

The Westbury

June 2016 - 9 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

June 2016 YTD Budget / Actual

| | Approved Budget | Budget June 2016 | Actual June 2016 | Variance |
|--------------------------------|--------------------|---------------------|---------------------|-------------------|
| Revenue | | | | |
| Condominium Fees | \$ 361,900 | \$ 271,425 | \$ 271,425 | \$ - |
| Note Payable - 10 Year | \$ 35,780 | \$ 26,835 | \$ 27,480 | \$ 645 |
| Rental Income | \$ 16,800 | \$ 12,600 | \$ 12,375 | \$ (225) |
| Laundry Income | \$ 4,600 | \$ 3,450 | \$ 2,232 | \$ (1,218) |
| Parking Space Income | \$ 9,000 | \$ 6,750 | \$ 5,830 | \$ (920) |
| Misc. Other Income | \$ 1,000 | \$ 750 | \$ 1,165 | \$ 415 |
| Surplus Transfer | \$ 11,583 | \$ 8,687 | \$ 8,687 | \$ - |
| | \$ 440,663 | \$ 330,497 | \$ 329,194 | \$ (1,303) |
| Expenses | | | | |
| Administrative | | | | |
| Management Fees- Prop. Mgmt | \$ 13,150 | \$ 9,863 | \$ 9,807 | \$ 56 |
| Management Fees - Bookkpg | \$ 12,560 | \$ 9,420 | \$ 8,998 | \$ 422 |
| Audit Fees | \$ 4,250 | \$ 3,188 | \$ 4,050 | \$ (863) |
| Legal Fees | \$ 2,428 | \$ 1,821 | \$ 980 | \$ 841 |
| Postage & Mail | \$ 400 | \$ 300 | \$ 104 | \$ 196 |
| Insurance | \$ 34,500 | \$ 25,875 | \$ 26,073 | \$ (198) |
| Copying/Printing | \$ 250 | \$ 188 | \$ 473 | \$ (286) |
| Income Taxes | \$ 4,000 | \$ 3,000 | \$ 4,500 | \$ (1,500) |
| Office- General | \$ 1,376 | \$ 1,032 | \$ 1,230 | \$ (198) |
| Move In-Out | \$ 3,000 | \$ 2,250 | \$ - | \$ 2,250 |
| Total Administrative | \$ 75,914 | \$ 56,936 | \$ 56,215 | \$ 721 |
| Utilities | | | | |
| Electricity | \$ 22,050 | \$ 16,538 | \$ 13,367 | \$ 3,171 |
| Water | \$ 15,522 | \$ 11,642 | \$ 12,662 | \$ (1,021) |
| Gas | \$ 37,500 | \$ 33,794 | \$ 28,405 | \$ 5,389 |
| Telephone | \$ 3,750 | \$ 2,813 | \$ 1,948 | \$ 865 |
| Total Utilities | \$ 78,822 | \$ 64,786 | \$ 56,382 | \$ 8,404 |
| Maintenance | | | | |
| Maintenance Worker | \$ 50,000 | \$ 37,500 | \$ 33,660 | \$ 3,840 |
| Elevator | \$ 12,500 | \$ 9,375 | \$ 8,982 | \$ 393 |
| General R&M | \$ 10,109 | \$ 6,584 | \$ 3,626 | \$ 2,958 |
| Fire Protection | \$ 4,675 | \$ 1,403 | \$ 492 | \$ 911 |
| HVAC Service | \$ 9,000 | \$ 7,073 | \$ 5,854 | \$ 1,219 |
| Maintenance Supplies | \$ 1,000 | \$ 750 | \$ - | \$ 750 |
| Total Maintenance | \$ 87,284 | \$ 62,685 | \$ 52,614 | \$ 10,071 |
| Contract Services | | | | |
| Lawn/Land/Fert/Snow Rem | \$ 32,600 | \$ 24,450 | \$ 23,352 | \$ 1,098 |
| Landscape/mulch/projects | \$ 10,000 | \$ 5,000 | \$ - | \$ 5,000 |
| Pest Control | \$ 3,500 | \$ 900 | \$ 675 | \$ 225 |
| Total Contract Services | \$ 46,100 | \$ 30,350 | \$ 24,027 | \$ 6,323 |
| Total Expenses | \$ 288,120 | \$ 214,756 | \$ 189,238 | \$ 25,518 |
| Reserves | | | | |
| Reserve Contribution | \$ 111,263 | \$ 83,447 | \$ 83,447 | \$ 0 |
| Roof/HVAC Transfers To Reserve | \$ 35,780 | \$ 26,835 | \$ 26,910 | \$ (75) |
| Capital Improvements | | | | |
| Operating Projects | \$ 5,500 | \$ 1,571 | \$ 9,399 | \$ (7,828) |
| NI/(DF) Before PY Op. Surplus | \$ - | \$ 3,888 | \$ 20,200 | \$ 16,387 |
| PY Operating Surplus | \$ - | \$ - | \$ - | \$ - |
| NI/(DF) After PY Op. Surplus | \$ - | \$ 3,888 | \$ 20,200 | \$ 16,387 |

Westbury Condominium Association

June 2016 YTD Current Year - Prior Year Comparison

| | Actual <u>June 2016</u> | Actual <u>June 2015</u> | <u>Variance</u> |
|--------------------------------|----------------------------|----------------------------|---------------------------|
| Revenue | | | |
| Condominium Fees | \$ 271,425 | \$ 261,488 | \$ 9,937 |
| Note Payable - 10 Year | \$ 27,480 | \$ 27,649 | \$ (169) |
| Rental Income | \$ 12,375 | \$ 12,088 | \$ 287 |
| Laundry Income | \$ 2,232 | \$ 2,240 | \$ (8) |
| Parking Space Income | \$ 5,830 | \$ 6,520 | \$ (690) |
| Misc. Other Income | \$ 1,165 | \$ 1,945 | \$ (780) |
| | <u>\$ 320,507</u> | <u>\$ 311,930</u> | <u>\$ 8,577</u> |
| Expenses | | | |
| Administrative | | | |
| Management Fees- Prop. Mgmt | \$ 9,807 | \$ 9,808 | \$ 1 |
| Management Fees - Bookkpg | \$ 8,998 | \$ 7,875 | \$ (1,123) |
| Audit Fees | \$ 4,050 | \$ 3,600 | \$ (450) |
| Legal Fees | \$ 980 | \$ 960 | \$ (20) |
| Postage & Mail | \$ 104 | \$ 57 | \$ (47) |
| Insurance | \$ 26,073 | \$ 26,073 | \$ - |
| Copying/Printing | \$ 473 | \$ 74 | \$ (399) |
| Income Taxes | \$ 4,500 | \$ 3,900 | \$ (600) |
| Office- General | \$ 1,230 | \$ 711 | \$ (519) |
| Move In/Out | \$ - | \$ - | \$ - |
| Total Administrative | <u>\$ 56,215</u> | <u>\$ 53,058</u> | <u>\$ (3,157)</u> |
| Utilities | | | |
| Electricity | \$ 13,367 | \$ 15,058 | \$ 1,691 |
| Water | \$ 12,662 | \$ 11,037 | \$ (1,625) |
| Gas | \$ 28,405 | \$ 32,987 | \$ 4,582 |
| Telephone | \$ 1,948 | \$ 2,212 | \$ 264 |
| Total Utilities | <u>\$ 56,382</u> | <u>\$ 61,294</u> | <u>\$ 4,912</u> |
| Maintenance | | | |
| Maintenance Worker | \$ 33,660 | \$ 31,881 | \$ (1,779) |
| Elevator | \$ 8,982 | \$ 8,637 | \$ (345) |
| General R&M | \$ 3,626 | \$ 3,527 | \$ (99) |
| Fire Protection | \$ 492 | \$ 432 | \$ (60) |
| HVAC Service | \$ 5,854 | \$ 4,443 | \$ (1,411) |
| Maintenance Supplies | \$ - | \$ - | \$ - |
| Total Maintenance | <u>\$ 52,614</u> | <u>\$ 48,920</u> | <u>\$ (3,694)</u> |
| Contract Services | | | |
| Lawn/Land/Fert/Snow Rem | \$ 23,352 | \$ 16,916 | \$ (6,436) |
| Landscape/mulch/projects | \$ - | \$ 4,000 | \$ 4,000 |
| Pest Control | \$ 675 | \$ 319 | \$ (356) |
| Total Contract Services | <u>\$ 24,027</u> | <u>\$ 21,235</u> | <u>\$ (2,792)</u> |
| Total Expenses | <u>\$ 189,238</u> | <u>\$ 184,507</u> | <u>\$ (4,731)</u> |
| Reserves | | | |
| Reserve Contribution | \$ 83,447 | \$ 77,625 | \$ (5,822) |
| Roof/HVAC Transfers To Reserve | \$ 26,910 | \$ 26,910 | \$ - |
| Capital Improvements | | | |
| Operating Projects | \$ 9,399 | \$ 1,010 | \$ (8,389) |
| NI/(DF) Before PY Op. Surplus | <u>\$ 11,513</u> | <u>\$ 21,878</u> | <u>\$ (10,365)</u> |
| PY Operating Surplus | \$ 8,687 | \$ - | \$ 8,687 |
| NI/(DF) After PY Op. Surplus | <u>\$ 20,200</u> | <u>\$ 21,878</u> | <u>\$ (1,678)</u> |

Westbury Condominium Association

June 2016 (Month Only) Current Year - Prior Year Comparison

| | Actual <u>June 2016</u> | Actual <u>June 2015</u> | <u>Variance</u> |
|--------------------------------|----------------------------|----------------------------|--------------------------|
| Revenue | | | |
| Condominium Fees | \$ 30,239 | \$ 29,136 | \$ 1,103 |
| Note Payable - 10 Year | \$ 2,990 | \$ 2,990 | \$ - |
| Rental Income | \$ 1,375 | \$ 1,425 | \$ (50) |
| Laundry Income | \$ - | \$ - | \$ - |
| Parking Space Income | \$ 765 | \$ 720 | \$ 45 |
| Misc. Other Income | \$ - | \$ 40 | \$ (40) |
| | <u>\$ 35,369</u> | <u>\$ 34,311</u> | <u>\$ 1,058</u> |
| Expenses | | | |
| Administrative | | | |
| Management Fees- Prop. Mgmt | \$ 1,090 | \$ 1,090 | \$ - |
| Management Fees - Bookkpg | \$ 928 | \$ 875 | \$ (53) |
| Audit Fees | \$ 450 | \$ 400 | \$ (50) |
| Legal Fees | \$ - | \$ 270 | \$ 270 |
| Postage & Mail | \$ - | \$ - | \$ - |
| Insurance | \$ 2,897 | \$ 2,897 | \$ - |
| Copying/Printing | \$ 5 | \$ - | \$ (5) |
| Income Taxes | \$ 500 | \$ 200 | \$ (300) |
| Office General | \$ 41 | \$ 27 | \$ (14) |
| Move In/Out | \$ - | \$ - | \$ - |
| Total Administrative | <u>\$ 5,911</u> | <u>\$ 5,759</u> | <u>\$ (152)</u> |
| Utilities | | | |
| Electricity | \$ 1,020 | \$ 1,260 | \$ 240 |
| Water | \$ 1,383 | \$ 1,229 | \$ (154) |
| Gas | \$ 1,477 | \$ 995 | \$ (482) |
| Telephone | \$ 215 | \$ 290 | \$ 75 |
| Total Utilities | <u>\$ 4,095</u> | <u>\$ 3,774</u> | <u>\$ (321)</u> |
| Maintenance | | | |
| Maintenance Worker | \$ 4,415 | \$ 4,429 | \$ 14 |
| Elevator | \$ 998 | \$ 960 | \$ (38) |
| General R&M | \$ 424 | \$ 56 | \$ (368) |
| Fire Protection | \$ - | \$ - | \$ - |
| HVAC Service | \$ 1,453 | \$ - | \$ (1,453) |
| Maintenance Supplies | \$ - | \$ - | \$ - |
| Total Maintenance | <u>\$ 7,290</u> | <u>\$ 5,445</u> | <u>\$ (1,845)</u> |
| Contract Services | | | |
| Lawn/Land/Fert/Snow Rem | \$ 2,743 | \$ 1,496 | \$ (1,247) |
| Landscape/mulch/projects | \$ - | \$ 4,000 | \$ 4,000 |
| Pest Control | \$ - | \$ 160 | \$ 160 |
| Total Contract Services | <u>\$ 2,743</u> | <u>\$ 5,656</u> | <u>\$ 2,913</u> |
| Total Expenses | <u>\$ 20,039</u> | <u>\$ 20,634</u> | <u>\$ 595</u> |
| Reserves | | | |
| Reserve Contribution | \$ 9,272 | \$ 8,625 | \$ (647) |
| Roof/HVAC Transfers To Reserve | \$ 2,990 | \$ 2,990 | \$ - |
| Capital Improvements | | | |
| Operating Projects | \$ - | \$ - | \$ - |
| NI/(DF) Before PY Op. Surplus | <u>\$ 3,068</u> | <u>\$ 2,062</u> | <u>\$ 1,006</u> |
| PY Operating Surplus | \$ 965 | \$ - | \$ 965 |
| NI/(DF) After PY Op. Surplus | <u>\$ 4,033</u> | <u>\$ 2,062</u> | <u>\$ 1,971</u> |

Westbury Condominium Association June 2016 (Month Only) Budget/Actual

| | Budget <u>June 2016</u> | Actual <u>June 2016</u> | <u>Variance</u> |
|--------------------------------|----------------------------|----------------------------|--------------------------|
| Revenue | | | |
| Condominium Fees | \$ 30,158 | \$ 30,239 | \$ (81) |
| Note Payable - 10 Year | \$ 2,982 | \$ 2,990 | \$ (8) |
| Rental Income | \$ 1,400 | \$ 1,375 | \$ 25 |
| Laundry Income | \$ 383 | \$ - | \$ 383 |
| Parking Space Income | \$ 750 | \$ 765 | \$ (15) |
| Misc. Other Income | \$ 83 | \$ - | \$ 83 |
| | <u>\$ 35,756</u> | <u>\$ 35,369</u> | <u>\$ 387</u> |
| Expenses | | | |
| Administrative | | | |
| Management Fees- Prop. Mgmt | \$ 1,096 | \$ 1,090 | \$ (6) |
| Management Fees - Bookkpg | \$ 1,047 | \$ 928 | \$ (119) |
| Audit Fees | \$ 354 | \$ 450 | \$ 96 |
| Legal Fees | \$ 202 | \$ - | \$ (202) |
| Postage & Mail | \$ 33 | \$ - | \$ (33) |
| Insurance | \$ 2,875 | \$ 2,897 | \$ 22 |
| Copying/Printing | \$ 21 | \$ 5 | \$ (16) |
| Income Taxes | \$ 333 | \$ 500 | \$ 167 |
| Office- General | \$ 115 | \$ 41 | \$ (74) |
| Move In/Out | \$ 250 | \$ - | \$ (250) |
| Total Administrative | <u>\$ 6,326</u> | <u>\$ 5,911</u> | <u>\$ (415)</u> |
| Utilities | | | |
| Electricity | \$ 1,837 | \$ 1,020 | \$ (817) |
| Water | \$ 1,294 | \$ 1,383 | \$ 89 |
| Gas | \$ 1,051 | \$ 1,477 | \$ 426 |
| Telephone | \$ 313 | \$ 215 | \$ (98) |
| Total Utilities | <u>\$ 4,495</u> | <u>\$ 4,095</u> | <u>\$ (400)</u> |
| Maintenance | | | |
| Maintenance Worker | \$ 4,167 | \$ 4,415 | \$ 248 |
| Elevator | \$ 1,041 | \$ 998 | \$ (43) |
| General R&M | \$ 1,361 | \$ 424 | \$ (937) |
| Fire Protection | \$ 1,225 | \$ - | \$ (1,225) |
| HVAC Service | \$ - | \$ 1,453 | \$ 1,453 |
| Maintenance Supplies | \$ 83 | \$ - | \$ (83) |
| Total Maintenance | <u>\$ 7,877</u> | <u>\$ 7,290</u> | <u>\$ (587)</u> |
| Contract Services | | | |
| Lawn/Land/Fert/Snow Rem | \$ - | \$ 2,743 | \$ 2,743 |
| Landscape/mulch/projects | \$ 5,217 | \$ - | \$ (5,217) |
| Pest Control | \$ 400 | \$ - | \$ (400) |
| Total Contract Services | <u>\$ 5,617</u> | <u>2,743</u> | <u>(2,874)</u> |
| Total Expenses | <u>\$ 24,315</u> | <u>\$ 20,039</u> | <u>\$ (4,276)</u> |
| Reserves | | | |
| Reserve Contribution | \$ 9,272 | \$ 9,272 | \$ - |
| Roof/HVAC Transfers To Reserve | \$ 2,982 | \$ 2,990 | \$ 8 |
| Capital Improvements | | | |
| Operating Projects | \$ 1,552 | \$ - | \$ (1,552) |
| NI/(DF) Before PY Op. Surplus | <u>\$ (2,365)</u> | <u>\$ 3,068</u> | <u>\$ (5,441)</u> |
| PY Operating Surplus | \$ 965 | \$ 965 | \$ - |
| NI/(DF) After PY Op. Surplus | <u>\$ (1,400)</u> | <u>\$ 4,033</u> | <u>\$ (5,441)</u> |

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2015 through June 2016

Operating Fund

| | <u>Oct '15 - Jun '16</u> |
|--|--------------------------|
| Operating Income/Expense | |
| Income | |
| 06310 — Common Charge Income | \$ 298,905 |
| 06340 — Late Fee Income | \$ 435 |
| 06360 — Misc. Owner Income | \$ 150 |
| 06361 — Misc. Other Income | \$ 580 |
| 06365 — Unit 869-106 - Rent | \$ 12,375 |
| 06375 — Parking Income | \$ 5,830 |
| 06810 — Laundry Income | \$ 2,232 |
| Total Income | \$ 320,507 |
| Expense | |
| 07000 — Administrative Expenses | |
| 07130 — Property Manager Fees | \$ 9,807 |
| 07140 — Audit Fees | \$ 4,050 |
| 07280 — Insurance | \$ 26,073 |
| 07308 — Corporate Taxes | \$ 4,500 |
| 07309 — Postage | \$ 104 |
| 07310 — Printing & Copying | \$ 473 |
| 07890 — Misc G&A | \$ 713 |
| 07895 — Monthly Security Monitoring | \$ 517 |
| 7011 — Bookkeeping Fees | \$ 8,998 |
| 7012 — Legal | \$ 980 |
| Total 07000 — Administrative Expenses | \$ 56,215 |
| 08000 — Utilities | |
| 08010 — Water & Sewer | \$ 12,662 |
| 08020 — Electricity | \$ 13,367 |
| 08030 — Gas | \$ 28,405 |
| 08050 — Telephone | \$ 1,948 |
| Total 08000 — Utilities | \$ 56,382 |
| 08550 — Capital Improvements | |
| 08551 — Cap Improvements - Operating | \$ 9,399 |
| Total 08550 — Capital Improvements | \$ 9,399 |
| 09000 — Maintenance | |
| 09020 — Maintenance Worker - Imagineers | \$ 33,660 |
| 09030 — Elevator Maintenance | \$ 8,982 |
| 09110 — General Maintenance & Repair | \$ 3,626 |
| 09135 — Fire Protection | \$ 492 |
| 09150 — HVAC Service | \$ 5,854 |
| Total 09000 — Maintenance | \$ 52,615 |
| 09600 — Contract Services | |
| Lawn Maint. & Landscaping | \$ 22,570 |
| Pest Control | \$ 675 |
| 09611 — Fertilization | \$ 699 |
| 09612 — Grounds Improvements | \$ 83 |
| Total 09600 — Contract Services | \$ 24,027 |
| 09900 — Reserve Transfers | |
| 09990 — Operating to Reserves | \$ 83,447 |
| 09991 — Roof/HVAC Reserve Transfer | \$ 26,910 |
| Total 09900 — Reserve Transfers | \$ 110,357 |
| Total Expense | \$ 308,994 |
| Net Operating Income | \$ 11,513 |

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2015 through June 2016

Reserve Fund

| | <u>Oct '15 - Jun '16</u> |
|--|--------------------------|
| 06899 — Reserve Fund Income | |
| 06901 — WCA Monthly Contributions | \$ 83,447 |
| 06902 — Interest Income | \$ 469 |
| 06903 — Roof/HVAC Project Prepay Amort. | \$ 5,248 |
| 06904 — WCA Monthly Transfer -Roof/HVAC | \$ 26,910 |
| Total 06899 — Reserve Fund Income | <u>\$ 116,074</u> |
| | |
| 09799 — Reserve Fund Expenses | |
| 09807 — Reserve - Interest Expense | \$ 5,437 |
| 09808 — Reserve - Misc. Expense | \$ 599 |
| 09814 — Reserve - Garage Roofs | \$ 22,500 |
| 09830 — Hallway Renovations - Design | \$ 124,726 |
| 09832 — Hallway Renovation - Painters | \$ 112,470 |
| 09833 — Hallway Renovations - Carpet | \$ 66,423 |
| 09834 — Hallway Renovations - Wallpaper | \$ 24,206 |
| 09836 — Hallway Renovations - Artwork | \$ 15,639 |
| 09837 — Hallway Renovations - Tables | \$ 10,601 |
| 09838 — Hallway Renovation - Lighting | \$ 801 |
| 09839 — Hallway Renovations - Misc | \$ 1,193 |
| Total 09799 — Reserve Fund Expenses | <u>\$ 384,595</u> |
| Net Reserve Fund Income | <u>\$ (268,521)</u> |
| Total Operating and Reserve Fund Net Income | <u>\$ (257,007)</u> |

The Westbury Condominiums Association, Inc.
Reserve Fund Cash Analysis

UNITED BANK - RESERVES (#xxx0089)

Cash Balance on 6/30/16 \$ 67,918.90

Less: Checks written in July or Outstanding :

| | | | |
|---------------------------------|----|-------------|-----------|
| Kalinowski General Construction | \$ | (22,500.00) | Ck # 1059 |
| Joe Cornfields - Spare Carpet | \$ | (382.86) | Ck # 1062 |
| McBride Carpet | \$ | (11,695.87) | Ck # 1060 |
| John Bollash Paperhanging | \$ | (868.98) | Ck # 1061 |

Less - Future Payments

| | | | |
|---------------------------------------|----|-------------|-------------------------|
| Kalinowski General Construction | \$ | (17,500.00) | Second Payment |
| Kalinowski General Construction | \$ | (5,000.00) | Final Payment |
| Specialty Building, LLC | \$ | (3,213.00) | Remaining Bal - Accrual |
| Timothy R. Wooldridge Interior Design | \$ | (3,587.75) | Remaining Bal - Accrual |
| Renaissance Painting | \$ | (871.00) | Remaining Bal - Accrual |
| McBride Carpet | \$ | (2,779.13) | Remaining Bal - Accrual |

Total Projected Cash - Sept. 30, 2016 **\$ (479.69)** United Bank Only

FIRST NIAGRA BANK - RESERVES (#xxx0633)

Cash Balance on 6/30/16 \$ 159,070.87

Add:

| | | |
|---------------------------------------|----|-----------|
| July, August and September Op to Res. | | |
| Transfers to Be Made: | \$ | 36,762.00 |

Less: Transfers in June or Future Payments:

| | | |
|---|----|------------|
| Payment on Roof/HVAC Loan Through September 30, 2016 | \$ | (9,387.60) |
|---|----|------------|

Total Projected Cash - Sept. 30, 2016 **\$ 186,445.27** First Niagra Bank Only

Combined Reserve Fund Cash **\$ 185,965.58** All Cash - Reserves

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2016

| | Cost | Hours |
|-----------------------------|---------------|--------------------|
| <u>October 2015</u> | | |
| 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 |
| <u>November 2015</u> | | |
| 11/2-11/10 Luis Colon | \$ 1,225.54 | 44 |
| 11/12 - 11/24 Luis Colon | \$ 1,754.74 | 63 |
| through EOM (est) | \$ 891.30 | 32 |
| | \$ 3,871.58 | 139 |
| | | |
| | Cost | Hours |
| <u>December 2015</u> | | |
| 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 |
| | | |
| <u>January 2016</u> | | |
| 1/7 - 1/19 Luis Colon | \$ 1,699.04 | 61 |
| 1/20 - 1/31 estimated | \$ 1,671.00 | 60 |
| | \$ 3,370.04 | 121 |
| | | |
| <u>February 2016</u> | | |
| 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 |
|---------------------------------|----------------------------|---|
| <u>March 2016</u> | | |
| 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 |
| <u>April 2016</u> | | |
| 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 |
| <u>May 2016</u> | | |
| 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 |
| <u>June 2016</u> | | |
| 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 |
| Year-To-Date Total: | <u>\$ 33,660.22</u> | |
| Prior Year- Year-To-Date Total: | <u>\$ 31,881.55</u> | |
| Change Between Years: | <u>\$ 1,778.67</u> | |

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

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 |
| | \$ 3,091.69 | 111 |
| | | |
| | <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 |
| | \$ 3,063.84 | 110 |
| | | |
| | <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) |
| | \$ 3,159.81 | 97.5 |
| | | |
| <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 |
| | \$ 3,969.07 | 142.5 |

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

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) |
| | \$ 5,165.09 | 216.5 |

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 |
| | \$ 6,230.73 | 268 |

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 |
| | \$ 4,042.66 | 179 |

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 |
| | \$ 2,910.65 | 104.5 |

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

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

June 30, 2016

| <u>Operating Fund</u> | | <u>Reserve Fund</u> | |
|------------------------------------|---------------------|-------------------------------|----------------------|
| Operating Account | \$ - | Reserve Account - United Bank | \$ 67,918.90 |
| Operating Account | \$ 98,340.43 | Reserve Account - FNFG | \$ 159,070.87 |
| Escrow Account | \$ - | LOC Savings Account | \$ - |
| Escrow Account | \$ - | Windows Account | \$ 1.00 |
| | | | |
| Bank Balances | <u>\$ 98,340.43</u> | | <u>\$ 226,990.77</u> |
| | | | |
| Total Cash on Hand @ June 30, 2016 | | \$ | 325,331.20 |

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)

June 30, 2016

| <u>United Bank</u> | | <u>First Niagra Bank</u> <u>Operating & Reserve Fund</u> | |
|------------------------------------|---------------------|---|----------------------|
| Reserve Account | \$ 67,918.90 | Reserve Account | \$ 159,070.87 |
| | | LOC Savings Account | \$ - |
| | | Windows Account | \$ 1.00 |
| | | Operating Account | \$ 98,340.43 |
| | | Escrow Account | \$ - |
| Bank Balances | <u>\$ 67,918.90</u> | | <u>\$ 257,412.30</u> |
| Total Cash on Hand @ June 30, 2016 | | \$ | 325,331.20 |

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.

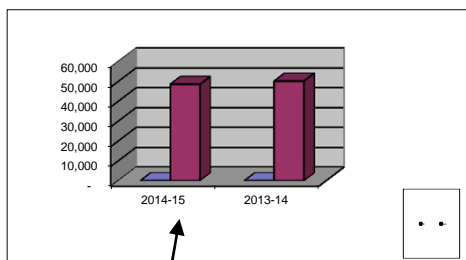
Fuel Costs

9 Month Period- Fiscal Year Ended September 30, 2016

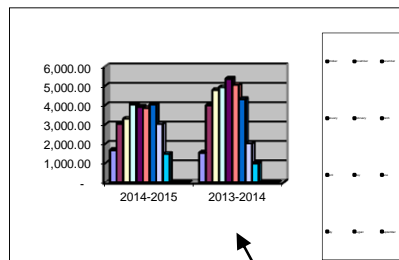
| <u>Oil Costs</u> | <u>2015-2016</u> | <u>Prior Yr.</u> | <u>Change</u> |
|----------------------------|------------------|-------------------------|-------------------|
| <i>October</i> | - | - | 0.0% |
| <i>November</i> | - | - | 0.0% |
| <i>December</i> | - | - | 0.0% |
| <i>January</i> | - | - | 0.0% |
| <i>February</i> | - | - | 0.0% |
| <i>March</i> | - | - | 0.0% |
| <i>April</i> | - | - | 0.0% |
| <i>May</i> | - | - | 0.0% |
| <i>June</i> | - | - | 0.0% |
| <i>July</i> | - | - | 0.0% |
| <i>August</i> | - | - | 0.0% |
| <i>September</i> | - | - | 0.0% |
| | <hr/> | <hr/> | |
| | - | - | - |
| | <hr/> | <hr/> | |
| Percentage Increase | 0.0% | (Increase in dollars) | |
| <u>Gas Costs</u> | <u>2015-2016</u> | <u>Prior Yr.</u> | |
| <i>October</i> | 1,689.91 | 1,541.47 | 9.6% |
| <i>November</i> | 3,047.32 | 3,987.92 | 0.0% |
| <i>December</i> | 3,298.41 | 4,785.98 | 0.0% |
| <i>January</i> | 4,053.10 | 4,925.95 | 0.0% |
| <i>February</i> | 3,920.61 | 5,365.89 | 0.0% |
| <i>March</i> | 3,844.81 | 5,059.83 | 0.0% |
| <i>April</i> | 4,049.53 | 4,303.16 | 0.0% |
| <i>May</i> | 3,023.91 | 2,022.56 | 0.0% |
| <i>June</i> | 1,476.95 | 994.67 | 0.0% |
| <i>July</i> | - | - | 0.0% |
| <i>August</i> | - | - | 0.0% |
| <i>September</i> | - | - | 0.0% |
| | <hr/> | <hr/> | |
| | 28,404.55 | YTD: 32,987.43 | (4,582.88) |
| | <hr/> | <hr/> | |
| Total Costs | 28,404.55 | Annual 32,987.43 | (4,582.88) |
| | <hr/> | <hr/> | |
| Percentage Increase | -13.9% | (Increase in dollars) | |

Usage

| | | | |
|--------------------------|--------|--------|---------|
| <i>Oil (Gallons)</i> | - | - | - |
| <i>Gas (100 cu. ft.)</i> | 48,518 | 50,193 | (1,675) |



Gas & Oil Consumption



Gas Costs

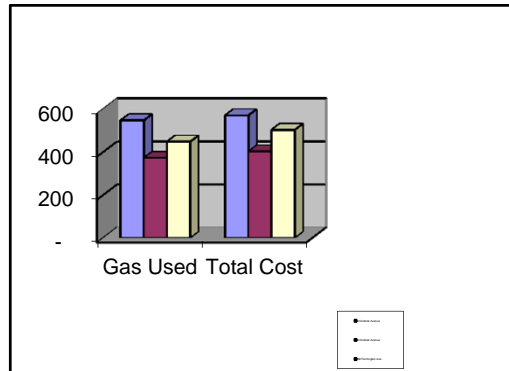
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

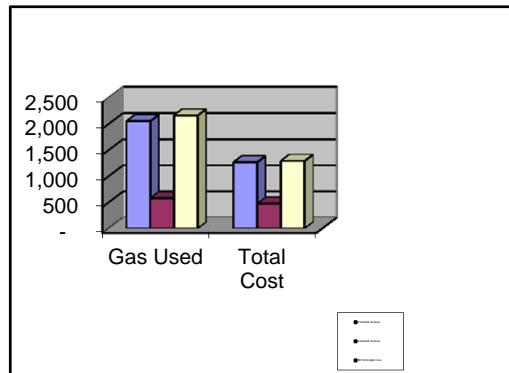
Month End: **6/30/2016**

| <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 |



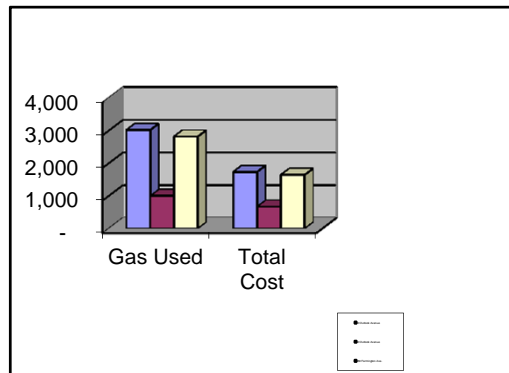
Month End: **5/31/2016**

| <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 |



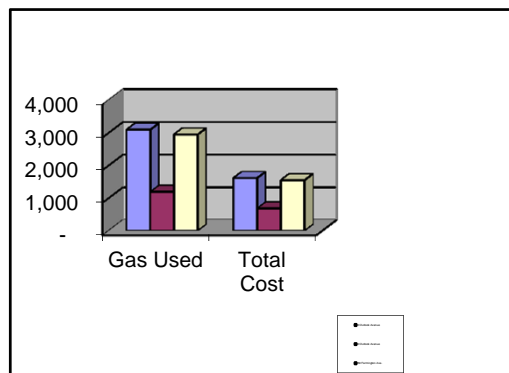
Month End: **4/30/2016**

| <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 |



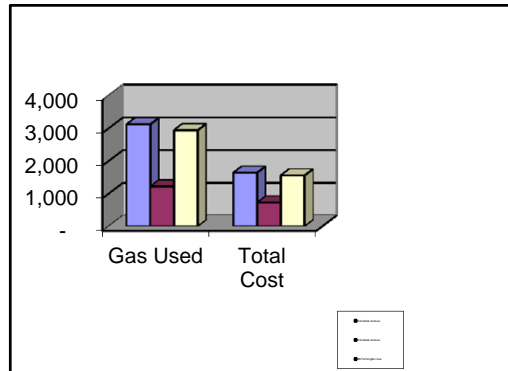
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

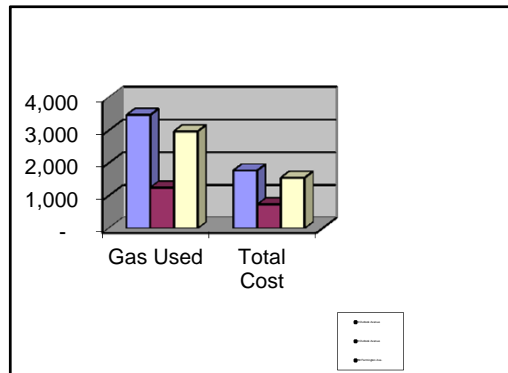
Month End: **2/29/2016**

| <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 |



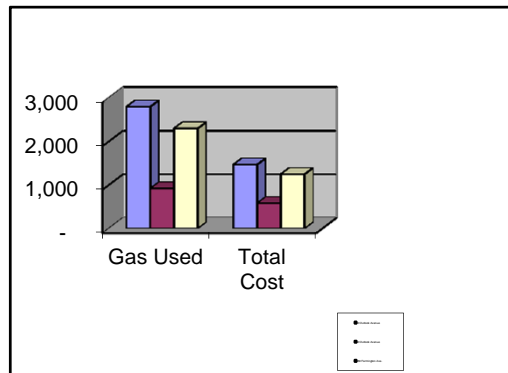
Month End: **1/31/2016**

| <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 |



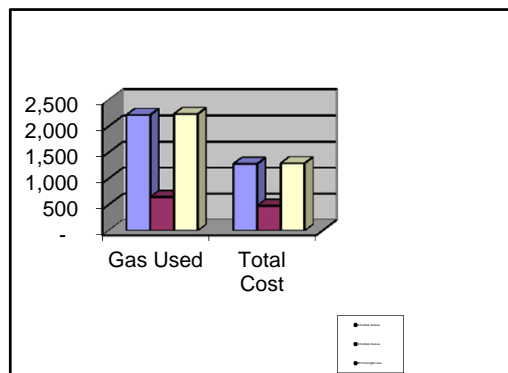
Month End: **12/31/2015**

| <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 |



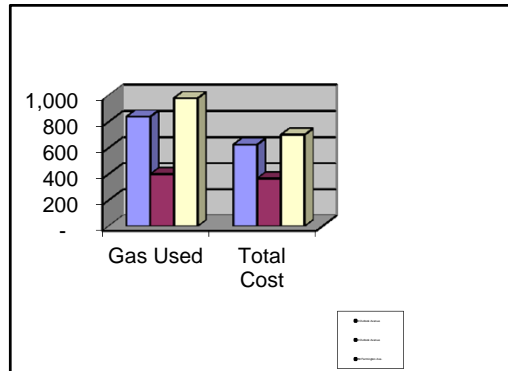
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

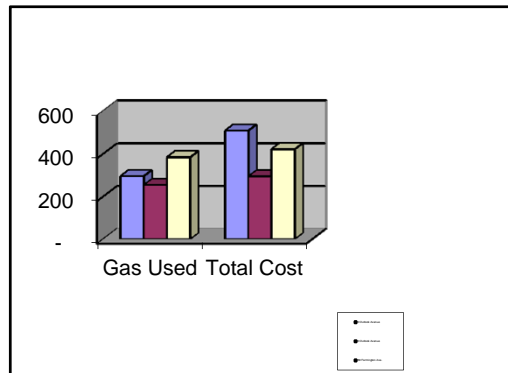
Month End: **10/31/2015**

| <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 |



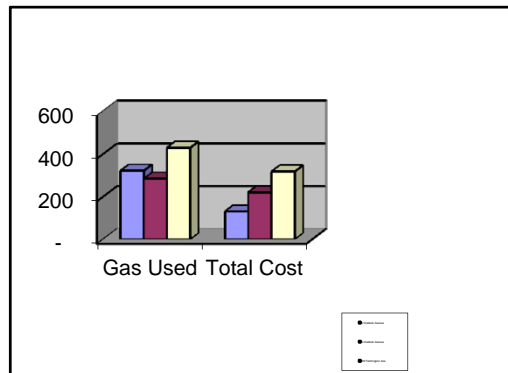
Month End: **9/30/2015**

| <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 |



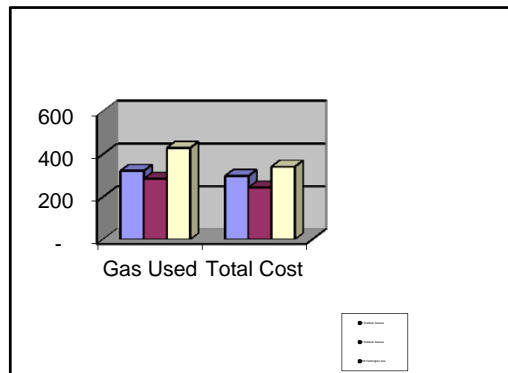
Month End: **8/31/2015**

| <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 |



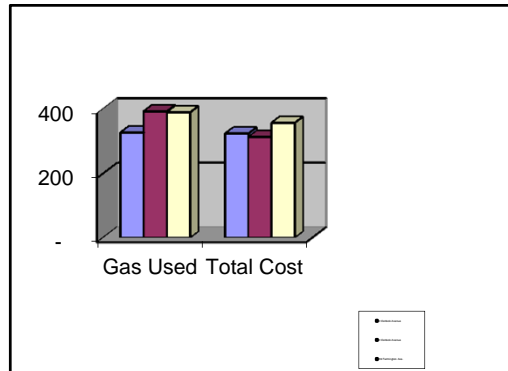
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

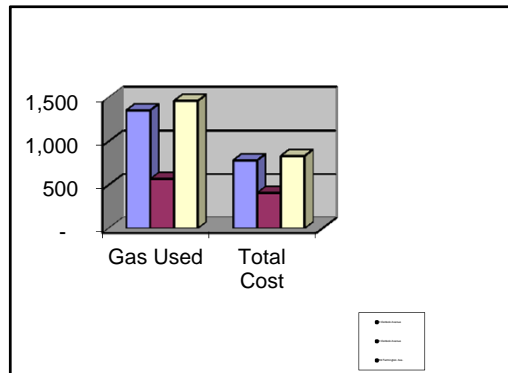
Month End: **6/30/2015**

| <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 |



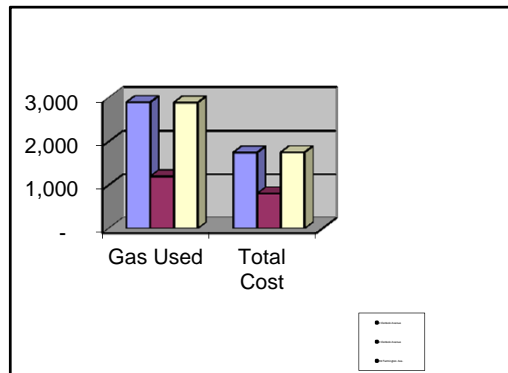
Month End: **5/31/2015**

| <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 |



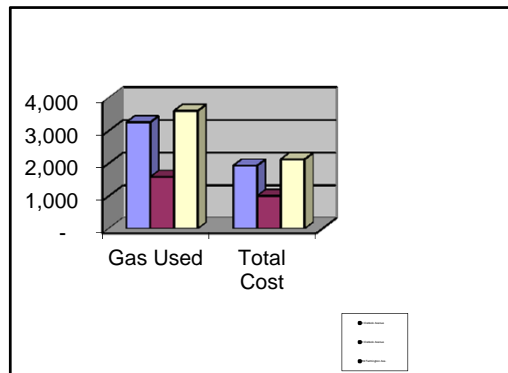
Month End: **4/30/2015**

| <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 |



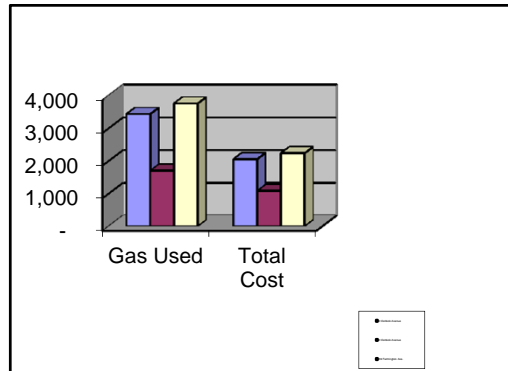
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

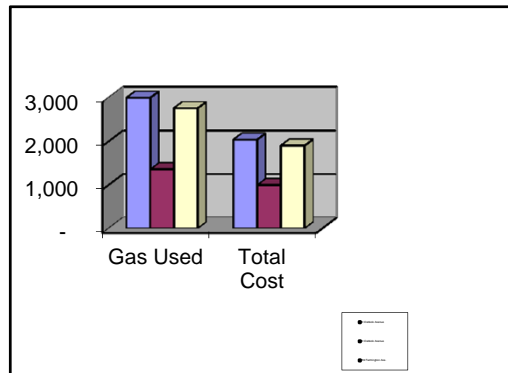
Month End: **2/28/2015**

| <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 |



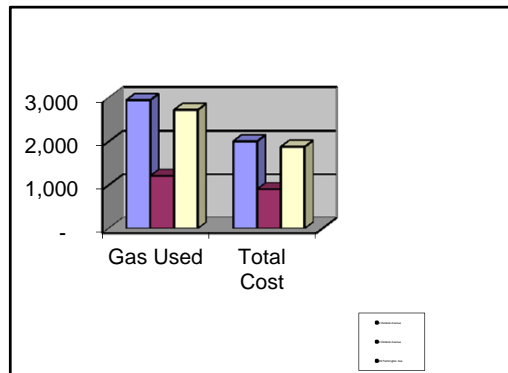
Month End: **1/31/2015**

| <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 |



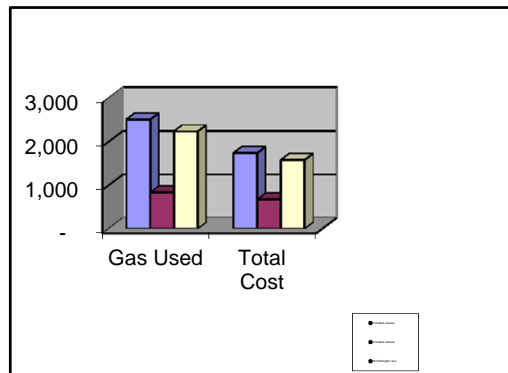
Month End: **12/31/2014**

| <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 |



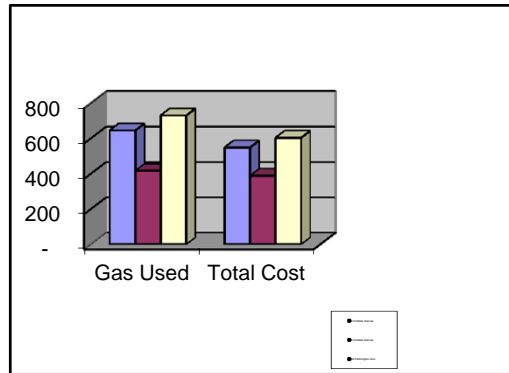
Westbury Condominiums Association, Inc.

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June 30, 2016

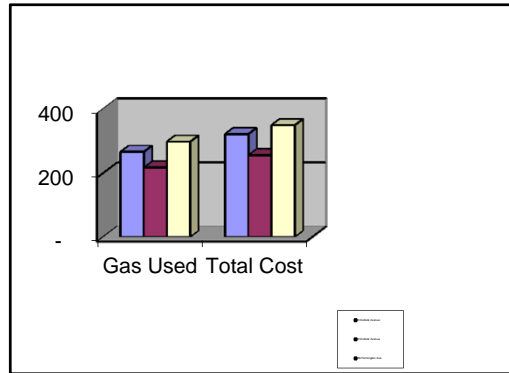
Month End: **10/31/2014**

| <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 |



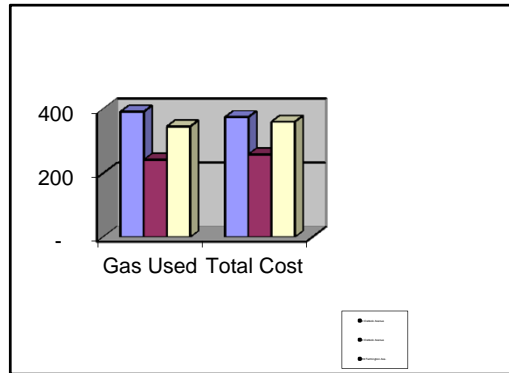
Month End: **9/30/2014**

| <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 |



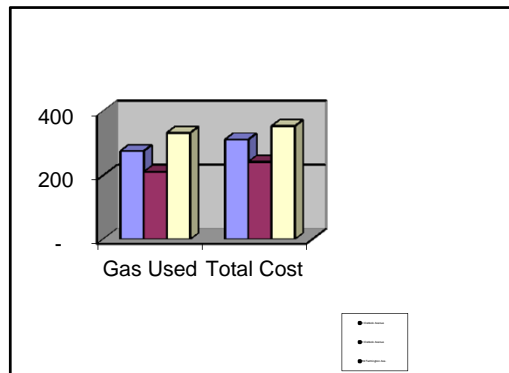
Month End: **8/31/2014**

| <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 |



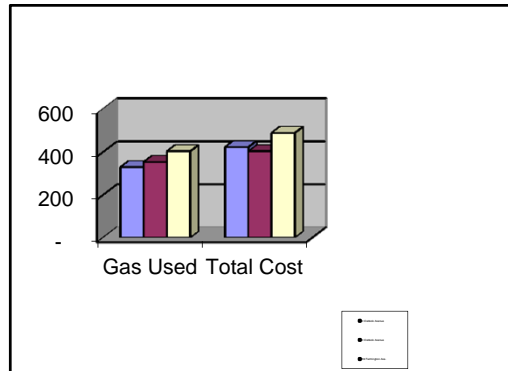
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

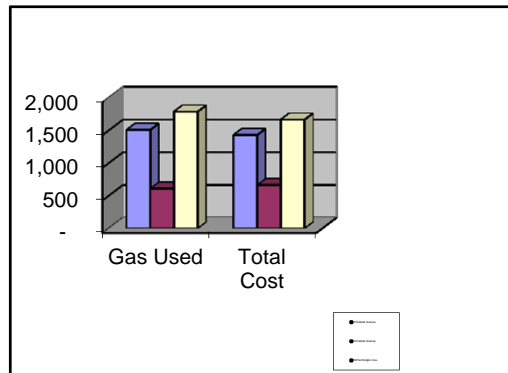
Month End: **6/30/2014**

| <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 |



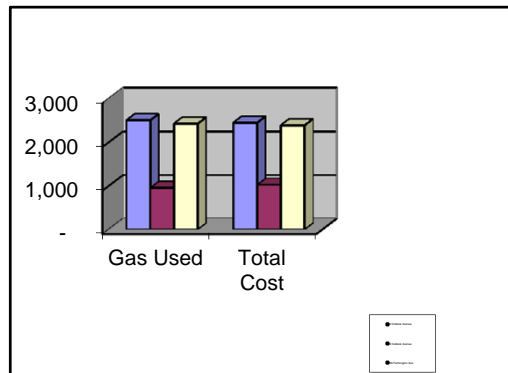
Month End: **5/31/2014**

| <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 |



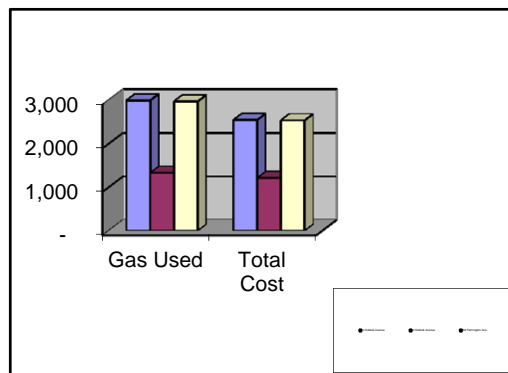
Month End: **4/30/2014**

| <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 |



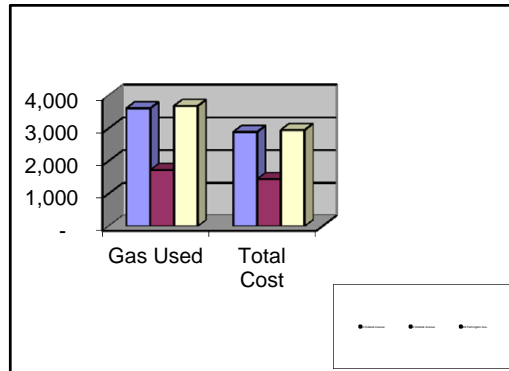
Westbury Condominiums Association, Inc.

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June 30, 2016

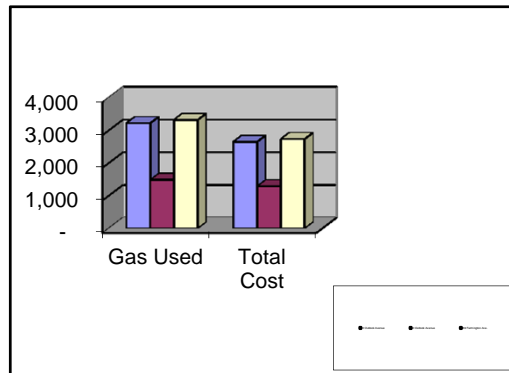
Month End: **2/28/2014**

| <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 |
| Month Total | 9,012 | \$ 7,276.78 | 96 |



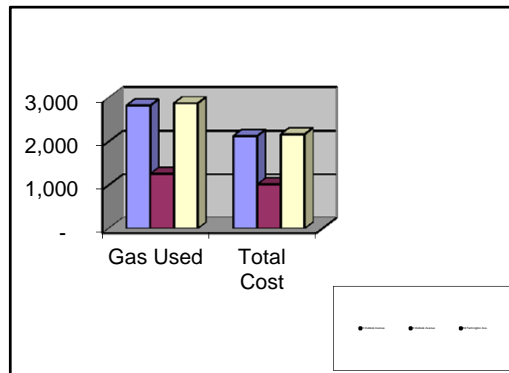
Month End: **1/31/2014**

| <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 |



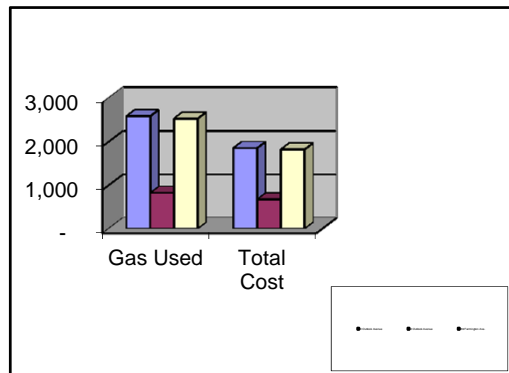
Month End: **12/31/2013**

| <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 |



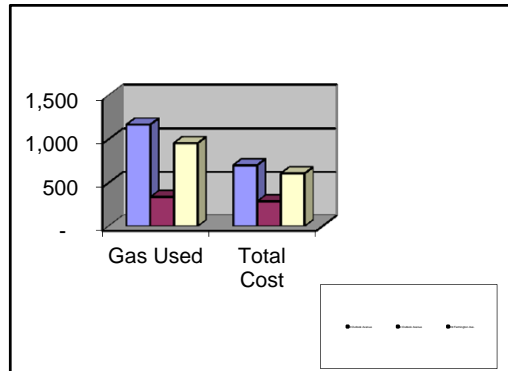
Westbury Condominiums Association, Inc.

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June 30, 2016

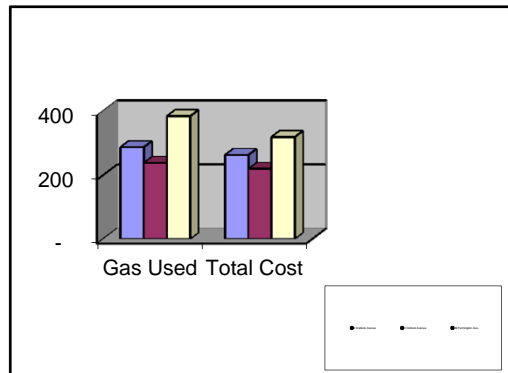
Month End: **10/31/2013**

| <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 |



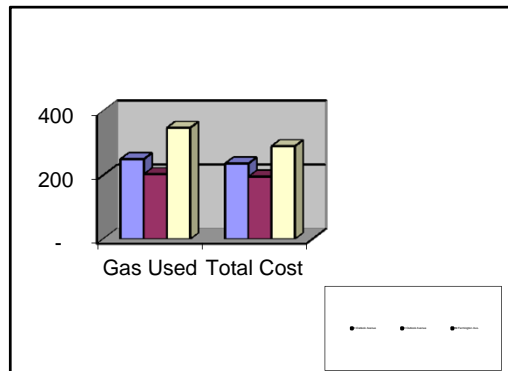
Month End: **9/30/2013**

| <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 |



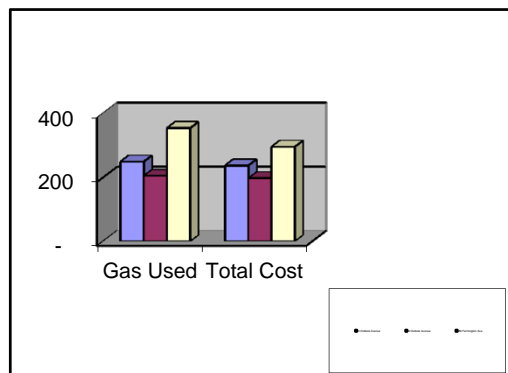
Month End: **8/31/2013**

| <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 |



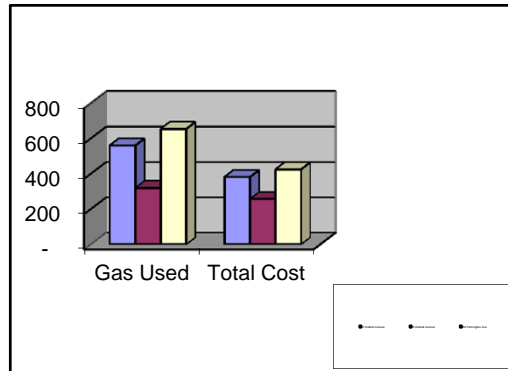
Westbury Condominiums Association, Inc.

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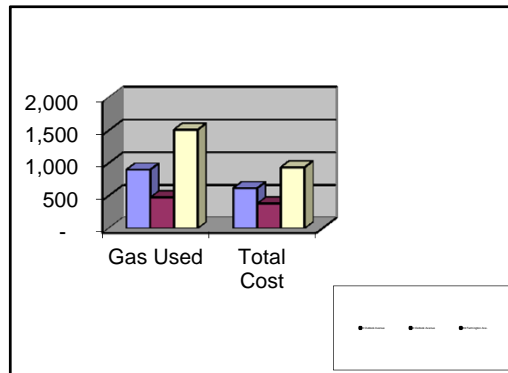
Month End: **6/30/2013**

| <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 |



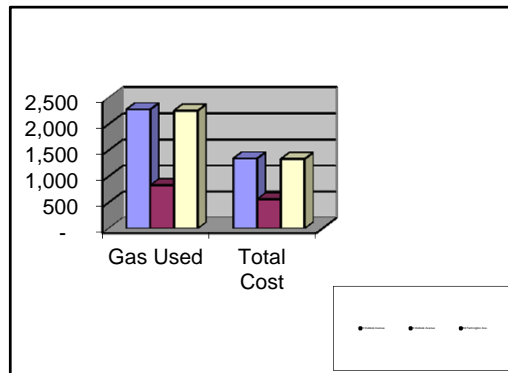
Month End: **5/31/2013**

| <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 |



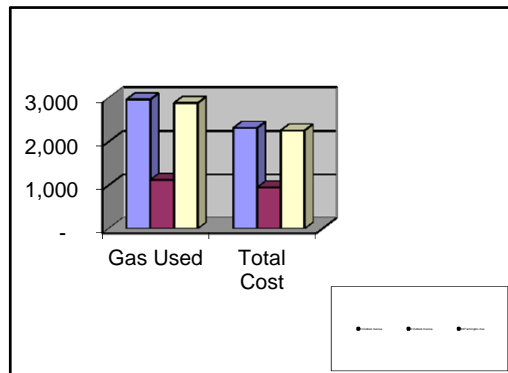
Month End: **4/30/2013**

| <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 |



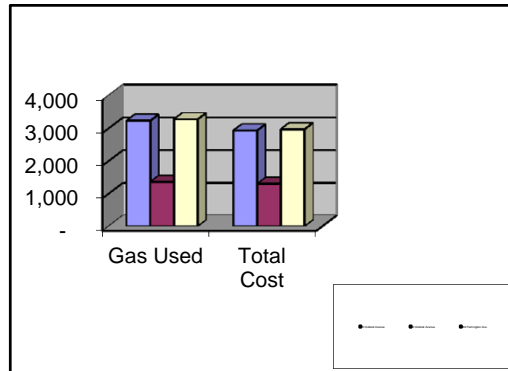
Westbury Condominiums Association, Inc.

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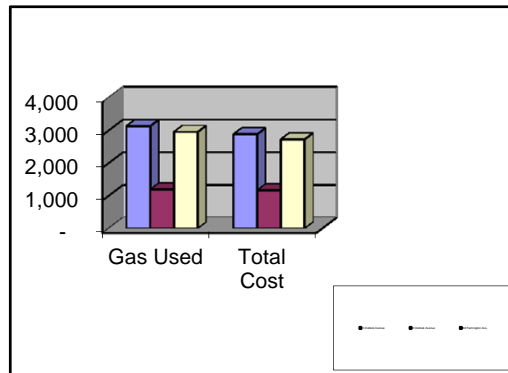
Month End: **2/28/2013**

| <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 |



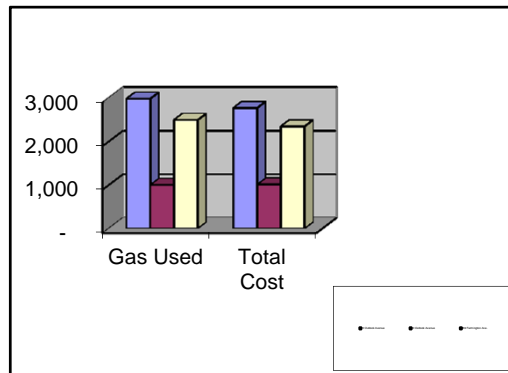
Month End: **1/31/2013**

| <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 |



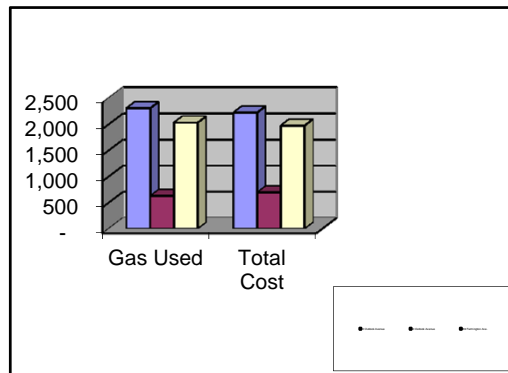
Month End: **12/31/2012**

| <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 |



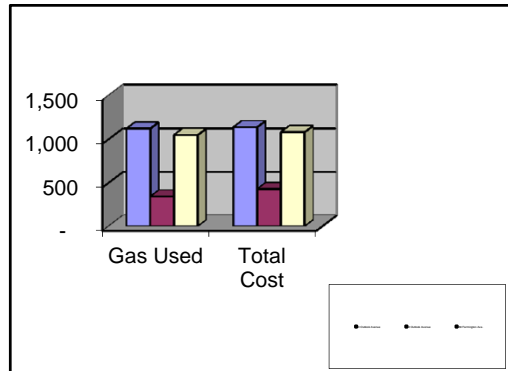
Westbury Condominiums Association, Inc.

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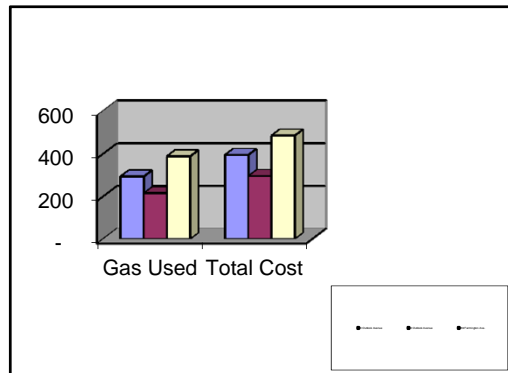
Month End: **10/31/2012**

| <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 |



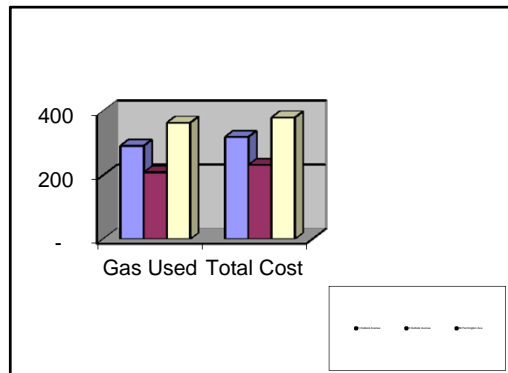
Month End: **9/30/2012**

| <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 |



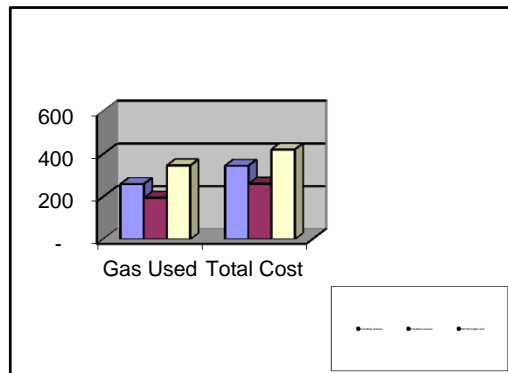
Month End: **8/31/2012**

| <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 |



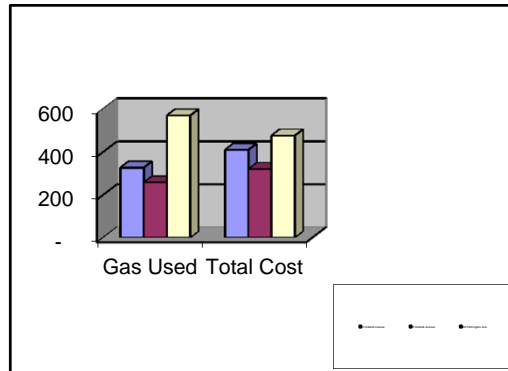
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

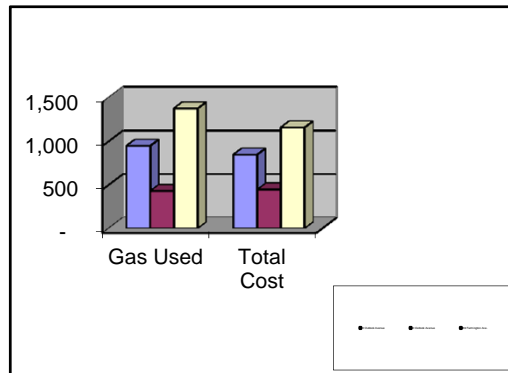
Month End: **6/30/2012**

| <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 |



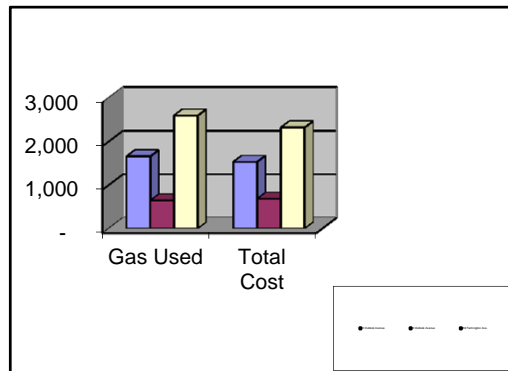
Month End: **5/31/2012**

| <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 |



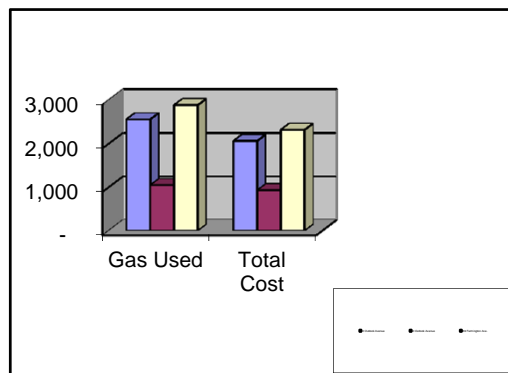
Month End: **4/30/2012**

| <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 |



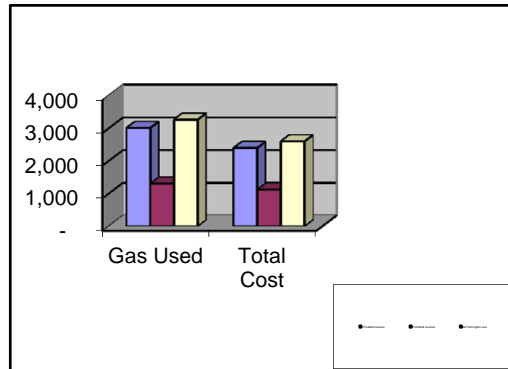
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

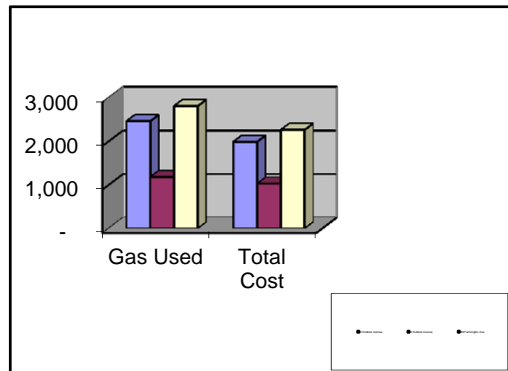
Month End: **2/29/2012**

| <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 |



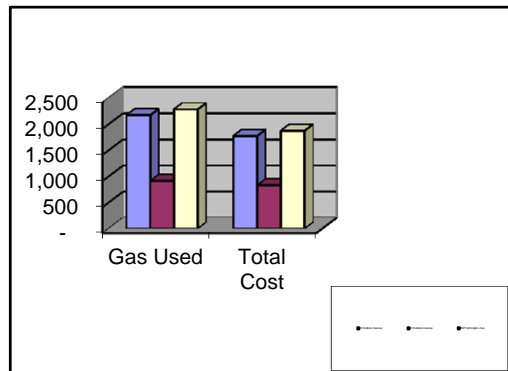
Month End: **1/31/2012**

| <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 |



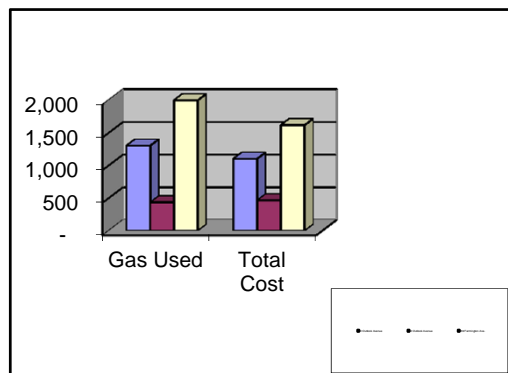
Month End: **12/31/2011**

| <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 |



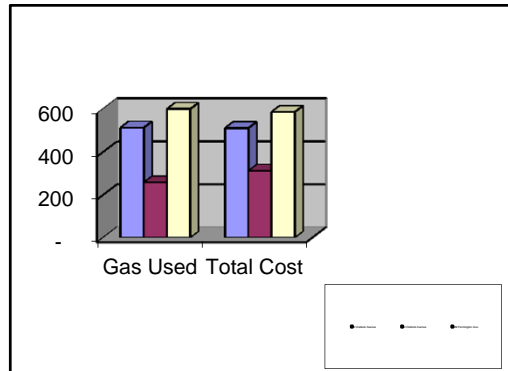
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

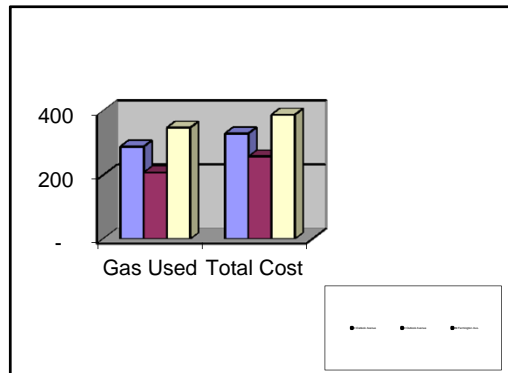
Month End: **10/31/2011**

| <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 |



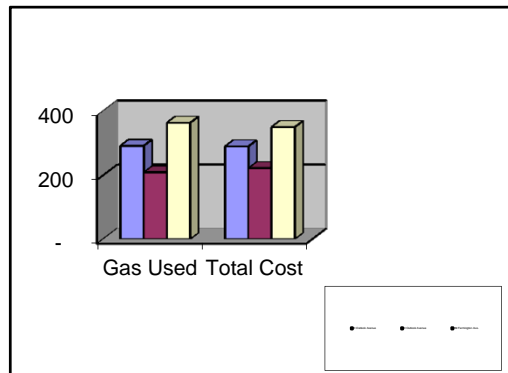
Month End: **9/30/2011**

| <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 |



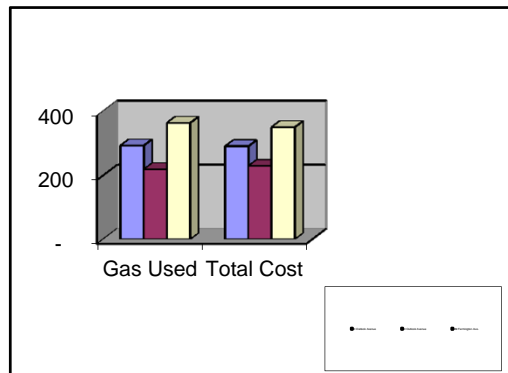
Month End: **8/31/2011**

| <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 |



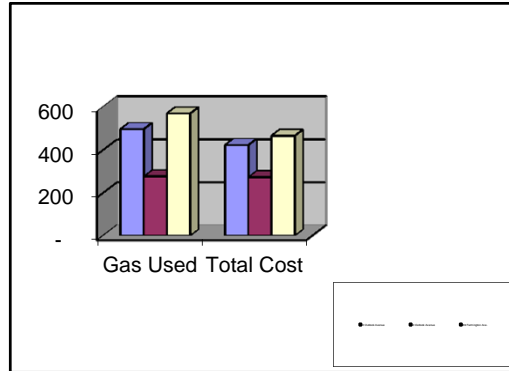
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

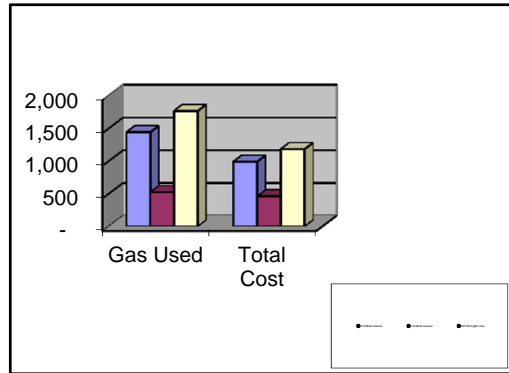
Month End: **6/30/2011**

| <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 |



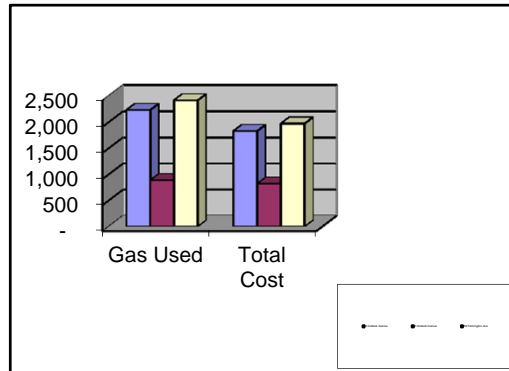
Month End: **5/31/2011**

| <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 |



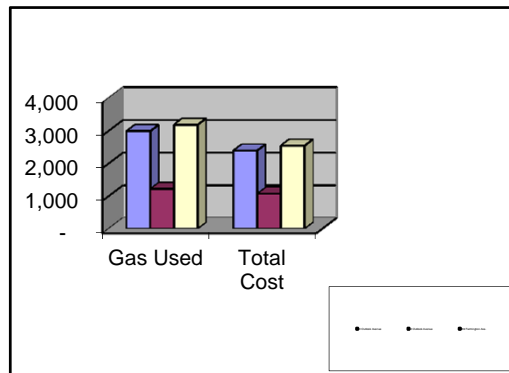
Month End: **4/30/2011**

| <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 |



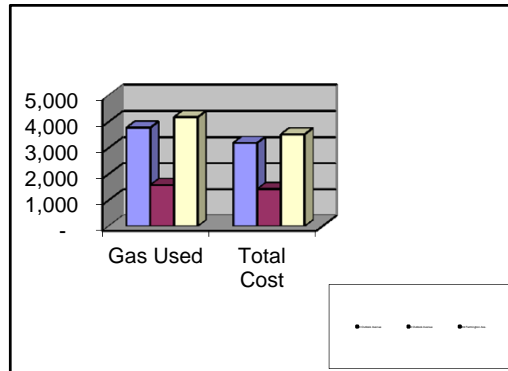
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 2016

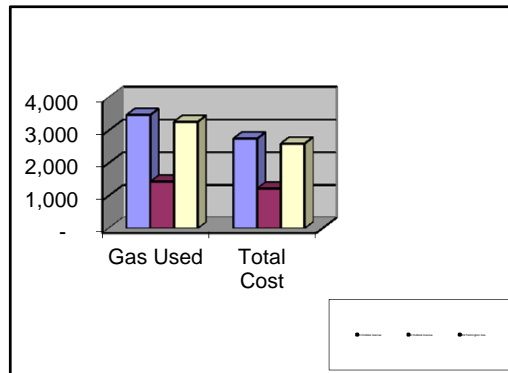
Month End: **2/28/2011**

| <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 |



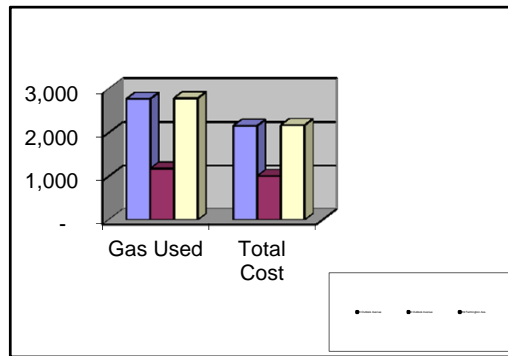
Month End: **1/31/2011**

| <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 |



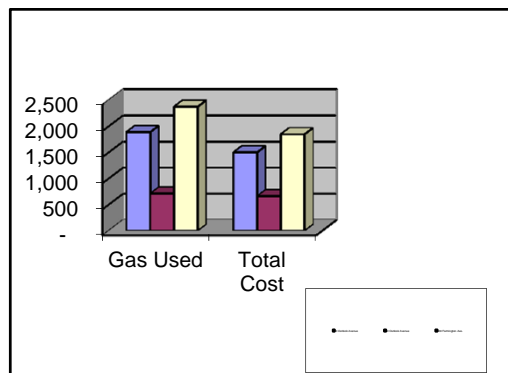
Month End: **12/31/2010**

| <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 |



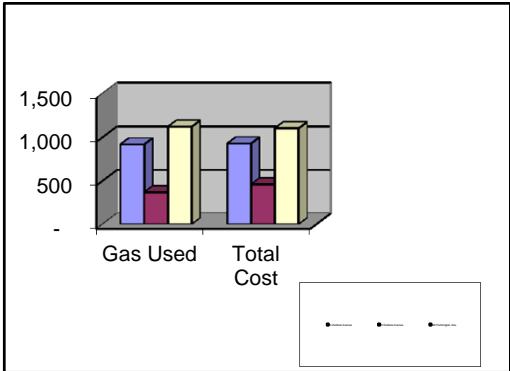
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

June 30, 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 |
| Month Total | 2,404 | \$ 2,486.38 | 84 |

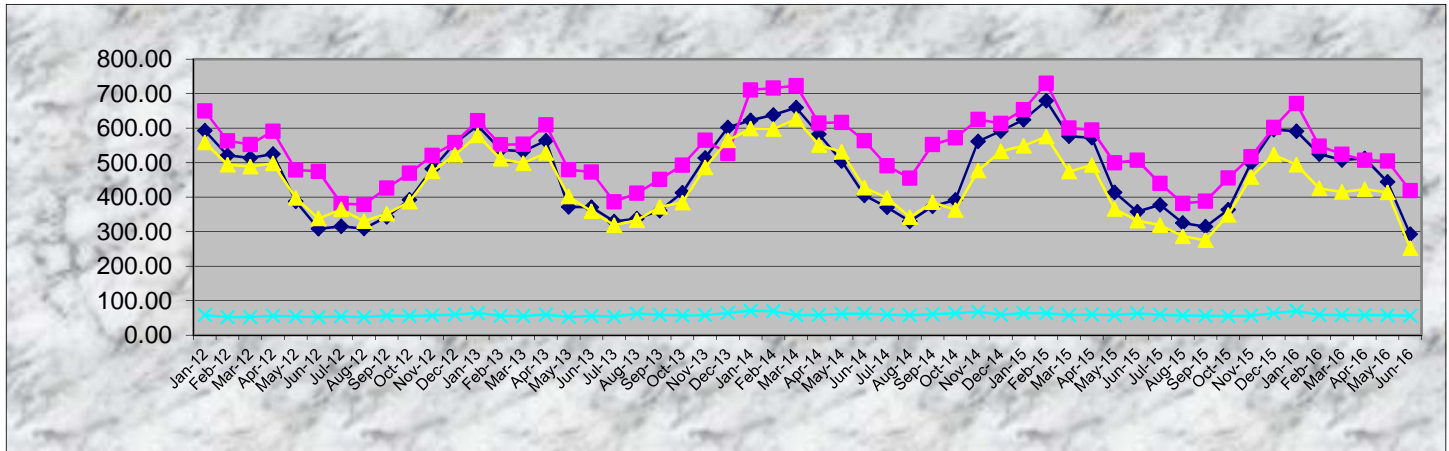


Westbury Condominiums Association, Inc.

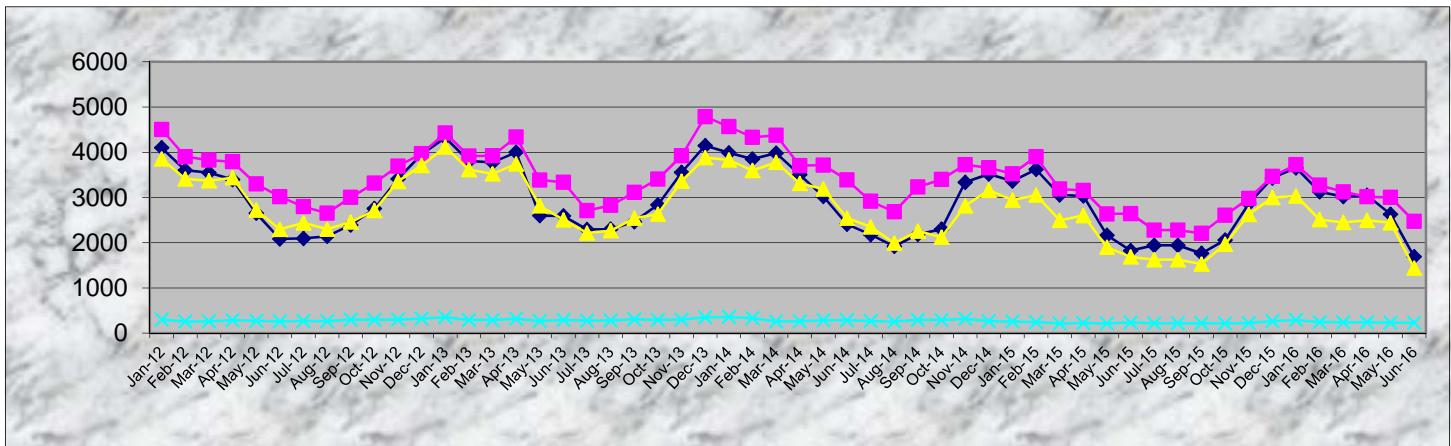
Electricity Analysis

June 30, 2016

Cost Data



Usage Data



Year To Date Consumption

| | <u>6/30/2016</u> | <u>6/30/2015</u> | <u>6/30/2014</u> |
|---------------------|------------------|------------------|------------------|
| 20 Outlook Avenue | 25,524 | 26,218 | 31,293 |
| 30 Outlook Avenue | 27,663 | 29,825 | 36,193 |
| 869 Farmington Ave. | 21,961 | 22,776 | 30,118 |
| Garages | 2,187 | 2,266 | 2,731 |
| | <u>77,335</u> | <u>81,085</u> | <u>100,335</u> |

Year To Date Cost *

| | <u>6/30/2016</u> | <u>6/30/2015</u> | <u>6/30/2014</u> |
|---------------------|---------------------|---------------------|---------------------|
| 20 Outlook Avenue | \$ 4,330.49 | \$ 4,769.19 | \$ 4,941.45 |
| 30 Outlook Avenue | \$ 4,748.79 | \$ 5,396.07 | \$ 5,528.62 |
| 869 Farmington Ave. | \$ 3,753.02 | \$ 4,161.43 | \$ 4,767.19 |
| Garages | \$ 534.90 | \$ 558.72 | \$ 561.58 |
| | <u>\$ 13,367.20</u> | <u>\$ 14,885.41</u> | <u>\$ 15,798.84</u> |

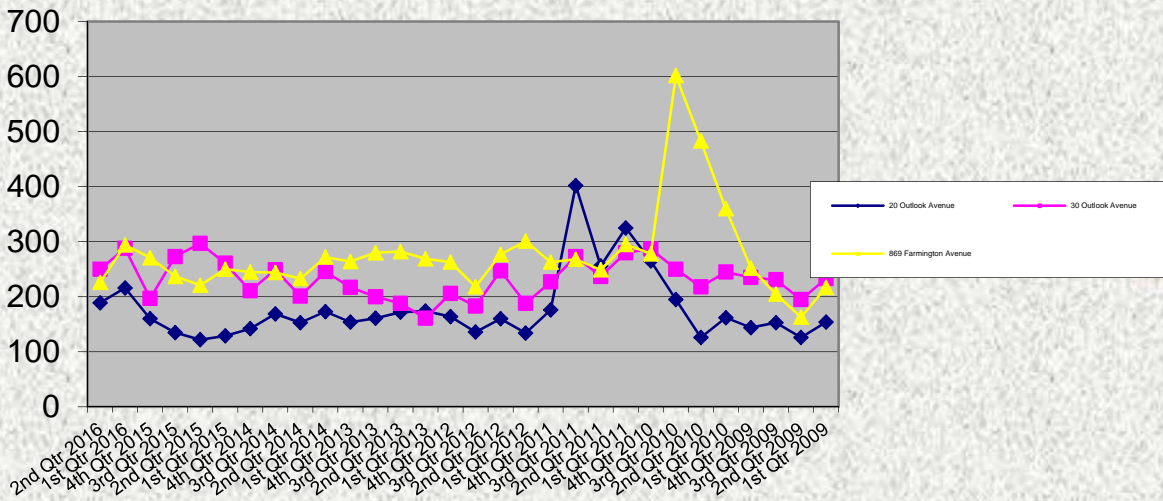
* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

Westbury Condominiums Association, Inc.

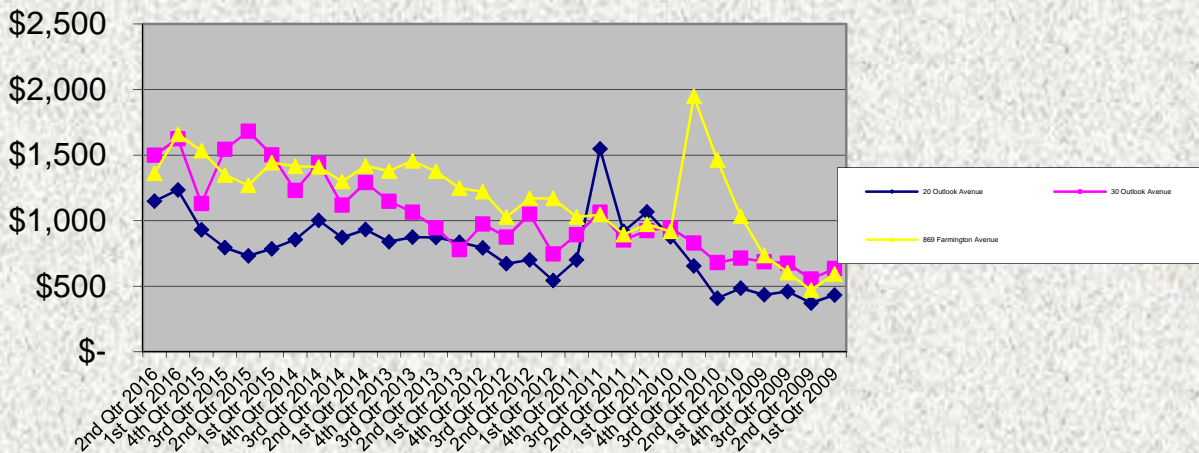
Water Consumption Analysis

Third Quarter 2016 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.
Water Consumption Analysis
Third 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 | 0 | 185 | 189 | 216 | 161 | 169 | 153 | 173 |
| Bldg. 30 | 0 | 255 | 250 | 288 | 200 | 249 | 201 | 246 |
| Bldg. 869 | 0 | 231 | 226 | 294 | 280 | 244 | 236 | 272 |
| | <u>0</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 | \$ - | \$ 1,154.85 | \$ 1,148.73 | \$ 1,234.38 | \$ 930.30 | \$ 794.55 | \$ 731.92 | \$ 785.34 |
| Bldg. 30 | \$ - | \$ 1,568.55 | \$ 1,499.64 | \$ 1,625.34 | \$ 1,131.21 | \$ 1,543.89 | \$ 1,682.17 | \$ 1,502.10 |
| Bldg. 869 | \$ - | \$ 1,426.71 | \$ 1,361.64 | \$ 1,657.92 | \$ 1,533.03 | \$ 1,348.41 | \$ 1,269.49 | \$ 1,442.37 |
| Totals | <u>\$ -</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 Condominium Association, Inc.
A/P Aging Summary
As of June 30, 2016

| | Current | 1 - 30 | 31 - 60 | 61 - 90 | > 90 | TOTAL |
|------------------------------------|------------------|---------------|----------------|----------------|----------------|------------------|
| Accent Glass Company, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Admiral Cleaning, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Alan R. Comrie | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Alan Shechtman | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| ARC Strategic Solutions | \$ 1,004 | \$ - | \$ - | \$ - | \$ - | \$ 1,004 |
| AT&T | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| B.T. Lindsay & Company | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| CL&P | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Community Association Underwriters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Connecticut Natural Gas | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Discount Lighting Outlet | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Enhanced Management Services, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Frontier | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Hartford Stamp Works, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Imagineers, LLC | \$ 6,939 | \$ - | \$ - | \$ - | \$ - | \$ 6,939 |
| JH Property Services, LLC | \$ 2,552 | \$ - | \$ - | \$ - | \$ - | \$ 2,552 |
| Lewis Hosier Locksmith | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Martin Levitz | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Marvin Freifeld | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Miller Plumbing, LLC | \$ 183 | \$ - | \$ - | \$ - | \$ - | \$ 183 |
| Ms. Kathy Lynn McGrath | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Paine's, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Robert Huhtanen | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Rupert Stonewall Brick & Cement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Thelma Houston | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Turf Masters, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Wattsaver Lighting Products | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| West Side Landscaping, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL | \$ 10,678 | \$ - | \$ - | \$ - | \$ - | \$ 10,678 |

Westbury Operating Fiscal Year Projection With

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

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Draft Spread FY 2016 Budget

| | <u>YE 9/30/16</u> | <u>Oct. 2015</u> | <u>Nov. 2015</u> | <u>Dec. 2015</u> | <u>Jan. 2016</u> | <u>Feb. 2016</u> | <u>March 2016</u> | <u>April 2016</u> | <u>May 2016</u> | <u>June 2016</u> | <u>July 2016</u> | <u>Aug. 2016</u> | <u>Sept. 2016</u> | <u>Total Spread</u> |
|-----------------------------------|-------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|---------------------|
| Revenue | | | | | | | | | | | | | | |
| Condominium Fees | 361,900.00 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 30,158.33 | 361,900.00 |
| Note Payable - HVAC 10 Year | 35,780.00 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 35,780.00 |
| Surplus Transfer | 11,583.00 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 965.25 | 11,583.00 |
| Total Fees and Assessments | 409,263.00 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 34,105.25 | 409,263.00 |
| Rental Income | 16,800.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 16,800.00 |
| Laundry Income | 4,600.00 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 4,600.00 |
| Parking Space Income | 9,000.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 9,000.00 |
| Misc. Owner Income | 1,000.00 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 1,000.00 |
| Total Revenues | 440,663.00 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 36,721.92 | 440,663.00 |

| | | | | | | | | | | | | | | |
|--------------------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Operating Expenses | | | | | | | | | | | | | | |
| Administrative | | | | | | | | | | | | | | |
| Management Fees- Prop. Mgr | 13,150.00 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 1,095.83 | 13,150.00 |
| Management Fees - Bookkpg | 12,560.00 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 1,046.67 | 12,560.00 |
| Audit Fees | 4,250.00 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 354.17 | 4,250.00 |
| Legal Fees | 2,428.00 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 202.33 | 2,428.00 |
| Postage & Mail | 400.00 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 33.33 | 400.00 |
| Insurance | 34,500.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 2,875.00 | 34,500.00 |
| Copying/Printing | 250.00 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 250.00 |
| Income Taxes | 4,000.00 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 333.33 | 4,000.00 |
| Office- General | 1,376.00 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 114.67 | 1,376.00 |
| Move in/out | 3,000.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 3,000.00 |
| Total Administrative | 75,914.00 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 6,326.17 | 75,914.00 |
| Utilities | | | | | | | | | | | | | | |
| Electricity | 22,050.00 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 1,837.50 | 22,050.00 |
| Water | 15,522.00 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 1,293.50 | 15,522.00 |
| Gas | 37,500.00 | 1,628.27 | 4,212.56 | 5,055.49 | 5,203.37 | 5,668.15 | 5,344.92 | 4,545.29 | 2,136.91 | 1,051.03 | 930.61 | 706.22 | 1,017.18 | 37,500.00 |
| Oil | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Telephone | 3,750.00 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 312.50 | 3,750.00 |
| Total Utilities | 78,822.00 | 5,071.77 | 7,656.06 | 8,498.99 | 8,646.87 | 9,111.65 | 8,788.42 | 7,988.79 | 5,580.41 | 4,494.53 | 4,374.11 | 4,149.72 | 4,460.68 | 78,822.00 |
| Maintenance | | | | | | | | | | | | | | |
| Maintenance Worker | 50,000.00 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 4,166.67 | 50,000.00 |
| Elevator | 12,500.00 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 1,041.67 | 12,500.00 |
| General R&M | 10,109.00 | 293.18 | 1,238.88 | 1,182.63 | 1,056.03 | 561.28 | 13.15 | 367.02 | 1,872.00 | 1,361.03 | 1,283.75 | 236.91 | 643.13 | 10,109.00 |
| Fire Protection | 4,675.00 | - | - | 1,402.66 | - | - | - | - | - | 1,224.46 | - | 2,047.88 | - | 4,675.00 |
| HVAC Service | 9,000.00 | 317.06 | - | 1,736.22 | 486.76 | 2,957.86 | 881.51 | - | 693.16 | - | 1,228.59 | 136.85 | 561.99 | 9,000.00 |
| Maintenance Supplies | 1,000.00 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 1,000.00 |
| Total Maintenance | 87,284.00 | 5,901.91 | 6,530.55 | 9,613.18 | 6,834.46 | 8,810.80 | 6,186.33 | 5,658.69 | 7,856.83 | 7,877.16 | 7,804.00 | 7,713.31 | 6,496.79 | 87,284.00 |
| Contract Services | | | | | | | | | | | | | | |
| Lawn Maint/Landscaping/ | | | | | | | | | | | | | | |
| Fertilization/Snow Removal/ | 32,600.00 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 32,600.00 |
| Landscaping Projects | 10,000.00 | - | - | - | - | - | - | - | 5,000.00 | 2,500.00 | 2,500.00 | - | - | 10,000.00 |
| Pest Control/Weed Control | 3,500.00 | 100.00 | - | - | - | - | - | 400.00 | 400.00 | 400.00 | 1,400.00 | 400.00 | 400.00 | 3,500.00 |
| Total Contract Services | 46,100.00 | 2,816.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 2,716.67 | 3,116.67 | 8,116.67 | 5,616.67 | 6,616.67 | 3,116.67 | 3,116.67 | 46,100.00 |
| Total Expenses | 288,120.00 | 20,116.51 | 23,229.44 | 27,155.00 | 24,524.17 | 26,965.29 | 24,017.58 | 23,090.32 | 27,880.07 | 24,314.52 | 25,120.94 | 21,305.85 | 20,400.31 | 288,120.00 |

| | | | | | | | | | | | | | | |
|-----------------------------|------------|----------|----------|------------|----------|------------|----------|----------|------------|------------|------------|----------|----------|------------|
| Reserve Contribution | | | | | | | | | | | | | | |
| Reserve Contribution | 111,263.00 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 9,271.92 | 111,263.00 |
| | 35,780.00 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 2,981.67 | 35,780.00 |
| Capital Improvements | | | | | | | | | | | | | | |
| Operating Projects | 5,500.00 | 1,354.33 | - | 216.69 | - | - | - | - | - | 1,552.06 | 455.59 | 489.17 | 1,432.17 | 5,500.00 |
| Balance Check Figure | - | 2,997.50 | 1,238.89 | (2,903.36) | (55.83) | (2,496.95) | 450.75 | 1,378.01 | (3,411.74) | (1,398.24) | (1,108.20) | 2,673.31 | 2,635.86 | (0.00) |

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Board Approved FY 2015 Budget

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|-----------------|--|--------------|------------------------|
| 07000 — Administrative Expenses | | | | | |
| 07130 — Property Manager Fees | | | | | |
| Bill | 10/06/15 | Imagineers, LLC | Inv. #MGMT0105495 - Monthly | 2000 | 1,089.70 |
| Bill | 11/03/15 | Imagineers, LLC | Inv. #MGMT0105708 - Monthly | 2000 | 1,089.60 |
| Bill | 12/31/15 | Imagineers, LLC | Imagineers - Inv. #MGMT#0291XXX - Monthly Management Fee | 2000 | 1,089.60 |
| General J | 01/31/16 | | To Accrue January Imagineers, LLC Invoice | 3150 | 1,089.60 |
| Bill | 02/03/16 | Imagineers, LLC | Imagineers - Inv. #MGMT0106376 - Management Fee Monthly | 2000 | 1,089.60 |
| Bill | 03/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0106603 - Monthly | 2000 | 1,089.70 |
| Bill | 04/01/16 | Imagineers, LLC | Imagineers - Inv. #MGMT0106603 - Monthly | 2000 | 1,089.70 |
| Bill | 05/30/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MGMT0107257 - Monthly | 2000 | 1,089.70 |
| Bill | 06/27/16 | Imagineers, LLC | Imagineers, LLC - Monthly Invoice - Management Fee | 2000 | 1,089.70 |
| Bill | 06/27/16 | Imagineers, LLC | Imagineers, LLC - Monthly Invoice - Management Fee | 2000 | 1,089.70 |
| General J | 06/30/16 | | Reverse Accrual for Imagineers, LLC | 3150 | -1,089.60 |
| Total 07130 — Property Manager Fees | | | | | <u>9,807.00</u> |
| Total 07000 — Administrative Expenses | | | | | <u>9,807.00</u> |
| TOTAL | | | | | <u>9,807.00</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|------|---|--------------|------------------------|
| 07000 — Administrative Expenses | | | | | |
| 07140 — Audit Fees | | | | | |
| General J | 10/31/15 | | To Accrue for Audit Fees - October 2015 | 3150 | 450.00 |
| General J | 11/11/15 | | To Accrue November 2015 Portion of Audit Fees | 3150 | 450.00 |
| General J | 12/31/15 | | To Accrue December 2015 Audit Fees | 3150 | 450.00 |
| General J | 01/31/16 | | To Accrue January 2016 Portion of Audit Fees | 3150 | 450.00 |
| General J | 02/29/16 | | To Accrue Feb 2016 vPortion of Audit Fees | 3150 | 450.00 |
| General J | 03/31/16 | | Monthly Audit Fee Accrual - March 2016 | 3150 | 450.00 |
| General J | 04/30/16 | | To Accrue April 2016 Portion of Audit Fees | 3150 | 450.00 |
| General J | 05/31/16 | | To Accrue May Portion of Annual Audit Fees | 3150 | 450.00 |
| General J | 06/30/16 | | To Accrue June 2016 Audit Fees | 3150 | 450.00 |
| Total 07140 — Audit Fees | | | | | <u>4,050.00</u> |
| Total 07000 — Administrative Expenses | | | | | <u>4,050.00</u> |
| TOTAL | | | | | <u>4,050.00</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|------------------------------------|---|--------------|----------|
| 07000 — Administrative Expenses | | | | | |
| 07280 — Insurance | | | | | |
| Bill | 10/26/15 | Community Association Underwriters | CAU Policy #CAU218903-4 - Down Payment on 2015-2016 Policy - A/C 24994 | 2000 | 2,812.00 |
| General J | 10/31/15 | | To Expense October 2015 Portion of CAU Insurance | -SPL | 0.00 |
| General J | 10/31/15 | | To Expense October 2015 Portion of Bond Insurance | 0728 | 85.00 |
| General J | 11/11/15 | | To Expense November 2015 Portion of Prepaid Insurance - CAU | -SPL | 2,812.00 |
| General J | 11/11/15 | | To Expense November 2015 Portion of Prepaid Insurance - The Hartford | 0728 | 85.00 |
| Bill | 12/10/15 | Community Association Underwriters | CAU Policy #CAU218903-4 - Installment Payment on 2015-2016 Policy - A/C 24994 | 2000 | 2,812.00 |
| General J | 12/31/15 | | To Accrue The Hartford Fidelity Bond at December 2015 | 1470 | 85.00 |
| General J | 01/31/16 | | To Expense January 2016 Portion of Prepaid Insurance | -SPL | 2,812.00 |
| General J | 01/31/16 | | To Expense January 2016 Portion of Prepaid Insurance | 0728 | 85.00 |

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|--|------------|------|--|-------------------------|-------------------------|
| General | J 02/29/16 | | To Expense Feb 2016 Portion of Prepaid Insurance - CAU | -SPL 2,812.00 | 14,400.00 |
| General | J 02/29/16 | | To Expense Feb 2016 Portion of Prepaid Insurance - CAU | 0728 85.00 | 14,485.00 |
| General | J 03/31/16 | | To Expense the pro-rata March - The Hartford | 1470 85.00 | 14,570.00 |
| General | J 03/31/16 | | To Expense March 2016 Portion of CAU Insurance | 1470 2,812.00 | 17,382.00 |
| General | J 04/30/16 | | To Expense April 2016 Portion of Prepaid Insurance - CAU | -SPL 2,812.00 | 20,194.00 |
| General | J 04/30/16 | | To Expense April 2016 Portion of Prepaid Insurance - CAU | 0728 85.00 | 20,279.00 |
| General | J 05/31/16 | | To Expense May Portion of Prepaid Insurance | -SPL 2,812.00 | 23,091.00 |
| General | J 05/31/16 | | To Expense May Portion of Prepaid Insurance | 0728 85.00 | 23,176.00 |
| General | J 06/30/16 | | To Expense June 2016 Portion of Prepaid Insurance - CAU | -SPL 2,812.00 | 25,988.00 |
| General | J 06/30/16 | | To Expense June 2016 Portion of Prepaid Insurance - CAU | 0728 85.00 | 26,073.00 |
| Total 07280 — Insurance | | | | <u>26,073.00</u> | <u>26,073.00</u> |
| Total 07000 — Administrative Expenses | | | | <u>26,073.00</u> | <u>26,073.00</u> |
| TOTAL | | | | <u>26,073.00</u> | <u>26,073.00</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|------------|------|--|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | |
| 07308 — Corporate Taxes | | | | | |
| General | J 10/31/15 | | To Accrue October 2015 Portion of Estimated Corporate Tax Liability | 2155 500.00 | 500.00 |
| General | J 11/11/15 | | To Accrue November 2015 Portion of Estimated Corporate Tax Liability | 2155 500.00 | 1,000.00 |
| General | J 12/31/15 | | To Accrue December 2015 Corporate Taxes | 2155 500.00 | 1,500.00 |
| General | J 01/31/16 | | To Accrue January 2016 Portion of Estimated Corporate taxes | 2155 500.00 | 2,000.00 |
| General | J 02/29/16 | | To Accrue Feb 2016 Portion of Estimated Corporate Tax Liability | 2155 500.00 | 2,500.00 |
| General | J 03/31/16 | | To Accrue March 2016 Portion of Corporate Taxes | 2155 500.00 | 3,000.00 |
| General | J 04/30/16 | | To Accrue April 2016 Portion of Estimated Tax Liability | 2155 500.00 | 3,500.00 |
| General | J 05/31/16 | | To Expense May Portion of Estimated Corporate Tax | 2155 500.00 | 4,000.00 |
| General | J 06/30/16 | | To Accrue June 2016 Portion Of Estimated Corporate Taxes | 2155 500.00 | 4,500.00 |
| Total 07308 — Corporate Taxes | | | | <u>4,500.00</u> | <u>4,500.00</u> |
| Total 07000 — Administrative Expenses | | | | <u>4,500.00</u> | <u>4,500.00</u> |
| TOTAL | | | | <u>4,500.00</u> | <u>4,500.00</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|-------------------------|--|----------------------|----------------------|
| 07000 — Administrative Expenses | | | | | |
| 07309 — Postage | | | | | |
| Bill | 12/02/15 | ARC Strategic Solutions | ARC SS - Reimbursement - Postage - Notice & Comment Move in/outs, spec. deliveries | 2000 56.80 | 56.80 |
| Bill | 05/19/16 | ARC Strategic Solutions | ARC Reimbursement - Postage | 2000 47.00 | 103.80 |
| Total 07309 — Postage | | | | <u>103.80</u> | <u>103.80</u> |
| Total 07000 — Administrative Expenses | | | | <u>103.80</u> | <u>103.80</u> |
| TOTAL | | | | <u>103.80</u> | <u>103.80</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|--------------------|---|--------------|---------|
| 07000 — Administrative Expenses | | | | | |
| 07310 — Printing & Copying | | | | | |
| Bill | 10/31/15 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - Newsletter 11-1-15 | 2000 27.75 | 27.75 |
| Bill | 10/31/15 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - Newsletter 10-1-15 | 2000 25.84 | 53.59 |
| Bill | 11/30/15 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - Dec. Newsletter 11-29-15 | 2000 27.70 | 81.29 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|-------------------------|---|--------------|----------------------|
| Bill | 01/04/16 | ARC Strategic Solutions | ARC SS -Reimbursement - Staples for Toner for Brother MFC-8460N Laser Printer | 2000 | 209.96 |
| Bill | 01/12/16 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - Jan. Newsletter 1/3/16 | 2000 | 236.33 |
| Bill | 02/01/16 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - Feb Newsletter 1/31/16 | 2000 | 261.06 |
| Bill | 03/10/16 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - March Newsletter | 2000 | 285.79 |
| Bill | 03/10/16 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - March Newsletter | 2000 | 308.89 |
| Bill | 04/07/16 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - April Newsletter | 2000 | 333.30 |
| Bill | 04/26/16 | Susan Ahearn | Susan Ahearn- Reimbursement - FedEx Copies of Move-in/out | 2000 | 426.03 |
| Bill | 04/28/16 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - May Newsletter | 2000 | 446.87 |
| Bill | 05/31/16 | Mr. Patrick Miller | Patrick Miller Reimburse - FedEx Kinko's - June Newsletter | 2000 | 468.57 |
| Bill | 06/15/16 | ARC Strategic Solutions | ARC Reimbursement - FedEx Kinkos - 1 Bylaws Binding | 2000 | 473.35 |
| Total 07310 — Printing & Copying | | | | | <u>473.35</u> |
| Total 07000 — Administrative Expenses | | | | | <u>473.35</u> |
| TOTAL | | | | | <u>473.35</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|-----------------------------|---|--------------|----------------------|
| 07000 — Administrative Expenses | | | | | |
| 07890 — Misc G&A | | | | | |
| Bill | 10/20/15 | Joyce Falkin | Joyce Falkin - Reimbursement - Document Frames for Fire Exit Signs | 2000 | 25.52 |
| Bill | 10/20/15 | Gutkin Enterprises, LLC | Invoice #51435- Nametags | 2000 | 33.07 |
| Bill | 10/30/15 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #51528- Nametags | 2000 | 45.78 |
| Bill | 10/31/15 | Paladin Commercial Printers | Paladin Commercial Printers - Inv. #60068 - 1,000 envelopes - Windowed | 2000 | 168.08 |
| Bill | 11/01/15 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #51700- Nametags | 2000 | 180.79 |
| Bill | 11/30/15 | Joyce Falkin | Joyce Falkin - Reimbursement - FedEx - Notice & Comment Move in/out, spec del., etc | 2000 | 269.49 |
| Bill | 01/24/16 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #52517- Nametags | 2000 | 282.73 |
| Bill | 02/03/16 | CAI | CAI - Membership - 2016 | 2000 | 412.73 |
| Bill | 02/16/16 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #52780- Nametags | 2000 | 425.97 |
| Bill | 02/27/16 | ARC Strategic Solutions | ARC SS -Staples Reimbursement Tax Forms | 2000 | 465.31 |
| Bill | 03/10/16 | Joyce Falkin | Joyce Falkin - Reimbursement - FedEx - March Newsletter | 2000 | 488.41 |
| Bill | 03/31/16 | Joyce Falkin | Joyce Falkin - Reimbursement - Flowers for Calabrese Funeral | 2000 | 605.39 |
| Bill | 04/01/16 | ARC Strategic Solutions | ARC SS -Reimbursement - Key Tags | 2000 | 634.07 |
| Bill | 04/07/16 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #53463- Nametags | 2000 | 642.15 |
| Bill | 04/14/16 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #53551- Nametags | 2000 | 650.23 |
| Bill | 04/26/16 | ARC Strategic Solutions | ARC SS -Reimbursement - Key Tags | 2000 | 678.91 |
| Bill | 05/11/16 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #53810- Nametags | 2000 | 686.99 |
| Bill | 05/19/16 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #53963- Nametags | 2000 | 700.23 |
| Bill | 06/14/16 | Gutkin Enterprises, LLC | Gutkin Enterprises - Invoice #54238- Nametags | 2000 | 713.47 |
| Total 07890 — Misc G&A | | | | | <u>713.47</u> |
| Total 07000 — Administrative Expenses | | | | | <u>713.47</u> |
| TOTAL | | | | | <u>713.47</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|---------------------------------------|--|--------------|---------|
| 07000 — Administrative Expenses | | | | | |
| 07895 — Monthly Security Monitoring | | | | | |
| Bill | 10/12/15 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 12849147 - Monitoring 11/1 - 11/30 | 2000 | 26.59 |
| Bill | 11/01/15 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 12849147 - Monitoring 12/1 - 12/31 | 2000 | 53.18 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|---------------------------------------|---|--------------|---------------|---------------|
| Bill | 12/01/15 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 12993186 - Monitoring 1/1/16 - 1/31/16 | 2000 | 81.36 | |
| Bill | 01/19/16 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 1 - Monitoring 2/1/16 - 2/28/16 | 2000 | 109.54 | |
| Bill | 02/15/16 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 13170206 - Monitoring 3/1/16 - 3/31/16 | 2000 | 137.72 | |
| Bill | 03/11/16 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 13220182 - Service Fee - 20 Outlook Ave | 2000 | 404.13 | |
| Bill | 03/11/16 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 13274282 - 4/1/16 - 4/30/16ve | 2000 | 432.31 | |
| Bill | 04/05/16 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 13384259 - 5/1/16 - 5/31/16 | 2000 | 460.49 | |
| Bill | 04/28/16 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 13459844 - 6/1/16 - 6/31/16 | 2000 | 488.67 | |
| Bill | 06/13/16 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 13626506 - 7/1/16 - 7/31/16 | 2000 | 516.85 | |
| Total 07895 — Monthly Security Monitoring | | | | | 516.85 | 516.85 |
| Total 07000 — Administrative Expenses | | | | | 516.85 | 516.85 |
| TOTAL | | | | | 516.85 | 516.85 |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|-------------------------|--------------------------|--------------|-----------------|-----------------|
| 07000 — Administrative Expenses | | | | | | |
| 7011 — Bookkeeping Fees | | | | | | |
| Bill | 10/31/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | 927.50 | |
| Bill | 11/15/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | 1,855.00 | |
| Bill | 12/15/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | 2,782.50 | |
| Bill | 01/19/16 | ARC Strategic Solutions | ARC SS -Monthly | 2000 | 3,710.00 | |
| Bill | 01/19/16 | ARC Strategic Solutions | ARC SS -Audit Time | 2000 | 4,360.00 | |
| Bill | 02/16/16 | ARC Strategic Solutions | ARC SS -Monthly Fee | 2000 | 5,287.50 | |
| Bill | 03/31/16 | ARC Strategic Solutions | ARC SS -Monthly | 2000 | 6,215.00 | |
| Bill | 04/01/16 | ARC Strategic Solutions | ARC SS - Monthly - April | 2000 | 7,142.50 | |
| Bill | 05/19/16 | ARC Strategic Solutions | ARC SS -Monthly | 2000 | 8,070.00 | |
| Bill | 06/30/16 | ARC Strategic Solutions | ARC Monthly | 2000 | 8,997.50 | |
| Total 7011 — Bookkeeping Fees | | | | | 8,997.50 | 8,997.50 |
| Total 07000 — Administrative Expenses | | | | | 8,997.50 | 8,997.50 |
| TOTAL | | | | | 8,997.50 | 8,997.50 |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|-------------------------------------|--|--------------|---------------|---------------|
| 07000 — Administrative Expenses | | | | | | |
| 7012 — Legal | | | | | | |
| Bill | 03/31/16 | Perlstein, Sandler & McCracken, LLC | Perlstein Invoice #58880 - Scott Sandler Response to Association Auditor | 2000 | 150.00 | |
| Bill | 03/31/16 | Perlstein, Sandler & McCracken, LLC | Perlstein Invoice #59071 - Scott Sandler - Pets | 2000 | 240.00 | |
| Bill | 04/28/16 | Perlstein, Sandler & McCracken, LLC | Perlstein Invoice #59407 - Scott Sandler - Support Animal | 2000 | 360.00 | |
| Bill | 05/31/16 | Perlstein, Sandler & McCracken, LLC | Perlstein Invoice #59704 - Service Dog/Comfort Dog | 2000 | 980.00 | |
| Total 7012 — Legal | | | | | 980.00 | 980.00 |
| Total 07000 — Administrative Expenses | | | | | 980.00 | 980.00 |
| TOTAL | | | | | 980.00 | 980.00 |

| Type | Date | Name | Memo | Split Amount | Balance |
|----------------------------------|----------|------|---|--------------|----------|
| 08000 — Utilities | | | | | |
| 08010 — Water & Sewer | | | | | |
| General J | 10/31/15 | | To Expense October 2015 Portion of MDC Invoice | 1470 | 1,198.18 |
| General J | 11/11/15 | | To Expense November 2015 Portion of Qtrly MDC Invoice | 1470 | 2,704.06 |

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|---------------------------|--|-------------------------|-------------------------|
| Bill | 12/10/15 | The Metropolitan District | The MDC - 869 Farmington Avenue | 2000 | 4,361.98 |
| Bill | 12/10/15 | The Metropolitan District | The MDC - 20 Outlook Avnue | 2000 | 5,596.36 |
| Bill | 12/10/15 | The Metropolitan District | The MDC - 30 Outlook Avenue | 2000 | 7,221.70 |
| General J | 12/31/15 | | To Record Qtrly Invoice as Other Assets at December 31, 2015 | 1470 | 2,704.06 |
| General J | 12/31/15 | | To Record December 2015 Portion of the MDC Qtrly Invoice | 1470 | 4,209.94 |
| General J | 01/31/16 | | To Expense January 2016 Portion of Quarterly MDC Invoice | 1470 | 5,715.82 |
| General J | 02/29/16 | | To Expense Feb 2016 Portion of Quarterly MDC Invoice | 1470 | 7,221.70 |
| Bill | 03/14/16 | The Metropolitan District | The MDC - 869 Farmington Avenue | 2000 | 8,583.34 |
| Bill | 03/14/16 | The Metropolitan District | The MDC - 20 Outlook Avnue | 2000 | 9,732.07 |
| Bill | 03/14/16 | The Metropolitan District | The MDC - 30 Outlook Avenue | 2000 | 11,231.71 |
| General J | 03/14/16 | | To Record Quarterly MDC Invoice as Prepaid | 1470 | 7,221.70 |
| General J | 03/14/16 | | To Record MDC Pro-Rata for March | 1470 | 8,558.37 |
| General J | 04/30/16 | | To Expense 1/3 of Quarterly MDC Invoice | 1470 | 9,895.04 |
| Bill | 05/30/16 | The Metropolitan District | The MDC - 869 Farmington Avenue | 2000 | 11,321.75 |
| Bill | 05/30/16 | The Metropolitan District | The MDC - 20 Outlook Avnue | 2000 | 12,476.60 |
| Bill | 05/30/16 | The Metropolitan District | The MDC - 30 Outlook Avenue | 2000 | 14,045.15 |
| General J | 05/31/16 | | To Expense May Portion of MDC Qtrly Invoice | 1470 | 15,428.52 |
| General J | 05/31/16 | | To Record As Prepaid The MDC Qtrly Invoice | 1470 | 11,278.41 |
| General J | 06/30/16 | | To Expense June 2016 Portion of Quarterly MDC Invoice | 1470 | 12,661.52 |
| Total 08010 — Water & Sewer | | | | | |
| | | | | <u>12,661.52</u> | <u>12,661.52</u> |
| Total 08000 — Utilities | | | | | |
| | | | | <u>12,661.52</u> | <u>12,661.52</u> |
| TOTAL | | | | <u>12,661.52</u> | <u>12,661.52</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|----------------------------|----------|------------|---|--------------|----------|
| 08000 — Utilities | | | | | |
| 08020 — Electricity | | | | | |
| Bill | 10/25/15 | Eversource | CL&P - 30 Outlook Avenue - 2,607 useage | 2000 | 455.36 |
| Bill | 10/25/15 | Eversource | CL&P - 869 Farmington Avenue - 1,968 useage | 2000 | 803.82 |
| Bill | 10/25/15 | Eversource | CL&P - 20 Outlook Avenue 2,060 useage | 2000 | 1,167.67 |
| Bill | 10/25/15 | Eversource | CL&P - 869 Farm Garages - 216 useage | 2000 | 1,223.04 |
| Bill | 11/21/15 | Eversource | CL&P - 30 Outlook Avenue - 2,978 useage | 2000 | 1,740.45 |
| Bill | 11/21/15 | Eversource | CL&P - 869 Farmington Avenue - 2,625 useage | 2000 | 2,198.81 |
| Bill | 11/21/15 | Eversource | CL&P - 20 Outlook Avenue 2,866 useage | 2000 | 2,697.47 |
| Bill | 11/21/15 | Eversource | CL&P - 869 Farm Garages - 223 useage | 2000 | 2,754.03 |
| Bill | 12/30/15 | Eversource | CL&P - 30 Outlook Avenue - 3,466 useage | 2000 | 3,356.04 |
| Bill | 12/30/15 | Eversource | CL&P - 869 Farmington Avenue - 2,998 useage | 2000 | 3,879.37 |
| Bill | 12/30/15 | Eversource | CL&P - 20 Outlook Avenue 3,428 useage | 2000 | 4,474.98 |
| Bill | 12/30/15 | Eversource | CL&P - 869 Farm Garages - 265 useage | 2000 | 4,538.79 |
| Bill | 01/24/16 | Eversource | CL&P - 30 Outlook Avenue - 3,726 useage | 2000 | 5,209.95 |
| Bill | 01/24/16 | Eversource | CL&P - 869 Farmington Avenue - 3,033 useage | 2000 | 5,703.74 |
| Bill | 01/24/16 | Eversource | CL&P - 20 Outlook Avenue 3,655 useage | 2000 | 6,294.87 |
| Bill | 01/24/16 | Eversource | CL&P - 869 Farm Garages - 293 useage | 2000 | 6,365.37 |
| Bill | 02/26/16 | Eversource | CL&P - 30 Outlook Avenue - 3,270 useage | 2000 | 6,913.27 |
| Bill | 02/26/16 | Eversource | CL&P - 869 Farmington Avenue - 2,511 useage | 2000 | 7,338.47 |
| Bill | 02/26/16 | Eversource | CL&P - 20 Outlook Avenue 3,126 useage | 2000 | 7,863.10 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|----------------------------------|----------|------------|---|--------------|-------------------------|-------------------------|
| Bill | 02/26/16 | Eversource | CL&P - 869 Farm Garages - 245 useage | 2000 | 58.85 | 7,921.95 |
| Bill | 03/31/16 | Eversource | CL&P - 30 Outlook Avenue - 3,124 useage | 2000 | 524.31 | 8,446.26 |
| Bill | 03/31/16 | Eversource | CL&P - 869 Farmington Avenue - 2,449 useage | 2000 | 415.17 | 8,861.43 |
| Bill | 03/31/16 | Eversource | CL&P - 20 Outlook Avenue 3,020 useage | 2000 | 507.51 | 9,368.94 |
| Bill | 03/31/16 | Eversource | CL&P - 869 Farm Garages - 242 useage | 2000 | 58.38 | 9,427.32 |
| Bill | 04/26/16 | Eversource | CL&P - 30 Outlook Avenue - 3,017 useage | 2000 | 507.01 | 9,934.33 |
| Bill | 04/26/16 | Eversource | CL&P - 869 Farmington Avenue - 2,496 useage | 2000 | 422.78 | 10,357.11 |
| Bill | 04/26/16 | Eversource | CL&P - 20 Outlook Avenue 3,049 useage | 2000 | 512.19 | 10,869.30 |
| Bill | 04/26/16 | Eversource | CL&P - 869 Farm Garages - 239 useage | 2000 | 57.89 | 10,927.19 |
| Bill | 05/17/16 | Eversource | CL&P - 30 Outlook Avenue - 3,017 useage | 2000 | 504.58 | 11,431.77 |
| Bill | 05/17/16 | Eversource | CL&P - 869 Farmington Avenue - 2,496 useage | 2000 | 413.89 | 11,845.66 |
| Bill | 05/17/16 | Eversource | CL&P - 20 Outlook Avenue 3,049 useage | 2000 | 444.28 | 12,289.94 |
| Bill | 05/17/16 | Eversource | CL&P - 869 Farm Garages - 239 useage | 2000 | 57.26 | 12,347.20 |
| Bill | 06/13/16 | Eversource | CL&P - 30 Outlook Avenue - 2,473 useage | 2000 | 419.05 | 12,766.25 |
| Bill | 06/13/16 | Eversource | CL&P - 869 Farmington Avenue - 1,440 useage | 2000 | 252.04 | 13,018.29 |
| Bill | 06/13/16 | Eversource | CL&P - 20 Outlook Avenue 1,691 useage | 2000 | 292.63 | 13,310.92 |
| Bill | 06/13/16 | Eversource | CL&P - 869 Farm Garages - 229 useage | 2000 | 56.28 | 13,367.20 |
| Total 08020 — Electricity | | | | | <u>13,367.20</u> | <u>13,367.20</u> |
| Total 08000 — Utilities | | | | | <u>13,367.20</u> | <u>13,367.20</u> |
| TOTAL | | | | | <u>13,367.20</u> | <u>13,367.20</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--------------------------|----------|-------------------------|--|--------------|----------|-----------|
| 08000 — Utilities | | | | | | |
| 08030 — Gas | | | | | | |
| Bill | 10/25/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 838 CCF/29 days | 2000 | 624.04 | 624.04 |
| Bill | 10/25/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 399 CCF - 29 days | 2000 | 366.54 | 990.58 |
| Bill | 10/25/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 980 CCF - 29 days | 2000 | 699.33 | 1,689.91 |
| Bill | 11/21/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 2,215 CCF/30 days | 2000 | 1,277.19 | 2,967.10 |
| Bill | 11/21/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 645 CCF - 30 days | 2000 | 479.25 | 3,446.35 |
| Bill | 11/21/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 2,233 CCF - 30 days | 2000 | 1,290.88 | 4,737.23 |
| Bill | 12/30/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 2,797 CCF/29 days | 2000 | 1,467.03 | 6,204.26 |
| Bill | 12/30/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 922 CCF - 29 days | 2000 | 583.74 | 6,788.00 |
| Bill | 12/30/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 2,298 CCF - 29 days | 2000 | 1,247.64 | 8,035.64 |
| Bill | 01/24/16 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 3,469 CCF/34 days | 2000 | 1,770.66 | 9,806.30 |
| Bill | 01/24/16 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 1,251 CCF - 34 days | 2000 | 731.70 | 10,538.00 |
| Bill | 01/24/16 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 2,972 CCF - 34 days | 2000 | 1,550.74 | 12,088.74 |
| Bill | 02/26/16 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 3,118 CCF/28 days | 2000 | 1,638.70 | 13,727.44 |
| Bill | 02/26/16 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 1,222 CCF - 28 days | 2000 | 725.53 | 14,452.97 |
| Bill | 02/26/16 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 2,939 CCF - 28 days | 2000 | 1,556.38 | 16,009.35 |
| Bill | 03/31/16 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 3,092 CCF/29 days | 2000 | 1,611.95 | 17,621.30 |
| Bill | 03/31/16 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 1,189 CCF - 29 days | 2000 | 683.95 | 18,305.25 |
| Bill | 03/31/16 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 2,947 CCF - 29 days | 2000 | 1,548.91 | 19,854.16 |
| Bill | 04/26/16 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 3,019 CCF/33 days | 2000 | 1,735.75 | 21,589.91 |
| Bill | 04/26/16 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 998 CCF - 33 days | 2000 | 671.55 | 22,261.46 |
| Bill | 04/26/16 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 2,816 CCF - 33 days | 2000 | 1,642.23 | 23,903.69 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|--------------------------------|----------|-------------------------|--|--------------|-------------------------|-------------------------|
| Bill | 05/28/16 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 2,050 CCF/29 days | 2000 | 1,262.85 | 25,166.54 |
| Bill | 05/28/16 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 580 CCF - 29 days | 2000 | 471.76 | 25,638.30 |
| Bill | 05/28/16 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 2,161 CCF - 29 days | 2000 | 1,289.30 | 26,927.60 |
| Bill | 06/13/16 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 - 547 CCF/32 days | 2000 | 570.57 | 27,498.17 |
| Bill | 06/13/16 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 - 373 CCF - 32 days | 2000 | 402.85 | 27,901.02 |
| Bill | 06/13/16 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 - 448 CCF - 32 days | 2000 | 503.53 | 28,404.55 |
| Total 08030 — Gas | | | | | <u>28,404.55</u> | <u>28,404.55</u> |
| Total 08000 — Utilities | | | | | <u>28,404.55</u> | <u>28,404.55</u> |
| TOTAL | | | | | <u>28,404.55</u> | <u>28,404.55</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--------------------------------|----------|----------|--|--------------|------------------------|------------------------|
| 08000 — Utilities | | | | | | |
| 08050 — Telephone | | | | | | |
| Bill | 10/26/15 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 279.59 | 279.59 |
| Bill | 11/29/15 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 163.13 | 442.72 |
| Bill | 12/30/15 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 213.13 | 655.85 |
| Bill | 01/25/16 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 215.56 | 871.41 |
| Bill | 02/27/16 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 215.56 | 1,086.97 |
| Bill | 03/31/16 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 215.56 | 1,302.53 |
| Bill | 04/26/16 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 215.28 | 1,517.81 |
| Bill | 05/30/16 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 215.28 | 1,733.09 |
| Bill | 06/13/16 | Frontier | Frontier - Account 860-233-2031-051914-5 | 2000 | 215.28 | 1,948.37 |
| Total 08050 — Telephone | | | | | <u>1,948.37</u> | <u>1,948.37</u> |
| Total 08000 — Utilities | | | | | <u>1,948.37</u> | <u>1,948.37</u> |
| TOTAL | | | | | <u>1,948.37</u> | <u>1,948.37</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|---|----------|---------------------------|--|--------------|------------------------|------------------------|
| 08550 — Capital Improvements | | | | | | |
| 08551 — Cap Improvements - Operating | | | | | | |
| Bill | 10/26/15 | JH Property Services, LLC | Landscape Plantings, Hydroseeding and labor | 2000 | 1,688.35 | 1,688.35 |
| Bill | 03/24/16 | Marchion & Faucher, Inc. | Marchion & Faucher - Invoice #8252 - Removal of Tree and Tree Work in Multiple Locat | 2000 | 6,061.95 | 7,750.30 |
| Bill | 05/30/16 | JH Property Services, LLC | JH Property Services - Inv. #2219 - Labor, Soil and Hydroseed | 2000 | 1,648.43 | 9,398.73 |
| Total 08551 — Cap Improvements - Operating | | | | | <u>9,398.73</u> | <u>9,398.73</u> |
| Total 08550 — Capital Improvements | | | | | <u>9,398.73</u> | <u>9,398.73</u> |
| TOTAL | | | | | <u>9,398.73</u> | <u>9,398.73</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|-----------------|---|--------------|----------|----------|
| 09000 — Maintenance | | | | | | |
| 09020 — Maintenance Worker - Imagineers | | | | | | |
| Bill | 10/13/15 | Imagineers, LLC | Inv. #MAIN0217237 - Luis Hrs P/E 10/13/15 - 61 hrs @ \$26.19 | 2000 | 1,699.04 | 1,699.04 |
| Bill | 10/31/15 | Imagineers, LLC | Inv. #MAIN0217625 - Luis' Hrs. P/E 10/27 62 hrs @ \$26.19 | 2000 | 1,726.89 | 3,425.93 |
| General J | 10/31/15 | | To Accrue Last two days of October 2015 - Luis' time - 14.5 hrs @ 26.19 | 3150 | 403.87 | 3,829.80 |
| General J | 11/15/15 | | To Accrue the remaining days on Luis P/E 11/10 invoice | 3150 | 1,225.54 | 5,055.34 |
| Bill | 11/24/15 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0218369 - Luis Hrs. P/E 11/24 | 2000 | 1,649.97 | 6,705.31 |
| General J | 11/24/15 | | Tax on Invoice #MAIN0218369 - Imagineers, LLC | 3150 | 104.77 | 6,810.08 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|-----------------|---|--------------|-------------------------|-------------------------|
| General J | 11/30/15 | | Estimated expense for last week of November 2015 | 3150 | 891.30 | 7,701.38 |
| Bill | 11/30/15 | Imagineers, LLC | Reimburse Imagineers Inv. #MAIN0218369 - Tax on Invoice | 2000 | 104.77 | 7,806.15 |
| General J | 11/30/15 | | To Reverse Journal Entry to Accrue Taxes | 3150 | -104.77 | 7,701.38 |
| General J | 12/01/15 | | Reverse November Estimated Expense | 3150 | -891.30 | 6,810.08 |
| General J | 12/01/15 | | Reverse Prior Month Accrual for Expense | 3150 | -403.87 | 6,406.21 |
| General J | 12/01/15 | | Reverse Prior Month Accrual for Expense | 3150 | -1,225.54 | 5,180.67 |
| Bill | 12/15/15 | Imagineers, LLC | Imagineers - Inv. #Main0217881 - Luis Hrs P/E 11/10 - 58.5 hrs | 2000 | 1,629.41 | 6,810.08 |
| Bill | 12/15/15 | Imagineers, LLC | Imagineers - Inv. #Main0217881 - Luis Hrs P/E 12/8/15 - 39.0 hrs | 2000 | 1,086.27 | 7,896.35 |
| Bill | 12/31/15 | Imagineers, LLC | Imagineers - Inv. #Main#0219347 - Luis Colon P/E 1/5/16 - 54 hours @ \$26.19 | 2000 | 1,504.07 | 9,400.42 |
| Bill | 12/31/15 | Imagineers, LLC | Imagineers - Inv. #Main#0219347 - Luis Colon P/E 12/22/15 - 62 hours @ \$26.19 | 2000 | 1,726.89 | 11,127.31 |
| Bill | 12/31/15 | Imagineers, LLC | Imagineers - Inv. #Main#0219049 - William Lavista Hrs P/E 12/22 - 16 hrs. @ \$52 per hr | 2000 | 884.83 | 12,012.14 |
| Bill | 01/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0220003 - Luis Time P/E 1/19 - 61 hrs @ \$26.19 | 2000 | 1,699.04 | 13,711.18 |
| General J | 01/31/16 | | To Accrue Estimated IMagineers Worker Time | 3150 | 1,671.00 | 15,382.18 |
| Bill | 02/29/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0220520 - Luis Hrs P/E 2/16 63 hrs @ \$26.19 | 2000 | 1,649.97 | 17,032.15 |
| Bill | 02/29/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0220520 - Luis Hrs P/E 3/1 56 hrs @ \$26.19 | 2000 | 1,559.77 | 18,591.92 |
| Bill | 02/29/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0220135 - Luis Colon P/E 2/216 - 62 hrs @ \$26.19 per hr | 2000 | 1,726.89 | 20,318.81 |
| General J | 02/29/16 | | Reverse Estimated time for January - 1/20-1/31 | 3150 | -1,671.00 | 18,647.81 |
| Bill | 03/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0221328 - P/E 3/29 - Time for Peter Rand | 2000 | 442.42 | 19,090.23 |
| Bill | 03/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0221328 - P/E 3/29 - Luis Colon Time | 2000 | 1,462.29 | 20,552.52 |
| Bill | 03/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0220987 - Luis Hrs. P/E /15 - 64 hrs | 2000 | 1,782.60 | 22,335.12 |
| Bill | 04/12/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0221444 - Home Depot Glass Sconce, Rust Remover, wood sc | 2000 | 445.65 | 22,780.77 |
| Bill | 04/26/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0222052 - Luis Hrs. P/E 4/26 - 64 hrs | 2000 | 1,782.60 | 24,563.37 |
| Bill | 04/27/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0221752 - Peter Rand Hours - 27.5 @ \$52 per hr | 2000 | 1,520.81 | 26,084.18 |
| Bill | 05/19/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0222713 - Luis Colon Hrs - P/E 5/24 61 hrs @ \$26.19 per | 2000 | 1,699.04 | 27,783.22 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0222434 - L. Colon Hrs P/E 5/10 - 52.5 | 2000 | 1,462.29 | 29,245.51 |
| Bill | 06/21/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0223643 - Luis Colon P/E 6/21 - 61.5 hrs @ \$26.19 | 2000 | 1,712.97 | 30,958.48 |
| Bill | 06/21/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0223995 - Luis Colon P/E 7/5 49 hrs @ Reg/2 hrs @ 2X T | 2000 | 1,476.21 | 32,434.69 |
| Bill | 06/21/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0223240 - Luis Colon P/E 6/7 - 40 hrs at Reg/2 hrs @ 2X | 2000 | 1,225.53 | 33,660.22 |
| Total 09020 — Maintenance Worker - Imagineers | | | | | <u>33,660.22</u> | <u>33,660.22</u> |
| Total 09000 — Maintenance | | | | | <u>33,660.22</u> | <u>33,660.22</u> |
| TOTAL | | | | | <u>33,660.22</u> | <u>33,660.22</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|-------------------------------------|----------|-----------------------|---|--------------|-----------|----------|
| 09000 — Maintenance | | | | | | |
| 09030 — Elevator Maintenance | | | | | | |
| General J | 10/31/15 | | To Record As Expense October 2015 Portion of Qtrly. Otis Elevator Invoice | 1470 | 998.03 | 998.03 |
| General J | 11/11/15 | | To Expense November 2015 Portion of Qtrly Otis Elevator Invoice | 1470 | 998.03 | 1,996.06 |
| General J | 12/28/15 | | To Record Qtrly Otis Invoice As Prepaid @ Dec 31, 2015 | 1470 | -2,994.09 | -998.03 |
| General J | 12/28/15 | | To Expense Dec. portion of Qtrly Otis Invoice | 1470 | 998.03 | 0.00 |
| Bill | 12/30/15 | Otis Elevator Company | Otis Elevator - Invoice #NKG05499Z116 - Quarterly 1/1/16 to 3/31/16 | 2000 | 2,994.09 | 2,994.09 |
| General J | 01/31/16 | | To Record as Expense January 2016 Portion of Quarterly Otis Invoice | 1470 | 998.03 | 3,992.12 |
| General J | 02/29/16 | | To Record As Expense Feb 2016 Portion of Qtrly. Otis Invoice | 1470 | 998.03 | 4,990.15 |
| Bill | 03/31/16 | Otis Elevator Company | Otis Elevator - Invoice #NKG05499Z416 - Quarterly 4/1/16 to 6/30/16 | 2000 | 2,994.09 | 7,984.24 |
| General J | 03/31/16 | | To Record as Prepaid Otis Quarterly Invoice | 1470 | -2,994.09 | 4,990.15 |
| General J | 03/31/16 | | To Record March 2016 Pro-Rata Exp. - Otis Qtrly Invoice | 1470 | 998.03 | 5,988.18 |

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|---|----------|-----------------------|---|--------------|------------------------|------------------------|
| General J | 04/30/16 | | To Expense 1/3 of Quarterly Otis Invoice | 1470 | 998.03 | 6,986.21 |
| General J | 05/31/16 | | To Expense May Portion of Qtrly Otis Invoice | 1470 | 998.03 | 7,984.24 |
| Bill | 06/13/16 | Otis Elevator Company | Otis Elevator - Invoice #NKG05499Z416 - Quarterly 4/1/16 to 6/30/16 | 2000 | 2,994.09 | 10,978.33 |
| General J | 06/30/16 | | To Charge Quarterly Otis Invoice to Prepaid | 1470 | -2,994.09 | 7,984.24 |
| General J | 06/30/16 | | To Expense June 2016 Portion of Qtrly. Otis Elevator Invoice | 1470 | 998.03 | 8,982.27 |
| Total 09030 — Elevator Maintenance | | | | | <u>8,982.27</u> | <u>8,982.27</u> |
| Total 09000 — Maintenance | | | | | <u>8,982.27</u> | <u>8,982.27</u> |
| TOTAL | | | | | <u>8,982.27</u> | <u>8,982.27</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|---|----------|-----------------------------|---|--------------|---------|----------|
| 09000 — Maintenance | | | | | | |
| 09110 — General Maintenance & Repair | | | | | | |
| Bill | 10/06/15 | Imagineers, LLC | Inv. #MAIN0216516 - ReimbursementHome Depot Mini cage frame,paint - locksmith | 2000 | 106.66 | 106.66 |
| Bill | 10/17/15 | Imagineers, LLC | Inv. #MAIN0216516 - ReimbursementHome Depot - Plastic cutter, Ascylic Sheet, Bleacl | 2000 | 152.25 | 258.91 |
| Bill | 10/26/15 | Paine's, Inc. | Paines - Invoice #2740815 - 2 Yd Container on call and Dump | 2000 | 38.76 | 297.67 |
| Bill | 11/16/15 | Imagineers, LLC | Reimburse Imagineers Inv. #MAIN0218076 - Gas | 2000 | 5.01 | 302.68 |
| Bill | 11/16/15 | Imagineers, LLC | Reimburse Imagineers Inv. #MAIN0218076 - Home Depot 3 wire and 2 wire plugs | 2000 | 7.75 | 310.43 |
| Bill | 11/16/15 | Imagineers, LLC | Reimburse Imagineers Inv. #MAIN0218076 - The Home Depot - Kwik Set Key | 2000 | 7.95 | 318.38 |
| Bill | 11/24/15 | Imagineers, LLC | Reimburse Imagineers Inv. #MAIN0218008 - Home Depot Trim Nails | 2000 | 5.30 | 323.68 |
| Bill | 11/24/15 | Imagineers, LLC | Reimburse Imagineers Inv. #MAIN0218008 - Marjam - Trim CoilMusket Brown 24x50 | 2000 | 116.99 | 440.67 |
| Bill | 11/30/15 | Imagineers, LLC | Reimburse Imagineers Inv. #MAIN0218321 - Door Stop & Magnetic Catch | 2000 | 38.16 | 478.83 |
| Bill | 12/18/15 | Imagineers, LLC | Imagineers - Inv. #Main0218159 - Keys and Vacuum Appliance | 2000 | 67.53 | 546.36 |
| Bill | 12/28/15 | Imagineers, LLC | Imagineers - Inv. #Main0219433 - Home Depot - Door Stop W/ Magnetic Catch & HD I | 2000 | 84.42 | 630.78 |
| Bill | 12/30/15 | Paine's, Inc. | Paines - Invoice #2755890 - 2 Yd final empty for season | 2000 | 38.76 | 669.54 |
| Bill | 12/31/15 | Imagineers, LLC | Imagineers - Inv. #Main0218811 - Home Depot Douglas Fir Strips, Blue Tarps (3), (2) 12000 | 2000 | 403.75 | 1,073.29 |
| Bill | 12/31/15 | Imagineers, LLC | Imagineers - Inv. #Main0218905 - Home Depot - Tank Fill Repair Valve, Magnetic Doo | 2000 | 114.52 | 1,187.81 |
| Bill | 01/24/16 | Imagineers, LLC | Imagineers - Inv. #Main0219483 - Home Depot - Fuse | 2000 | 6.67 | 1,194.48 |
| Bill | 01/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0219614 - Reimburse Home Depot - Orange Glow Hardwood Fl | 2000 | 9.85 | 1,204.33 |
| Bill | 02/15/16 | Miller Plumbing, LLC | Miller Plumbing - Invoice #3396-155 Cleared Shower Drain from Drum Trap to MSL Jun | 2000 | 182.85 | 1,387.18 |
| Bill | 02/15/16 | Miller Plumbing, LLC | Miller Plumbing - Invoice #3396-155 Cleared below sink in Unit 869-101 to basement jur | 2000 | 121.90 | 1,509.08 |
| Bill | 02/16/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0202282 - Reimburse The Locksmith Center - Keys | 2000 | 234.50 | 1,743.58 |
| Bill | 02/26/16 | Miller Plumbing, LLC | Miller Plumbing - Invoice #3396-157 Cleared common MGL tub/lav combo from trap bel | 2000 | 152.88 | 1,896.46 |
| Bill | 03/10/16 | Wattsaver Lighting Products | Wattsaver Inv. #054895 - 7 SAT60-122 | 2000 | 118.74 | 2,015.20 |
| Bill | 03/10/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0220640 - Mailbox Lock and Locksmith Center (Home Depot & | 2000 | 22.95 | 2,038.15 |
| Bill | 03/10/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0220358 - Reimburse - Home Depot Wallplate, Motion Sensor, | 2000 | 69.22 | 2,107.37 |
| Bill | 03/11/16 | Miller Plumbing, LLC | Miller Plumbing - Invoice #3396-158 Fixed Leaky Valves in 20 Outlook Avenue - Boiler I | 2000 | 381.16 | 2,488.53 |
| Bill | 03/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0221637 - Reimb. - Home Depot - Construction Adhesive & Cor | 2000 | 37.11 | 2,525.64 |
| Bill | 04/26/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0221933 - Reimb. - Lowes 5 Pin Lock, Home Depot Degre | 2000 | 49.59 | 2,575.23 |
| Bill | 04/26/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0222011 - Reimb Georgia Pacific Bathroom Tissues, Pape | 2000 | 94.35 | 2,669.58 |
| Bill | 05/17/16 | Diane Shimoda-Peterson | Reimbursement - Diane Shimoda-Peterson Plants for Urns | 2000 | 87.94 | 2,757.52 |
| Bill | 05/19/16 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0222811 - Gas For Power Washer & Simple Green | 2000 | 15.61 | 2,773.13 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0222434 - 1 Day Rental of Power Washer | 2000 | 60.00 | 2,833.13 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0222963 - Lowes - Aluminum Face Mail Box LD | 2000 | 6.68 | 2,839.81 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0216242 - Home Depot - Washers | 2000 | 2.00 | 2,841.81 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0216592 - Georgia Pacific Paper Towels | 2000 | 24.86 | 2,866.67 |

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|---|----------|-----------------------------|--|--------------|------------------------|------------------------|
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0217169 - Home Depot Window Glazing | 2000 | 16.97 | 2,883.64 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0217329 - Utility Knife, Pull Chain, Clear Acrylic Sheet | 2000 | 54.02 | 2,937.66 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0217540 - Coastal Tool - 3/8" Hammer Bit | 2000 | 12.23 | 2,949.89 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0217720 - Locksmith Center - Keys | 2000 | 22.33 | 2,972.22 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN021720 - Home Depot - Silicone | 2000 | 23.52 | 2,995.74 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0218763 - Home Dpot 4 PK Daylight Spiral Bulbs | 2000 | 23.91 | 3,019.65 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0219947 - Home Depot Magnetic Door Stop | 2000 | 6.36 | 3,026.01 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0219947 - Vacuum Appliance Cntr | 2000 | 13.77 | 3,039.78 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0219947 - Home Depot 1-7/8" Everbuilt Garage Rollers | 2000 | 19.10 | 3,058.88 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0219947 - The Locksmith Center | 2000 | 132.94 | 3,191.82 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0220898 - Home Depot Midway Outet Wall Plate | 2000 | 2.99 | 3,194.81 |
| Bill | 05/31/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0220898 - Home Depot - Brasso Metal Polish | 2000 | 6.32 | 3,201.13 |
| Bill | 06/08/16 | Miller Plumbing, LLC | Miller Plumbing - Invoice #3396-159 - Cleared hair from drain and removed broken cable | 2000 | 275.18 | 3,476.31 |
| Bill | 06/13/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0223358 - Rejuvenate Floor & Furniture Repair Marker | 2000 | 6.35 | 3,482.66 |
| Bill | 06/13/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0223358 - Spike Spinkler 2 PK | 2000 | 8.48 | 3,491.14 |
| Bill | 06/13/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0223358 - Locksmith Ctr 2 Keys to Entrance | 2000 | 26.59 | 3,517.73 |
| Bill | 06/13/16 | Imagineers, LLC | Imagineers, LLC Inv. #MAIN0223358 - Microfibre towels and Glass Cleaner | 2000 | 43.58 | 3,561.31 |
| Bill | 06/13/16 | Paine's, Inc. | Paines - Invoice #2777117 - 2 Yd on call | 2000 | 38.76 | 3,600.07 |
| Bill | 06/15/16 | Wattsaver Lighting Products | Wattsaver Inc. - 1 6V single outdoor 5.4W Incad | 2000 | 25.47 | 3,625.54 |
| Total 09110 — General Maintenance & Repair | | | | | <u>3,625.54</u> | <u>3,625.54</u> |
| Total 09000 — Maintenance | | | | | <u>3,625.54</u> | <u>3,625.54</u> |
| TOTAL | | | | | <u>3,625.54</u> | <u>3,625.54</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--------------------------------------|----------|------------------------------|---|--------------|----------------------|----------------------|
| 09000 — Maintenance | | | | | | |
| 09135 — Fire Protection | | | | | | |
| Bill | 04/26/16 | Roybal & Sons Fire Equipment | Roybal & Sons Inv. #21162 - Annual Service and Maintenance - 20 Outlook | 2000 | 186.22 | 186.22 |
| Bill | 04/26/16 | Roybal & Sons Fire Equipment | Roybal & Sons Inv. #211161- Annual Service and Maintenance - 30 Outlook | 2000 | 136.07 | 322.29 |
| Bill | 04/26/16 | Roybal & Sons Fire Equipment | Roybal & Sons Inv# 211163- Annual Service and Maintenance - 869 FA | 2000 | 170.16 | 492.45 |
| Total 09135 — Fire Protection | | | | | <u>492.45</u> | <u>492.45</u> |
| Total 09000 — Maintenance | | | | | <u>492.45</u> | <u>492.45</u> |
| TOTAL | | | | | <u>492.45</u> | <u>492.45</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|-----------------------------------|----------|--|--|--------------|-----------------|-----------------|
| 09000 — Maintenance | | | | | | |
| 09150 — HVAC Service | | | | | | |
| Bill | 10/31/15 | Tuxis - Ohr's Fuel, Inc. | Tuxis - Ohr's Fuel, Inc. - Inv. #P282 Remove faulty blower motor - A/C - Unit 869-302 | 2000 | 199.41 | 199.41 |
| Bill | 03/11/16 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #057906 - 2 hours service call for noise associated with heat/boile | 2000 | 255.24 | 454.65 |
| Bill | 03/31/16 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #058007 - Repace Cartridge Bearing and Seal Kit on TACO 160C | 2000 | 1,538.00 | 1,992.65 |
| Bill | 05/30/16 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #058208 - New Bearing Seal and Gaskets - Building 30 Circulator | 2000 | 1,688.84 | 3,681.49 |
| Bill | 05/30/16 | State of Connecticut - Bureau of Boilers | State of CT - Bureau of Boilers - Building 20 | 2000 | 240.00 | 3,921.49 |
| Bill | 05/30/16 | State of Connecticut - Bureau of Boilers | State of CT - Bureau of Boilers - Building 20 | 2000 | 240.00 | 4,161.49 |
| Bill | 05/30/16 | State of Connecticut - Bureau of Boilers | State of CT - Bureau of Boilers - Building 20 | 2000 | 240.00 | 4,401.49 |
| Bill | 06/08/16 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #058258 - Replaced Bearing Seal and Gaskets in pump - 4hrs | 2000 | 1,452.74 | 5,854.23 |
| Total 09150 — HVAC Service | | | | | <u>5,854.23</u> | <u>5,854.23</u> |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|----------------------------------|------|------|------|-----------------|-----------------|
| Total 09000 — Maintenance | | | | 5,854.23 | 5,854.23 |
| TOTAL | | | | <u>5,854.23</u> | <u>5,854.23</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|---------------------------|---|------------------|------------------|
| 09600 — Contract Services | | | | | |
| Lawn Maint. & Landscaping | | | | | |
| Bill | 10/26/15 | JH Property Services, LLC | October Landscape Fee plus tax | 2000 2,552.40 | 2,552.40 |
| Bill | 11/24/15 | JH Property Services, LLC | JH Property Services - Inv. #1986 - Nov. Landscape Fee plus tax | 2000 2,552.40 | 5,104.80 |
| Bill | 12/31/15 | JH Property Services, LLC | JH Property Services - Inv. #XXXX - Dec. Landscape Fee plus tax | 2000 2,552.40 | 7,657.20 |
| Bill | 01/24/16 | JH Property Services, LLC | JH Property Services - Inv. #2042 - Dec. Landscape Fee plus tax | 2000 2,552.40 | 10,209.60 |
| Bill | 02/29/16 | JH Property Services, LLC | JH Property Services - Inv. #2112 - Feb. Landscape Fee plus tax | 2000 2,552.40 | 12,762.00 |
| Bill | 03/24/16 | JH Property Services, LLC | JH Property Services - Inv. #2153 - Feb. Landscape Fee plus tax | 2000 2,552.40 | 15,314.40 |
| Bill | 04/30/16 | JH Property Services, LLC | JH Property Services - Inv. #2175 - Feb. Landscape Fee plus tax | 2000 2,552.40 | 17,866.80 |
| Bill | 05/30/16 | JH Property Services, LLC | JH Property Services - Inv. #2219 - Feb. Landscape Fee plus tax | 2000 2,552.40 | 20,419.20 |
| Bill | 06/27/16 | JH Property Services, LLC | JH Property Services - Inv. #2259 - Feb. Landscape Fee plus tax | 2000 2,150.40 | 22,569.60 |
| Total Lawn Maint. & Landscaping | | | | <u>22,569.60</u> | <u>22,569.60</u> |
| Total 09600 — Contract Services | | | | <u>22,569.60</u> | <u>22,569.60</u> |
| TOTAL | | | | <u>22,569.60</u> | <u>22,569.60</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|---------------------------------|--|---------------|---------------|
| 09600 — Contract Services | | | | | |
| Pest Control | | | | | |
| Bill | 05/11/16 | All Seasons Budget Pest Control | All Seasons - Monthly Invoice #16-201619 Basement Boiler Room - Treatment Mice | 2000 90.40 | 90.40 |
| Bill | 05/17/16 | All Seasons Budget Pest Control | All Seasons - Monthly Invoice #16-858679 Mice - Remove Bait Stations and 2nd treat., / | 2000 186.11 | 276.51 |
| Bill | 05/17/16 | All Seasons Budget Pest Control | All Seasons - Monthly Invoice #16-648505 - Ants, Wasps, interior Treat - Mice | 2000 239.29 | 515.80 |
| Bill | 05/31/16 | All Seasons Budget Pest Control | All Seasons - Monthly Invoice #16-537231 Monthly | 2000 159.53 | 675.33 |
| Total Pest Control | | | | <u>675.33</u> | <u>675.33</u> |
| Total 09600 — Contract Services | | | | <u>675.33</u> | <u>675.33</u> |
| TOTAL | | | | <u>675.33</u> | <u>675.33</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|-------------------|---|---------------|---------------|
| 09600 — Contract Services | | | | | |
| 09611 — Fertilization | | | | | |
| Bill | 05/31/16 | Turf Masters, LLC | TurfMasters - Invoice #551246 - Applied Folear Spray to Infected Shrubs | 2000 106.35 | 106.35 |
| Bill | 06/13/16 | Turf Masters, LLC | TurfMasters - Invoice #559164 - Grub Control and late spring service | 2000 592.37 | 698.72 |
| Total 09611 — Fertilization | | | | <u>698.72</u> | <u>698.72</u> |
| Total 09600 — Contract Services | | | | <u>698.72</u> | <u>698.72</u> |
| TOTAL | | | | <u>698.72</u> | <u>698.72</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|---|----------|--------------------|--|--------------|--------------|
| 09600 — Contract Services | | | | | |
| 09612 — Grounds Improvements | | | | | |
| Bill | 12/01/15 | Theodore Calabrese | Reimbursement - Ted Calabrese - Moscarillo's Wreaths | 2000 82.89 | 82.89 |
| Total 09612 — Grounds Improvements | | | | <u>82.89</u> | <u>82.89</u> |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|--|------|------|------|--------------|--------------|
| Total 09600 — Contract Services | | | | 82.89 | 82.89 |
| TOTAL | | | | 82.89 | 82.89 |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|------|---|------------------|------------------|
| 09900 — Reserve Transfers | | | | | |
| 09990 — Operating to Reserves | | | | | |
| General J | 10/31/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 11/11/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 12/31/15 | | To Record December 2015 Interfund Transfer Entry | 2162 | 9,271.92 |
| General J | 01/31/16 | | To Record January 2016 Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 02/29/16 | | To Record Monthly Due To/From Between Operating and Reserve | 2162 | 9,271.92 |
| General J | 03/31/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 04/30/16 | | To Record Monthly Due To/From Operating and Reserves | 2162 | 9,271.92 |
| General J | 05/31/16 | | To Record Monthly Operating - Reserve Transfer Entry | 2162 | 9,271.92 |
| General J | 06/30/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| Total 09990 — Operating to Reserves | | | | 83,447.28 | 83,447.28 |
| Total 09900 — Reserve Transfers | | | | 83,447.28 | 83,447.28 |
| TOTAL | | | | 83,447.28 | 83,447.28 |

| Type | Date | Name | Memo | Split Amount | Balance |
|---|----------|------|---|------------------|------------------|
| 09900 — Reserve Transfers | | | | | |
| 09991 — Roof/HVAC Reserve Transfer | | | | | |
| General J | 10/31/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 |
| General J | 11/11/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 |
| General J | 12/31/15 | | To Record December 2015 Interfund Transfer Entry | 2162 | 2,990.00 |
| General J | 01/31/16 | | To Record January 2016 Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 |
| General J | 02/29/16 | | To Record Monthly Due To/From Between Operating and Reserve | 2162 | 2,990.00 |
| General J | 03/31/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 |
| General J | 04/30/16 | | To Record Monthly Due To/From Operating and Reserves | 2162 | 2,990.00 |
| General J | 05/31/16 | | To Record Monthly Operating - Reserve Transfer Entry | 2162 | 2,990.00 |
| General J | 06/30/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 |
| Total 09991 — Roof/HVAC Reserve Transfer | | | | 26,910.00 | 26,910.00 |
| Total 09900 — Reserve Transfers | | | | 26,910.00 | 26,910.00 |
| TOTAL | | | | 26,910.00 | 26,910.00 |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|------|---|--------------|----------|
| 06899 — Reserve Fund Income | | | | | |
| 06901 — WCA Monthly Contributions | | | | | |
| General J | 10/31/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 11/11/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 12/31/15 | | To Record December 2015 Interfund Transfer Entry | 2162 | 9,271.92 |
| General J | 01/31/16 | | To Record January 2016 Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 02/29/16 | | To Record Monthly Due To/From Between Operating and Reserve | 2162 | 9,271.92 |
| General J | 03/31/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 |
| General J | 04/30/16 | | To Record Monthly Due To/From Operating and Reserves | 2162 | 9,271.92 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|------|--|--------------|-------------------------|-------------------------|
| General J | 05/31/16 | | To Record Monthly Operating - Reserve Transfer Entry | 2162 | 9,271.92 | 74,175.36 |
| General J | 06/30/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 9,271.92 | 83,447.28 |
| Total 06901 — WCA Monthly Contributions | | | | | <u>83,447.28</u> | <u>83,447.28</u> |
| Total 06899 — Reserve Fund Income | | | | | <u>83,447.28</u> | <u>83,447.28</u> |
| TOTAL | | | | | <u>83,447.28</u> | <u>83,447.28</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|-----------|------|--|--------------|----------------------|----------------------|
| 06899 — Reserve Fund Income | | | | | | |
| 06902 — Interest Income | | | | | | |
| General J | 10/31/15 | | To Record October 2015 Interest Income on Reserve Cash - FNFG #0633 | 1080 | 56.55 | 56.55 |
| General J | 11/11/15 | | To Record November 2015 Interest Income on Reserve Cash - FNFG #0633 | 1080 | 60.51 | 117.06 |
| General J | 12/31/15 | | Interest Income - Reserves FNFG #0633 | 1080 | 62.32 | 179.38 |
| General J | 01/31/16 | | To Record January 2016 Interest Income on Reserve Cash - FNFG #0633 | 1080 | 57.73 | 237.11 |
| General J | 02/29/16 | | To Record Feb 2016 Interest Income on Reserve Cash - FNFG #0633 | 1080 | 64.61 | 301.72 |
| General J | 03/31/16 | | To Record March 2016 Interest Income - FNFG #0633 | 1080 | 48.31 | 350.03 |
| General J | 4/30/2016 | | To Record April 2016 Interest Income - FNFG #0633 | 1080 | 43.34 | 393.37 |
| General J | 5/31/2016 | | To Record May 2016 Interest #0633 | 1080 | 42.03 | 435.40 |
| General J | 06/30/16 | | To Record June 2016 Interest Income on Reserve Cash - FNFG #0633 | 1080 | 33.54 | 468.94 |
| Total 06902 — Interest Income | | | | | <u>468.94</u> | <u>468.94</u> |
| Total 06899 — Reserve Fund Income | | | | | <u>468.94</u> | <u>468.94</u> |
| TOTAL | | | | | <u>468.94</u> | <u>468.94</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|------|--|--------------|------------------------|------------------------|
| 06899 — Reserve Fund Income | | | | | | |
| 06903 — Roof/HVAC Project Prepay Amort. | | | | | | |
| General J | 10/31/15 | | To Record October 2015 Portion of Roof/HVAC Prepayers Amortization | 2982 | 655.99 | 655.99 |
| General J | 11/15/15 | | Amortization of Advance Roof/HVAC Payments | 2983 | 655.99 | 1,311.98 |
| General J | 12/31/15 | | To Record December 2015 Amortization of Prepaid Roof/HVAC | 2983 | 655.99 | 1,967.97 |
| General J | 01/31/16 | | To Record January 2016 Portion of Roof/HVAC Prepayers Amortization | 2982 | 655.99 | 2,623.96 |
| General J | 02/29/16 | | To Record Feb 2016 Portion of Roof/HVAC Prepayers Amortizaion | 2982 | 655.99 | 3,279.95 |
| General J | 03/31/16 | | To record March 2016 Portion of Roof/HVAC Prepayers Amortization | 2982 | 655.99 | 3,935.94 |
| General J | 05/31/16 | | To Amortize May Portion of Roof/HVAC Prepayment | 2982 | 655.99 | 4,591.93 |
| General J | 06/30/16 | | To Record June 2016 Portion of Roof/HVAC Prepayers Amortization | 2982 | 655.99 | 5,247.92 |
| Total 06903 — Roof/HVAC Project Prepay Amort. | | | | | <u>5,247.92</u> | <u>5,247.92</u> |
| Total 06899 — Reserve Fund Income | | | | | <u>5,247.92</u> | <u>5,247.92</u> |
| TOTAL | | | | | <u>5,247.92</u> | <u>5,247.92</u> |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|------|---|--------------|----------|-----------|
| 06899 — Reserve Fund Income | | | | | | |
| 06904 — WCA Monthly Transfer -Roof/HVAC | | | | | | |
| General J | 10/31/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 | 2,990.00 |
| General J | 11/11/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 | 5,980.00 |
| General J | 12/31/15 | | To Record December 2015 Interfund Transfer Entry | 2162 | 2,990.00 | 8,970.00 |
| General J | 01/31/16 | | To Record January 2016 Monthly Due To/From Between Operating and Reserves | 2162 | 2,990.00 | 11,960.00 |
| General J | 02/29/16 | | To Record Monthly Due To/From Between Operating and Reserve | 2162 | 2,990.00 | 14,950.00 |

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|------|--|-------------------------|-------------------------|
| General J | 03/31/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 17,940.00 |
| General J | 04/30/16 | | To Record Monthly Due To/From Operating and Reserves | 2162 | 20,930.00 |
| General J | 05/31/16 | | To Record Monthly Operating - Reserve Transfer Entry | 2162 | 23,920.00 |
| General J | 06/30/16 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | 26,910.00 |
| Total 06904 — WCA Monthly Transfer -Roof/HVAC | | | | <u>26,910.00</u> | <u>26,910.00</u> |
| Total 06899 — Reserve Fund Income | | | | <u>26,910.00</u> | <u>26,910.00</u> |
| TOTAL | | | | <u>26,910.00</u> | <u>26,910.00</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|---|----------|------|---|------------------------|------------------------|
| 09799 — Reserve Fund Expenses | | | | | |
| 09807 — Reserve - Interest Expense | | | | | |
| General J | 10/31/15 | | To Record October 2015 Payment of Roof/HVAC Loan | 1080 | 362.66 |
| General J | 11/11/15 | | To Record November 2015 Payment of Roof/HVAC Loan | 1080 | 722.70 |
| General J | 12/31/15 | | Payment of December 2015 Roof/HVAC Loan | 1080 | 1,056.85 |
| General J | 01/31/16 | | To Record January 2016 Payment of Roof/HVAC Loan | 1080 | 1,419.51 |
| General J | 02/29/16 | | To Record Feb 2016 Payment of Roof/HVAC Loan | 1080 | 1,735.03 |
| General J | 03/31/16 | | To Record March Roof/HVAC Payment | 1080 | 2,016.20 |
| General J | 04/30/16 | | To Record April 2016 Roof/HVAC Payment | 1080 | 2,301.60 |
| General J | 05/31/16 | | To Record May Payment of Roof/HVAC Loan | 1080 | 2,563.14 |
| General J | 06/30/16 | | To record June 2016 Payment of Roof/HVAC Loan | 1080 | 5,437.33 |
| Total 09807 — Reserve - Interest Expense | | | | <u>5,437.33</u> | <u>5,437.33</u> |
| Total 09799 — Reserve Fund Expenses | | | | <u>5,437.33</u> | <u>5,437.33</u> |
| TOTAL | | | | <u>5,437.33</u> | <u>5,437.33</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|-------------------------|--|----------------------|----------------------|
| 09799 — Reserve Fund Expenses | | | | | |
| 09808 — Reserve - Misc. Expense | | | | | |
| Bill | 05/19/16 | ARC Strategic Solutions | ARC Reimbursement - Mailboxes (Outgoing) - 3 | 2000 | 599.38 |
| Total 09808 — Reserve - Misc. Expense | | | | <u>599.38</u> | <u>599.38</u> |
| Total 09799 — Reserve Fund Expenses | | | | <u>599.38</u> | <u>599.38</u> |
| TOTAL | | | | <u>599.38</u> | <u>599.38</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|---|----------|---------------------------------------|--|-------------------------|-------------------------|
| 09799 — Reserve Fund Expenses | | | | | |
| 09814 — Reserve - Garage Roofs | | | | | |
| Bill | 06/13/16 | Kalinowski General Construction, Inc. | Kalinowski Const. - Garages 1-21 odd, 53-69 odd, 34-48 even, Soffit at 23-33 odd | 2000 | 22,500.00 |
| Total 09814 — Reserve - Garage Roofs | | | | <u>22,500.00</u> | <u>22,500.00</u> |
| Total 09799 — Reserve Fund Expenses | | | | <u>22,500.00</u> | <u>22,500.00</u> |
| TOTAL | | | | <u>22,500.00</u> | <u>22,500.00</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|---|----------|-------------------------|---|--------------|-----------|
| 09799 — Reserve Fund Expenses | | | | | |
| 09830 — Hallway Renovations - Design | | | | | |
| Bill | 12/01/15 | Specialty Building, LLC | Specialty Building, LLC. - Payment Per Exhibit A - Contract...Materials | 2000 | 30,000.00 |
| Bill | 02/03/16 | Design Source CT LLC | Hallway Tables and Foyer Tables - Payment Remainder | 2000 | 30,539.20 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|---|----------|---------------------------------------|--|--------------|-------------------|-------------------|
| Bill | 02/09/16 | Specialty Building, LLC | Specialty Building, LLC. - Payment Per AIA Cert. - Payment #2...Materials | 2000 | 17,187.56 | 47,726.76 |
| Bill | 02/27/16 | Design Source CT LLC | DesignSourceCT LLC - Invoice #869 - 6 Sherrill #1600 chairs | 2000 | 7,875.96 | 55,602.72 |
| Bill | 02/27/16 | Design Source CT LLC | DesignSourceCT LLC - Invoice #872 - Currey 6768 Helios Lamps, Port 68 Viceroy Lamp | 2000 | 2,775.74 | 58,378.46 |
| Bill | 02/27/16 | Specialty Building, LLC | Specialty Building, LLC. - Payment Per AIA Cert. - Payment #3...Materials | 2000 | 17,187.56 | 75,566.02 |
| Bill | 03/11/16 | Design Source CT LLC | DesignSourceCT LLC - Invoice #34546 - Additional charge of \$35 per lamp | 2000 | 896.53 | 76,462.55 |
| Bill | 03/15/16 | Timothy R. Wooldridge Interiors, LTD. | Timothy R. Wooldridge Interiors, Ltd. - Compl. of 869 as per contract | 2000 | 4,529.25 | 80,991.80 |
| Bill | 03/15/16 | Specialty Building, LLC | Specialty Building, LLC. - Payment Per AIA Cert. - Payment #4...labor | 2000 | 17,187.00 | 98,178.80 |
| Bill | 05/11/16 | Specialty Building, LLC | Specialty Building, LLC. - Payment Per AIA Cert. - Payment #5...labor | 2000 | 9,488.83 | 107,667.63 |
| Bill | 05/19/16 | Timothy R. Wooldridge Interiors, LTD. | Timothy R. Wooldridge Interiors, Ltd. - Compl. of #20 as per contract | 2000 | 4,529.25 | 112,196.88 |
| Bill | 06/27/16 | Timothy R. Wooldridge Interiors, LTD. | Timothy R. Wooldridge Interiors, Ltd. - Compl. of #30 as per contract | 2000 | 4,529.25 | 116,726.13 |
| Bill | 06/27/16 | Specialty Building, LLC | Specialty Building, LLC. - Payment to get balance to approx. \$3k per A. Shechtman | 2000 | 8,000.00 | 124,726.13 |
| Total 09830 — Hallway Renovations - Design | | | | | 124,726.13 | 124,726.13 |
| Total 09799 — Reserve Fund Expenses | | | | | 124,726.13 | 124,726.13 |
| TOTAL | | | | | 124,726.13 | 124,726.13 |

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|----------------------------------|---|--------------|-------------------|-------------------|
| 09799 — Reserve Fund Expenses | | | | | | |
| 09832 — Hallway Renovation - Painters | | | | | | |
| Bill | 11/15/15 | Renaissance - A Painting Company | Renaissance - A Painting Company - 1st Payment Building #1 as Per Contract Sch. A | 2000 | 12,365.28 | 12,365.28 |
| Bill | 01/03/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - 2nd Payment Building #869 as Per Contract Sch. A | 2000 | 12,365.28 | 24,730.56 |
| Bill | 02/01/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - 1st Payment Building #20 as Per Contract Sch. A | 2000 | 12,365.26 | 37,095.82 |
| Bill | 02/15/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - 1st Payment Building #30 as Per Contract Sch. A | 2000 | 12,365.26 | 49,461.08 |
| Bill | 02/15/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - Final Payment Building #869 as Per Contract Sch. A | 2000 | 11,437.88 | 60,898.96 |
| Bill | 02/29/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - Bldg #20 Pay & Retainage #869 as Per Contract | 2000 | 13,313.40 | 74,212.36 |
| Bill | 04/05/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - Bldg #20 Cor./Lobbies/Airlocks plus tax | 2000 | 11,437.88 | 85,650.24 |
| Bill | 04/25/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - Bldg #30 Cor./Lobbies/Airlocks plus tax | 2000 | 11,437.88 | 97,088.12 |
| Bill | 05/04/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - Bldg #30 Cor./Lobbies/Airlocks plus tax | 2000 | 927.38 | 98,015.50 |
| Bill | 05/17/16 | Renaissance - A Painting Company | Renaissance - A Painting Company - Bldg #30 payment, refinish oak panels, Paint 3 clo | 2000 | 14,454.14 | 112,469.64 |
| Total 09832 — Hallway Renovation - Painters | | | | | 112,469.64 | 112,469.64 |
| Total 09799 — Reserve Fund Expenses | | | | | 112,469.64 | 112,469.64 |
| TOTAL | | | | | 112,469.64 | 112,469.64 |

| Type | Date | Name | Memo | Split Amount | Balance | |
|---|----------|----------------------------|---|--------------|------------------|------------------|
| 09799 — Reserve Fund Expenses | | | | | | |
| 09833 — Hallway Renovations - Carpet | | | | | | |
| Bill | 12/30/15 | McBride Wayside Carpet Co. | First Payment - McBride for Carpet | 2000 | 43,031.00 | 43,031.00 |
| Bill | 03/10/16 | McBride Wayside Carpet Co. | 869 compl. Payment - McBride for Carpet, less retainage plus tax | 2000 | 11,695.87 | 54,726.87 |
| Bill | 04/05/16 | McBride Wayside Carpet Co. | Bldg #20 compl. Payment - McBride for Carpet, less retainage plus tax | 2000 | 11,695.87 | 66,422.74 |
| Total 09833 — Hallway Renovations - Carpet | | | | | 66,422.74 | 66,422.74 |
| Total 09799 — Reserve Fund Expenses | | | | | 66,422.74 | 66,422.74 |
| TOTAL | | | | | 66,422.74 | 66,422.74 |

| Type | Date | Name | Memo | Split Amount | Balance |
|--------------------------------------|------|------|------|--------------|---------|
| 09799 — Reserve Fund Expenses | | | | | |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|--------------------------------------|---|--------------|-------------------------|
| 09834 — Hallway Renovations - Wallpaper | | | | | |
| Bill | 11/11/15 | John Bollash dba Custom Paperhanging | John Bollash Paperhanging - Commencement Payment Schedule A | 2000 | 940.29 |
| Bill | 11/15/15 | Alan Shechtman | Alan Shechtman - Reimburs. - Cornfields CC Wallpaper | 2000 | 10,134.19 |
| Bill | 01/04/16 | John Bollash dba Custom Paperhanging | John Bollash Paperhanging - Inv. #1-4-16 Payment Schedule A | 2000 | 5,876.64 |
| Bill | 01/12/16 | John Bollash dba Custom Paperhanging | John Bollash Paperhanging - Change Order #1 - Proposal #1890 | 2000 | 1,221.92 |
| Bill | 02/26/16 | John Bollash dba Custom Paperhanging | John Bollash Paperhanging - Inv #1957 - Complete Wallpaper in 869 | 2000 | 2,117.43 |
| Bill | 03/15/16 | John Bollash dba Custom Paperhanging | John Bollash Paperhanging - Inv #1963 - Complete Wallpaper in 20 | 2000 | 1,958.63 |
| Bill | 05/30/16 | John Bollash dba Custom Paperhanging | John Bollash Paperhanging - Inv #2013 - Complete Wallpaper in 20 | 2000 | 1,957.05 |
| Total 09834 — Hallway Renovations - Wallpaper | | | | | <u>24,206.15</u> |
| Total 09799 — Reserve Fund Expenses | | | | | <u>24,206.15</u> |
| TOTAL | | | | | <u>24,206.15</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|-------------------------------------|--|--------------|-------------------------|
| 09799 — Reserve Fund Expenses | | | | | |
| 09836 — Hallway Renovations - Artwork | | | | | |
| Bill | 10/04/15 | The Noah Webster House | Fee for Prints to Be Framed in Halls - Interior Reno | 2000 | 500.00 |
| Bill | 12/15/15 | J & M Image Works LLC | J & M Image Works LLC - 1/2 of fine print job | 2000 | 1,008.00 |
| Bill | 12/15/15 | Marvin Janow's Custom Framing Depot | 1/2 Payment for Frames | 2000 | 5,000.00 |
| Bill | 02/11/16 | J & M Image Works LLC | J & M Image Works LLC - 2nd 1/2 of fine print job plus tax | 2000 | 1,136.02 |
| Bill | 05/11/16 | Marvin Janow's Custom Framing Depot | Second and Full Payment for Frames, hangers, prints, plaques | 2000 | 7,643.95 |
| Bill | 06/13/16 | J & M Image Works LLC | Inv. #6905- J & M Image Works LLC - Ink Jet of Fine Art Prints 22X36 (3) | 2000 | 350.96 |
| Total 09836 — Hallway Renovations - Artwork | | | | | <u>15,638.93</u> |
| Total 09799 — Reserve Fund Expenses | | | | | <u>15,638.93</u> |
| TOTAL | | | | | <u>15,638.93</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|---|----------|----------------------|--|--------------|-------------------------|
| 09799 — Reserve Fund Expenses | | | | | |
| 09837 — Hallway Renovations - Tables | | | | | |
| Bill | 01/19/16 | Design Source CT LLC | Hallway Tables and Foyer Tables | 2000 | 8,375.06 |
| Bill | 03/23/16 | SWI | SWI - Glass Table Tops | 2000 | 907.50 |
| Bill | 03/31/16 | Joyce Falkin | Joyce Falkin - Reimbursement - Arrangements for Tables | 2000 | 106.32 |
| Bill | 04/26/16 | Joyce Falkin | Joyce Falkin - Reimbursement - Arrangements for Tables | 2000 | 79.71 |
| Bill | 04/26/16 | Joyce Falkin | Joyce Falkin - Reimbursement - Arrangements for Tables | 2000 | 95.65 |
| Bill | 04/26/16 | Joyce Falkin | Joyce Falkin - Reimbursement - Arrangements for Tables | 2000 | 111.59 |
| Bill | 05/19/16 | Joyce Falkin | Joyce Falkin - Reimbursement - Bulletin Boards | 2000 | 17.33 |
| Bill | 06/13/16 | SWI | SWI - Glass Table Tops - 2nd Payment - Complete | 2000 | 907.50 |
| Total 09837 — Hallway Renovations - Tables | | | | | <u>10,600.66</u> |
| Total 09799 — Reserve Fund Expenses | | | | | <u>10,600.66</u> |
| TOTAL | | | | | <u>10,600.66</u> |

| Type | Date | Name | Memo | Split Amount | Balance |
|--|----------|----------------------|--|--------------|---------|
| 09799 — Reserve Fund Expenses | | | | | |
| 09838 — Hallway Renovation - Lighting | | | | | |
| Bill | 03/23/16 | Theodore Calabrese | Reimbursement - Ted Calabrese -Home Depot Light Fixtures | 2000 | 304.77 |
| Bill | 03/31/16 | Design Source CT LLC | DesignSourceCT LLC - Invoice #34495 - Shipping | 2000 | 300.00 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2015 through June 2016

| Type | Date | Name | Memo | Split Amount | Balance | |
|--|----------|-------------------------|---|--------------|------------------------|------------------------|
| Bill | 03/31/16 | Design Source CT LLC | DesignSourceCT LLC - Invoice #34593 - Shipping | 2000 | 196.00 | 800.77 |
| Total 09838 — Hallway Renovation - Lighting | | | | | <u>800.77</u> | <u>800.77</u> |
| Total 09799 — Reserve Fund Expenses | | | | | <u>800.77</u> | <u>800.77</u> |
| TOTAL | | | | | <u>800.77</u> | <u>800.77</u> |
| Type | Date | Name | Memo | Split Amount | Balance | |
| 09799 — Reserve Fund Expenses | | | | | | |
| 09839 — Hallway Renovations - Misc | | | | | | |
| Bill | 03/31/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0221550 - Reimb. - Home Depot - Wood Screws | 2000 | 4.17 | 4.17 |
| Bill | 04/07/16 | Imagineers, LLC | Imagineers - Inv. #MAIN0221444 - Home Depot Glass Sconce, Rust Remover, wood sc | 2000 | 255.48 | 259.65 |
| Bill | 05/31/16 | ARC Strategic Solutions | ARC Reimbursement - Salisbury Mailboxes - Realtor Lock Boxes | 2000 | 689.84 | 949.49 |
| Bill | 05/31/16 | ARC Strategic Solutions | ARC Reimbursement - Salisbury Mailboxes - Management Office Mail | 2000 | 243.52 | 1,193.01 |
| Total 09839 — Hallway Renovations - Misc | | | | | <u>1,193.01</u> | <u>1,193.01</u> |
| Total 09799 — Reserve Fund Expenses | | | | | <u>1,193.01</u> | <u>1,193.01</u> |
| TOTAL | | | | | <u>1,193.01</u> | <u>1,193.01</u> |

Office of the Secretary of the State of Connecticut

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

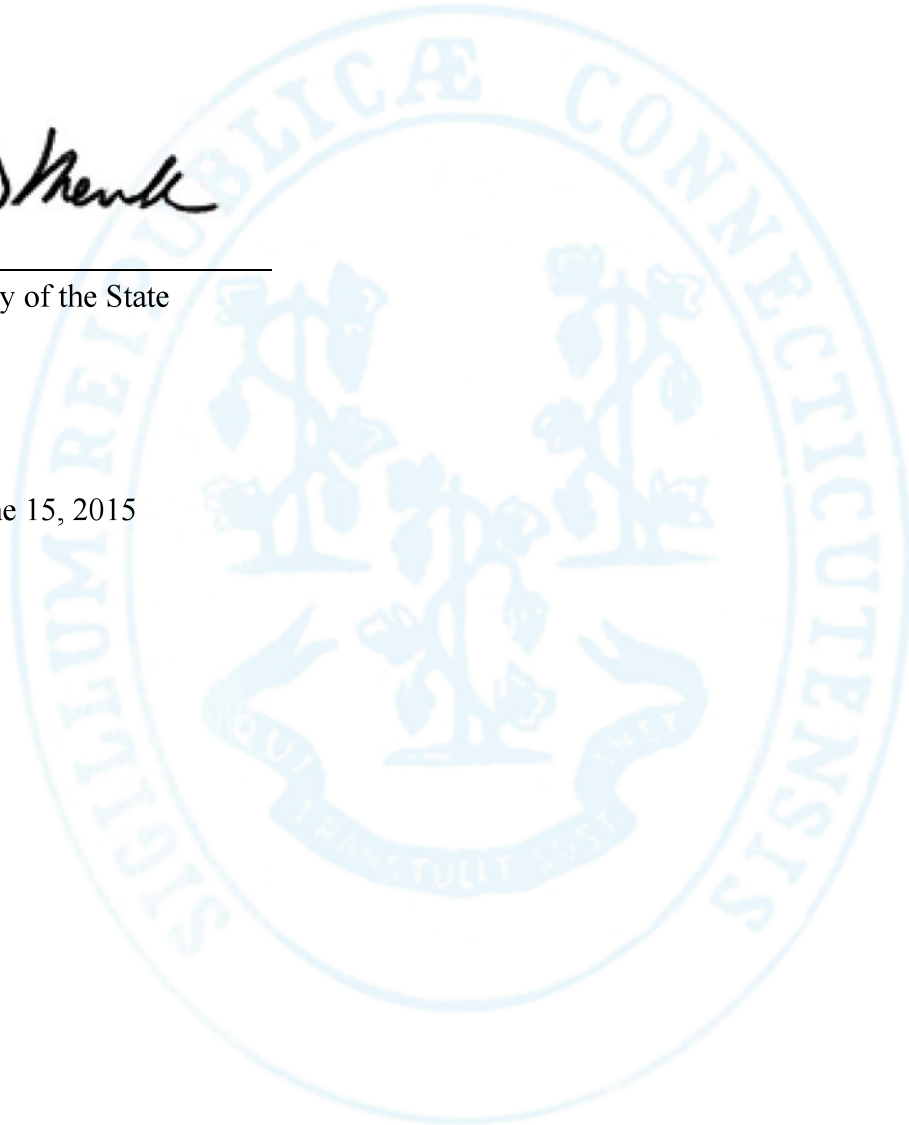
WESTBURY CONDOMINIUMS ASSOCIATION, INC.

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



Secretary of the State

Date Issued: June 15, 2015



Westbury Condominiums Association, Inc.

Secretary of State Filing

June 30, 2015

The screenshot displays the SOTS CONCORD web portal interface. At the top, the browser address bar shows the URL <https://www.concord-sots.ct.gov/CONCORD/customer>. The page header includes the name of the Connecticut Secretary of State, Denise W. Merrill, and the Commercial Recording Division logo. The user's name, ALAN COMRIE, is displayed in the top right corner. A navigation menu on the left lists various online services, with 'File Annual Reports' selected. A progress bar below the menu shows the steps: Search Business, Select Business, Principal Maintenance, Payment, Review, and Status. The main content area features a 'Filing Status' section with a confirmation message: 'Annual Report has been Successfully filed for WESTBURY CONDOMINIUMS ASSOCIATION, INC. (Business ID: 0220074) for the year 2015. The Filing Number is 0005349187.' A 'Continue' button is located below the message, and a 'Report a problem?' link is in the bottom right corner.

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

Westbury Condominium Association
Interior Design Project - Project Cost and Extrapolation

| | <u>Approved</u> <u>Contract</u> | <u>Paid</u> <u>7/15/16</u> | <u>Accrued</u> <u>7/15/16</u> | <u>Total</u> <u>Cost</u> |
|---------------------------------|------------------------------------|-------------------------------|----------------------------------|-----------------------------|
| <u>Service Contracts</u> | | | | |
| Management - Architect* | \$ 20,775 | \$ 17,188 | \$ 3,587 | \$ 20,775 |
| Painting - Service & Product | \$ 111,285 | \$ 110,415 | \$ 871 | \$ 111,285 |
| Painting - Change Order | \$ 2,055 | \$ 2,055 | \$ - | \$ 2,055 |
| Wallpaper - Product | \$ 10,134 | \$ 10,517 | \$ - | \$ 10,517 |
| Wallpaper - Service | \$ 13,723 | \$ 13,719 | \$ 4 | \$ 13,723 |
| Wallpaper - Change Order | \$ 1,222 | \$ 1,222 | \$ - | \$ 1,222 |
| Woodwork - Service | \$ 72,264 | \$ 69,051 | \$ 3,213 | \$ 72,264 |
| Woodwork - Product | \$ 30,000 | \$ 30,000 | \$ - | \$ 30,000 |
| Carpet - Product | \$ 43,031 | \$ 43,031 | \$ - | \$ 43,031 |
| Carpet - Service | \$ 37,867 | \$ 35,088 | \$ 2,779 | \$ 37,867 |
| | <u>\$ 342,356</u> | <u>\$ 332,285</u> | <u>\$ 10,454</u> | <u>\$ 342,739</u> |

| | <u>Paid</u> <u>7/15/16</u> | <u>Accrued</u> <u>7/15/16</u> | <u>Total</u> <u>Cost</u> |
|---|-------------------------------|----------------------------------|-----------------------------|
| <u>Other Renovation Expenses</u> | | | |
| | \$ - | | |
| Tables/Chairs/Lights | \$ 21,674 | \$ - | \$ 21,674 |
| Glass for Tables | \$ 1,815 | \$ - | \$ 1,815 |
| Artwork - Acquisition | \$ 500 | \$ - | \$ 500 |
| Artwork - Framing | \$ 12,644 | \$ - | \$ 12,644 |
| Artwork - Prints | \$ 2,495 | \$ - | \$ 2,495 |
| Mailboxes | \$ 1,533 | \$ - | \$ 1,533 |
| Misc | \$ 260 | \$ - | \$ 260 |
| | <u>\$ 40,920</u> | <u>\$ -</u> | <u>\$ 40,920</u> |

Overall Anticipated Costs **\$ 383,659**

Overall Budget **413,000**

Under Budget **\$ (29,341)**

Westbury Condominium Association

Interior Design Project - July 15, 2016 YTD Budget / Actual

| | Approved <u>Contract</u> | Budget -YTD <u>7/15/16</u> | Actual Paid <u>7/15/16</u> | <u>Variance</u> |
|---------------------------------|-----------------------------|-------------------------------|-------------------------------|-----------------|
| <u>Service Contracts</u> | | | | |
| Management - Architect* | \$ 20,775 | \$ 20,775 | \$ 17,188 | \$ 3,588 |
| Painting | \$ 109,478 | \$ 109,478 | \$ 112,470 | \$ (2,992) |
| Wallpaper | \$ 13,500 | \$ 13,500 | \$ 14,102 | \$ (602) |
| Woodwork | \$ 71,090 | \$ 71,090 | \$ 69,051 | \$ 2,039 |
| Carpet | \$ 37,252 | \$ 37,252 | \$ 35,088 | \$ 2,164 |
| Change Orders - Wallpaper | \$ 1,200 | \$ 1,200 | \$ 1,222 | \$ (22) |
| | <u>\$ 253,295</u> | <u>\$ 253,295</u> | <u>\$ 249,120</u> | <u>\$ 4,176</u> |

| | Approved <u>Contract</u> | Budget -YTD <u>7/15/16</u> | Actual Paid <u>7/15/16</u> | <u>Variance</u> |
|---------------------------------|-----------------------------|-------------------------------|-------------------------------|-------------------|
| <u>Product Purchases</u> | | | | |
| Wallpaper | \$ 10,134 | \$ 10,134 | \$ 10,134 | \$ - |
| Wood Trim | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ - |
| Carpet | \$ 43,031 | \$ 43,031 | \$ 43,031 | \$ - |
| Tables | \$ 8,914 | \$ 8,914 | \$ 11,319 | \$ (2,404) |
| Chairs | \$ 7,876 | \$ 7,876 | \$ 7,876 | \$ (0) |
| Lamps | \$ 2,776 | \$ 2,776 | \$ 3,972 | \$ (1,197) |
| Lights | \$ - | \$ 305 | \$ 305 | \$ 0 |
| Misc | \$ - | \$ - | \$ 1,810 | \$ (1,810) |
| Artwork | | | | |
| Acquisition | \$ 500 | \$ 500 | \$ 500 | \$ - |
| Image Enhancements | \$ 2,016 | \$ 2,016 | \$ 2,495 | \$ (479) |
| Framing | \$ 10,000 | \$ 10,000 | \$ 12,644 | \$ (2,644) |
| | <u>\$ 115,247</u> | <u>\$ 115,552</u> | <u>\$ 124,085</u> | <u>\$ (8,533)</u> |

| | Approved <u>Contract</u> | Budget -YTD <u>7/15/16</u> | Actual Paid <u>7/15/16</u> | <u>Variance</u> |
|---|-----------------------------|-------------------------------|-------------------------------|-------------------|
| <u>Service Contracts and Product Purchases</u> | | | | |
| Management - Architect | \$ 20,775 | \$ 20,775 | \$ 17,188 | \$ 3,588 |
| Painting | \$ 109,478 | \$ 109,478 | \$ 112,470 | \$ (2,992) |
| Wallpaper | \$ 23,634 | \$ 24,834 | \$ 24,236 | \$ 598 |
| Woodwork | \$ 101,090 | \$ 101,090 | \$ 99,051 | \$ 2,039 |
| Carpet | \$ 80,283 | \$ 80,283 | \$ 78,119 | \$ 2,164 |
| Change Orders - Wallpaper | \$ 1,200 | | \$ 1,222 | \$ (1,222) |
| Tables | \$ 8,914 | \$ 8,914 | \$ 11,319 | \$ (2,404) |
| Chairs | \$ 7,876 | \$ 7,876 | \$ 7,876 | \$ (0) |
| Lamps | \$ 2,776 | \$ 3,081 | \$ 4,277 | \$ (1,196) |
| Misc | \$ - | \$ - | \$ 1,810 | \$ (1,810) |
| Artwork | \$ 12,516 | \$ 12,516 | \$ 15,639 | \$ (3,123) |
| | <u>\$ 368,542</u> | <u>\$ 368,847</u> | <u>\$ 373,205</u> | <u>\$ (4,358)</u> |

Overall Expense Analysis

| | | | | |
|--|-------------------|------------------|-------------|------------------|
| Amount Allocated in Reserve Fund Study | \$ 413,000 | \$ 413,000 | \$ 373,205 | \$ 39,795 |
| Total Period-To-Date Costs per Above | \$ 368,542 | \$ 368,847 | \$ 373,205 | \$ (4,358) |
| Variance | <u>\$ 44,458</u> | <u>\$ 44,153</u> | <u>\$ -</u> | <u>\$ 44,153</u> |

* - Architect budget is based on 100% of Building #869, 100% of Building #20 and 100% of Building #30

Westbury Condominiums Association, Inc.

Interior Design Project - Reserve Fund Payments

July 15, 2016

| June 2015 | <u>Architects</u> | <u>Painting</u> | <u>Wallpaper</u> | <u>Woodwork</u> | <u>Carpet</u> | <u>Tables/Chairs Lamps/Lights</u> | <u>Artwork</u> |
|-----------------------------------|-------------------|----------------------|------------------|-----------------|---------------|---------------------------------------|----------------|
| Timothy R. Wooldridge | \$ 3,600.00 | | | | | | |
| | \$ 3,600.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| October 2015 | | | | | | | |
| Noah Webster House | | | | | | | \$ 500.00 |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500.00 |
| November 2015 | | | | | | | |
| Cornfields | | | \$ 10,134.19 | | | | |
| John Bollash | | | \$ 940.29 | | | | |
| Renaissance | | \$ 12,365.28 | | | | | |
| | \$ - | \$ 12,365.28 | \$ 11,074.48 | \$ - | \$ - | \$ - | \$ - |
| December 2015 | | | | | | | |
| Specialty Building | | | | \$ 30,000.00 | | | |
| McBride Carpets | | | | | \$ 43,031.00 | | |
| J&M Image Works | | | | | | | \$ 1,008.00 |
| Marvin Janow's Custom Framing | | | | | | | \$ 5,000.00 |
| | \$ - | \$ - | \$ - | \$ 30,000.00 | \$ 43,031.00 | \$ - | \$ 6,008.00 |
| January 2016 | | | | | | | |
| John Bollash | | | \$ 5,876.64 | | | | |
| John Bollash | | | \$ 1,221.92 | | | | |
| Renaissance | | \$ 12,365.26 | | | | | |
| Design Source, LLC | | | | | | \$ 8,375.06 | |
| | \$ - | \$ 12,365.26 | \$ 7,098.56 | \$ - | \$ - | \$ 8,375.06 | \$ - |
| February 2016 | | | | | | | |
| Renaissance | | \$ 12,365.28 | | | | | |
| Renaissance | | \$ 12,365.26 | | | | | |
| Renaissance | | \$ 11,437.88 | | | | | |
| Specialty Building | | | | \$ 17,187.56 | | | |
| J&M Image Works | | | | | | | \$ 1,136.02 |
| Design Source, LLC | | | | | | \$ 539.20 | |
| | \$ - | \$ 36,168.42 | \$ - | \$ 17,187.56 | \$ - | \$ 539.20 | \$ 1,136.02 |
| March 2016 | | | | | | | |
| Design Source, LLC | | | | | | \$ 7,875.96 | |
| Design Source, LLC | | | | | | \$ 2,775.74 | |
| Design Source, LLC | | | | | | \$ 896.53 | |
| Specialty Building | | | | \$ 17,187.56 | | | |
| McBride Carpets | | | | | \$ 11,695.87 | | |
| Renaissance | | \$ 13,313.40 | | | | | |
| John Bollash | | | \$ 4,076.06 | | | | |
| Timothy R. Wooldridge | \$ 4,529.25 | | | | | | |
| Design Source, LLC | | | | | | \$ 496.00 | |
| Specialty Building | | | | \$ 17,187.00 | | | |
| Misc. Other- Board | | | | | | \$ 4.17 | |
| | \$ 4,529.25 | \$ 13,313.40 | \$ 4,076.06 | \$ 34,374.56 | \$ 11,695.87 | \$ 12,048.40 | \$ - |
| April - July 2016 | | | | | | | |
| Renaissance | | \$ 38,257.28 | | | | | |
| Specialty Building | | | | \$ 17,488.83 | | | |
| John Bollash/Cornfields | | | \$ 3,208.89 | | | | |
| Marvin Janow's Custom Framing | | | | | | | \$ 7,643.95 |
| Timothy R. Wooldridge | \$ 9,058.50 | | | | | | |
| J&M Image Works | | | | | | | \$ 350.96 |
| Misc. Other- Board | | | | | | \$ 970.85 | |
| SWI | | | | | | \$ 1,815.00 | |
| Salisbury Industries | | | | | | \$ 1,532.74 | |
| McBride Carpets | | | | | \$ 23,391.74 | | |
| | \$ 9,058.50 | \$ 38,257.28 | \$ 3,208.89 | \$ 17,488.83 | \$ 23,391.74 | \$ 4,318.59 | \$ 7,994.91 |
| Totals - Period-To-Date | \$ 17,187.75 | \$ 112,469.64 | \$ 25,457.99 | \$ 99,050.95 | \$ 78,118.61 | \$ 25,281.25 | \$ 15,638.93 |
| Grand Total - All Payments | | \$ 373,205.12 | | | | | |

Westbury Condominiums Association, Inc.
Interior Design Project - Reserve Fund Payments
July 15, 2016

| | <u>Tim Wooldridge</u> | <u>Noah Webster House</u> | <u>Cornfields</u> | <u>John Bollash/Cornfields</u> | <u>Renaissance</u> | <u>Marvin Janow Custom Frame</u> | <u>J&M Image Works</u> | <u>Design Source, LLC</u> | <u>Specialty Building</u> | <u>Other</u> | <u>McBride Carpet</u> |
|-------------------------------|-----------------------|---------------------------|-------------------|--------------------------------|--------------------|----------------------------------|----------------------------|---------------------------|---------------------------|--------------|-----------------------|
| June 2015 | | | | | | | | | | | |
| Vendors | \$ 3,600.00 | | | | | | | | | \$ - | |
| | \$ 3,600.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| October 2015 | | | | | | | | | | | |
| Vendors | | \$ 500.00 | | | | | | | | \$ - | |
| | \$ - | \$ 500.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| November 2015 | | | | | | | | | | | |
| Vendors | | | \$ 10,134.19 | \$ 940.29 | \$ 12,365.28 | | | | | \$ - | |
| | \$ - | \$ - | \$ 10,134.19 | \$ 940.29 | \$ 12,365.28 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| December 2015 | | | | | | | | | | | |
| Vendors | | | | | | \$ 5,000.00 | \$ 1,008.00 | | \$ 30,000.00 | \$ - | \$ 43,031.00 |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000.00 | \$ 1,008.00 | \$ - | \$ 30,000.00 | \$ - | \$ 43,031.00 |
| January 2016 | | | | | | | | | | | |
| Vendors | | | | \$ 7,098.56 | \$ 12,365.26 | | | \$ 8,375.06 | | \$ - | |
| | \$ - | \$ - | \$ - | \$ 7,098.56 | \$ 12,365.26 | \$ - | \$ - | \$ 8,375.06 | \$ - | \$ - | \$ - |
| February 2016 | | | | | | | | | | | |
| Vendors | | | | | \$ 36,168.42 | | \$ 1,136.02 | \$ 539.20 | \$ 17,187.56 | \$ - | |
| | \$ - | \$ - | \$ - | \$ - | \$ 36,168.42 | \$ - | \$ 1,136.02 | \$ 539.20 | \$ 17,187.56 | \$ - | \$ - |
| March 2016 | | | | | | | | | | | |
| Vendors | \$ 4,529.25 | | | \$ 4,076.06 | \$ 13,313.40 | | | \$ 11,548.23 | \$ 34,374.56 | \$ 4.17 | \$ 11,695.87 |
| | \$ 4,529.25 | \$ - | \$ - | \$ 4,076.06 | \$ 13,313.40 | \$ - | \$ - | \$ 11,548.23 | \$ 34,374.56 | \$ 4.17 | \$ 11,695.87 |
| April 2016 - July 2016 | | | | | | | | | | | |
| Vendors | \$ 9,058.50 | | | \$ 3,208.89 | \$ 38,257.28 | \$ 7,643.95 | \$ 350.96 | \$ 496.00 | \$ 17,488.83 | \$ 4,318.59 | \$ 23,391.74 |
| | \$ 9,058.50 | \$ - | \$ - | \$ 3,208.89 | \$ 38,257.28 | \$ 7,643.95 | \$ 350.96 | \$ 496.00 | \$ 17,488.83 | \$ 4,318.59 | \$ 23,391.74 |
| Totals | \$ 17,187.75 | \$ 500.00 | \$ 10,134.19 | \$ 15,323.80 | \$112,469.64 | \$ 12,643.95 | \$ 2,494.98 | \$ 20,958.49 | \$ 99,050.95 | \$ 4,322.76 | \$ 78,118.61 |
| Grand Total - All Vendors | \$ 373,205.12 | | | | | | | | | | |

The Westbury Condominiums Association, Inc.

Interior Renovation Project

Payment Schedule - Contracts

Interior Design

Timothy R. Wooldridge

| | | |
|-----------------|-----------|------------------|
| Interiors, Ltd. | \$ | 3,600.00 |
| | \$ | 5,032.50 |
| | \$ | 5,032.50 |
| | \$ | 5,032.50 |
| | \$ | 2,077.50 |
| | <u>\$</u> | <u>20,775.00</u> |

Wallpaper - Materials

Cornfields \$ 10,134.19

John Bollash d/b/a

Custom Paperhanging

| | | |
|---------------------|---|--|
| \$ 1,000.00 | | <i>commencement of work</i> |
| \$ 2,083.00 | | <i>upon total removal of paper in any of 3 bldgs</i> |
| \$ 2,083.00 | ↓ | |
| \$ 2,084.00 | | |
| \$ 2,083.00 | | <i>Upon total installation of new wall covering</i> |
| \$ 2,083.00 | | <i>in any of 3 buildings</i> |
| \$ 2,084.00 | ↓ | |
| <u>\$ 13,500.00</u> | | |

Change Order #1

| | |
|---------------------|------------------|
| <u>\$ 1,200.00</u> | Sealer for Walls |
| <u>\$ 14,700.00</u> | |

Painting

Renaissance - A Painting Co.

| | <u>Bldg. 20</u> | <u>Bldg. 30</u> | <u>Bldg. 869</u> |
|------------------------------|---------------------|---------------------|---------------------|
| Work begins | \$ 12,164.22 | \$ 12,164.22 | \$ 12,164.22 |
| Stairwells completed | \$ 12,164.22 | \$ 12,164.22 | \$ 12,164.22 |
| Airlocks, Lobbies, Corridors | \$ 11,251.90 | \$ 11,251.90 | \$ 11,251.90 |
| Retainage | \$ 912.32 | \$ 912.32 | \$ 912.32 |
| | <u>\$ 36,492.66</u> | <u>\$ 36,492.66</u> | <u>\$ 36,492.66</u> |

Wood Trim - Materials

Specialty Building, LLC

| | |
|----------------------|---|
| \$ 30,000.00 | <i>payment of material upon ordering of same</i> |
| \$ 63,090.16 | <i>progress payments upon detail statement of value of work completed</i> |
| \$ 8,000.00 | <i>final payment to be held as retainage until</i> |
| <u>\$ 101,090.16</u> | <i>final inspection and approval.</i> |

Carpeting

McBride Wayside Carpet Co.

| | |
|---------------------|---|
| \$ 43,031.00 | <i>Purchase of carpet, border, base</i> |
| \$ 12,417.33 | <i>completion of 869 Farm. Ave.</i> |
| \$ 12,417.33 | <i>completion of 30 Outlook Ave.</i> |
| \$ 12,417.33 | <i>completion of 20 Outlook Ave.</i> |
| <u>\$ 80,282.99</u> | |

Total to date:

\$ 336,460.32

estimated tax not included

\$ 4,385.77