



The Westbury

January 2015 - 5 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

February 2015 YTD Budget / Actual

	Approved Budget	Budget February 2015	Actual February 2015	Variance
Revenue				
Condominium Fees	\$ 348,650	\$ 145,271	\$ 145,271	\$ 0
Note Payable - 10 Year	\$ 35,880	\$ 14,950	\$ 15,361	\$ 411
Rental Income	\$ 16,800	\$ 7,000	\$ 6,388	\$ (612)
Laundry Income	\$ 4,600	\$ 1,917	\$ 1,415	\$ (502)
Parking Space Income	\$ 9,120	\$ 3,800	\$ 3,640	\$ (160)
Misc. Other Income	\$ 1,000	\$ 417	\$ 200	\$ (217)
	\$ 416,050	\$ 173,354	\$ 172,275	\$ (1,079)
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,150	\$ 5,479	\$ 5,449	\$ 30
Management Fees - Bookkpg	\$ 11,850	\$ 4,938	\$ 4,375	\$ 563
Audit Fees	\$ 4,200	\$ 1,750	\$ 2,000	\$ (250)
Legal Fees	\$ 500	\$ 208	\$ -	\$ 208
Postage & Mail	\$ 375	\$ 156	\$ 57	\$ 99
Insurance	\$ 33,850	\$ 14,104	\$ 14,485	\$ (381)
Copying/Printing	\$ 235	\$ 98	\$ 74	\$ 24
Income Taxes	\$ 2,900	\$ 1,208	\$ 2,500	\$ (1,292)
Office- General	\$ 2,086	\$ 869	\$ 53	\$ 816
Rental Management Fee	\$ 1,400	\$ -	\$ -	\$ -
Total Administrative	\$ 70,546	\$ 28,811	\$ 28,993	\$ (182)
Utilities				
Electricity	\$ 21,000	\$ 9,478	\$ 9,032	\$ 446
Water	\$ 14,925	\$ 6,219	\$ 6,125	\$ 94
Gas	\$ 47,000	\$ 26,173	\$ 20,607	\$ 5,566
Telephone	\$ 2,000	\$ 833	\$ 1,097	\$ (264)
Total Utilities	\$ 84,925	\$ 42,703	\$ 36,861	\$ 5,842
Maintenance				
Maintenance Worker	\$ 50,000	\$ 20,833	\$ 17,053	\$ 3,780
Elevator	\$ 11,000	\$ 4,583	\$ 4,798	\$ (215)
General R&M	\$ 6,000	\$ 2,500	\$ 2,423	\$ 77
Fire Protection	\$ 4,675	\$ 1,948	\$ -	\$ 1,948
HVAC Service	\$ 9,000	\$ 3,750	\$ 2,580	\$ 1,170
Maintenance Supplies	\$ 1,000	\$ 417	\$ -	\$ 417
Total Maintenance	\$ 81,675	\$ 34,031	\$ 26,854	\$ 7,177
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,524	\$ 7,290	\$ 9,636	\$ (2,346)
Landscape/mulch/projects	\$ 10,000	\$ -	\$ -	\$ -
Pest Control	\$ 1,000	\$ 100	\$ -	\$ 100
Total Contract Services	\$ 31,524	\$ 7,390	\$ 9,636	\$ (2,246)
Total Expenses	\$ 268,670	\$ 112,935	\$ 102,344	\$ 10,591
Reserves				
Reserve Contribution	\$ 103,500	\$ 43,125	\$ 43,125	\$ -
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 14,950	\$ 14,950	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 2,285	\$ 1,010	\$ 1,275
NI/(DF) Before PY Op. Surplus	\$ -	\$ 59	\$ 10,846	\$ 10,787
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ 59	\$ 10,846	\$ 10,787

Westbury Condominium Association

February 2015 YTD Current Year - Prior Year Comparison

	Actual February 2015	Actual February 2014	Variance
Revenue			
Condominium Fees	\$ 145,271	\$ 137,895	\$ 7,376
Note Payable - 10 Year	\$ 15,361	\$ 14,950	\$ 411
Rental Income	\$ 6,388	\$ 6,250	\$ 138
Laundry Income	\$ 1,415	\$ 1,113	\$ 302
Parking Space Income	\$ 3,640	\$ 3,705	\$ (65)
Misc. Other Income	\$ 200	\$ 510	\$ (310)
	\$ 172,275	\$ 164,423	\$ 7,852
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 5,449	\$ 5,448	\$ (1)
Management Fees - Bookkpg	\$ 4,375	\$ 4,975	\$ 600
Audit Fees	\$ 2,000	\$ 1,750	\$ (250)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 57	\$ 64	\$ 7
Insurance	\$ 14,485	\$ 14,104	\$ (381)
Copying/Printing	\$ 74	\$ 124	\$ 50
Income Taxes	\$ 2,500	\$ 833	\$ (1,667)
Office- General	\$ 53	\$ 266	\$ 213
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 28,993	\$ 27,564	\$ (1,429)
Utilities			
Electricity	\$ 9,032	\$ 8,511	\$ (521)
Water	\$ 6,125	\$ 5,859	\$ (266)
Gas	\$ 20,607	\$ 25,192	\$ 4,585
Telephone	\$ 1,097	\$ 1,076	\$ (21)
Total Utilities	\$ 36,861	\$ 40,638	\$ 3,777
Maintenance			
Maintenance Worker	\$ 17,053	\$ 17,186	\$ 133
Elevator	\$ 4,798	\$ 9,247	\$ 4,449
General R&M	\$ 2,423	\$ 2,316	\$ (107)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 2,580	\$ 8,706	\$ 6,126
Maintenance Supplies	\$ -	\$ 372	\$ 372
Total Maintenance	\$ 26,854	\$ 37,827	\$ 10,973
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 9,636	\$ 8,796	\$ (840)
Landscape/mulch/projects			
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	\$ 9,636	\$ 8,796	\$ (840)
Total Expenses	\$ 102,344	\$ 114,825	\$ 12,481
Reserves			
Reserve Contribution	\$ 43,125	\$ 41,666	\$ (1,459)
Roof/HVAC Transfers To Reserve	\$ 14,950	\$ 14,950	\$ -
Capital Improvements			
Operating Projects	\$ 1,010	\$ -	\$ (1,010)
NI/(DF) Before PY Op. Surplus	\$ 10,846	\$ (7,018)	\$ 17,864
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ 10,846	\$ (7,018)	\$ 17,864

Westbury Condominium Association

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

	Actual February 2015	Actual February 2014	Variance
Revenue			
Condominium Fees	\$ 29,136	\$ 27,615	\$ 1,521
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,425	\$ 1,375	\$ 50
Laundry Income	\$ -	\$ -	\$ -
Parking Space Income	\$ 720	\$ 700	\$ 20
Misc. Other Income	\$ 40	\$ 150	\$ (110)
	\$ 34,311	\$ 32,830	\$ 1,481
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,089	\$ (1)
Management Fees - Bookkpg	\$ 875	\$ 1,475	\$ 600
Audit Fees	\$ 400	\$ 350	\$ (50)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 9	\$ 9	\$ -
Insurance	\$ 2,897	\$ 2,821	\$ (76)
Copying/Printing	\$ 74	\$ 26	\$ (48)
Income Taxes	\$ 500	\$ 167	\$ (333)
Office- General	\$ 27	\$ 100	\$ 73
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 5,872	\$ 6,037	\$ 165
Utilities			
Electricity	\$ 2,049	\$ 1,799	\$ (250)
Water	\$ 1,228	\$ 1,096	\$ (132)
Gas	\$ 5,366	\$ 7,277	\$ 1,911
Telephone	\$ 287	\$ 230	\$ (57)
Total Utilities	\$ 8,930	\$ 10,402	\$ 1,472
Maintenance			
Maintenance Worker	\$ 3,259	\$ 3,902	\$ 643
Elevator	\$ 960	\$ 923	\$ (37)
General R&M	\$ 143	\$ 470	\$ 327
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ 2,634	\$ 2,634
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	\$ 4,362	\$ 7,929	\$ 3,567
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,729	\$ 2,596	\$ (133)
Landscape/mulch/projects			
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	\$ 2,729	\$ 2,596	\$ (133)
Total Expenses	\$ 21,893	\$ 26,964	\$ 5,071
Reserves			
Reserve Contribution	\$ 8,625	\$ 8,333	\$ (292)
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	\$ 803	\$ (5,457)	\$ 6,260
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ 803	\$ (5,457)	\$ 6,260

Westbury Condominium Association

February 2015 (Month Only) Budget/Actual

	Budget	Actual	Variance
	<u>February 2015</u>	<u>February 2015</u>	
Revenue			
Condominium Fees	\$ 29,054	\$ 29,136	\$ (82)
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,400	\$ 1,425	\$ (25)
Laundry Income	\$ 383	\$ -	\$ 383
Parking Space Income	\$ 760	\$ 720	\$ 40
Misc. Other Income	\$ 83	\$ 40	\$ 43
	<u>\$ 34,670</u>	<u>\$ 34,311</u>	<u>\$ 359</u>
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,096	\$ 1,090	\$ (6)
Management Fees - Bookkpg	\$ 988	\$ 875	\$ (113)
Audit Fees	\$ 350	\$ 400	\$ 50
Legal Fees	\$ 42	\$ -	\$ (42)
Postage & Mail	\$ 31	\$ 9	\$ (22)
Insurance	\$ 2,820	\$ 2,897	\$ 77
Copying/Printing	\$ 20	\$ 74	\$ 54
Income Taxes	\$ 242	\$ 500	\$ 258
Office- General	\$ 174	\$ 27	\$ (147)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 5,763</u>	<u>\$ 5,872</u>	<u>\$ 109</u>
Utilities			
Electricity	\$ 2,138	\$ 2,049	\$ (89)
Water	\$ 1,244	\$ 1,228	\$ (16)
Gas	\$ 7,560	\$ 5,366	\$ (2,194)
Telephone	\$ 167	\$ 287	\$ 120
Total Utilities	<u>\$ 11,109</u>	<u>\$ 8,930</u>	<u>\$ (2,179)</u>
Maintenance			
Maintenance Worker	\$ 4,167	\$ 3,259	\$ (908)
Elevator	\$ 917	\$ 960	\$ 43
General R&M	\$ 500	\$ 143	\$ (357)
Fire Protection	\$ 390	\$ -	\$ (390)
HVAC Service	\$ 750	\$ -	\$ (750)
Maintenance Supplies	\$ 83	\$ -	\$ (83)
Total Maintenance	<u>\$ 6,807</u>	<u>\$ 4,362</u>	<u>\$ (2,445)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,174	\$ 2,729	\$ 1,555
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 1,174</u>	<u>2,729</u>	<u>1,555</u>
Total Expenses	<u>\$ 24,853</u>	<u>\$ 21,893</u>	<u>\$ (2,960)</u>
Reserves			
Reserve Contribution	\$ 8,625	\$ 8,625	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	<u>\$ (1,798)</u>	<u>\$ 803</u>	<u>\$ (2,601)</u>
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ (1,798)</u>	<u>\$ 803</u>	<u>\$ (2,601)</u>

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2014 through February 2015

	<u>Oct '14 - Feb '15</u>
Operating Income/Expense	
Income	
06310 — Common Charge Income	\$ 160,632
06340 — Late Fee Income	\$ 200
06365 — Unit 869-106 - Rent	\$ 6,388
06375 — Parking Income	\$ 3,640
06810 — Laundry Income	\$ 1,415
Total Operating Income	\$ 172,274
Operating Expenses	
07000 — Administrative Expenses	
07130 — Property Manager Fees	\$ 5,449
07140 — Audit Fees	\$ 2,000
07280 — Insurance	\$ 14,485
07308 — Corporate Taxes	\$ 2,500
07309 — Postage	\$ 57
07310 — Printing & Copying	\$ 74
07895 — Monthly Security Monitoring	\$ 53
7011 — Bookkeeping Fees	\$ 4,375
Total 07000 — Administrative Expenses	\$ 28,993
08000 — Utilities	
08010 — Water & Sewer	\$ 6,125
08020 — Electricity	\$ 9,032
08030 — Gas	\$ 20,607
08050 — Telephone	\$ 1,097
Total 08000 — Utilities	\$ 36,861
08550 — Capital Improvements	
08551 — Cap Improvements - Operating	\$ 1,010
Total 08550 — Capital Improvements	\$ 1,010
09000 — Maintenance	
09020 — Maintenance Worker - Imagineers	\$ 17,053
09030 — Elevator Maintenance	\$ 4,798
09110 — General Maintenance & Repair	\$ 2,423
09150 — HVAC Service	\$ 2,580
Total 09000 — Maintenance	\$ 26,854
09600 — Contract Services	
Lawn Maint. & Landscaping	\$ 8,888
09611 — Fertilization	\$ 560
09612 — Grounds Improvements	\$ 188
Total 09600 — Contract Services	\$ 9,636
09900 — Reserve Transfers	
09990 — Operating to Reserves	\$ 43,125
09991 — Roof/HVAC Reserve Transfer	\$ 14,950
Total 09900 — Reserve Transfers	\$ 58,075
Total Operating Expenses	\$ 161,430
Net Operating Income	\$ 10,844

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2014 through February 2015

Reserve Fund Income	
06899 — Reserve Fund Income	
06901 — WCA Monthly Contributions	\$ 43,125
06902 — Interest Income	\$ 262
06903 — Roof/HVAC Project Prepay Amort.	\$ 3,280
06904 — WCA Monthly Transfer -Roof/HVAC	\$ 14,950
Total Reserve Fund Income	\$ 61,617
Reserve Fund Expense	
09799 — Reserve Fund Expenses	
09807 — Reserve - Interest Expense	\$ 2,064
09809 — Reserve - Excavating	\$ 3,250
09827 — Reserve Fund - Lighting Proj	\$ 29,204
09828 — Alarm System - Fire	\$ 29,597
Total 09799 — Reserve Fund Expenses	\$ 64,114
Net Other Income	\$ (2,497)
Reserve Fund Net Income	\$ 8,347

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>Cost</u>	<u>Hours</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>Cost</u>	<u>Hours</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>Cost</u>	<u>Hours</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>Cost</u>	<u>Hours</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>

Year-To-Date Total:	<u>\$ 17,053.09</u>
Prior Year- Year-To-Date Total:	<u>\$ 17,186.15</u>
Change Between Years:	<u>\$ (133.06)</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>
February 2014		
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>
March 2014		
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>
April 2014		
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>
May 2014		
5/1 - 5/13 Luis Colon	\$ 1,775.65	61.5 (1.5 hrs @ \$39.29 per hr)
5/15-5/27 Luis Colon	\$ 1,420.51	51.0
4/27-5/2 Miguel Brito	\$ 420.00	(Remove Sand - Paint Floor)
	<u>\$ 3,616.16</u>	<u>112.5</u>
Year-To-Date Total:	<u>\$ 29,898.95</u>	
Prior Year- Year-To-Date Total:	<u>\$ 26,543.57</u>	
Change Between Years:	<u>\$ 3,355.38</u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominium Association, Inc.
Balance Sheet Standard
As of February 28, 2015

	<u>Feb 28, '15</u>
ASSETS	
Current Assets	
Checking/Savings	
1017 — Operating NAB	\$ 73,391
1080 — Cash - First Niagra Bank	\$ 287,676
1081 — Cash - FNB Old Windows AC	\$ 1
1087 — Rockville Bank - Reserves	\$ 137,399
Total Checking/Savings	<u>\$ 498,468</u>
Accounts Receivable	
1200 — Accounts Receivable	\$ 1,616
Total Accounts Receivable	<u>\$ 1,616</u>
Total Current Assets	<u>\$ 500,083</u>
Fixed Assets	
1505 — Equipment	\$ 11,974
1520 — Building - Unit 869-106	\$ 70,000
1525 — Accumulated Depreciation	\$ (72,350)
Total Fixed Assets	<u>\$ 9,624</u>
Other Assets	
1470 — Other Assets - Other	\$ 9,626
1471 — Other Assets - Bill Backs	\$ 2,127
1480 — Due From WCA Operating	\$ 11,615
Total Other Assets	<u>\$ 23,368</u>
TOTAL ASSETS	<u>\$ 533,075</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 — Accounts Payable	\$ 7,895
Total Accounts Payable	<u>\$ 7,895</u>
Other Current Liabilities	
2080 — Current Portion - Roof & HVAC	\$ 21,698
2155 — Accrued Taxes	\$ 3,180
2162 — Due to Reserve	\$ 11,615
2981 — LT Portion - Roof/HVAC Note	\$ 70,312
2982 — Unit Owner Fees Paid In Advance	\$ 27,266
3020 — Security Deposit	\$ 3,250
3150 — Other Accrued Expenses	\$ 5,659
3310 — Prepaid Owner Assessments	\$ 1,709
Total Other Current Liabilities	<u>\$ 144,690</u>
Total Current Liabilities	<u>\$ 152,585</u>
Total Liabilities	<u>\$ 152,585</u>
Equity	
3110 — Fixed Assets	\$ 9,624
3900 — Retained Earnings	\$ 268,682
3980 — Reserve Fund Balance	\$ 93,838
Net Income	\$ 8,347
Total Equity	<u>\$ 380,490</u>
TOTAL LIABILITIES & EQUITY	<u>\$ 533,075</u>

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

February 28, 2015

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 137,399.33
Operating Account	\$ 66,763.44	Reserve Account - FNFG	\$ 287,676.35
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 66,763.44</u>		<u>\$ 425,076.68</u>
Total Cash on Hand @ February 28, 2015		\$	491,840.12

Statements of Significant Transactions:

April 2013

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

September 2013

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

May 2014

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

June 2014

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

September 2014

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

October 2014

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

December 2014

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

January 2015

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

February 2015

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

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Bank)

February 28, 2015

<u>United Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 137,399.33	Reserve Account	\$ 287,676.35
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 66,763.44
		Escrow Account	\$ -
Bank Balances	<u>\$ 137,399.33</u>		<u>\$ 354,440.79</u>
Total Cash on Hand @ February 28, 2015		\$	491,840.12

Statements of Significant Transactions:

January 2012

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

September 2013

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

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Westbury Condominiums Association, Inc.

Fuel Costs

5 Month Period- Fiscal Year Ended September 30, 2015

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

Percentage Increase 0.0% (Increase in dollars)

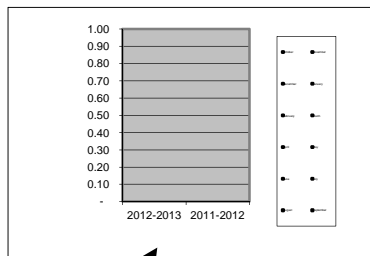
<u>Gas Costs</u>	<u>2014-2015</u>	<u>Prior Yr.</u>	<u>Change</u>
October	1,541.47	1,591.55	-3.1%
November	3,987.92	4,343.88	0.0%
December	4,785.98	5,305.37	0.0%
January	4,925.95	6,674.02	0.0%
February	5,365.89	7,276.78	0.0%
March	-	-	0.0%
April	-	-	0.0%
May	-	-	0.0%
June	-	-	0.0%
July	-	-	0.0%
August	-	-	0.0%
September	-	-	0.0%
	<hr/>	<hr/>	
	20,607.21	25,191.60	(4,584.39)

Total Costs 20,607.21 Annual 25,191.60 (4,584.39)

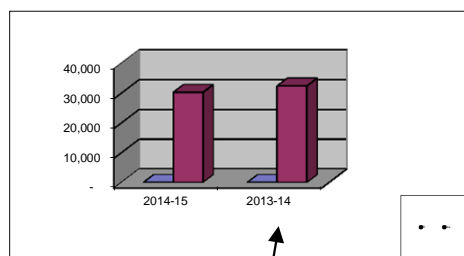
Percentage Increase -18.2% (Increase in dollars)

Usage

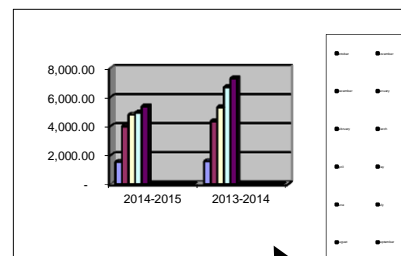
Oil (Gallons)	-	-	-
Gas (100 cu. ft.)	30,249	32,395	(2,146)



Oil Costs



Gas & Oil Consumption



Gas Costs

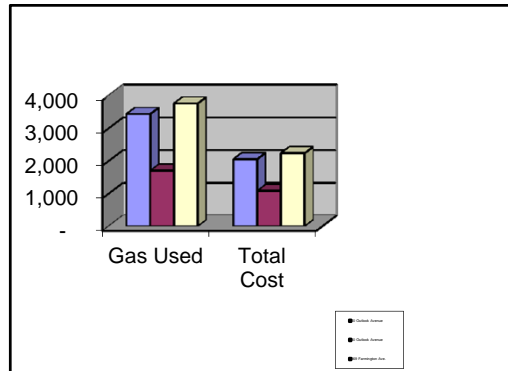
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

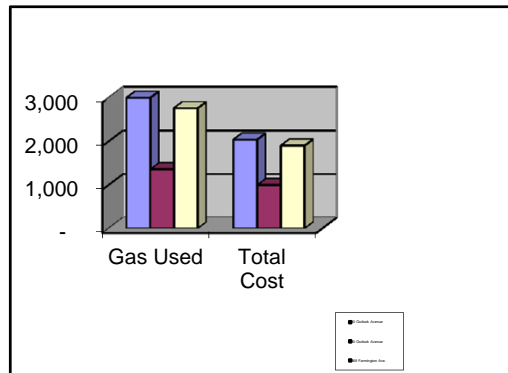
Month End: **2/28/2015**

<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



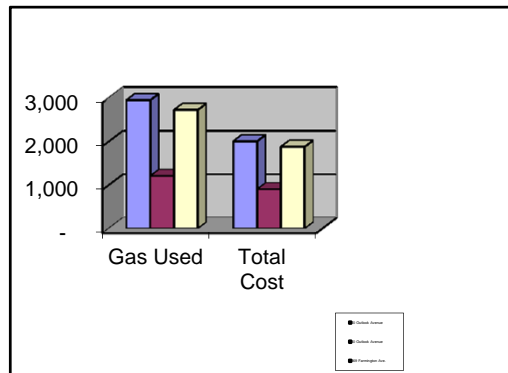
Month End: **1/31/2015**

<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



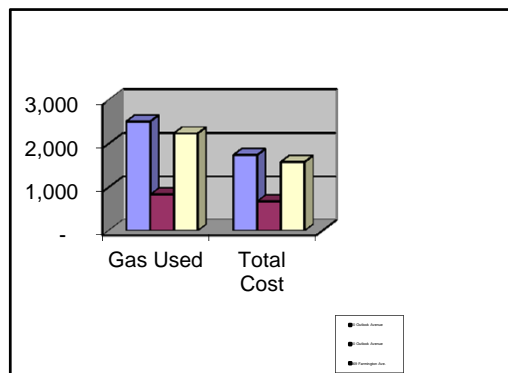
Month End: **12/31/2014**

<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



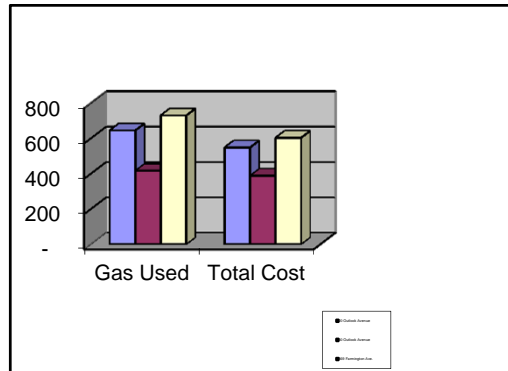
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

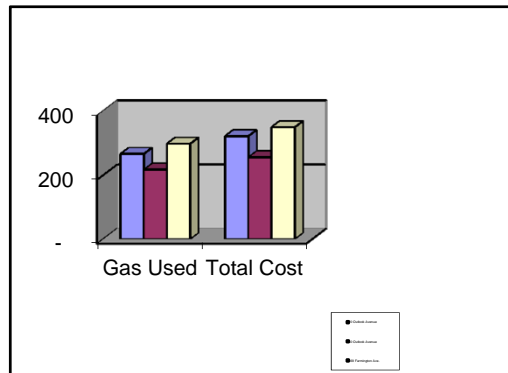
Month End: **10/31/2014**

<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



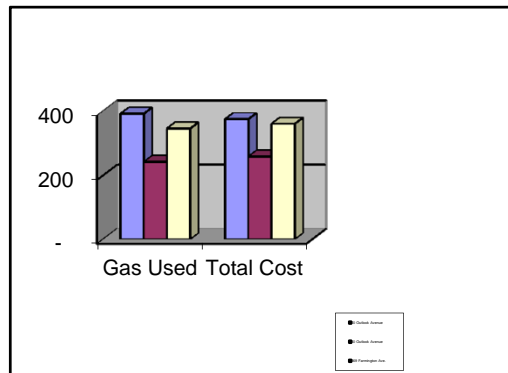
Month End: **9/30/2014**

<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



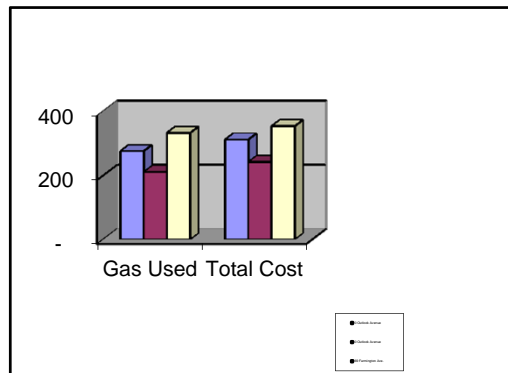
Month End: **8/31/2014**

<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



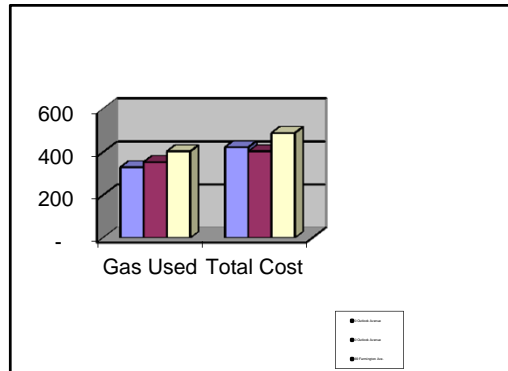
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

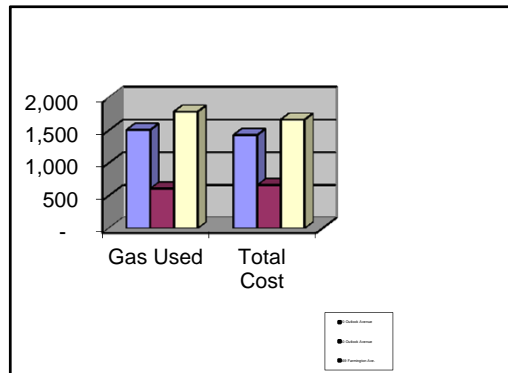
Month End: **6/30/2014**

<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



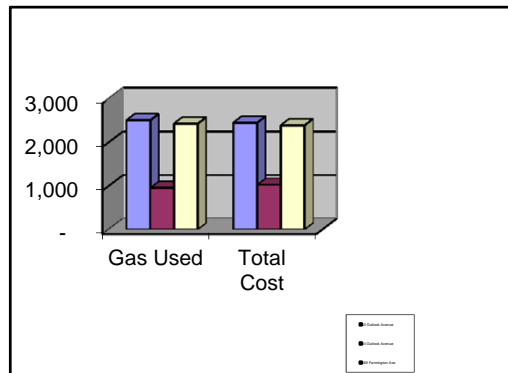
Month End: **5/31/2014**

<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



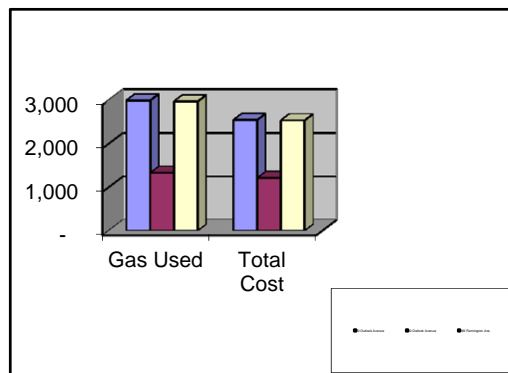
Month End: **4/30/2014**

<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



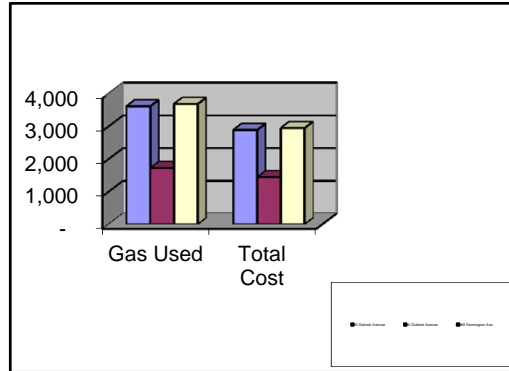
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

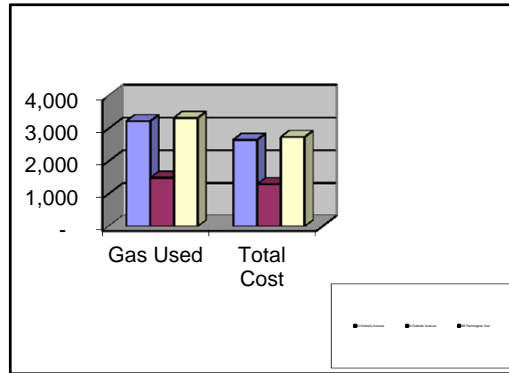
Month End: **2/28/2014**

<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



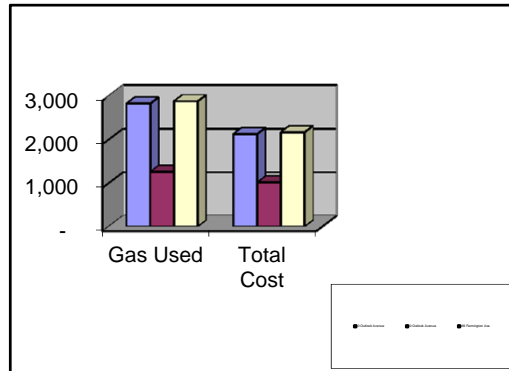
Month End: **1/31/2014**

<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



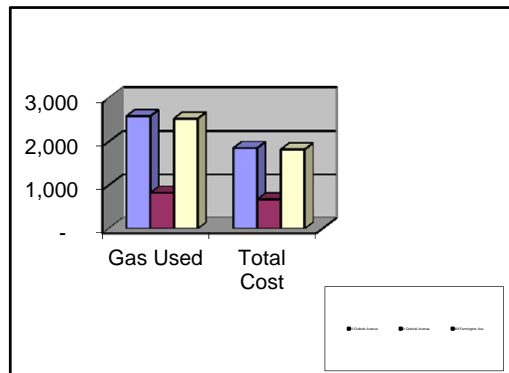
Month End: **12/31/2013**

<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



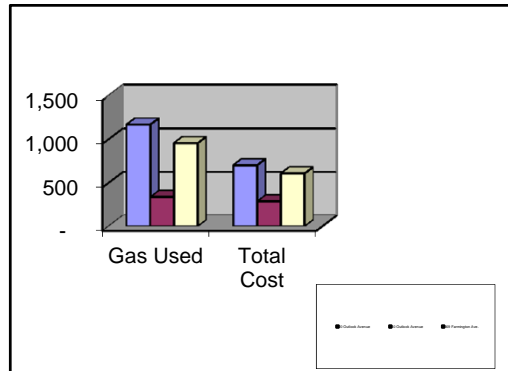
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

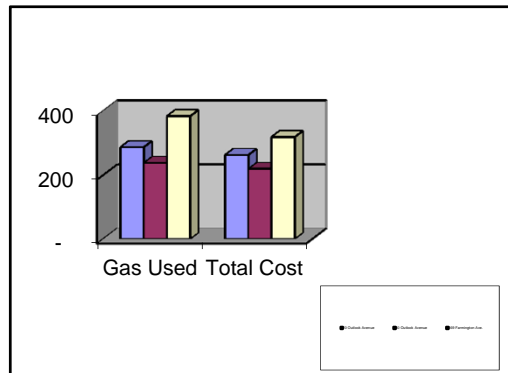
Month End: **10/31/2013**

<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



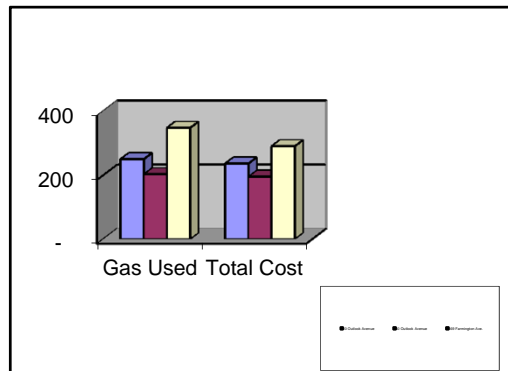
Month End: **9/30/2013**

<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



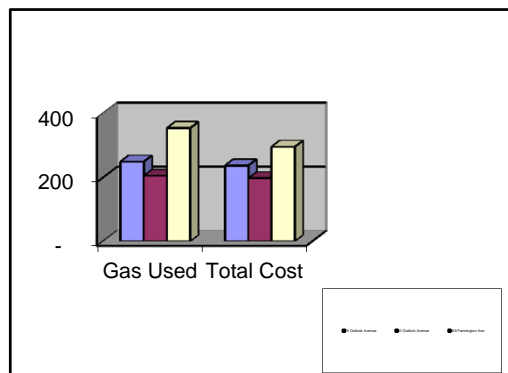
Month End: **8/31/2013**

<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



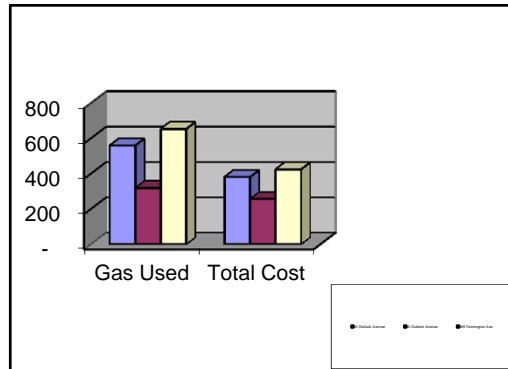
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

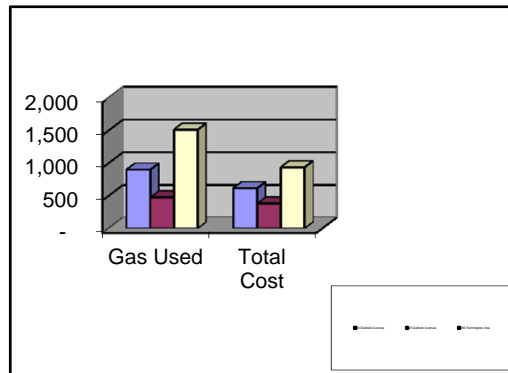
Month End: **6/30/2013**

<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



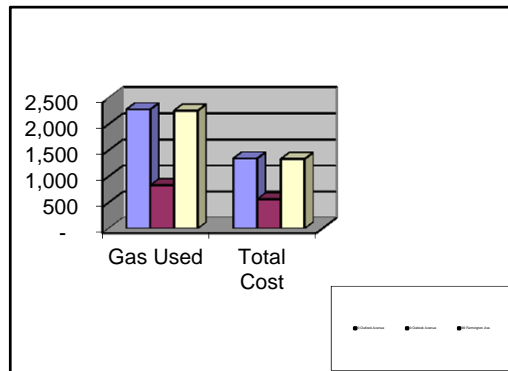
Month End: **5/31/2013**

<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



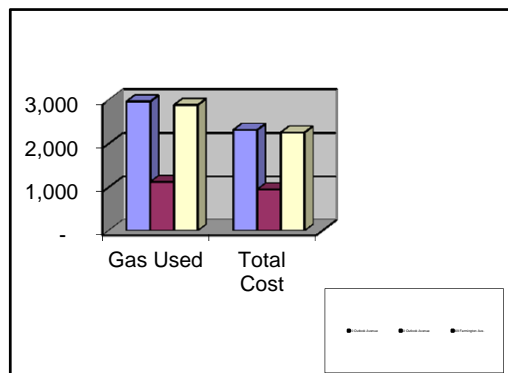
Month End: **4/30/2013**

<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



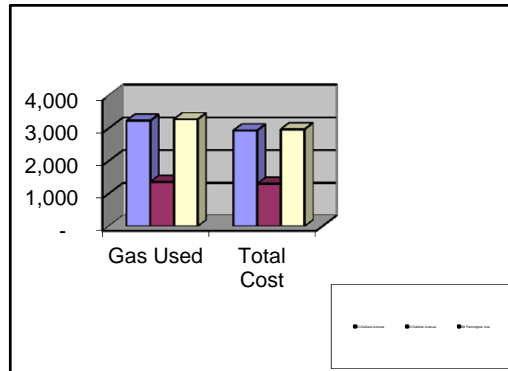
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

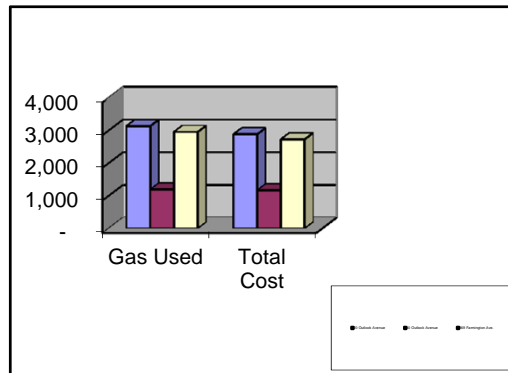
Month End: **2/28/2013**

<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



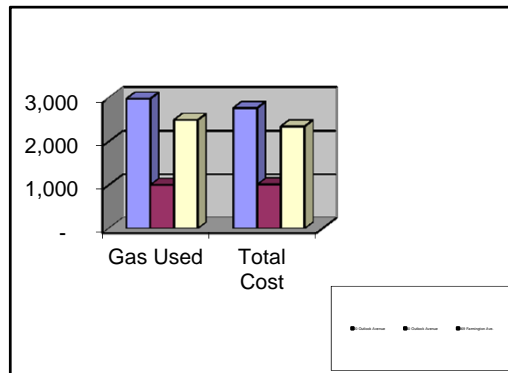
Month End: **1/31/2013**

<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



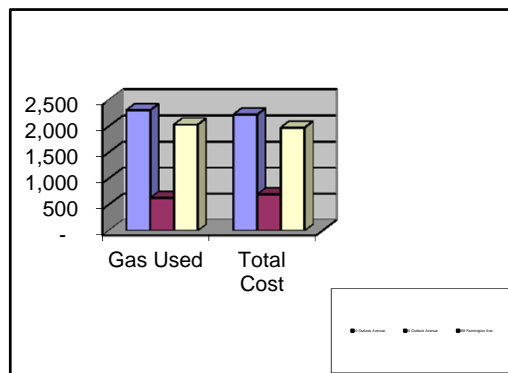
Month End: **12/31/2012**

<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



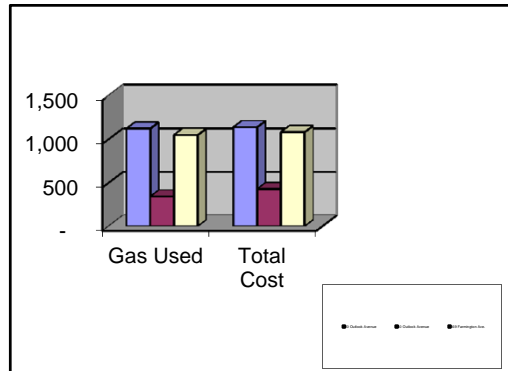
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

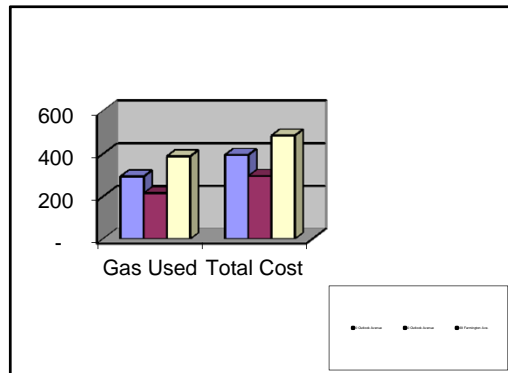
Month End: **10/31/2012**

<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



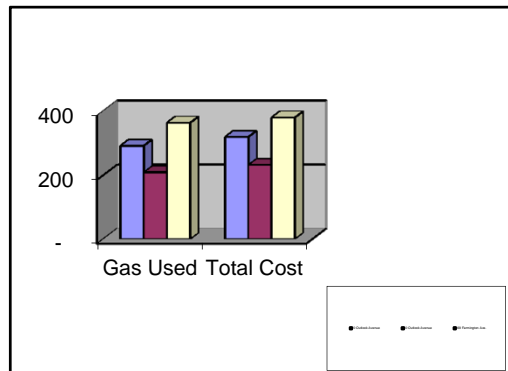
Month End: **9/30/2012**

<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



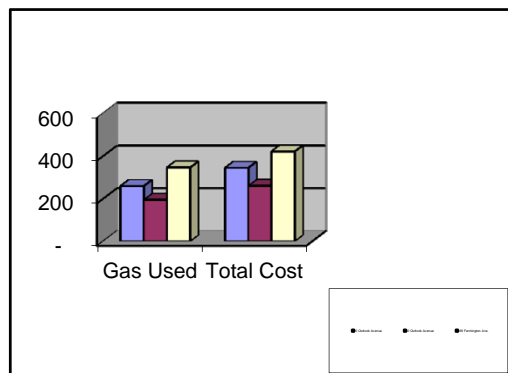
Month End: **8/31/2012**

<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



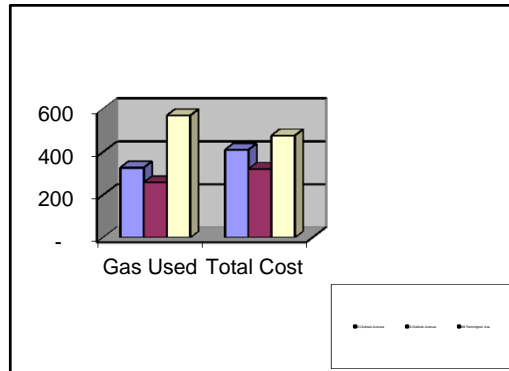
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

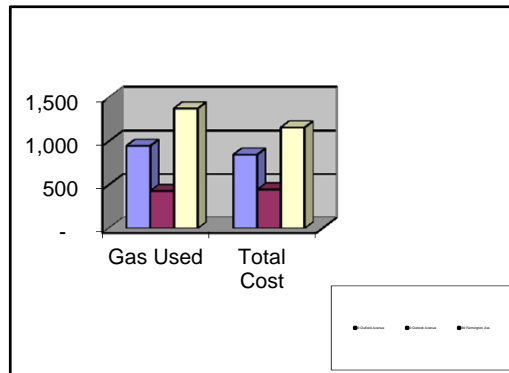
Month End: **6/30/2012**

<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



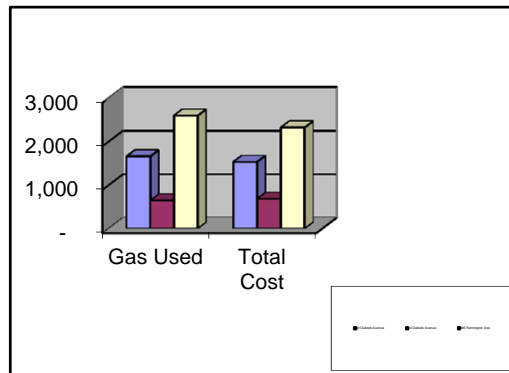
Month End: **5/31/2012**

<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



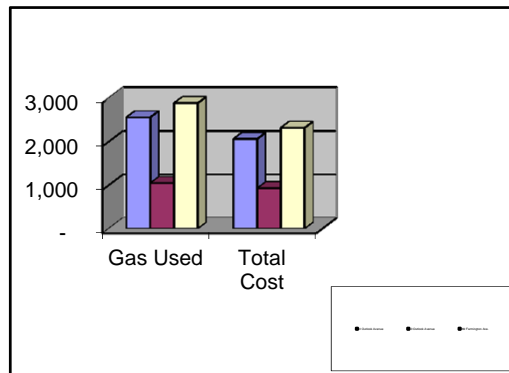
Month End: **4/30/2012**

<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



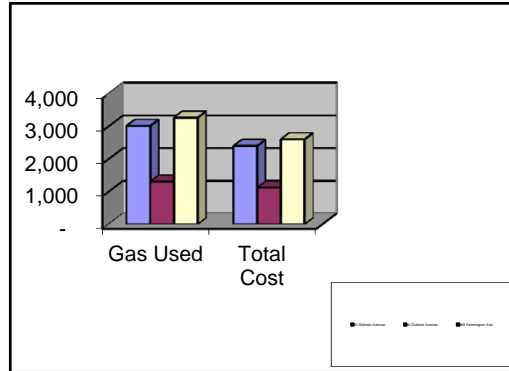
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

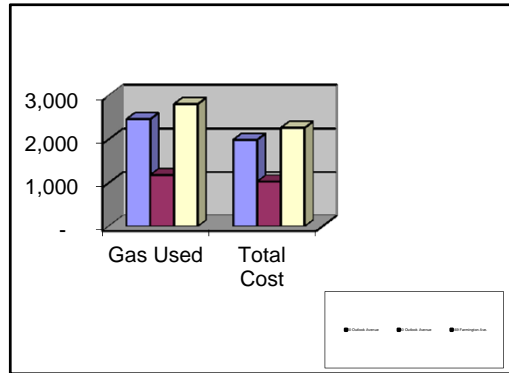
Month End: **2/29/2012**

<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



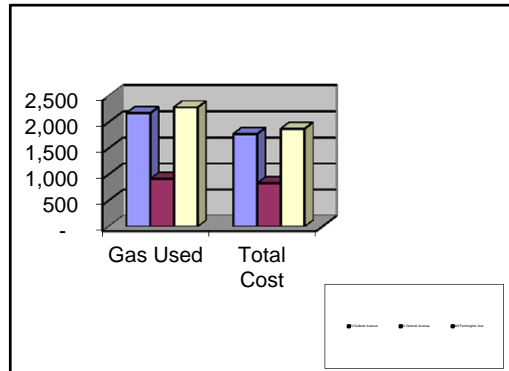
Month End: **1/31/2012**

<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



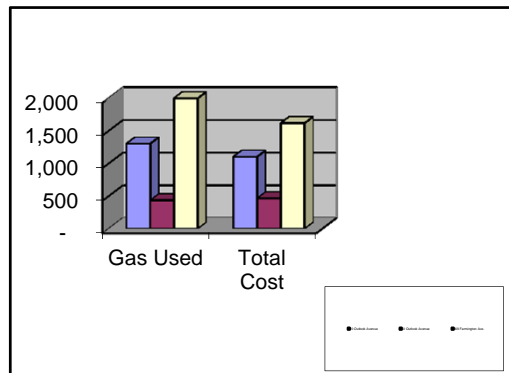
Month End: **12/31/2011**

<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



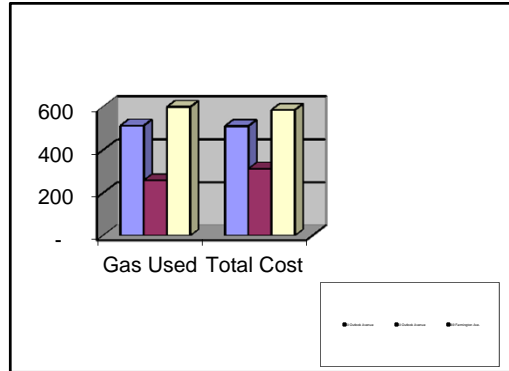
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

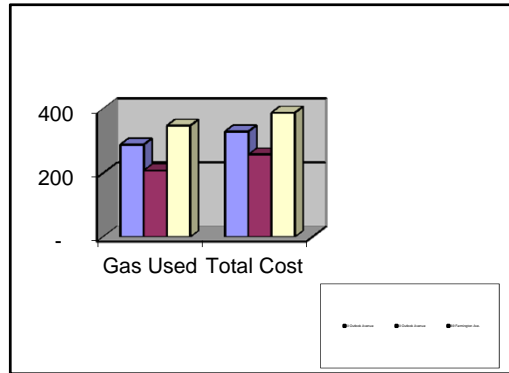
Month End: **10/31/2011**

<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



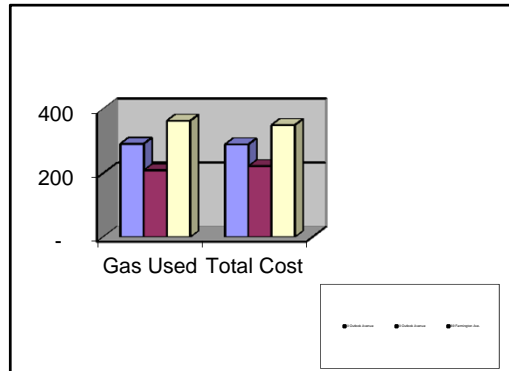
Month End: **9/30/2011**

<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



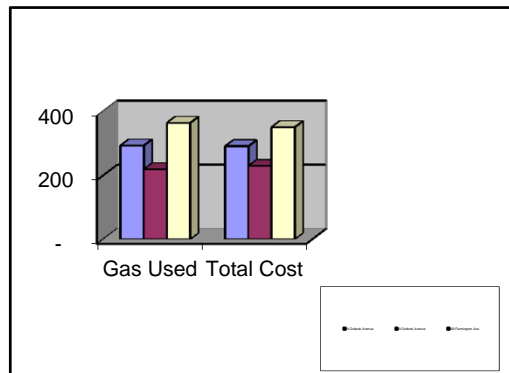
Month End: **8/31/2011**

<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



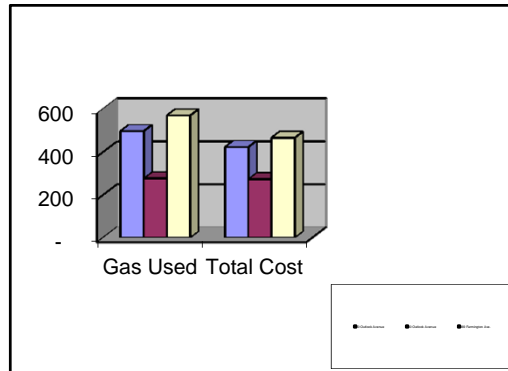
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

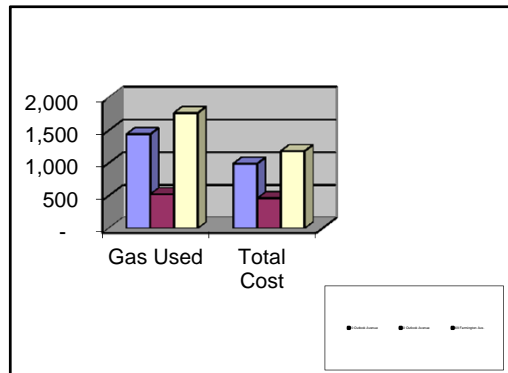
Month End: **6/30/2011**

<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



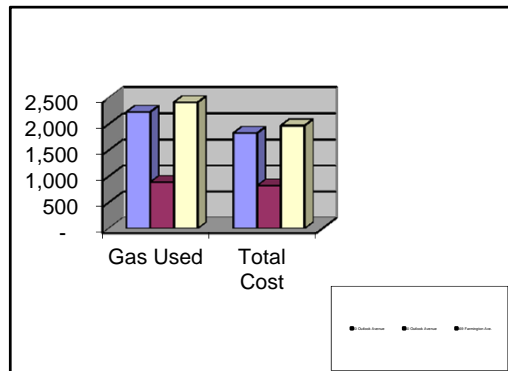
Month End: **5/31/2011**

<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



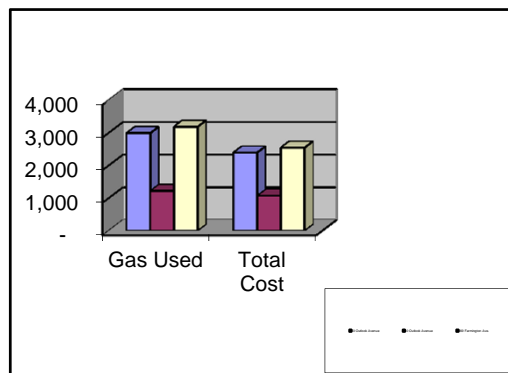
Month End: **4/30/2011**

<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



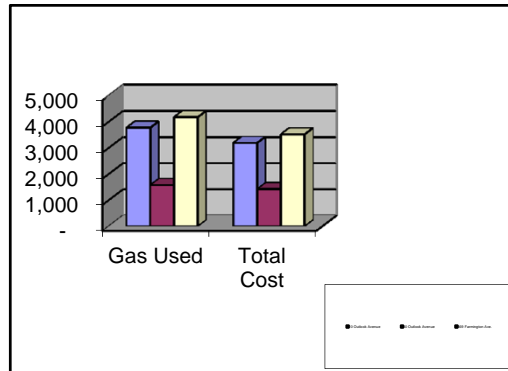
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 2015

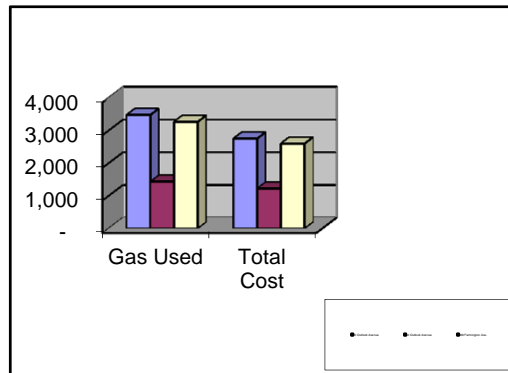
Month End: **2/28/2011**

<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



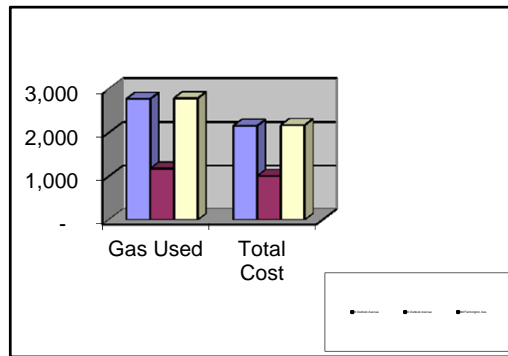
Month End: **1/31/2011**

<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



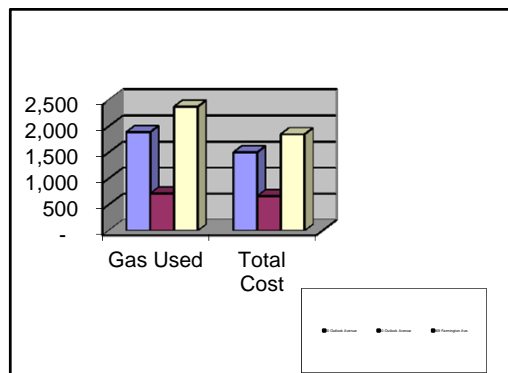
Month End: **12/31/2010**

<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



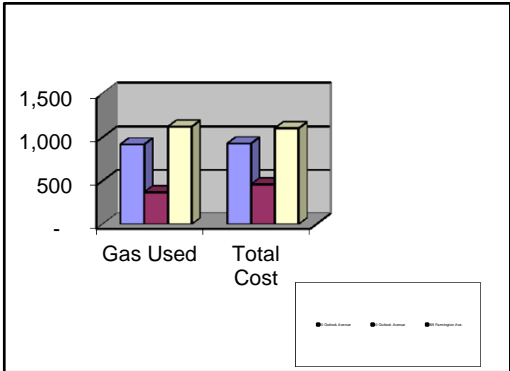
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

February 28, 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 Condominium Association, Inc.
A/P Aging Summary
As of February 28, 2015

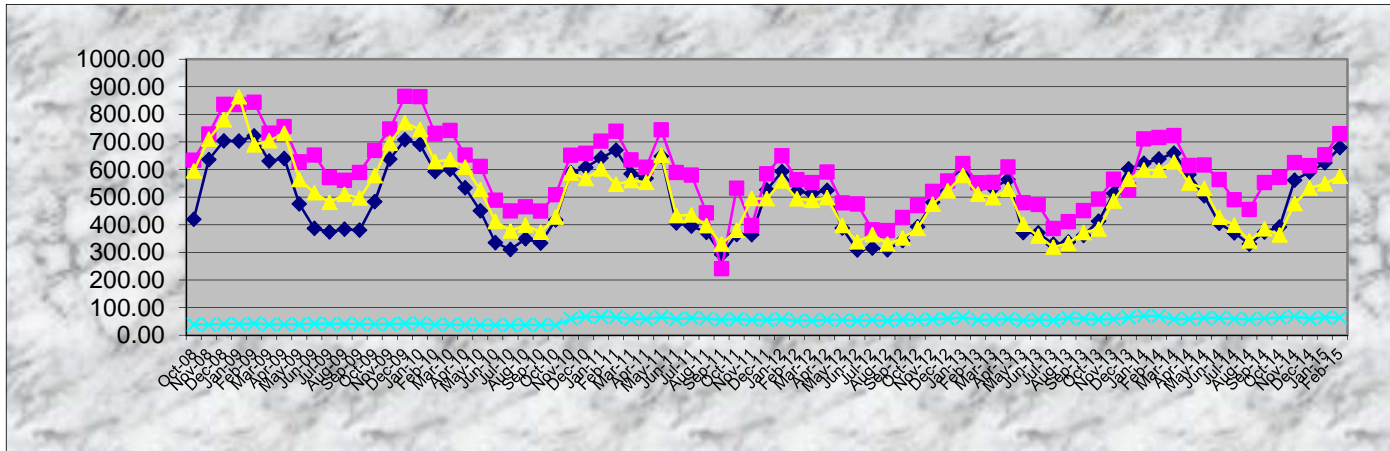
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ 48
AT&T	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ 3,395	\$ 1,932	\$ 446	\$ 386	\$ -	\$ 6,159
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Turf Masters, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ 1,400
TOTAL	\$ 5,082	\$ 1,932	\$ 494	\$ 386	\$ -	\$ 7,895

Westbury Condominiums Association, Inc.

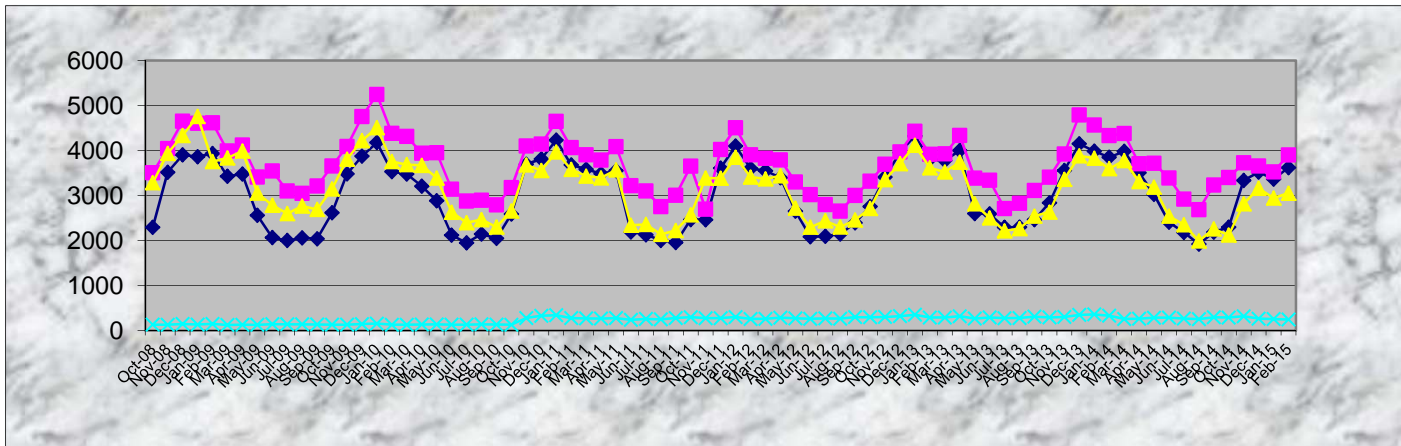
Electricity Analysis

February 28, 2015

Cost Data



Usage Data



Year To Date Consumption

	<u>2/28/2015</u>	<u>2/28/2014</u>	<u>2/28/2013</u>
20 Outlook Avenue	16,136	18,378	18,250
30 Outlook Avenue	18,204	21,012	19,317
869 Farmington Ave.	14,094	17,300	17,505
Garages	1,377	1,635	1,562
	<u>49,811</u>	<u>58,325</u>	<u>56,634</u>

Year To Date Cost *

	<u>2/28/2015</u>	<u>2/28/2014</u>	<u>2/28/2013</u>
20 Outlook Avenue	\$ 953.34	\$ 926.63	\$ 874.57
30 Outlook Avenue	\$ 1,197.00	\$ 1,057.44	\$ 990.07
869 Farmington Ave.	\$ 839.66	\$ 870.40	\$ 861.17
Garages	\$ 131.59	\$ 115.11	\$ 113.03
	<u>\$ 3,121.59</u>	<u>\$ 2,969.58</u>	<u>\$ 2,838.84</u>

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

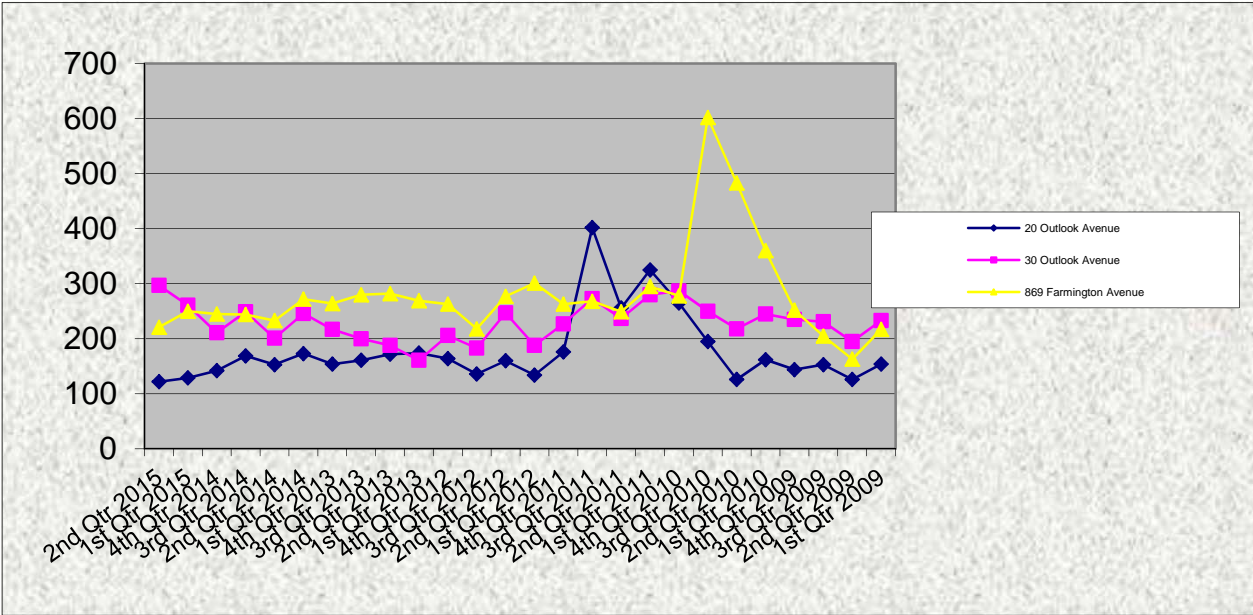
Westbury Condominiums Association, Inc.

Water Consumption Analysis

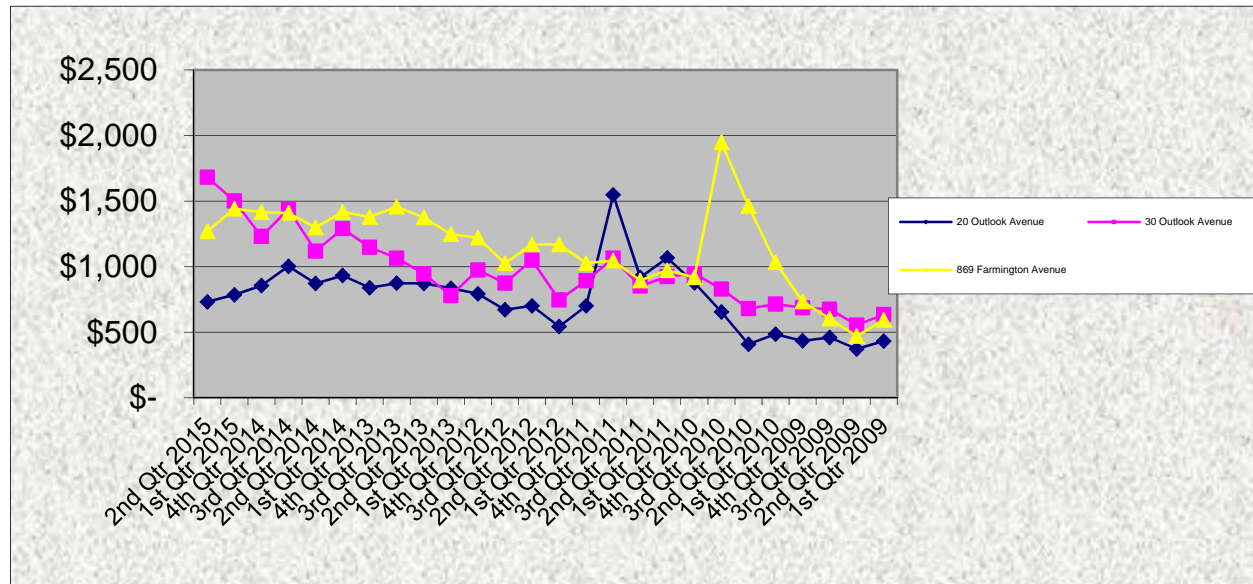
Second Quarter 2015 (With Prior Year Data)

Alert: Bldg 30

Consumption Analysis



Cost Analysis



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

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

Cost	2015				2014			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ -	\$ -	\$ 731.92	\$ 785.34	\$ 855.93	\$ 1,002.54	\$ 871.67	\$ 932.57
Bldg. 30	\$ -	\$ -	\$ 1,682.17	\$ 1,502.10	\$ 1,230.60	\$ 1,436.94	\$ 1,118.53	\$ 1,290.27
Bldg. 869	\$ -	\$ -	\$ 1,269.49	\$ 1,442.37	\$ 1,415.22	\$ 1,409.79	\$ 1,298.51	\$ 1,417.67
Totals	\$ -	\$ -	\$ 3,683.58	\$ 3,729.81	\$ 3,501.75	\$ 3,849.27	\$ 3,288.71	\$ 3,640.51

Useage*	2013				2012			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	154	161	172	174	164	136	160	134
Bldg. 30	217	200	188	161	206	183	247	188
Bldg. 869	264	280	282	269	263	218	277	301
	635	641	642	604	633	537	684	623
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2013				2012			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ 839.47	\$ 873.77	\$ 872.20	\$ 835.92	\$ 792.62	\$ 671.38	\$ 701.20	\$ 543.40
Bldg. 30	\$ 1,148.17	\$ 1,064.87	\$ 945.47	\$ 779.63	\$ 974.48	\$ 874.89	\$ 1,050.07	\$ 745.90
Bldg. 869	\$ 1,378.47	\$ 1,456.87	\$ 1,375.86	\$ 1,247.27	\$ 1,221.29	\$ 1,026.44	\$ 1,170.11	\$ 1,169.65
Totals	\$ 3,366.11	\$ 3,395.51	\$ 3,193.53	\$ 2,862.82	\$ 2,988.39	\$ 2,572.71	\$ 2,921.38	\$ 2,458.95

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses						
07130 — Property Manager Fees						
Bill	10/01/14		Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0102858 - Monthly Management Fee	200C 1,089.82	1,089.82
Bill	11/01/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103067 - Monthly Management Fee	200C 1,089.82	2,179.64
Bill	12/04/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103279 - Monthly	200C 1,089.82	3,269.46
Bill	01/01/15		Imagineers, LLC	Imagineers - Inv. #MGMT0103505 Monthly Invoice	200C 1,089.82	4,359.28
Bill	02/05/15		Imagineers, LLC	Imagineers - Inv. #MGMT0103778 Monthly	200C 1,089.82	5,449.10
Total 07130 — Property Manager Fees					<u>5,449.10</u>	<u>5,449.10</u>
Total 07000 — Administrative Expenses					<u>5,449.10</u>	<u>5,449.10</u>
TOTAL					<u>5,449.10</u>	<u>5,449.10</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses						
07140 — Audit Fees						
Gen	10/17/14			To Accrue Oct. 2014 portion of Annual Audit Fees	315C 400.00	400.00
Gen	11/14/14			To Accrue November 2014 Audit Fees	315C 400.00	800.00
Gen	12/31/14			To Accrue December 2014 Pro-Rata Share of Audit Fees	315C 400.00	1,200.00
Gen	01/31/15			To Accrue January 2015 Audit Fees	315C 400.00	1,600.00
Gen	02/28/15			To Accrue February 2015 Audit Fees	315C 400.00	2,000.00
Total 07140 — Audit Fees					<u>2,000.00</u>	<u>2,000.00</u>
Total 07000 — Administrative Expenses					<u>2,000.00</u>	<u>2,000.00</u>
TOTAL					<u>2,000.00</u>	<u>2,000.00</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses						
07280 — Insurance						
Bill	10/11/14		Community Association Underwriters	CAU Policy #CAU218903-3 Down Payment on 2014-2015 Policy - A/C 24994	200C 11,215.00	11,215.00
Gen	10/17/14			To Accrue October 2014 Insurance Expense	147C 2,812.00	14,027.00
Gen	10/17/14			To Record As Prepaid the down payment on the 2014-15 Insurance Policy	147C -11,215.00	2,812.00
Gen	11/01/14			To Expense October 2014 Prepaid Portion	147C 85.00	2,897.00
Bill	11/02/14		Community Association Underwriters	CAU Policy #CAU218903-1st Reg Payment on 2014-2015 Policy - A/C 24994	200C 2,812.00	5,709.00
Gen	11/30/14			To Expense November 2014 Portion Of Insurance Exp - Fidelity Bond	147C 85.00	5,794.00
Gen	12/31/14			To Expense December 2014 Portion of Prepaid Insurance	147C 2,812.00	8,606.00
Gen	12/31/14			To Expense December 2014 Portion of Insurance - Fidelity Bond	147C 85.00	8,691.00
Gen	01/31/15			To Expense January 2015 Insurance Policy & Fidelity Bond	-SPL 2,812.00	11,503.00
Gen	01/31/15			To Expense January 2015 Insurance Policy & Fidelity Bond	0728 85.00	11,588.00
Gen	02/28/15			To Expense February 2015 Portion of Prepaid Insurance	147C 2,812.00	14,400.00

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
	Gen 02/28/15			To Expense February 2015 Portion of Fidelity Bond	1470	14,485.00
Total 07280 — Insurance					85.00	14,485.00
Total 07000 — Administrative Expenses					14,485.00	14,485.00
TOTAL					14,485.00	14,485.00

Typ	Date	Num	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses						
07308 — Corporate Taxes						
	Gen 10/17/14			To Accrue Oct. 2014 portion of Estimated Annual Corporate Tax Liability	2155	500.00
	Gen 11/14/14			To Accrue November 2014 Corporate Taxes	2155	500.00
	Gen 12/31/14			To Record December 2014 Portion of Annual Tax Obligation	2155	500.00
	Gen 01/31/15			To Accrue for January 2015 Portion of Corporate Taxes	2155	500.00
	Gen 02/28/15			To Accrue February 2015 Portion of Corporate Taxes	2155	500.00
Total 07308 — Corporate Taxes					2,500.00	2,500.00
Total 07000 — Administrative Expenses					2,500.00	2,500.00
TOTAL					2,500.00	2,500.00

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

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses						

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
07895 — Monthly Security Monitoring						
	Gen	12/31/14		December Portion Of Stanly Monitoring Invoice	147C 13.21	13.21
	Gen	01/31/15		Amortization of Multi-Month Invoice - Stanley	147C 13.38	26.59
	Gen	02/28/15		Monitoring Fee - Fire System - Stanley Convergent	147C 26.59	53.18
Total 07895 — Monthly Security Monitoring					<u>53.18</u>	<u>53.18</u>
Total 07000 — Administrative Expenses					<u>53.18</u>	<u>53.18</u>
TOTAL					<u>53.18</u>	<u>53.18</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses						
7011 — Bookkeeping Fees						
	Bill	10/22/14	ARC Strategic Solutions	ARC SS - Monthly	200C 875.00	875.00
	Bill	11/30/14	ARC Strategic Solutions	ARC SS - Monthly	200C 875.00	1,750.00
	Bill	12/22/14	ARC Strategic Solutions	ARC SS - Monthly	200C 875.00	2,625.00
	Bill	01/22/15	ARC Strategic Solutions	ARC SS - Monthly	200C 875.00	3,500.00
	Bill	02/20/15	ARC Strategic Solutions	ARC SS - Monthly	200C 875.00	4,375.00
Total 7011 — Bookkeeping Fees					<u>4,375.00</u>	<u>4,375.00</u>
Total 07000 — Administrative Expenses					<u>4,375.00</u>	<u>4,375.00</u>
TOTAL					<u>4,375.00</u>	<u>4,375.00</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
08000 — Utilities						
08010 — Water & Sewer						
	Gen	10/17/14		To Expense October 2014 portion of Qtrly MDC Invoice	147C 1,167.25	1,167.25
	Gen	11/14/14		To Record Prepaid Portion of MDC Quarterly Invoice	147C -2,486.54	-1,319.29
	Bill	11/30/14	The Metropolitan District	The MDC - 869 Farmington Avenue	200C 1,442.37	123.08
	Bill	11/30/14	The Metropolitan District	The MDC - 20 Outlook Avnue	200C 785.34	908.42
	Bill	11/30/14	The Metropolitan District	The MDC - 30 Outlook Avenue	200C 1,502.10	2,410.52
	Gen	12/31/14		To Expense December 2014 Portion of Quarterly MDC Invoice	147C 1,243.27	3,653.79
	Gen	01/31/15		To Expense January 2015 Portion of Qtrly MDC Invoice	147C 1,243.27	4,897.06
	Gen	02/28/15		To Expense February 2015 Portion of MDC Qtrly Invoice	147C 1,227.86	6,124.92
Total 08010 — Water & Sewer					<u>6,124.92</u>	<u>6,124.92</u>
Total 08000 — Utilities					<u>6,124.92</u>	<u>6,124.92</u>
TOTAL					<u>6,124.92</u>	<u>6,124.92</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
08000 — Utilities						

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
08020 — Electricity						
Gen	10/28/14			Electric Accrual for 2014 - 15	315C 1,563.00	1,563.00
Gen	10/28/14			CL&P Expense for last month of Fiscal Year - Reverse Standing Accrual	315C -1,390.23	172.77
Bill	10/31/14	CL&P		CL&P - 30 Outlook Avenue	200C 571.84	744.61
Bill	10/31/14	CL&P		CL&P - 869 Farmington Avenue	200C 363.00	1,107.61
Bill	10/31/14	CL&P		CL&P - 20 Outlook Avenue	200C 391.80	1,499.41
Bill	10/31/14	CL&P		CL&P - 869 Farm Garages	200C 63.59	1,563.00
Bill	11/26/14	CL&P		CL&P - 30 Outlook Avenue	200C 625.16	2,188.16
Bill	11/26/14	CL&P		CL&P - 869 Farmington Avenue	200C 476.66	2,664.82
Bill	11/26/14	CL&P		CL&P - 20 Outlook Avenue	200C 561.54	3,226.36
Bill	11/26/14	CL&P		CL&P - 869 Farm Garages	200C 68.00	3,294.36
Bill	12/29/14	CL&P		CL&P - 30 Outlook Avenue	200C 613.86	3,908.22
Bill	12/29/14	CL&P		CL&P - 869 Farmington Avenue	200C 532.75	4,440.97
Bill	12/29/14	CL&P		CL&P - 20 Outlook Avenue	200C 591.47	5,032.44
Bill	12/29/14	CL&P		CL&P - 869 Farm Garages	200C 59.49	5,091.93
Bill	01/30/15	CL&P		CL&P - 30 Outlook Avenue	200C 653.64	5,745.57
Bill	01/30/15	CL&P		CL&P - 869 Farmington Avenue	200C 548.79	6,294.36
Bill	01/30/15	CL&P		CL&P - 20 Outlook Avenue	200C 624.41	6,918.77
Bill	01/30/15	CL&P		CL&P - 869 Farm Garages	200C 64.06	6,982.83
Bill	02/20/15	Eversource		869 Farmington Avenue 3052	200C 575.60	7,558.43
Bill	02/20/15	Eversource		20 Outlook Avenue - 3621	200C 679.32	8,237.75
Bill	02/20/15	Eversource		869 Farm Ave Garages 245	200C 63.92	8,301.67
Bill	02/20/15	Eversource		30 Outlook Avenue - 3,900	200C 730.17	9,031.84
Total 08020 — Electricity					<u>9,031.84</u>	<u>9,031.84</u>
Total 08000 — Utilities					<u>9,031.84</u>	<u>9,031.84</u>
TOTAL					<u>9,031.84</u>	<u>9,031.84</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
08000 — Utilities						
08030 — Gas						
Bill	10/26/14	Connecticut Natural Gas		CNG - 20 Outlook Avenue	200C 548.67	548.67
Bill	10/26/14	Connecticut Natural Gas		CNG - 30 Outlook Avenue	200C 389.10	937.77
Bill	10/26/14	Connecticut Natural Gas		CNG - 869 Farmington Avenue	200C 603.70	1,541.47
Bill	11/26/14	Connecticut Natural Gas		CNG - 20 Outlook Avenue	200C 1,736.59	3,278.06
Bill	11/26/14	Connecticut Natural Gas		CNG - 30 Outlook Avenue	200C 673.06	3,951.12
Bill	11/26/14	Connecticut Natural Gas		CNG - 869 Farmington Avenue	200C 1,578.27	5,529.39
Bill	12/29/14	Connecticut Natural Gas		CNG - 20 Outlook Avenue	200C 2,005.26	7,534.65

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
Bill	12/29/14		Connecticut Natural Gas	CNG - 30 Outlook Avenue	200C 904.47	8,439.12
Bill	12/29/14		Connecticut Natural Gas	CNG - 869 Farmington Avenue	200C 1,876.25	10,315.37
Bill	01/30/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue	200C 2,035.31	12,350.68
Bill	01/30/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue	200C 992.41	13,343.09
Bill	01/30/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue	200C 1,898.23	15,241.32
Bill	02/20/15		Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433	200C 2,051.27	17,292.59
Bill	02/20/15		Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702	200C 1,081.43	18,374.02
Bill	02/20/15		Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756	200C 2,233.19	20,607.21
Total 08030 — Gas					<u>20,607.21</u>	<u>20,607.21</u>
Total 08000 — Utilities					<u>20,607.21</u>	<u>20,607.21</u>
TOTAL					<u>20,607.21</u>	<u>20,607.21</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
08000 — Utilities						
08050 — Telephone						
Bill	10/22/14		AT&T	AT&T - Account #135481177	200C 95.33	95.33
Bill	10/22/14		AT&T	AT&T - Account #135481177	200C 49.51	144.84
Bill	12/05/14		Frontier	Frontier - Account 8602334865-122898-5	200C 337.36	482.20
Bill	12/05/14		Frontier	Frontier - Account 860-233-4865 691	200C 95.74	577.94
Bill	12/13/14		Frontier	Frontier - Account 860-233-4865 -122898-5	200C 325.20	903.14
Bill	12/29/14		Frontier	Frontier - Account 860-233-4865 -122898-5	200C 143.95	1,047.09
Gen	12/31/14			AT&T - Frontier Issue - Void Checks	147C -337.36	709.73
Gen	12/31/14			AT&T - Frontier Issue - Void Checks	147C -95.74	613.99
Gen	12/31/14			AT&T - Frontier Issue - Void Checks	147C -143.95	470.04
Bill	01/31/15		Frontier	Frontier - Account 8602332031 051914 5	200C 339.21	809.25
Bill	02/20/15		ARC Strategic Solutions	ARC SS - Reimburse - Frontier Invoice	200C 339.21	1,148.46
Total 08050 — Telephone					<u>1,148.46</u>	<u>1,148.46</u>
Total 08000 — Utilities					<u>1,148.46</u>	<u>1,148.46</u>
TOTAL					<u>1,148.46</u>	<u>1,148.46</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
08550 — Capital Improvements						
08551 — Cap Improvements - Operating						
Bill	10/28/14		Marchion & Faucher, Inc.	Marchion & Faucher - Invoice #7809 - Remove fallen tree	200C 1,010.33	1,010.33
Total 08551 — Cap Improvements - Operating					<u>1,010.33</u>	<u>1,010.33</u>
Total 08550 — Capital Improvements					<u>1,010.33</u>	<u>1,010.33</u>
TOTAL					<u>1,010.33</u>	<u>1,010.33</u>

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
09000 — Maintenance						
09020 — Maintenance Worker - Imagineers						
Gen	10/02/14			Reissue of Destroyed Check to Imagineers, LLC Per Copy of Destroyed Check	147C	-1,378.73
Bill	10/03/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207765 - Luis Hrs P/E 9/16	200C	1,378.73
Bill	10/22/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208364 - Luis Hrs P/E 10/14	200C	1,511.04
Bill	10/31/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN010208622 - Luis Hrs. P/E 10/28	200C	1,838.33
Bill	11/26/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208942 - Luis Hrs PE 11/11	200C	1,796.53
Bill	11/30/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209308 - Luis Colon Hrs P/E 11/25	200C	1,531.92
Bill	12/23/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209613 - Luis Colon Hrs P/E 12/9	200C	1,281.24
Bill	12/31/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209797 - Luis Colons Time PE 12/23/14	200C	1,559.77
Bill	01/22/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210183 Luis Colon Hrs PE 1/6/15 - 41 hrs	200C	1,141.98
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210813 - Luis Hrs PE 1/20/15 - 62.5 Hrs.	200C	1,740.82
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210757 - Luis Hrs PE 2/3/15 - 50 Hrs.	200C	1,392.65
Bill	02/17/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210757 - Luis Hrs PE 2/3/15 - 50 Hrs.	200C	1,392.65
Bill	02/28/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211493 - Luis Hrs PE 3/3/15 - 54 Hrs.	200C	1,414.26
Bill	02/28/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211017 - Luis Hrs PE 2/17/15 - 63 Hrs.	200C	1,649.97
Bill	02/28/15		Imagineers, LLC	Imagineers - Inv. #MAIN0211316 - Reimburse - Home Depot 50 lb Ice Melt -10 Bags	200C	135.80
Total 09020 — Maintenance Worker - Imagineers						18,386.96
Total 09000 — Maintenance						18,386.96
TOTAL						18,386.96
Typ	Date	Num	Name	Memo	Split Amount	Balance
09000 — Maintenance						
09030 — Elevator Maintenance						
Gen	10/17/14			To Expense Oct. 2014 portion of Otis Qtrly Invoice	147C	959.65
Gen	11/14/14			To Expense November 2014 Poertion of Quarterly Otis Elevator Invoice	147C	959.65
Bill	12/29/14		Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z115	200C	2,878.95
Gen	12/31/14			To Record December 2014 Portion of the Quarterly Otis Elevator Invoice	147C	959.65
Gen	12/31/14			To Record Quarterly Elevator Invoice As Prepaid	147C	-2,878.95
Gen	01/31/15			To Expense January 2015 portion of Qtrly Otis Elevator Invoice	147C	959.65
Gen	02/28/15			To Expense February 2015 Portion of Quarterly OTIS Elevator Fees	147C	959.65
Total 09030 — Elevator Maintenance						4,798.25
Total 09000 — Maintenance						4,798.25
TOTAL						4,798.25

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
Typ	Date	Num	Name	Memo	Split Amount	Balance
09000 — Maintenance						
09110 — General Maintenance & Repair						
Bill	10/21/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN020873 - Home Depot Elastomastic Sealant, Gloves Taping Kn	200C 48.24	48.24
Bill	10/22/14		Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Morales 105	200C 9.04	57.28
Bill	10/28/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208492 - Home Depot Dust Control 1 Gal	200C 8.05	65.33
Bill	10/28/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208451 - Home Depot - 4 Pk Bulbs	200C 4.43	69.76
Bill	10/28/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208183 - Home Depot - Watertite Conn 14/2-12/2	200C 6.14	75.90
Bill	10/31/14		Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Knowlton/Brooks	200C 15.42	91.32
Bill	11/06/14		Wattsaver Lighting Products	Wattsaver Inv. #040552 - 2 Sen Cmr Microphonic	200C 72.32	163.64
Bill	11/26/14		Paine's, Inc.	Paines - Invoice #2709549 - 2 Yd Container on call and Dump	200C 38.76	202.40
Bill	11/26/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb.White C-Fold Towels	200C 29.83	232.23
Bill	11/26/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb. - 2"elbow, Junction Boxes, 40x10'	200C 209.82	442.05
Bill	12/04/14		Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0209047 - Toggle Bolt, Junction Box from Home Depot - Month	200C 87.59	529.64
Bill	12/05/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainge	200C 193.21	722.85
Bill	12/09/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainge	200C 193.21	916.06
Bill	12/09/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM Grainge	200C 193.21	1,109.27
Bill	12/17/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209422 - Reimburse Home Depot WallPlate, White Motion Sensor,	200C 29.05	1,138.32
Bill	12/17/14		Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7	200C 192.54	1,330.86
Bill	12/17/14		Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7	200C 357.44	1,688.30
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209917 - Reimburse - Home Depot -13" Polished Brass Flush Mt 2l	200C 35.53	1,723.83
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Scotch Extreme 60 In	200C 9.55	1,733.38
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Gorilla Glue	200C 4.24	1,737.62
Bill	12/22/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Walmart - Thermometer - Humidity Tester	200C 19.37	1,756.99
Bill	12/23/14		Imagineers, LLC	Imagineers - Inv. #MAIN0209461 - Reimburse - Home Depot - 3 Way Toggle Switch/Cleaner,	200C 92.15	1,849.14
Bill	12/29/14		L&M Sealing Company	L&M Sealing Company - Crack Repair Parking Lot Inv #11335	200C 531.75	2,380.89
Bill	12/29/14		John Boyle Company	John Boyle Company - Inv. #430157 - Red Rosin Paper	200C 9.95	2,390.84
Bill	12/29/14		John Boyle Company	John Boyle Company - Inv. #430156 - Ceiling - White	200C 277.64	2,668.48
Gen	12/31/14			To Apply Payment Against P/Y Accrual	315C -9.95	2,658.53
Gen	12/31/14			To Apply Payment Against P/Y Accrual	315C -277.64	2,380.89
Gen	12/31/14			To Apply Payment Against P/Y Accrual	315C -192.54	2,188.35
Gen	12/31/14			To Apply Payment Against P/Y Accrual	315C -357.44	1,830.91
Bill	01/20/15		Mrs. Josephine Magnan	Magnan Reimbursement - Miller Plumbing - Clean Line MSL to Junction	200C 125.00	1,955.91
Bill	01/30/15		Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #128 3 Primus Keys	200C 31.91	1,987.82
Bill	01/30/15		Lois Menold	Lois Menold - First Place USA - 304 Klawans Nametag	200C 7.55	1,995.37
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210445 - Reimburse Home Depot Chloride Pellets Bucket, Bleach	200C 52.20	2,047.57
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210258 - Reimburse Home Depot - Door Stop, Screws, Chloride P€	200C 69.93	2,117.50

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Typ	Date	Num	Name	Memo	Split Amount	Balance
Bill	01/31/15		Imagineers, LLC	Imagineers - Inv. #MAIN0210567 - Reimburse Home Depot Shovel, Ice Melt & Chloride Pelle	200C 162.29	2,279.79
Bill	02/20/15		Lois Menold	Lois Menold - First Place USA - 102 Patel Nametag	200C 7.55	2,287.34
Total 09110 — General Maintenance & Repair						<u>2,287.34</u>
Total 09000 — Maintenance						<u>2,287.34</u>
TOTAL						<u>2,287.34</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
09000 — Maintenance						
09150 — HVAC Service						
Bill	10/31/14		Power Fuels Heating & Cooling Company	Power Fuels Heating & Cooling - Inv. #224837 - #20 Reprogram Heat Timer/Circ. Pump Lea	200C 1,470.30	1,470.30
Gen	11/13/14			To Put Prior 10/01/14 Balance Against P/Y as Per Other Accr Exp Detail	315C -260.56	1,209.74
Bill	01/31/15		B.T. Lindsay & Company	B.T. Lindsay - Invoice #056159 - Bldg #869 - No Heat, Boiler not working, Adj. Heat Timer an	200C 1,242.17	2,451.91
Bill	01/31/15		B.T. Lindsay & Company	B.T. Lindsay - Invoice #056160 - Bldg #869 - High limit tripped b/c Operating Temp too high	200C 127.62	2,579.53
Total 09150 — HVAC Service						<u>2,579.53</u>
Total 09000 — Maintenance						<u>2,579.53</u>
TOTAL						<u>2,579.53</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
09600 — Contract Services						
Lawn Maint. & Landscaping						
Bill	10/03/14		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3243- Monthly	200C 1,400.00	1,400.00
Gen	11/14/14			To Expense Westside Landscaping from Other Assets - November 2014	147C 1,400.00	2,800.00
Bill	12/31/14		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3367- Monthly	200C 1,400.00	4,200.00
Bill	01/29/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3392- Monthly	200C 1,400.00	5,600.00
Bill	01/29/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3392- Snow Removal - Bobcat 5 hrs	200C 558.34	6,158.34
Bill	02/05/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #2-5-15-R- Snow Relocation Services	200C 1,329.37	7,487.71
Bill	02/28/15		West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3367 - Monthly	200C 1,400.00	8,887.71
Total Lawn Maint. & Landscaping						<u>8,887.71</u>
Total 09600 — Contract Services						<u>8,887.71</u>
TOTAL						<u>8,887.71</u>

Typ	Date	Num	Name	Memo	Split Amount	Balance
09600 — Contract Services						
09611 — Fertilization						
Bill	10/11/14		Turf Masters, LLC	TurfMasters - Invoice #411002 - Treated for Weeds	200C 179.73	179.73
Bill	10/13/14		Turf Masters, LLC	TurfMasters - Invoice #429214 - Applied Fall Root Zone Fertilizer	200C 190.37	370.10
Bill	10/31/14		Turf Masters, LLC	TurfMasters - Invoice #425010 - Applied Brown Pellet Lime	200C 190.37	560.47

Westbury Condominium Association, Inc.
Transaction Detail by Account
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Typ	Date	Num	Name	Memo	Split Amount	Balance
Total 09611 — Fertilization					560.47	560.47
Total 09600 — Contract Services					560.47	560.47
TOTAL					560.47	560.47

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

Typ	Date	Num	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers						
09990 — Operating to Reserves						
	Gen	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	8,625.00
	Gen	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	8,625.00
	Gen	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	8,625.00
	Gen	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	8,625.00
	Gen	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	8,625.00
Total 09990 — Operating to Reserves					43,125.00	43,125.00
Total 09900 — Reserve Transfers					43,125.00	43,125.00
TOTAL					43,125.00	43,125.00

Typ	Date	Num	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers						
09991 — Roof/HVAC Reserve Transfer						
	Gen	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	2,990.00
	Gen	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	2,990.00
	Gen	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	2,990.00
	Gen	01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	1480	2,990.00
	Gen	02/28/15		To Record Monthly Interfund Transactions - February 2015	2162	2,990.00
Total 09991 — Roof/HVAC Reserve Transfer					14,950.00	14,950.00
Total 09900 — Reserve Transfers					14,950.00	14,950.00
TOTAL					14,950.00	14,950.00

Typ	Date	Num	Name	Memo	Split Amount	Balance
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Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2014 through February 2015

Typ	Date	Num Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06901 — WCA Monthly Contributions					
	Gen 10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	148C 8,625.00	8,625.00
	Gen 11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	148C 8,625.00	17,250.00
	Gen 12/31/14		To Record Monthly Operating to Reserves Journal Entry	148C 8,625.00	25,875.00
	Gen 01/31/15		To Record January 2015 Monthly Operating to Reserve Transactions	148C 8,625.00	34,500.00
	Gen 02/28/15		To Record Monthly Interfund Transactions - February 2015	2162 8,625.00	43,125.00
Total 06901 — WCA Monthly Contributions				<u>43,125.00</u>	<u>43,125.00</u>
Total 06899 — Reserve Fund Income				<u>43,125.00</u>	<u>43,125.00</u>
TOTAL				<u>43,125.00</u>	<u>43,125.00</u>

Typ	Date	Num Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06902 — Interest Income					
	Gen 10/17/14		To Record Oct 2014 Interest Income - Reserve Fund Cash 0633	108C 53.11	53.11
	Gen 11/30/14		Interest Income FNFG - Reserve Account	108C 47.44	100.55
	Gen 12/31/14		To Record FNFB Reserve Cash Interest 0633	108C 55.17	155.72
	Gen 01/31/15		To Record Interest Income FNFG Reserve x633	108C 52.37	208.09
	Gen 02/28/15		To Record Interest Income on Reserve Account FNFG 0633	108C 53.81	261.90
Total 06902 — Interest Income				<u>261.90</u>	<u>261.90</u>
Total 06899 — Reserve Fund Income				<u>261.90</u>	<u>261.90</u>
TOTAL				<u>261.90</u>	<u>261.90</u>

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

Typ	Date	Num Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					

Westbury Condominium Association, Inc.
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Typ	Date	Num	Name	Memo	Split	Amount	Balance	
06904 — WCA Monthly Transfer -Roof/HVAC								
	Gen 10/17/14			To Record The Oct 2014 Reserve Fund Xfers from Operating	148C	2,990.00	2,990.00	
	Gen 11/14/14			To Record The Nov 2014 Reserve Fund Xfers from Operating	148C	2,990.00	5,980.00	
	Gen 12/31/14			To Record Monthly Operating to Reserves Journal Entry	148C	2,990.00	8,970.00	
	Gen 01/31/15			To Record January 2015 Monthly Operating to Reserve Transactions	148C	2,990.00	11,960.00	
	Gen 02/28/15			To Record Monthly Interfund Transactions - February 2015	2162	2,990.00	14,950.00	
Total 06904 — WCA Monthly Transfer -Roof/HVAC							<u>14,950.00</u>	<u>14,950.00</u>
Total 06899 — Reserve Fund Income							<u>14,950.00</u>	<u>14,950.00</u>
TOTAL							<u>14,950.00</u>	<u>14,950.00</u>

Typ	Date	Num	Name	Memo	Split	Amount	Balance	
09799 — Reserve Fund Expenses								
09807 — Reserve - Interest Expense								
	Gen 10/28/14			To Record the October 2014 Roof/HVAC Loan Payment - FNFG	108C	527.69	527.69	
	Gen 11/30/14			Payment of Roof/HVAC Loan - November 2014	108C	531.43	1,059.12	
	Gen 12/31/14			To Record Payment of December 2014 Roof/HVAC Loan	-SPL	500.91	1,560.03	
	Gen 01/31/15			To Record January 2015 Payment on Roof/HVAC Loan	-SPL	503.62	2,063.65	
Total 09807 — Reserve - Interest Expense							<u>2,063.65</u>	<u>2,063.65</u>
Total 09799 — Reserve Fund Expenses							<u>2,063.65</u>	<u>2,063.65</u>
TOTAL							<u>2,063.65</u>	<u>2,063.65</u>

Typ	Date	Num	Name	Memo	Split	Amount	Balance	
09799 — Reserve Fund Expenses								
09809 — Reserve - Paving/Test Holes								
	Bill 11/13/14		American Excavating & Septic, Inc.	American Excavating & Septic - Inv. #9/29/14 - Install Conduit	200C	3,250.00	3,250.00	
Total 09809 — Reserve - Paving/Test Holes							<u>3,250.00</u>	<u>3,250.00</u>
Total 09799 — Reserve Fund Expenses							<u>3,250.00</u>	<u>3,250.00</u>
TOTAL							<u>3,250.00</u>	<u>3,250.00</u>

Typ	Date	Num	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses							
09827 — Reserve Fund - Lighting Proj							
	Bill 10/22/14		Con Serv, Inc.	Con Serv - 30 Outlook Avenue - 50% Deposit	200C	3,465.11	3,465.11
	Bill 10/22/14		Con Serv, Inc.	Con Serv - 869 Farm Avenue - 50% Deposit	200C	2,660.13	6,125.24
	Bill 10/22/14		Con Serv, Inc.	Con Serv - 20 Outlook Avenue - 50% Deposit	200C	2,164.03	8,289.27
	Bill 12/24/14		Con Serv, Inc.	Con Serv - 20,30 & 869 - Total less \$5k hold back	200C	15,914.85	24,204.12
	Bill 01/30/15		Con Serv, Inc.	Con Serv - 20,30 & 869 -\$5k hold back Paid in Full	200C	5,000.00	29,204.12

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Type	Date	Num	Name	Memo	Split Amount	Balance
					29,204.12	29,204.12
					29,204.12	29,204.12
					29,204.12	29,204.12