



The Westbury

August 2015 - 11 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

August 2015 YTD Budget / Actual

	Approved Budget	Budget August 2015	Actual August 2015	Variance
Revenue				
Condominium Fees	\$ 348,650	\$ 319,596	\$ 319,596	\$ 0
Note Payable - 10 Year	\$ 35,880	\$ 32,890	\$ 33,793	\$ 903
Rental Income	\$ 16,800	\$ 15,400	\$ 14,938	\$ (462)
Laundry Income	\$ 4,600	\$ 4,217	\$ 3,225	\$ (992)
Parking Space Income	\$ 9,120	\$ 8,360	\$ 7,960	\$ (400)
Misc. Other Income	\$ 1,000	\$ 917	\$ 2,150	\$ 1,233
	\$ 416,050	\$ 381,379	\$ 381,662	\$ 283
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,150	\$ 12,054	\$ 11,988	\$ 66
Management Fees - Bookkpg	\$ 11,850	\$ 10,863	\$ 10,375	\$ 488
Audit Fees	\$ 4,200	\$ 3,850	\$ 4,400	\$ (550)
Legal Fees	\$ 500	\$ 458	\$ 1,680	\$ (1,222)
Postage & Mail	\$ 375	\$ 344	\$ 57	\$ 287
Insurance	\$ 33,850	\$ 31,029	\$ 31,867	\$ (838)
Copying/Printing	\$ 235	\$ 215	\$ 101	\$ 114
Income Taxes	\$ 2,900	\$ 2,658	\$ 4,300	\$ (1,642)
Office- General	\$ 2,086	\$ 1,912	\$ 1,005	\$ 907
Rental Management Fee	\$ 1,400	\$ 1,400	\$ -	\$ 1,400
Total Administrative	\$ 70,546	\$ 64,784	\$ 65,773	\$ (989)
Utilities				
Electricity	\$ 21,000	\$ 19,516	\$ 17,304	\$ 2,212
Water	\$ 14,925	\$ 13,681	\$ 13,495	\$ 186
Gas	\$ 47,000	\$ 46,035	\$ 34,537	\$ 11,498
Telephone	\$ 2,000	\$ 1,833	\$ 2,787	\$ (954)
Total Utilities	\$ 84,925	\$ 81,066	\$ 68,123	\$ 12,943
Maintenance				
Maintenance Worker	\$ 50,000	\$ 45,833	\$ 39,235	\$ 6,598
Elevator	\$ 11,000	\$ 10,083	\$ 10,556	\$ (473)
General R&M	\$ 6,000	\$ 5,500	\$ 4,004	\$ 1,496
Fire Protection	\$ 4,675	\$ 4,285	\$ 432	\$ 3,853
HVAC Service	\$ 9,000	\$ 8,250	\$ 8,288	\$ (38)
Maintenance Supplies	\$ 1,000	\$ 917	\$ -	\$ 917
Total Maintenance	\$ 81,675	\$ 74,869	\$ 62,515	\$ 12,354
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,524	\$ 18,860	\$ 24,625	\$ (5,765)
Landscape/mulch/projects	\$ 10,000	\$ 10,000	\$ 310	\$ 9,690
Pest Control	\$ 1,000	\$ 850	\$ 638	\$ 212
Total Contract Services	\$ 31,524	\$ 29,710	\$ 25,573	\$ 4,137
Total Expenses	\$ 268,670	\$ 250,428	\$ 221,984	\$ 28,444
Reserves				
Reserve Contribution	\$ 103,500	\$ 94,875	\$ 94,875	\$ -
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 32,890	\$ 32,890	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 5,918	\$ 9,642	\$ (3,724)
NI/(DF) Before PY Op. Surplus	\$ -	\$ (2,732)	\$ 22,271	\$ 25,003
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ (2,732)	\$ 22,271	\$ 25,003

Westbury Condominium Association

August 2015 YTD Current Year - Prior Year Comparison

	Actual August 2015	Actual August 2014	Variance
Revenue			
Condominium Fees	\$ 319,596	\$ 303,587	\$ 16,009
Note Payable - 10 Year	\$ 33,793	\$ 32,890	\$ 903
Rental Income	\$ 14,938	\$ 13,750	\$ 1,188
Laundry Income	\$ 3,225	\$ 4,862	\$ (1,637)
Parking Space Income	\$ 7,960	\$ 7,975	\$ (15)
Misc. Other Income	\$ 2,150	\$ 7,403	\$ (5,253)
	\$ 381,662	\$ 370,467	\$ 11,195
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 11,988	\$ 11,987	\$ (1)
Management Fees - Bookkpg	\$ 10,375	\$ 10,225	\$ (150)
Audit Fees	\$ 4,400	\$ 3,900	\$ (500)
Legal Fees	\$ 1,680	\$ 350	\$ (1,330)
Postage & Mail	\$ 57	\$ 113	\$ 56
Insurance	\$ 31,867	\$ 31,001	\$ (866)
Copying/Printing	\$ 101	\$ 135	\$ 34
Income Taxes	\$ 4,300	\$ 2,467	\$ (1,833)
Office- General	\$ 1,005	\$ 4,248	\$ 3,243
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 65,773	\$ 64,426	\$ (1,347)
Utilities			
Electricity	\$ 17,304	\$ 18,548	\$ 1,244
Water	\$ 13,495	\$ 13,157	\$ (338)
Gas	\$ 34,537	\$ 44,309	\$ 9,772
Telephone	\$ 2,787	\$ 2,382	\$ (405)
Total Utilities	\$ 68,123	\$ 78,396	\$ 10,273
Maintenance			
Maintenance Worker	\$ 39,235	\$ 45,337	\$ 6,102
Elevator	\$ 10,556	\$ 15,504	\$ 4,948
General R&M	\$ 4,004	\$ 9,802	\$ 5,798
Fire Protection	\$ 432	\$ 391	\$ (41)
HVAC Service	\$ 8,288	\$ 10,956	\$ 2,668
Maintenance Supplies	\$ -	\$ 653	\$ 653
Total Maintenance	\$ 62,515	\$ 82,643	\$ 20,128
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 24,625	\$ 18,779	\$ (5,846)
Landscape/mulch/projects	\$ 310	\$ -	\$ (310)
Pest Control	\$ 638	\$ 479	\$ (159)
Total Contract Services	\$ 25,573	\$ 19,258	\$ (6,315)
Total Expenses	\$ 221,984	\$ 244,723	\$ 22,739
Reserves			
Reserve Contribution	\$ 94,875	\$ 91,666	\$ (3,209)
Roof/HVAC Transfers To Reserve	\$ 32,890	\$ 32,890	\$ -
Capital Improvements			
Operating Projects	\$ 9,642	\$ 5,568	\$ (4,074)
NI/(DF) Before PY Op. Surplus	\$ 22,271	\$ (4,380)	\$ 26,651
PY Operating Surplus	\$ -	\$ 4,583	\$ (4,583)
NI/(DF) After PY Op. Surplus	\$ 22,271	\$ 203	\$ 22,068

Westbury Condominium Association

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

	Actual August 2015	Actual August 2014	Variance
Revenue			
Condominium Fees	\$ 29,136	\$ 27,615	\$ 1,521
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,425	\$ -	\$ 1,425
Laundry Income	\$ -	\$ 1,415	\$ (1,415)
Parking Space Income	\$ 720	\$ 1,225	\$ (505)
Misc. Other Income	\$ 40	\$ 5,175	\$ (5,135)
	\$ 34,311	\$ 38,420	\$ (4,109)
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,090	\$ -
Management Fees - Bookkpg	\$ 1,625	\$ 875	\$ (750)
Audit Fees	\$ 400	\$ 400	\$ -
Legal Fees	\$ 390	\$ -	\$ (390)
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,897	\$ 2,821	\$ (76)
Copying/Printing	\$ 27	\$ -	\$ (27)
Income Taxes	\$ 200	\$ 500	\$ 300
Office- General	\$ 50	\$ 168	\$ 118
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 6,679	\$ 5,854	\$ (825)
Utilities			
Electricity	\$ 1,050	\$ 1,390	\$ 340
Water	\$ 1,229	\$ 2,353	\$ 1,124
Gas	\$ 669	\$ 995	\$ 326
Telephone	\$ 285	\$ 511	\$ 226
Total Utilities	\$ 3,233	\$ 5,249	\$ 2,016
Maintenance			
Maintenance Worker	\$ 3,579	\$ 5,770	\$ 2,191
Elevator	\$ 960	\$ 923	\$ (37)
General R&M	\$ 286	\$ 4,075	\$ 3,789
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 1,586	\$ -	\$ (1,586)
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	\$ 6,411	\$ 10,768	\$ 4,357
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 4,022	\$ 1,855	\$ (2,167)
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ 160	\$ 160	\$ -
Total Contract Services	\$ 4,182	\$ 2,015	\$ (2,167)
Total Expenses	\$ 20,505	\$ 23,886	\$ 3,381
Reserves			
Reserve Contribution	\$ 8,625	\$ 8,333	\$ (292)
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ 8,631	\$ -	\$ (8,631)
NI/(DF) Before PY Op. Surplus	\$ (6,440)	\$ 3,211	\$ (9,651)
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ (6,440)	\$ 3,211	\$ (9,651)

Westbury Condominium Association

August 2015 (Month Only) Budget/Actual

	Budget August 2015	Actual August 2015	Variance
Revenue			
Condominium Fees	\$ 29,054	\$ 29,136	\$ (82)
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,400	\$ 1,425	\$ (25)
Laundry Income	\$ 383	\$ -	\$ 383
Parking Space Income	\$ 760	\$ 720	\$ 40
Misc. Other Income	\$ 83	\$ 40	\$ 43
	\$ 34,670	\$ 34,311	\$ 359
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,096	\$ 1,090	\$ (6)
Management Fees - Bookkpg	\$ 988	\$ 1,625	\$ 637
Audit Fees	\$ 350	\$ 400	\$ 50
Legal Fees	\$ 42	\$ 390	\$ 348
Postage & Mail	\$ 31	\$ -	\$ (31)
Insurance	\$ 2,820	\$ 2,897	\$ 77
Copying/Printing	\$ 20	\$ 27	\$ 7
Income Taxes	\$ 242	\$ 200	\$ (42)
Office- General	\$ 174	\$ 50	\$ (124)
Rental Management Fee	\$ 1,400	\$ -	\$ (1,400)
Total Administrative	\$ 7,163	\$ 6,679	\$ (484)
Utilities			
Electricity	\$ 1,483	\$ 1,050	\$ (433)
Water	\$ 1,244	\$ 1,229	\$ (15)
Gas	\$ 944	\$ 669	\$ (275)
Telephone	\$ 167	\$ 285	\$ 118
Total Utilities	\$ 3,838	\$ 3,233	\$ (605)
Maintenance			
Maintenance Worker	\$ 4,167	\$ 3,579	\$ (588)
Elevator	\$ 917	\$ 960	\$ 43
General R&M	\$ 500	\$ 286	\$ (214)
Fire Protection	\$ 390	\$ -	\$ (390)
HVAC Service	\$ 750	\$ 1,586	\$ 836
Maintenance Supplies	\$ 83	\$ -	\$ (83)
Total Maintenance	\$ 6,807	\$ 6,411	\$ (396)
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,554	\$ 4,022	\$ 1,468
Landscape/mulch/projects	\$ 2,500	\$ -	\$ (2,500)
Pest Control	\$ 150	\$ 160	\$ 10
Total Contract Services	\$ 5,204	\$ 4,182	\$ (1,022)
Total Expenses	\$ 23,012	\$ 20,505	\$ (2,507)
Reserves			
Reserve Contribution	\$ 8,625	\$ 8,625	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ 663	\$ 8,631	\$ 7,968
NI/(DF) Before PY Op. Surplus	\$ (620)	\$ (6,440)	\$ 5,820
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ (620)	\$ (6,440)	\$ 5,820

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2014 through August 2015

Operating Fund

Oct '14 - Aug '15

Income

06310 — Common Charge Income	353,389.30
06340 — Late Fee Income	440.00
06360 — Misc. Owner Income	1,075.00
06361 — Misc. Other Income	635.00
06365 — Unit 869-106 - Rent	14,937.50
06375 — Parking Income	7,960.00
06810 — Laundry Income	3,225.31
Total Income	<u>381,662.11</u>

Expense

07000 — Administrative Expenses	
07130 — Property Manager Fees	11,987.54
07140 — Audit Fees	4,400.00
07280 — Insurance	31,867.00
07308 — Corporate Taxes	4,300.00
07309 — Postage	56.84
07310 — Printing & Copying	101.19
07890 — Misc G&A	792.03
07895 — Monthly Security Monitoring	212.72
7011 — Bookkeeping Fees	10,375.00
7012 — Legal	1,680.00
Total 07000 — Administrative Expenses	<u>65,772.32</u>

08000 — Utilities	
08010 — Water & Sewer	13,495.35
08020 — Electricity	17,304.07
08030 — Gas	34,536.86
08050 — Telephone	2,786.68
Total 08000 — Utilities	<u>68,122.96</u>

08550 — Capital Improvements	
08551 — Cap Improvements - Operating	9,641.69
Total 08550 — Capital Improvements	<u>9,641.69</u>

09000 — Maintenance	
09020 — Maintenance Worker - Imagineers	39,234.77
09030 — Elevator Maintenance	10,556.15
09110 — General Maintenance & Repair	4,003.71
09135 — Fire Protection	432.30
09150 — HVAC Service	8,288.31
Total 09000 — Maintenance	<u>62,515.24</u>

09600 — Contract Services	
Lawn Maint. & Landscaping	22,729.80
Pest Control	638.12
09611 — Fertilization	1,894.74
09612 — Grounds Improvements	310.48
Total 09600 — Contract Services	<u>25,573.14</u>

09900 — Reserve Transfers	
09990 — Operating to Reserves	94,875.00
09991 — Roof/HVAC Reserve Transfer	32,890.00
09900 — Reserve Transfers - Other	0.00
Total 09900 — Reserve Transfers	<u>127,765.00</u>
Total Expense	<u>359,390.35</u>

Net Operating Income 22,271.76

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2014 through August 2015

Reserve Fund

Oct '14 - Aug '15

Income

06899 — Reserve Fund Income

06901 — WCA Monthly Contributions	94,875.00
06902 — Interest Income	571.48
06903 — Roof/HVAC Project Prepay Amort	7,215.89
06904 — WCA Monthly Transfer -Roof/HVA	32,890.00
06899 — Reserve Fund Income - Other	0.00

Total 06899 — Reserve Fund Income 135,552.37

Total Income

135,552.37

Expense

09799 — Reserve Fund Expenses

09807 — Reserve - Interest Expense	5,175.49
09809 — Reserve - Paving/Test Holes	0.00
09813 — Reserve - Excavating	3,250.00
09827 — Reserve Fund - Lighting Proj	29,204.12
09828 — Reserve - Alarm System - Fire	29,596.55
09830 — Hallway Renovations - Design	3,600.00

Total 09799 — Reserve Fund Expenses 70,826.16

Total Expense

70,826.16

Net Reserve Income

64,726.21

Total Net Income

86,997.97

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

	<u>Cost</u>	<u>Hours</u>
<u>April 2015</u>		
4/1-4/14 Luis Colon	\$ 1,712.97	61.5
4/16-4/28 Luis Colon	\$ 1,699.04	61.0
	<u>\$ 3,412.01</u>	<u>122.5</u>
<u>May 2015</u>		
4/29-5/12 Luis Colon	\$ 1,601.56	57.5
5/13-5/23 Luis Colon	\$ 1,100.20	39.5
	<u>\$ 2,701.76</u>	<u>97</u>
<u>June 2015</u>		
5/27-6/9 Luis Colon	\$ 1,615.48	58
6/10-6/23 Luis Colon	\$ 1,559.77	56
6/24-7/7 Luis Colon	\$ 1,518.00	54
	<u>\$ 4,693.25</u>	<u>168</u>
<u>July 2015</u>		
7/9-7/21 Luis Colon	\$ 1,754.74	63
7/23-8/4 Luis Colon	\$ 1,754.74	63
	<u>\$ 3,509.48</u>	<u>126</u>
<u>August 2015</u>		
8/5-8/14 Luis Colon	\$ 1,935.80	67 <i>incl. 2.5 hrs double time</i>
8/20-9/1 Luis Colon	\$ 1,643.33	59
	<u>\$ 3,579.13</u>	<u>126</u>
Year-To-Date Total:	<u>\$ 39,234.77</u>	
Prior Year- Year-To-Date Total:	<u>\$ 45,337.43</u>	
Change Between Years:	<u>\$ (6,102.66)</u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

August 31, 2015

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 233,799.33
Operating Account	\$ 81,843.11	Reserve Account - FNFG	\$ 266,947.86
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 81,843.11</u>		<u>\$ 500,748.19</u>
Total Cash on Hand @ August 31, 2015		\$	582,591.30

Statements of Significant Transactions:

September 2013

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

May 2014

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

June 2014

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

September 2014

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

October 2014

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

December 2014

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

January 2015

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

February 2015

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

April 2015

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

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Bank)

August 31, 2015

<u>United Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 233,799.33	Reserve Account	\$ 266,947.86
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 81,843.11
		Escrow Account	\$ -
Bank Balances	<u>\$ 233,799.33</u>		<u>\$ 348,791.97</u>
Total Cash on Hand @ August 31, 2015		\$	582,591.30

Statements of Significant Transactions:

September 2013

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

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Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

September 15, 2015

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 233,799.33
Operating Account	\$ 72,765.47	Reserve Account - FNFG	\$ 278,562.86
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 72,765.47</u>		<u>\$ 512,363.19</u>
Total Cash on Hand @ September 15, 2015		\$	585,128.66

Statements of Significant Transactions:

September 2013

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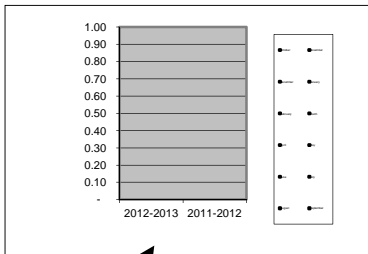
Westbury Condominiums Association, Inc.

Fuel Costs

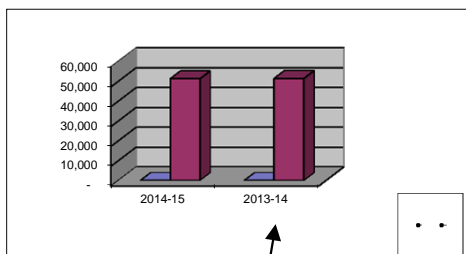
11 Month Period- Fiscal Year Ended September 30, 2015

<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%
	<hr/>	<hr/>	<hr/>
	-	-	-
	<hr/>	<hr/>	<hr/>
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>	4,303.16	5,859.88	0.0%
<i>May</i>	2,022.56	3,753.00	0.0%
<i>June</i>	994.67	1,313.88	0.0%
<i>July</i>	880.86	908.51	0.0%
<i>August</i>	668.57	994.88	0.0%
<i>September</i>	-	-	0.0%
	<hr/>	<hr/>	<hr/>
	34,536.86	44,308.97	(9,772.11)
	<hr/>	<hr/>	<hr/>
	34,536.86	44,308.97	(9,772.11)
	<hr/>	<hr/>	<hr/>
Percentage Increase	-22.1%	(Increase in dollars)	
Total Costs	<hr/>	<hr/>	<hr/>
	34,536.86	44,308.97	(9,772.11)
	<hr/>	<hr/>	<hr/>
Percentage Increase	-22.1%	(Increase in dollars)	

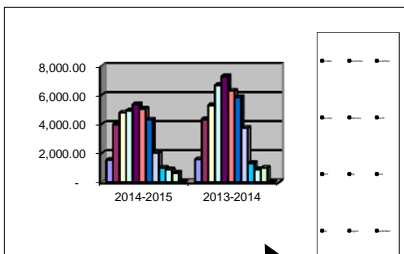
<u>Usage</u>			
<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	51,227	51,378	(151)



Oil Costs



Gas & Oil Consumption



Gas Costs

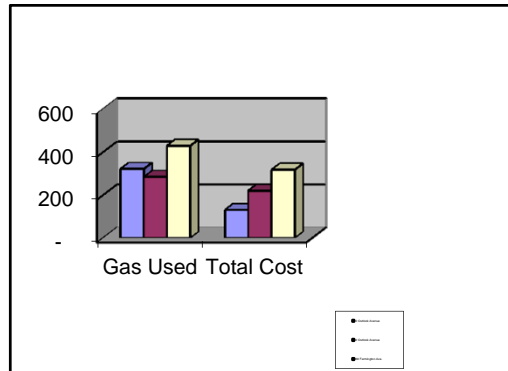
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

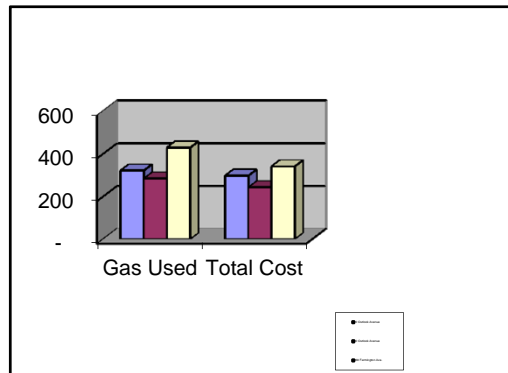
Month End: **8/31/2015**

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



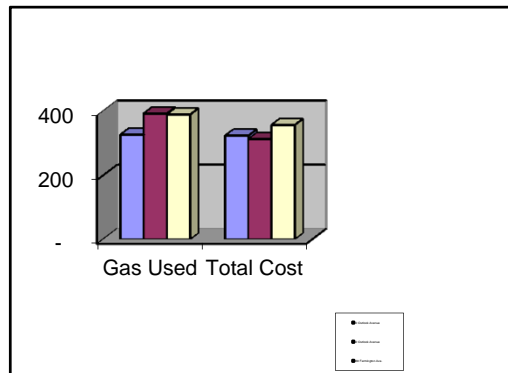
Month End: **7/31/2015**

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



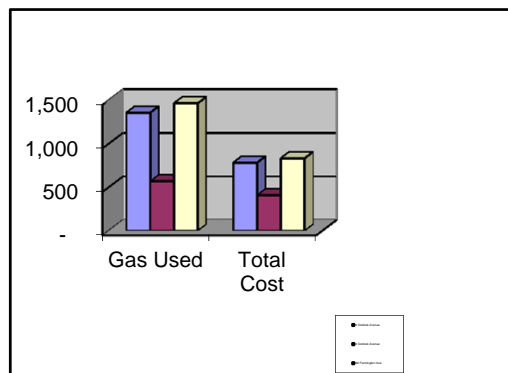
Month End: **6/30/2015**

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



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

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



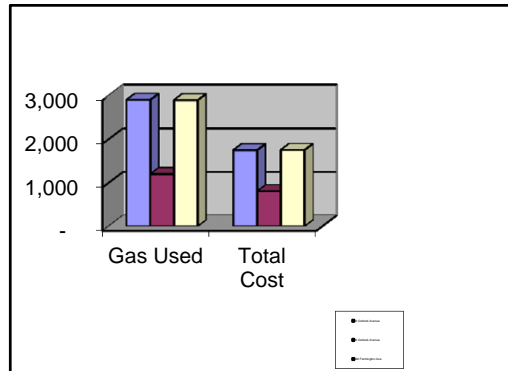
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

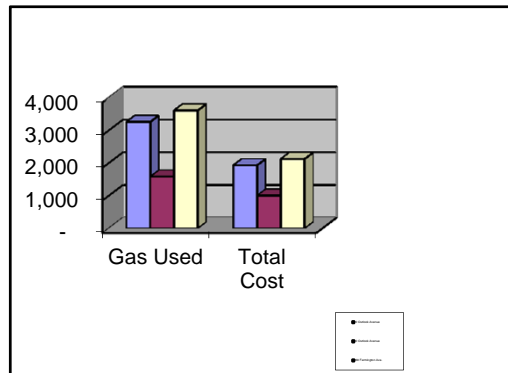
Month End: **4/30/2015**

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



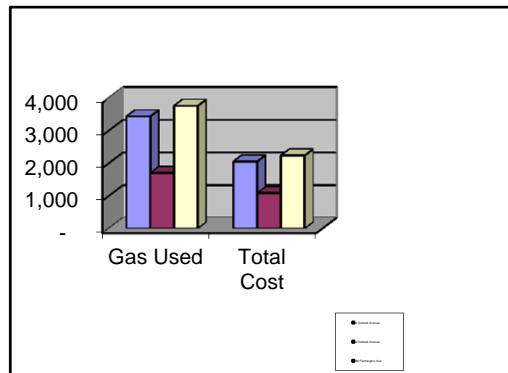
Month End: **3/31/2015**

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



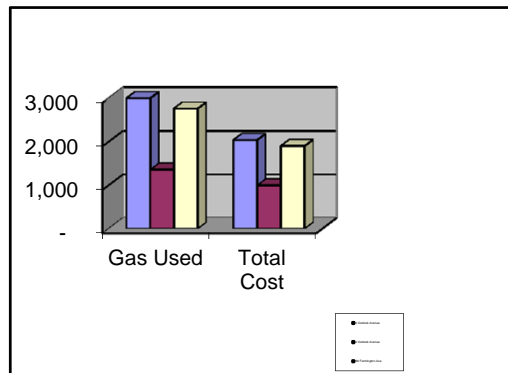
Month End: **2/28/2015**

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



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

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



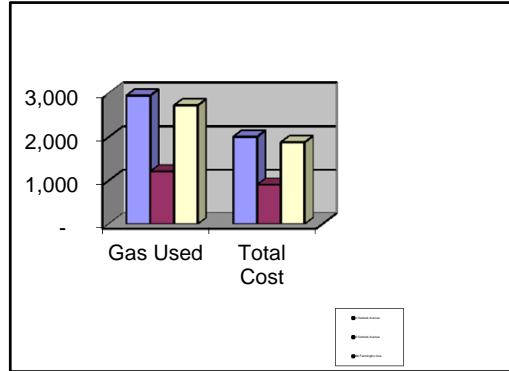
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

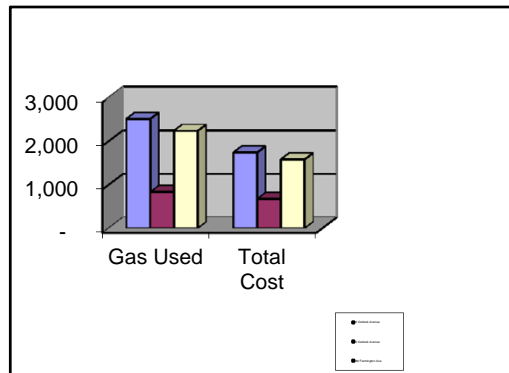
Month End: **12/31/2014**

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



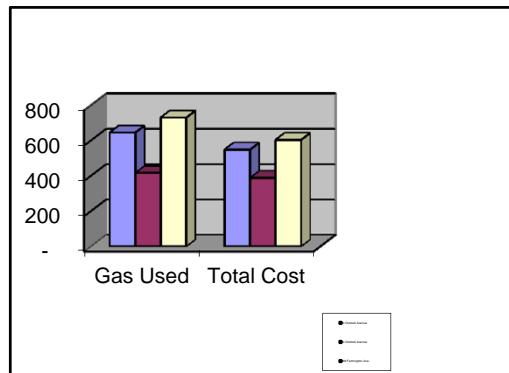
Month End: **11/30/2014**

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



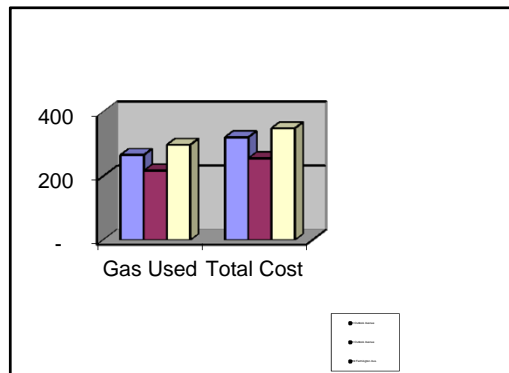
Month End: **10/31/2014**

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



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

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



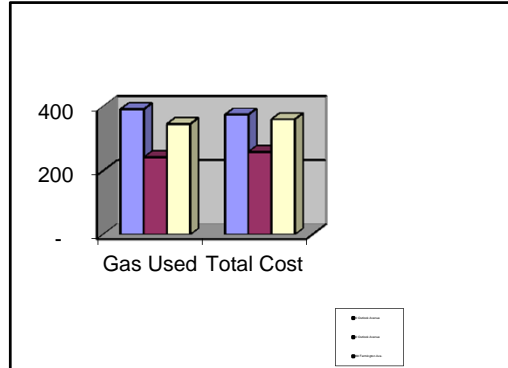
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

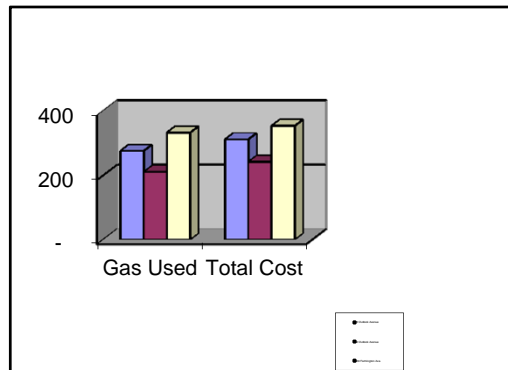
Month End: **8/31/2014**

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



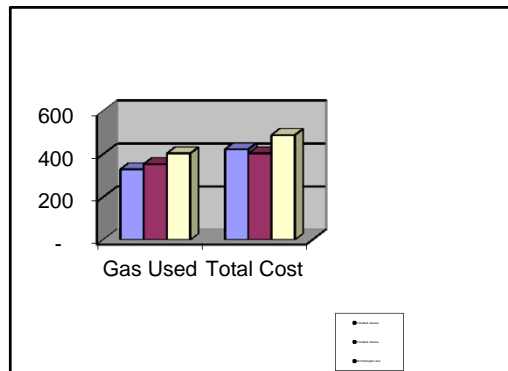
Month End: **7/31/2014**

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



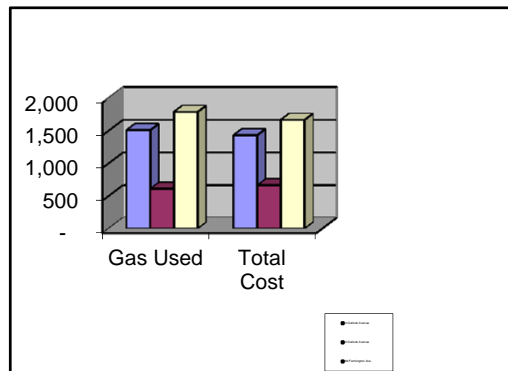
Month End: **6/30/2014**

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



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

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



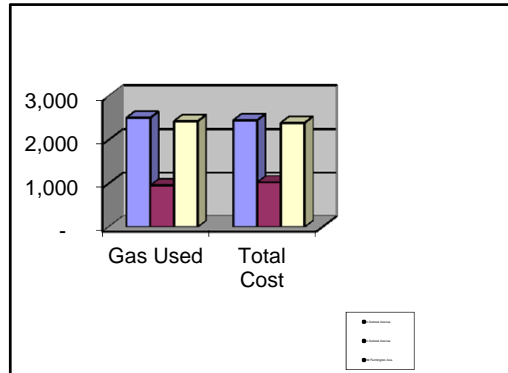
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

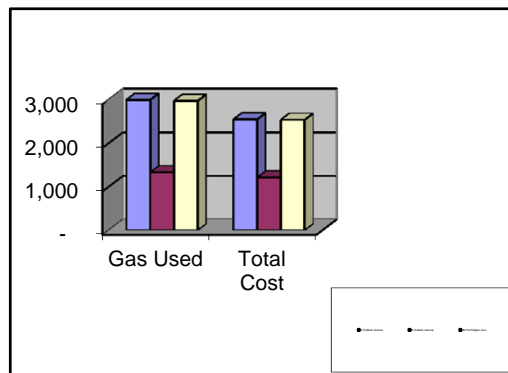
Month End: **4/30/2014**

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



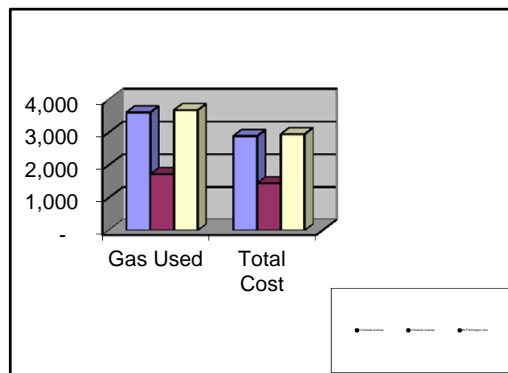
Month End: **3/31/2014**

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



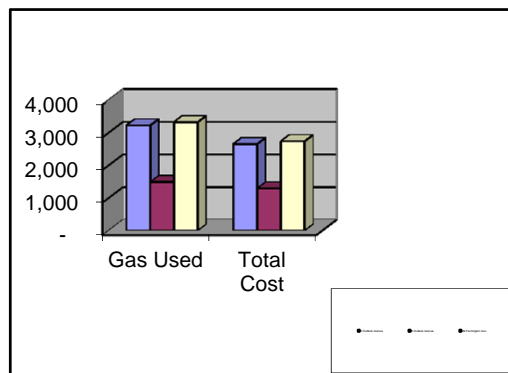
Month End: **2/28/2014**

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



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

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



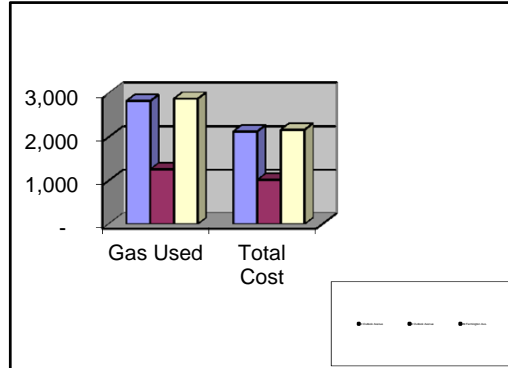
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

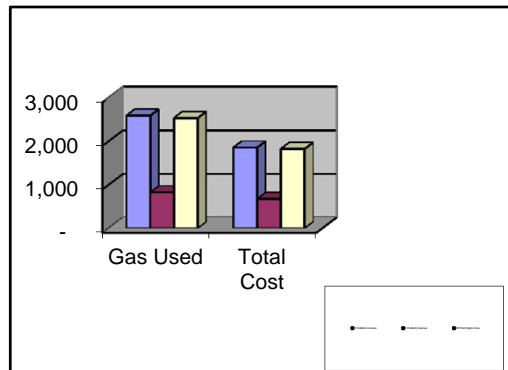
Month End: **12/31/2013**

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



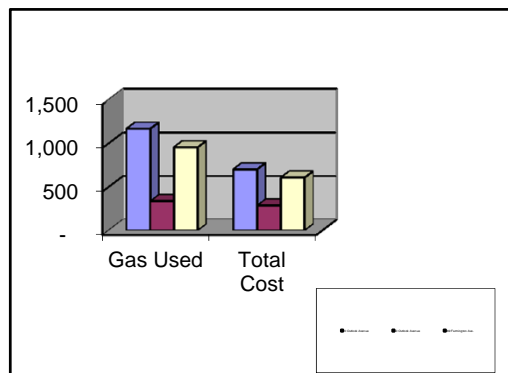
Month End: **11/30/2013**

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



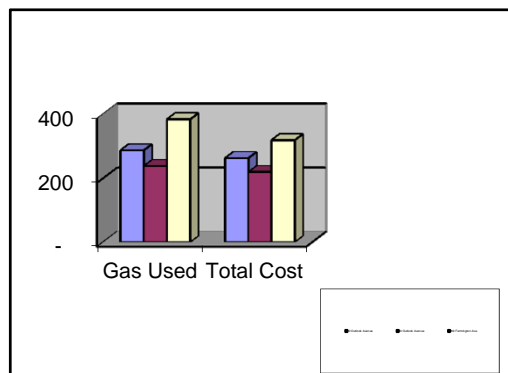
Month End: **10/31/2013**

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



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

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



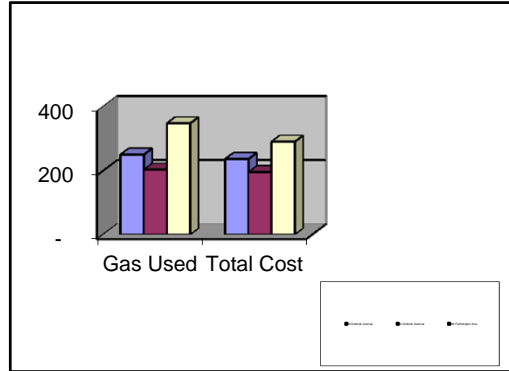
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

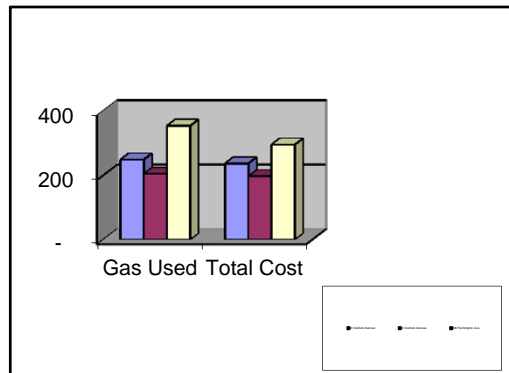
Month End: **8/31/2013**

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



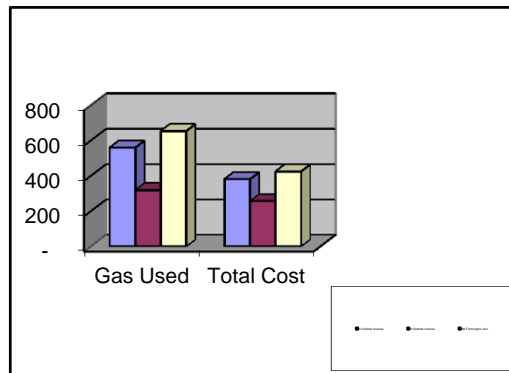
Month End: **7/31/2013**

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



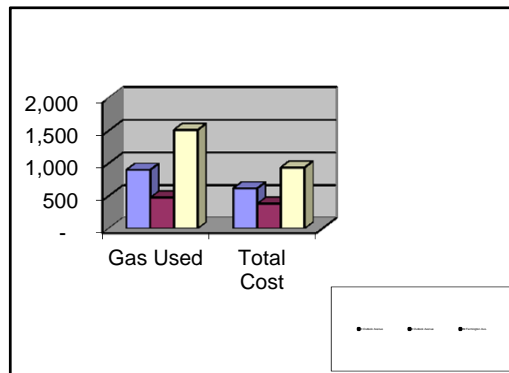
Month End: **6/30/2013**

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



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

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



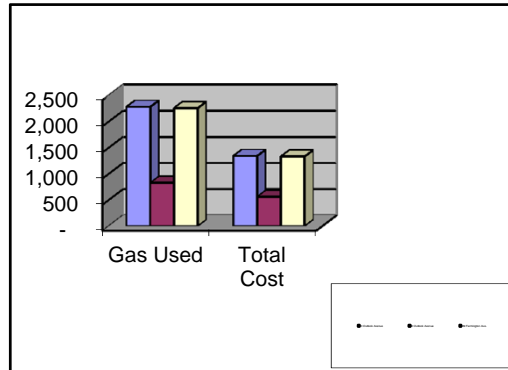
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

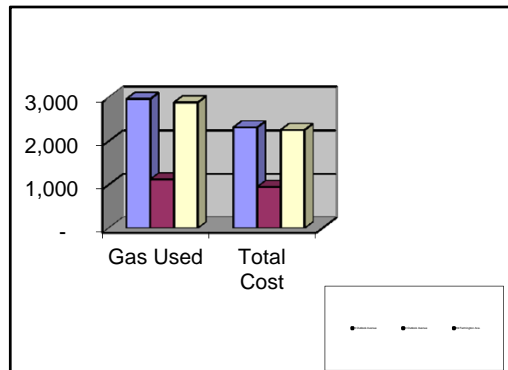
Month End: **4/30/2013**

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



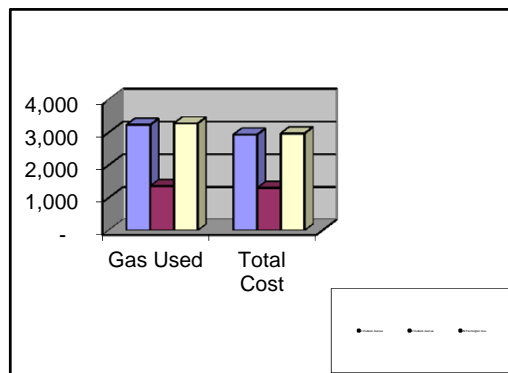
Month End: **3/31/2013**

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



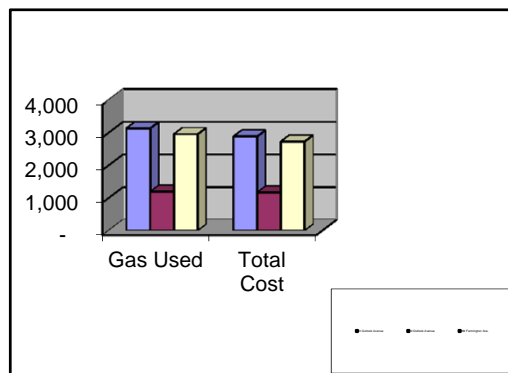
Month End: **2/28/2013**

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



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

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



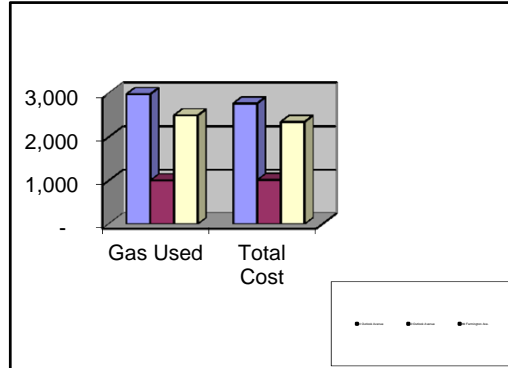
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

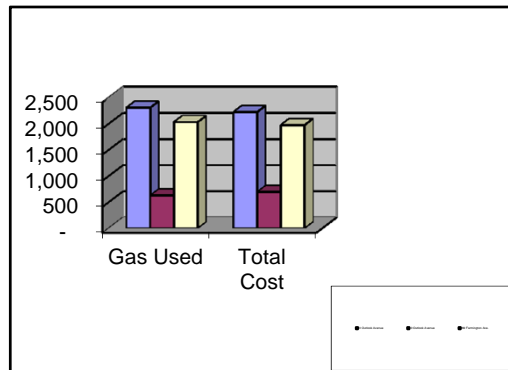
Month End: **12/31/2012**

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



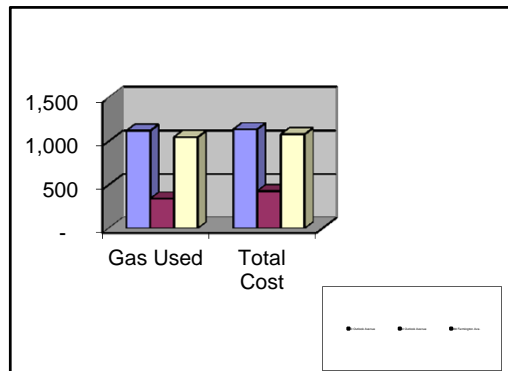
Month End: **11/30/2012**

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



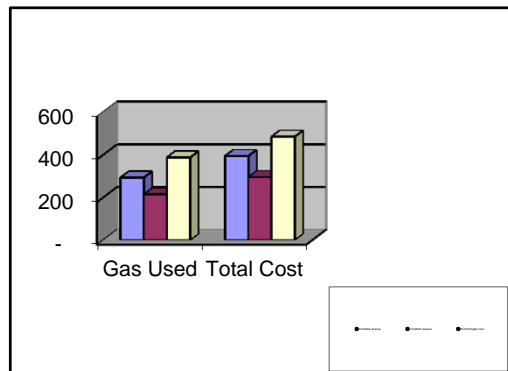
Month End: **10/31/2012**

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



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

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



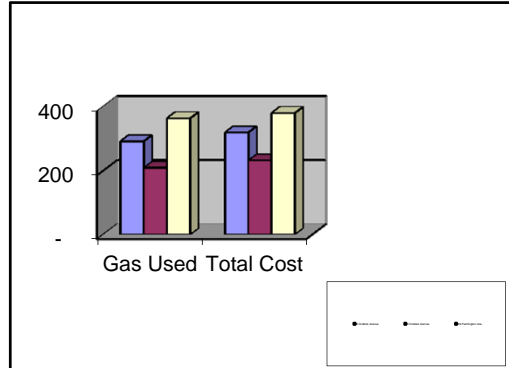
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

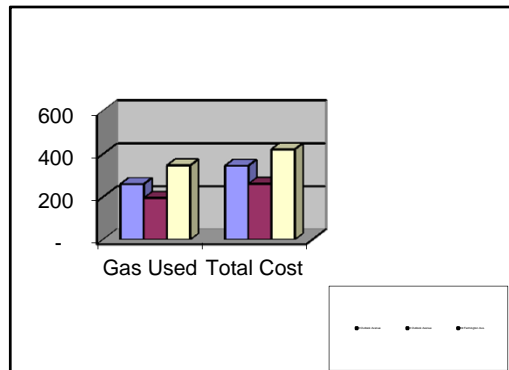
Month End: **8/31/2012**

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



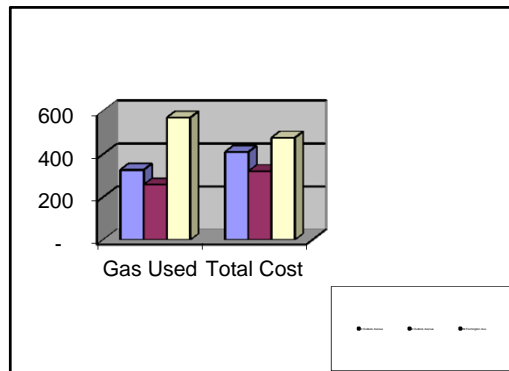
Month End: **7/31/2012**

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



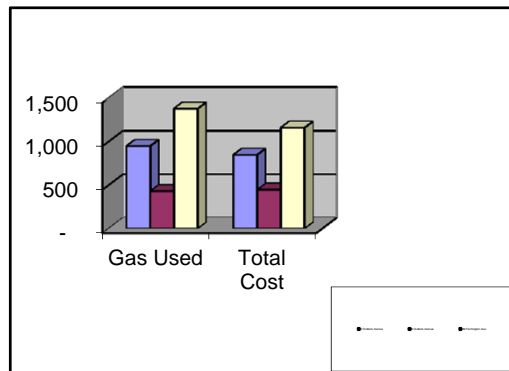
Month End: **6/30/2012**

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



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

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



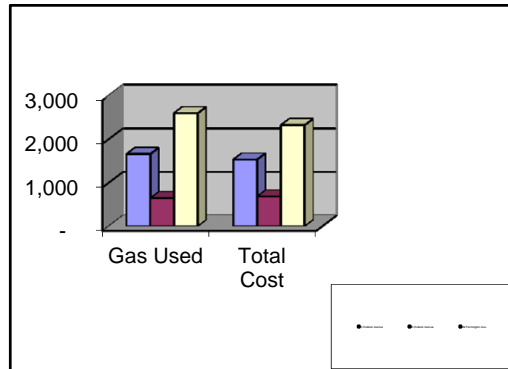
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

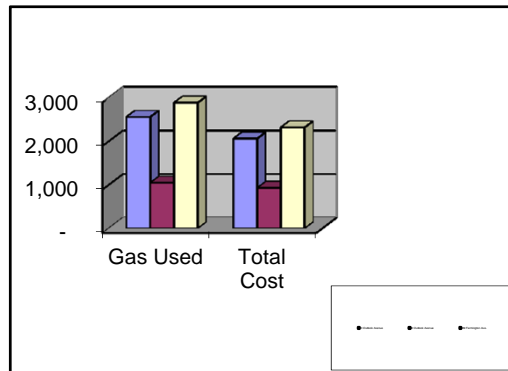
Month End: **4/30/2012**

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



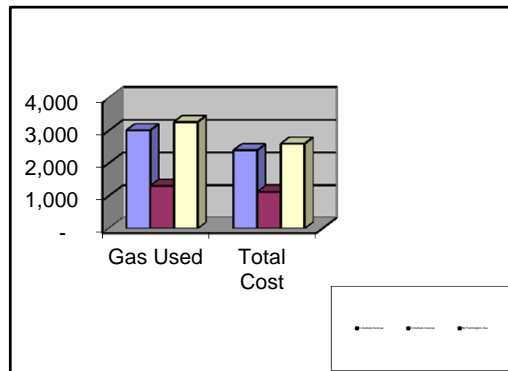
Month End: **3/31/2012**

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



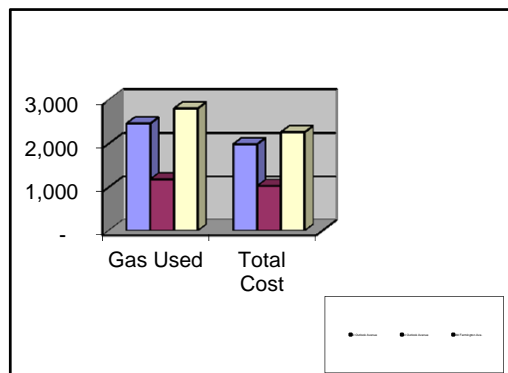
Month End: **2/29/2012**

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



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

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



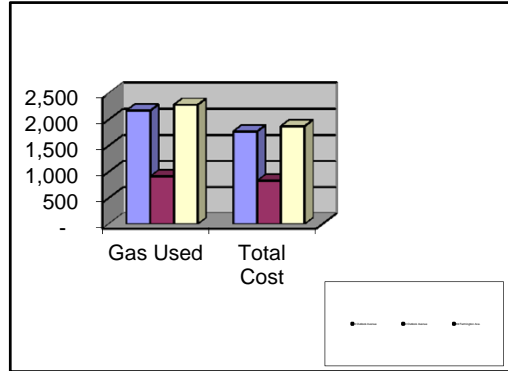
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

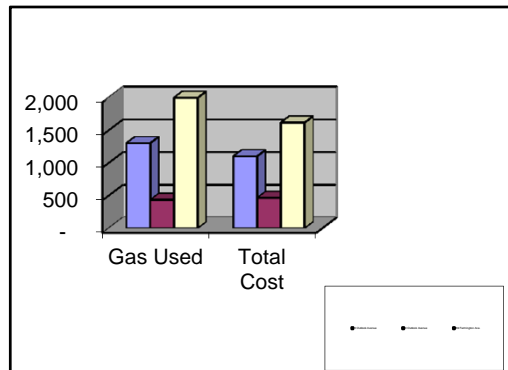
Month End: **12/31/2011**

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



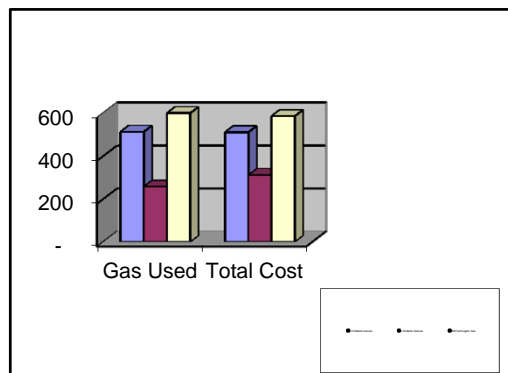
Month End: **11/30/2011**

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



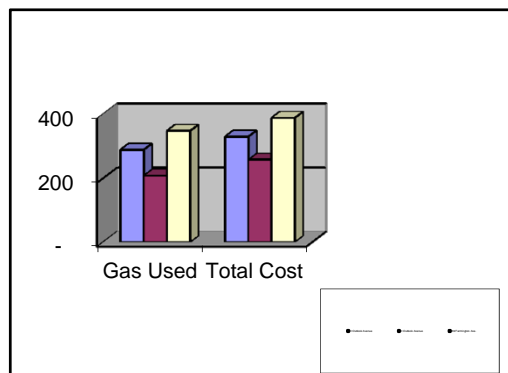
Month End: **10/31/2011**

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



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

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



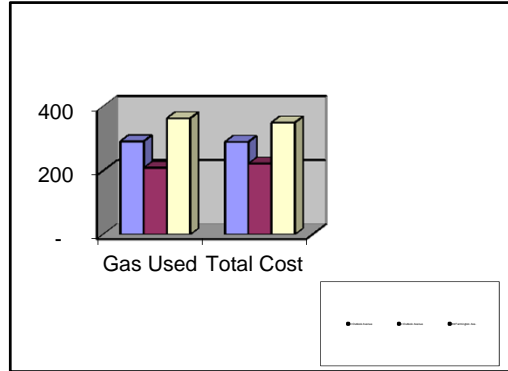
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

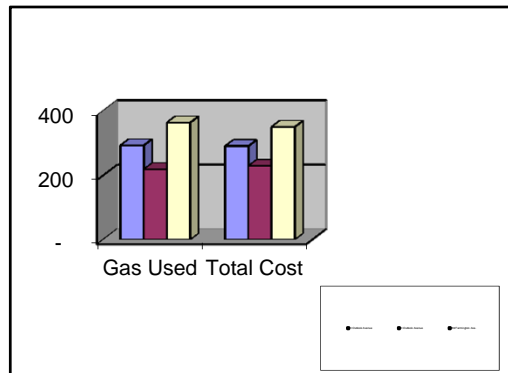
Month End: **8/31/2011**

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



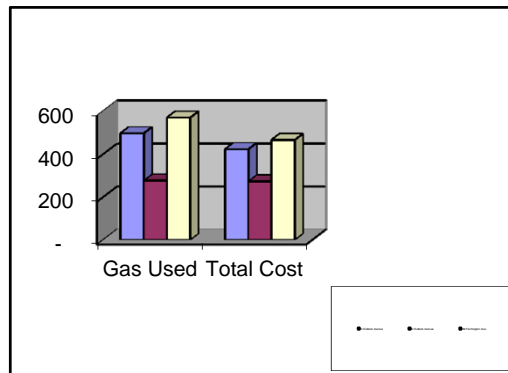
Month End: **7/31/2011**

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



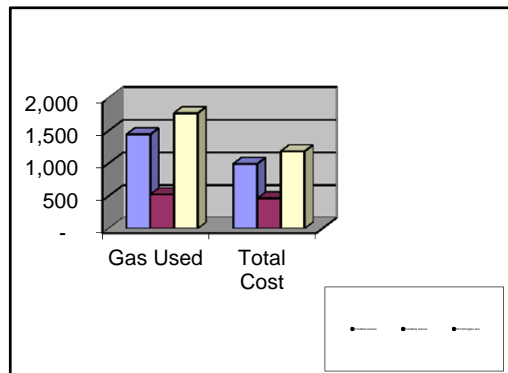
Month End: **6/30/2011**

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



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

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



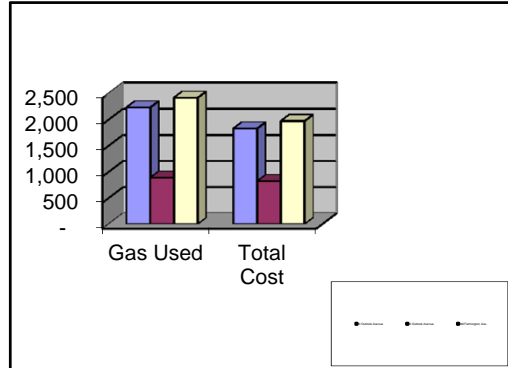
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

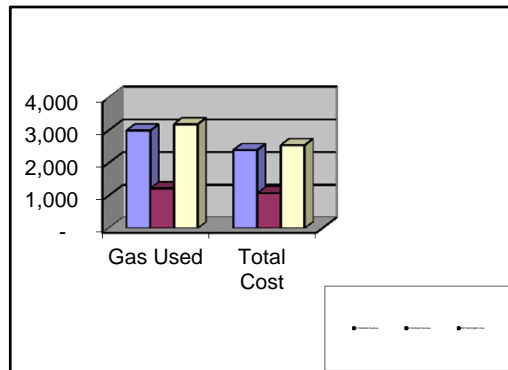
Month End: **4/30/2011**

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



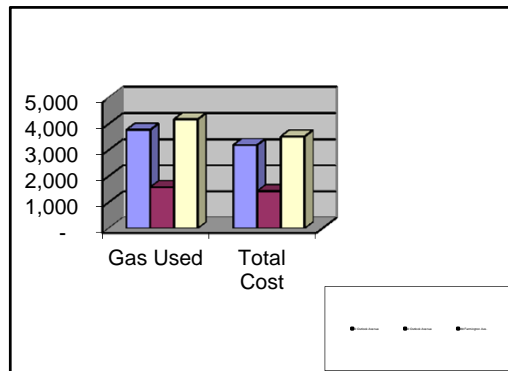
Month End: **3/31/2011**

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



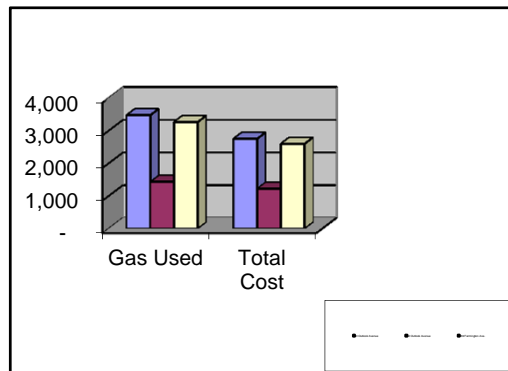
Month End: **2/28/2011**

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



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

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



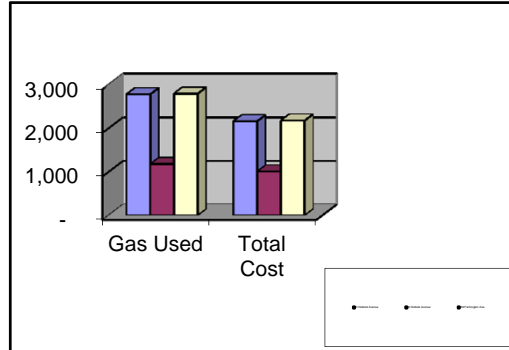
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

August 31, 2015

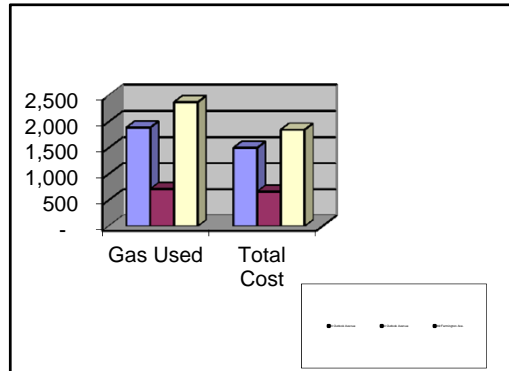
Month End: **12/31/2010**

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



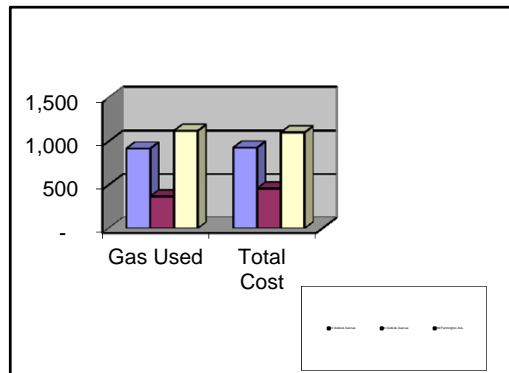
Month End: **11/30/2010**

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



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

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

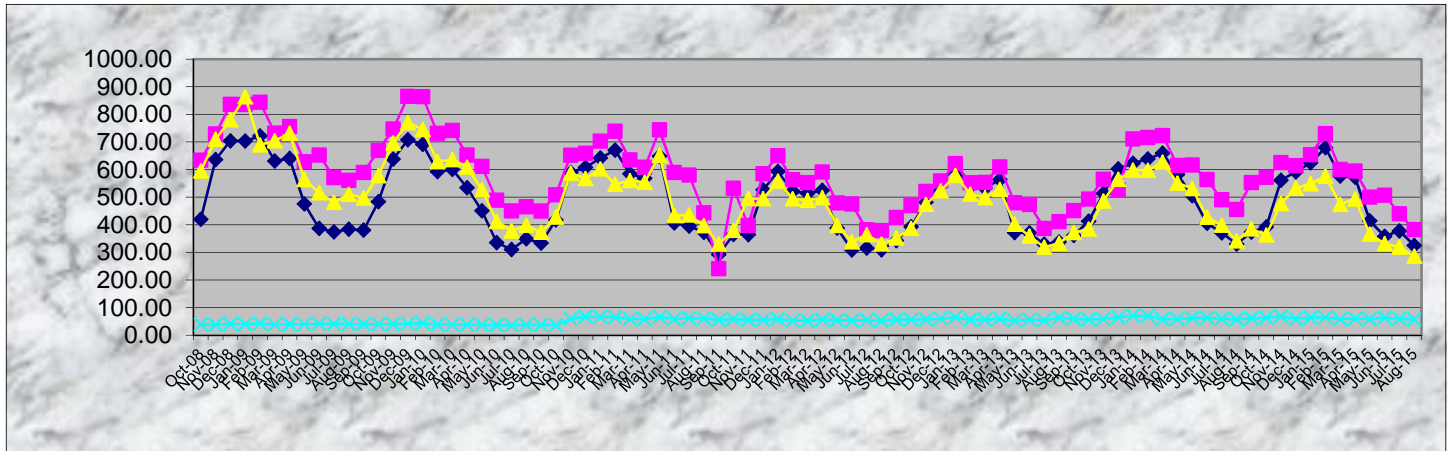


Westbury Condominiums Association, Inc.

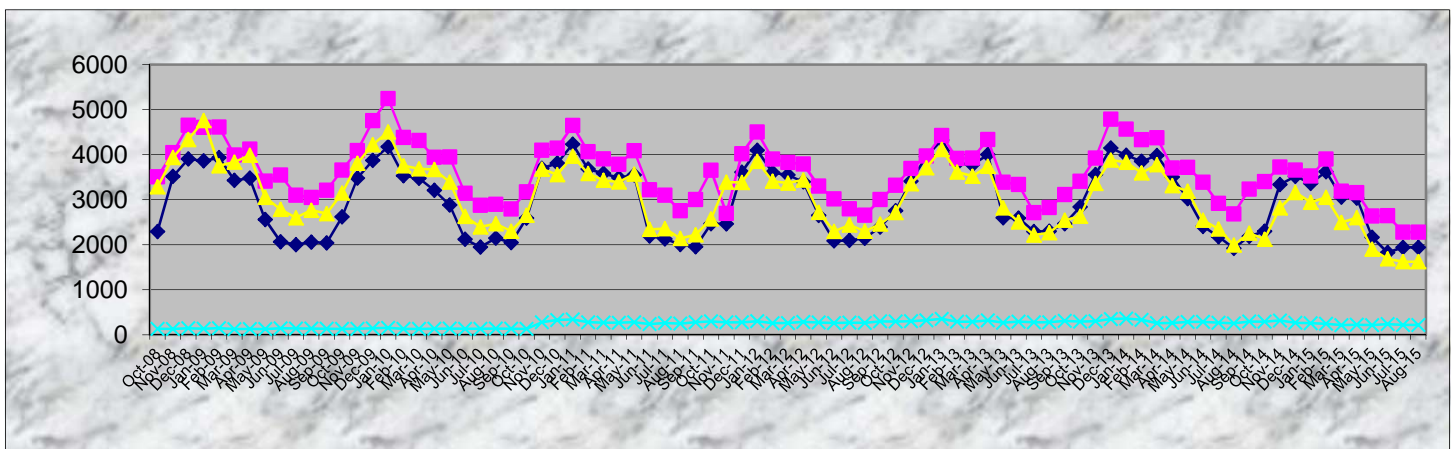
Electricity Analysis

August 31, 2015

Cost Data



Usage Data



Year To Date Consumption

	<u>8/31/2015</u>	<u>8/31/2014</u>	<u>8/31/2013</u>
20 Outlook Avenue	30,102	35,393	35,806
30 Outlook Avenue	34,381	41,795	39,834
869 Farmington Ave.	26,024	34,459	34,572
Garages	2,702	3,253	3,286
	<u>93,209</u>	<u>114,900</u>	<u>113,498</u>

Year To Date Cost *

	<u>8/31/2015</u>	<u>8/31/2014</u>	<u>8/31/2013</u>
20 Outlook Avenue	\$ 5,471.84	\$ 5,642.08	\$ 5,081.83
30 Outlook Avenue	\$ 6,217.61	\$ 6,474.25	\$ 5,634.65
869 Farmington Ave.	\$ 4,766.76	\$ 5,507.08	\$ 4,912.91
Garages	\$ 675.09	\$ 678.72	\$ 633.60
	<u>\$ 17,131.30</u>	<u>\$ 18,302.13</u>	<u>\$ 16,262.99</u>

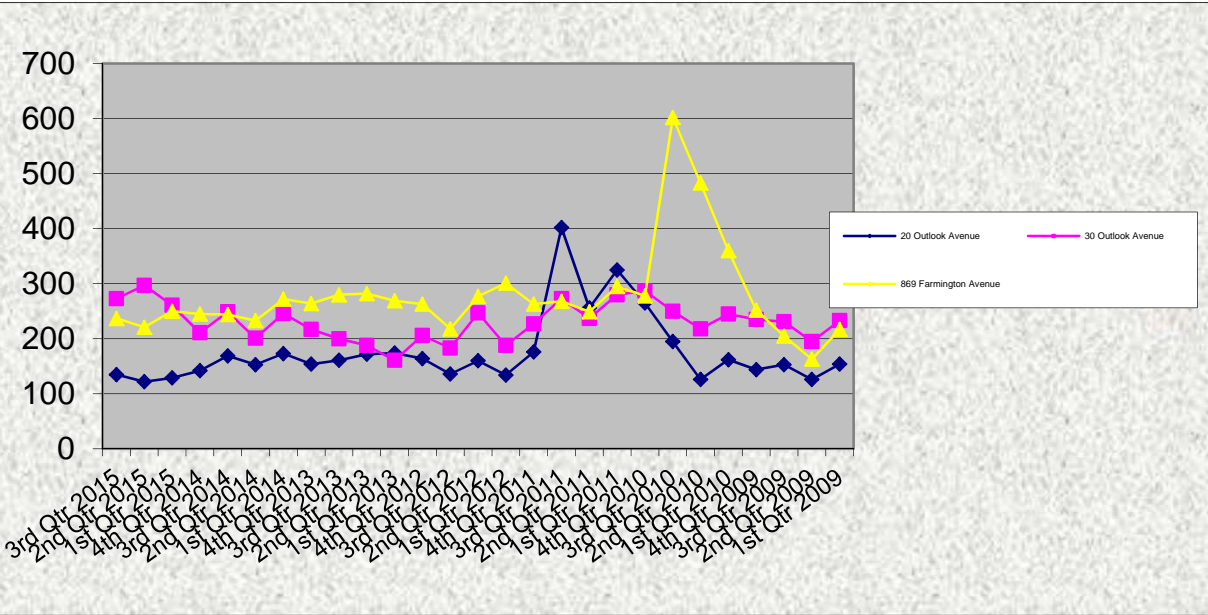
* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

Westbury Condominiums Association, Inc.

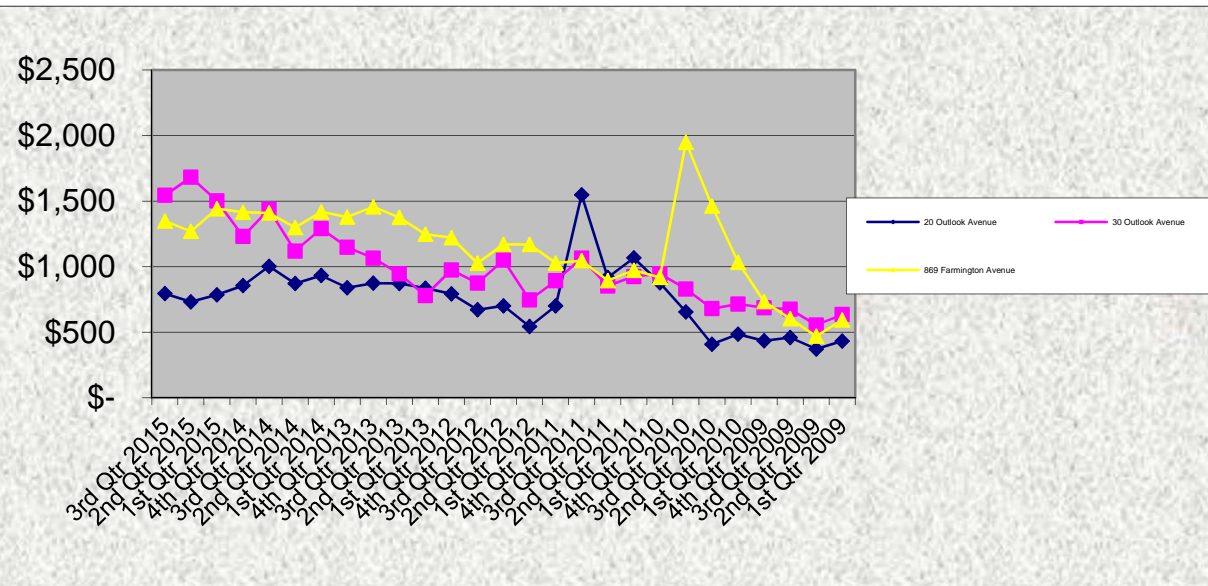
Water Consumption Analysis

Third Quarter 2015 (With Prior Year Data)

Consumption Analysis



Cost Analysis



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

	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	135	122	129	161	169	153	173
Bldg. 30	0	273	297	261	200	249	201	246
Bldg. 869	0	237	221	250	280	244	236	272
	0	645	640	640	641	662	590	691
	<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	\$ -	\$ 794.55	\$ 731.92	\$ 785.34	\$ 855.93	\$ 1,002.54	\$ 871.67	\$ 932.57
Bldg. 30	\$ -	\$ 1,543.89	\$ 1,682.17	\$ 1,502.10	\$ 1,230.60	\$ 1,436.94	\$ 1,118.53	\$ 1,290.27
Bldg. 869	\$ -	\$ 1,348.41	\$ 1,269.49	\$ 1,442.37	\$ 1,415.22	\$ 1,409.79	\$ 1,298.51	\$ 1,417.67
Totals	\$ -	\$ 3,686.85	\$ 3,683.58	\$ 3,729.81	\$ 3,501.75	\$ 3,849.27	\$ 3,288.71	\$ 3,640.51

Useage*	2013				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 Condominium Association, Inc.
A/P Aging Summary
As of August 31, 2015

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	0.00	0.00	0.00	0.00	0.00	0.00
Admiral Cleaning, Inc.	0.00	0.00	0.00	0.00	0.00	0.00
Alan R. Comrie	0.00	0.00	0.00	0.00	0.00	0.00
Alan Shechtman	0.00	0.00	0.00	0.00	0.00	0.00
ARC Strategic Solutions	750.00	0.00	0.00	0.00	0.00	750.00
AT&T	0.00	0.00	0.00	0.00	0.00	0.00
B.T. Lindsay & Company	0.00	0.00	0.00	0.00	0.00	0.00
CL&P	0.00	0.00	0.00	0.00	0.00	0.00
Community Association Underwriters	0.00	0.00	0.00	0.00	0.00	0.00
Connecticut Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00
Discount Lighting Outlet	0.00	0.00	0.00	0.00	0.00	0.00
Enhanced Management Services, LLC	0.00	0.00	0.00	0.00	0.00	0.00
Frontier	284.72	0.00	0.00	0.00	0.00	284.72
Hartford Stamp Works, LLC	0.00	0.00	0.00	0.00	0.00	0.00
Imagineers, LLC	4,732.34	1,409.70	0.00	0.00	0.00	6,142.04
JH Property Services, LLC	2,552.40	0.00	0.00	0.00	0.00	2,552.40
Lewis Hosier Locksmith	0.00	0.00	0.00	0.00	0.00	0.00
Marchion & Faucher, Inc.	5,397.26	0.00	0.00	0.00	0.00	5,397.26
Martin Levitz	0.00	0.00	0.00	0.00	0.00	0.00
Marvin Freifeld	0.00	0.00	0.00	0.00	0.00	0.00
Miller Plumbing, LLC	182.85	0.00	0.00	0.00	0.00	182.85
Paine's, Inc.	0.00	0.00	0.00	0.00	0.00	0.00
Perlstein, Sandler & McCracken, LLC	300.00	0.00	0.00	0.00	0.00	300.00
Robert Huhtanen	0.00	0.00	0.00	0.00	0.00	0.00
Rupert Stonewall Brick & Cement	0.00	0.00	0.00	0.00	0.00	0.00
Thelma Houston	0.00	0.00	0.00	0.00	0.00	0.00
Turf Masters, LLC	0.00	0.00	0.00	0.00	0.00	0.00
Wattsaver Lighting Products	0.00	0.00	0.00	0.00	0.00	0.00
West Side Landscaping, LLC	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	14,199.57	1,409.70	0.00	0.00	0.00	15,609.27

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

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

Type	Date	N 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
Bill	03/30/15	Imagineers, LLC	Imagineers - Inv. #MGMT0104206 - Monthly Management	2000	1,089.82	7,628.62
Bill	05/30/15	Imagineers, LLC	Inv. #MGMT0104650 - Management Fee Monthly	2000	1,089.82	8,718.44
Bill	06/30/15	Imagineers, LLC	Inv. #MGMT0104859 - Monthly	2000	1,089.70	9,808.14
Bill	07/15/15	Imagineers, LLC	Inv. #MGMT0104859 - Monthly	2000	1,089.70	10,897.84
Bill	08/31/15	Imagineers, LLC	Inv. #MGMT0105067 - Monthly Management Fee	2000	1,089.70	11,987.54
Total 07130 — Property Manager Fees					<u>11,987.54</u>	<u>11,987.54</u>
Total 07000 — Administrative Expenses					<u>11,987.54</u>	<u>11,987.54</u>
TOTAL					<u>11,987.54</u>	<u>11,987.54</u>

Type	Date	N Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07140 — Audit Fees						
General	10/17/14		To Accrue Oct. 2014 portion of Annual Audit Fees	3150	400.00	400.00
General	11/14/14		To Accrue November 2014 Audit Fees	3150	400.00	800.00
General	12/31/14		To Accrue December 2014 Pro-Rata Share of Audit Fees	3150	400.00	1,200.00
General	01/31/15		To Accrue January 2015 Audit Fees	3150	400.00	1,600.00
General	02/28/15		To Accrue February 2015 Audit Fees	3150	400.00	2,000.00
General	03/31/15		To Accrue March 2015 Audit Fees	3150	400.00	2,400.00
General	04/30/15		To Accrue April 2015 Portion of Audit Fees	3150	400.00	2,800.00
General	05/15/15		To Accrue May 2015 Audit Fees	3150	400.00	3,200.00
General	06/30/15		To Record Audit Fees for June 2015	3150	400.00	3,600.00
General	07/16/15		To Accrue for July Portion of Annual Audit fee	3150	400.00	4,000.00
General	08/31/15		To Accrue August 2015 Audit Fees	3150	400.00	4,400.00
Total 07140 — Audit Fees					<u>4,400.00</u>	<u>4,400.00</u>
Total 07000 — Administrative Expenses					<u>4,400.00</u>	<u>4,400.00</u>
TOTAL					<u>4,400.00</u>	<u>4,400.00</u>

Type	Date	N 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	10/17/14		To Accrue October 2014 Insurance Expense	1470	2,812.00	14,027.00
General	10/17/14		To Record As Prepaid the down payment on the 2014-15 Insurance Policy	1470	-11,215.00	2,812.00
General	11/01/14		To Expense October 2014 Prepaid Portion	1470	85.00	2,897.00
Bill	11/02/14	Community Association Underwriters	CAU Policy #CAU218903-1st Reg Payment on 2014-2015 Policy - A/C 24994	2000	2,812.00	5,709.00
General	11/30/14		To Expense November 2014 Portion Of Insurance Exp - Fidelity Bond	1470	85.00	5,794.00

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through August 2015

Type	Date	N Name	Memo	Split	Amount	Balance
General	12/31/14		To Expense December 2014 Portion of Prepaid Insurance	1470	2,812.00	8,606.00
General	12/31/14		To Expense December 2014 Portion of Insurance - Fidelity Bond	1470	85.00	8,691.00
General	01/31/15		To Expense January 2015 Insurance Policy & Fidelity Bond	-SPLI	2,812.00	11,503.00
General	01/31/15		To Expense January 2015 Insurance Policy & Fidelity Bond	07280	85.00	11,588.00
General	02/28/15		To Expense February 2015 Portion of Prepaid Insurance	1470	2,812.00	14,400.00
General	02/28/15		To Expense February 2015 Portion of Fidelity Bond	1470	85.00	14,485.00
General	03/31/15		To Expense March 2015 Insurance and Additional Fidelity	-SPLI	2,812.00	17,297.00
General	03/31/15		To Expense March 2015 Insurance and Additional Fidelity	07280	85.00	17,382.00
General	04/30/15		To Expense April 2015 Portion of Prepaid Insurance - CAU	-SPLI	2,812.00	20,194.00
General	04/30/15		To Expense April 2015 Portion of Prepaid Insurance - CAU	07280	85.00	20,279.00
General	05/15/15		To Expense May 2015 CAU	-SPLI	2,812.00	23,091.00
General	05/15/15		To Expense May 2015 Extra Bond Cost	07280	85.00	23,176.00
General	06/30/15		To Record June 2015 Portion of Insurance Expense	1470	2,812.00	25,988.00
General	06/30/15		To Record Extra Fidelity Bond Cost - June 2015	1470	85.00	26,073.00
General	07/16/15		To Expense July 2015 Insurance Expense	-SPLI	2,812.00	28,885.00
General	07/16/15		To Expense July 2015 Insurance - Extra Fidelity Bond Premium	07280	85.00	28,970.00
General	08/31/15		To Expense August 2015 Portion of Insurance - CAU	-SPLI	2,812.00	31,782.00
General	08/31/15		August Fidelity Bond	07280	85.00	31,867.00
Total 07280 — Insurance					<u>31,867.00</u>	<u>31,867.00</u>
Total 07000 — Administrative Expenses					<u>31,867.00</u>	<u>31,867.00</u>
TOTAL					<u>31,867.00</u>	<u>31,867.00</u>

Type	Date	N Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07308 — Corporate Taxes						
General	10/17/14		To Accrue Oct. 2014 portion of Estimated Annual Corporate Tax Liability	2155	500.00	500.00
General	11/14/14		To Accrue November 2014 Corporate Taxes	2155	500.00	1,000.00
General	12/31/14		To Record December 2014 Portion of Annual Tax Obligation	2155	500.00	1,500.00
General	01/31/15		To Accrue for January 2015 Portion of Corporate Taxes	2155	500.00	2,000.00
General	02/28/15		To Accrue February 2015 Portion of Corporate Taxes	2155	500.00	2,500.00
General	03/31/15		To Accrue March 2015 Corporate Taxes	2155	500.00	3,000.00
General	04/30/15		To Accrue April 2015 Prtion of Estimated Corporate Tax Liability	2155	500.00	3,500.00
General	05/15/15		To Expense May 2015 Portion of Corp Tax Accrual	2155	200.00	3,700.00
General	06/30/15		To Record June 2015 portion of Corporate Taxes	2155	200.00	3,900.00
General	07/16/15		To Accrue for July 2015 Corporate Taxes	2155	200.00	4,100.00
General	08/31/15		Income Taxes - Accrual for August 2015	2155	200.00	4,300.00
Total 07308 — Corporate Taxes					<u>4,300.00</u>	<u>4,300.00</u>
Total 07000 — Administrative Expenses					<u>4,300.00</u>	<u>4,300.00</u>
TOTAL					<u>4,300.00</u>	<u>4,300.00</u>

Type	Date	N 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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through August 2015

Type	Date	N Name	Memo	Split	Amount	Balance	
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	N 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	
Bill	08/27/15	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - Newsletter 7-26-15	2000	27.17	101.19	
Total 07310 — Printing & Copying						<u>101.19</u>	<u>101.19</u>
Total 07000 — Administrative Expenses						<u>101.19</u>	<u>101.19</u>
TOTAL						<u>101.19</u>	<u>101.19</u>

Type	Date	N Name	Memo	Split	Amount	Balance	
07000 — Administrative Expenses							
07890 — Misc G&A							
General	03/11/15		Bank Service Charge	1017	15.00	15.00	
Bill	05/19/15	Gutkin Enterprises, LLC	Invoice #49554- Nametags	2000	23.02	38.02	
General	05/26/15		McBee Order - Check Stock, Deposit Forms and Pens	1470	513.28	551.30	
Bill	07/11/15	Town of West Hartford	Town of West Hartford - Occupancy - Permit #005130	2000	205.00	756.30	
Bill	07/20/15	ARC Strategic Solutions	ARC SS - Reimburse Inv. #49954 First Place Labels	2000	12.71	769.01	
Bill	08/31/15	Gutkin Enterprises, LLC	Invoice #50830- Nametags	2000	23.02	792.03	
Total 07890 — Misc G&A						<u>792.03</u>	<u>792.03</u>
Total 07000 — Administrative Expenses						<u>792.03</u>	<u>792.03</u>
TOTAL						<u>792.03</u>	<u>792.03</u>

Type	Date	N Name	Memo	Split	Amount	Balance	
07000 — Administrative Expenses							
07895 — Monthly Security Monitoring							
General	12/31/14		December Portion Of Stanly Monitoring Invoice	1470	13.21	13.21	
General	01/31/15		Amortization of Multi-Month Invoice - Stanley	1470	13.38	26.59	
General	02/28/15		Monitoring Fee - Fire System - Stanley Convergent	1470	26.59	53.18	
Bill	03/30/15	Stanley Convergent Security Solution	Stanley Monitoring - Inv. 12238426 - Monitoring 5/1 - 5/31	2000	26.59	79.77	
General	04/30/15		To Expense April 2015 Security Monitoring - Stanley Convergence	1470	26.59	106.36	
Bill	05/16/15	Stanley Convergent Security Solution	Stanley Monitoring - Inv. 12238426 - Monitoring 6/1 - 6/30	2000	26.59	132.95	
Bill	06/16/15	Stanley Convergent Security Solution	Stanley Monitoring - Inv. 12490929 - Monitoring 7/1 - 7/30	2000	26.59	159.54	
Bill	07/11/15	Stanley Convergent Security Solution	Stanley Monitoring - Inv. 12582447 - Monitoring 8/1 - 8/31	2000	26.59	186.13	
Bill	08/27/15	Stanley Convergent Security Solution	Stanley Monitoring - Inv. 12676808 - Monitoring 9/1 - 9/30	2000	26.59	212.72	
Total 07895 — Monthly Security Monitoring						<u>212.72</u>	<u>212.72</u>
Total 07000 — Administrative Expenses						<u>212.72</u>	<u>212.72</u>
TOTAL						<u>212.72</u>	<u>212.72</u>

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through August 2015

Type	Date	N Name	Memo	Split	Amount	Balance
Type	Date	N 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
Bill	03/02/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	5,250.00
Bill	04/21/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	6,125.00
Bill	05/17/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	7,000.00
Bill	06/11/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	7,875.00
Bill	07/20/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	8,750.00
Bill	08/27/15	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	9,625.00
Bill	08/31/15	ARC Strategic Solutions	ARC SS - Audit Work and Misc	2000	750.00	10,375.00
Total 7011 — Bookkeeping Fees					10,375.00	10,375.00
Total 07000 — Administrative Expenses					10,375.00	10,375.00
TOTAL					10,375.00	10,375.00

Type	Date	N 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
Bill	04/30/15	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #1177-00000T 55622 - Smoking Issue	2000	210.00	690.00
Bill	06/16/15	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #1177-00000T 55868 - Review Agreement Between Association and Interior	2000	270.00	960.00
Bill	07/20/15	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #1177-00000T Election of Officers/Limit on Leasing of Units	2000	330.00	1,290.00
Bill	08/27/15	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #1177-00000T Restrictions on Leasing Memo to Board	2000	90.00	1,380.00
Bill	08/31/15	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #1177-00000T West Side Contract term Issue/Sales Tax Investor Owned	2000	300.00	1,680.00
Total 7012 — Legal					1,680.00	1,680.00
Total 07000 — Administrative Expenses					1,680.00	1,680.00
TOTAL					1,680.00	1,680.00

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2014 through August 2015

Type	Date	N Name	Memo	Split	Amount	Balance
Bill	03/05/15	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	731.92	8,126.33
Bill	03/05/15	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,682.17	9,808.50
General	03/06/15		To Record as Prepaid the Quarterly MDC Invoice	1470	-3,683.58	6,124.92
General	03/31/15		To Expense March 2015 Portion of Quarterly MDC Invoice	1470	1,227.86	7,352.78
General	04/30/15		To Expense April 2015 Portion of Quarterly MDC Invoice	1470	1,227.86	8,580.64
General	05/15/15		To Expense May 2015 Portion of Quarterly MDC Invoice	1470	1,227.86	9,808.50
Bill	06/16/15	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,348.41	11,156.91
Bill	06/16/15	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	794.55	11,951.46
Bill	06/16/15	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,543.89	13,495.35
General	06/30/15		To Record July and August Portion of Qtrly. Otis Elevator Inv. as Prepaid	1470	-2,457.90	11,037.45
General	07/16/15		To Expense July portion of MDC Qtrly Invoice	1470	1,228.95	12,266.40
General	08/31/15		To Expense August 2015 Portion of MDC Qtrly Invoice	1470	1,228.95	13,495.35
Total 08010 — Water & Sewer						
					13,495.35	13,495.35
Total 08000 — Utilities						
					13,495.35	13,495.35
TOTAL					13,495.35	13,495.35

Type	Date	N Name	Memo	Split	Amount	Balance
08000 — Utilities						
08020 — Electricity						
General	10/28/14		Electric Accrual for 2014 - 15	3150	1,563.00	1,563.00
General	10/28/14		CL&P Expense for last month of Fiscal Year - Reverse Standing Accrual	3150	-1,390.23	172.77
Bill	10/31/14	CL&P	CL&P - 30 Outlook Avenue	2000	571.84	744.61
Bill	10/31/14	CL&P	CL&P - 869 Farmington Avenue	2000	363.00	1,107.61
Bill	10/31/14	CL&P	CL&P - 20 Outlook Avenue	2000	391.80	1,499.41
Bill	10/31/14	CL&P	CL&P - 869 Farm Garages	2000	63.59	1,563.00
Bill	11/26/14	CL&P	CL&P - 30 Outlook Avenue	2000	625.16	2,188.16
Bill	11/26/14	CL&P	CL&P - 869 Farmington Avenue	2000	476.66	2,664.82
Bill	11/26/14	CL&P	CL&P - 20 Outlook Avenue	2000	561.54	3,226.36
Bill	11/26/14	CL&P	CL&P - 869 Farm Garages	2000	68.00	3,294.36
Bill	12/29/14	CL&P	CL&P - 30 Outlook Avenue	2000	613.86	3,908.22
Bill	12/29/14	CL&P	CL&P - 869 Farmington Avenue	2000	532.75	4,440.97
Bill	12/29/14	CL&P	CL&P - 20 Outlook Avenue	2000	591.47	5,032.44
Bill	12/29/14	CL&P	CL&P - 869 Farm Garages	2000	59.49	5,091.93
Bill	01/30/15	CL&P	CL&P - 30 Outlook Avenue	2000	653.64	5,745.57
Bill	01/30/15	CL&P	CL&P - 869 Farmington Avenue	2000	548.79	6,294.36
Bill	01/30/15	CL&P	CL&P - 20 Outlook Avenue	2000	624.41	6,918.77
Bill	01/30/15	CL&P	CL&P - 869 Farm Garages	2000	64.06	6,982.83
Bill	02/20/15	Eversource	869 Farmington Avenue 3052	2000	575.60	7,558.43
Bill	02/20/15	Eversource	20 Outlook Avenue - 3621	2000	679.32	8,237.75
Bill	02/20/15	Eversource	869 Farm Ave Garages 245	2000	63.92	8,301.67
Bill	02/20/15	Eversource	30 Outlook Avenue - 3,900	2000	730.17	9,031.84
Bill	03/24/15	Eversource	869 Farmington Avenue 3052	2000	473.88	9,505.72
Bill	03/24/15	Eversource	20 Outlook Avenue - 3621	2000	576.52	10,082.24
Bill	03/24/15	Eversource	869 Farm Ave Garages 245	2000	58.26	10,140.50

Westbury Condominium Association, Inc.
Transaction Detail by Account
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Type	Date	N Name	Memo	Split	Amount	Balance
Bill	03/24/15	Eversource	30 Outlook Avenue - 3,900	2000	600.02	10,740.52
Bill	04/30/15	Eversource	869 Farmington Avenue 3052	2000	493.20	11,233.72
Bill	04/30/15	Eversource	20 Outlook Avenue - 3621	2000	572.32	11,806.04
Bill	04/30/15	Eversource	869 Farm Ave Garages 245	2000	60.09	11,866.13
Bill	04/30/15	Eversource	30 Outlook Avenue - 3,900	2000	594.56	12,460.69
Bill	05/23/15	Eversource	869 Farmington Avenue - 1,901 kW	2000	365.78	12,826.47
Bill	05/23/15	Eversource	20 Outlook Avenue - 2,165kW	2000	413.91	13,240.38
Bill	05/23/15	Eversource	869 Farm Ave Garages - 214 kW	2000	58.26	13,298.64
Bill	05/23/15	Eversource	30 Outlook Avenue - 2,636 kW	2000	499.77	13,798.41
Bill	06/21/15	Eversource	CL&P - 30 Outlook Avenue - 2,643 useage	2000	507.05	14,305.46
Bill	06/21/15	Eversource	CL&P - 869 Farmington Avenue - 1,687 useage	2000	331.77	14,637.23
Bill	06/21/15	Eversource	CL&P - 20 Outlook Avenue 1,826 useage	2000	357.90	14,995.13
Bill	06/21/15	Eversource	CL&P - 869 Farm Garages - 237 useage	2000	63.05	15,058.18
Bill	07/24/15	Eversource	CL&P - 30 Outlook Avenue - 2,278 useage	2000	439.63	15,497.81
Bill	07/24/15	Eversource	CL&P - 869 Farmington Avenue - 1,624 useage	2000	318.93	15,816.74
Bill	07/24/15	Eversource	CL&P - 20 Outlook Avenue 1,942 useage	2000	377.62	16,194.36
Bill	07/24/15	Eversource	CL&P - 869 Farm Garages - 218 useage	2000	59.48	16,253.84
Bill	08/27/15	Eversource	CL&P - 30 Outlook Avenue - 2,278 useage	2000	381.91	16,635.75
Bill	08/27/15	Eversource	CL&P - 869 Farmington Avenue - 1,624 useage	2000	286.40	16,922.15
Bill	08/27/15	Eversource	CL&P - 20 Outlook Avenue 1,942 useage	2000	325.03	17,247.18
Bill	08/27/15	Eversource	CL&P - 869 Farm Garages - 218 useage	2000	56.89	17,304.07
Total 08020 — Electricity					17,304.07	17,304.07
Total 08000 — Utilities					17,304.07	17,304.07
TOTAL					17,304.07	17,304.07

Type	Date	N 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

Westbury Condominium Association, Inc. Transaction Detail by Account

October 2014 through August 2015

Type	Date	N Name	Memo	Split	Amount	Balance
Bill	03/24/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702	2000	1,006.04	23,543.91
Bill	03/24/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756	2000	2,123.13	25,667.04
Bill	04/30/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433	2000	1,746.83	27,413.87
Bill	04/30/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702	2000	804.50	28,218.37
Bill	04/30/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756	2000	1,751.83	29,970.20
Bill	05/23/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 1356 CCF/30 days	2000	781.87	30,752.07
Bill	05/23/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 568 CCF - 30 days	2000	408.57	31,160.64
Bill	05/23/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 1463 CCF - 30 days	2000	832.12	31,992.76
Bill	06/21/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 327 CCF/29 days	2000	323.69	32,316.45
Bill	06/21/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 393 CCF - 29 days	2000	313.61	32,630.06
Bill	06/21/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 390 CCF - 29 days	2000	357.37	32,987.43
Bill	07/20/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 321 CCF/33 days	2000	297.14	33,284.57
Bill	07/20/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 284 CCF - 33 days	2000	242.94	33,527.51
Bill	07/20/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 429 CCF - 33 days	2000	340.78	33,868.29
Bill	08/27/15	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 321 CCF/33 days	2000	130.75	33,999.04
Bill	08/27/15	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 284 CCF - 33 days	2000	220.38	34,219.42
Bill	08/27/15	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 429 CCF - 33 days	2000	317.44	34,536.86
Total 08030 — Gas					<u>34,536.86</u>	<u>34,536.86</u>
Total 08000 — Utilities					<u>34,536.86</u>	<u>34,536.86</u>
TOTAL					<u>34,536.86</u>	<u>34,536.86</u>

Type	Date	N 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
Bill	12/05/14	Frontier	Frontier - Account 8602334865-122898-5	2000	337.36	482.20
Bill	12/05/14	Frontier	Frontier - Account 860-233-4865 691	2000	95.74	577.94
Bill	12/13/14	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	325.20	903.14
Bill	12/29/14	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	143.95	1,047.09
General	12/31/14		AT&T - Frontier Issue - Void Checks	1470	-337.36	709.73
General	12/31/14		AT&T - Frontier Issue - Void Checks	1470	-95.74	613.99
General	12/31/14		AT&T - Frontier Issue - Void Checks	1470	-143.95	470.04
Bill	01/31/15	ARC Strategic Solutions	ARC SS - Reimburse - Frontier Invoice	2000	339.21	809.25
Bill	02/28/15	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	287.88	1,097.13
Bill	03/30/15	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	264.27	1,361.40
Bill	04/30/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	280.69	1,642.09
Bill	05/30/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	280.69	1,922.78
Bill	06/30/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	289.34	2,212.12
Bill	07/26/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	289.84	2,501.96
Bill	08/31/15	Frontier	Frontier - Account 860-233-2031-051914-5	2000	284.72	2,786.68
Total 08050 — Telephone					<u>2,786.68</u>	<u>2,786.68</u>
Total 08000 — Utilities					<u>2,786.68</u>	<u>2,786.68</u>
TOTAL					<u>2,786.68</u>	<u>2,786.68</u>

Westbury Condominium Association, Inc.
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Type	Date	N 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
Bill	08/31/15	CVG Window Cleaning	CVG Window Cleaning Inv. #1815 - Annual Window Cleaning 20,30 & 869	2000	3,234.10	4,244.43
Bill	08/31/15	Marchion & Faucher, Inc.	Marchion & Faucher - Invoice #8252 - Removal of two trees by Building #30 and Entrance - G	2000	5,397.26	9,641.69
Total 08551 — Cap Improvements - Operating					<u>9,641.69</u>	<u>9,641.69</u>
Total 08550 — Capital Improvements					<u>9,641.69</u>	<u>9,641.69</u>
TOTAL					<u>9,641.69</u>	<u>9,641.69</u>

Type	Date	N Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09020 — Maintenance Worker - Imagineers						
General	10/02/14		Reissue of Destroyed Check to Imagineers, LLC Per Copy of Destroyed Check	1470	-1,378.73	-1,378.73
Bill	10/03/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207765 - Luis Hrs P/E 9/16	2000	1,378.73	0.00
Bill	10/22/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208364 - Luis Hrs P/E 10/14	2000	1,511.04	1,511.04
Bill	10/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN010208622 - Luis Hrs. P/E 10/28	2000	1,838.33	3,349.37
Bill	11/26/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208942 - Luis Hrs PE 11/11	2000	1,796.53	5,145.90
Bill	11/30/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209308 - Luis Colon Hrs P/E 11/25	2000	1,531.92	6,677.82
Bill	12/23/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209613 - Luis Colon Hrs P/E 12/9	2000	1,281.24	7,959.06
Bill	12/31/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209797 - Luis Colons Time PE 12/23/14	2000	1,559.77	9,518.83
Bill	01/22/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210183 Luis Colon Hrs PE 1/6/15 - 41 hrs	2000	1,141.98	10,660.81
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210757 - Luis Hrs PE 2/3/15 - 50 Hrs.	2000	1,392.65	12,053.46
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210813 - Luis Hrs PE 1/20/15 - 62.5 Hrs.	2000	1,740.82	13,794.28
Bill	02/28/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211493 - Luis Hrs PE 3/3/15 - 54 Hrs.	2000	1,504.07	15,298.35
Bill	02/28/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211017 - Luis Hrs PE 2/17/15 - 63 Hrs.	2000	1,754.74	17,053.09
Bill	03/24/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211821 - Luis Colon Hrs P/E 3/17	2000	891.30	17,944.39
Bill	03/24/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211878 - Peter Rand Hrs P/E 3/17	2000	1,216.64	19,161.03
Bill	03/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0211988 - Tyson Karhu hrs. - 1.5 @ \$52 per hr	2000	82.95	19,243.98
Bill	03/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN02119826 - Joe Fazzino 2 hrs. @ \$104 per hour	2000	110.60	19,354.58
Bill	03/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0212257 - Luis Colon 67.5 hrs plus 2.5 OT	2000	1,984.56	21,339.14
Bill	04/30/15	Imagineers, LLC	Inv. #MAIN0212913 - Luis Time P/E 4/28	2000	1,699.04	23,038.18
Bill	04/30/15	Imagineers, LLC	Inv. #MAIN0212522 - Luis Colon's Time P/E 4/14/15	2000	1,712.97	24,751.15
General	05/15/15		To Reclass Imagineers Invoice from Prepaid - Inv. MAIN0213226 Luis Colon Time P/E 5/12	1470	1,601.56	26,352.71
Bill	05/30/15	Imagineers, LLC	Inv. #MAIN0213375 - Luis Colon Hrs - P/E 5/26 = 39.5 hrs @ \$26.19 per hr	2000	1,100.20	27,452.91
Bill	06/30/15	Imagineers, LLC	Imagineers, LLC - MAIN0213873 - Luis Time P/E 6/9 58.0 hrs	2000	1,615.48	29,068.39
Bill	06/30/15	Imagineers, LLC	Inv. #MAIN0214348 - Luis' Time P/E 6/23	2000	1,559.77	30,628.16
General	06/30/15		To Record Estimated Maintenance Cost for Last Week in June P/E 6/30	3150	1,253.39	31,881.55
General	07/17/15		Reverse June last week estimated	3150	-1,253.39	30,628.16
Bill	07/30/15	Imagineers, LLC	Inv. #MAIN0215427 - Luis Hrs P/E 8/4 63 hrs	2000	1,754.74	32,382.90
Bill	07/30/15	Imagineers, LLC	Inv. #MAIN0214985 - Luis Hrs P/E 7/21 - 63 hrs	2000	1,754.74	34,137.64
Bill	07/31/15	Imagineers, LLC	Inv. #MAIN0214854 - Luis Time P/E 7/7 54.5 hrs @ \$26.19	2000	1,518.00	35,655.64
Bill	08/31/15	Imagineers, LLC	Inv. #MAIN0215879 - Luis Time P/E 8/18 64.5 hrs plus 2.5 hrs double time	2000	1,935.80	37,591.44

Westbury Condominium Association, Inc.

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Type	Date	N Name	Memo	Split	Amount	Balance
Bill	08/31/15	Imagineers, LLC	Inv. #MAIN0216107 - Luis Hrs. P/E 9/1 - 59 hrs @ 26.19	2000	1,643.33	39,234.77
Total 09020 — Maintenance Worker - Imagineers					<u>39,234.77</u>	<u>39,234.77</u>
Total 09000 — Maintenance					<u>39,234.77</u>	<u>39,234.77</u>
TOTAL					<u>39,234.77</u>	<u>39,234.77</u>

Type	Date	N Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09030 — Elevator Maintenance						
General	10/17/14		To Expense Oct. 2014 portion of Otis Qtrly Invoice	1470	959.65	959.65
General	11/14/14		To Expense November 2014 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	12/31/14		To Record December 2014 Portion of the Quarterly Otis Elevator Invoice	1470	959.65	5,757.90
General	12/31/14		To Record Quarterly Elevator Invoice As Prepaid	1470	-2,878.95	2,878.95
General	01/31/15		To Expense January 2015 portion of Qtrly Otis Elevator Invoice	1470	959.65	3,838.60
General	02/28/15		To Expense February 2015 Portion of Quarterly OTIS Elevator Fees	1470	959.65	4,798.25
Bill	03/24/15	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z415	2000	2,878.95	7,677.20
General	03/31/15		To Record March 2015 Portion of Otis Elevator Invoice	-SPLI	-2,878.95	4,798.25
General	03/31/15		To Record March 2015 Portion of Otis Elevator Invoice	09030	959.65	5,757.90
General	04/30/15		To Record As Expense April 2015 Portion of Qtrly. Otis Invoice	1470	959.65	6,717.55
General	05/15/15		To Expense May 2015 Portion of Quarterly OTIS Elevator Invoice	1470	959.65	7,677.20
Bill	06/21/15	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z715	2000	2,878.95	10,556.15
General	06/30/15		To Record Qtrly Otis Elevator invoice as prepaid	1470	-2,878.95	7,677.20
General	06/30/15		To Expense June 2015 pertin of Qtrly Otis Elevator Invoice	1470	959.65	8,636.85
General	07/16/15		To Expense July 2015 Portion of Qtrly. Otis Elevator Invoice	1470	959.65	9,596.50
General	08/31/15		To Expense August 2015 Portion of Otis Elevator Qtrly Invoice	1470	959.65	10,556.15
Total 09030 — Elevator Maintenance					<u>10,556.15</u>	<u>10,556.15</u>
Total 09000 — Maintenance					<u>10,556.15</u>	<u>10,556.15</u>
TOTAL					<u>10,556.15</u>	<u>10,556.15</u>

Type	Date	N 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 Knives	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

Westbury Condominium Association, Inc.

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Type	Date	N Name	Memo	Split	Amount	Balance	
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,	12000	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 2L	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/	2000	92.15	1,849.14	
Bill	12/29/14	L&M Sealing Company	L&M Sealing Company - Crack Repair Parking Lot Inv #11335	2000	531.75	2,380.89	
Bill	12/29/14	John Boyle Company	John Boyle Company - Inv. #430157 - Red Rosin Paper	2000	9.95	2,390.84	
Bill	12/29/14	John Boyle Company	John Boyle Company - Inv. #430156 - Ceiling - White	2000	277.64	2,668.48	
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-9.95	2,658.53	
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-277.64	2,380.89	
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-192.54	2,188.35	
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-357.44	1,830.91	
Bill	01/20/15	Mrs. Josephine Magnan	Magnan Reimbursement - Miller Plumbing - Clean Line MSL to Junction	2000	125.00	1,955.91	
Bill	01/30/15	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #128 3 Primus Keys	2000	31.91	1,987.82	
Bill	01/30/15	Lois Menold	Lois Menold - First Place USA - 304 Klawans Nametag	2000	7.55	1,995.37	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210445 - Reimburse Home Depot Chloride Pellets Bucket, Bleach	2000	52.20	2,047.57	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210258 - Reimburse Home Depot - Door Stop, Screws, Chloride Pel	2000	69.93	2,117.50	
Bill	01/31/15	Imagineers, LLC	Imagineers - Inv. #MAIN0210567 - Reimburse Home Depot Shovel, Ice Melt & Chloride Pellet	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 lb 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- Hhome Depot Garage Door Rollers/Lubrican	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-	2000	367.12	3,471.33	
Bill	06/02/15	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #6-2-15 - 2 Primus Entry Keys	2000	21.27	3,492.60	
Bill	06/11/15	Imagineers, LLC	Inv. #MAIN0213578 - Reimbursement Home Depot 6" Hidden Hanger and Starter Fertilizer	2000	34.76	3,527.36	
Bill	07/11/15	Imagineers, LLC	Inv. #MAIN0213638 - Reimburse Lowes Top Soil, Home Depot Plastic Chain	2000	23.39	3,550.75	
Bill	07/31/15	Imagineers, LLC	Inv. #MAIN0214629 - Reimbursement - Home Depot Spray Paint,Tape, Cleaner	2000	119.05	3,669.80	
Bill	07/31/15	Imagineers, LLC	Inv. #MAIN0214823 - Reimbursement - Flex Spout, Flex White, 14 pc Drill Bit	2000	47.79	3,717.59	
Bill	08/27/15	Paine's, Inc.	Paines - Invoice #2740815 - 2 Yd Container on call and Dump	2000	39.76	3,757.35	
Bill	08/31/15	Imagineers, LLC	Inv. #MAIN0215568 - Reimbursement Home Depot 14W Bulbs- Sears - Filters	2000	35.20	3,792.55	
Bill	08/31/15	Imagineers, LLC	Inv. #MAIN0215642 - Reimbursement - Lowes - Caution Tape, Mur Acid, Accushot Weed	2000	28.31	3,820.86	
Bill	08/31/15	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-155 Cleared Shower Drain from Drum Trap to MSL Junction	2000	182.85	4,003.71	
Total 09110 — General Maintenance & Repair						4,003.71	4,003.71
Total 09000 — Maintenance						4,003.71	4,003.71
TOTAL						4,003.71	4,003.71

Westbury Condominium Association, Inc.

Transaction Detail by Account

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

Type	Date	N Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09150 — HVAC Service						
Bill	10/31/14	Power Fuels Heating & Cooling Com	Power Fuels Heating & Cooling - Inv. #224837 - #20 Reprogram Heat Timer/Circ. Pump Leak	2000	1,470.30	1,470.30
General	11/13/14		To Put Prior 10/01/14 Balance Against P/Y as Per Other Accr Exp Detail	3150	-260.56	1,209.74
Bill	01/31/15	B.T. Lindsay & Company	B.T. Lindsay - Invoice #056159 - Bldg #869 - No Heat, Boiler not working, Adj. Heat Timer anc	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 Ref	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 Weathe	2000	127.62	3,217.63
Bill	05/13/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #240647 - 869/304 - Repl. Dual Start Cap, 20/305 INstall New Condensor f	2000	1,225.85	4,443.48
Bill	07/20/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #242300 Blower Motor and 2.5 hrs labor 869-106	2000	1,175.11	5,618.59
Bill	07/20/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #242032 Solderless Connect. & Combo Motor Cap. 30-107	2000	264.62	5,883.21
Bill	07/20/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #242176 - 3 Hrs Labor & 30 Amp Contactor 869-304	2000	553.02	6,436.23
Bill	07/20/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. 242288 - 2 Hours Labor 869-108 Needs New Blower Mtr	2000	265.87	6,702.10
Bill	08/31/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #241766 - Dual Capictor	2000	340.32	7,042.42
Bill	08/31/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #241770 - Dual Capictor	2000	156.33	7,198.75
Bill	08/31/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #241771 - Dual Capictor	2000	104.22	7,302.97
Bill	08/31/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #241775 - Dual Capictor	2000	312.67	7,615.64
Bill	08/31/15	Power Fuels Heating & Cooling Com	Power Fuels - Inv. #242657 - Dual Capictor	2000	672.67	8,288.31
Total 09150 — HVAC Service					<u>8,288.31</u>	<u>8,288.31</u>
Total 09000 — Maintenance					<u>8,288.31</u>	<u>8,288.31</u>
TOTAL					<u>8,288.31</u>	<u>8,288.31</u>

Type	Date	N 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	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

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	N Name	Memo	Split	Amount	Balance	
Bill	02/05/15	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #2-5-15-R- Snow Relocation Services	2000	1,329.37	7,487.71	
Bill	03/31/15	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3367 - Monthly	2000	1,400.00	8,887.71	
Bill	03/31/15	West Side Landscaping, LLC	West Side Landscaping Inv. #3367 - 5 hours of Bobcat Work	2000	664.69	9,552.40	
Bill	04/01/15	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3507 - Monthly	2000	1,400.00	10,952.40	
Bill	04/30/15	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3517 - Monthly	2000	1,400.00	12,352.40	
Bill	05/13/15	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3517 - Monthly	2000	1,400.00	13,752.40	
Bill	06/16/15	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3548 - Monthly	2000	1,400.00	15,152.40	
General	07/16/15		VOID: To Accrue July 2015 West Side Landscaping Monthly	3150	0.00	15,152.40	
Bill	08/31/15	West Side Landscaping, LLC	West Side Landscaping, LLC - Final Payment	2000	5,025.00	20,177.40	
Bill	08/31/15	JH Property Services, LLC	August Amount Due with Tax As Per Contract	2000	2,552.40	22,729.80	
Total Lawn Maint. & Landscaping						<u>22,729.80</u>	<u>22,729.80</u>
Total 09600 — Contract Services						<u>22,729.80</u>	<u>22,729.80</u>
TOTAL						<u>22,729.80</u>	<u>22,729.80</u>

Type	Date	N Name	Memo	Split	Amount	Balance	
09600 — Contract Services							
Pest Control							
Bill	05/23/15	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #15-900790 Monthly	2000	159.53	159.53	
Bill	06/21/15	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #15-627938 Monthly	2000	159.53	319.06	
Bill	07/20/15	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #15-403982 Monthly	2000	159.53	478.59	
Bill	08/27/15	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #15-606226 Monthly	2000	159.53	638.12	
Total Pest Control						<u>638.12</u>	<u>638.12</u>
Total 09600 — Contract Services						<u>638.12</u>	<u>638.12</u>
TOTAL						<u>638.12</u>	<u>638.12</u>

Type	Date	N 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	
General	05/13/15		To Expense 8/12 of the Annual Payment to Turf Masters	1470	889.51	1,449.98	
General	08/31/15		To Expense remainder of TurfMasters Contract - FY 2015..Total \$1,334.27	1470	444.76	1,894.74	
Total 09611 — Fertilization						<u>1,894.74</u>	<u>1,894.74</u>
Total 09600 — Contract Services						<u>1,894.74</u>	<u>1,894.74</u>
TOTAL						<u>1,894.74</u>	<u>1,894.74</u>

Type	Date	N 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
Bill	05/19/15	Joyce Falkin	Joyce Falkin - Reimbursement - Nametags - Invoice #49554 First Place USA - Vendor	2000	23.02	211.26
Bill	06/04/15	Joyce Falkin	Joyce Falkin - Reimbursement - Plantings	2000	99.22	310.48
General	06/30/15		Estimated Cost - Imagineers, LLC Mulch and Other Work	3150	4,000.00	4,310.48

Westbury Condominium Association, Inc.
Transaction Detail by Account
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Type	Date	N Name	Memo	Split	Amount	Balance
	General 08/31/15		Reverse Estimated Cost for Mulch - Paid to West Side in Lawn & Landscape	3150	-4,000.00	310.48
Total 09612 — Grounds Improvements					<u>310.48</u>	<u>310.48</u>
Total 09600 — Contract Services					<u>310.48</u>	<u>310.48</u>
TOTAL					<u>310.48</u>	<u>310.48</u>

Type	Date	N Name	Memo	Split	Amount	Balance
09900 — Reserve Transfers						
09990 — Operating to Reserves						
	General 10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	8,625.00	8,625.00
	General 11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	8,625.00	17,250.00
	General 12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	8,625.00	25,875.00
	General 01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	8,625.00	34,500.00
	General 02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	8,625.00	43,125.00
	General 03/31/15		To Record Interfund Enty @ March 2015	2162	8,625.00	51,750.00
	General 04/30/15		Reclass Entry for April 2015 Reserve Transfer from Operating	09900	8,625.00	60,375.00
	General 05/15/15		To Record May 2015 Reserve Fund Standard Transfer Entry	2162	8,625.00	69,000.00
	General 06/30/15		To Record Monthly Operating to Reserve Transfers	2162	8,625.00	77,625.00
	General 07/16/15		To Record the Monthly Reserve Transfers from Operating Per Budget	2162	8,625.00	86,250.00
	General 08/31/15		To record Monthly Due To/From Between Operating and Reserves	2162	8,625.00	94,875.00
Total 09990 — Operating to Reserves					<u>94,875.00</u>	<u>94,875.00</u>
Total 09900 — Reserve Transfers					<u>94,875.00</u>	<u>94,875.00</u>
TOTAL					<u>94,875.00</u>	<u>94,875.00</u>

Type	Date	N Name	Memo	Split	Amount	Balance
09900 — Reserve Transfers						
09991 — Roof/HVAC Reserve Transfer						
	General 10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	2,990.00	2,990.00
	General 11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	2,990.00	5,980.00
	General 12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	2,990.00	8,970.00
	General 01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	2,990.00	11,960.00
	General 02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	2,990.00	14,950.00
	General 03/31/15		To Record Interfund Enty @ March 2015	2162	2,990.00	17,940.00
	General 04/30/15		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00	20,930.00
	General 05/15/15		To Record May 2015 Reserve Fund Standard Transfer Entry	2162	2,990.00	23,920.00
	General 06/30/15		To Record Monthly Operating to Reserve Transfers	2162	2,990.00	26,910.00
	General 07/16/15		To Record the Monthly Reserve Transfers from Operating Per Budget	2162	2,990.00	29,900.00
	General 08/31/15		To record Monthly Due To/From Between Operating and Reserves	2162	2,990.00	32,890.00
Total 09991 — Roof/HVAC Reserve Transfer					<u>32,890.00</u>	<u>32,890.00</u>
Total 09900 — Reserve Transfers					<u>32,890.00</u>	<u>32,890.00</u>
TOTAL					<u>32,890.00</u>	<u>32,890.00</u>

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

Westbury Condominium Association, Inc.
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Type	Date	N Name	Memo	Split	Amount	Balance
General	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	8,625.00	8,625.00
General	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	8,625.00	17,250.00
General	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	8,625.00	25,875.00
General	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	8,625.00	34,500.00
General	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	8,625.00	43,125.00
General	03/31/15		To Record Interfund Enty @ March 2015	2162	8,625.00	51,750.00
General	04/30/15		To Record Monthly Due To/From Between Operating and Reserves	2162	8,625.00	60,375.00
General	05/15/15		To Record May 2015 Reserve Fund Standard Transfer Entry	2162	8,625.00	69,000.00
General	06/30/15		To Record Monthly Operating to Reserve Transfers	2162	8,625.00	77,625.00
General	07/16/15		To Record the Monthly Reserve Transfers from Operating Per Budget	2162	8,625.00	86,250.00
General	08/31/15		To record Monthly Due To/From Between Operating and Reserves	2162	8,625.00	94,875.00
Total 06901 — WCA Monthly Contributions					<u>94,875.00</u>	<u>94,875.00</u>
Total 06899 — Reserve Fund Income					<u>94,875.00</u>	<u>94,875.00</u>
TOTAL					<u>94,875.00</u>	<u>94,875.00</u>

Type	Date	N Name	Memo	Split	Amount	Balance
06899 — Reserve Fund Income						
06902 — Interest Income						
General	10/17/14		To Record Oct 2014 Interest Income - Reserve Fund Cash 0633	1080	53.11	53.11
General	11/30/14		Interest Income FNFG - Reserve Account	1080	47.44	100.55
General	12/31/14		To Record FNFB Reserve Cash Interest 0633	1080	55.17	155.72
General	01/31/15		To Record Interest Income FNFG Reserve x633	1080	52.37	208.09
General	02/28/15		To Record Interest Income on Reserve Account FNFG 0633	1080	53.81	261.90
General	03/31/15		Interest Income - FNFG Reserve #0633	1080	62.37	324.27
General	04/30/15		To Record April 2015 Interest Income on Reserve Cash - FNFG #0633	1080	47.04	371.31
General	05/15/15		To Record Interest Income - FNFG Reserve	1080	40.01	411.32
General	06/30/15		Interest Income - FNFG Reserve #0633	1080	52.64	463.96
General	07/17/15		Interest Income for FNFG Reserve #0633	1080	52.97	516.93
General	08/31/15		Interest Income FNFG REserve #0633	1080	54.55	571.48
Total 06902 — Interest Income					<u>571.48</u>	<u>571.48</u>
Total 06899 — Reserve Fund Income					<u>571.48</u>	<u>571.48</u>
TOTAL					<u>571.48</u>	<u>571.48</u>

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

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Type	Date	N Name	Memo	Split	Amount	Balance
General	06/30/15		To Record June 2015 Amort. of Roof/HVAC Prepayment	2982	655.99	5,903.91
General	07/16/15		To Record the July 2015 Roof/HVAC Loan PrePAYERS Amortization	2982	655.99	6,559.90
General	08/31/15		To Record August 2015 Portion of Roof/HVAC PrePAYERS Amortization	2982	655.99	7,215.89
Total 06903 — Roof/HVAC Project Prepay Amort.					<u>7,215.89</u>	<u>7,215.89</u>
Total 06899 — Reserve Fund Income					<u>7,215.89</u>	<u>7,215.89</u>
TOTAL					<u>7,215.89</u>	<u>7,215.89</u>

Type	Date	N Name	Memo	Split	Amount	Balance
06899 — Reserve Fund Income						
06904 — WCA Monthly Transfer -Roof/HVAC						
General	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	2,990.00	2,990.00
General	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	2,990.00	5,980.00
General	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	2,990.00	8,970.00
General	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	2,990.00	11,960.00
General	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	2,990.00	14,950.00
General	03/31/15		To Record Interfund Enty @ March 2015	2162	2,990.00	17,940.00
General	04/30/15		To Record Monthly Due To/From Between Operating and Reserves	2162	2,990.00	20,930.00
General	05/15/15		To Record May 2015 Reserve Fund Standard Transfer Entry	2162	2,990.00	23,920.00
General	06/30/15		To Record Monthly Operating to Reserve Transfers	2162	2,990.00	26,910.00
General	07/16/15		To Record the Monthly Reserve Transfers from Operating Per Budget	2162	2,990.00	29,900.00
General	08/31/15		To record Monthly Due To/From Between Operating and Reserves	2162	2,990.00	32,890.00
Total 06904 — WCA Monthly Transfer -Roof/HVAC					<u>32,890.00</u>	<u>32,890.00</u>
Total 06899 — Reserve Fund Income					<u>32,890.00</u>	<u>32,890.00</u>
TOTAL					<u>32,890.00</u>	<u>32,890.00</u>

Type	Date	N Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09807 — Reserve - Interest Expense						
General	10/28/14		To Record the October 2014 Roof/HVAC Loan Payment - FNFG	1080	527.69	527.69
General	11/30/14		Payment of Roof/HVAC Loan - November 2014	1080	531.43	1,059.12
General	12/31/14		To Record Payment of December 2014 Roof/HVAC Loan	-SPLI	500.91	1,560.03
General	01/31/15		To Record January 2015 Payment on Roof/HVAC Loan	-SPLI	503.62	2,063.65
General	03/02/15		To Record Roof/HVAC Payment - February 2015	2080	489.65	2,553.30
General	03/31/15		To Record March 2015 Payment on Roof/HVAC Loan	1080	429.58	2,982.88
General	04/30/15		To Record April 2015 Payment of Roof/HVAC Loan	1080	461.23	3,444.11
General	05/15/15		To record Loan Payment - FNFG Roof/HVAC May 2015	2080	432.62	3,876.73
General	06/30/15		June 2015 Loan Payment - Roof/HVAC	1080	432.69	4,309.42
General	07/17/15		Payment of July 2015 Roof/HVAC Loan	2080	404.84	4,714.26
General	08/31/15		To Record August 2015 Payment of Roof HVAC Loan	1080	461.23	5,175.49
Total 09807 — Reserve - Interest Expense					<u>5,175.49</u>	<u>5,175.49</u>
Total 09799 — Reserve Fund Expenses					<u>5,175.49</u>	<u>5,175.49</u>
TOTAL					<u>5,175.49</u>	<u>5,175.49</u>

Type	Date	N Name	Memo	Split	Amount	Balance
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Westbury Condominium Association, Inc. Transaction Detail by Account

October 2014 through August 2015

Type	Date	N Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09813 — Reserve - Excavating						
	General	02/28/15				
			Reclass American Excavating Invoice for Installation of Conduit	09800	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	N 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	N Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09828 — Reserve - Alarm System - Fire						
	General	02/28/15				
			Stanley Convergent Inv. 12000384- Fire Alarm System Contract Add/Upgrade	1470	1,015.89	1,015.89
	General	02/28/15				
			Stanley Convergent Invoice #12000844 - Fire Alarm Install Contract	1470	28,580.66	29,596.55
Total 09828 — Reserve - Alarm System - Fire					<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>

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

Office of the Secretary of the State of Connecticut

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

WESTBURY CONDOMINIUMS ASSOCIATION, INC.

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



Secretary of the State

Date Issued: June 15, 2015

Westbury Condominiums Association, Inc.

Secretary of State Filing

June 30, 2015

The screenshot shows a web browser window with the URL <https://www.concord-sots.ct.gov/CONCORD/customer>. The page header identifies the user as ALAN COMRIE and the date as Monday, June 15, 2015. A navigation menu on the left lists various online services, including 'File Annual Reports'. A progress bar at the top of the main content area shows the steps: Search Business, Select Business, Principal Maintenance, Payment, Review, and Status. The 'Status' step is highlighted, indicating the current step. Below the progress bar, a 'Filing Status' section contains a confirmation message: 'Annual Report has been Successfully filed for WESTBURY CONDOMINIUMS ASSOCIATION, INC. (Business ID: 0220074) for the year 2015. The Filing Number is 0005349187.' A 'Continue' button is located below the message. A 'Report a problem?' link is visible in the bottom right corner.

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