Farmington Avenue 3052	2000 -	473.88	9,505.72	
Bill	03/24/15	Eversource	20 Outlook Avenue - 3621	2000 -	576.52	10,082.24	
Bill	03/24/15	Eversource	869 Farm Ave Garages 245	2000 -	58.26	10,140.50	
Bill	03/24/15	Eversource	30 Outlook Avenue - 3,900	2000 -	600.02	10,740.52	
Total 08020 — Electricity						<u>10,740.52</u>	<u>10,740.52</u>
Total 08000 — Utilities						<u>10,740.52</u>	<u>10,740.52</u>
TOTAL						<u>10,740.52</u>	<u>10,740.52</u>

Type	Date	Name	Memo	Split	Amount	Balance	
08000 — Utilities							
08030 — Gas							
Bill	10/26/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	548.67	548.67	
Bill	10/26/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	389.10	937.77	
Bill	10/26/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	603.70	1,541.47	
Bill	11/26/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	1,736.59	3,278.06	
Bill	11/26/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	673.06	3,951.12	
Bill	11/26/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	1,578.27	5,529.39	
Bill	12/29/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	2,005.26	7,534.65	
Bill	12/29/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	904.47	8,439.12	
Bill	12/29/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	1,876.25	10,315.37	
Bill	01/30/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000 -	2,035.31	12,350.68	
Bill	01/30/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000 -	992.41	13,343.09	
Bill	01/30/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000 -	1,898.23	15,241.32	
Bill	02/20/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433	2000 -	2,051.27	17,292.59	
Bill	02/20/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702	2000 -	1,081.43	18,374.02	
Bill	02/20/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756	2000 -	2,233.19	20,607.21	
Bill	03/24/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433	2000 -	1,930.66	22,537.87	
Bill	03/24/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702	2000 -	1,006.04	23,543.91	
Bill	03/24/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756	2000 -	2,123.13	25,667.04	
Total 08030 — Gas						<u>25,667.04</u>	<u>25,667.04</u>
Total 08000 — Utilities						<u>25,667.04</u>	<u>25,667.04</u>
TOTAL						<u>25,667.04</u>	<u>25,667.04</u>

Type	Date	Name	Memo	Split	Amount	Balance
08000 — Utilities						
08050 — Telephone						
Bill	10/22/14	AT&T	AT&T - Account #135481177	2000 -	95.33	95.33
Bill	10/22/14	AT&T	AT&T - Account #135481177	2000 -	49.51	144.84

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance	
Bill	12/05/14	Frontier	Frontier - Account 8602334865-122898-5	2000	337.36	482.20	
Bill	12/05/14	Frontier	Frontier - Account 860-233-4865 691	2000	95.74	577.94	
Bill	12/13/14	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	325.20	903.14	
Bill	12/29/14	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	143.95	1,047.09	
General Jo	12/31/14		AT&T - Frontier Issue - Void Checks	1470	-337.36	709.73	
General Jo	12/31/14		AT&T - Frontier Issue - Void Checks	1470	-95.74	613.99	
General Jo	12/31/14		AT&T - Frontier Issue - Void Checks	1470	-143.95	470.04	
Bill	01/31/15	ARC Strategic Solutions	ARC SS - Reimburse - Frontier Invoice	2000	339.21	809.25	
Bill	02/28/15	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	287.88	1,097.13	
Bill	03/30/15	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	264.27	1,361.40	
Total 08050 — Telephone						1,361.40	1,361.40
Total 08000 — Utilities						1,361.40	1,361.40
TOTAL						1,361.40	1,361.40

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

Type	Date	Name	Memo	Split	Amount	Balance	
09000 — Maintenance							
09020 — Maintenance Worker - Imagineers							
General Jo	10/02/14		Reissue of Destroyed Check to Imagineers, LLC Per Copy of Destroyed Check	1470	-1,378.73	-1,378.73	
Bill	10/03/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207765 - Luis Hrs P/E 9/16	2000	1,378.73	0.00	
Bill	10/22/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208364 - Luis Hrs P/E 10/14	2000	1,511.04	1,511.04	
Bill	10/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN010208622 - Luis Hrs. P/E 10/28	2000	1,838.33	3,349.37	
Bill	11/26/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208942 - Luis Hrs PE 11/11	2000	1,796.53	5,145.90	
Bill	11/30/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209308 - Luis Colon Hrs P/E 11/25	2000	1,531.92	6,677.82	
Bill	12/23/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209613 - Luis Colon Hrs P/E 12/9	2000	1,281.24	7,959.06	
Bill	12/31/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209797 - Luis Colons Time PE 12/23/14	2000	1,559.77	9,518.83	
Bill	01/22/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210183 Luis Colon Hrs PE 1/6/15 - 41 hrs	2000	1,141.98	10,660.81	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210757 - Luis Hrs PE 2/3/15 - 50 Hrs.	2000	1,392.65	12,053.46	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210813 - Luis Hrs PE 1/20/15 - 62.5 Hrs.	2000	1,740.82	13,794.28	
Bill	02/28/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211493 - Luis Hrs PE 3/3/15 - 54 Hrs.	2000	1,504.07	15,298.35	
Bill	02/28/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211017 - Luis Hrs PE 2/17/15 - 63 Hrs.	2000	1,754.74	17,053.09	
Bill	03/24/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211821 - Luis Colon Hrs P/E 3/17	2000	891.30	17,944.39	
Bill	03/24/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211878 - Peter Rand Hrs P/E 3/17	2000	1,216.64	19,161.03	
Bill	03/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211988 - Tyson Karhu hrs. - 1.5 @ \$52 per hr	2000	82.95	19,243.98	
Bill	03/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN02119826 - Joe Fazzino 2 hrs. @ \$104 per hour	2000	110.60	19,354.58	
Bill	03/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0212257 - Luis Colon 67.5 hrs plus 2.5 OT	2000	1,984.56	21,339.14	
Total 09020 — Maintenance Worker - Imagineers						21,339.14	21,339.14
Total 09000 — Maintenance						21,339.14	21,339.14
TOTAL						21,339.14	21,339.14

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

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance	
09000 — Maintenance							
09030 — Elevator Maintenance							
General Jo	10/17/14		To Expense Oct. 2014 portion of Otis Qtrly Invoice	1470	959.65	959.65	
General Jo	11/14/14		To Expense November 2014 Portion of Quarterly Otis Elevator Invoice	1470	959.65	1,919.30	
Bill	12/29/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z115	2000	2,878.95	4,798.25	
General Jo	12/31/14		To Record December 2014 Portion of the Quarterly Otis Elevator Invoice	1470	959.65	5,757.90	
General Jo	12/31/14		To Record Quarterly Elevator Invoice As Prepaid	1470	-2,878.95	2,878.95	
General Jo	01/31/15		To Expense January 2015 portion of Qtrly Otis Elevator Invoice	1470	959.65	3,838.60	
General Jo	02/28/15		To Expense February 2015 Portion of Quarterly OTIS Elevator Fees	1470	959.65	4,798.25	
Bill	03/24/15	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z415	2000	2,878.95	7,677.20	
General Jo	03/31/15		To Record March 2015 Portion of Otis Elevator Invoice	-SPLI	-2,878.95	4,798.25	
General Jo	03/31/15		To Record March 2015 Portion of Otis Elevator Invoice	0903C	959.65	5,757.90	
Total 09030 — Elevator Maintenance						5,757.90	5,757.90
Total 09000 — Maintenance						5,757.90	5,757.90
TOTAL						5,757.90	5,757.90

Type	Date	Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09110 — General Maintenance & Repair						
Bill	10/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN020873 - Home Depot Elastomastic Sealant, Gloves Taping Knife	2000	48.24	48.24
Bill	10/22/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Morales 105	2000	9.04	57.28
Bill	10/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208492 - Home Depot Dust Control 1 Gal	2000	8.05	65.33
Bill	10/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208451 - Home Depot - 4 Pk Bulbs	2000	4.43	69.76
Bill	10/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208183 - Home Depot - Watertite Conn 14/2-12/2	2000	6.14	75.90
Bill	10/31/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Knowlton/Brooks	2000	15.42	91.32
Bill	11/06/14	Wattsaver Lighting Products	Wattsaver Inv. #040552 - 2 Sen Cmr Microphonic	2000	72.32	163.64
Bill	11/26/14	Paine's, Inc.	Paines - Invoice #2709549 - 2 Yd Container on call and Dump	2000	38.76	202.40
Bill	11/26/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb.White C-Fold Towels	2000	29.83	232.23
Bill	11/26/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb. - 2"elbow, Junction Boxes, 40x10'	2000	209.82	442.05
Bill	12/04/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0209047 - Toggle Bolt, Junction Box from Home Depot - Monthly	2000	87.59	529.64
Bill	12/05/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainger	2000	193.21	722.85
Bill	12/09/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainger	2000	193.21	916.06
Bill	12/09/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainger	2000	193.21	1,109.27
Bill	12/17/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209422 - Reimburse Home Depot WallPlate, White Motion Sensor, Twist Cl	2000	29.05	1,138.32
Bill	12/17/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7	2000	192.54	1,330.86
Bill	12/17/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7	2000	357.44	1,688.30
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209917 - Reimburse - Home Depot -13" Polished Brass Flush Mt 2LT, Silic	2000	35.53	1,723.83
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Scotch Extreme 60 In	2000	9.55	1,733.38
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Gorilla Glue	2000	4.24	1,737.62
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Walmart - Thermometer - Humidity Tester	2000	19.37	1,756.99
Bill	12/23/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209461 - Reimburse - Home Depot - 3 Way Toggle Switch/Cleaner/Tool Bx	2000	92.15	1,849.14
Bill	12/29/14	L&M Sealing Company	L&M Sealing Company - Crack Repair Parking Lot Inv #11335	2000	531.75	2,380.89
Bill	12/29/14	John Boyle Company	John Boyle Company - Inv. #430157 - Red Rosin Paper	2000	9.95	2,390.84
Bill	12/29/14	John Boyle Company	John Boyle Company - Inv. #430156 - Ceiling - White	2000	277.64	2,668.48
General Jo	12/31/14		To Apply Payment Against P/Y Accrual	3150	-9.95	2,658.53
General Jo	12/31/14		To Apply Payment Against P/Y Accrual	3150	-277.64	2,380.89
General Jo	12/31/14		To Apply Payment Against P/Y Accrual	3150	-192.54	2,188.35
General Jo	12/31/14		To Apply Payment Against P/Y Accrual	3150	-357.44	1,830.91

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance	
Bill	01/20/15	Mrs. Josephine Magnan	Magnan Reimbursement - Miller Plumbing - Clean Line MSL to Junction	2000	125.00	1,955.91	
Bill	01/30/15	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #128 3 Primus Keys	2000	31.91	1,987.82	
Bill	01/30/15	Lois Menold	Lois Menold - First Place USA - 304 Klawans Nametag	2000	7.55	1,995.37	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210445 - Reimburse Home Depot Chloride Pellets Bucket, Bleach	2000	52.20	2,047.57	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210258 - Reimburse Home Depot - Door Stop, Screws, Chloride Pellet Bag	2000	69.93	2,117.50	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210567 - Reimburse Home Depot Shovel, Ice Melt & Chloride Pellet Bg Mo	2000	162.29	2,279.79	
Bill	02/20/15	Lois Menold	Lois Menold - First Place USA - 102 Patel Nametag	2000	7.55	2,287.34	
Bill	02/28/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211316 - Reimburse - Home Depot 50 Ib Ice Melt -10 Bags	2000	135.80	2,423.14	
Bill	03/02/15	Wattsaver Lighting Products	Wattsaver Inv. #040552A - 1 Sen Cmr Ceiling Mount	2000	79.76	2,502.90	
Bill	03/16/15	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #316 - 3 Primus Keys	2000	27.12	2,530.02	
Bill	03/24/15	Imagineers, LLC	Imagineers - Inv. #MAIN02011997 - Reimburse- Home Depot- 12 Bags Rock Salt	2000	98.48	2,628.50	
Bill	03/24/15	Wattsaver Lighting Products	Wattsaver Inv. #044573 - Emergency Lights 12	2000	237.64	2,866.14	
Bill	03/30/15	Imagineers, LLC	Imagineers - Inv. #MAIN02012037 - Reimburse- Hmome Depot Garage Door Rollers/Lubricant, motor	2000	214.17	3,080.31	
Bill	03/31/15	Imagineers, LLC	Inv. #MAIN0212374 - Fuse and Plug in Transformer - Grainger	2000	23.90	3,104.21	
Bill	03/31/15	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-151 - 30 Outlook - Clear Main of Debris and specific drain 30-102	2000	367.12	3,471.33	
Total 09110 — General Maintenance & Repair						<u>3,471.33</u>	<u>3,471.33</u>
Total 09000 — Maintenance						<u>3,471.33</u>	<u>3,471.33</u>
TOTAL						<u>3,471.33</u>	<u>3,471.33</u>

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

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance
09600 — Contract Services						
09611 — Fertilization						
Bill	10/11/14	Turf Masters, LLC	TurfMasters - Invoice #411002 - Treated for Weeds	2000	179.73	179.73
Bill	10/13/14	Turf Masters, LLC	TurfMasters - Invoice #429214 - Applied Fall Root Zone Fertilizer	2000	190.37	370.10
Bill	10/31/14	Turf Masters, LLC	TurfMasters - Invoice #425010 - Applied Brown Pellet Lime	2000	190.37	560.47
Total 09611 — Fertilization					560.47	560.47
Total 09600 — Contract Services					560.47	560.47
TOTAL					560.47	560.47

Type	Date	Name	Memo	Split	Amount	Balance
09600 — Contract Services						
09612 — Grounds Improvements						
Bill	12/17/14	Theodore Calabrese	Reimbursement - Ted Calabrese - Moscarillo's Wreaths	2000	188.24	188.24
Total 09612 — Grounds Improvements					188.24	188.24
Total 09600 — Contract Services					188.24	188.24
TOTAL					188.24	188.24

Type	Date	Name	Memo	Split	Amount	Balance
09900 — Reserve Transfers						
09990 — Operating to Reserves						
General Jo	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	8,625.00	8,625.00
General Jo	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	8,625.00	17,250.00
General Jo	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	8,625.00	25,875.00
General Jo	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	8,625.00	34,500.00
General Jo	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	8,625.00	43,125.00
General Jo	03/31/15		To Record Interfund Enty @ March 2015	2162	8,625.00	51,750.00
Total 09990 — Operating to Reserves					51,750.00	51,750.00
Total 09900 — Reserve Transfers					51,750.00	51,750.00
TOTAL					51,750.00	51,750.00

Type	Date	Name	Memo	Split	Amount	Balance
09900 — Reserve Transfers						
09991 — Roof/HVAC Reserve Transfer						
General Jo	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	2,990.00	2,990.00
General Jo	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	2,990.00	5,980.00
General Jo	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	2,990.00	8,970.00
General Jo	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	2,990.00	11,960.00
General Jo	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	2,990.00	14,950.00
General Jo	03/31/15		To Record Interfund Enty @ March 2015	2162	2,990.00	17,940.00
Total 09991 — Roof/HVAC Reserve Transfer					17,940.00	17,940.00
Total 09900 — Reserve Transfers					17,940.00	17,940.00
TOTAL					17,940.00	17,940.00

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance	
General Jo	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	8,625.00	8,625.00	
General Jo	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	8,625.00	17,250.00	
General Jo	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	8,625.00	25,875.00	
General Jo	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	8,625.00	34,500.00	
General Jo	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	8,625.00	43,125.00	
General Jo	03/31/15		To Record Interfund Enty @ March 2015	2162	8,625.00	51,750.00	
Total 06901 — WCA Monthly Contributions						<u>51,750.00</u>	<u>51,750.00</u>
Total 06899 — Reserve Fund Income						<u>51,750.00</u>	<u>51,750.00</u>
TOTAL						<u>51,750.00</u>	<u>51,750.00</u>

Type	Date	Name	Memo	Split	Amount	Balance	
06899 — Reserve Fund Income							
06902 — Interest Income							
General Jo	10/17/14		To Record Oct 2014 Interest Income - Reserve Fund Cash 0633	1080	53.11	53.11	
General Jo	11/30/14		Interest Income FNFG - Reserve Account	1080	47.44	100.55	
General Jo	12/31/14		To Record FNFB Reserve Cash Interest 0633	1080	55.17	155.72	
General Jo	01/31/15		To Record Interest Income FNFG Reserve x633	1080	52.37	208.09	
General Jo	02/28/15		To Record Interest Income on Reserve Account FNFG 0633	1080	53.81	261.90	
General Jo	03/31/15		Interest Income - FNFG Reserve #0633	1080	62.37	324.27	
Total 06902 — Interest Income						<u>324.27</u>	<u>324.27</u>
Total 06899 — Reserve Fund Income						<u>324.27</u>	<u>324.27</u>
TOTAL						<u>324.27</u>	<u>324.27</u>

Type	Date	Name	Memo	Split	Amount	Balance	
06899 — Reserve Fund Income							
06903 — Roof/HVAC Project Prepay Amort.							
General Jo	10/17/14		To Record Roof/HVAC Project Prepay Portion - Oct. 2014	2982	655.99	655.99	
General Jo	11/30/14		Amortization of Roof/HVAC Prepayers	2982	655.99	1,311.98	
General Jo	12/31/14		Amortization of December Roof/HVAC Prepayers	2982	655.99	1,967.97	
General Jo	01/31/15		To Record January 2015 Portion of Roof/HVAC Prepayment Amort.	2982	655.99	2,623.96	
General Jo	02/28/15		To Amortize February 2015 Portion of Roof/HVAC Prepayers	2982	655.99	3,279.95	
General Jo	03/31/15		Amortization of Roof/HVAC Prepayers - March 2015	2982	655.99	3,935.94	
Total 06903 — Roof/HVAC Project Prepay Amort.						<u>3,935.94</u>	<u>3,935.94</u>
Total 06899 — Reserve Fund Income						<u>3,935.94</u>	<u>3,935.94</u>
TOTAL						<u>3,935.94</u>	<u>3,935.94</u>

Type	Date	Name	Memo	Split	Amount	Balance	
06899 — Reserve Fund Income							
06904 — WCA Monthly Transfer -Roof/HVAC							
General Jo	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	2,990.00	2,990.00	
General Jo	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	2,990.00	5,980.00	
General Jo	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	2,990.00	8,970.00	
General Jo	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	2,990.00	11,960.00	
General Jo	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	2,990.00	14,950.00	
General Jo	03/31/15		To Record Interfund Enty @ March 2015	2162	2,990.00	17,940.00	
Total 06904 — WCA Monthly Transfer -Roof/HVAC						<u>17,940.00</u>	<u>17,940.00</u>
Total 06899 — Reserve Fund Income						<u>17,940.00</u>	<u>17,940.00</u>
TOTAL						<u>17,940.00</u>	<u>17,940.00</u>

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through March 2015

Type	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09807 — Reserve - Interest Expense						
General Jo	10/28/14		To Record the October 2014 Roof/HVAC Loan Payment - FNFG	1080 -	527.69	527.69
General Jo	11/30/14		Payment of Roof/HVAC Loan - November 2014	1080 -	531.43	1,059.12
General Jo	12/31/14		To Record Payment of December 2014 Roof/HVAC Loan	-SPLI	500.91	1,560.03
General Jo	01/31/15		To Record January 2015 Payment on Roof/HVAC Loan	-SPLI	503.62	2,063.65
General Jo	03/02/15		To Record Roof/HVAC Payment - February 2015	2080 -	489.65	2,553.30
General Jo	03/31/15		To Record March 2015 Payment on Roof/HVAC Loan	1080 -	429.58	2,982.88
Total 09807 — Reserve - Interest Expense					<u>2,982.88</u>	<u>2,982.88</u>
Total 09799 — Reserve Fund Expenses					<u>2,982.88</u>	<u>2,982.88</u>
TOTAL					<u>2,982.88</u>	<u>2,982.88</u>

Type	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09813 — Reserve - Excavating						
General Jo	02/28/15		Reclass American Excavating Invoice for Installation of Conduit	09809	3,250.00	3,250.00
Total 09813 — Reserve - Excavating					<u>3,250.00</u>	<u>3,250.00</u>
Total 09799 — Reserve Fund Expenses					<u>3,250.00</u>	<u>3,250.00</u>
TOTAL					<u>3,250.00</u>	<u>3,250.00</u>

Type	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09827 — Reserve Fund - Lighting Proj						
Bill	10/22/14	Con Serv, Inc.	Con Serv - 30 Outlook Avenue - 50% Deposit	2000 -	3,465.11	3,465.11
Bill	10/22/14	Con Serv, Inc.	Con Serv - 869 Farm Avenue - 50% Deposit	2000 -	2,660.13	6,125.24
Bill	10/22/14	Con Serv, Inc.	Con Serv - 20 Outlook Avenue - 50% Deposit	2000 -	2,164.03	8,289.27
Bill	12/24/14	Con Serv, Inc.	Con Serv - 20,30 & 869 - Total less \$5k hold back	2000 -	15,914.85	24,204.12
Bill	01/30/15	Con Serv, Inc.	Con Serv - 20,30 & 869 -\$5k hold back Paid in Full	2000 -	5,000.00	29,204.12
Total 09827 — Reserve Fund - Lighting Proj					<u>29,204.12</u>	<u>29,204.12</u>
Total 09799 — Reserve Fund Expenses					<u>29,204.12</u>	<u>29,204.12</u>
TOTAL					<u>29,204.12</u>	<u>29,204.12</u>

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