

# **The Westbury**

**October 2016 - 1 Month Report**

# **Westbury Condominiums Association, Inc.**

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# Westbury Condominium Association

## October 2016 YTD Budget / Actual

	Approved Budget	Budget Oct. 2016	Actual Oct. 2016	Variance
<b>Revenue</b>				
Condominium Fees	\$ 370,410	\$ 30,868	\$ 30,868	\$ -
Note Payable - 10 Year	\$ 33,640	\$ 2,803	\$ 2,884	\$ 81
Rental Income	\$ 18,000	\$ 1,500	\$ 1,500	\$ -
Laundry Income	\$ 2,976	\$ 248	\$ -	\$ (248)
Parking Space Income	\$ 7,587	\$ 632	\$ 680	\$ 48
Misc. Other Income	\$ 1,554	\$ 130	\$ -	\$ (130)
Surplus Transfer	\$ 11,000	\$ 917	\$ 917	\$ -
	<b>\$ 445,167</b>	<b>\$ 37,097</b>	<b>\$ 36,848</b>	<b>\$ (249)</b>
<b>Expenses</b>				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,730	\$ 1,144	\$ 1,090	\$ 54
Management Fees - Bookkpg	\$ 11,997	\$ 1,000	\$ 928	\$ 72
Audit Fees	\$ 4,700	\$ 392	\$ 450	\$ (58)
Legal Fees	\$ 2,457	\$ 205	\$ 145	\$ 60
Postage & Mail	\$ 139	\$ 12	\$ -	\$ 12
Insurance	\$ 35,199	\$ 2,933	\$ 2,917	\$ 16
Copying/Printing	\$ 700	\$ 58	\$ 59	\$ (1)
Income Taxes	\$ 4,000	\$ 333	\$ 500	\$ (167)
Office- General	\$ 1,640	\$ 137	\$ 173	\$ (36)
Rental Management Fee/Move in/out	\$ 3,800	\$ 317	\$ -	\$ 317
Total Administrative	<b>\$ 78,362</b>	<b>\$ 6,531</b>	<b>\$ 6,262</b>	<b>\$ 269</b>
Utilities				
Electricity	\$ 19,524	\$ 1,627	\$ 1,322	\$ 305
Water	\$ 19,837	\$ 1,653	\$ 1,970	\$ (317)
Gas	\$ 36,608	\$ 1,590	\$ 1,890	\$ (300)
Telephone	\$ 2,727	\$ 227	\$ 224	\$ 3
Total Utilities	<b>\$ 78,696</b>	<b>\$ 5,097</b>	<b>\$ 5,406</b>	<b>\$ (309)</b>
Maintenance				
Maintenance Worker	\$ 53,450	\$ 4,454	\$ 5,266	\$ (812)
Elevator	\$ 12,500	\$ 1,042	\$ 1,038	\$ 4
General R&M	\$ 10,000	\$ 290	\$ 322	\$ (32)
Fire Protection	\$ 1,500	\$ -	\$ -	\$ -
HVAC Service	\$ 9,000	\$ 317	\$ -	\$ 317
Maintenance Supplies	\$ 1,000	\$ 83	\$ -	\$ 83
Total Maintenance	<b>\$ 87,450</b>	<b>\$ 6,186</b>	<b>\$ 6,626</b>	<b>\$ (440)</b>
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 32,693	\$ 2,724	\$ 2,742	\$ (18)
Landscape/mulch/projects	\$ 10,000	\$ -	\$ -	\$ -
Pest Control	\$ 2,000	\$ 286	\$ 186	\$ 100
Total Contract Services	<b>\$ 44,693</b>	<b>\$ 3,010</b>	<b>\$ 2,928</b>	<b>\$ 82</b>
Total Expenses	<b>\$ 289,201</b>	<b>\$ 20,824</b>	<b>\$ 21,222</b>	<b>\$ (398)</b>
Reserves				
Reserve Contribution	\$ 116,826	\$ 9,736	\$ 9,735	\$ 1
Roof/HVAC Transfers To Reserve	\$ 33,640	\$ 2,803	\$ 2,803	\$ 0
Capital Improvements				
Operating Projects	\$ 5,500	\$ 1,354	\$ -	\$ 1,354
NI/(DF) Before PY Op. Surplus	\$ -	\$ 2,380	<b>\$ 3,088</b>	\$ 707
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ 2,380	<b>\$ 3,088</b>	\$ 707

**Westbury Condominium Association**  
**October 2016 YTD Current Year - Prior Year Comparison**

	Actual <u>Oct. 2016</u>	Actual <u>Oct. 2015</u>	<u>Variance</u>
<b>Revenue</b>			
Condominium Fees	\$ 30,868	\$ 30,159	\$ 709
Note Payable - 10 Year	\$ 2,884	\$ 2,990	\$ (106)
Rental Income	\$ 1,500	\$ 1,375	\$ 125
Laundry Income	\$ -	\$ -	\$ -
Parking Space Income	\$ 680	\$ 635	\$ 45
Misc. Other Income	\$ -	\$ -	\$ -
	<b><u>\$ 35,932</u></b>	<b><u>\$ 35,159</u></b>	<b><u>\$ 773</u></b>
<b>Expenses</b>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,090	\$ -
Management Fees - Bookkpg	\$ 928	\$ 928	\$ -
Audit Fees	\$ 450	\$ 450	\$ -
Legal Fees	\$ 145	\$ -	\$ (145)
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,917	\$ 2,897	\$ (20)
Copying/Printing	\$ 59	\$ 54	\$ (5)
Income Taxes	\$ 500	\$ 500	\$ -
Office- General	\$ 173	\$ 195	\$ 22
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<b><u>\$ 6,262</u></b>	<b><u>\$ 6,114</u></b>	<b><u>\$ (148)</u></b>
Utilities			
Electricity	\$ 1,322	\$ 1,223	\$ (99)
Water	\$ 1,970	\$ 1,198	\$ (772)
Gas	\$ 1,890	\$ 1,690	\$ (200)
Telephone	\$ 224	\$ 280	\$ 56
Total Utilities	<b><u>\$ 5,406</u></b>	<b><u>\$ 4,391</u></b>	<b><u>\$ (1,015)</u></b>
Maintenance			
Maintenance Worker	\$ 5,266	\$ 3,830	\$ (1,436)
Elevator	\$ 1,038	\$ 998	\$ (40)
General R&M	\$ 322	\$ 298	\$ (24)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ 199	\$ 199
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<b><u>\$ 6,626</u></b>	<b><u>\$ 5,325</u></b>	<b><u>\$ (1,301)</u></b>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 2,742	\$ 2,552	\$ (190)
Landscape/mulch/projects	\$ -	\$ -	\$ -
Pest Control	\$ 186	\$ -	\$ (186)
Total Contract Services	<b><u>\$ 2,928</u></b>	<b><u>\$ 2,552</u></b>	<b><u>\$ (376)</u></b>
Total Expenses	<b><u>\$ 21,222</u></b>	<b><u>\$ 18,382</u></b>	<b><u>\$ (2,840)</u></b>
Reserves			
Reserve Contribution	\$ 9,735	\$ 9,272	\$ (463)
Roof/HVAC Transfers To Reserve	\$ 2,803	\$ 2,990	\$ 187
Capital Improvements			
Operating Projects	\$ -	\$ 1,688	\$ 1,688
NI/(DF) Before PY Op. Surplus	<b><u>\$ 2,172</u></b>	<b><u>\$ 2,827</u></b>	<b><u>\$ (843)</u></b>
PY Operating Surplus	\$ 917	\$ 965	\$ (48)
NI/(DF) After PY Op. Surplus	<b><u>\$ 3,088</u></b>	<b><u>\$ 3,792</u></b>	<b><u>\$ (891)</u></b>

# Westbury Condominiums Association, Inc.

## On Site Maintenance Schedule

### Fiscal Year 2017

	<u>Cost</u>	<u>Hours</u>
<b><u>October 2016</u></b>		
9/29 - 10/11 Luis Colon	\$ 1,726.90	60.5 1 hr OT/1 hr 2OT (\$52.38)
10/12 - 10/25 Luis Colon	\$ 2,311.82	82 80 reg & 2 OT \$39.29
10/26-10/31 Luis Colon	\$ 891.30 estimated	32 (Accrual 8 hrs. per day X 4 days)
10/16 - William Lavista	\$ 331.81	3 <i>Bill Lavista @ \$104 per hr.</i>
	<u>\$ 5,261.83</u>	<u>178</u>

Year-To-Date Total:	<u><b>\$ 5,261.83</b></u>
Prior Year- Year-To-Date Total:	<u>\$ 3,829.80</u>
Change Between Years:	<u>\$ 1,432.03</u>

# Westbury Condominiums Association, Inc.

## On Site Maintenance Schedule

### Fiscal Year 2016

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

# Westbury Condominiums Association, Inc.

## On Site Maintenance Schedule

### Fiscal Year 2016

	Cost	Hours
<b><u>March 2016</u></b>		
3/2 - 3/15 Luis Colon	\$ 1,782.60	64
3/17 - 3/29 Luis Colon	\$ 1,462.29	52.5
3/28-3/28 Rand	\$ 442.42	8 <i>Peter Rand @ \$52 per hr</i>
	\$ 3,687.31	125
<b><u>April 2016</u></b>		
4/4 - 4/12 Peter Rand	\$ 1,520.81	27.5
4/11-4/12 Luis Colon	\$ 445.65	16
4/14-4/26 Luis Colon	\$ 1,782.60	64
	\$ 3,749.06	108
<b><u>May 2016</u></b>		
4/28-5/10 Luis Colon	\$ 1,462.29	52.5
5/12 - 5/24 Luis Colon	\$ 1,699.04	61
	\$ 3,161.33	114
<b><u>June 2016</u></b>		
5/26-6/5 Luis Colon	\$ 1,225.53	42 <i>(2 hrs At \$52.38 /hr. - dbl. time)</i>
6/8 - 6/21 Luis Colon	\$ 1,712.97	61.5
6/23 - 7/5 Luis Colon	\$ 1,476.21	51 <i>(2 hrs At \$52.38 /hr. - dbl. time)</i>
	\$ 4,414.71	155
<b><u>July 2016</u></b>		
7/6 - 7/19 Luis Colon	\$ 1,810.45	65
7/21 - 8/2 Luis Colon	\$ 1,657.26	59.5
8/1 - 8/2 W. Lavista	\$ 884.83	16
	\$ 4,352.54	141
<b><u>August 2016</u></b>		
8/3 - 8/16 Luis Colon	\$ 1,545.85	55.5
8/19 - 8/30 Luis Colon	\$ 1,335.69	51
8/16 - Will Lavista	\$ 442.42	8 <i>(8 hrs @ \$52.00 per hr)</i>
8/30 - Peter Rand	\$ 442.42	8 <i>(8 hrs @ \$52.00 per hr)</i>
	\$ 3,766.38	123
Year-To-Date Total:	<b>\$ 41,779.14</b>	
Prior Year- Year-To-Date Total:	\$ 39,234.77	
Change Between Years:	\$ 2,544.37	

# Westbury Condominiums Association, Inc.

## On Site Maintenance Schedule

### Fiscal Year 2016

	<u>Cost</u>	<u>Hours</u>
<b><u>September 2016</u></b>		
9/1 - 9/14-Luis Colon	\$ 1,441.42	50.5 <i>(2.5 hrs @ \$39.29 per hr)</i>
9/15-9/27-Luis Colon	\$ 1,685.12	52.5
9/28-9/30 -Luis Colon	\$ 459.58	16 <i>Peter Rand @ \$52 per hr</i>
	<u>\$ 3,586.12</u>	<u>119</u>

Year-To-Date Total:	<u><b>\$ 45,365.26</b></u>
Prior Year- Year-To-Date Total:	<u>\$ 42,284.69</u>
Change Between Years:	<u>\$ 3,080.57</u>



# Westbury Condominiums Association, Inc.

## Statement of Cash Balances (By Fund)

### October 31, 2016

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account - United Bank	\$ 32,441.86
Operating Account	\$ 106,998.24	Reserve Account - FNFG	\$ 166,106.28
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 106,998.24</u>		<u>\$ 198,549.14</u>
Total Cash on Hand @ October 31, 2016		\$	305,547.38

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, 2016

<u>United Bank</u>		<u>First Niagra Bank</u> <u>Operating &amp; Reserve Fund</u>	
Reserve Account	\$ 32,441.86	Reserve Account	\$ 166,106.28
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 106,998.24
		Escrow Account	\$ -
Bank Balances	<u>\$ 32,441.86</u>		<u>\$ 273,105.52</u>
Total Cash on Hand @ October 31, 2016		\$	305,547.38

Statements of Significant Transactions:

**September 2013**

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

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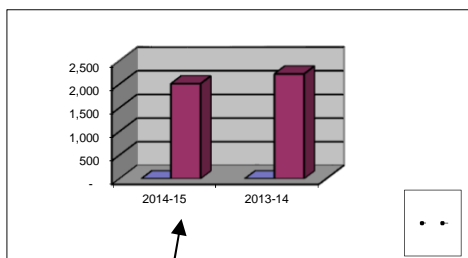
# Westbury Condominiums Association, Inc.

## Fuel Costs

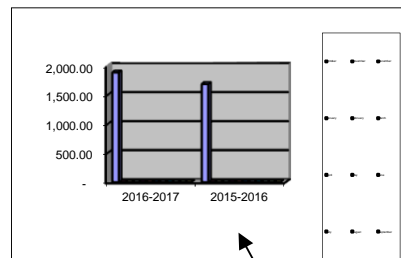
1 Month Period- Fiscal Year Ended September 30, 2017

<u>Oil Costs</u>	<u>2016-2017</u>	<u>Prior Yr.</u>	<u>Change</u>
<i>October</i>	-	-	0.0%
<i>November</i>	-	-	0.0%
<i>December</i>	-	-	0.0%
<i>January</i>	-	-	0.0%
<i>February</i>	-	-	0.0%
<i>March</i>	-	-	0.0%
<i>April</i>	-	-	0.0%
<i>May</i>	-	-	0.0%
<i>June</i>	-	-	0.0%
<i>July</i>	-	-	0.0%
<i>August</i>	-	-	0.0%
<i>September</i>	-	-	0.0%
<hr/>			
<hr/>			
<b>Percentage Increase</b>	0.0%	(Increase in dollars)	
<hr/>			
<u>Gas Costs</u>	<u>2016-2017</u>	<u>Prior Yr.</u>	<u>Change</u>
<i>October</i>	1,890.35	1,689.91	11.9%
<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/>			
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<b>Percentage Increase</b>	11.9%	(Increase in dollars)	
<hr/>			
<b>Total Costs</b>	<b>1,890.35</b>	<b>1,689.91</b>	<b>200.44</b>
<b>Percentage Increase</b>	<b>11.9%</b>	<b>(Increase in dollars)</b>	

<u>Usage</u>			
<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	2,010	2,217	(207)



Gas & Oil Consumption



Gas Costs

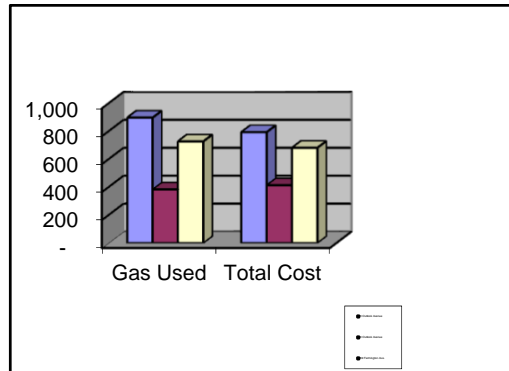
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

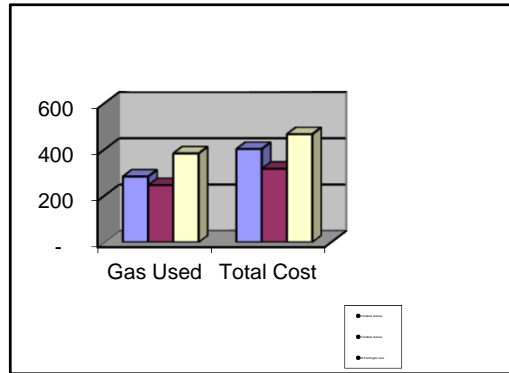
Month End: **10/31/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	898	\$ 793.99	29
30 Outlook Avenue	384	\$ 414.50	29
869 Farmington Ave.	728	\$ 681.86	29
Month Total	2,010	\$ 1,890.35	87



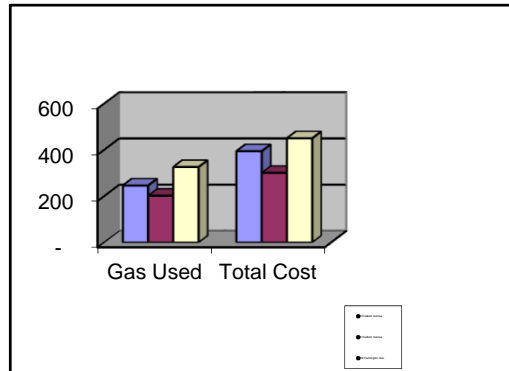
Month End: **9/30/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	284	\$ 403.17	34
30 Outlook Avenue	247	\$ 317.77	34
869 Farmington Ave.	384	\$ 467.11	34
Month Total	915	\$ 1,188.05	102



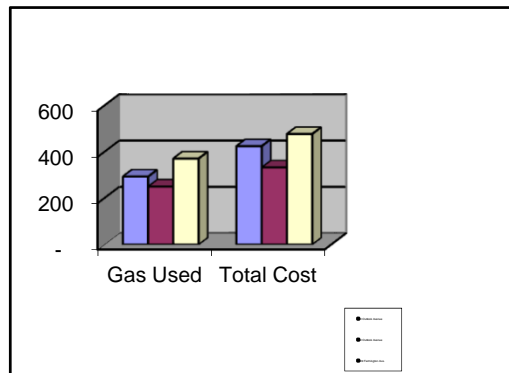
Month End: **8/31/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	246	\$ 394.29	28
30 Outlook Avenue	202	\$ 300.72	28
869 Farmington Ave.	326	\$ 449.94	28
Month Total	774	\$ 1,144.95	84



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

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



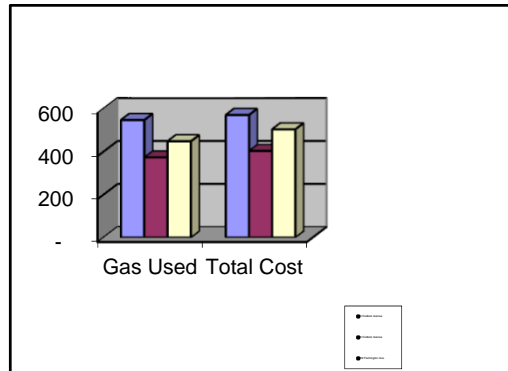
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

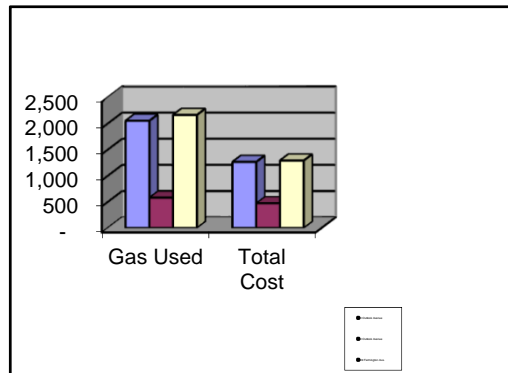
Month End: **6/30/2016**

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



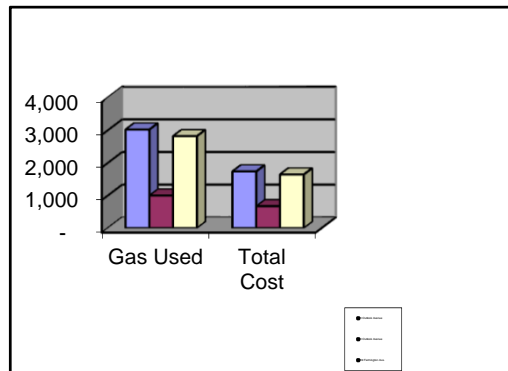
Month End: **5/31/2016**

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



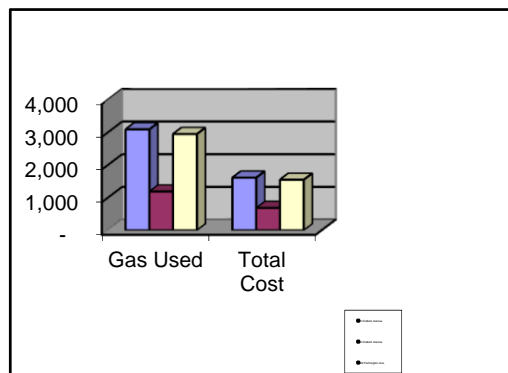
Month End: **4/30/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,019	\$ 1,735.75	33
30 Outlook Avenue	998	\$ 671.55	33
869 Farmington Ave.	2,816	\$ 1,642.23	33
Month Total	6,833	\$ 4,049.53	99



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

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,092	\$ 1,611.95	29
30 Outlook Avenue	1,189	\$ 683.95	29
869 Farmington Ave.	2,947	\$ 1,548.91	29
Month Total	7,228	\$ 3,844.81	87



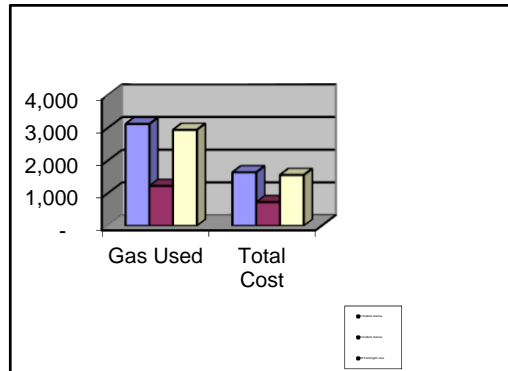
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

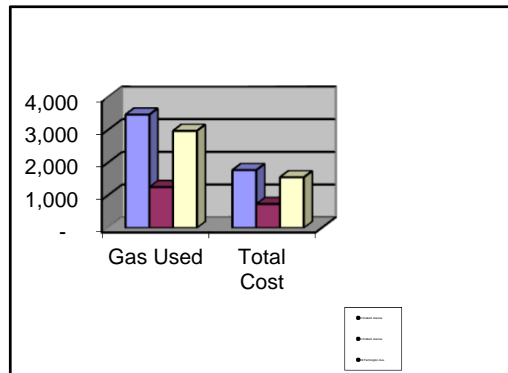
Month End: **2/29/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,118	\$ 1,638.70	28
30 Outlook Avenue	1,222	\$ 725.53	28
869 Farmington Ave.	2,939	\$ 1,556.38	28
Month Total	7,279	\$ 3,920.61	84



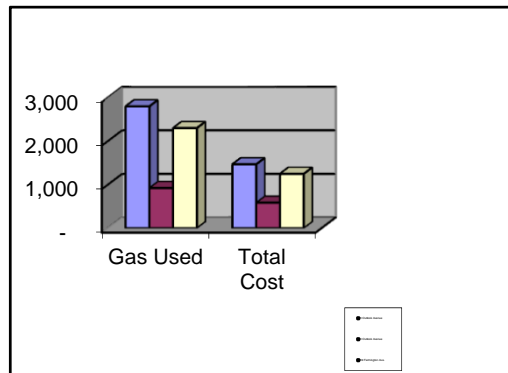
Month End: **1/31/2016**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,469	\$ 1,770.66	34
30 Outlook Avenue	1,251	\$ 731.70	34
869 Farmington Ave.	2,972	\$ 1,550.74	34
Month Total	7,692	\$ 4,053.10	102



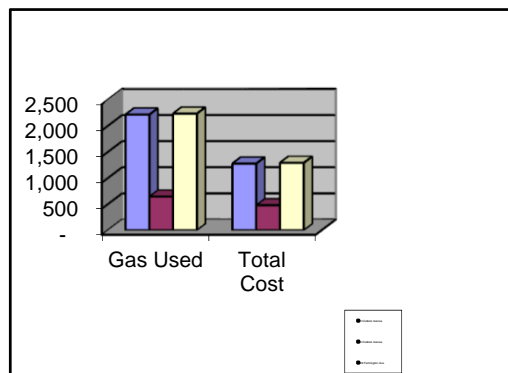
Month End: **12/31/2015**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,797	\$ 1,467.03	29
30 Outlook Avenue	922	\$ 583.74	29
869 Farmington Ave.	2,298	\$ 1,247.64	29
Month Total	6,017	\$ 3,298.41	87



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

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,215	\$ 1,277.19	30
30 Outlook Avenue	645	\$ 479.25	30
869 Farmington Ave.	2,233	\$ 1,290.88	30
Month Total	5,093	\$ 3,047.32	90



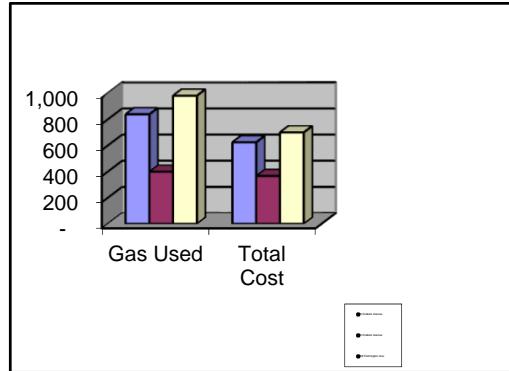
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

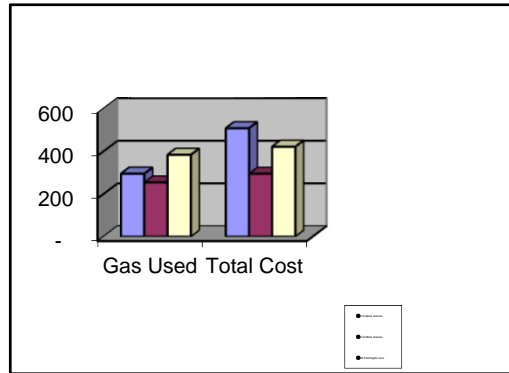
Month End: **10/31/2015**

<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



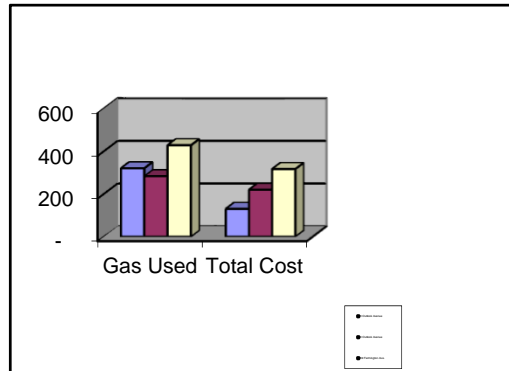
Month End: **9/30/2015**

<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



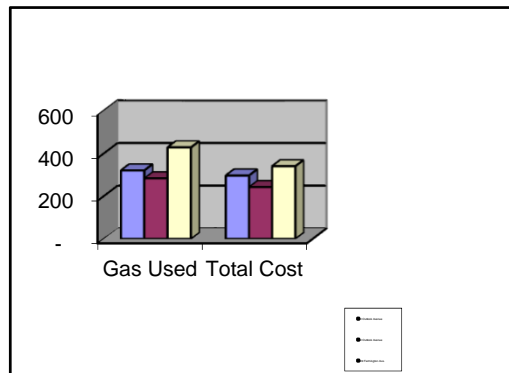
Month End: **8/31/2015**

<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



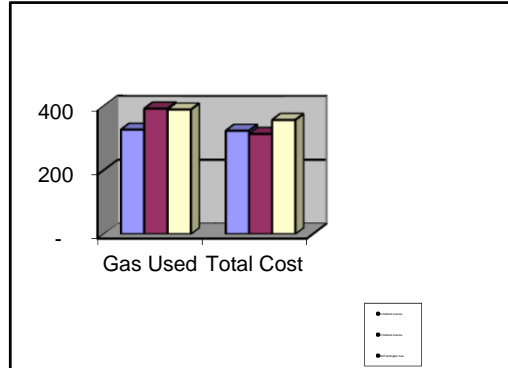
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

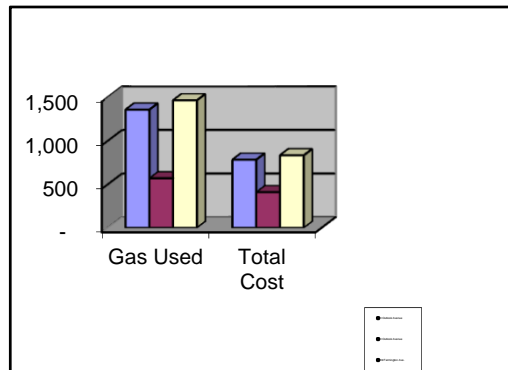
Month End: **6/30/2015**

<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



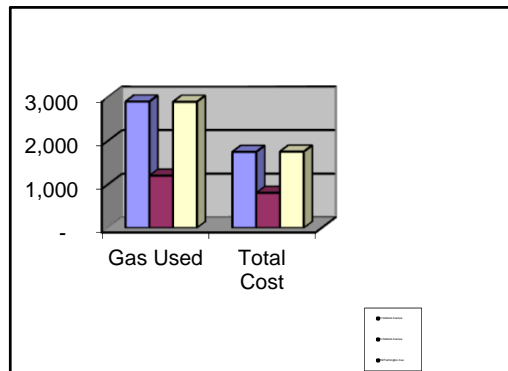
Month End: **5/31/2015**

<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



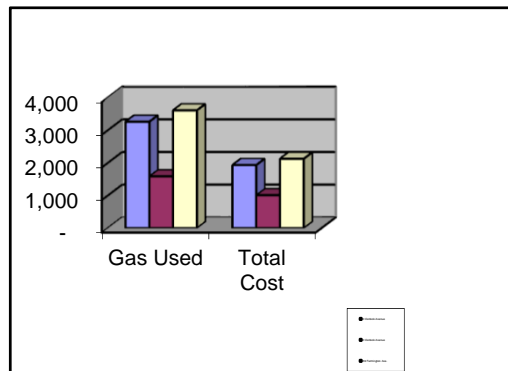
Month End: **4/30/2015**

<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





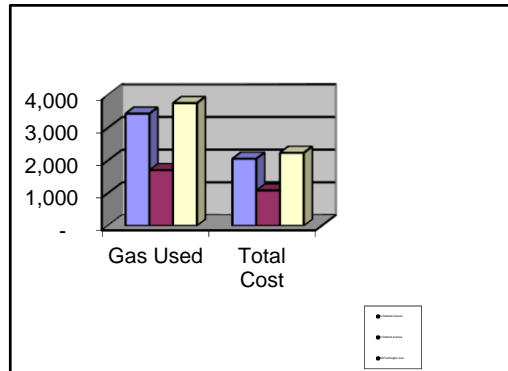
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

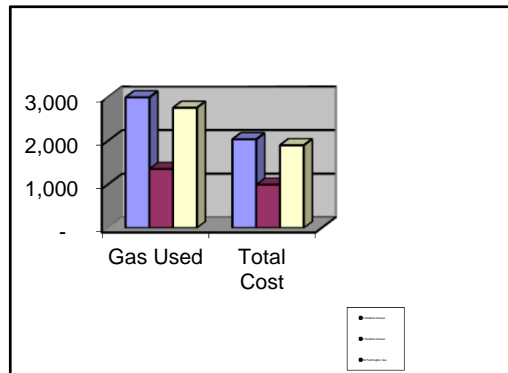
Month End: **2/28/2015**

<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



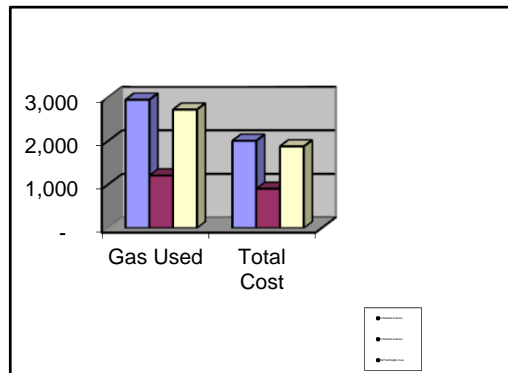
Month End: **1/31/2015**

<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



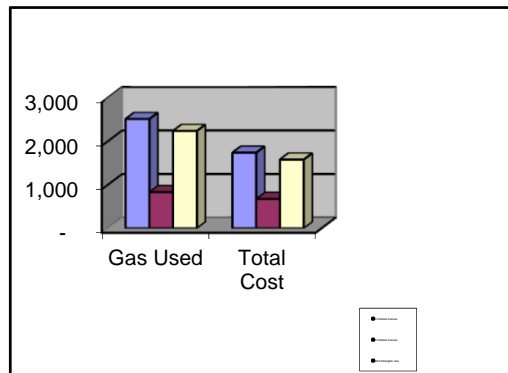
Month End: **12/31/2014**

<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



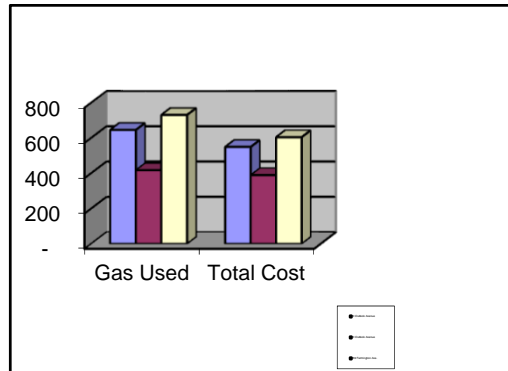
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

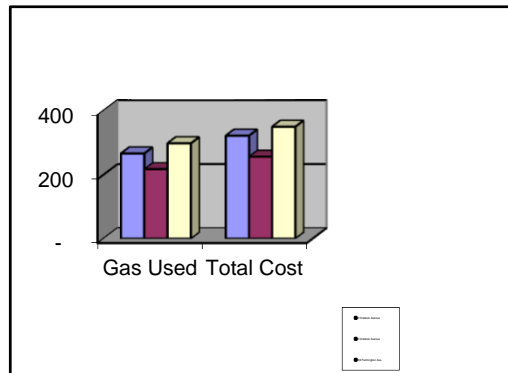
Month End: **10/31/2014**

<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



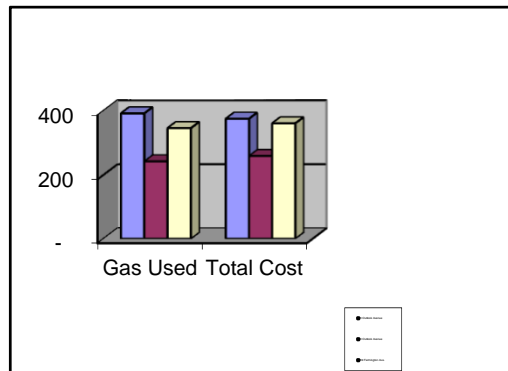
Month End: **9/30/2014**

<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



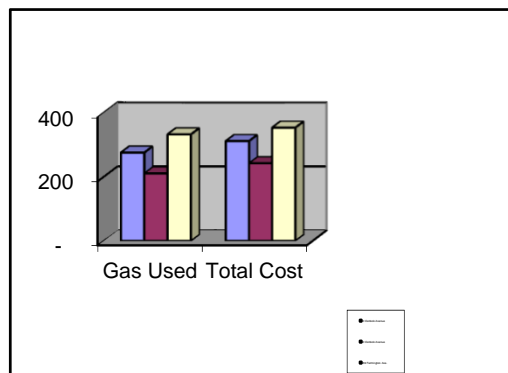
Month End: **8/31/2014**

<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



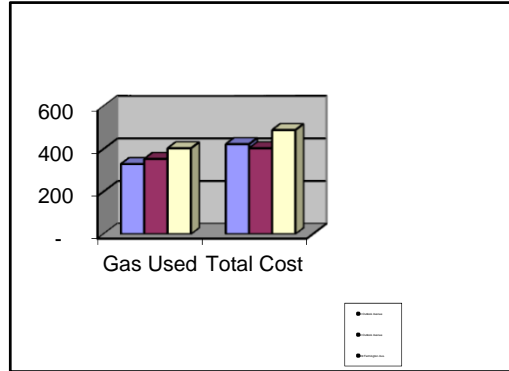
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

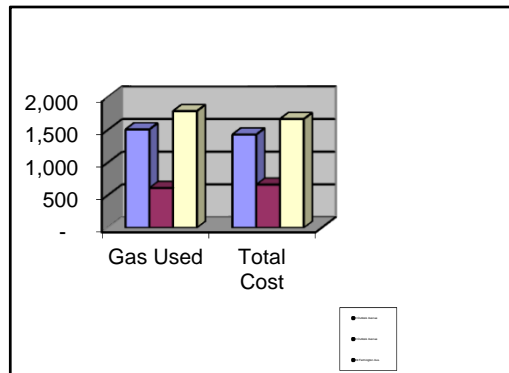
Month End: **6/30/2014**

<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



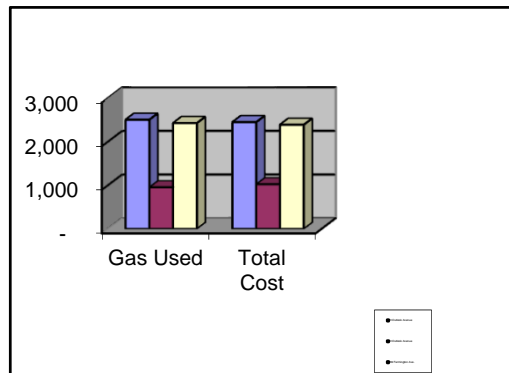
Month End: **5/31/2014**

<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



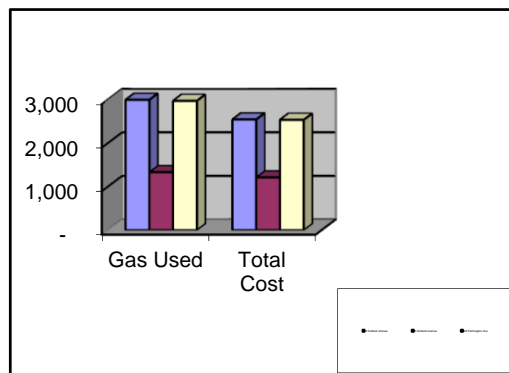
Month End: **4/30/2014**

<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



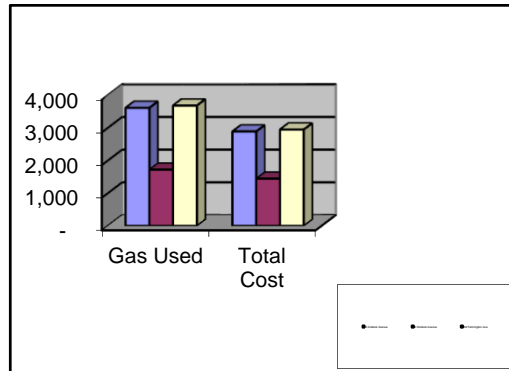
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

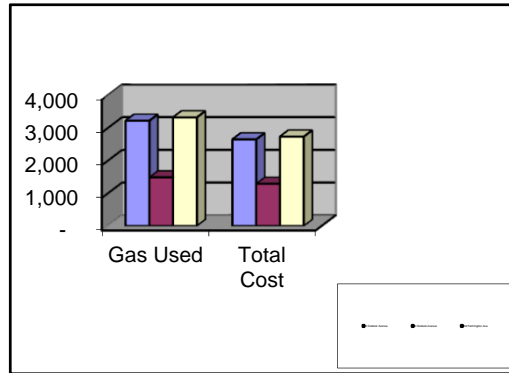
Month End: **2/28/2014**

<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
<b>Month Total</b>	<b>9,012</b>	<b>\$ 7,276.78</b>	<b>96</b>



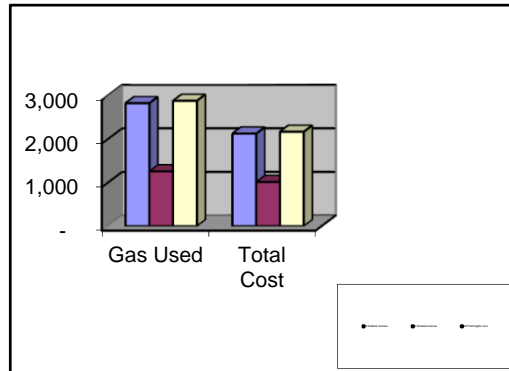
Month End: **1/31/2014**

<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
<b>Month Total</b>	<b>8,029</b>	<b>\$ 6,674.02</b>	<b>93</b>



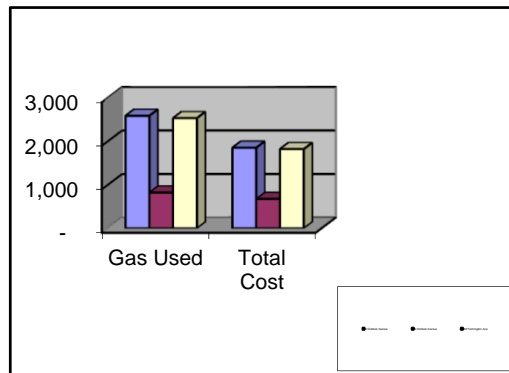
Month End: **12/31/2013**

<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
<b>Month Total</b>	<b>6,962</b>	<b>\$ 5,305.37</b>	<b>87</b>



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
<b>Month Total</b>	<b>5,937</b>	<b>\$ 4,343.88</b>	<b>96</b>



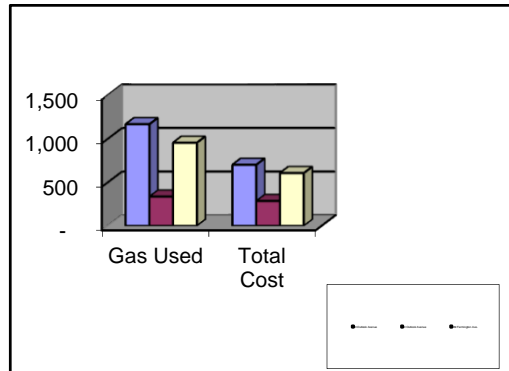
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

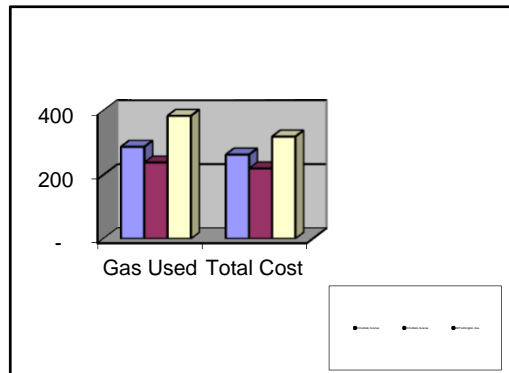
Month End: **10/31/2013**

<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



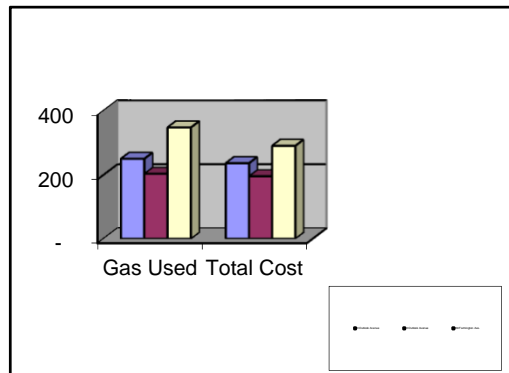
Month End: **9/30/2013**

<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



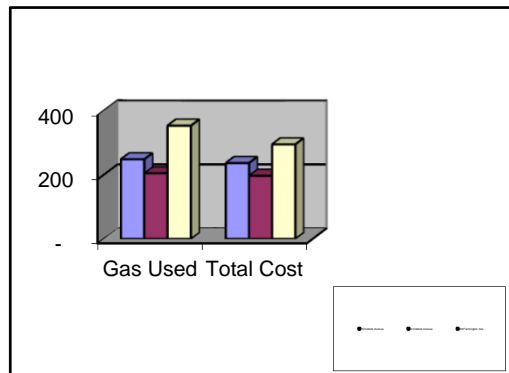
Month End: **8/31/2013**

<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



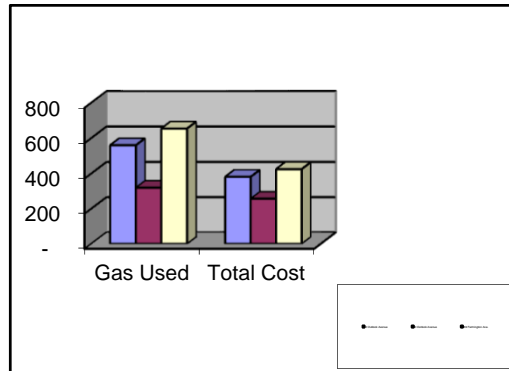
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

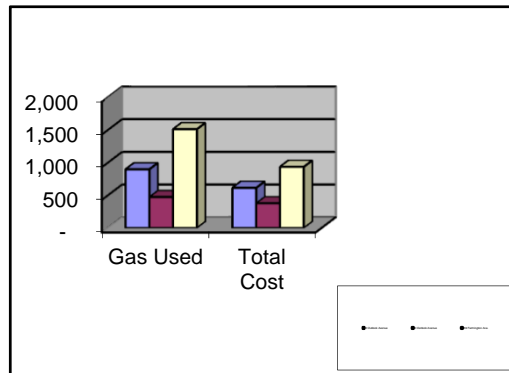
Month End: **6/30/2013**

<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



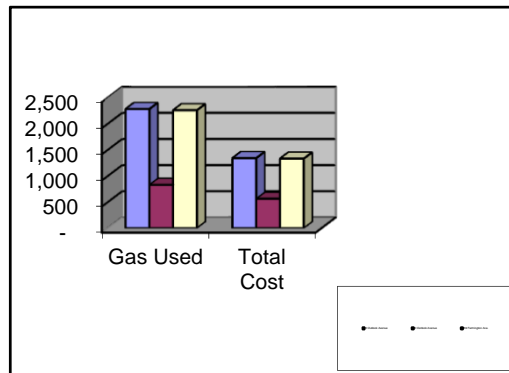
Month End: **5/31/2013**

<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



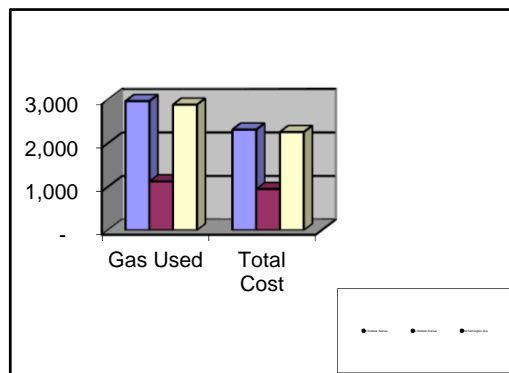
Month End: **4/30/2013**

<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



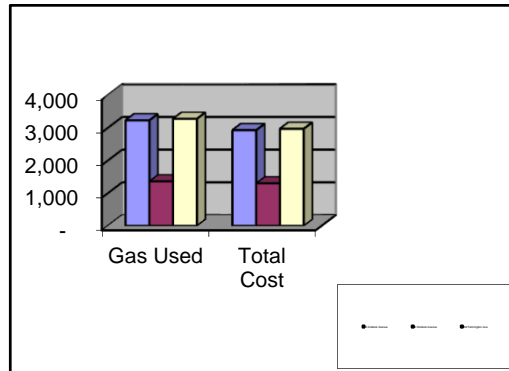
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

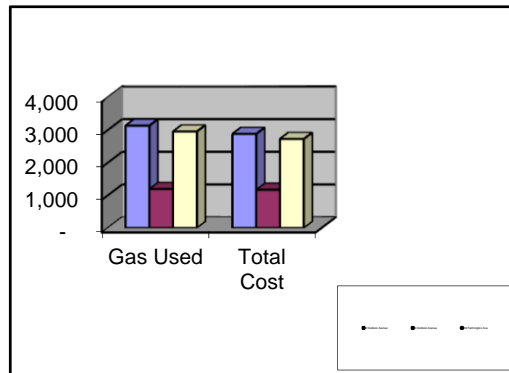
Month End: **2/28/2013**

<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



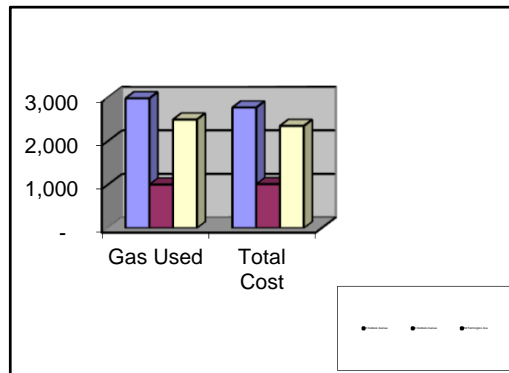
Month End: **1/31/2013**

<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



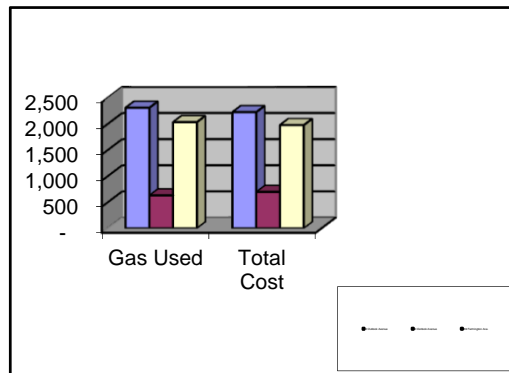
Month End: **12/31/2012**

<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



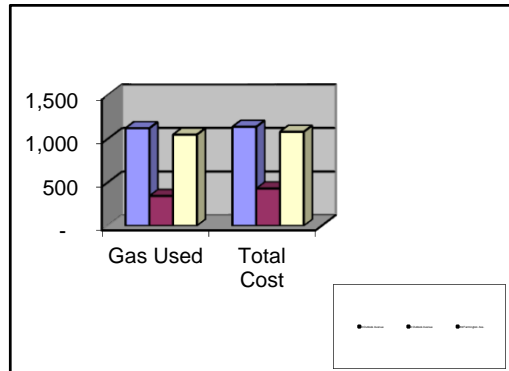
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

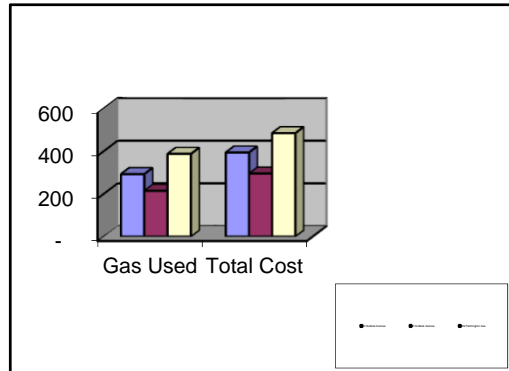
Month End: **10/31/2012**

<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



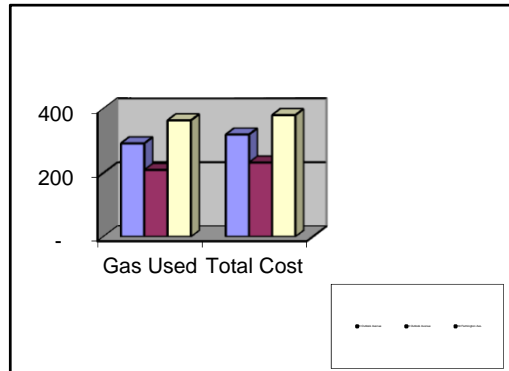
Month End: **9/30/2012**

<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



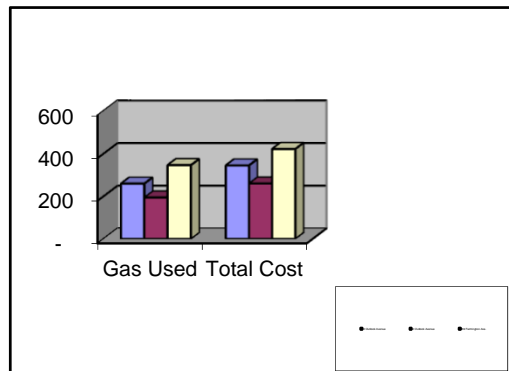
Month End: **8/31/2012**

<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





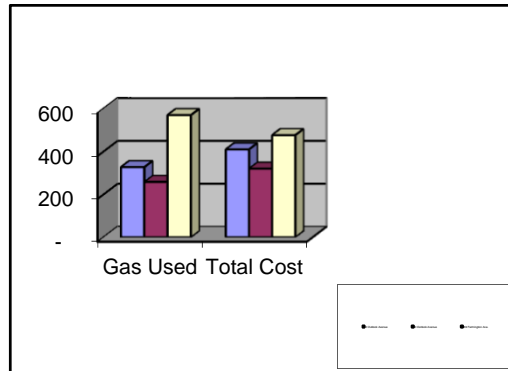
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

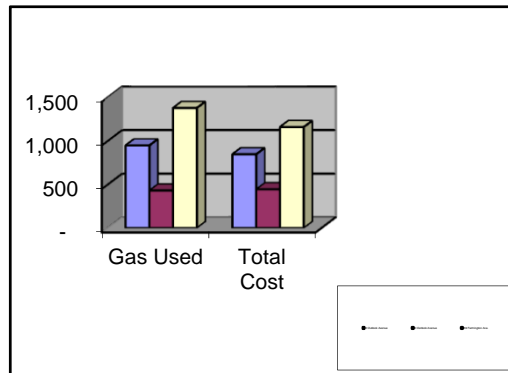
Month End: **6/30/2012**

<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



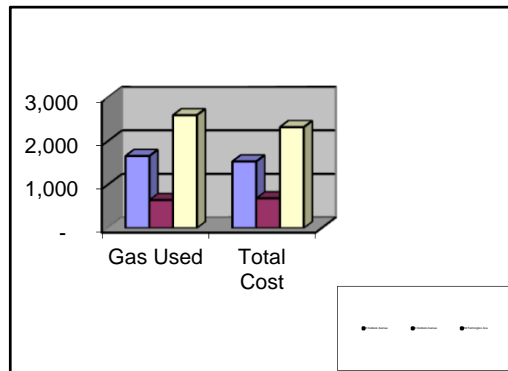
Month End: **5/31/2012**

<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



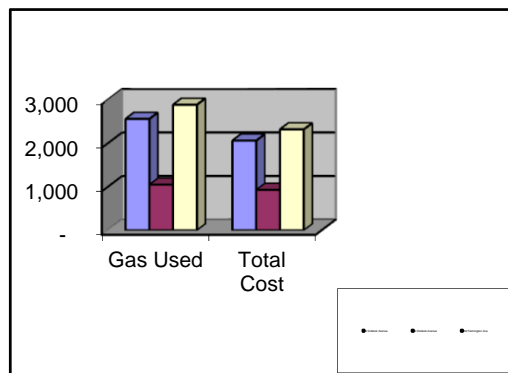
Month End: **4/30/2012**

<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



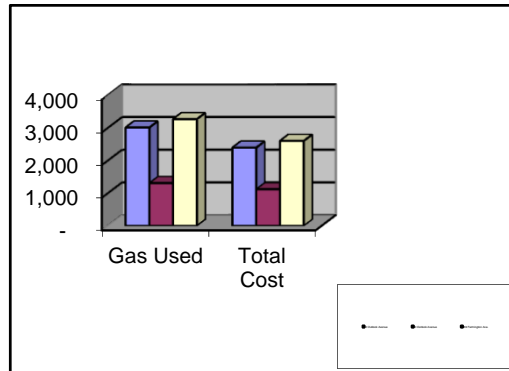
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

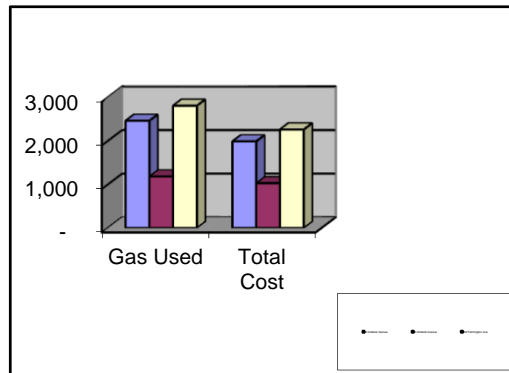
Month End: **2/29/2012**

<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



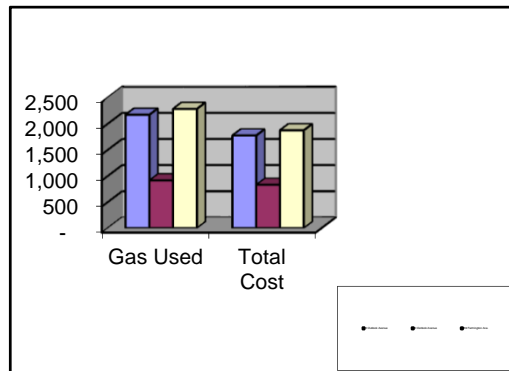
Month End: **1/31/2012**

<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



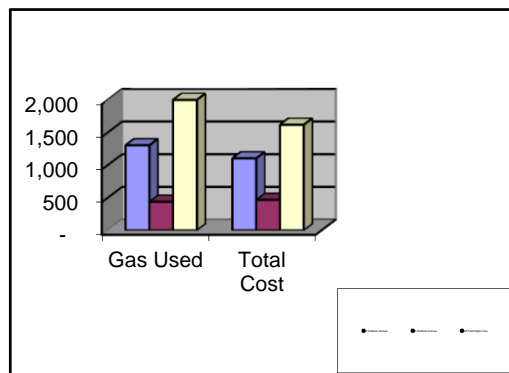
Month End: **12/31/2011**

<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



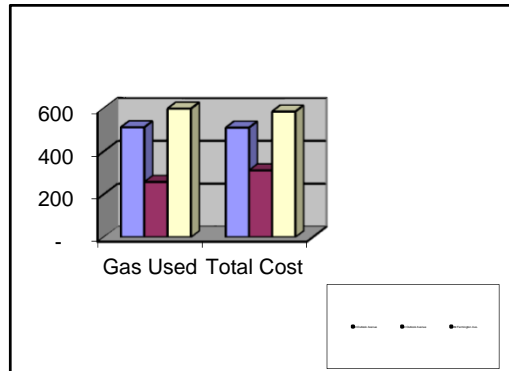
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

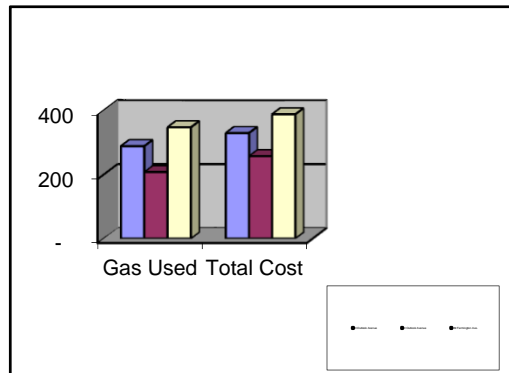
Month End: **10/31/2011**

<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



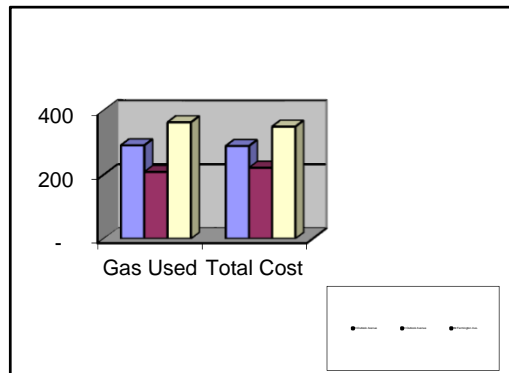
Month End: **9/30/2011**

<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



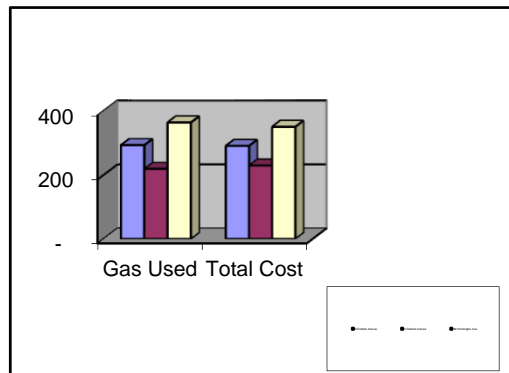
Month End: **8/31/2011**

<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



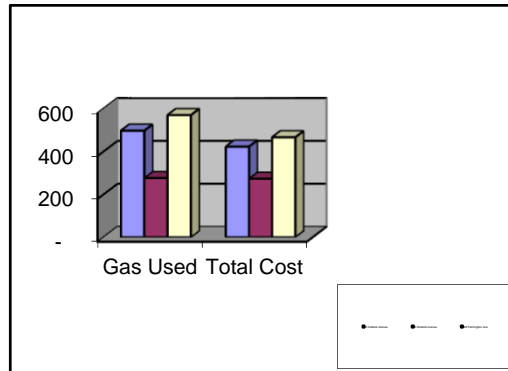
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

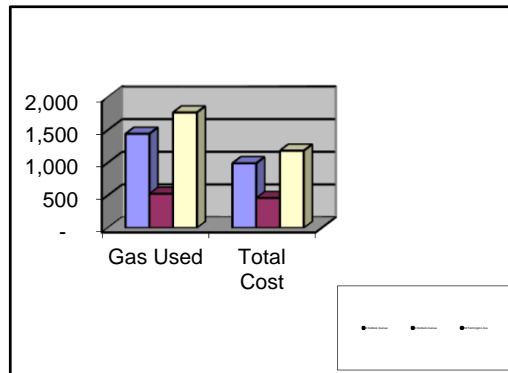
Month End: **6/30/2011**

<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



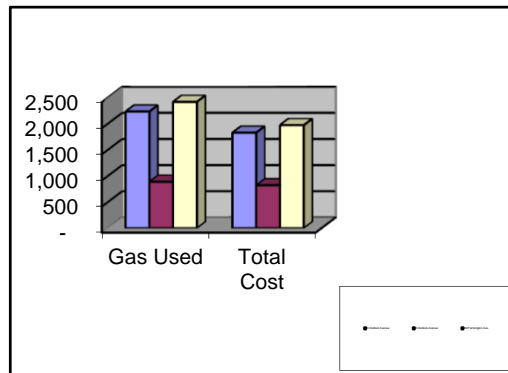
Month End: **5/31/2011**

<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



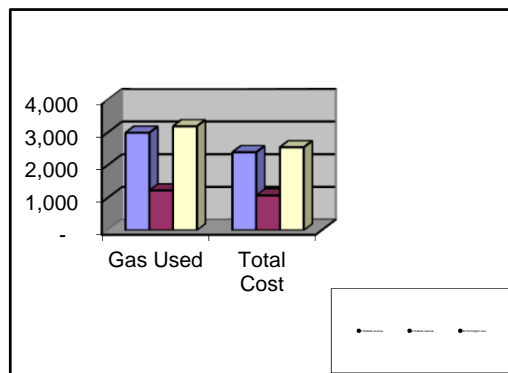
Month End: **4/30/2011**

<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



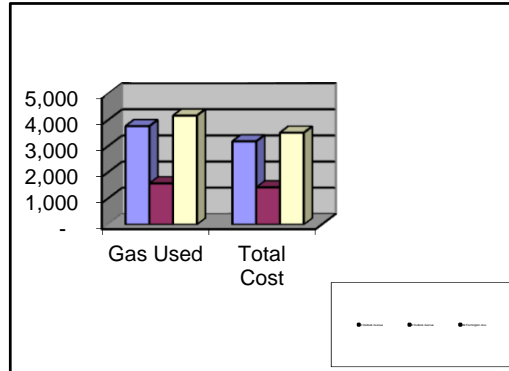
Month End: **3/31/2011**

<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



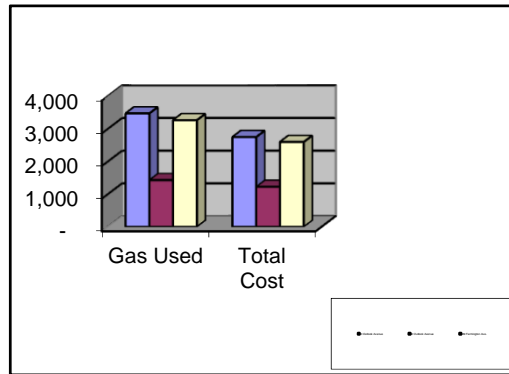
Month End: **2/28/2011**

<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



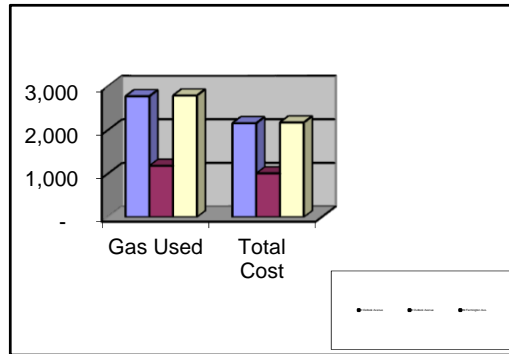
Month End: **1/31/2011**

<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



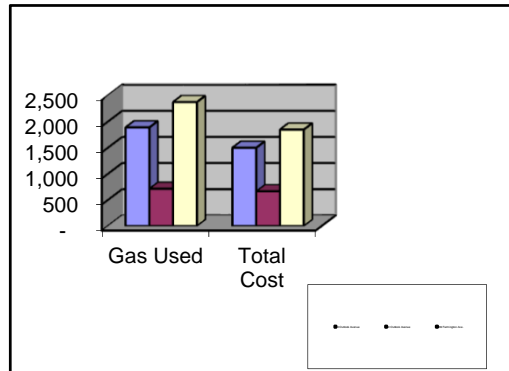
Month End: **12/31/2010**

<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



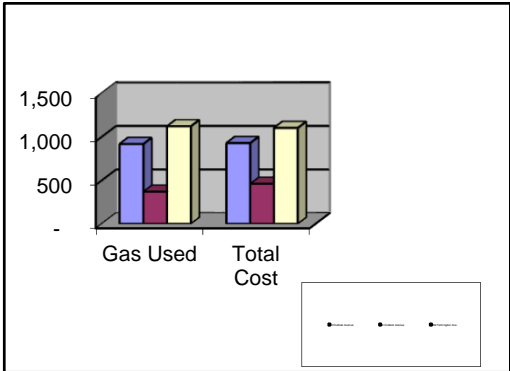
# Westbury Condominiums Association, Inc.

## Analysis of Gas Usage By Building - Historical

October 31, 2016

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

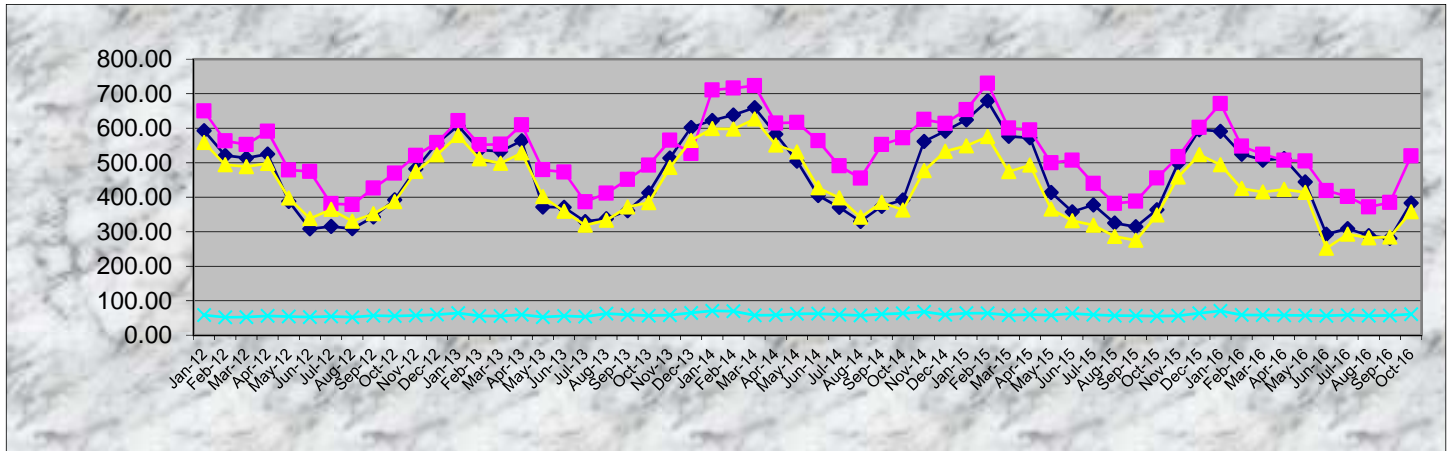
<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	916	\$ 926.60	28
30 Outlook Avenue	369	\$ 459.57	28
869 Farmington Ave.	1,119	\$ 1,100.21	28
<b>Month Total</b>	<b>2,404</b>	<b>\$ 2,486.38</b>	<b>84</b>



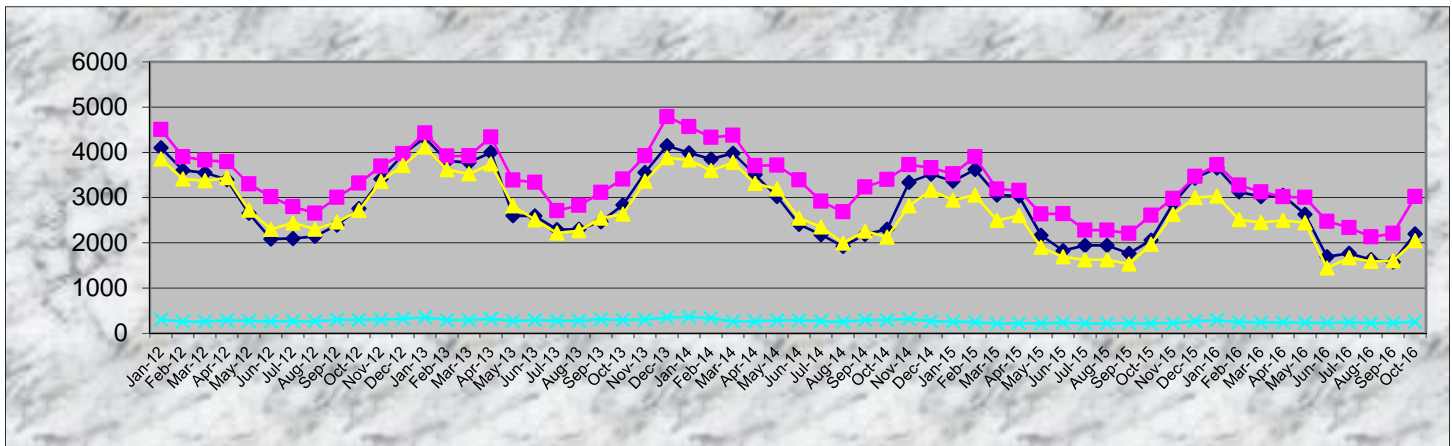
# Westbury Condominiums Association, Inc.

## Electricity Analysis October 31, 2016

### Cost Data



### Usage Data



### Year To Date Consumption

	<u>10/31/2016</u>	<u>10/31/2015</u>	<u>10/31/2014</u>
20 Outlook Avenue	2,198	2,060	2,690
30 Outlook Avenue	3,020	2,607	3,971
869 Farmington Ave.	2,044	1,968	2,485
Garages	252	216	355
	<u>7,514</u>	<u>6,851</u>	<u>9,500</u>

### Year To Date Cost \*

	<u>10/31/2016</u>	<u>10/31/2015</u>	<u>10/31/2014</u>
20 Outlook Avenue	\$ 383.31	\$ 363.85	\$ 391.80
30 Outlook Avenue	\$ 519.46	\$ 455.36	\$ 571.84
869 Farmington Ave.	\$ 357.80	\$ 348.46	\$ 363.00
Garages	\$ 60.99	\$ 55.37	\$ 63.59
	<u>\$ 1,321.56</u>	<u>\$ 1,223.04</u>	<u>\$ 1,390.23</u>

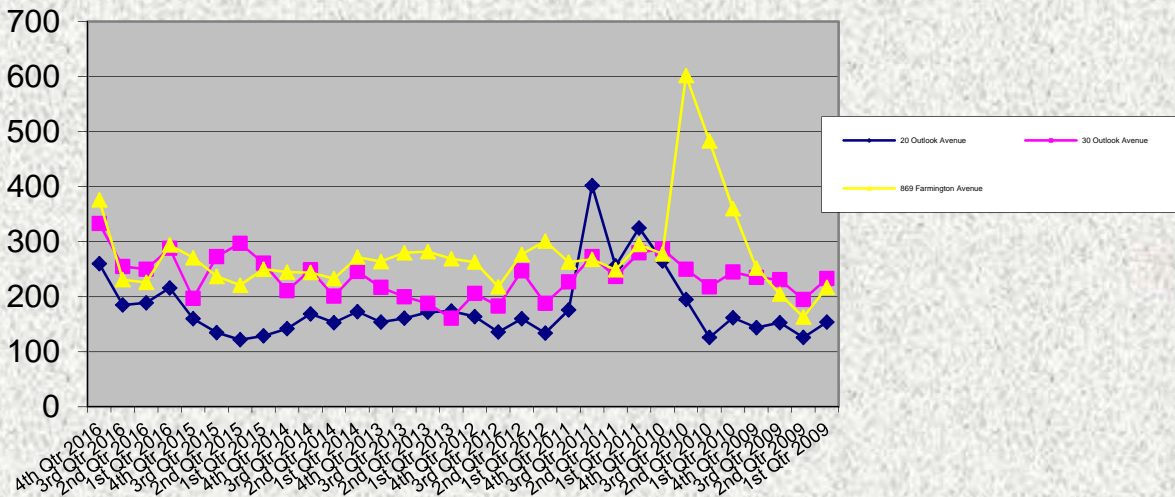
\* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

# Westbury Condominiums Association, Inc.

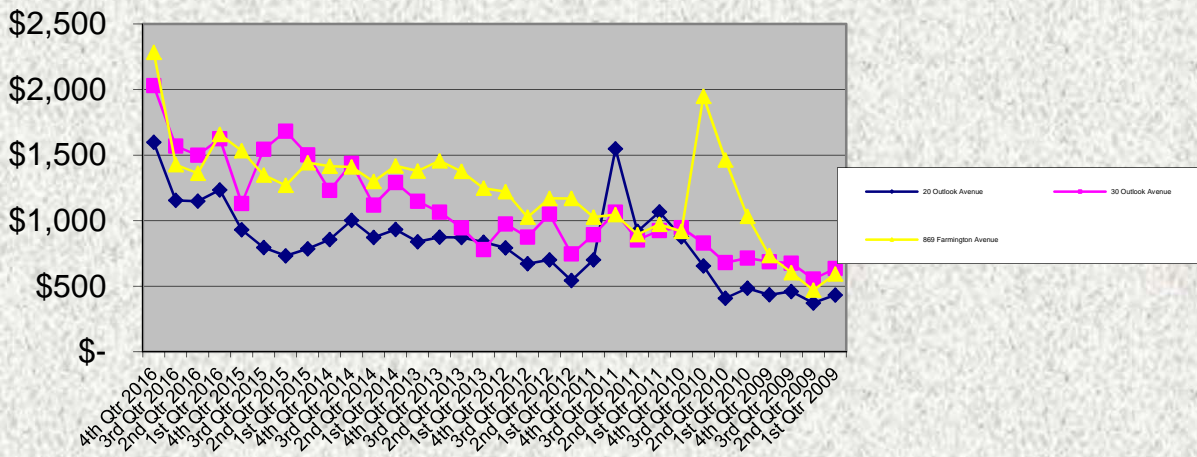
## Water Consumption Analysis

### Fourth Quarter 2016 (With Prior Year Data)

#### Consumption Analysis



#### Cost Analysis





**Westbury Condominiums Association, Inc.**  
**Water Consumption Analysis**  
**Fourth Quarter 2016 (With Prior Year Data)**

	2016				2015			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Useage*								
Bldg. 20	260	185	189	216	161	169	153	173
Bldg. 30	333	255	250	288	200	249	201	246
Bldg. 869	376	231	226	294	280	244	236	272
	<u>969</u>	<u>671</u>	<u>665</u>	<u>798</u>	<u>641</u>	<u>662</u>	<u>590</u>	<u>691</u>
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2016				2015			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ 1,598.10	\$ 1,154.85	\$ 1,148.73	\$ 1,234.38	\$ 930.30	\$ 794.55	\$ 731.92	\$ 785.34
Bldg. 30	\$ 2,029.53	\$ 1,568.55	\$ 1,499.64	\$ 1,625.34	\$ 1,131.21	\$ 1,543.89	\$ 1,682.17	\$ 1,502.10
Bldg. 869	\$ 2,283.66	\$ 1,426.71	\$ 1,361.64	\$ 1,657.92	\$ 1,533.03	\$ 1,348.41	\$ 1,269.49	\$ 1,442.37
Totals	<u>\$ 5,911.29</u>	<u>\$ 4,150.11</u>	<u>\$ 4,010.01</u>	<u>\$ 4,517.64</u>	<u>\$ 3,594.54</u>	<u>\$ 3,686.85</u>	<u>\$ 3,683.58</u>	<u>\$ 3,729.81</u>

Useage*	2014				2013			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	161	169	153	173	154	161	172	174
Bldg. 30	200	249	201	246	217	200	188	161
Bldg. 869	280	244	236	272	264	280	282	269
	<u>641</u>	<u>662</u>	<u>590</u>	<u>691</u>	<u>635</u>	<u>641</u>	<u>642</u>	<u>604</u>
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2014				2013			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ 855.93	\$ 1,002.54	\$ 871.67	\$ 932.57	\$ 839.47	\$ 873.77	\$ 872.20	\$ 835.92
Bldg. 30	\$ 1,230.60	\$ 1,436.94	\$ 1,118.53	\$ 1,290.27	\$ 1,148.17	\$ 1,064.87	\$ 945.47	\$ 779.63
Bldg. 869	\$ 1,415.22	\$ 1,409.79	\$ 1,298.51	\$ 1,417.67	\$ 1,378.47	\$ 1,456.87	\$ 1,375.86	\$ 1,247.27
Totals	<u>\$ 3,501.75</u>	<u>\$ 3,849.27</u>	<u>\$ 3,288.71</u>	<u>\$ 3,640.51</u>	<u>\$ 3,366.11</u>	<u>\$ 3,395.51</u>	<u>\$ 3,193.53</u>	<u>\$ 2,862.82</u>

# Westbury Operating Fiscal Year Projection With

## 2016-17 Draft Budget and 2015-16 & 2014-15 Approved Budgets

	Operating Budget 14-15	Operating Budget 15-16	Operating Budget 16-17	% Incr.
<b>Revenue</b>				
Condo Fees	\$ 348,650	\$ 361,900	\$ 370,410	2.4%
10 yr. note	\$ 35,880	\$ 35,880	\$ 33,640	-6.2%
Rental Income	\$ 16,800	\$ 16,800	\$ 18,000	7.1%
Laundry	\$ 4,600	\$ 4,600	\$ 2,976	-35.3%
Parking	\$ 9,120	\$ 9,000	\$ 7,587	-15.7%
Misc.	\$ 1,000	\$ 1,000	\$ 1,553	55.3%
#30 loan	\$ -	\$ -	\$ -	
Surplus Transfer	\$ -	\$ 11,583	<b>\$ 11,000</b>	-5.0%
<b>Total Revenue</b>	<b>\$ 416,050</b>	<b>\$ 440,763</b>	<b>\$ 445,166</b>	
<b>EXPENSES</b>				
<b>Admin.</b>				
Mgt. Prop Mgr	\$ 13,150	\$ 13,150	\$ 13,730	4.4%
Mgt. Bookkeeping	\$ 11,850	\$ 12,560	\$ 11,997	-4.5%
Audit	\$ 4,200	\$ 4,250	\$ 4,700	10.6%
Legal	\$ 500	\$ 2,428	\$ 2,457	1.2%
Postage Mail	\$ 375	\$ 400	\$ 139	-65.3%
Insurance	\$ 33,850	\$ 34,500	\$ 35,199	2.0%
Copy/Print	\$ 235	\$ 250	\$ 700	179.9%
Income Tax	\$ 2,900	\$ 4,000	\$ 4,000	0.0%
Office Genl.	\$ 2,086	\$ 1,376	\$ 1,640	19.2%
Move in/out	\$ -	\$ 3,000	\$ 2,250	-25.0%
Rental Fee	\$ 1,400	\$ -	\$ 1,550	
<b>Sub Total Admin</b>	<b>\$ 70,546</b>	<b>\$ 75,914</b>	<b>\$ 78,361</b>	
<b>UTILITIES</b>				
Electricity	\$ 21,000	\$ 22,050	\$ 19,524	-11.5%
Water	\$ 14,925	\$ 15,522	\$ 19,837	27.8%
Gas	\$ 47,000	\$ 37,500	\$ 36,608	-2.4%
Security - Monitoring	\$ -	\$ -	\$ -	
Telephone	\$ 2,000	\$ 3,750	\$ 2,727	-27.3%
<b>Sub Total Utilities</b>	<b>\$ 84,925</b>	<b>\$ 78,822</b>	<b>\$ 78,696</b>	
<b>Maintenance</b>				
Janitor/Maint	\$ -	\$ -	\$ -	
Elevator	\$ 11,000	\$ 12,500	\$ 12,500	0.0%
Genl. Repair	\$ 6,000	\$ 10,109	\$ 10,000	-1.1%
Fire Protect.	\$ 4,675	\$ 4,675	\$ 1,500	-67.9%
HVAC Repairs	\$ 9,000	\$ 9,000	\$ 9,000	0.0%
Maint. Supply	\$ 1,000	\$ 1,000	\$ 1,000	0.0%
Employee Cost	\$ 50,000	\$ 50,000	\$ 53,450	6.9%
<b>Sub Total Maint.</b>	<b>\$ 81,675</b>	<b>\$ 87,284</b>	<b>\$ 87,450</b>	
<b>Contract Services</b>				
Lawn/Snow/Fert.	\$ 20,524	\$ 32,600	\$ 32,693	0.3%
Landscape projects	\$ 10,000	\$ 10,000	\$ 10,000	0.0%
Operating projects	\$ 8,000	\$ 5,500	\$ 5,500	0.0%
Pest control	\$ 1,000	\$ 3,500	\$ 2,000	-42.9%
<b>Sub Total Contract Serv.</b>	<b>\$ 39,524</b>	<b>\$ 51,600</b>	<b>\$ 50,193</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 276,670</b>	<b>\$ 293,620</b>	<b>\$ 294,700</b>	

# Westbury Condominiums Association, Inc.

## Schedule of Summary Revenues and Expenses

### Summary Total Budget Revenues

	Operating		
	<u>Budget 14-15</u>	<u>Budget 15-16</u>	<u>Budget 16-17</u>
Condo Fees	\$ 348,650	\$ 361,900	\$ 370,410
Loan Payment	\$ 35,880	\$ 35,780	\$ 33,640
Rental	\$ 16,800	\$ 16,800	\$ 18,000
Laundry	\$ 4,600	\$ 4,600	\$ 2,976
Parking	\$ 9,120	\$ 9,000	\$ 7,587
Misc. Income	\$ 1,000	\$ 1,000	\$ 1,553
Surplus Transfer	\$ -	\$ 11,583	\$ 11,000
<b>Total</b>	<b>\$ 416,050</b>	<b>\$ 440,663</b>	<b>\$ 445,166</b>

### Summary Total Budget Expenses

Operating (Less Operating Projects)	\$ 268,670	\$ 288,120	\$ 289,200	
Reserves	\$ 103,500	\$ 111,263	\$ 116,826	5.0%
Loan Payment	\$ 35,880	\$ 35,780	\$ 33,640	
Operating Projects	\$ 8,000	\$ 5,500	\$ 5,500	
<b>Total</b>	<b>\$ 416,050</b>	<b>\$ 440,663</b>	<b>\$ 445,166</b>	
<b>Check Figure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	

# Westbury Condominium Association

## Draft Spread FY 2017 Budget



	<u>YE 9/30/17</u>	<u>Oct. 2016</u>	<u>Nov. 2016</u>	<u>Dec. 2016</u>	<u>Jan. 2017</u>	<u>Feb. 2017</u>	<u>March 2017</u>	<u>April 2017</u>	<u>May 2017</u>	<u>June 2017</u>	<u>July 2017</u>	<u>Aug. 2017</u>	<u>Sept. 2017</u>	<u>Total Spread</u>
<b>Revenue</b>														
Condominium Fees	370,410.08	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	30,867.51	370,410.08
Note Payable - HVAC 10 Year	33,640.00	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	33,640.00
Surplus Transfer	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
Total Fees and Assessments	415,050.08	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	34,587.51	415,050.08
Rental Income	18,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Laundry Income	2,976.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00	248.00	2,976.00
Parking Space Income	7,586.67	632.22	632.22	632.22	632.22	632.22	632.22	632.22	632.22	632.22	632.22	632.22	632.22	7,586.67
Misc. Owner Income	1,553.33	129.44	129.44	129.44	129.44	129.44	129.44	129.44	129.44	129.44	129.44	129.44	129.44	1,553.33
<b>Total Revenues</b>	<b>445,166.08</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>37,097.17</b>	<b>445,166.08</b>
<b>Operating Expenses</b>														
<b>Administrative</b>														
Management Fees- Prop. Mgn	13,729.80	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	1,144.15	13,729.80
Management Fees - Bookkpg	11,997.33	999.78	999.78	999.78	999.78	999.78	999.78	999.78	999.78	999.78	999.78	999.78	999.78	11,997.33
Audit Fees	4,700.00	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	4,700.00
Legal Fees	2,456.67	204.72	204.72	204.72	204.72	204.72	204.72	204.72	204.72	204.72	204.72	204.72	204.72	2,456.67
Postage & Mail	138.67	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	11.56	138.67
Insurance	35,198.55	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	2,933.21	35,198.55
Copying/Printing	699.67	58.31	58.31	58.31	58.31	58.31	58.31	58.31	58.31	58.31	58.31	58.31	58.31	699.67
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	1,640.00	136.67	136.67	136.67	136.67	136.67	136.67	136.67	136.67	136.67	136.67	136.67	136.67	1,640.00
Move in/out	2,250.00	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
Rental Management Fee	1,550.00	129.17	129.17	129.17	129.17	129.17	129.17	129.17	129.17	129.17	129.17	129.17	129.17	1,550.00
<b>Total Administrative</b>	<b>78,360.68</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>6,530.06</b>	<b>78,360.68</b>
<b>Utilities</b>														
Electricity	19,523.81	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	1,626.98	19,523.81
Water	19,837.13	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	1,653.09	19,837.13
Gas	36,608.27	1,589.55	4,112.39	4,935.27	5,079.64	5,533.36	5,217.82	4,437.21	2,086.10	1,026.03	908.48	689.42	993.00	36,608.27
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	2,727.20	227.27	227.27	227.27	227.27	227.27	227.27	227.27	227.27	227.27	227.27	227.27	227.27	2,727.20
<b>Total Utilities</b>	<b>78,696.42</b>	<b>5,096.89</b>	<b>7,619.73</b>	<b>8,442.62</b>	<b>8,586.99</b>	<b>9,040.71</b>	<b>8,725.17</b>	<b>7,944.56</b>	<b>5,593.44</b>	<b>4,533.38</b>	<b>4,415.82</b>	<b>4,196.77</b>	<b>4,500.34</b>	<b>78,696.42</b>
<b>Maintenance</b>														
Maintenance Worker	53,450.00	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	4,454.17	53,450.00
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	9,999.67	290.01	1,225.48	1,169.84	1,044.61	555.21	13.01	363.05	1,851.75	1,346.31	1,269.86	234.34	636.18	9,999.67
Fire Protection	1,500.00	-	-	450.05	-	-	-	-	-	392.87	-	657.07	-	1,500.00
HVAC Service	9,000.33	317.07	-	1,736.29	486.78	2,957.97	881.54	-	693.19	-	1,228.63	136.85	562.01	9,000.33
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
<b>Total Maintenance</b>	<b>87,450.00</b>	<b>6,186.25</b>	<b>6,804.65</b>	<b>8,935.34</b>	<b>7,110.56</b>	<b>9,092.34</b>	<b>6,473.72</b>	<b>5,942.22</b>	<b>8,124.11</b>	<b>7,318.35</b>	<b>8,077.66</b>	<b>6,607.44</b>	<b>6,777.35</b>	<b>87,450.00</b>
<b>Contract Services</b>														
<b>Lawn Maint/Landscaping/</b>														
Fertilization/Snow Removal/	32,692.80	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	2,724.40	32,692.80
Landscaping Projects	10,000.00	-	-	-	-	-	-	-	5,000.00	2,500.00	2,500.00	-	-	10,000.00
Pest Control/Weed Control	2,000.00	285.71	-	-	-	-	-	285.71	285.71	285.71	285.71	285.71	285.71	2,000.00
<b>Total Contract Services</b>	<b>44,692.80</b>	<b>3,010.11</b>	<b>2,724.40</b>	<b>2,724.40</b>	<b>2,724.40</b>	<b>2,724.40</b>	<b>2,724.40</b>	<b>3,010.11</b>	<b>8,010.11</b>	<b>5,510.11</b>	<b>5,510.11</b>	<b>3,010.11</b>	<b>3,010.11</b>	<b>44,692.80</b>
<b>Total Expenses</b>	<b>289,199.90</b>	<b>20,823.31</b>	<b>23,678.84</b>	<b>26,632.42</b>	<b>24,952.00</b>	<b>27,387.51</b>	<b>24,453.34</b>	<b>23,426.95</b>	<b>28,257.72</b>	<b>23,891.90</b>	<b>24,533.66</b>	<b>20,344.38</b>	<b>20,817.87</b>	<b>289,199.90</b>
<b>Reserve Contribution</b>														
Reserve Contribution	116,825.80	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	9,735.48	116,825.80
	33,640.00	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	2,803.33	33,640.00
<b>Capital Improvements</b>														
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	0.38	2,380.72	879.52	(2,290.76)	(393.64)	(2,829.15)	105.01	1,131.41	(3,699.37)	(885.60)	(430.89)	3,724.81	2,308.32	0.38

# 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.
<b>Revenue</b>				
Condo Fees	\$ 331,398	\$ 348,650	\$ 361,900	<b>3.8%</b>
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	\$ -	<b>\$ 11,583</b>	
<b>Total Revenue</b>	<b>\$ 402,279</b>	<b>\$ 416,050</b>	<b>\$ 440,763</b>	
<b>EXPENSES</b>				
<b>Admin.</b>				
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%
<b>Sub Total Admin</b>	<b>\$ 69,299</b>	<b>\$ 70,546</b>	<b>\$ 75,914</b>	
<b>UTILITIES</b>				
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%
<b>Sub Total Utilities</b>	<b>\$ 84,100</b>	<b>\$ 84,925</b>	<b>\$ 78,822</b>	
<b>Maintenance</b>				
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%
<b>Sub Total Maint.</b>	<b>\$ 84,000</b>	<b>\$ 81,675</b>	<b>\$ 87,284</b>	
<b>Contract Services</b>				
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%
<b>Sub Total Contract Serv.</b>	<b>\$ 29,000</b>	<b>\$ 39,524</b>	<b>\$ 51,600</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 266,399</b>	<b>\$ 276,670</b>	<b>\$ 293,620</b>	

# 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
<b>Total</b>	<b>\$ 402,279</b>	<b>\$ 416,050</b>	<b>\$ 440,763</b>

### 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	
<b>Total</b>	<b>\$ 402,279</b>	<b>\$ 416,050</b>	<b>\$ 440,763</b>	
<b>Check Figure</b>	\$ -	\$ -	\$ 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>
<b>Revenue</b>														
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
<b>Total Fees and Assessments</b>	<b>409,263.00</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>34,105.25</b>	<b>409,263.00</b>
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
<b>Total Revenues</b>	<b>440,663.00</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>36,721.92</b>	<b>440,663.00</b>
<b>Operating Expenses</b>														
<b>Administrative</b>														
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
<b>Total Administrative</b>	<b>75,914.00</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>6,326.17</b>	<b>75,914.00</b>
<b>Utilities</b>														
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
<b>Total Utilities</b>	<b>78,822.00</b>	<b>5,071.77</b>	<b>7,656.06</b>	<b>8,498.99</b>	<b>8,646.87</b>	<b>9,111.65</b>	<b>8,788.42</b>	<b>7,988.79</b>	<b>5,580.41</b>	<b>4,494.53</b>	<b>4,374.11</b>	<b>4,149.72</b>	<b>4,460.68</b>	<b>78,822.00</b>
<b>Maintenance</b>														
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
<b>Total Maintenance</b>	<b>87,284.00</b>	<b>5,901.91</b>	<b>6,530.55</b>	<b>9,613.18</b>	<b>6,834.46</b>	<b>8,810.80</b>	<b>6,186.33</b>	<b>5,658.69</b>	<b>7,856.83</b>	<b>7,877.16</b>	<b>7,804.00</b>	<b>7,713.31</b>	<b>6,496.79</b>	<b>87,284.00</b>
<b>Contract Services</b>														
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
<b>Total Contract Services</b>	<b>46,100.00</b>	<b>2,816.67</b>	<b>2,716.67</b>	<b>2,716.67</b>	<b>2,716.67</b>	<b>2,716.67</b>	<b>2,716.67</b>	<b>3,116.67</b>	<b>8,116.67</b>	<b>5,616.67</b>	<b>6,616.67</b>	<b>3,116.67</b>	<b>3,116.67</b>	<b>46,100.00</b>
<b>Total Expenses</b>	<b>288,120.00</b>	<b>20,116.51</b>	<b>23,229.44</b>	<b>27,155.00</b>	<b>24,524.17</b>	<b>26,965.29</b>	<b>24,017.58</b>	<b>23,090.32</b>	<b>27,880.07</b>	<b>24,314.52</b>	<b>25,120.94</b>	<b>21,305.85</b>	<b>20,400.31</b>	<b>288,120.00</b>
<b>Reserve Contribution</b>														
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
<b>Capital Improvements</b>														
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 Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2016**

Type	Date	Name	Memo	Split Amount	Balance
<b>07000 — Administrative Expenses</b>					
<b>07130 — Property Manager Fees</b>					
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0108115 - October Monthly	2000	1,089.70
<b>Total 07130 — Property Manager Fees</b>					<u>1,089.70</u>
<b>Total 07000 — Administrative Expenses</b>					<u>1,089.70</u>
<b>TOTAL</b>					<u><b>1,089.70</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>07000 — Administrative Expenses</b>					
<b>07140 — Audit Fees</b>					
General Journal	41,212.00		To Accrue October 2016 Audit Fees	3150	450.00
<b>Total 07140 — Audit Fees</b>					<u>450.00</u>
<b>Total 07000 — Administrative Expenses</b>					<u>450.00</u>
<b>TOTAL</b>					<u><b>450.00</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>07000 — Administrative Expenses</b>					
<b>07280 — Insurance</b>					
Bill	10/31/16	Community Association Underwriters	CAU Policy #CAU218903-5 - Second Installment Payment on 2016-2017 Pol	2000	2,856.00
General Journal	10/31/16		To Expense October 2016 Portion of Great American Policy	1470	61.42
<b>Total 07280 — Insurance</b>					<u>2,917.42</u>
<b>Total 07000 — Administrative Expenses</b>					<u>2,917.42</u>
<b>TOTAL</b>					<u><b>2,917.42</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>07000 — Administrative Expenses</b>					
<b>07308 — Corporate Taxes</b>					
General Journal	10/31/16		To Accrue October 2016 Portion of Estimated Corporate Tax Liability	2155	500.00
<b>Total 07308 — Corporate Taxes</b>					<u>500.00</u>
<b>Total 07000 — Administrative Expenses</b>					<u>500.00</u>
<b>TOTAL</b>					<u><b>500.00</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>07000 — Administrative Expenses</b>					
<b>07310 — Printing &amp; Copying</b>					
Bill	10/09/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - October Newsletter	2000	22.24
Bill	10/31/16	Mr. Patrick Miller	Patrick Miller Reimburse - FedEx Kinko's - November Newsletter	2000	24.41
Bill	10/31/16	Mr. Todd Darch	Todd Darch - Reimburse - Social Event	2000	12.50
<b>Total 07310 — Printing &amp; Copying</b>					<u>59.15</u>
<b>Total 07000 — Administrative Expenses</b>					<u>59.15</u>
<b>TOTAL</b>					<u><b>59.15</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>07000 — Administrative Expenses</b>					
<b>07890 — Misc G&amp;A</b>					
Bill	10/06/16	Gutkin Enterprises, LLC	Gutkin Enterprises - Invoice #55442 - Nametags - Lawson/Delaney	2000	13.99
Bill	10/24/16	Joyce Falkin	Joyce Falkin - Reimbursement - Social Reimbursement - Mums from Home C	2000	11.68



**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2016**

Bill	10/24/16	Joyce Falkin	Joyce Falkin - Reimbursement - Social Reimbursement - BJ's Food Supply	2000	119.86	145.53
<b>Total 07890 — Misc G&amp;A</b>					<u>145.53</u>	<u>145.53</u>
<b>Total 07000 — Administrative Expenses</b>					<u>145.53</u>	<u>145.53</u>
<b>TOTAL</b>					<u><b>145.53</b></u>	<u><b>145.53</b></u>
<b>Type</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Split Amount</b>	<b>Balance</b>
<b>07000 — Administrative Expenses</b>						
<b>07895 — Monthly Security Monitoring</b>						
Bill	10/13/16	Stanley Convergent Security Solutions	Stanley Monitoring - Inv. 139599565 - 10/1/16 - 12/31/16	2000	28.18	28.18
<b>Total 07895 — Monthly Security Monitoring</b>					<u>28.18</u>	<u>28.18</u>
<b>Total 07000 — Administrative Expenses</b>					<u>28.18</u>	<u>28.18</u>
<b>TOTAL</b>					<u><b>28.18</b></u>	<u><b>28.18</b></u>
<b>Type</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Split Amount</b>	<b>Balance</b>
<b>07000 — Administrative Expenses</b>						
<b>7011 — Bookkeeping Fees</b>						
Bill	10/22/16	ARC Strategic Solutions	ARC SS - Monthly - October	2000	927.50	927.50
<b>Total 7011 — Bookkeeping Fees</b>					<u>927.50</u>	<u>927.50</u>
<b>Total 07000 — Administrative Expenses</b>					<u>927.50</u>	<u>927.50</u>
<b>TOTAL</b>					<u><b>927.50</b></u>	<u><b>927.50</b></u>
<b>Type</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Split Amount</b>	<b>Balance</b>
<b>07000 — Administrative Expenses</b>						
<b>7012 — Legal</b>						
Bill	10/31/16	Perlstein, Sandler & McCracken, LLC	Perlstein Invoice #61030 - re: water leak repair allocation cost	2000	145.00	145.00
<b>Total 7012 — Legal</b>					<u>145.00</u>	<u>145.00</u>
<b>Total 07000 — Administrative Expenses</b>					<u>145.00</u>	<u>145.00</u>
<b>TOTAL</b>					<u><b>145.00</b></u>	<u><b>145.00</b></u>
<b>Type</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Split Amount</b>	<b>Balance</b>
<b>08000 — Utilities</b>						
<b>08010 — Water &amp; Sewer</b>						
General Journal	10/25/16		To Record October 2016 Portion of MDC Qtrly Invoice	1470	1,970.43	1,970.43
<b>Total 08010 — Water &amp; Sewer</b>					<u>1,970.43</u>	<u>1,970.43</u>
<b>Total 08000 — Utilities</b>					<u>1,970.43</u>	<u>1,970.43</u>
<b>TOTAL</b>					<u><b>1,970.43</b></u>	<u><b>1,970.43</b></u>
<b>Type</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Split Amount</b>	<b>Balance</b>
<b>08000 — Utilities</b>						
<b>08020 — Electricity</b>						
Bill	10/24/16	Eversource	CL&P - 30 Outlook Avenue - 3,020 useage	2000	519.46	519.46
Bill	10/24/16	Eversource	CL&P - 869 Farmington Avenue - 2,044 useage	2000	357.80	877.26
Bill	10/24/16	Eversource	CL&P - 20 Outlook Avenue 2,198 useage	2000	383.31	1,260.57
Bill	10/24/16	Eversource	CL&P - 869 Farm Garages - 252 useage	2000	60.99	1,321.56
<b>Total 08020 — Electricity</b>					<u>1,321.56</u>	<u>1,321.56</u>
<b>Total 08000 — Utilities</b>					<u>1,321.56</u>	<u>1,321.56</u>
<b>TOTAL</b>					<u><b>1,321.56</b></u>	<u><b>1,321.56</b></u>

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2016**

Type	Date	Name	Memo	Split Amount	Balance
<b>08000 — Utilities</b>					
<b>08030 — Gas</b>					
Bill	10/24/16	Connecticut Natural Gas	CNG - 20 Outlook Avenue 3433 - 898 CCF/29 days	2000	793.99
Bill	10/24/16	Connecticut Natural Gas	CNG - 30 Outlook Avenue 1702 - 384 CCF - 29 days	2000	414.50
Bill	10/24/16	Connecticut Natural Gas	CNG - 869 Farmington Avenue 3756 - 728 CCF - 29 days	2000	681.86
<b>Total 08030 — Gas</b>					<u>1,890.35</u>
<b>Total 08000 — Utilities</b>					<u>1,890.35</u>
<b>TOTAL</b>					<u><b>1,890.35</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>08000 — Utilities</b>					
<b>08050 — Telephone</b>					
Bill	10/24/16	Frontier	Frontier - Account 860-233-2031-051914-5	2000	224.30
<b>Total 08050 — Telephone</b>					<u>224.30</u>
<b>Total 08000 — Utilities</b>					<u>224.30</u>
<b>TOTAL</b>					<u><b>224.30</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09000 — Maintenance</b>					
<b>09020 — Maintenance Worker - Imagineers</b>					
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226823 - William Lavista hrs - Water Leak Per 2000	331.81	331.81
General Journal	10/31/16		Estimated Accrual for Imagineers for last 4 days of month not billed	3150	891.30
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226440 - Luis Hrs P/E 10/11 @ 58.5 hrs + 1 H 2000	1,726.90	2,950.01
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226771 - Luis Hrs P/E 10/25 @ 80 hrs. + 2 hr: 2000	2,311.82	5,261.83
<b>Total 09020 — Maintenance Worker - Imagineers</b>					<u>5,261.83</u>
<b>Total 09000 — Maintenance</b>					<u>5,261.83</u>
<b>TOTAL</b>					<u><b>5,261.83</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09000 — Maintenance</b>					
<b>09030 — Elevator Maintenance</b>					
Bill	10/01/16	Otis Elevator Company	Otis Elevator - Invoice #NKG05499ZA16 - Quarterly 10/1/16 to 12/31/16	2000	3,113.86
General Journal	10/01/16		To Expense October 2016 Portion of Otis Quarterly Invoice	1470	-3,113.86
General Journal	10/01/16		To Expense October 2016 Portion of Otis Quarterly Invoice	1470	1,037.95
<b>Total 09030 — Elevator Maintenance</b>					<u>1,037.95</u>
<b>Total 09000 — Maintenance</b>					<u>1,037.95</u>
<b>TOTAL</b>					<u><b>1,037.95</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09000 — Maintenance</b>					
<b>09110 — General Maintenance &amp; Repair</b>					
Bill	10/31/16	Miller Plumbing, LLC	Miller Plumbing - Inv. #3396-162 30-206 Cleared kitchen sink trap to next floo 2000	183.45	183.45
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226669 - Reimburse - River Pebbles	2000	4.02
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226669 - Reimburse - Mail Box Locks	2000	6.99
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226669 - Reimburse - Seal Tape	2000	7.39
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226669 - Reimburse - Vigoro White Marble Ct 2000	49.00	250.85
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0226877 - Reimburse Home Depot Carpet and 2000	34.06	284.91

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
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Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0227030 - Reimburse Home Depot - Rapid Set 2000	11.67	296.58
Bill	10/31/16	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0227030 - Reimburse Home Depot - Interior Pa	25.36	321.94
<b>Total 09110 — General Maintenance &amp; Repair</b>				<u>321.94</u>	<u>321.94</u>
<b>Total 09000 — Maintenance</b>				<u>321.94</u>	<u>321.94</u>
<b>TOTAL</b>				<u><b>321.94</b></u>	<u><b>321.94</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09600 — Contract Services</b>					
<b>Pest Control</b>					
Bill	10/25/16	Orkin	Orkin Inv.#99872298 - Treatment at 30 Outlook Avenue	2000 186.12	186.12
<b>Total Pest Control</b>				<u>186.12</u>	<u>186.12</u>
<b>Total 09600 — Contract Services</b>				<u>186.12</u>	<u>186.12</u>
<b>TOTAL</b>				<u><b>186.12</b></u>	<u><b>186.12</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09600 — Contract Services</b>					
<b>09611 — Fertilization</b>					
Bill	10/22/16	Turf Masters, LLC	TurfMasters - Invoice #601281 - Fall Root Zone Fert. to Shrubs	2000 190.37	190.37
<b>Total 09611 — Fertilization</b>				<u>190.37</u>	<u>190.37</u>
<b>Total 09600 — Contract Services</b>				<u>190.37</u>	<u>190.37</u>
<b>TOTAL</b>				<u><b>190.37</b></u>	<u><b>190.37</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09600 — Contract Services</b>					
<b>09612 — Grounds Improvements</b>					
Bill	10/13/16	Chenail, LLC	Chenail LLC - Invoice #133172 - Lawn Aeration	2000 505.16	505.16
<b>Total 09612 — Grounds Improvements</b>				<u>505.16</u>	<u>505.16</u>
<b>Total 09600 — Contract Services</b>				<u>505.16</u>	<u>505.16</u>
<b>TOTAL</b>				<u><b>505.16</b></u>	<u><b>505.16</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09900 — Reserve Transfers</b>					
<b>09990 — Operating to Reserves</b>					
General Journal	10/25/16		To Record Monthly Due To/From Between Operating and Reserves	2162 9,735.48	9,735.48
<b>Total 09990 — Operating to Reserves</b>				<u>9,735.48</u>	<u>9,735.48</u>
<b>Total 09900 — Reserve Transfers</b>				<u>9,735.48</u>	<u>9,735.48</u>
<b>TOTAL</b>				<u><b>9,735.48</b></u>	<u><b>9,735.48</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>09900 — Reserve Transfers</b>					
<b>09991 — Roof/HVAC Reserve Transfer</b>					
General Journal	10/25/16		To Record Monthly Due To/From Between Operating and Reserves	2162 2,803.00	2,803.00
<b>Total 09991 — Roof/HVAC Reserve Transfer</b>				<u>2,803.00</u>	<u>2,803.00</u>
<b>Total 09900 — Reserve Transfers</b>				<u>2,803.00</u>	<u>2,803.00</u>
<b>TOTAL</b>				<u><b>2,803.00</b></u>	<u><b>2,803.00</b></u>

Type	Date	Name	Memo	Split Amount	Balance
<b>06899 — Reserve Fund Income</b>					

**Westbury Condominium Association, Inc.**  
**Transaction Detail by Account**  
**October 2016**

<b>06901 — WCA Monthly Contributions</b>						
General Journal	10/25/16		To Record Monthly Due To/From Between Operating and Reserves	2162	9,735.48	9,735.48
<b>Total 06901 — WCA Monthly Contributions</b>					<u>9,735.48</u>	<u>9,735.48</u>
<b>06902 — Interest Income</b>						
General Journal	10/25/16		To Record Interest Income FNFG #0633	1080	27.25	27.25
<b>Total 06902 — Interest Income</b>					<u>27.25</u>	<u>27.25</u>
<b>06903 — Roof/HVAC Project Prepay Amort.</b>						
General Journal	10/25/16		To Record October 2016 Portion of Roof/HVAC Prepayers Amortization	2982	655.99	655.99
<b>Total 06903 — Roof/HVAC Project Prepay Amort.</b>					<u>655.99</u>	<u>655.99</u>
<b>06904 — WCA Monthly Transfer -Roof/HVAC</b>						
General Journal	10/25/16		To Record Monthly Due To/From Between Operating and Reserves	2162	2,803.00	2,803.00
<b>Total 06904 — WCA Monthly Transfer -Roof/HVAC</b>					<u>2,803.00</u>	<u>2,803.00</u>
<b>Total 06899 — Reserve Fund Income</b>					<u>13,221.72</u>	<u>13,221.72</u>

Type	Date	Name	Memo		Split Amount	Balance
<b>09799 — Reserve Fund Expenses</b>						
<b>09829 — Reserve - Irrigation System</b>						
Bill	10/24/16	Chenail, LLC	Chenail LLC - Invoice #133320 - New Irrigation Installation	2000	16,064.02	16,064.02
<b>Total 09829 — Reserve - Irrigation System</b>					<u>16,064.02</u>	<u>16,064.02</u>
<b>Total 09799 — Reserve Fund Expenses</b>					<u>16,064.02</u>	<u>16,064.02</u>
<b>TOTAL</b>					<u><b>16,064.02</b></u>	<u><b>16,064.02</b></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.

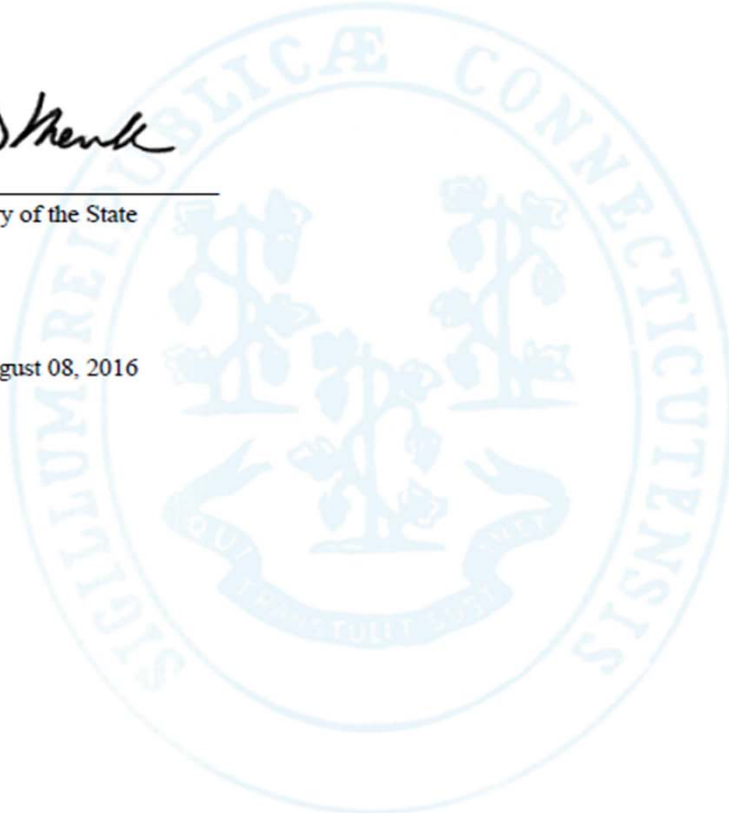
a domestic NONSTOCK corporation, was filed in this office on June 28, 1988, a certificate of  
dissolution has not been filed, the corporation has filed all annual reports, and so far as indicated by the  
records of this office such corporation is in existence.



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Secretary of the State

Date Issued: August 08, 2016





Online Services ^

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- › Inbox
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- › Business Address Change
- › Replenish Account Balance
- › Get Certificate of Legal Existence
- › Verify Legal Existence Certificate
- › UCC Reports
- › Reprint Receipts

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

Customer Name: ALAN COMRIE

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

**File Annual Reports**



**Filing Status**

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

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

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