

The Westbury

October 2015 - 1 Month Report

Westbury Condominiums Association, Inc.

Table of Contents

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

Westbury Condominium Association

October 2015 YTD Budget / Actual

| | Approved Budget | Budget Oct. 2015 | Actual Oct. 2015 | Variance |
|--------------------------------|--------------------|---------------------|---------------------|-----------------|
| Revenue | | | | |
| Condominium Fees | \$ 361,900 | \$ 30,158 | \$ 30,159 | \$ 1 |
| Note Payable - 10 Year | \$ 35,780 | \$ 2,982 | \$ 2,990 | \$ 8 |
| Rental Income | \$ 16,800 | \$ 1,400 | \$ 1,375 | \$ (25) |
| Laundry Income | \$ 4,600 | \$ 383 | \$ - | \$ (383) |
| Parking Space Income | \$ 9,000 | \$ 750 | \$ 635 | \$ (115) |
| Misc. Other Income | \$ 1,000 | \$ 83 | \$ - | \$ (83) |
| Surplus Transfer | \$ 11,583 | \$ 965 | \$ 965 | \$ - |
| | \$ 440,663 | \$ 36,722 | \$ 36,125 | \$ (597) |
| Expenses | | | | |
| Administrative | | | | |
| Management Fees- Prop. Mgmt | \$ 13,150 | \$ 1,096 | \$ 1,090 | \$ 6 |
| Management Fees - Bookkpg | \$ 12,560 | \$ 1,047 | \$ 928 | \$ 119 |
| Audit Fees | \$ 4,250 | \$ 354 | \$ 450 | \$ (96) |
| Legal Fees | \$ 2,428 | \$ 202 | \$ - | \$ 202 |
| Postage & Mail | \$ 400 | \$ 33 | \$ - | \$ 33 |
| Insurance | \$ 34,500 | \$ 2,875 | \$ 2,897 | \$ (22) |
| Copying/Printing | \$ 250 | \$ 21 | \$ 54 | \$ (33) |
| Income Taxes | \$ 4,000 | \$ 333 | \$ 500 | \$ (167) |
| Office- General | \$ 1,376 | \$ 115 | \$ 195 | \$ (80) |
| Rental Management Fee | \$ 3,000 | \$ 250 | \$ - | \$ 250 |
| Total Administrative | \$ 75,914 | \$ 6,326 | \$ 6,114 | \$ 212 |
| Utilities | | | | |
| Electricity | \$ 22,050 | \$ 1,838 | \$ 1,223 | \$ 615 |
| Water | \$ 15,522 | \$ 1,294 | \$ 1,198 | \$ 96 |
| Gas | \$ 37,500 | \$ 1,628 | \$ 1,690 | \$ (62) |
| Telephone | \$ 3,750 | \$ 313 | \$ 280 | \$ 33 |
| Total Utilities | \$ 78,822 | \$ 5,072 | \$ 4,391 | \$ 681 |
| Maintenance | | | | |
| Maintenance Worker | \$ 50,000 | \$ 4,167 | \$ 3,830 | \$ 337 |
| Elevator | \$ 12,500 | \$ 1,042 | \$ 998 | \$ 44 |
| General R&M | \$ 10,109 | \$ 293 | \$ 298 | \$ (5) |
| Fire Protection | \$ 4,675 | \$ - | \$ - | \$ - |
| HVAC Service | \$ 9,000 | \$ 317 | \$ 199 | \$ 118 |
| Maintenance Supplies | \$ 1,000 | \$ 83 | \$ - | \$ 83 |
| Total Maintenance | \$ 87,284 | \$ 5,902 | \$ 5,325 | \$ 577 |
| Contract Services | | | | |
| Lawn/Land/Fert/Snow Rem | \$ 32,600 | \$ 2,717 | \$ 2,552 | \$ 165 |
| Landscape/mulch/projects | \$ 10,000 | \$ - | \$ - | \$ - |
| Pest Control | \$ 3,500 | \$ 100 | \$ - | \$ 100 |
| Total Contract Services | \$ 46,100 | \$ 2,817 | \$ 2,552 | \$ 265 |
| Total Expenses | \$ 288,120 | \$ 20,116 | \$ 18,382 | \$ 1,734 |
| Reserves | | | | |
| Reserve Contribution | \$ 111,263 | \$ 9,272 | \$ 9,272 | \$ (0) |
| Roof/HVAC Transfers To Reserve | \$ 35,780 | \$ 2,982 | \$ 2,990 | \$ (8) |
| Capital Improvements | | | | |
| Operating Projects | \$ 5,500 | \$ 1,354 | \$ 1,688 | \$ (334) |
| NI/(DF) Before PY Op. Surplus | \$ - | \$ 2,998 | \$ 3,793 | \$ 803 |
| PY Operating Surplus | \$ - | \$ - | \$ - | \$ - |
| NI/(DF) After PY Op. Surplus | \$ - | \$ 2,998 | \$ 3,793 | \$ 803 |

Westbury Condominium Association

October 2015 YTD Current Year - Prior Year Comparison

| | Actual <u>Oct. 2015</u> | Actual <u>Oct. 2014</u> | <u>Variance</u> |
|--------------------------------|----------------------------|----------------------------|------------------------|
| Revenue | | | |
| Condominium Fees | \$ 30,159 | \$ 29,136 | \$ 1,023 |
| Note Payable - 10 Year | \$ 2,990 | \$ 2,990 | \$ - |
| Rental Income | \$ 1,375 | \$ 688 | \$ 687 |
| Laundry Income | \$ - | \$ - | \$ - |
| Parking Space Income | \$ 635 | \$ 760 | \$ (125) |
| Misc. Other Income | \$ - | \$ 40 | \$ (40) |
| | <u>\$ 35,159</u> | <u>\$ 33,614</u> | <u>\$ 1,545</u> |
| Expenses | | | |
| Administrative | | | |
| Management Fees- Prop. Mgmt | \$ 1,090 | \$ 1,090 | \$ - |
| Management Fees - Bookkpg | \$ 928 | \$ 875 | \$ (53) |
| Audit Fees | \$ 450 | \$ 400 | \$ (50) |
| Legal Fees | \$ - | \$ - | \$ - |
| Postage & Mail | \$ - | \$ - | \$ - |
| Insurance | \$ 2,897 | \$ 2,812 | \$ (85) |
| Copying/Printing | \$ 54 | \$ - | \$ (54) |
| Income Taxes | \$ 500 | \$ 500 | \$ - |
| Office- General | \$ 195 | \$ - | \$ (195) |
| Rental Management Fee | \$ - | \$ - | \$ - |
| Total Administrative | <u>\$ 6,114</u> | <u>\$ 5,677</u> | <u>\$ (437)</u> |
| Utilities | | | |
| Electricity | \$ 1,223 | \$ 1,563 | \$ 340 |
| Water | \$ 1,198 | \$ 1,167 | \$ (31) |
| Gas | \$ 1,690 | \$ 1,541 | \$ (149) |
| Telephone | \$ 280 | \$ 145 | \$ (135) |
| Total Utilities | <u>\$ 4,391</u> | <u>\$ 4,416</u> | <u>\$ 25</u> |
| Maintenance | | | |
| Maintenance Worker | \$ 3,830 | \$ 3,349 | \$ (481) |
| Elevator | \$ 998 | \$ 960 | \$ (38) |
| General R&M | \$ 298 | \$ 91 | \$ (207) |
| Fire Protection | \$ - | \$ - | \$ - |
| HVAC Service | \$ 199 | \$ 1,470 | \$ 1,271 |
| Maintenance Supplies | \$ - | \$ - | \$ - |
| Total Maintenance | <u>\$ 5,325</u> | <u>\$ 5,870</u> | <u>\$ 545</u> |
| Contract Services | | | |
| Lawn/Land/Fert/Snow Rem | \$ 2,552 | \$ 1,960 | \$ (592) |
| Landscape/mulch/projects | \$ - | \$ - | \$ - |
| Pest Control | \$ - | \$ - | \$ - |
| Total Contract Services | <u>\$ 2,552</u> | <u>\$ 1,960</u> | <u>\$ (592)</u> |
| Total Expenses | <u>\$ 18,382</u> | <u>\$ 17,923</u> | <u>\$ (459)</u> |
| Reserves | | | |
| Reserve Contribution | \$ 9,272 | \$ 8,625 | \$ (647) |
| Roof/HVAC Transfers To Reserve | \$ 2,990 | \$ 2,990 | \$ - |
| Capital Improvements | | | |
| Operating Projects | \$ 1,688 | \$ 1,010 | \$ (678) |
| NI/(DF) Before PY Op. Surplus | <u>\$ 2,827</u> | <u>\$ 3,066</u> | <u>\$ (239)</u> |
| PY Operating Surplus | \$ 965 | \$ - | \$ 965 |
| NI/(DF) After PY Op. Surplus | <u>\$ 3,792</u> | <u>\$ 3,066</u> | <u>\$ 726</u> |

Westbury Condominium Association, Inc.
Profit and Loss Standard

October 2015

Operating Fund

| | Oct '15 |
|---|-----------------|
| Operating Income/Expense | |
| Income | |
| 06310 — Common Charge Income | 33,149.40 |
| 06365 — Unit 869-106 - Rent | 1,375.00 |
| 06375 — Parking Income | 635.00 |
| Total Income | 35,159.40 |
| Expense | |
| 07000 — Administrative Expenses | |
| 07130 — Property Manager Fees | 1,089.70 |
| 07140 — Audit Fees | 450.00 |
| 07280 — Insurance | 2,897.00 |
| 07308 — Corporate Taxes | 500.00 |
| 07310 — Printing & Copying | 53.59 |
| 07890 — Misc G&A | 168.08 |
| 07895 — Monthly Security Monitorin | 26.59 |
| 7011 — Bookkeeping Fees | 927.50 |
| Total 07000 — Administrative Expense | 6,112.46 |
| 08000 — Utilities | |
| 08010 — Water & Sewer | 1,198.18 |
| 08020 — Electricity | 1,223.04 |
| 08030 — Gas | 1,689.91 |
| 08050 — Telephone | 279.59 |
| Total 08000 — Utilities | 4,390.72 |
| 08550 — Capital Improvements | |
| 08551 — Cap Improvements - Opera | 1,688.35 |
| Total 08550 — Capital Improvements | 1,688.35 |
| 09000 — Maintenance | |
| 09020 — Maintenance Worker - Imac | 3,829.80 |
| 09030 — Elevator Maintenance | 998.03 |
| 09110 — General Maintenance & Rej | 297.67 |
| 09150 — HVAC Service | 199.41 |
| Total 09000 — Maintenance | 5,324.91 |
| 09600 — Contract Services | |
| Lawn Maint. & Landscaping | 2,552.40 |
| Total 09600 — Contract Services | 2,552.40 |
| 09900 — Reserve Transfers | |
| 09990 — Operating to Reserves | 9,271.92 |
| 09991 — Roof/HVAC Reserve Transf | 2,990.00 |
| Total 09900 — Reserve Transfers | 12,261.92 |
| Total Expense | 32,330.76 |
| Net Operating Income | 2,828.64 |

Westbury Condominium Association, Inc.
Profit and Loss Standard

October 2015

Reserve Fund

Oct '15

Reserve Income

06899 — Reserve Fund Income

06901 — WCA Monthly Contribution 9,271.92

06902 — Interest Income 56.55

06903 — Roof/HVAC Project Prepay 655.99

06904 — WCA Monthly Transfer -Ro 2,990.00

Total 06899 — Reserve Fund Income 12,974.46

Total Reserve Income 12,974.46

Reserve Expense

09799 — Reserve Fund Expenses

09807 — Reserve - Interest Expense 362.66

09830 — Hallway Renovations - Des 500.00

Total 09799 — Reserve Fund Expense 862.66

Total Reserve Expense 862.66

Net Reserve Income **12,111.80**

Net Income **14,940.44**

Westbury Condominium Association, Inc.
Balance Sheet Standard

As of October 31, 2015

| | Oct 31, '15 |
|--|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1017 — Operating NAB | \$ 80,084 |
| 1080 — Cash - First Niagra Bank | \$ 272,417 |
| 1081 — Cash - FNB Old Windows AC | \$ 1 |
| 1087 — Rockville Bank - Reserves | \$ 233,799 |
| Total Checking/Savings | \$ 586,301 |
| Accounts Receivable | |
| 1200 — Accounts Receivable | \$ 1,236 |
| Total Accounts Receivable | \$ 1,236 |
| Total Current Assets | \$ 587,537 |
| Fixed Assets | |
| 1505 — Equipment | \$ 6,442 |
| 1520 — Building - Unit 869-106 | \$ 70,000 |
| 1525 — Accumulated Depreciation | \$ (74,691) |
| Total Fixed Assets | \$ 1,752 |
| Other Assets | |
| 1470 — Other Assets - Other | \$ 15,570 |
| 1471 — Other Assets - Bill Backs | \$ 169 |
| 1480 — Due From WCA Operating | \$ 15,594 |
| Total Other Assets | \$ 31,332 |
| TOTAL ASSETS | \$620,621 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 — Accounts Payable | \$ 6,475 |
| Total Accounts Payable | \$ 6,475 |
| Other Current Liabilities | |
| 2080 — Current Portion - Roof & HVAC | \$ (2,601) |
| 2155 — Accrued Taxes | \$ 967 |
| 2162 — Due to Reserve | \$ 15,594 |
| 2981 — LT Portion - Roof/HVAC Note | \$ 70,312 |
| 2982 — Unit Owner Fees Paid In Advance | \$ 28,678 |
| 3020 — Security Deposit | \$ 3,800 |
| 3150 — Other Accrued Expenses | \$ 6,731 |
| Total Other Current Liabilities | \$ 123,481 |
| Total Current Liabilities | \$ 129,956 |
| Total Liabilities | \$ 129,956 |
| Equity | |
| 3110 — Fixed Assets | \$ 1,751 |
| 3900 — Retained Earnings | \$ 380,135 |
| 3980 — Reserve Fund Balance | \$ 93,838 |
| Net Income | \$ 14,940 |
| Total Equity | \$ 490,665 |
| TOTAL LIABILITIES & EQUITY | \$620,621 |

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2016

| | <u>Cost</u> | <u>Hours</u> |
|----------------------------|--------------------|--------------|
| <u>October 2015</u> | | |
| 9/30-10/13 | \$ 1,699.04 | 61 |
| 10/15 - 10/27 | \$ 1,726.89 | 62 |
| 10/29-10/31 | \$ 403.87 | 14.5 |
| | <u>\$ 3,829.80</u> | <u>138</u> |

| | |
|---------------------------------|---------------------------|
| Year-To-Date Total: | <u>\$ 3,829.80</u> |
| Prior Year- Year-To-Date Total: | <u>\$ 3,349.37</u> |
| Change Between Years: | <u>\$ 480.43</u> |

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

October 31, 2015

| <u>Operating Fund</u> | | <u>Reserve Fund</u> | |
|---------------------------------------|---------------------|-------------------------------|----------------------|
| Operating Account | \$ - | Reserve Account - United Bank | \$ 233,799.33 |
| Operating Account | \$ 90,081.82 | Reserve Account - FNFG | \$ 272,417.08 |
| Escrow Account | \$ - | LOC Savings Account | \$ - |
| Escrow Account | \$ - | Windows Account | \$ 1.00 |
| | | | |
| Bank Balances | <u>\$ 90,081.82</u> | | <u>\$ 506,217.41</u> |
| | | | |
| Total Cash on Hand @ October 31, 2015 | | \$ | 596,299.23 |

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)

October 31, 2015

| <u>United Bank</u> | | <u>First Niagra Bank</u> <u>Operating & Reserve Fund</u> | |
|---------------------------------------|----------------------|---|----------------------|
| Reserve Account | \$ 233,799.33 | Reserve Account | \$ 272,417.08 |
| | | LOC Savings Account | \$ - |
| | | Windows Account | \$ 1.00 |
| | | Operating Account | \$ 90,081.82 |
| | | Escrow Account | \$ - |
| Bank Balances | <u>\$ 233,799.33</u> | | <u>\$ 362,499.90</u> |
| Total Cash on Hand @ October 31, 2015 | | \$ | 596,299.23 |

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.

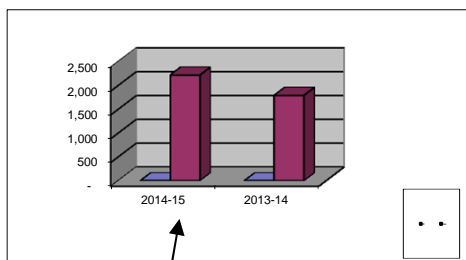
Westbury Condominiums Association, Inc.

Fuel Costs

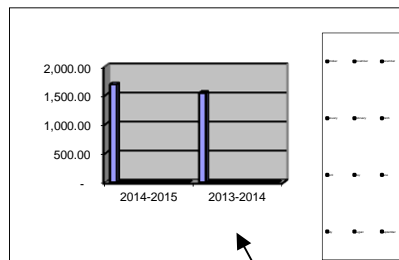
1 Month Period- Fiscal Year Ended September 30, 2016

| | <u>2015-2016</u> | <u>Prior Yr.</u> | <u>Change</u> |
|----------------------------|------------------|-----------------------|-----------------------|
| <u>Oil Costs</u> | | | |
| <i>October</i> | - | - | 0.0% |
| <i>November</i> | - | - | 0.0% |
| <i>December</i> | - | - | 0.0% |
| <i>January</i> | - | - | 0.0% |
| <i>February</i> | - | - | 0.0% |
| <i>March</i> | - | - | 0.0% |
| <i>April</i> | - | - | 0.0% |
| <i>May</i> | - | - | 0.0% |
| <i>June</i> | - | - | 0.0% |
| <i>July</i> | - | - | 0.0% |
| <i>August</i> | - | - | 0.0% |
| <i>September</i> | - | - | 0.0% |
| | <hr/> | <hr/> | |
| | - | - | - |
| | <hr/> | <hr/> | |
| Percentage Increase | 0.0% | (Increase in dollars) | |
| <u>Gas Costs</u> | | | |
| | <u>2015-2016</u> | <u>Prior Yr.</u> | |
| <i>October</i> | 1,689.91 | 1,541.47 | 9.6% |
| <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/> | |
| | 1,689.91 | 1,541.47 | 9.6% |
| | <hr/> | <hr/> | |
| Total Costs | 1,689.91 | 1,541.47 | 9.6% |
| Percentage Increase | | | (Increase in dollars) |

| <u>Usage</u> | | | |
|--------------------------|-------|-------|-----|
| Oil (Gallons) | - | - | - |
| Gas (100 cu. ft.) | 2,217 | 1,792 | 425 |



Gas & Oil Consumption



Gas Costs

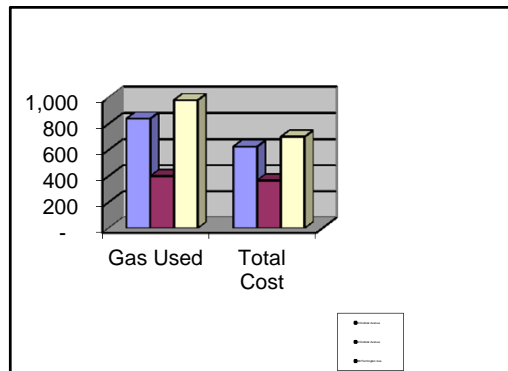
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

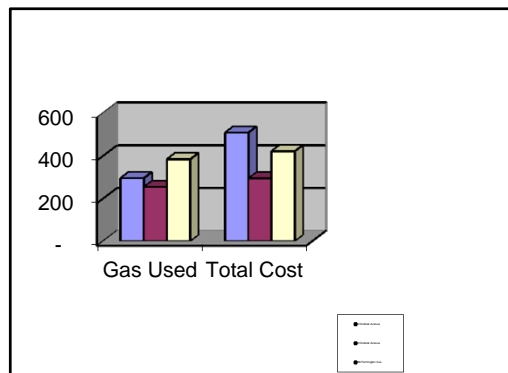
Month End: **10/31/2015**

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



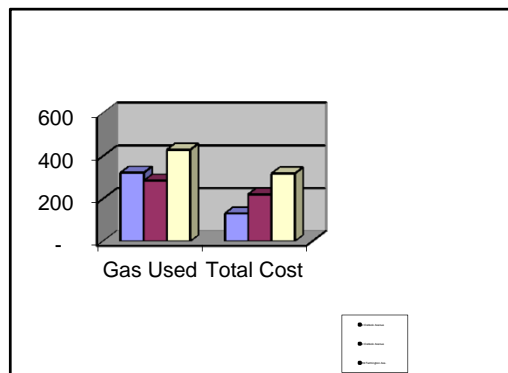
Month End: **9/30/2015**

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



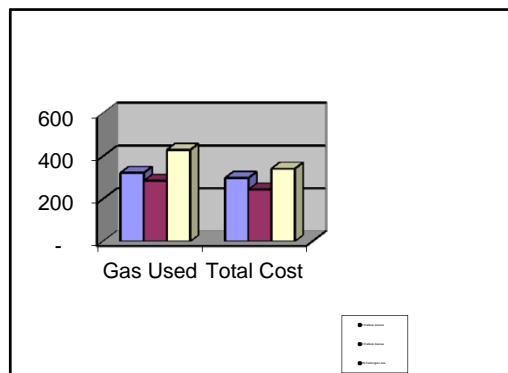
Month End: **8/31/2015**

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



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 |



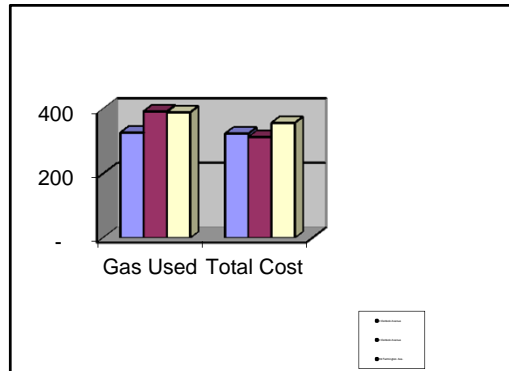
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

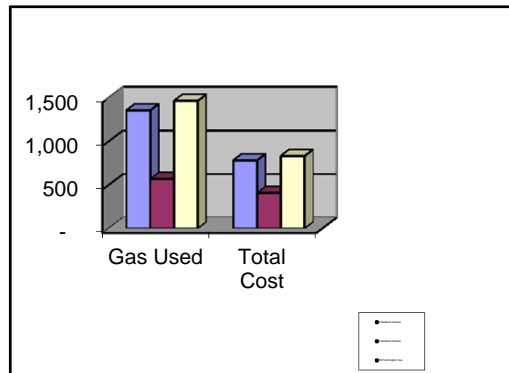
Month End: **6/30/2015**

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



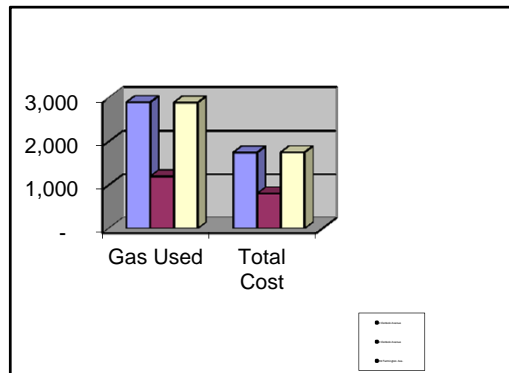
Month End: **5/31/2015**

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



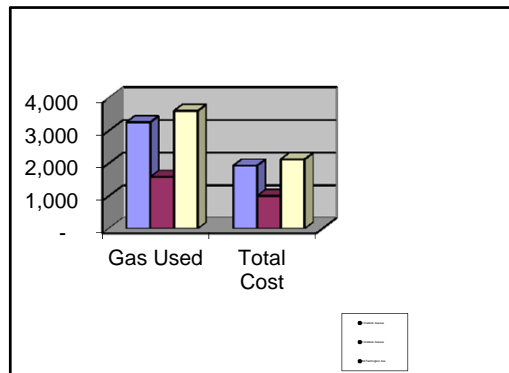
Month End: **4/30/2015**

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



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 |



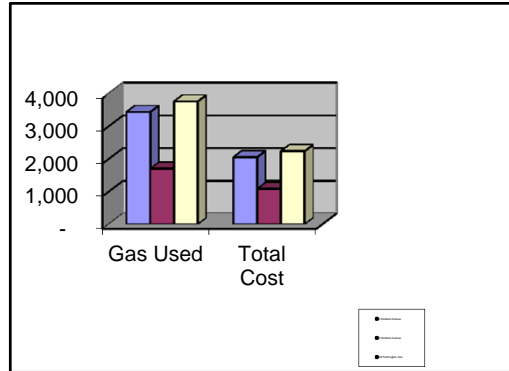
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

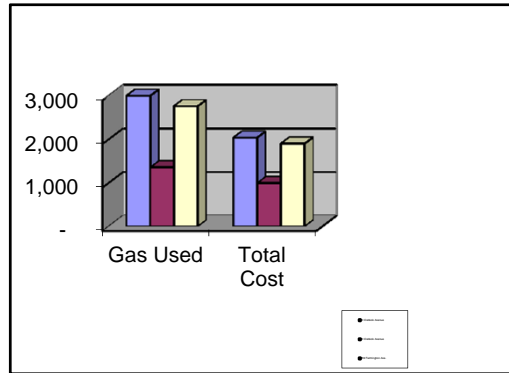
Month End: **2/28/2015**

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



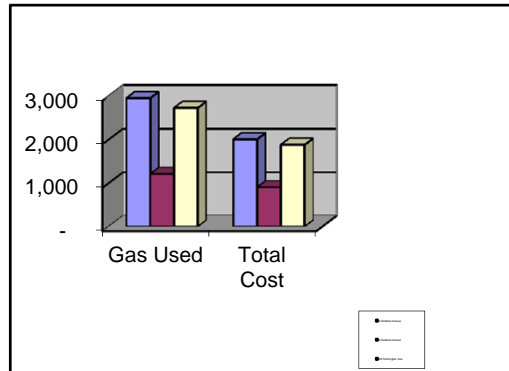
Month End: **1/31/2015**

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



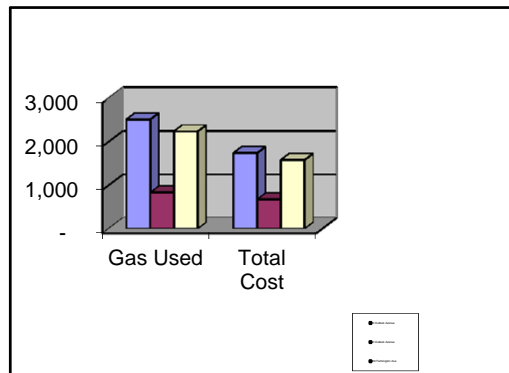
Month End: **12/31/2014**

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



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 |



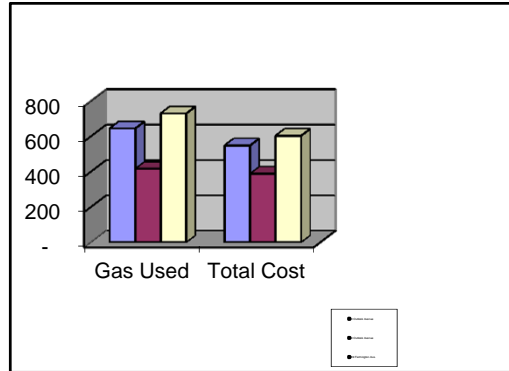
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

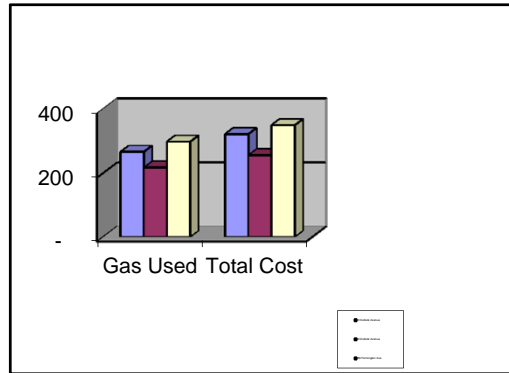
Month End: **10/31/2014**

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



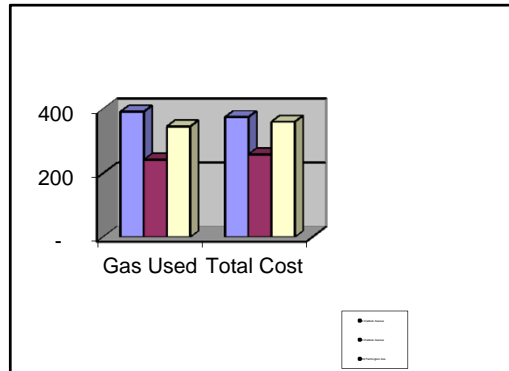
Month End: **9/30/2014**

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



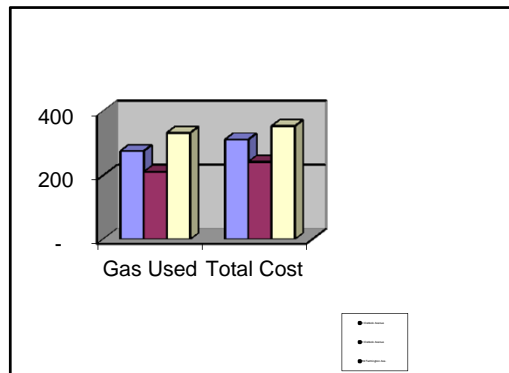
Month End: **8/31/2014**

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



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 |



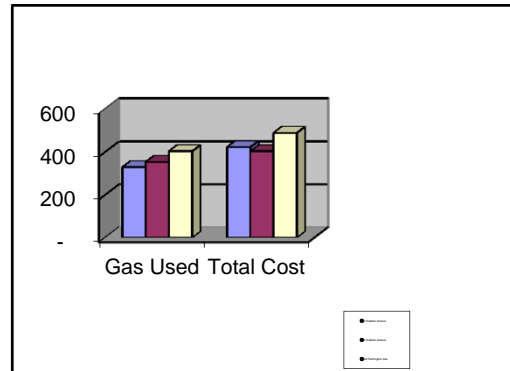
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

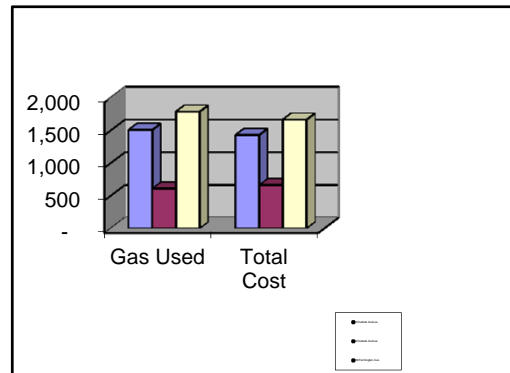
Month End: **6/30/2014**

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



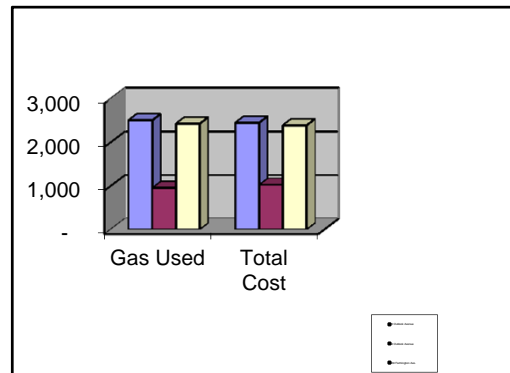
Month End: **5/31/2014**

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



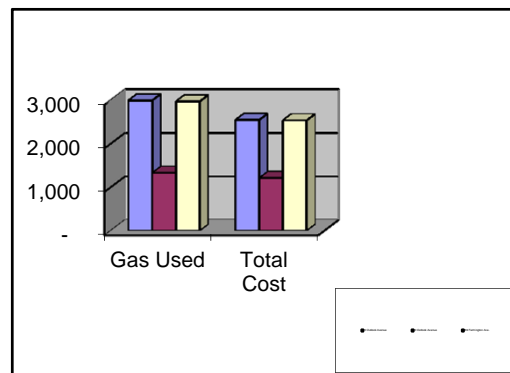
Month End: **4/30/2014**

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



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 |



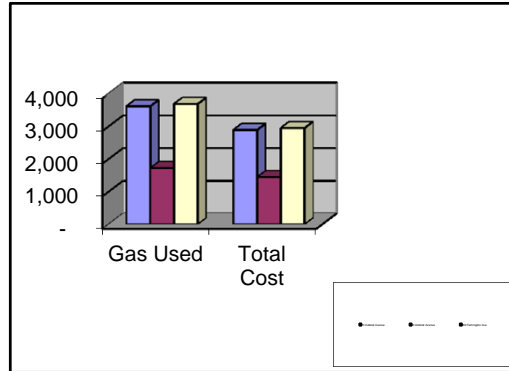
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

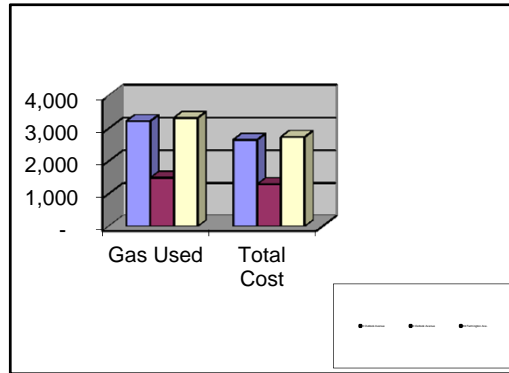
Month End: **2/28/2014**

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



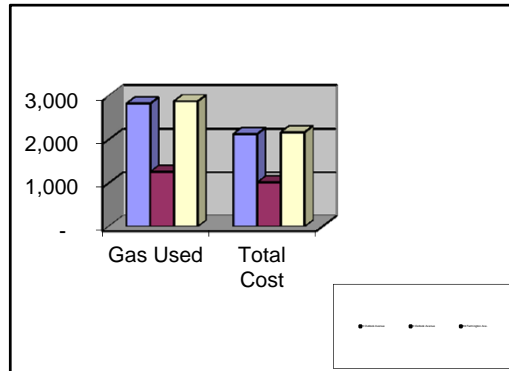
Month End: **1/31/2014**

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



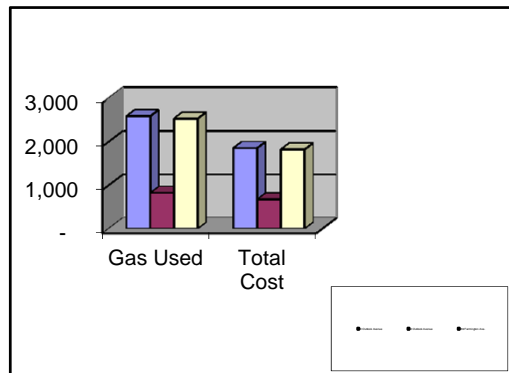
Month End: **12/31/2013**

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



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 |



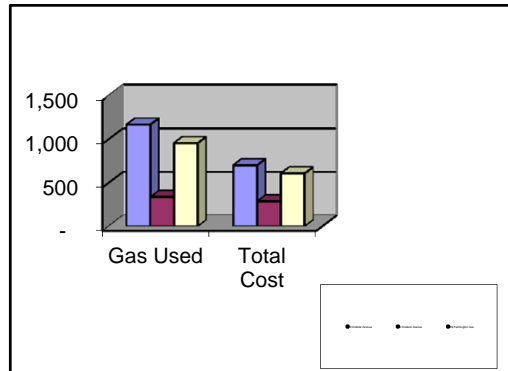
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

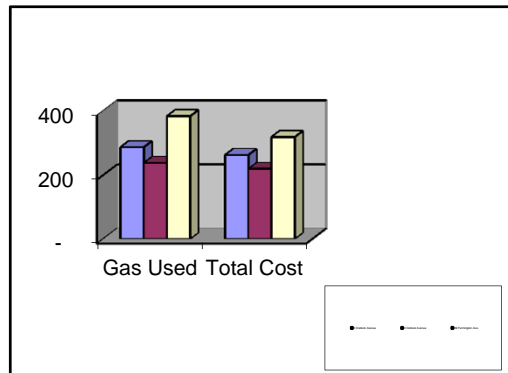
Month End: **10/31/2013**

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



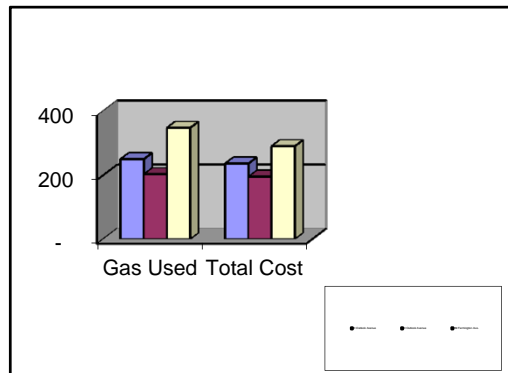
Month End: **9/30/2013**

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



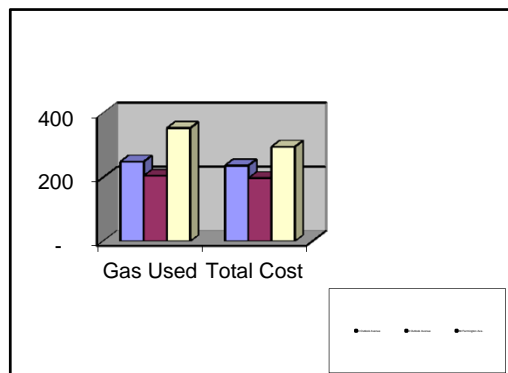
Month End: **8/31/2013**

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



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 |



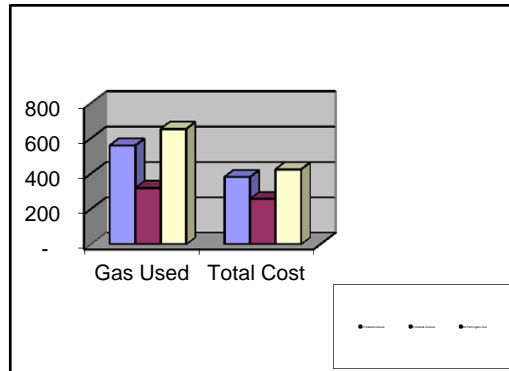
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

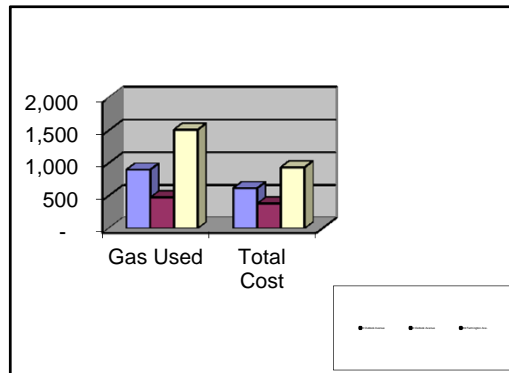
Month End: **6/30/2013**

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



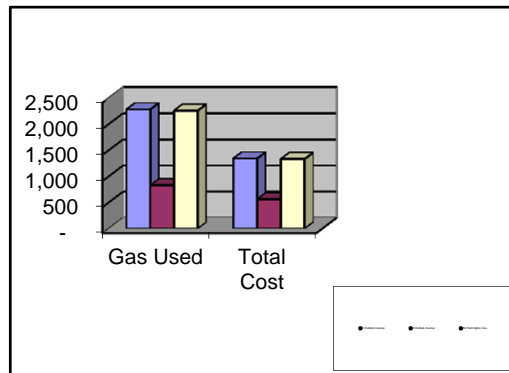
Month End: **5/31/2013**

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



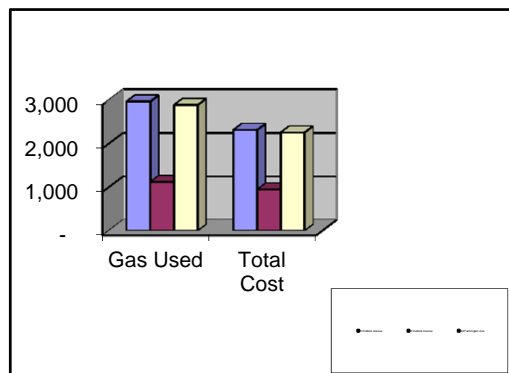
Month End: **4/30/2013**

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



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 |



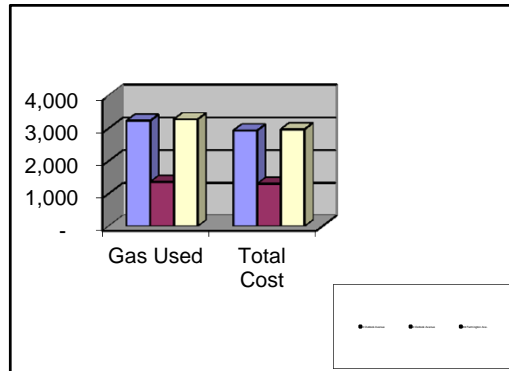
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

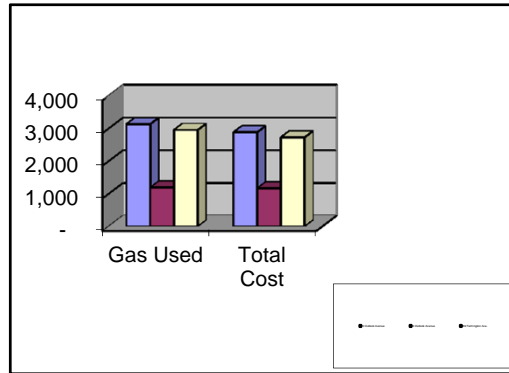
Month End: **2/28/2013**

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



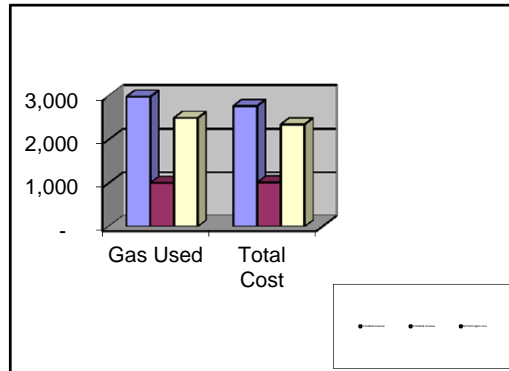
Month End: **1/31/2013**

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



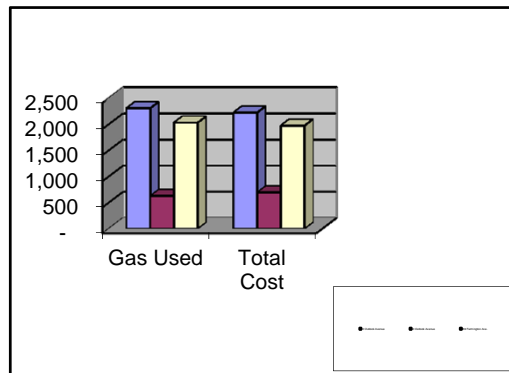
Month End: **12/31/2012**

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



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 |



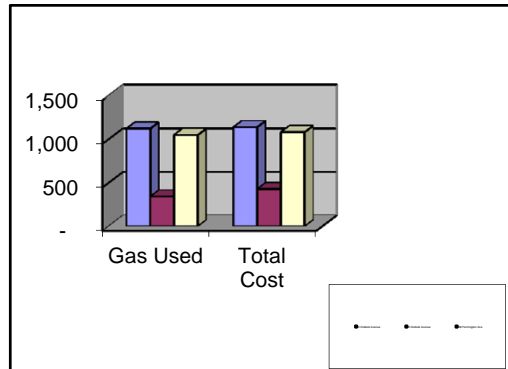
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

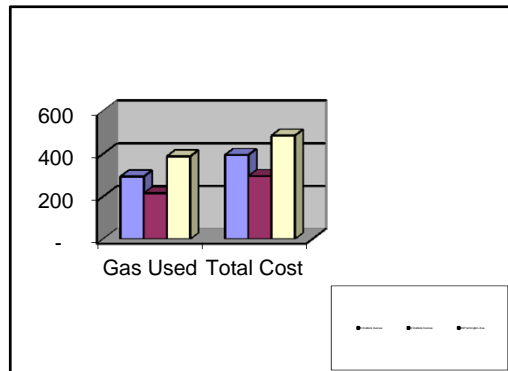
Month End: **10/31/2012**

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



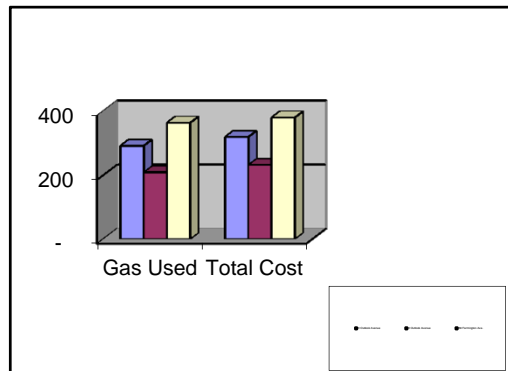
Month End: **9/30/2012**

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



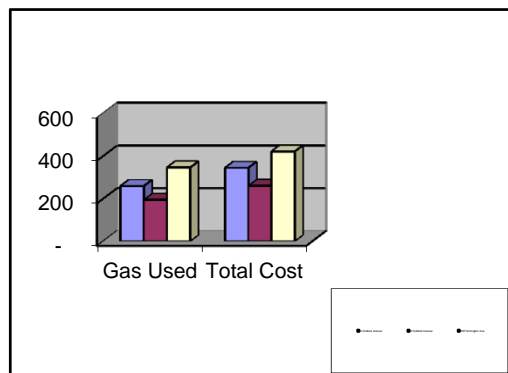
Month End: **8/31/2012**

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



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 |



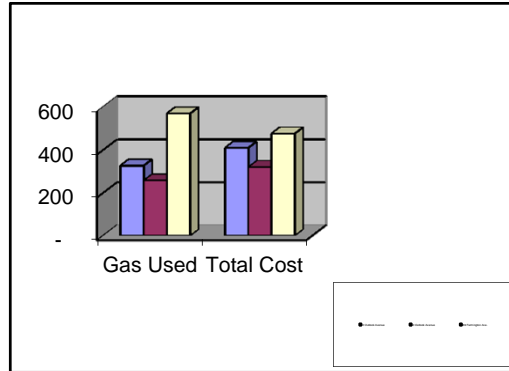
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

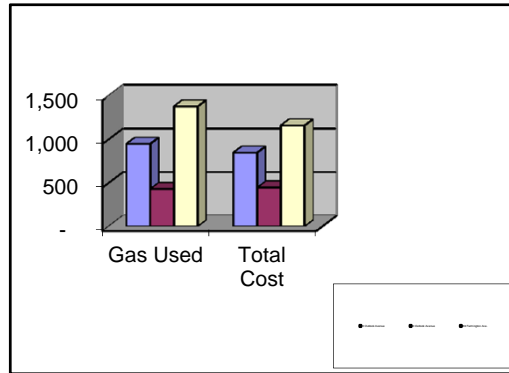
Month End: **6/30/2012**

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



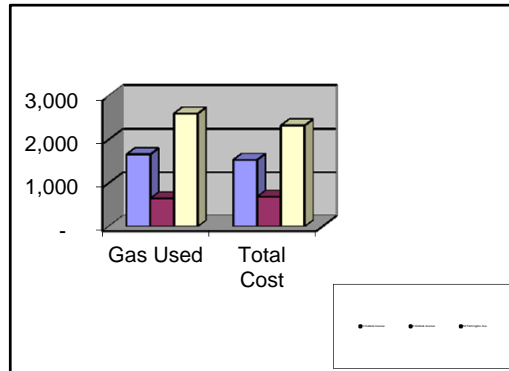
Month End: **5/31/2012**

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



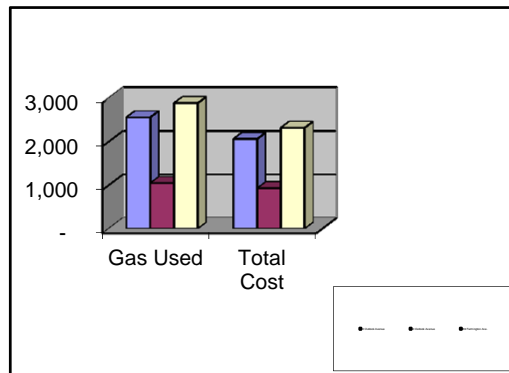
Month End: **4/30/2012**

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



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 |



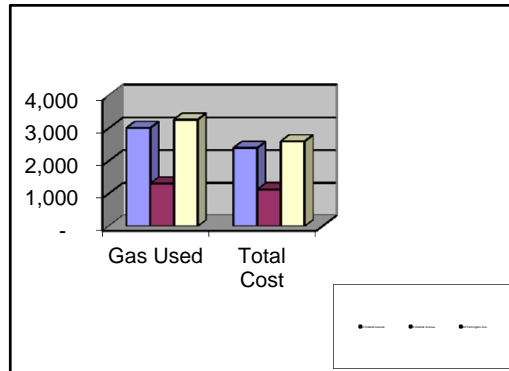
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

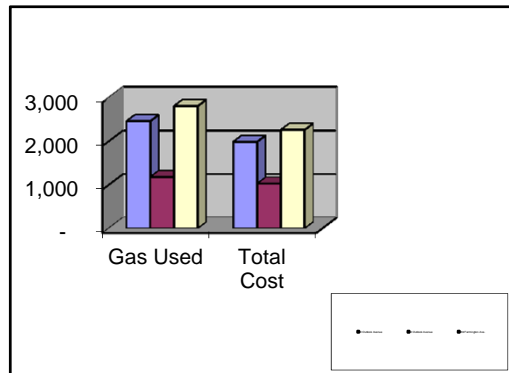
Month End: **2/29/2012**

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



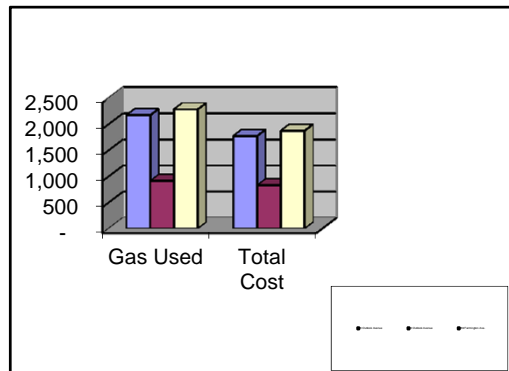
Month End: **1/31/2012**

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



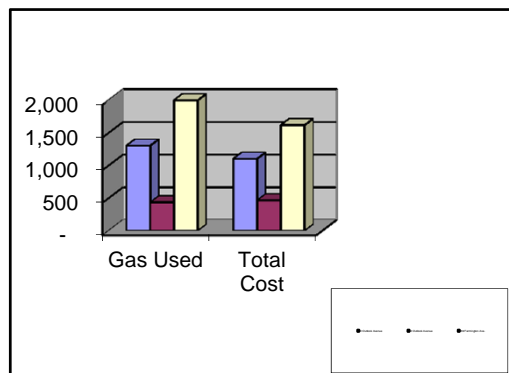
Month End: **12/31/2011**

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



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 |



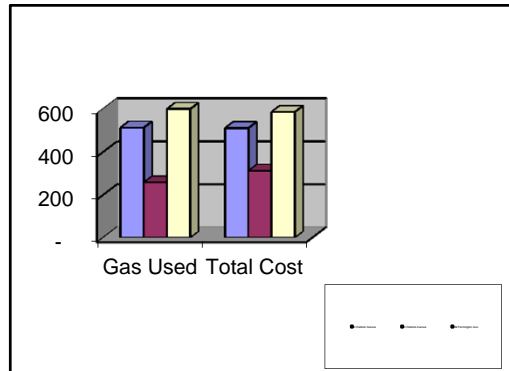
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

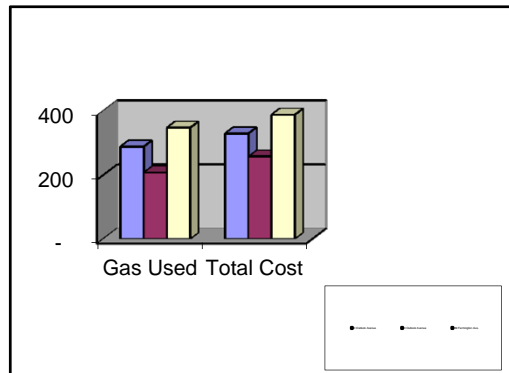
Month End: **10/31/2011**

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



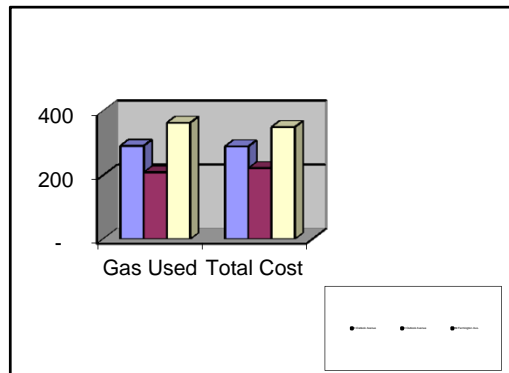
Month End: **9/30/2011**

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



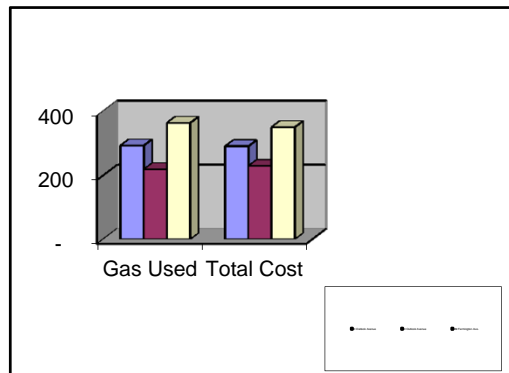
Month End: **8/31/2011**

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



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 |



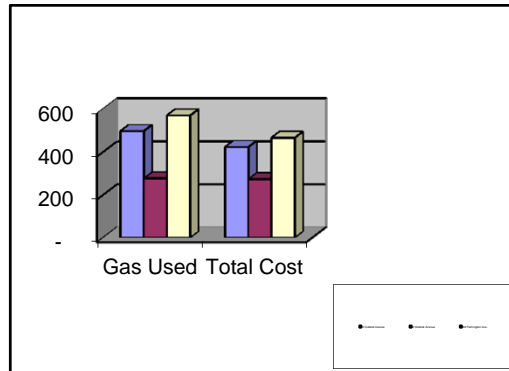
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

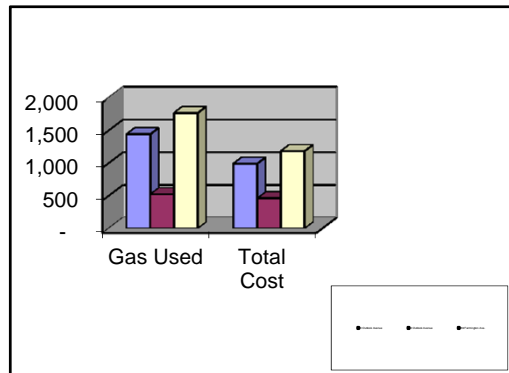
Month End: **6/30/2011**

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



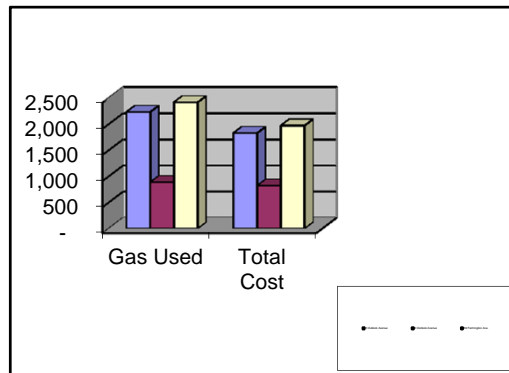
Month End: **5/31/2011**

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



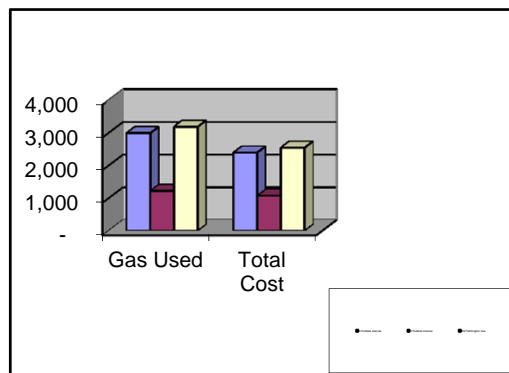
Month End: **4/30/2011**

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



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 |



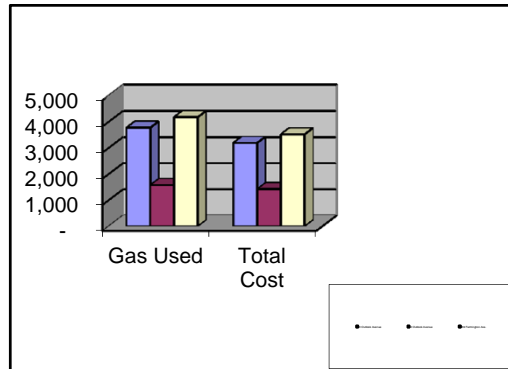
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

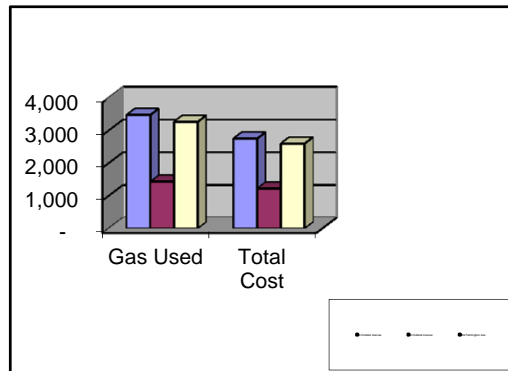
Month End: **2/28/2011**

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



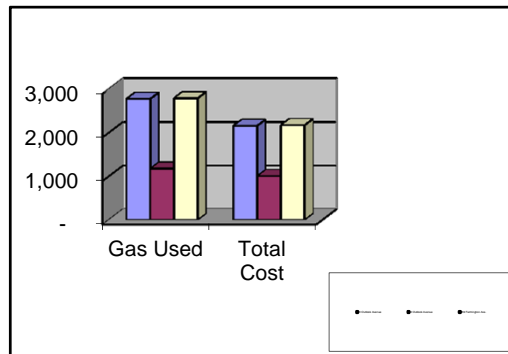
Month End: **1/31/2011**

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



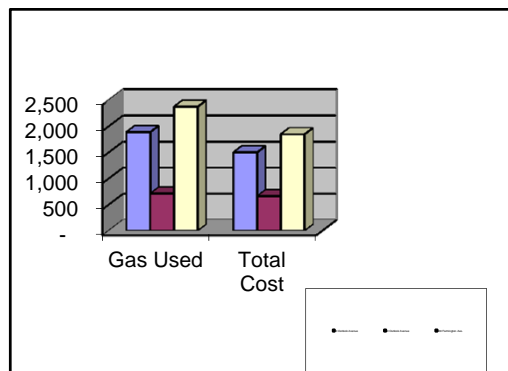
Month End: **12/31/2010**

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



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 |



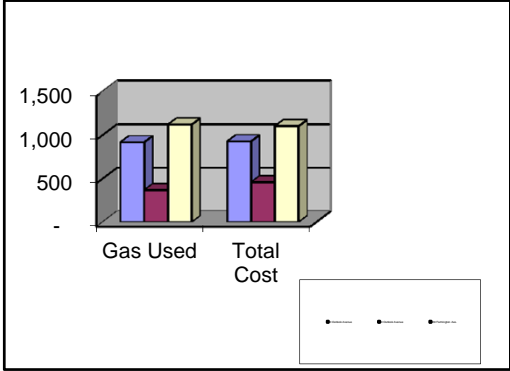
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

October 31, 2015

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 |

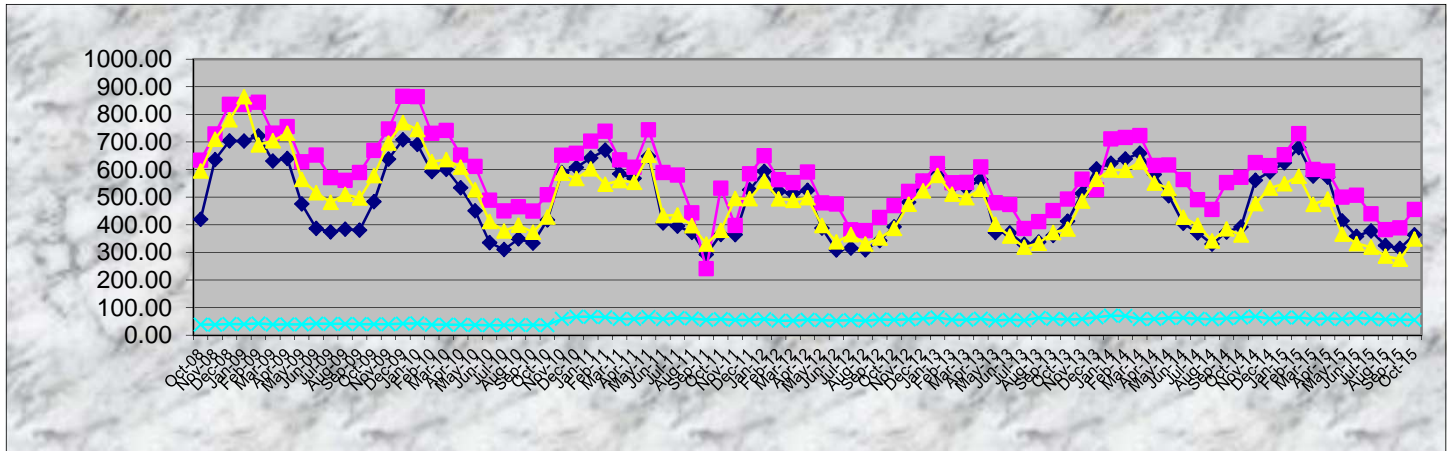


Westbury Condominiums Association, Inc.

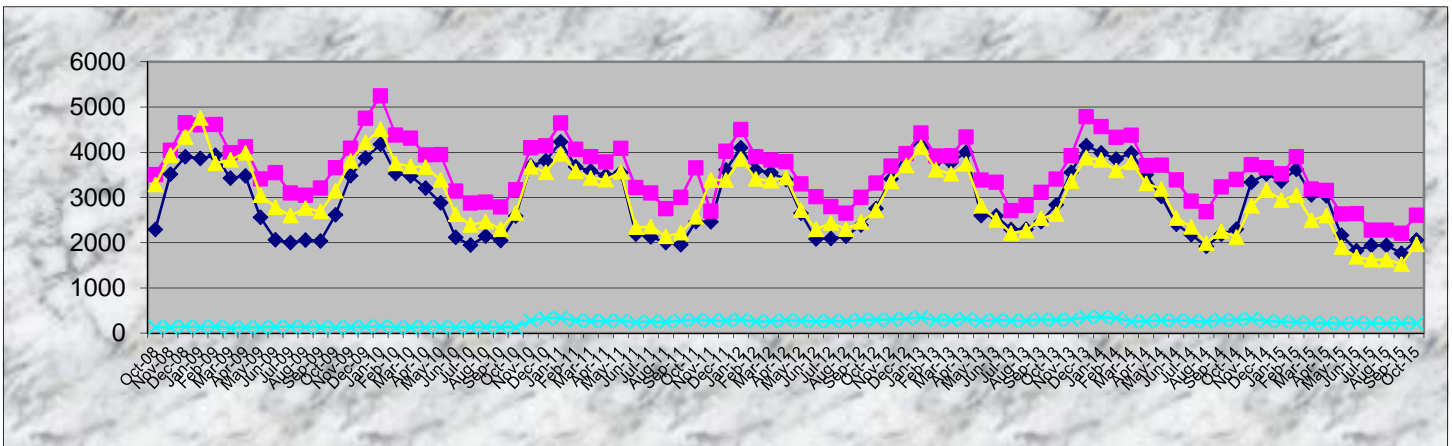
Electricity Analysis

October 31, 2015

Cost Data



Usage Data



Year To Date Consumption

| | <u>10/31/2015</u> | <u>10/31/2014</u> | <u>10/31/2013</u> |
|---------------------|-------------------|-------------------|-------------------|
| 20 Outlook Avenue | 2,060 | 2,298 | 2,838 |
| 30 Outlook Avenue | 2,607 | 3,399 | 3,407 |
| 869 Farmington Ave. | 1,968 | 2,122 | 2,632 |
| Garages | 216 | 291 | 292 |
| | <u>6,851</u> | <u>8,110</u> | <u>9,169</u> |

Year To Date Cost *

| | <u>10/31/2015</u> | <u>10/31/2014</u> | <u>10/31/2013</u> |
|---------------------|--------------------|--------------------|--------------------|
| 20 Outlook Avenue | \$ 363.85 | \$ 391.80 | \$ 413.08 |
| 30 Outlook Avenue | \$ 455.36 | \$ 571.84 | \$ 492.67 |
| 869 Farmington Ave. | \$ 348.46 | \$ 363.00 | \$ 384.27 |
| Garages | \$ 55.37 | \$ 63.59 | \$ 56.85 |
| | <u>\$ 1,223.04</u> | <u>\$ 1,390.23</u> | <u>\$ 1,346.87</u> |

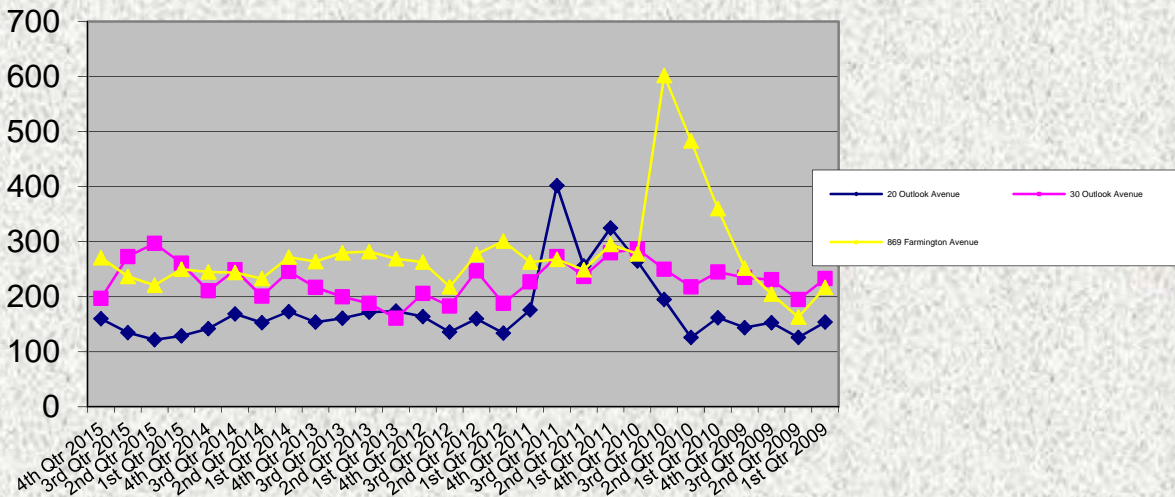
* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

Westbury Condominiums Association, Inc.

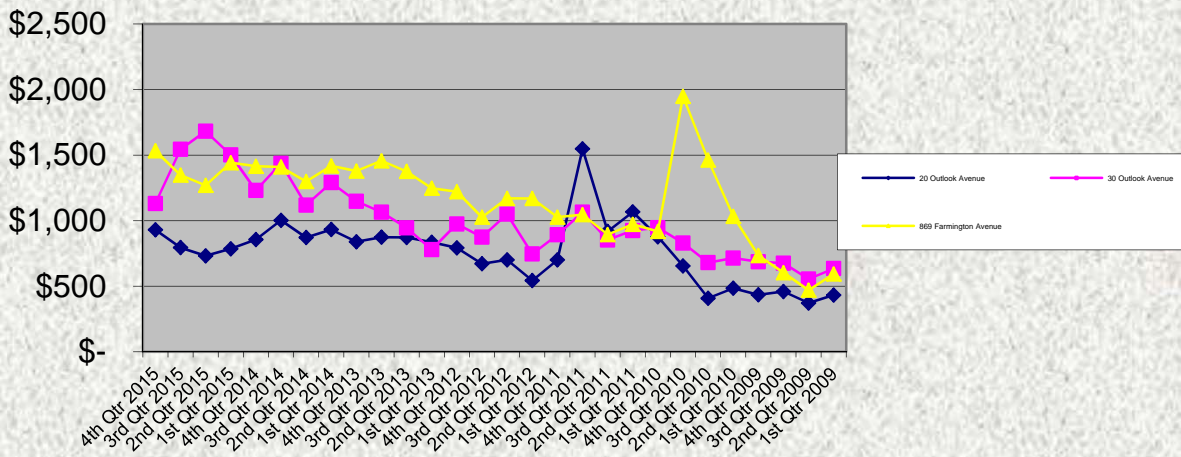
Water Consumption Analysis

Fourth Quarter 2015 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.
Water Consumption Analysis
Fourth 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 | 160 | 135 | 122 | 129 | 161 | 169 | 153 | 173 |
| Bldg. 30 | 197 | 273 | 297 | 261 | 200 | 249 | 201 | 246 |
| Bldg. 869 | 271 | 237 | 221 | 250 | 280 | 244 | 236 | 272 |
| | <u>628</u> | <u>645</u> | <u>640</u> | <u>640</u> | <u>641</u> | <u>662</u> | <u>590</u> | <u>691</u> |
| | <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 | \$ 930.30 | \$ 794.55 | \$ 731.92 | \$ 785.34 | \$ 855.93 | \$ 1,002.54 | \$ 871.67 | \$ 932.57 |
| Bldg. 30 | \$ 1,131.21 | \$ 1,543.89 | \$ 1,682.17 | \$ 1,502.10 | \$ 1,230.60 | \$ 1,436.94 | \$ 1,118.53 | \$ 1,290.27 |
| Bldg. 869 | \$ 1,533.03 | \$ 1,348.41 | \$ 1,269.49 | \$ 1,442.37 | \$ 1,415.22 | \$ 1,409.79 | \$ 1,298.51 | \$ 1,417.67 |
| Totals | <u>\$ 3,594.54</u> | <u>\$ 3,686.85</u> | <u>\$ 3,683.58</u> | <u>\$ 3,729.81</u> | <u>\$ 3,501.75</u> | <u>\$ 3,849.27</u> | <u>\$ 3,288.71</u> | <u>\$ 3,640.51</u> |

| 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 |
| | <u>635</u> | <u>641</u> | <u>642</u> | <u>604</u> | <u>633</u> | <u>537</u> | <u>684</u> | <u>623</u> |
| | <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 | <u>\$ 3,366.11</u> | <u>\$ 3,395.51</u> | <u>\$ 3,193.53</u> | <u>\$ 2,862.82</u> | <u>\$ 2,988.39</u> | <u>\$ 2,572.71</u> | <u>\$ 2,921.38</u> | <u>\$ 2,458.95</u> |

Westbury Condominium Association, Inc.

A/P Aging Summary

As of October 31, 2015

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>> 90</u> | <u>TOTAL</u> |
|------------------------------------|-----------------|-----------------|----------------|----------------|----------------|-----------------|
| Accent Glass Company, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Admiral Cleaning, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Alan R. Comrie | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Alan Shechtman | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| ARC Strategic Solutions | \$ 976 | \$ - | \$ - | \$ - | \$ - | \$ 976 |
| AT&T | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| B.T. Lindsay & Company | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| CL&P | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Community Association Underwriters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Connecticut Natural Gas | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Discount Lighting Outlet | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Enhanced Management Services, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Frontier | \$ 288 | \$ - | \$ - | \$ - | \$ - | \$ 288 |
| Hartford Stamp Works, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Imagineers, LLC | \$ 1,727 | \$ 3,109 | \$ - | \$ - | \$ - | \$ 4,836 |
| Lewis Hosier Locksmith | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Martin Levitz | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Marvin Freifeld | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Miller Plumbing, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Mr. Patrick Miller | \$ 54 | \$ - | \$ - | \$ - | \$ - | \$ 54 |
| Paine's, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Paladin Commercial Printers | \$ 122 | \$ - | \$ - | \$ - | \$ - | \$ 122 |
| Robert Huhtanen | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Rupert Stonewall Brick & Cement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Thelma Houston | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Turf Masters, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tuxis - Ohr's Fuel, Inc. | \$ 199 | \$ - | \$ - | \$ - | \$ - | \$ 199 |
| Wattsaver Lighting Products | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| West Side Landscaping, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL | \$ 3,366 | \$ 3,109 | \$ - | \$ - | \$ - | \$ 6,475 |

Westbury Operating Fiscal Year Projection With

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

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Draft Spread FY 2016 Budget

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

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Board Approved FY 2015 Budget

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

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

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|-----------------|-----------------------------|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | |
| 07130 — Property Manager Fees | | | | | | |
| Bill | 10/06/15 | Imagineers, LLC | Inv. #MGMT0105495 - Monthly | 2000 | 1,089.70 | 1,089.70 |
| Total 07130 — Property Manager Fees | | | | | <u>1,089.70</u> | <u>1,089.70</u> |
| Total 07000 — Administrative Expenses | | | | | <u>1,089.70</u> | <u>1,089.70</u> |
| TOTAL | | | | | <u>1,089.70</u> | <u>1,089.70</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|------|---|-------|----------------------|----------------------|
| 07000 — Administrative Expenses | | | | | | |
| 07140 — Audit Fees | | | | | | |
| General | 10/31/15 | | To Accrue for Audit Fees - October 2015 | 3150 | 450.00 | 450.00 |
| Total 07140 — Audit Fees | | | | | <u>450.00</u> | <u>450.00</u> |
| Total 07000 — Administrative Expenses | | | | | <u>450.00</u> | <u>450.00</u> |
| TOTAL | | | | | <u>450.00</u> | <u>450.00</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|------------------------------------|--|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | |
| 07280 — Insurance | | | | | | |
| Bill | 10/26/15 | Community Association Underwriters | CAU Policy #CAU218903-4 - Down Payment on 2015-2016 Policy - A/C 24994 | 2000 | 2,812.00 | 2,812.00 |
| General | 10/31/15 | | To Expense October 2015 Portion of CAU Insurance | -SPLI | 0.00 | 2,812.00 |
| General | 10/31/15 | | To Expense October 2015 Portion of Bond Insurance | 07280 | 85.00 | 2,897.00 |
| Total 07280 — Insurance | | | | | <u>2,897.00</u> | <u>2,897.00</u> |
| Total 07000 — Administrative Expenses | | | | | <u>2,897.00</u> | <u>2,897.00</u> |
| TOTAL | | | | | <u>2,897.00</u> | <u>2,897.00</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|------|---|-------|----------------------|----------------------|
| 07000 — Administrative Expenses | | | | | | |
| 07308 — Corporate Taxes | | | | | | |
| General | 10/31/15 | | To Accrue October 2015 Portion of Estimated Corporate Tax Liability | 2155 | 500.00 | 500.00 |
| Total 07308 — Corporate Taxes | | | | | <u>500.00</u> | <u>500.00</u> |
| Total 07000 — Administrative Expenses | | | | | <u>500.00</u> | <u>500.00</u> |
| TOTAL | | | | | <u>500.00</u> | <u>500.00</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|--------------------|---|-------|---------------------|---------------------|
| 07000 — Administrative Expenses | | | | | | |
| 07310 — Printing & Copying | | | | | | |
| Bill | 10/31/15 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - Newsletter 11-1-15 | 2000 | 27.75 | 27.75 |
| Bill | 10/31/15 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - Newsletter 10-1-15 | 2000 | 25.84 | 53.59 |
| Total 07310 — Printing & Copying | | | | | <u>53.59</u> | <u>53.59</u> |
| Total 07000 — Administrative Expenses | | | | | <u>53.59</u> | <u>53.59</u> |
| TOTAL | | | | | <u>53.59</u> | <u>53.59</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|-------------------------|--|-------|--------|---------|
| 07000 — Administrative Expenses | | | | | | |
| 07890 — Misc G&A | | | | | | |
| Bill | 10/20/15 | Joyce Falkin | Joyce Falkin - Reimbursement - Document Frames for Fire Exit Signs | 2000 | 25.52 | 25.52 |
| Bill | 10/20/15 | Gutkin Enterprises, LLC | Invoice #51435- Nametags | 2000 | 7.55 | 33.07 |
| Bill | 10/30/15 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #51528- Nametags | 2000 | 12.71 | 45.78 |

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|-----------------------------|--|-------|----------------------|----------------------|
| 07000 — Administrative Expenses | | | | | | |
| Bill | 10/31/15 | Paladin Commercial Printers | Paladin Commercial Printers - Inv. #60068 - 1,000 envelopes - Windowed | 2000 | 122.30 | 168.08 |
| Total 07890 — Misc G&A | | | | | <u>168.08</u> | <u>168.08</u> |
| Total 07000 — Administrative Expenses | | | | | <u>168.08</u> | <u>168.08</u> |
| TOTAL | | | | | <u>168.08</u> | <u>168.08</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|---------------------------------------|--|-------|---------------------|---------------------|
| 07000 — Administrative Expenses | | | | | | |
| 07895 — Monthly Security Monitoring | | | | | | |
| Bill | 10/12/15 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 12849147 - Monitoring 11/1 - 11/30 | 2000 | 26.59 | 26.59 |
| Total 07895 — Monthly Security Monitoring | | | | | <u>26.59</u> | <u>26.59</u> |
| Total 07000 — Administrative Expenses | | | | | <u>26.59</u> | <u>26.59</u> |
| TOTAL | | | | | <u>26.59</u> | <u>26.59</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|-------------------------|------------------|-------|----------------------|----------------------|
| 07000 — Administrative Expenses | | | | | | |
| 7011 — Bookkeeping Fees | | | | | | |
| Bill | 10/31/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | 927.50 | 927.50 |
| Total 7011 — Bookkeeping Fees | | | | | <u>927.50</u> | <u>927.50</u> |
| Total 07000 — Administrative Expenses | | | | | <u>927.50</u> | <u>927.50</u> |
| TOTAL | | | | | <u>927.50</u> | <u>927.50</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|------|--|-------|------------------------|------------------------|
| 08000 — Utilities | | | | | | |
| 08010 — Water & Sewer | | | | | | |
| General | 10/31/15 | | To Expense October 2015 Portion of MDC Invoice | 1470 | 1,198.18 | 1,198.18 |
| Total 08010 — Water & Sewer | | | | | <u>1,198.18</u> | <u>1,198.18</u> |
| Total 08000 — Utilities | | | | | <u>1,198.18</u> | <u>1,198.18</u> |
| TOTAL | | | | | <u>1,198.18</u> | <u>1,198.18</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|----------------------------------|----------|------------|---|-------|------------------------|------------------------|
| 08000 — Utilities | | | | | | |
| 08020 — Electricity | | | | | | |
| Bill | 10/25/15 | Eversource | CL&P - 30 Outlook Avenue - 2,607 useage | 2000 | 455.36 | 455.36 |
| Bill | 10/25/15 | Eversource | CL&P - 869 Farmington Avenue - 1,968 useage | 2000 | 348.46 | 803.82 |
| Bill | 10/25/15 | Eversource | CL&P - 20 Outlook Avenue 2,060 useage | 2000 | 363.85 | 1,167.67 |
| Bill | 10/25/15 | Eversource | CL&P - 869 Farm Garages - 216 useage | 2000 | 55.37 | 1,223.04 |
| Total 08020 — Electricity | | | | | <u>1,223.04</u> | <u>1,223.04</u> |
| Total 08000 — Utilities | | | | | <u>1,223.04</u> | <u>1,223.04</u> |
| TOTAL | | | | | <u>1,223.04</u> | <u>1,223.04</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--------------------------|----------|-------------------------|--|-------|-----------------|-----------------|
| 08000 — Utilities | | | | | | |
| 08030 — Gas | | | | | | |
| Bill | 10/25/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 838 CCF/29 days | 2000 | 624.04 | 624.04 |
| Bill | 10/25/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 399 CCF - 29 days | 2000 | 366.54 | 990.58 |
| Bill | 10/25/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 980 CCF - 29 days | 2000 | 699.33 | 1,689.91 |
| Total 08030 — Gas | | | | | <u>1,689.91</u> | <u>1,689.91</u> |

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|------|------|------|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | |
| Total 08000 — Utilities | | | | | | |
| | | | | | <u>1,689.91</u> | <u>1,689.91</u> |
| TOTAL | | | | | <u>1,689.91</u> | <u>1,689.91</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--------------------------------|----------|----------|--|-------|----------------------|----------------------|
| 08000 — Utilities | | | | | | |
| 08050 — Telephone | | | | | | |
| Bill | 10/26/15 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 279.59 | 279.59 |
| Total 08050 — Telephone | | | | | <u>279.59</u> | <u>279.59</u> |
| Total 08000 — Utilities | | | | | <u>279.59</u> | <u>279.59</u> |
| TOTAL | | | | | <u>279.59</u> | <u>279.59</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|---|----------|---------------------------|---|-------|------------------------|------------------------|
| 08550 — Capital Improvements | | | | | | |
| 08551 — Cap Improvements - Operating | | | | | | |
| Bill | 10/26/15 | JH Property Services, LLC | Landscape Plantings, Hydroseeding and labor | 2000 | 1,688.35 | 1,688.35 |
| Total 08551 — Cap Improvements - Operating | | | | | <u>1,688.35</u> | <u>1,688.35</u> |
| Total 08550 — Capital Improvements | | | | | <u>1,688.35</u> | <u>1,688.35</u> |
| TOTAL | | | | | <u>1,688.35</u> | <u>1,688.35</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|-----------------|---|-------|------------------------|------------------------|
| 09000 — Maintenance | | | | | | |
| 09020 — Maintenance Worker - Imagineers | | | | | | |
| Bill | 10/13/15 | Imagineers, LLC | Inv. #MAIN0217237 - Luis Hrs P/E 10/13/15 - 61 hrs @ \$26.19 | 2000 | 1,699.04 | 1,699.04 |
| Bill | 10/31/15 | Imagineers, LLC | Inv. #MAIN0217625 - Luis' Hrs. P/E 10/27 62 hrs @ \$26.19 | 2000 | 1,726.89 | 3,425.93 |
| General | 10/31/15 | | To Accrue Last two days of October 2015 - Luis' time - 14.5 hrs @ 26.19 | 3150 | 403.87 | 3,829.80 |
| Total 09020 — Maintenance Worker - Imagineers | | | | | <u>3,829.80</u> | <u>3,829.80</u> |
| Total 09000 — Maintenance | | | | | <u>3,829.80</u> | <u>3,829.80</u> |
| TOTAL | | | | | <u>3,829.80</u> | <u>3,829.80</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|---|----------|------|---|-------|----------------------|----------------------|
| 09000 — Maintenance | | | | | | |
| 09030 — Elevator Maintenance | | | | | | |
| General | 10/31/15 | | To Record As Expense October 2015 Portion of Qtrly. Otis Elevator Invoice | 1470 | 998.03 | 998.03 |
| Total 09030 — Elevator Maintenance | | | | | <u>998.03</u> | <u>998.03</u> |
| Total 09000 — Maintenance | | | | | <u>998.03</u> | <u>998.03</u> |
| TOTAL | | | | | <u>998.03</u> | <u>998.03</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|---|----------|-----------------|---|-------|----------------------|----------------------|
| 09000 — Maintenance | | | | | | |
| 09110 — General Maintenance & Repair | | | | | | |
| Bill | 10/06/15 | Imagineers, LLC | Inv. #MAIN0216516 - ReimbursementHome Depot Mini cage frame,paint - locksmith | 2000 | 106.66 | 106.66 |
| Bill | 10/17/15 | Imagineers, LLC | Inv. #MAIN0216516 - ReimbursementHome Depot - Plastic cutter, Ascylic Sheet, Bleach, Cleaners | 2000 | 152.25 | 258.91 |
| Bill | 10/26/15 | Paine's, Inc. | Paines - Invoice #2740815 - 2 Yd Container on call and Dump | 2000 | 38.76 | 297.67 |
| Total 09110 — General Maintenance & Repair | | | | | <u>297.67</u> | <u>297.67</u> |
| Total 09000 — Maintenance | | | | | <u>297.67</u> | <u>297.67</u> |
| TOTAL | | | | | <u>297.67</u> | <u>297.67</u> |

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

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|--------------------------|---|-------|----------------------|----------------------|
| 07000 — Administrative Expenses | | | | | | |
| Type | Date | Name | Memo | Split | Amount | Balance |
| 09000 — Maintenance | | | | | | |
| 09150 — HVAC Service | | | | | | |
| Bill | 10/31/15 | Tuxis - Ohr's Fuel, Inc. | Tuxis - Ohr's Fuel, Inc. - Inv. #P282 Remove faulty blower motor - A/C - Unit 869-302 | 2000 | 199.41 | 199.41 |
| Total 09150 — HVAC Service | | | | | <u>199.41</u> | <u>199.41</u> |
| Total 09000 — Maintenance | | | | | <u>199.41</u> | <u>199.41</u> |
| TOTAL | | | | | <u>199.41</u> | <u>199.41</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|---------------------------|--------------------------------|-------|------------------------|------------------------|
| 09600 — Contract Services | | | | | | |
| Lawn Maint. & Landscaping | | | | | | |
| Bill | 10/26/15 | JH Property Services, LLC | October Landscape Fee plus tax | 2000 | 2,552.40 | 2,552.40 |
| Total Lawn Maint. & Landscaping | | | | | <u>2,552.40</u> | <u>2,552.40</u> |
| Total 09600 — Contract Services | | | | | <u>2,552.40</u> | <u>2,552.40</u> |
| TOTAL | | | | | <u>2,552.40</u> | <u>2,552.40</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|------|--|-------|------------------------|------------------------|
| 09900 — Reserve Transfers | | | | | | |
| 09990 — Operating to Reserves | | | | | | |
| General | 10/31/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 | 9,271.92 |
| Total 09990 — Operating to Reserves | | | | | <u>9,271.92</u> | <u>9,271.92</u> |
| Total 09900 — Reserve Transfers | | | | | <u>9,271.92</u> | <u>9,271.92</u> |
| TOTAL | | | | | <u>9,271.92</u> | <u>9,271.92</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|---|----------|------|--|-------|------------------------|------------------------|
| 09900 — Reserve Transfers | | | | | | |
| 09991 — Roof/HVAC Reserve Transfer | | | | | | |
| General | 10/31/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 | 2,990.00 |
| Total 09991 — Roof/HVAC Reserve Transfer | | | | | <u>2,990.00</u> | <u>2,990.00</u> |
| Total 09900 — Reserve Transfers | | | | | <u>2,990.00</u> | <u>2,990.00</u> |
| TOTAL | | | | | <u>2,990.00</u> | <u>2,990.00</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|------|--|-------|------------------------|------------------------|
| 06899 — Reserve Fund Income | | | | | | |
| 06901 — WCA Monthly Contributions | | | | | | |
| General | 10/31/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 | 9,271.92 |
| Total 06901 — WCA Monthly Contributions | | | | | <u>9,271.92</u> | <u>9,271.92</u> |
| Total 06899 — Reserve Fund Income | | | | | <u>9,271.92</u> | <u>9,271.92</u> |
| TOTAL | | | | | <u>9,271.92</u> | <u>9,271.92</u> |

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|----------|------|---|-------|---------------------|---------------------|
| 06899 — Reserve Fund Income | | | | | | |
| 06902 — Interest Income | | | | | | |
| General | 10/31/15 | | To Record October 2015 Interest Income on Reserve Cash - FNFG #0633 | 1080 | 56.55 | 56.55 |
| Total 06902 — Interest Income | | | | | <u>56.55</u> | <u>56.55</u> |
| Total 06899 — Reserve Fund Income | | | | | <u>56.55</u> | <u>56.55</u> |
| TOTAL | | | | | <u>56.55</u> | <u>56.55</u> |

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

| Type | Date | Name | Memo | Split | Amount | Balance |
|--|---------|----------|--|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | |
| Type | Date | Name | Memo | Split | Amount | Balance |
| 06899 — Reserve Fund Income | | | | | | |
| 06903 — Roof/HVAC Project Prepay Amort. | | | | | | |
| | General | 10/31/15 | To Record October 2015 Portion of Roof/HVAC PrePAYERS Amortization | 2982 | 655.99 | 655.99 |
| Total 06903 — Roof/HVAC Project Prepay Amort. | | | | | <u>655.99</u> | <u>655.99</u> |
| Total 06899 — Reserve Fund Income | | | | | <u>655.99</u> | <u>655.99</u> |
| TOTAL | | | | | <u>655.99</u> | <u>655.99</u> |
| Type | Date | Name | Memo | Split | Amount | Balance |
| 06899 — Reserve Fund Income | | | | | | |
| 06904 — WCA Monthly Transfer -Roof/HVAC | | | | | | |
| | General | 10/31/15 | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 | 2,990.00 |
| Total 06904 — WCA Monthly Transfer -Roof/HVAC | | | | | <u>2,990.00</u> | <u>2,990.00</u> |
| Total 06899 — Reserve Fund Income | | | | | <u>2,990.00</u> | <u>2,990.00</u> |
| TOTAL | | | | | <u>2,990.00</u> | <u>2,990.00</u> |
| Type | Date | Name | Memo | Split | Amount | Balance |
| 09799 — Reserve Fund Expenses | | | | | | |
| 09807 — Reserve - Interest Expense | | | | | | |
| | General | 10/31/15 | To Record October 2015 Payment of Roof/HVAC Loan | 1080 | 362.66 | 362.66 |
| Total 09807 — Reserve - Interest Expense | | | | | <u>362.66</u> | <u>362.66</u> |
| Total 09799 — Reserve Fund Expenses | | | | | <u>362.66</u> | <u>362.66</u> |
| TOTAL | | | | | <u>362.66</u> | <u>362.66</u> |
| Type | Date | Name | Memo | Split | Amount | Balance |
| 09799 — Reserve Fund Expenses | | | | | | |
| 09830 — Hallway Renovations - Design | | | | | | |
| | Bill | 10/04/15 | The Noah Webster House | 2000 | 500.00 | 500.00 |
| Total 09830 — Hallway Renovations - Design | | | | | <u>500.00</u> | <u>500.00</u> |
| Total 09799 — Reserve Fund Expenses | | | | | <u>500.00</u> | <u>500.00</u> |
| TOTAL | | | | | <u>500.00</u> | <u>500.00</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 stage. 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