



The Westbury

May 2015 - 8 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

May 2015 YTD Budget / Actual

| | Approved Budget | Budget May 2015 | Actual May 2015 | Variance |
|--------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Revenue | | | | |
| Condominium Fees | \$ 348,650 | \$ 232,433 | \$ 235,505 | \$ 3,072 |
| Note Payable - 10 Year | \$ 35,880 | \$ 23,920 | \$ 21,505 | \$ (2,415) |
| Rental Income | \$ 16,800 | \$ 11,200 | \$ 10,663 | \$ (537) |
| Laundry Income | \$ 4,600 | \$ 3,067 | \$ 2,240 | \$ (827) |
| Parking Space Income | \$ 9,120 | \$ 6,080 | \$ 5,800 | \$ (280) |
| Misc. Other Income | \$ 1,000 | \$ 667 | \$ 1,905 | \$ 1,238 |
| | <u>\$ 416,050</u> | <u>\$ 277,367</u> | <u>\$ 277,618</u> | <u>\$ 251</u> |
| Expenses | | | | |
| Administrative | | | | |
| Management Fees- Prop. Mgmt | \$ 13,150 | \$ 8,767 | \$ 8,718 | \$ 49 |
| Management Fees - Bookkpg | \$ 11,850 | \$ 7,900 | \$ 7,000 | \$ 900 |
| Audit Fees | \$ 4,200 | \$ 2,800 | \$ 3,200 | \$ (400) |
| Legal Fees | \$ 500 | \$ 333 | \$ 690 | \$ (357) |
| Postage & Mail | \$ 375 | \$ 250 | \$ 57 | \$ 193 |
| Insurance | \$ 33,850 | \$ 22,567 | \$ 23,176 | \$ (609) |
| Copying/Printing | \$ 235 | \$ 157 | \$ 74 | \$ 83 |
| Income Taxes | \$ 2,900 | \$ 1,933 | \$ 3,700 | \$ (1,767) |
| Office- General | \$ 2,086 | \$ 1,391 | \$ 683 | \$ 708 |
| Rental Management Fee | \$ 1,400 | \$ - | \$ - | \$ - |
| Total Administrative | <u>\$ 70,546</u> | <u>\$ 46,097</u> | <u>\$ 47,298</u> | <u>\$ (1,201)</u> |
| Utilities | | | | |
| Electricity | \$ 21,000 | \$ 14,981 | \$ 13,798 | \$ 1,183 |
| Water | \$ 14,925 | \$ 9,950 | \$ 9,809 | \$ 141 |
| Gas | \$ 47,000 | \$ 42,692 | \$ 31,993 | \$ 10,699 |
| Telephone | \$ 2,000 | \$ 1,333 | \$ 1,923 | \$ (590) |
| Total Utilities | <u>\$ 84,925</u> | <u>\$ 68,956</u> | <u>\$ 57,523</u> | <u>\$ 11,433</u> |
| Maintenance | | | | |
| Maintenance Worker | \$ 50,000 | \$ 33,333 | \$ 27,453 | \$ 5,880 |
| Elevator | \$ 11,000 | \$ 7,333 | \$ 7,677 | \$ (344) |
| General R&M | \$ 6,000 | \$ 4,000 | \$ 3,471 | \$ 529 |
| Fire Protection | \$ 4,675 | \$ 3,117 | \$ 432 | \$ 2,685 |
| HVAC Service | \$ 9,000 | \$ 6,000 | \$ 4,443 | \$ 1,557 |
| Maintenance Supplies | \$ 1,000 | \$ 667 | \$ - | \$ 667 |
| Total Maintenance | <u>\$ 81,675</u> | <u>\$ 54,450</u> | <u>\$ 43,476</u> | <u>\$ 10,974</u> |
| Contract Services | | | | |
| Lawn/Land/Fert/Snow Rem | \$ 20,524 | \$ 13,339 | \$ 15,413 | \$ (2,074) |
| Landscape/mulch/projects | \$ 10,000 | \$ 5,000 | \$ - | \$ 5,000 |
| Pest Control | \$ 1,000 | \$ 400 | \$ 160 | \$ 240 |
| Total Contract Services | <u>\$ 31,524</u> | <u>\$ 18,739</u> | <u>\$ 15,573</u> | <u>\$ 3,166</u> |
| Total Expenses | <u>\$ 268,670</u> | <u>\$ 188,243</u> | <u>\$ 163,870</u> | <u>\$ 24,373</u> |
| Reserves | | | | |
| Reserve Contribution | \$ 103,500 | \$ 69,000 | \$ 69,000 | \$ - |
| Roof/HVAC Transfers To Reserve | \$ 35,880 | \$ 23,920 | \$ 23,920 | \$ - |
| Capital Improvements | | | | |
| Operating Projects | \$ 8,000 | \$ 2,285 | \$ 1,010 | \$ 1,275 |
| NI/(DF) Before PY Op. Surplus | \$ - | \$ (6,081) | \$ 19,818 | \$ 25,899 |
| PY Operating Surplus | \$ - | \$ - | \$ - | \$ - |
| NI/(DF) After PY Op. Surplus | <u>\$ -</u> | <u>\$ (6,081)</u> | <u>\$ 19,818</u> | <u>\$ 25,899</u> |

Westbury Condominium Association

May 2015 YTD Current Year - Prior Year Comparison

| | Actual May 2015 | Actual May 2014 | Variance |
|--------------------------------|--------------------------|--------------------------|--------------------------|
| Revenue | | | |
| Condominium Fees | \$ 235,505 | \$ 223,731 | \$ 11,774 |
| Note Payable - 10 Year | \$ 21,505 | \$ 20,930 | \$ 575 |
| Rental Income | \$ 10,663 | \$ 11,000 | \$ (337) |
| Laundry Income | \$ 2,240 | \$ 2,246 | \$ (6) |
| Parking Space Income | \$ 5,800 | \$ 5,595 | \$ 205 |
| Misc. Other Income | \$ 1,905 | \$ 1,978 | \$ (73) |
| | <u>\$ 277,618</u> | <u>\$ 265,480</u> | <u>\$ 12,138</u> |
| Expenses | | | |
| Administrative | | | |
| Management Fees- Prop. Mgmt | \$ 8,718 | \$ 8,718 | \$ - |
| Management Fees - Bookkpg | \$ 7,000 | \$ 7,600 | \$ 600 |
| Audit Fees | \$ 3,200 | \$ 2,800 | \$ (400) |
| Legal Fees | \$ 690 | \$ 350 | \$ (340) |
| Postage & Mail | \$ 57 | \$ 64 | \$ 7 |
| Insurance | \$ 23,176 | \$ 22,566 | \$ (610) |
| Copying/Printing | \$ 74 | \$ 135 | \$ 61 |
| Income Taxes | \$ 3,700 | \$ 1,333 | \$ (2,367) |
| Office- General | \$ 683 | \$ 3,168 | \$ 2,485 |
| Rental Management Fee | \$ - | \$ - | \$ - |
| Total Administrative | <u>\$ 47,298</u> | <u>\$ 46,734</u> | <u>\$ (564)</u> |
| Utilities | | | |
| Electricity | \$ 13,798 | \$ 14,121 | \$ 323 |
| Water | \$ 9,809 | \$ 8,238 | \$ (1,571) |
| Gas | \$ 31,993 | \$ 41,092 | \$ 9,099 |
| Telephone | \$ 1,923 | \$ 1,763 | \$ (160) |
| Total Utilities | <u>\$ 57,523</u> | <u>\$ 65,214</u> | <u>\$ 7,691</u> |
| Maintenance | | | |
| Maintenance Worker | \$ 27,453 | \$ 29,899 | \$ 2,446 |
| Elevator | \$ 7,677 | \$ 12,735 | \$ 5,058 |
| General R&M | \$ 3,471 | \$ 1,220 | \$ (2,251) |
| Fire Protection | \$ 432 | \$ 391 | \$ (41) |
| HVAC Service | \$ 4,443 | \$ 9,273 | \$ 4,830 |
| Maintenance Supplies | \$ - | \$ 424 | \$ 424 |
| Total Maintenance | <u>\$ 43,476</u> | <u>\$ 53,942</u> | <u>\$ 10,466</u> |
| Contract Services | | | |
| Lawn/Land/Fert/Snow Rem | \$ 15,413 | \$ 13,537 | \$ (1,876) |
| Landscape/mulch/projects | | | |
| Pest Control | \$ 160 | \$ - | \$ (160) |
| Total Contract Services | <u>\$ 15,573</u> | <u>\$ 13,537</u> | <u>\$ (2,036)</u> |
| Total Expenses | <u>\$ 163,870</u> | <u>\$ 179,427</u> | <u>\$ 15,557</u> |
| Reserves | | | |
| Reserve Contribution | \$ 69,000 | \$ 66,665 | \$ (2,335) |
| Roof/HVAC Transfers To Reserve | \$ 23,920 | \$ 23,920 | \$ - |
| Capital Improvements | | | |
| Operating Projects | \$ 1,010 | \$ 443 | \$ (567) |
| NI/(DF) Before PY Op. Surplus | <u>\$ 19,818</u> | <u>\$ (4,975)</u> | \$ 24,793 |
| PY Operating Surplus | \$ - | \$ - | \$ - |
| NI/(DF) After PY Op. Surplus | <u>\$ 19,818</u> | <u>\$ (4,975)</u> | \$ 24,793 |

Westbury Condominium Association

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

| | Actual May 2015 | Actual May 2014 | Variance |
|--------------------------------|--------------------|--------------------|-------------------|
| Revenue | | | |
| Condominium Fees | \$ 29,136 | \$ 27,615 | \$ 1,521 |
| Note Payable - 10 Year | \$ 2,990 | \$ 2,990 | \$ - |
| Rental Income | \$ 1,425 | \$ 1,375 | \$ 50 |
| Laundry Income | \$ - | \$ - | \$ - |
| Parking Space Income | \$ 720 | \$ 595 | \$ 125 |
| Misc. Other Income | \$ 340 | \$ - | \$ 340 |
| | \$ 34,611 | \$ 32,575 | \$ 2,036 |
| Expenses | | | |
| Administrative | | | |
| Management Fees- Prop. Mgmt | \$ 1,090 | \$ 1,090 | \$ - |
| Management Fees - Bookkpg | \$ 875 | \$ 875 | \$ - |
| Audit Fees | \$ 400 | \$ 350 | \$ (50) |
| Legal Fees | \$ - | \$ - | \$ - |
| Postage & Mail | \$ - | \$ - | \$ - |
| Insurance | \$ 2,897 | \$ 2,821 | \$ (76) |
| Copying/Printing | \$ - | \$ - | \$ - |
| Income Taxes | \$ 200 | \$ 167 | \$ (33) |
| Office- General | \$ 563 | \$ 799 | \$ 236 |
| Rental Management Fee | \$ - | \$ - | \$ - |
| Total Administrative | \$ 6,025 | \$ 6,102 | \$ 77 |
| Utilities | | | |
| Electricity | \$ 1,338 | \$ 1,754 | \$ 416 |
| Water | \$ 1,228 | \$ 1,283 | \$ 55 |
| Gas | \$ 2,023 | \$ 3,753 | \$ 1,730 |
| Telephone | \$ 281 | \$ 227 | \$ (54) |
| Total Utilities | \$ 4,870 | \$ 7,017 | \$ 2,147 |
| Maintenance | | | |
| Maintenance Worker | \$ 2,702 | \$ 3,196 | \$ 494 |
| Elevator | \$ 960 | \$ 1,643 | \$ 683 |
| General R&M | \$ - | \$ (1,839) | \$ (1,839) |
| Fire Protection | \$ 432 | \$ - | \$ (432) |
| HVAC Service | \$ 1,226 | \$ 110 | \$ (1,116) |
| Maintenance Supplies | \$ - | \$ - | \$ - |
| Total Maintenance | \$ 5,320 | \$ 3,110 | \$ (2,210) |
| Contract Services | | | |
| Lawn/Land/Fert/Snow Rem | \$ 2,313 | \$ 1,601 | \$ (712) |
| Landscape/mulch/projects | | | |
| Pest Control | \$ 160 | \$ - | \$ (160) |
| Total Contract Services | \$ 2,473 | \$ 1,601 | \$ (872) |
| Total Expenses | \$ 18,688 | \$ 17,830 | \$ (858) |
| Reserves | | | |
| Reserve Contribution | \$ 8,625 | \$ 8,333 | \$ (292) |
| Roof/HVAC Transfers To Reserve | \$ 2,990 | \$ 2,990 | \$ - |
| Capital Improvements | | | |
| Operating Projects | \$ - | \$ - | \$ - |
| NI/(DF) Before PY Op. Surplus | \$ 4,308 | \$ 3,422 | \$ 886 |
| PY Operating Surplus | \$ - | \$ - | \$ - |
| NI/(DF) After PY Op. Surplus | \$ 4,308 | \$ 3,422 | \$ 886 |

Westbury Condominium Association

May 2015 (Month Only) Budget/Actual

| | Budget May 2015 | Actual May 2015 | Variance |
|--------------------------------|--------------------|--------------------|-------------------|
| Revenue | | | |
| Condominium Fees | \$ 29,054 | \$ 29,136 | \$ (82) |
| Note Payable - 10 Year | \$ 2,990 | \$ 2,990 | \$ - |
| Rental Income | \$ 1,400 | \$ 1,425 | \$ (25) |
| Laundry Income | \$ 383 | \$ - | \$ 383 |
| Parking Space Income | \$ 760 | \$ 720 | \$ 40 |
| Misc. Other Income | \$ 83 | \$ 340 | \$ (257) |
| | \$ 34,670 | \$ 34,611 | \$ 59 |
| Expenses | | | |
| Administrative | | | |
| Management Fees- Prop. Mgmt | \$ 1,096 | \$ 1,090 | \$ (6) |
| Management Fees - Bookkpg | \$ 988 | \$ 875 | \$ (113) |
| Audit Fees | \$ 350 | \$ 400 | \$ 50 |
| Legal Fees | \$ 42 | \$ - | \$ (42) |
| Postage & Mail | \$ 31 | \$ - | \$ (31) |
| Insurance | \$ 2,820 | \$ 2,897 | \$ 77 |
| Copying/Printing | \$ 20 | \$ - | \$ (20) |
| Income Taxes | \$ 242 | \$ 200 | \$ (42) |
| Office- General | \$ 174 | \$ 563 | \$ 389 |
| Rental Management Fee | \$ - | \$ - | \$ - |
| Total Administrative | \$ 5,763 | \$ 6,025 | \$ 262 |
| Utilities | | | |
| Electricity | \$ 1,655 | \$ 1,338 | \$ (317) |
| Water | \$ 1,244 | \$ 1,228 | \$ (16) |
| Gas | \$ 3,899 | \$ 2,023 | \$ (1,876) |
| Telephone | \$ 167 | \$ 281 | \$ 114 |
| Total Utilities | \$ 6,965 | \$ 4,870 | \$ (2,095) |
| Maintenance | | | |
| Maintenance Worker | \$ 4,167 | \$ 2,702 | \$ (1,465) |
| Elevator | \$ 917 | \$ 960 | \$ 43 |
| General R&M | \$ 500 | \$ - | \$ (500) |
| Fire Protection | \$ 390 | \$ 432 | \$ 42 |
| HVAC Service | \$ 750 | \$ 1,226 | \$ 476 |
| Maintenance Supplies | \$ 83 | \$ - | \$ (83) |
| Total Maintenance | \$ 6,807 | \$ 5,320 | \$ (1,487) |
| Contract Services | | | |
| Lawn/Land/Fert/Snow Rem | \$ 3,341 | \$ 2,313 | \$ (1,028) |
| Landscape/mulch/projects | \$ 5,000 | \$ - | \$ (5,000) |
| Pest Control | \$ 150 | \$ 160 | \$ 10 |
| Total Contract Services | \$ 8,491 | \$ 2,473 | \$ (6,018) |
| Total Expenses | \$ 28,026 | \$ 18,688 | \$ (9,338) |
| Reserves | | | |
| Reserve Contribution | \$ 8,625 | \$ 8,625 | \$ - |
| Roof/HVAC Transfers To Reserve | \$ 2,990 | \$ 2,990 | \$ - |
| Capital Improvements | | | |
| Operating Projects | \$ - | \$ - | \$ - |
| NI/(DF) Before PY Op. Surplus | \$ (4,971) | \$ 4,308 | \$ (9,279) |
| PY Operating Surplus | \$ - | \$ - | \$ - |
| NI/(DF) After PY Op. Surplus | \$ (4,971) | \$ 4,308 | \$ (9,279) |

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2014 through May 2015

Operating Fund

| | Oct '14 - May '15 |
|--|-------------------|
| Operating Fund Income/Expense | |
| Income | |
| 06310 — Common Charge Income | \$ 257,010 |
| 06340 — Late Fee Income | \$ 320 |
| 06360 — Misc. Owner Income | \$ 1,075 |
| 06361 — Misc. Other Income | \$ 510 |
| 06365 — Unit 869-106 - Rent | \$ 10,663 |
| 06375 — Parking Income | \$ 5,800 |
| 06810 — Laundry Income | \$ 2,240 |
| Total Income | \$ 277,618 |
| Expense | |
| 07000 — Administrative Expenses | |
| 07130 — Property Manager Fees | \$ 8,718 |
| 07140 — Audit Fees | \$ 3,200 |
| 07280 — Insurance | \$ 23,176 |
| 07308 — Corporate Taxes | \$ 3,700 |
| 07309 — Postage | \$ 57 |
| 07310 — Printing & Copying | \$ 74 |
| 07890 — Misc G&A | \$ 551 |
| 07895 — Monthly Security Monitoring | \$ 133 |
| 7011 — Bookkeeping Fees | \$ 7,000 |
| 7012 — Legal | \$ 690 |
| Total 07000 — Administrative Expenses | \$ 47,300 |
| 08000 — Utilities | |
| 08010 — Water & Sewer | \$ 9,809 |
| 08020 — Electricity | \$ 13,798 |
| 08030 — Gas | \$ 31,993 |
| 08050 — Telephone | \$ 1,923 |
| Total 08000 — Utilities | \$ 57,522 |
| 08550 — Capital Improvements | |
| 08551 — Cap Improvements - Operating | \$ 1,010 |
| Total 08550 — Capital Improvements | \$ 1,010 |
| 09000 — Maintenance | |
| 09020 — Maintenance Worker - Imagineers | \$ 27,453 |
| 09030 — Elevator Maintenance | \$ 7,677 |
| 09110 — General Maintenance & Repair | \$ 3,471 |
| 09135 — Fire Protection | \$ 432 |
| 09150 — HVAC Service | \$ 4,443 |
| Total 09000 — Maintenance | \$ 43,477 |
| 09600 — Contract Services | |
| Lawn Maint. & Landscaping | \$ 13,752 |
| Pest Control | \$ 160 |
| 09611 — Fertilization | \$ 1,450 |
| 09612 — Grounds Improvements | \$ 211 |
| Total 09600 — Contract Services | \$ 15,573 |
| 09900 — Reserve Transfers | |
| 09990 — Operating to Reserves | \$ 69,000 |
| 09991 — Roof/HVAC Reserve Transfer | \$ 23,920 |
| 09900 — Reserve Transfers - Other | \$ - |
| Total 09900 — Reserve Transfers | \$ 92,920 |
| Total Expense | \$ 257,803 |
| Net Operating Fund Income | \$ 19,815 |

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2014 through May 2015

Reserve Fund

Reserve Fund Income/Expense

Other Income

06899 — Reserve Fund Income

| | | |
|---|----|--------|
| 06901 — WCA Monthly Contributions | \$ | 69,000 |
| 06902 — Interest Income | \$ | 411 |
| 06903 — Roof/HVAC Project Prepay Amort. | \$ | 4,592 |
| 06904 — WCA Monthly Transfer -Roof/HVAC | \$ | 23,920 |
| 06899 — Reserve Fund Income - Other | \$ | - |

Total 06899 — Reserve Fund Income \$ 97,923

Total Reserve Fund Income \$ 97,923

Reserve Fund Expense

09799 — Reserve Fund Expenses

| | | |
|---------------------------------------|----|--------|
| 09807 — Reserve - Interest Expense | \$ | 3,877 |
| 09809 — Reserve - Paving/Test Holes | \$ | - |
| 09813 — Reserve - Excavating | \$ | 3,250 |
| 09827 — Reserve Fund - Lighting Proj | \$ | 29,204 |
| 09828 — Reserve - Alarm System - Fire | \$ | 29,597 |

Total 09799 — Reserve Fund Expenses \$ 65,927

Total Reserve Fund Expense \$ 65,927

Net Reserve Fund Income \$ 31,996

Total All Fund Net Income \$ 51,811

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

| | <u>Cost</u> | <u>Hours</u> |
|--------------------------|--------------------|--------------|
| <u>April 2015</u> | | |
| 4/1-4/14 Luis Colon | \$ 1,712.97 | 61.5 |
| 4/16-4/28 Luis Colon | \$ 1,699.04 | 61.0 |
| | <u>\$ 3,412.01</u> | <u>122.5</u> |

| | <u>Cost</u> | <u>Hours</u> |
|------------------------|--------------------|--------------|
| <u>May 2015</u> | | |
| 4/29-5/12 Luis Colon | \$ 1,601.56 | 57.5 |
| 5/13-5/26 Luis Colon | \$ 1,100.20 | 39.5 |
| | <u>\$ 2,701.76</u> | <u>97</u> |

| | |
|---------------------------------|----------------------------|
| Year-To-Date Total: | <u>\$ 27,452.91</u> |
| Prior Year- Year-To-Date Total: | <u>\$ 28,596.85</u> |
| Change Between Years: | <u>\$ (1,143.94)</u> |

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominium Association, Inc.
Balance Sheet Standard

As of May 31, 2015

May 31, '15

ASSETS

Current Assets

Checking/Savings

| | |
|----------------------------------|------------|
| 1017 — Operating NAB | \$ 89,017 |
| 1080 — Cash - First Niagra Bank | \$ 198,539 |
| 1081 — Cash - FNB Old Windows AC | \$ 1 |
| 1087 — Rockville Bank - Reserves | \$ 237,399 |

Total Checking/Savings \$ 524,957

Accounts Receivable

| | |
|----------------------------|----------|
| 1200 — Accounts Receivable | \$ 5,771 |
|----------------------------|----------|

Total Accounts Receivable \$ 5,771

Total Current Assets \$ 530,728

Fixed Assets

| | |
|---------------------------------|-------------|
| 1505 — Equipment | \$ 6,442 |
| 1520 — Building - Unit 869-106 | \$ 70,000 |
| 1525 — Accumulated Depreciation | \$ (71,275) |

Total Fixed Assets \$ 5,168

Other Assets

| | |
|----------------------------------|-----------|
| 1470 — Other Assets - Other | \$ 17,023 |
| 1471 — Other Assets - Bill Backs | \$ 169 |
| 1480 — Due From WCA Operating | \$ 34,508 |

Total Other Assets \$ 51,700

TOTAL ASSETS **\$ 587,595**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

| | |
|-------------------------|----------|
| 2000 — Accounts Payable | \$ 8,442 |
|-------------------------|----------|

Total Accounts Payable \$ 8,442

Other Current Liabilities

| | |
|--|-----------|
| 2080 — Current Portion - Roof & HVAC | \$ 10,995 |
| 2155 — Accrued Taxes | \$ (333) |
| 2162 — Due to Reserve | \$ 34,508 |
| 2981 — LT Portion - Roof/HVAC Note | \$ 70,312 |
| 2982 — Unit Owner Fees Paid In Advance | \$ 31,958 |
| 3020 — Security Deposit | \$ 3,800 |
| 3150 — Other Accrued Expenses | \$ 8,622 |

Total Other Current Liabilities \$ 159,862

Total Current Liabilities \$ 168,303

Total Liabilities \$ 168,303

Equity

| | |
|---------------------|----------|
| 3110 — Fixed Assets | \$ 5,167 |
|---------------------|----------|

| | |
|--------------------------|------------|
| 3900 — Retained Earnings | \$ 268,475 |
|--------------------------|------------|

| | |
|-----------------------------|-----------|
| 3980 — Reserve Fund Balance | \$ 93,838 |
|-----------------------------|-----------|

| | |
|------------|-----------|
| Net Income | \$ 51,811 |
|------------|-----------|

Total Equity \$ 419,292

TOTAL LIABILITIES & EQUITY **\$ 587,595**

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

May 31, 2015

| <u>Operating Fund</u> | | <u>Reserve Fund</u> | |
|-----------------------------------|---------------------|-------------------------------|----------------------|
| Operating Account | \$ - | Reserve Account - United Bank | \$ 237,399.33 |
| Operating Account | \$ 95,756.62 | Reserve Account - FNFG | \$ 198,538.97 |
| Escrow Account | \$ - | LOC Savings Account | \$ - |
| Escrow Account | \$ - | Windows Account | \$ 1.00 |
| | | | |
| Bank Balances | <u>\$ 95,756.62</u> | | <u>\$ 435,939.30</u> |
| | | | |
| Total Cash on Hand @ May 31, 2015 | | \$ | 531,695.92 |

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)

May 31, 2015

| <u>United Bank</u> | | <u>First Niagra Bank</u> <u>Operating & Reserve Fund</u> | |
|-----------------------------------|----------------------|---|----------------------|
| Reserve Account | \$ 237,399.33 | Reserve Account | \$ 198,538.97 |
| | | LOC Savings Account | \$ - |
| | | Windows Account | \$ 1.00 |
| | | Operating Account | \$ 95,756.62 |
| | | Escrow Account | \$ - |
| Bank Balances | <u>\$ 237,399.33</u> | | <u>\$ 294,296.59</u> |
| Total Cash on Hand @ May 31, 2015 | | \$ | 531,695.92 |

Statements of Significant Transactions:

September 2013

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

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Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

June 16, 2015

| <u>Operating Fund</u> | | <u>Reserve Fund</u> | |
|------------------------------------|---------------------|-------------------------------|----------------------|
| Operating Account | \$ - | Reserve Account - United Bank | \$ 237,399.33 |
| Operating Account | \$ 54,894.95 | Reserve Account - FNFG | \$ 241,330.30 |
| Escrow Account | \$ - | LOC Savings Account | \$ - |
| Escrow Account | \$ - | Windows Account | \$ 1.00 |
| | | | |
| Bank Balances | <u>\$ 54,894.95</u> | | <u>\$ 478,730.63</u> |
| | | | |
| Total Cash on Hand @ June 16, 2015 | | \$ | 533,625.58 |

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

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June 2014

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April 2015

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Westbury Condominiums Association, Inc.

Fuel Costs

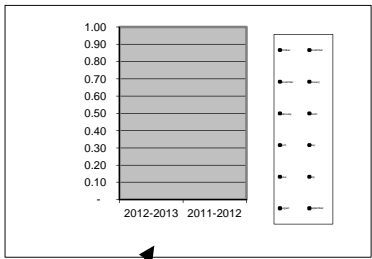
8 Month Period- Fiscal Year Ended September 30, 2015

| <u>Oil Costs</u> | <u>2014-2015</u> | <u>Prior Yr.</u> | <u>Change</u> |
|----------------------------|------------------|------------------------------|---------------|
| October | - | - | 0.0% |
| November | - | - | 0.0% |
| December | - | - | 0.0% |
| January | - | - | 0.0% |
| February | - | - | 0.0% |
| March | - | - | 0.0% |
| April | - | - | 0.0% |
| May | - | - | 0.0% |
| June | - | - | 0.0% |
| July | - | - | 0.0% |
| August | - | - | 0.0% |
| September | - | - | 0.0% |
| Percentage Increase | 0.0% | (Increase in dollars) | |

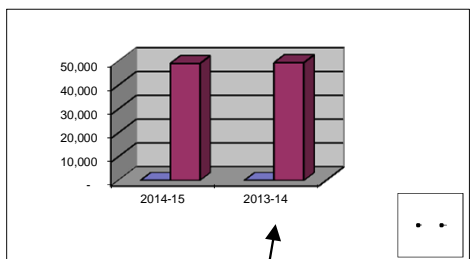
| <u>Gas Costs</u> | <u>2014-2015</u> | <u>Prior Yr.</u> | <u>Change</u> |
|------------------|------------------|------------------|---------------|
| October | 1,541.47 | 1,591.55 | -3.1% |
| November | 3,987.92 | 4,343.88 | 0.0% |
| December | 4,785.98 | 5,305.37 | 0.0% |
| January | 4,925.95 | 6,674.02 | 0.0% |
| February | 5,365.89 | 7,276.78 | 0.0% |
| March | 5,059.83 | 6,287.22 | 0.0% |
| April | 4,303.16 | 5,859.88 | 0.0% |
| May | 2,022.56 | 3,753.00 | 0.0% |
| June | - | - | 0.0% |
| July | - | - | 0.0% |
| August | - | - | 0.0% |
| September | - | - | 0.0% |

| | | | |
|----------------------------|--------------------------------|------------------------------|--------------------------|
| | <u>31,992.76</u> YTD: | <u>41,091.70</u> | <u>(9,098.94)</u> |
| Total Costs | <u>31,992.76</u> Annual | <u>41,091.70</u> | <u>(9,098.94)</u> |
| Percentage Increase | -22.1% | (Increase in dollars) | |

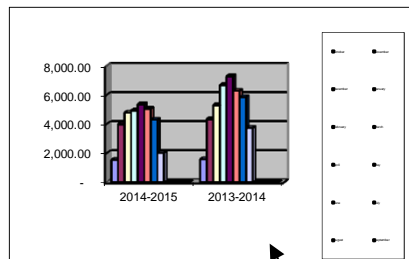
| <u>Usage</u> | | | |
|-------------------|--------|--------|-------|
| Oil (Gallons) | - | - | - |
| Gas (100 cu. ft.) | 49,083 | 49,473 | (390) |



Oil Costs



Gas & Oil Consumption



Gas Costs

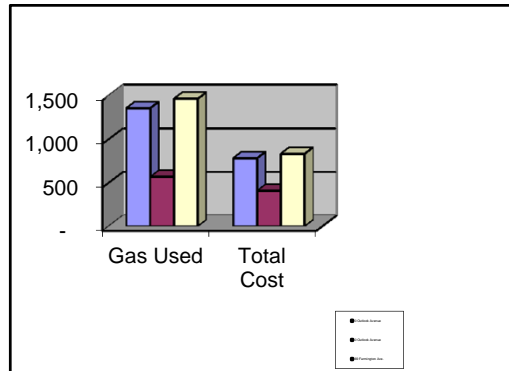
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

May 31, 2015

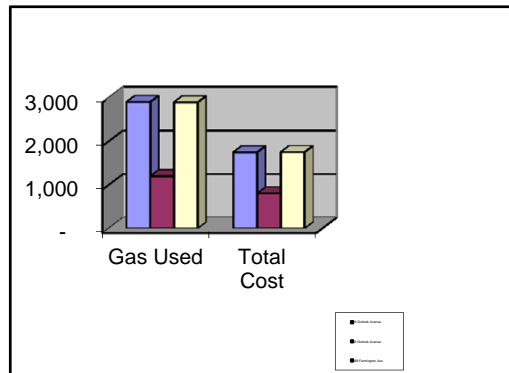
Month End: **5/31/2015**

| <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 |



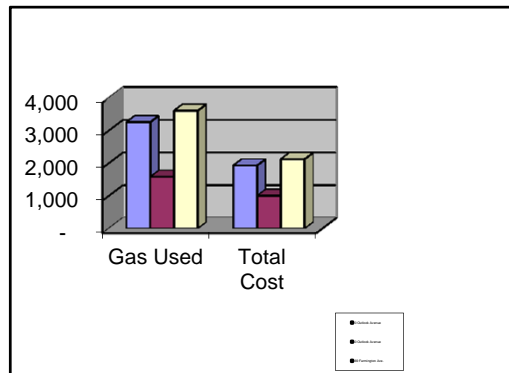
Month End: **4/30/2015**

| <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 |



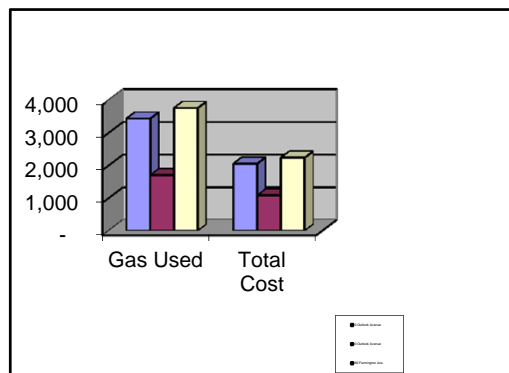
Month End: **3/31/2015**

| <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 |



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 |



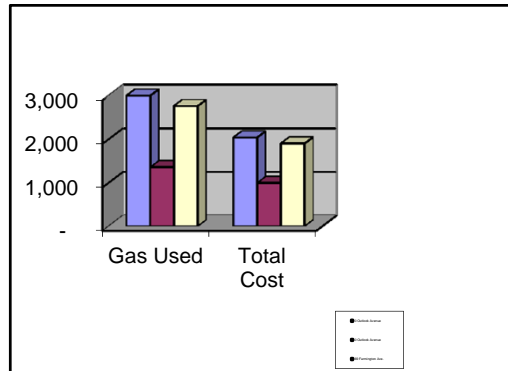
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

May 31, 2015

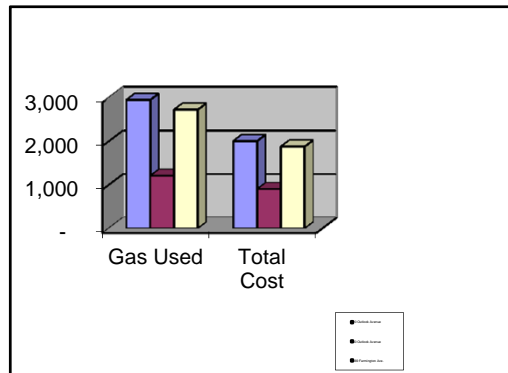
Month End: **1/31/2015**

| <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 |



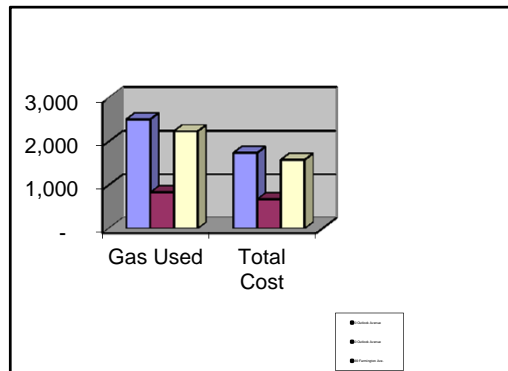
Month End: **12/31/2014**

| <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 |



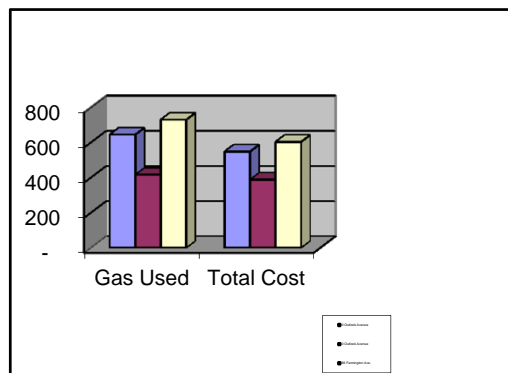
Month End: **11/30/2014**

| <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 |



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 |



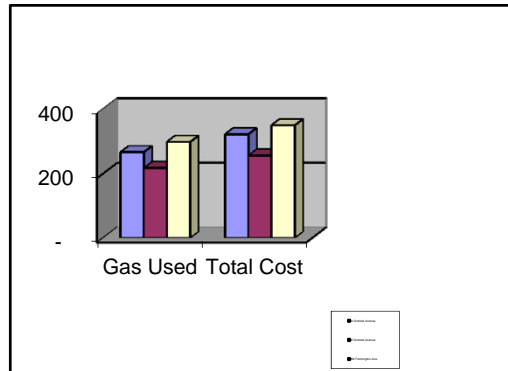
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

May 31, 2015

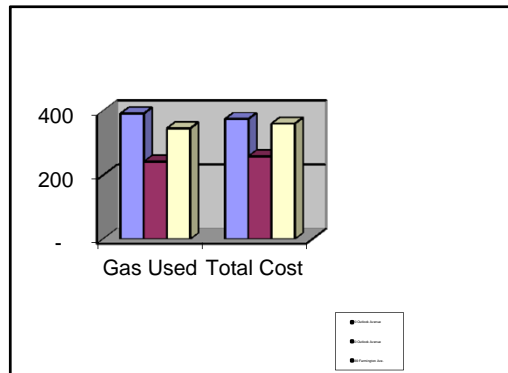
Month End: **9/30/2014**

| <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 |



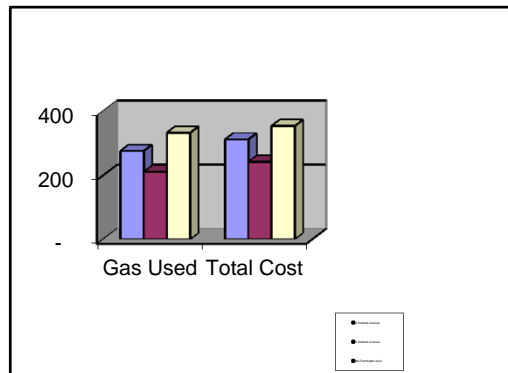
Month End: **8/31/2014**

| <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 |



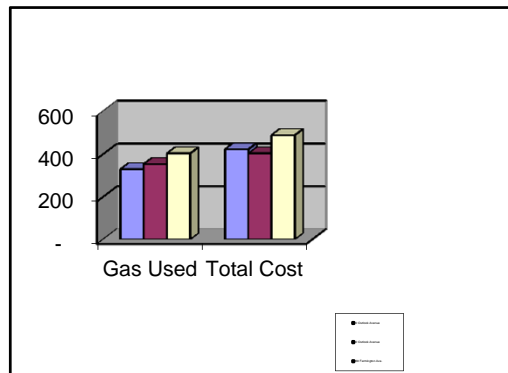
Month End: **7/31/2014**

| <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 |



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 |



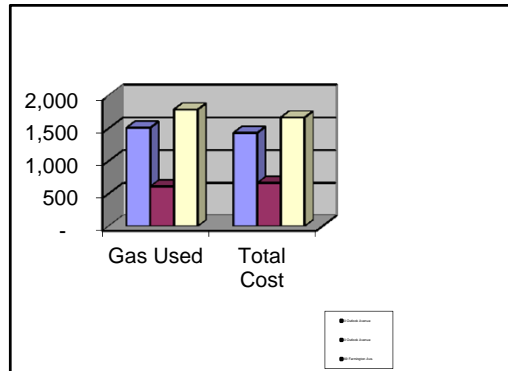
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

May 31, 2015

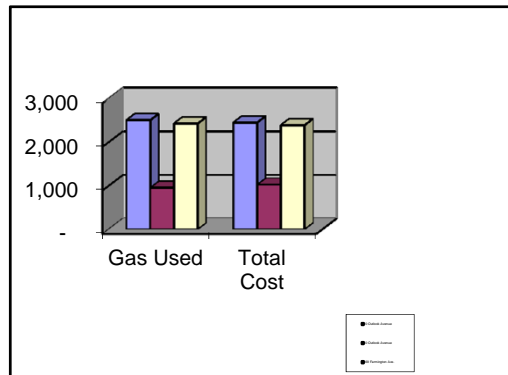
Month End: **5/31/2014**

| <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 |



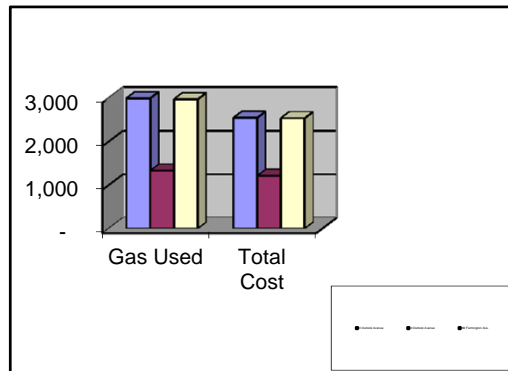
Month End: **4/30/2014**

| <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 |



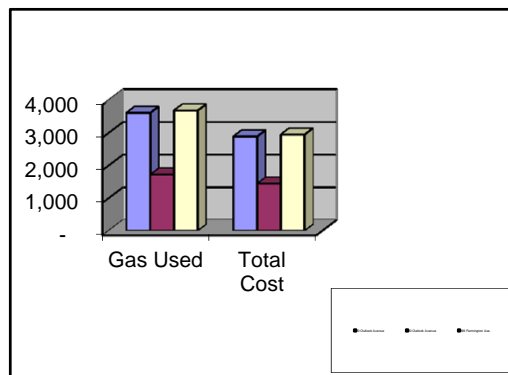
Month End: **3/31/2014**

| <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 |



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 |



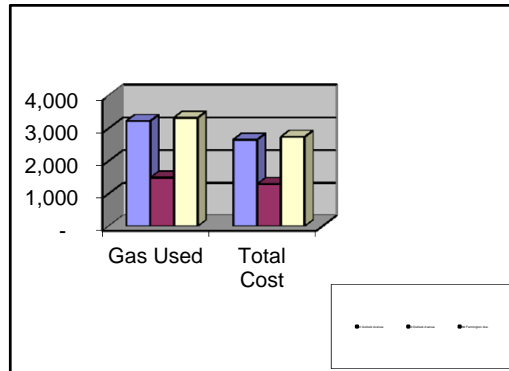
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

May 31, 2015

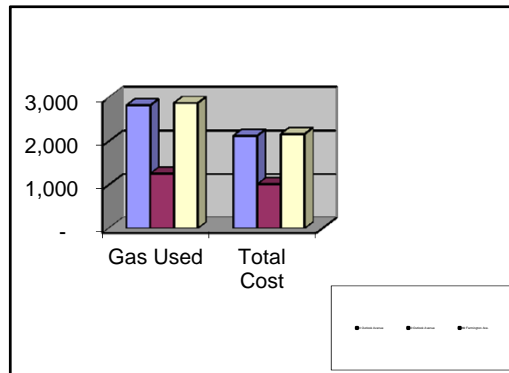
Month End: **1/31/2014**

| <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 |



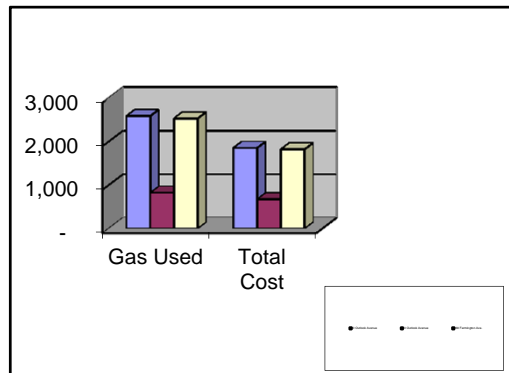
Month End: **12/31/2013**

| <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 |



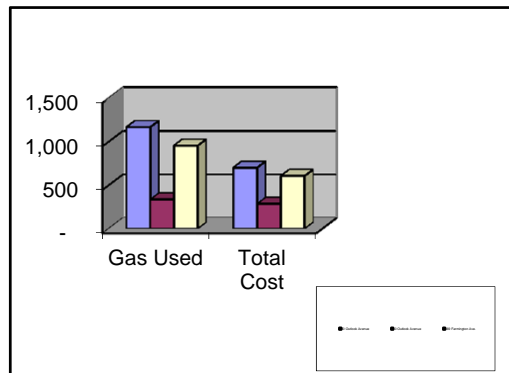
Month End: **11/30/2013**

| <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 |



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 |



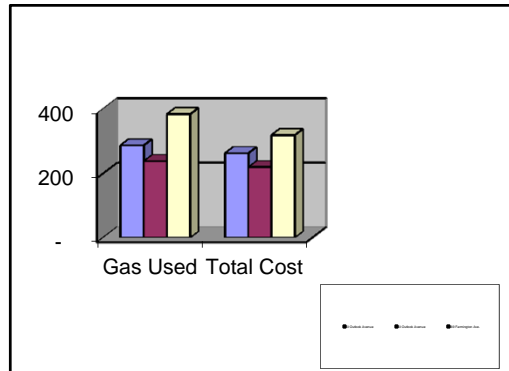
Westbury Condominiums Association, Inc.

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May 31, 2015

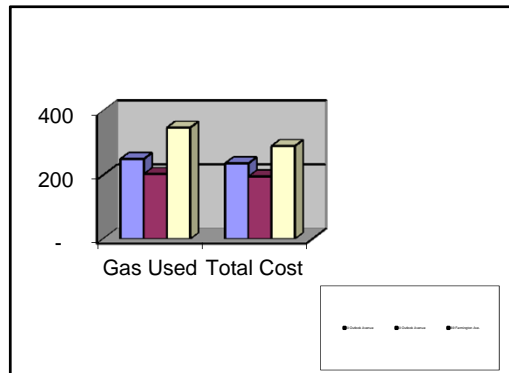
Month End: **9/30/2013**

| <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 |



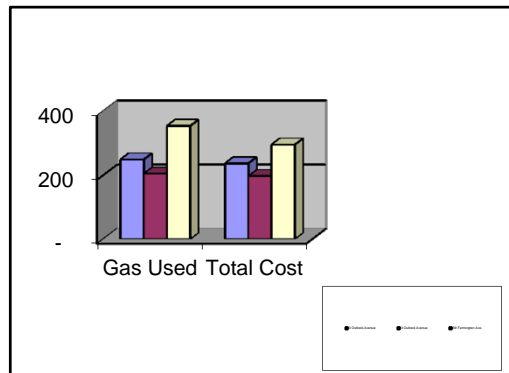
Month End: **8/31/2013**

| <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 |



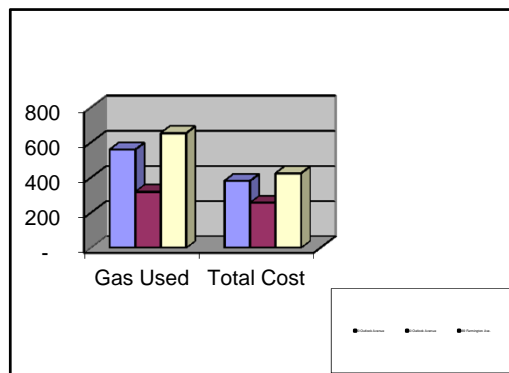
Month End: **7/31/2013**

| <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 |



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 |



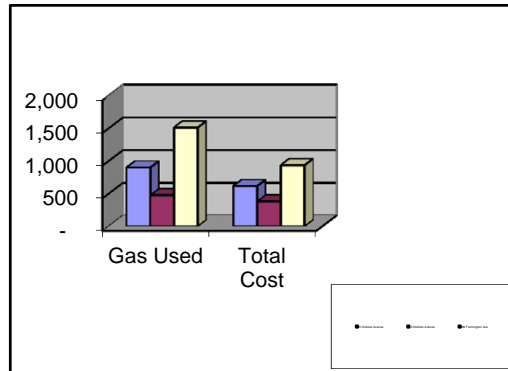
Westbury Condominiums Association, Inc.

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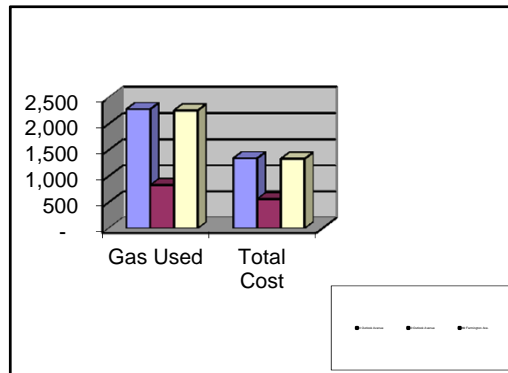
Month End: **5/31/2013**

| <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 |



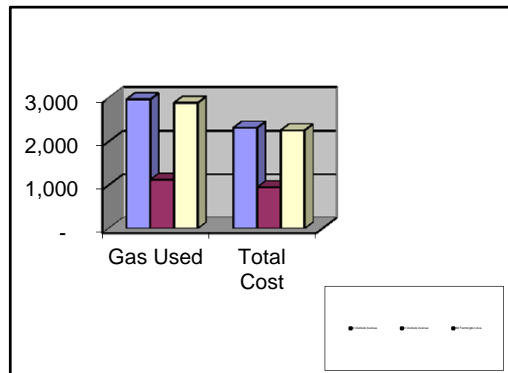
Month End: **4/30/2013**

| <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 |



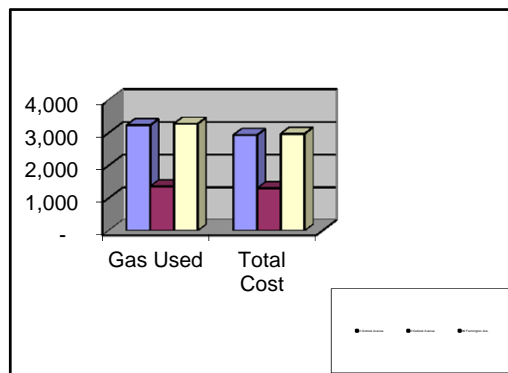
Month End: **3/31/2013**

| <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 |



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 |



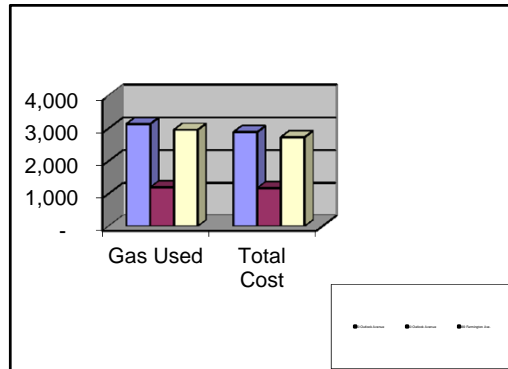
Westbury Condominiums Association, Inc.

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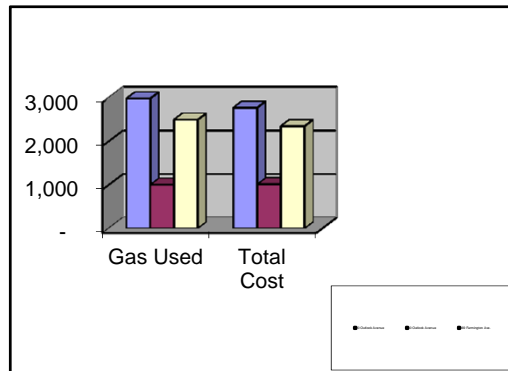
Month End: **1/31/2013**

| <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 |



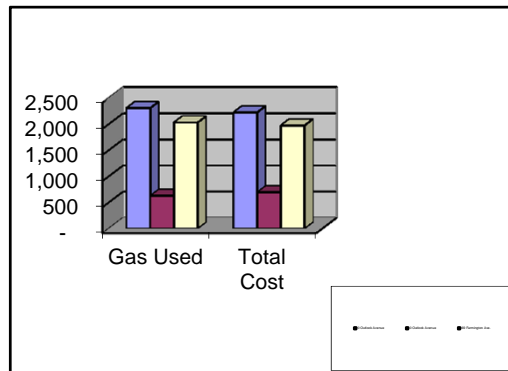
Month End: **12/31/2012**

| <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 |



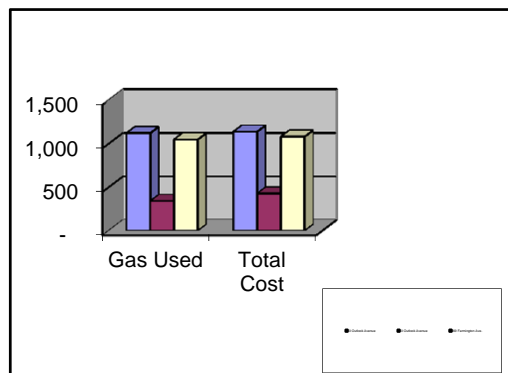
Month End: **11/30/2012**

| <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 |



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 |



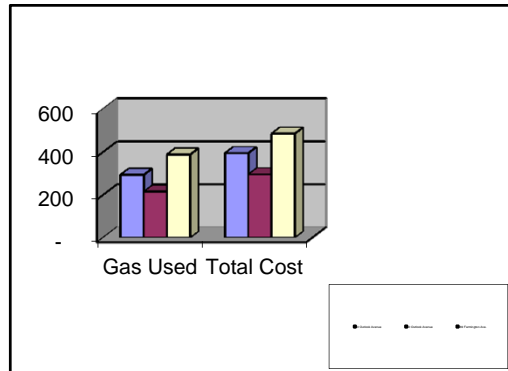
Westbury Condominiums Association, Inc.

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May 31, 2015

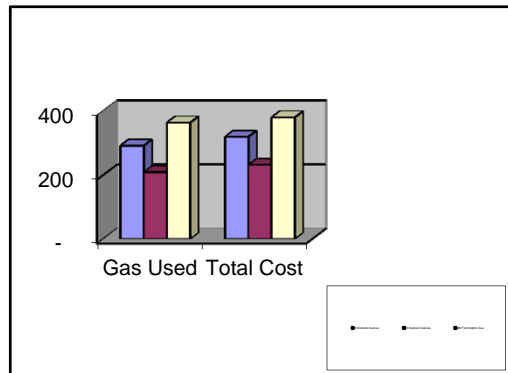
Month End: **9/30/2012**

| <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 |



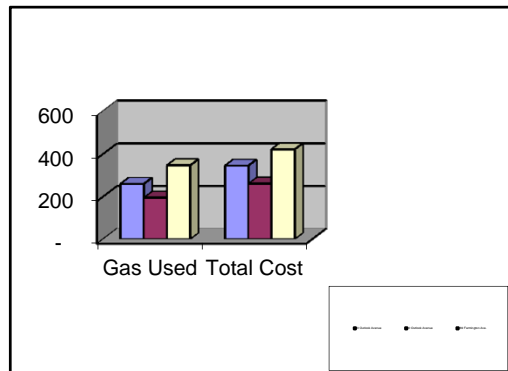
Month End: **8/31/2012**

| <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 |



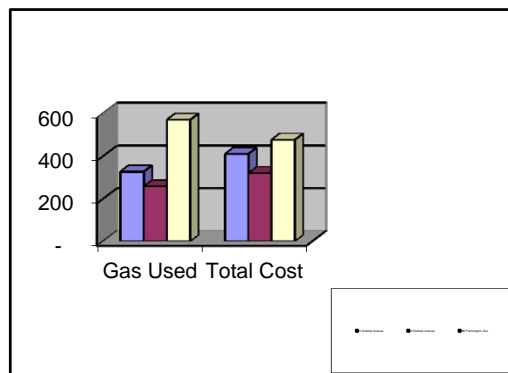
Month End: **7/31/2012**

| <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 |



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 |



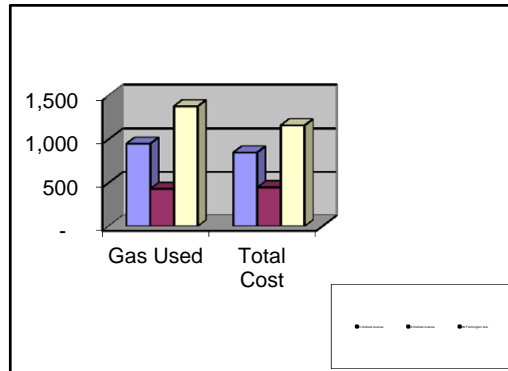
Westbury Condominiums Association, Inc.

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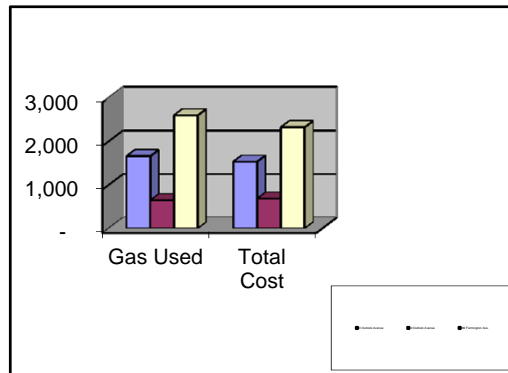
Month End: **5/31/2012**

| <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 |



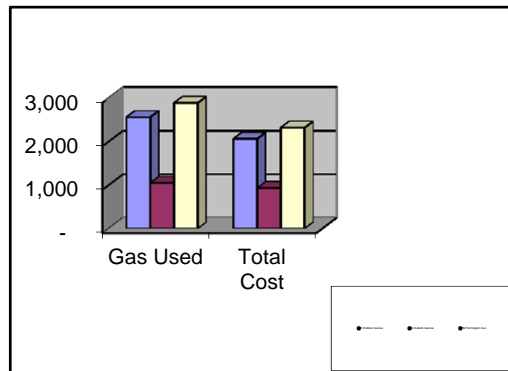
Month End: **4/30/2012**

| <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 |



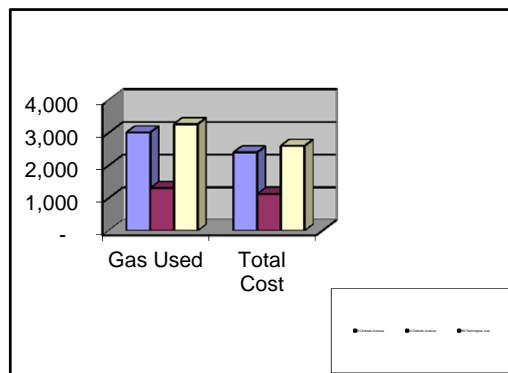
Month End: **3/31/2012**

| <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 |



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 |



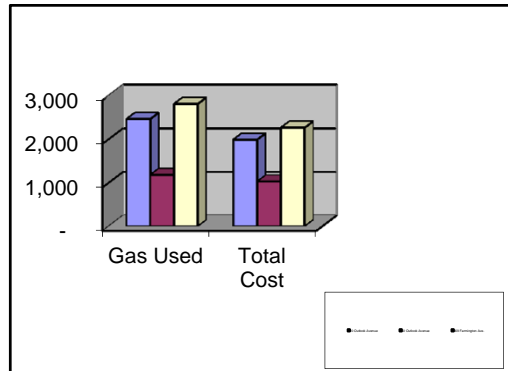
Westbury Condominiums Association, Inc.

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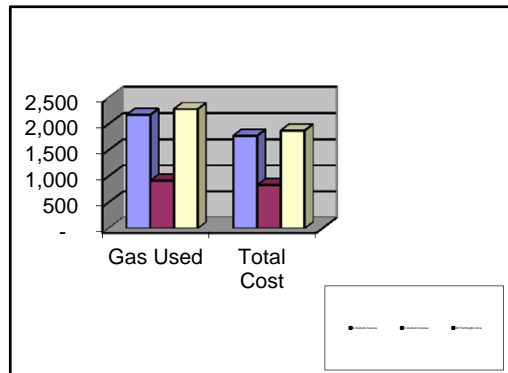
Month End: **1/31/2012**

| <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 |



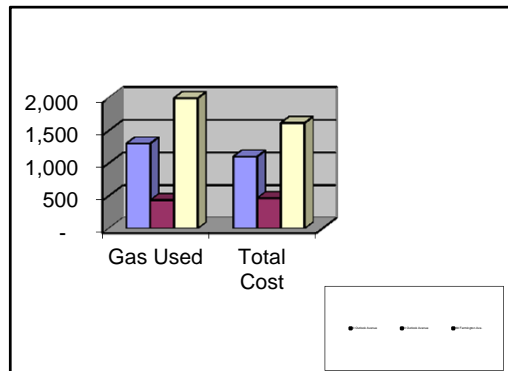
Month End: **12/31/2011**

| <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 |



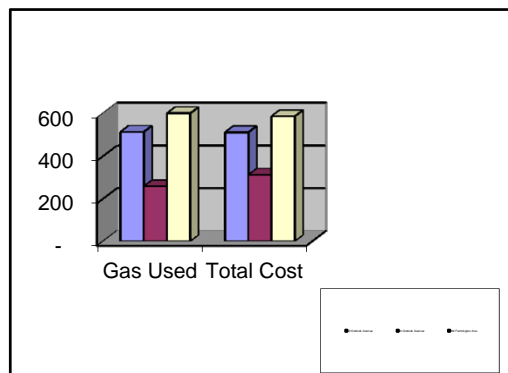
Month End: **11/30/2011**

| <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 |



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 |



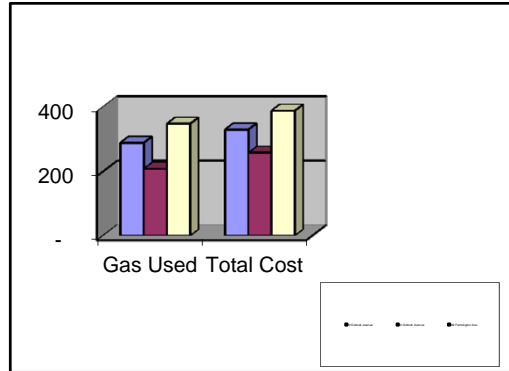
Westbury Condominiums Association, Inc.

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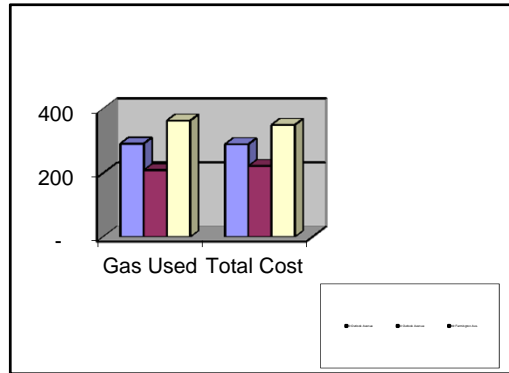
Month End: **9/30/2011**

| <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 |



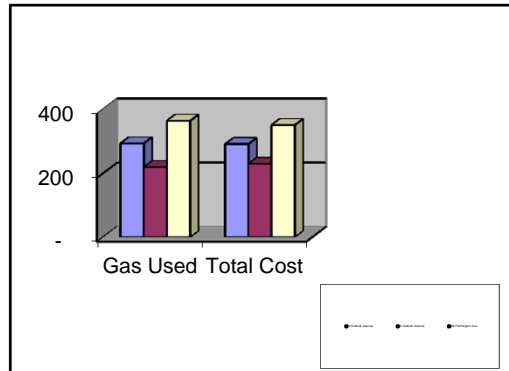
Month End: **8/31/2011**

| <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 |



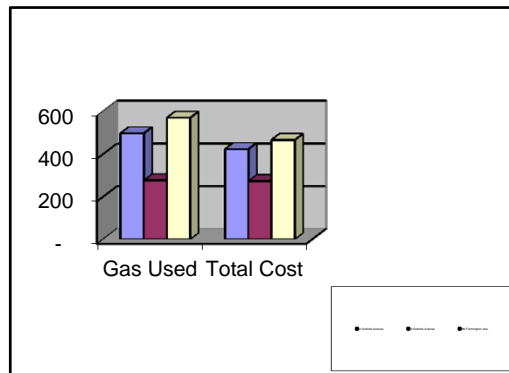
Month End: **7/31/2011**

| <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 |



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 |



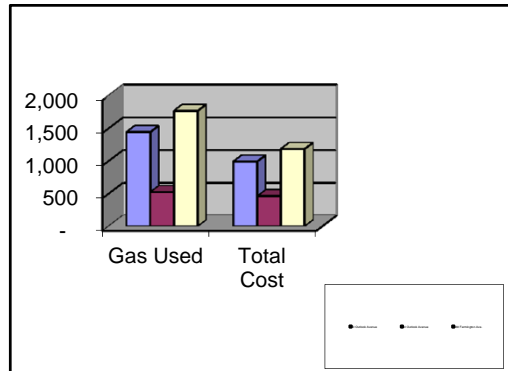
Westbury Condominiums Association, Inc.

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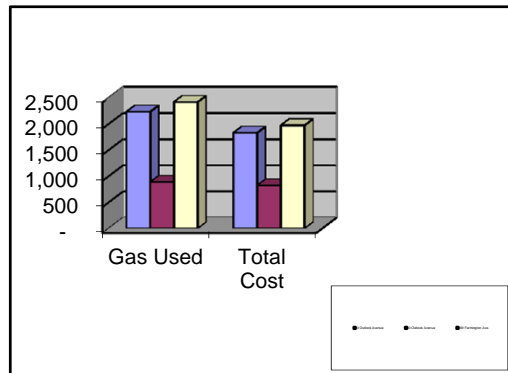
Month End: **5/31/2011**

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



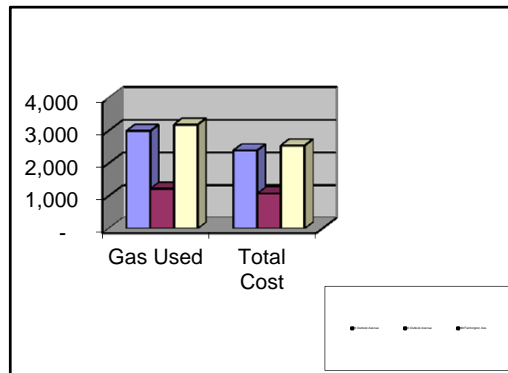
Month End: **4/30/2011**

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



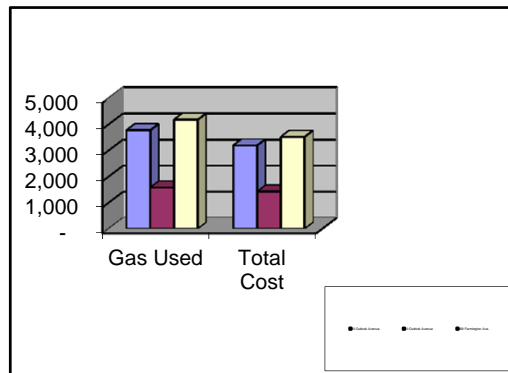
Month End: **3/31/2011**

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



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

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



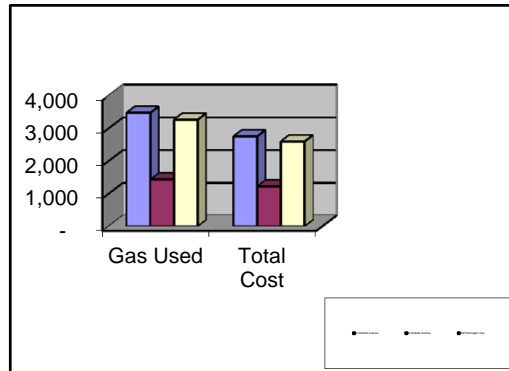
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

May 31, 2015

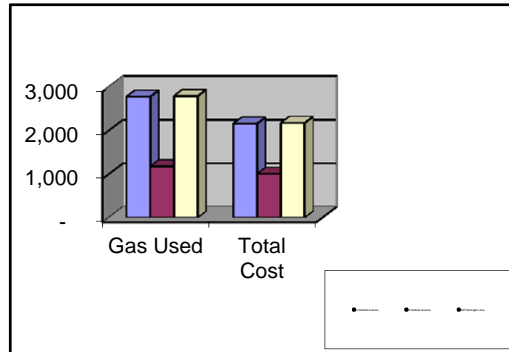
Month End: **1/31/2011**

| <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 |



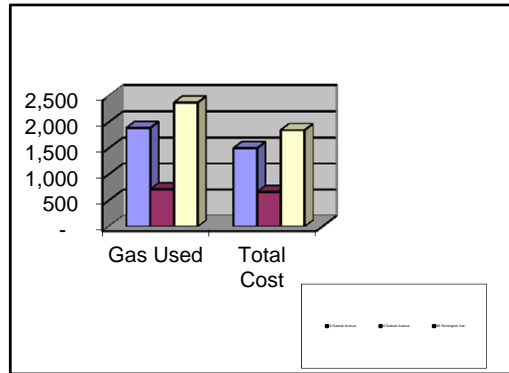
Month End: **12/31/2010**

| <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 |



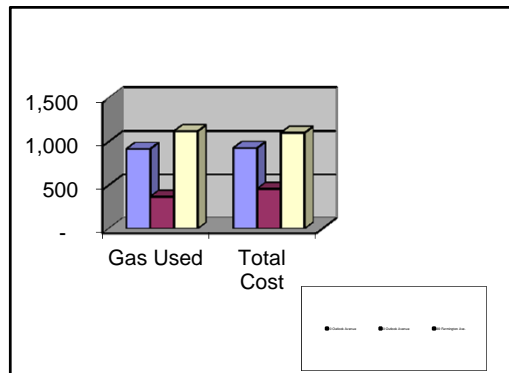
Month End: **11/30/2010**

| <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 |



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

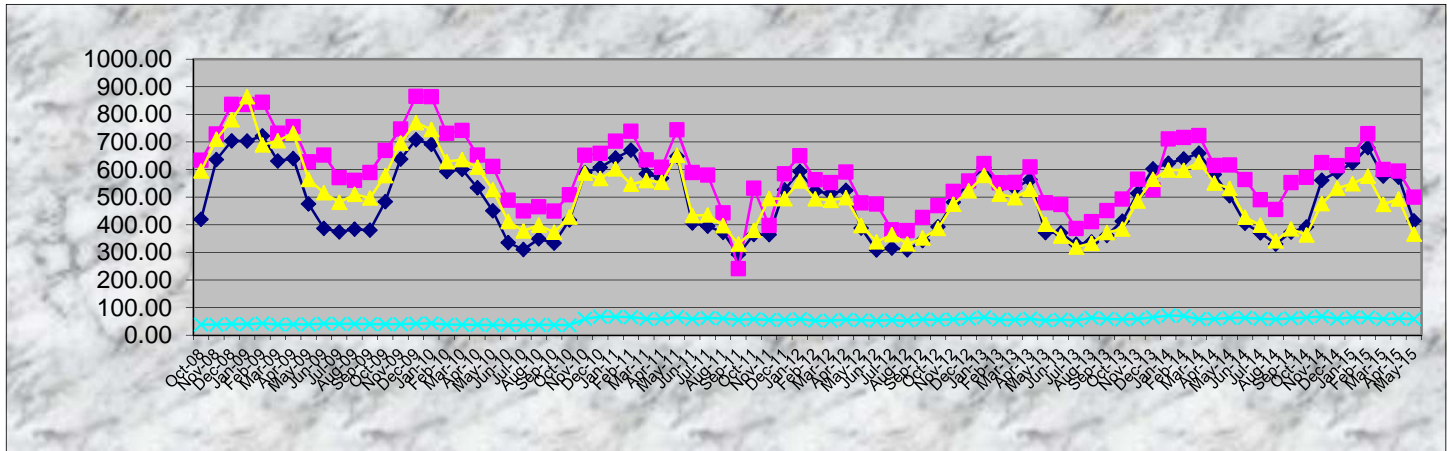
| <u>Building</u> | <u>Gas Used</u> | <u>Total Cost</u> | <u>Bill Days</u> |
|---------------------|-----------------|-------------------|------------------|
| 20 Outlook Avenue | 916 | \$ 926.60 | 28 |
| 30 Outlook Avenue | 369 | \$ 459.57 | 28 |
| 869 Farmington Ave. | 1,119 | \$ 1,100.21 | 28 |
|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



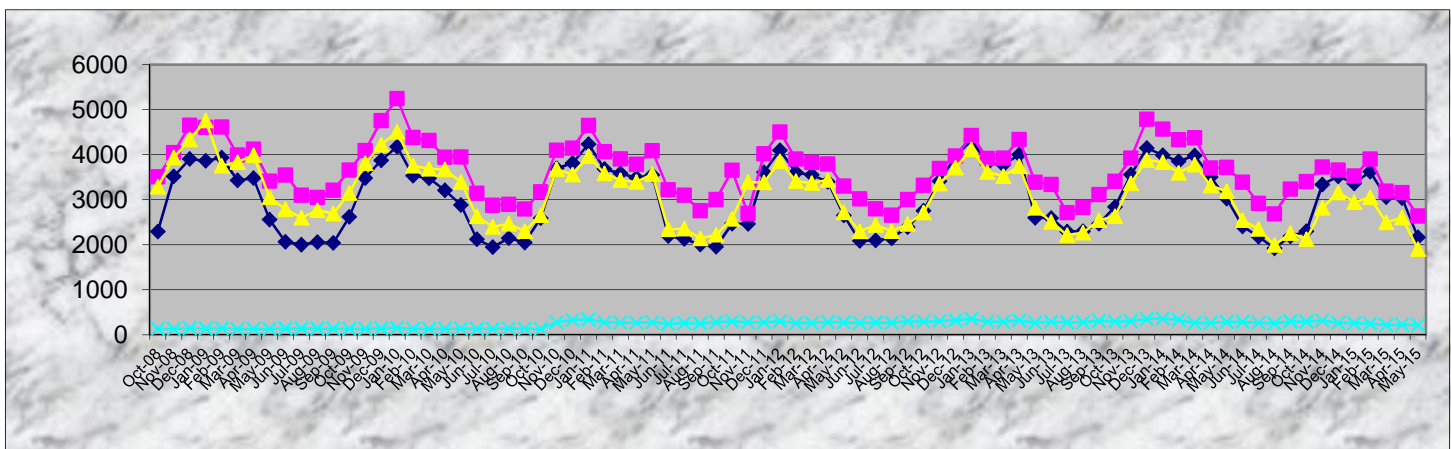
Westbury Condominiums Association, Inc.

Electricity Analysis May 31, 2015

Cost Data



Usage Data



Year To Date Consumption

| | <u>5/31/2015</u> | <u>5/31/2014</u> | <u>5/31/2013</u> |
|---------------------|------------------|------------------|------------------|
| 20 Outlook Avenue | 24,392 | 28,886 | 28,623 |
| 30 Outlook Avenue | 27,182 | 32,806 | 30,962 |
| 869 Farmington Ave. | 21,089 | 27,574 | 27,585 |
| Garages | 2,029 | 2,443 | 2,439 |
| | <u>74,692</u> | <u>91,709</u> | <u>89,609</u> |

Year To Date Cost *

| | <u>5/31/2015</u> | <u>5/31/2014</u> | <u>5/31/2013</u> |
|---------------------|--------------------|--------------------|--------------------|
| 20 Outlook Avenue | \$ 953.34 | \$ 926.63 | \$ 874.57 |
| 30 Outlook Avenue | \$ 1,197.00 | \$ 1,057.44 | \$ 990.07 |
| 869 Farmington Ave. | \$ 839.66 | \$ 870.40 | \$ 861.17 |
| Garages | \$ 131.59 | \$ 115.11 | \$ 113.03 |
| | <u>\$ 3,121.59</u> | <u>\$ 2,969.58</u> | <u>\$ 2,838.84</u> |

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

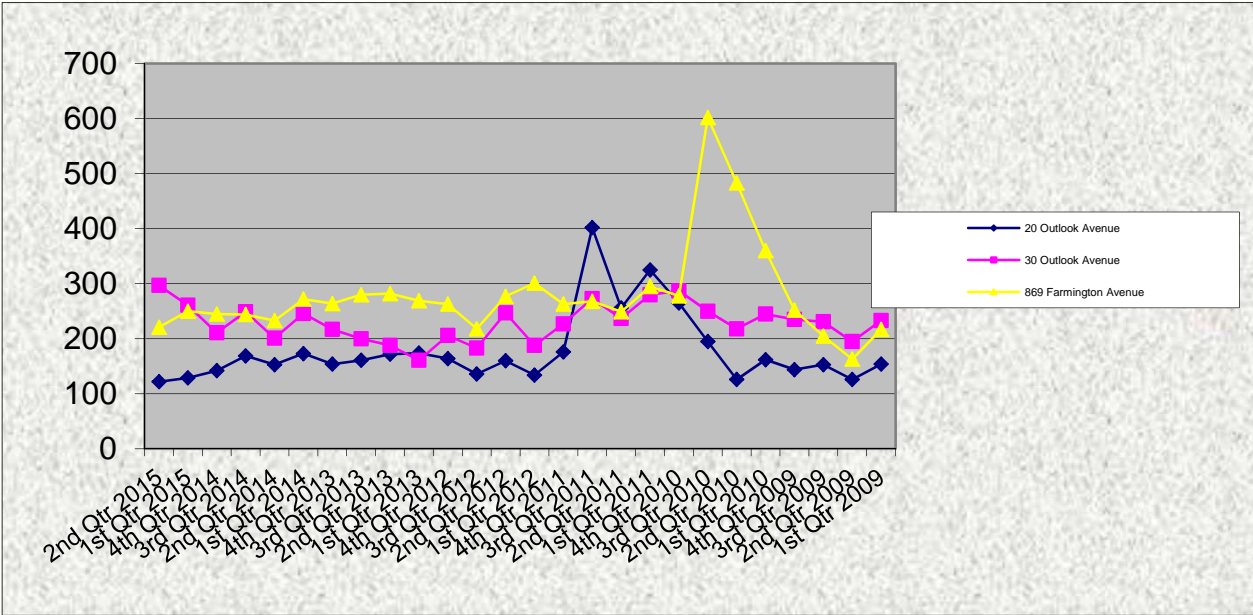
Westbury Condominiums Association, Inc.

Water Consumption Analysis

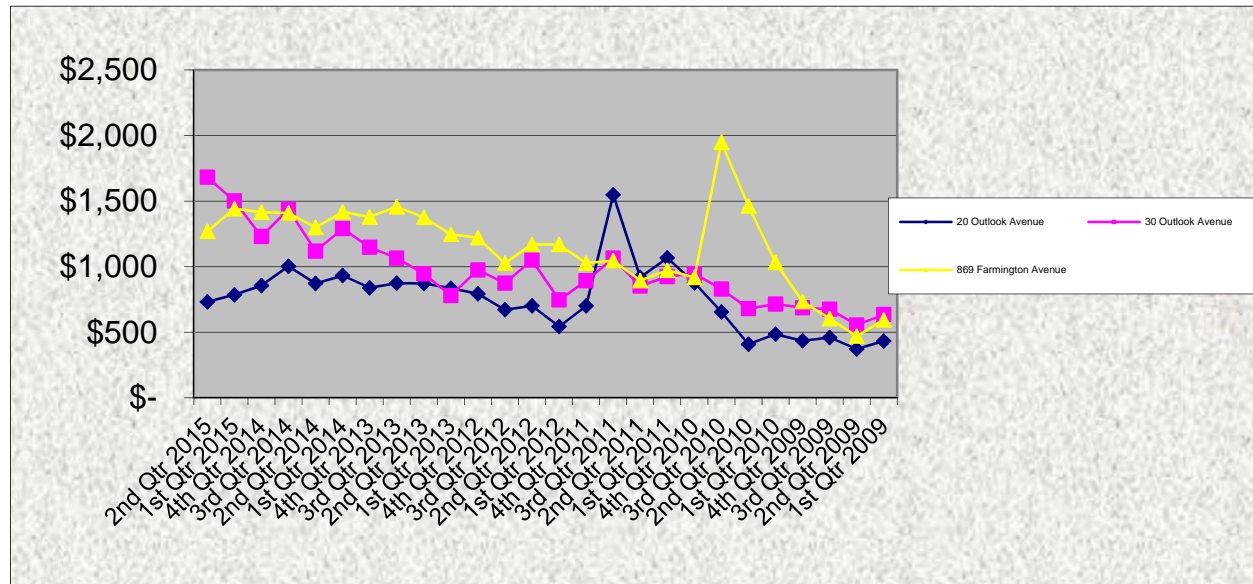
Second Quarter 2015 (With Prior Year Data)

Alert: Bldg 30

Consumption Analysis



Cost Analysis



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

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

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

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

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

Westbury Condominium Association, Inc.

A/P Aging Summary

As of May 31, 2015

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>> 90</u> | <u>TOTAL</u> |
|---------------------------------------|-----------------|-----------------|----------------|----------------|----------------|-----------------|
| Accent Glass Company, Inc. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Admiral Cleaning, Inc. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Alan R. Comrie | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| ARC Strategic Solutions | 0.00 | 0.00 | 0.00 | 0.00 | 48.02 | 48.02 |
| AT&T | 0.00 | 0.00 | 0.00 | 0.00 | 95.33 | 95.33 |
| B.T. Lindsay & Company | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| CL&P | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Community Association Underwriters | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Connecticut Natural Gas | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Discount Lighting Outlet | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Enhanced Management Services, LLC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Frontier | 280.69 | 0.00 | 0.00 | 0.00 | 0.00 | 280.69 |
| Hartford Stamp Works, LLC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Imagineers, LLC | 2,190.02 | 1,409.70 | 0.00 | 0.00 | 0.00 | 3,599.72 |
| Lewis Hosier Locksmith | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Martin Levitz | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Marvin Freifeld | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miller Plumbing, LLC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Paine's, Inc. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Power Fuels Heating & Cooling Company | 0.00 | 1,225.85 | 0.00 | 0.00 | 0.00 | 1,225.85 |
| Robert Huhtanen | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rupert Stonewall Brick & Cement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Thelma Houston | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Turf Masters, LLC | 0.00 | 391.37 | 0.00 | 0.00 | 0.00 | 391.37 |
| Wattsaver Lighting Products | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| West Side Landscaping, LLC | 0.00 | 2,800.64 | 0.00 | 0.00 | 0.00 | 2,800.64 |
| TOTAL | 2,470.71 | 5,827.56 | 0.00 | 0.00 | 143.35 | 8,441.62 |

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Board Approved FY 2015 Budget

| | <u>YE 9/30/15</u> | <u>Oct. 2014</u> | <u>Nov. 2014</u> | <u>Dec. 2014</u> | <u>Jan. 2015</u> | <u>Feb. 2015</u> | <u>March 2015</u> | <u>April 2015</u> | <u>May 2015</u> | <u>June 2015</u> | <u>July 2015</u> | <u>Aug. 2015</u> | <u>Sept. 2015</u> | <u>Total Spread</u> |
|-----------------------------------|-------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|---------------------|
| Revenue | | | | | | | | | | | | | | |
| Condominium Fees | 348,650.00 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 29,054.17 | 348,650.00 |
| Note Payable - HVAC 10 Year | 35,880.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 2,990.00 | 35,880.00 |
| Surplus Transfer | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Fees and Assessments | 384,530.00 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 32,044.17 | 384,530.00 |
| Rental Income | 16,800.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 1,400.00 | 16,800.00 |
| Laundry Income | 4,600.00 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 383.33 | 4,600.00 |
| Parking Space Income | 9,120.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 760.00 | 9,120.00 |
| Misc. Owner Income | 1,000.00 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 1,000.00 |
| Total Revenues | 416,050.00 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 34,670.83 | 416,050.00 |
| Operating Expenses | | | | | | | | | | | | | | |
| Administrative | | | | | | | | | | | | | | |
| Management Fees- Prop. Mgt | 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 2014 through April 2015

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|-----------------|--|------|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | | |
| 07130 — Property Manager Fees | | | | | | | |
| Bill | 10/01/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MGMT0102858 - Monthly Management Fee | 2000 | | 1,089.82 | 1,089.82 |
| Bill | 11/01/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0103067 - Monthly Management Fee | 2000 | | 1,089.82 | 2,179.64 |
| Bill | 12/04/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0103279 - Monthly | 2000 | | 1,089.82 | 3,269.46 |
| Bill | 01/01/15 | Imagineers, LLC | Imagineers - Inv. #MGMT0103505 Monthly Invoice | 2000 | | 1,089.82 | 4,359.28 |
| Bill | 02/05/15 | Imagineers, LLC | Imagineers - Inv. #MGMT0103778 Monthly | 2000 | | 1,089.82 | 5,449.10 |
| Bill | 03/01/15 | Imagineers, LLC | Imagineers - Inv. #MGMT0104000 - Monthly Management Fee | 2000 | | 1,089.70 | 6,538.80 |
| Bill | 03/30/15 | Imagineers, LLC | Imagineers - Inv. #MGMT0104206 - Monthly Management | 2000 | | 1,089.82 | 7,628.62 |
| Total 07130 — Property Manager Fees | | | | | | <u>7,628.62</u> | <u>7,628.62</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>7,628.62</u> | <u>7,628.62</u> |
| TOTAL | | | | | | <u>7,628.62</u> | <u>7,628.62</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|--|------|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | | |
| 07140 — Audit Fees | | | | | | | |
| General | 10/17/14 | | To Accrue Oct. 2014 portion of Annual Audit Fees | 3150 | | 400.00 | 400.00 |
| General | 11/14/14 | | To Accrue November 2014 Audit Fees | 3150 | | 400.00 | 800.00 |
| General | 12/31/14 | | To Accrue December 2014 Pro-Rata Share of Audit Fees | 3150 | | 400.00 | 1,200.00 |
| General | 01/31/15 | | To Accrue January 2015 Audit Fees | 3150 | | 400.00 | 1,600.00 |
| General | 02/28/15 | | To Accrue February 2015 Audit Fees | 3150 | | 400.00 | 2,000.00 |
| General | 03/31/15 | | To Accrue March 2015 Audit Fees | 3150 | | 400.00 | 2,400.00 |
| General | 04/30/15 | | To Accrue April 2015 Portion of Audit Fees | 3150 | | 400.00 | 2,800.00 |
| Total 07140 — Audit Fees | | | | | | <u>2,800.00</u> | <u>2,800.00</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>2,800.00</u> | <u>2,800.00</u> |
| TOTAL | | | | | | <u>2,800.00</u> | <u>2,800.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------------------------------------|---|-------|-------|------------|-----------|
| 07000 — Administrative Expenses | | | | | | | |
| 07280 — Insurance | | | | | | | |
| Bill | 10/11/14 | Community Association Underwriters | CAU Policy #CAU218903-3 Down Payment on 2014-2015 Policy - A/C 24994 | 2000 | | 11,215.00 | 11,215.00 |
| General | 10/17/14 | | To Accrue October 2014 Insurance Expense | 1470 | | 2,812.00 | 14,027.00 |
| General | 10/17/14 | | To Record As Prepaid the down payment on the 2014-15 Insurance Policy | 1470 | | -11,215.00 | 2,812.00 |
| General | 11/01/14 | | To Expense October 2014 Prepaid Portion | 1470 | | 85.00 | 2,897.00 |
| Bill | 11/02/14 | Community Association Underwriters | CAU Policy #CAU218903-1st Reg Payment on 2014-2015 Policy - A/C 24994 | 2000 | | 2,812.00 | 5,709.00 |
| General | 11/30/14 | | To Expense November 2014 Portion Of Insurance Exp - Fidelity Bond | 1470 | | 85.00 | 5,794.00 |
| General | 12/31/14 | | To Expense December 2014 Portion of Prepaid Insurance | 1470 | | 2,812.00 | 8,606.00 |
| General | 12/31/14 | | To Expense December 2014 Portion of Insurance - Fidelity Bond | 1470 | | 85.00 | 8,691.00 |
| General | 01/31/15 | | To Expense January 2015 Insurance Policy & Fidelity Bond | -SPLI | | 2,812.00 | 11,503.00 |
| General | 01/31/15 | | To Expense January 2015 Insurance Policy & Fidelity Bond | 07280 | | 85.00 | 11,588.00 |
| General | 02/28/15 | | To Expense February 2015 Portion of Prepaid Insurance | 1470 | | 2,812.00 | 14,400.00 |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|--|-------|-------|-------------------------|-------------------------|
| General | 02/28/15 | | To Expense February 2015 Portion of Fidelity Bond | 1470 | | 85.00 | 14,485.00 |
| General | 03/31/15 | | To Expense March 2015 Insurace and Additional Fidelity | -SPLI | | 2,812.00 | 17,297.00 |
| General | 03/31/15 | | To Expense March 2015 Insurace and Additional Fidelity | 07280 | | 85.00 | 17,382.00 |
| General | 04/30/15 | | To Expense April 2015 Portion of Prepaid Insurance - CAU | -SPLI | | 2,812.00 | 20,194.00 |
| General | 04/30/15 | | To Expense April 2015 Portion of Prepaid Insurance - CAU | 07280 | | 85.00 | 20,279.00 |
| Total 07280 — Insurance | | | | | | <u>20,279.00</u> | <u>20,279.00</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>20,279.00</u> | <u>20,279.00</u> |
| TOTAL | | | | | | <u>20,279.00</u> | <u>20,279.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|---|------|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | | |
| 07308 — Corporate Taxes | | | | | | | |
| General | 10/17/14 | | To Accrue Oct. 2014 portion of Estimated Annual Corporate Tax Liability | 2155 | | 500.00 | 500.00 |
| General | 11/14/14 | | To Accrue November 2014 Corporate Taxes | 2155 | | 500.00 | 1,000.00 |
| General | 12/31/14 | | To Record December 2014 Portion of Annual Tax Obligation | 2155 | | 500.00 | 1,500.00 |
| General | 01/31/15 | | To Accrue for January 2015 Portion of Corporate Taxes | 2155 | | 500.00 | 2,000.00 |
| General | 02/28/15 | | To Accrue February 2015 Portion of Corporate Taxes | 2155 | | 500.00 | 2,500.00 |
| General | 03/31/15 | | To Accrue March 2015 Corporate Taxes | 2155 | | 500.00 | 3,000.00 |
| General | 04/30/15 | | To Accrue April 2015 Prtion of Estimated Corporate Tax Liability | 2155 | | 500.00 | 3,500.00 |
| Total 07308 — Corporate Taxes | | | | | | <u>3,500.00</u> | <u>3,500.00</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>3,500.00</u> | <u>3,500.00</u> |
| TOTAL | | | | | | <u>3,500.00</u> | <u>3,500.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|-------------------------|---|------|-------|---------------------|---------------------|
| 07000 — Administrative Expenses | | | | | | | |
| 07309 — Postage | | | | | | | |
| Bill | 12/31/14 | ARC Strategic Solutions | ARC SS - Reimbursement - USPS Postage | 2000 | | 8.82 | 8.82 |
| Bill | 12/31/14 | ARC Strategic Solutions | ARC SS - Postage for Bulk Mailing 4 books of 20 | 2000 | | 39.20 | 48.02 |
| Bill | 02/20/15 | ARC Strategic Solutions | ARC SS - Reimburse - US Postage | 2000 | | 8.82 | 56.84 |
| Total 07309 — Postage | | | | | | <u>56.84</u> | <u>56.84</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>56.84</u> | <u>56.84</u> |
| TOTAL | | | | | | <u>56.84</u> | <u>56.84</u> |

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

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|---------------------------------------|---|------|-------|----------------------|----------------------|
| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
| 07000 — Administrative Expenses | | | | | | | |
| 07895 — Monthly Security Monitoring | | | | | | | |
| General | 12/31/14 | | December Portion Of Stanly Monitoring Invoice | 1470 | | 13.21 | 13.21 |
| General | 01/31/15 | | Amortization of Multi-Month Invoice - Stanley | 1470 | | 13.38 | 26.59 |
| General | 02/28/15 | | Monitoring Fee - Fire System - Stanley Convergent | 1470 | | 26.59 | 53.18 |
| Bill | 03/30/15 | Stanley Convergent Security Solutions | Stanley Monitoring - Inv. 12238426 - Monitoring 5/1 - 5/31 | 2000 | | 26.59 | 79.77 |
| General | 04/30/15 | | To Expense April 2015 Security Monitoring - Stanley Convergence | 1470 | | 26.59 | 106.36 |
| Total 07895 — Monthly Security Monitoring | | | | | | <u>106.36</u> | <u>106.36</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>106.36</u> | <u>106.36</u> |
| TOTAL | | | | | | <u>106.36</u> | <u>106.36</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|-------------------------|------------------|------|-------|------------------------|------------------------|
| 07000 — Administrative Expenses | | | | | | | |
| 7011 — Bookkeeping Fees | | | | | | | |
| Bill | 10/22/14 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | | 875.00 | 875.00 |
| Bill | 11/30/14 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | | 875.00 | 1,750.00 |
| Bill | 12/22/14 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | | 875.00 | 2,625.00 |
| Bill | 01/22/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | | 875.00 | 3,500.00 |
| Bill | 02/20/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | | 875.00 | 4,375.00 |
| Bill | 03/02/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | | 875.00 | 5,250.00 |
| Bill | 04/21/15 | ARC Strategic Solutions | ARC SS - Monthly | 2000 | | 875.00 | 6,125.00 |
| Total 7011 — Bookkeeping Fees | | | | | | <u>6,125.00</u> | <u>6,125.00</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>6,125.00</u> | <u>6,125.00</u> |
| TOTAL | | | | | | <u>6,125.00</u> | <u>6,125.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|-------------------------------------|---|------|-------|----------------------|----------------------|
| 07000 — Administrative Expenses | | | | | | | |
| 7012 — Legal | | | | | | | |
| Bill | 03/31/15 | Perlstein, Sandler & McCracken, LLC | Perlstein Invoice #55309 - Smoking , Reg. of Leasing, Governance Issues/Doc Upd | 2000 | | 480.00 | 480.00 |
| Bill | 04/30/15 | Perlstein, Sandler & McCracken, LLC | Perlstein Invoice #1177-00000T 55622 - Smoking Issue | 2000 | | 210.00 | 690.00 |
| Total 7012 — Legal | | | | | | <u>690.00</u> | <u>690.00</u> |
| Total 07000 — Administrative Expenses | | | | | | <u>690.00</u> | <u>690.00</u> |
| TOTAL | | | | | | <u>690.00</u> | <u>690.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|----------------------------------|----------|---------------------------|--|------|-------|-----------|-----------|
| 08000 — Utilities | | | | | | | |
| 08010 — Water & Sewer | | | | | | | |
| General | 10/17/14 | | To Expense October 2014 portion of Qtrly MDC Invoice | 1470 | | 1,167.25 | 1,167.25 |
| General | 11/14/14 | | To Record Prepaid Portion of MDC Quarterly Invoice | 1470 | | -2,486.54 | -1,319.29 |
| Bill | 11/30/14 | The Metropolitan District | The MDC - 869 Farmington Avenue | 2000 | | 1,442.37 | 123.08 |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|---------------------------|---|------|-------|-----------------|-----------------|
| Bill | 11/30/14 | The Metropolitan District | The MDC - 20 Outlook Avnue | 2000 | | 785.34 | 908.42 |
| Bill | 11/30/14 | The Metropolitan District | The MDC - 30 Outlook Avenue | 2000 | | 1,502.10 | 2,410.52 |
| General | 12/31/14 | | To Expense December 2014 Portion of Quarterly MDC Invoice | 1470 | | 1,243.27 | 3,653.79 |
| General | 01/31/15 | | To Expense January 2015 Portion of Qtrly MDC Invoice | 1470 | | 1,243.27 | 4,897.06 |
| General | 02/28/15 | | To Expense February 2015 Portion of MDC Qtrly Invoice | 1470 | | 1,227.86 | 6,124.92 |
| Bill | 03/05/15 | The Metropolitan District | The MDC - 869 Farmington Avenue | 2000 | | 1,269.49 | 7,394.41 |
| Bill | 03/05/15 | The Metropolitan District | The MDC - 20 Outlook Avnue | 2000 | | 731.92 | 8,126.33 |
| Bill | 03/05/15 | The Metropolitan District | The MDC - 30 Outlook Avenue | 2000 | | 1,682.17 | 9,808.50 |
| General | 03/06/15 | | To Record as Prepaid the Quarterly MDC Invoice | 1470 | | -3,683.58 | 6,124.92 |
| General | 03/31/15 | | To Expense March 2015 Portion of Quarterly MDC Invoice | 1470 | | 1,227.86 | 7,352.78 |
| General | 04/30/15 | | To Expense April 2015 Portion of Quarterly MDC Invoice | 1470 | | 1,227.86 | 8,580.64 |
| Total 08010 — Water & Sewer | | | | | | 8,580.64 | 8,580.64 |
| Total 08000 — Utilities | | | | | | 8,580.64 | 8,580.64 |
| TOTAL | | | | | | 8,580.64 | 8,580.64 |

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

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|----------------------------------|----------|------------|----------------------------|------|-------|-------------------------|-------------------------|
| Bill | 03/24/15 | Eversource | 20 Outlook Avenue - 3621 | 2000 | | 576.52 | 10,082.24 |
| Bill | 03/24/15 | Eversource | 869 Farm Ave Garages 245 | 2000 | | 58.26 | 10,140.50 |
| Bill | 03/24/15 | Eversource | 30 Outlook Avenue - 3,900 | 2000 | | 600.02 | 10,740.52 |
| Bill | 04/30/15 | Eversource | 869 Farmington Avenue 3052 | 2000 | | 493.20 | 11,233.72 |
| Bill | 04/30/15 | Eversource | 20 Outlook Avenue - 3621 | 2000 | | 572.32 | 11,806.04 |
| Bill | 04/30/15 | Eversource | 869 Farm Ave Garages 245 | 2000 | | 60.09 | 11,866.13 |
| Bill | 04/30/15 | Eversource | 30 Outlook Avenue - 3,900 | 2000 | | 594.56 | 12,460.69 |
| Total 08020 — Electricity | | | | | | <u>12,460.69</u> | <u>12,460.69</u> |
| Total 08000 — Utilities | | | | | | <u>12,460.69</u> | <u>12,460.69</u> |
| TOTAL | | | | | | <u>12,460.69</u> | <u>12,460.69</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--------------------------------|----------|-------------------------|----------------------------------|------|-------|-------------------------|-------------------------|
| 08000 — Utilities | | | | | | | |
| 08030 — Gas | | | | | | | |
| Bill | 10/26/14 | Connecticut Natural Gas | CNG - 20 Outlook Avenue | 2000 | | 548.67 | 548.67 |
| Bill | 10/26/14 | Connecticut Natural Gas | CNG - 30 Outlook Avenue | 2000 | | 389.10 | 937.77 |
| Bill | 10/26/14 | Connecticut Natural Gas | CNG - 869 Farmington Avenue | 2000 | | 603.70 | 1,541.47 |
| Bill | 11/26/14 | Connecticut Natural Gas | CNG - 20 Outlook Avenue | 2000 | | 1,736.59 | 3,278.06 |
| Bill | 11/26/14 | Connecticut Natural Gas | CNG - 30 Outlook Avenue | 2000 | | 673.06 | 3,951.12 |
| Bill | 11/26/14 | Connecticut Natural Gas | CNG - 869 Farmington Avenue | 2000 | | 1,578.27 | 5,529.39 |
| Bill | 12/29/14 | Connecticut Natural Gas | CNG - 20 Outlook Avenue | 2000 | | 2,005.26 | 7,534.65 |
| Bill | 12/29/14 | Connecticut Natural Gas | CNG - 30 Outlook Avenue | 2000 | | 904.47 | 8,439.12 |
| Bill | 12/29/14 | Connecticut Natural Gas | CNG - 869 Farmington Avenue | 2000 | | 1,876.25 | 10,315.37 |
| Bill | 01/30/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue | 2000 | | 2,035.31 | 12,350.68 |
| Bill | 01/30/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue | 2000 | | 992.41 | 13,343.09 |
| Bill | 01/30/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue | 2000 | | 1,898.23 | 15,241.32 |
| Bill | 02/20/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 | 2000 | | 2,051.27 | 17,292.59 |
| Bill | 02/20/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 | 2000 | | 1,081.43 | 18,374.02 |
| Bill | 02/20/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 | 2000 | | 2,233.19 | 20,607.21 |
| Bill | 03/24/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 | 2000 | | 1,930.66 | 22,537.87 |
| Bill | 03/24/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 | 2000 | | 1,006.04 | 23,543.91 |
| Bill | 03/24/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 | 2000 | | 2,123.13 | 25,667.04 |
| Bill | 04/30/15 | Connecticut Natural Gas | CNG - 20 Outlook Avenue 3433 | 2000 | | 1,746.83 | 27,413.87 |
| Bill | 04/30/15 | Connecticut Natural Gas | CNG - 30 Outlook Avenue 1702 | 2000 | | 804.50 | 28,218.37 |
| Bill | 04/30/15 | Connecticut Natural Gas | CNG - 869 Farmington Avenue 3756 | 2000 | | 1,751.83 | 29,970.20 |
| Total 08030 — Gas | | | | | | <u>29,970.20</u> | <u>29,970.20</u> |
| Total 08000 — Utilities | | | | | | <u>29,970.20</u> | <u>29,970.20</u> |
| TOTAL | | | | | | <u>29,970.20</u> | <u>29,970.20</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--------------------------|------|------|------|-----|-------|--------|---------|
| 08000 — Utilities | | | | | | | |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--------------------------------|----------|-------------------------|---|-----|-------|-----------------|-----------------|
| 08050 — Telephone | | | | | | | |
| Bill | 10/22/14 | AT&T | AT&T - Account #135481177 | | 2000 | 95.33 | 95.33 |
| Bill | 10/22/14 | AT&T | AT&T - Account #135481177 | | 2000 | 49.51 | 144.84 |
| Bill | 12/05/14 | Frontier | Frontier - Account 8602334865-122898-5 | | 2000 | 337.36 | 482.20 |
| Bill | 12/05/14 | Frontier | Frontier - Account 860-233-4865 691 | | 2000 | 95.74 | 577.94 |
| Bill | 12/13/14 | Frontier | Frontier - Account 860-233-4865 -122898-5 | | 2000 | 325.20 | 903.14 |
| Bill | 12/29/14 | Frontier | Frontier - Account 860-233-4865 -122898-5 | | 2000 | 143.95 | 1,047.09 |
| General | 12/31/14 | | AT&T - Frontier Issue - Void Checks | | 1470 | -337.36 | 709.73 |
| General | 12/31/14 | | AT&T - Frontier Issue - Void Checks | | 1470 | -95.74 | 613.99 |
| General | 12/31/14 | | AT&T - Frontier Issue - Void Checks | | 1470 | -143.95 | 470.04 |
| Bill | 01/31/15 | ARC Strategic Solutions | ARC SS - Reimburse - Frontier Invoice | | 2000 | 339.21 | 809.25 |
| Bill | 02/28/15 | Frontier | Frontier - Account 860-233-4865 -122898-5 | | 2000 | 287.88 | 1,097.13 |
| Bill | 03/30/15 | Frontier | Frontier - Account 860-233-4865 -122898-5 | | 2000 | 264.27 | 1,361.40 |
| Bill | 04/30/15 | Frontier | Frontier - Account 860-233-2031-051914-5 | | 2000 | 280.69 | 1,642.09 |
| Total 08050 — Telephone | | | | | | 1,642.09 | 1,642.09 |
| Total 08000 — Utilities | | | | | | 1,642.09 | 1,642.09 |
| TOTAL | | | | | | 1,642.09 | 1,642.09 |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|--------------------------|---|-----|-------|-----------------|-----------------|
| 08550 — Capital Improvements | | | | | | | |
| 08551 — Cap Improvements - Operating | | | | | | | |
| Bill | 10/28/14 | Marchion & Faucher, Inc. | Marchion & Faucher - Invoice #7809 - Remove fallen tree | | 2000 | 1,010.33 | 1,010.33 |
| Total 08551 — Cap Improvements - Operating | | | | | | 1,010.33 | 1,010.33 |
| Total 08550 — Capital Improvements | | | | | | 1,010.33 | 1,010.33 |
| TOTAL | | | | | | 1,010.33 | 1,010.33 |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|-----------------|---|-----|-------|-----------|-----------|
| 09000 — Maintenance | | | | | | | |
| 09020 — Maintenance Worker - Imagineers | | | | | | | |
| General | 10/02/14 | | Reissue of Destroyed Check to Imagineers, LLC Per Copy of Destroyed Check | | 1470 | -1,378.73 | -1,378.73 |
| Bill | 10/03/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0207765 - Luis Hrs P/E 9/16 | | 2000 | 1,378.73 | 0.00 |
| Bill | 10/22/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0208364 - Luis Hrs P/E 10/14 | | 2000 | 1,511.04 | 1,511.04 |
| Bill | 10/31/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN010208622 - Luis Hrs. P/E 10/28 | | 2000 | 1,838.33 | 3,349.37 |
| Bill | 11/26/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0208942 - Luis Hrs PE 11/11 | | 2000 | 1,796.53 | 5,145.90 |
| Bill | 11/30/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209308 - Luis Colon Hrs P/E 11/25 | | 2000 | 1,531.92 | 6,677.82 |
| Bill | 12/23/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209613 - Luis Colon Hrs P/E 12/9 | | 2000 | 1,281.24 | 7,959.06 |
| Bill | 12/31/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209797 - Luis Colons Time PE 12/23/14 | | 2000 | 1,559.77 | 9,518.83 |
| Bill | 01/22/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0210183 Luis Colon Hrs PE 1/6/15 - 41 hrs | | 2000 | 1,141.98 | 10,660.81 |
| Bill | 01/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0210757 - Luis Hrs PE 2/3/15 - 50 Hrs. | | 2000 | 1,392.65 | 12,053.46 |
| Bill | 01/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0210813 - Luis Hrs PE 1/20/15 - 62.5 Hrs. | | 2000 | 1,740.82 | 13,794.28 |
| Bill | 02/28/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0211493 - Luis Hrs PE 3/3/15 - 54 Hrs. | | 2000 | 1,504.07 | 15,298.35 |

Westbury Condominium Association, Inc.
Transaction Detail by Account
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| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|-----------------|---|------|-------|-------------------------|-------------------------|
| Bill | 02/28/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0211017 - Luis Hrs PE 2/17/15 - 63 Hrs. | 2000 | | 1,754.74 | 17,053.09 |
| Bill | 03/24/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0211821 - Luis Colon Hrs P/E 3/17 | 2000 | | 891.30 | 17,944.39 |
| Bill | 03/24/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0211878 - Peter Rand Hrs P/E 3/17 | 2000 | | 1,216.64 | 19,161.03 |
| Bill | 03/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0211988 - Tyson Karhu hrs. - 1.5 @ \$52 per hr | 2000 | | 82.95 | 19,243.98 |
| Bill | 03/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN02119826 - Joe Fazzino 2 hrs. @ \$104 per hour | 2000 | | 110.60 | 19,354.58 |
| Bill | 03/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0212257 - Luis Colon 67.5 hrs plus 2.5 OT | 2000 | | 1,984.56 | 21,339.14 |
| Bill | 04/30/15 | Imagineers, LLC | Inv. #MAIN0212913 - Luis Time P/E 4/28 | 2000 | | 1,699.04 | 23,038.18 |
| Bill | 04/30/15 | Imagineers, LLC | Inv. #MAIN0212522 - Luis Colon's Time P/E 4/14/15 | 2000 | | 1,712.97 | 24,751.15 |
| Total 09020 — Maintenance Worker - Imagineers | | | | | | <u>24,751.15</u> | <u>24,751.15</u> |
| Total 09000 — Maintenance | | | | | | <u>24,751.15</u> | <u>24,751.15</u> |
| TOTAL | | | | | | <u>24,751.15</u> | <u>24,751.15</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|-----------------------|--|-------|-------|------------------------|------------------------|
| 09000 — Maintenance | | | | | | | |
| 09030 — Elevator Maintenance | | | | | | | |
| General | 10/17/14 | | To Expense Oct. 2014 portion of Otis Qtrly Invoice | 1470 | | 959.65 | 959.65 |
| General | 11/14/14 | | To Expense November 2014 Poertion of Quarterly Otis Elevator Invoice | 1470 | | 959.65 | 1,919.30 |
| Bill | 12/29/14 | Otis Elevator Company | Otis Elevator - Invoice #NKG05499Z115 | 2000 | | 2,878.95 | 4,798.25 |
| General | 12/31/14 | | To Record December 2014 Portion of the Quarterly Otis Elevator Invoice | 1470 | | 959.65 | 5,757.90 |
| General | 12/31/14 | | To Record Quarterly Elevator Invoice As Prepaid | 1470 | | -2,878.95 | 2,878.95 |
| General | 01/31/15 | | To Expense January 2015 portion of Qtrly Otis Elevator Invoice | 1470 | | 959.65 | 3,838.60 |
| General | 02/28/15 | | To Expense February 2015 Portion of Quarterly OTIS Elevator Fees | 1470 | | 959.65 | 4,798.25 |
| Bill | 03/24/15 | Otis Elevator Company | Otis Elevator - Invoice #NKG05499Z415 | 2000 | | 2,878.95 | 7,677.20 |
| General | 03/31/15 | | To Record March 2015 Portion of Otis Elevator Invoice | -SPLI | | -2,878.95 | 4,798.25 |
| General | 03/31/15 | | To Record March 2015 Portion of Otis Elevator Invoice | 09030 | | 959.65 | 5,757.90 |
| General | 04/30/15 | | To Record As Expense April 2015 Portion of Qtrly. Otis Invoice | 1470 | | 959.65 | 6,717.55 |
| Total 09030 — Elevator Maintenance | | | | | | <u>6,717.55</u> | <u>6,717.55</u> |
| Total 09000 — Maintenance | | | | | | <u>6,717.55</u> | <u>6,717.55</u> |
| TOTAL | | | | | | <u>6,717.55</u> | <u>6,717.55</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|-----------------------------|--|------|-------|--------|---------|
| 09000 — Maintenance | | | | | | | |
| 09110 — General Maintenance & Repair | | | | | | | |
| Bill | 10/21/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN020873 - Home Depot Elastomastic Sealant, Gloves 1 | 2000 | | 48.24 | 48.24 |
| Bill | 10/22/14 | Lois Menold | Lois Menold - Plimptons Mailbox Name Tag - Morales 105 | 2000 | | 9.04 | 57.28 |
| Bill | 10/28/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0208492 - Home Depot Dust Control 1 Gal | 2000 | | 8.05 | 65.33 |
| Bill | 10/28/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0208451 - Home Depot - 4 Pk Bulbs | 2000 | | 4.43 | 69.76 |
| Bill | 10/28/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0208183 - Home Depot - Watertite Conn 14/2-12/2 | 2000 | | 6.14 | 75.90 |
| Bill | 10/31/14 | Lois Menold | Lois Menold - Plimptons Mailbox Name Tag - Knowlton/Brooks | 2000 | | 15.42 | 91.32 |
| Bill | 11/06/14 | Wattsaver Lighting Products | Wattsaver Inv. #040552 - 2 Sen Cmr Microphonic | 2000 | | 72.32 | 163.64 |
| Bill | 11/26/14 | Paine's, Inc. | Paines - Invoice #2709549 - 2 Yd Container on call and Dump | 2000 | | 38.76 | 202.40 |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|-----------------------------|---|------|-------|-----------------|-----------------|
| Bill | 11/26/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0208798 - Reimb.White C-Fold Towels | 2000 | | 29.83 | 232.23 |
| Bill | 11/26/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0208798 - Reimb. - 2"elbow, Junction Boxes, 40x10' | 2000 | | 209.82 | 442.05 |
| Bill | 12/04/14 | Imagineers, LLC | Imagineers, LLC - Inv. #MAIN0209047 - Toggle Bolt, Junction Box from Home Dep | 2000 | | 87.59 | 529.64 |
| Bill | 12/05/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM | 2000 | | 193.21 | 722.85 |
| Bill | 12/09/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM | 2000 | | 193.21 | 916.06 |
| Bill | 12/09/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 RPM | 2000 | | 193.21 | 1,109.27 |
| Bill | 12/17/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209422 - Reimburse Home Depot WallPlate, White Motior | 2000 | | 29.05 | 1,138.32 |
| Bill | 12/17/14 | Sherwin-Williams | Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7 | 2000 | | 192.54 | 1,330.86 |
| Bill | 12/17/14 | Sherwin-Williams | Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7 | 2000 | | 357.44 | 1,688.30 |
| Bill | 12/22/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209917 - Reimburse - Home Depot -13" Polished Brass F | 2000 | | 35.53 | 1,723.83 |
| Bill | 12/22/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Scotch Extreme 60 In | 2000 | | 9.55 | 1,733.38 |
| Bill | 12/22/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Gorilla Glue | 2000 | | 4.24 | 1,737.62 |
| Bill | 12/22/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209723 - Reimburse - Walmart - Thermometer - Humidity | 2000 | | 19.37 | 1,756.99 |
| Bill | 12/23/14 | Imagineers, LLC | Imagineers - Inv. #MAIN0209461 - Reimburse - Home Depot - 3 Way Toggle Switct | 2000 | | 92.15 | 1,849.14 |
| Bill | 12/29/14 | L&M Sealing Company | L&M Sealing Company - Crack Repair Parking Lot Inv #11335 | 2000 | | 531.75 | 2,380.89 |
| Bill | 12/29/14 | John Boyle Company | John Boyle Company - Inv. #430157 - Red Rosin Paper | 2000 | | 9.95 | 2,390.84 |
| Bill | 12/29/14 | John Boyle Company | John Boyle Company - Inv. #430156 - Ceiling - White | 2000 | | 277.64 | 2,668.48 |
| General | 12/31/14 | | To Apply Payment Against P/Y Accrual | 3150 | | -9.95 | 2,658.53 |
| General | 12/31/14 | | To Apply Payment Against P/Y Accrual | 3150 | | -277.64 | 2,380.89 |
| General | 12/31/14 | | To Apply Payment Against P/Y Accrual | 3150 | | -192.54 | 2,188.35 |
| General | 12/31/14 | | To Apply Payment Against P/Y Accrual | 3150 | | -357.44 | 1,830.91 |
| Bill | 01/20/15 | Mrs. Josephine Magnan | Magnan Reimbursement - Miller Plumbing - Clean Line MSL to Junction | 2000 | | 125.00 | 1,955.91 |
| Bill | 01/30/15 | Lewis Hosier Locksmith | Lewis Hosier Locksmith - Invoice #128 3 Primus Keys | 2000 | | 31.91 | 1,987.82 |
| Bill | 01/30/15 | Lois Menold | Lois Menold - First Place USA - 304 Klawans Nametag | 2000 | | 7.55 | 1,995.37 |
| Bill | 01/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0210445 - Reimburse Home Depot Chloride Pellets Bucket | 2000 | | 52.20 | 2,047.57 |
| Bill | 01/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0210258 - Reimburse Home Depot - Door Stop, Screws, C | 2000 | | 69.93 | 2,117.50 |
| Bill | 01/31/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0210567 - Reimburse Home Depot Shovel, Ice Melt & Chlo | 2000 | | 162.29 | 2,279.79 |
| Bill | 02/20/15 | Lois Menold | Lois Menold - First Place USA - 102 Patel Nametag | 2000 | | 7.55 | 2,287.34 |
| Bill | 02/28/15 | Imagineers, LLC | Imagineers - Inv. #MAIN0211316 - Reimburse - Home Depot 50 lb Ice Melt -10 Bag | 2000 | | 135.80 | 2,423.14 |
| Bill | 03/02/15 | Wattsaver Lighting Products | Wattsaver Inv. #040552A - 1 Sen Cmr Ceiling Mount | 2000 | | 79.76 | 2,502.90 |
| Bill | 03/16/15 | Lewis Hosier Locksmith | Lewis Hosier Locksmith - Invoice #316 - 3 Primus Keys | 2000 | | 27.12 | 2,530.02 |
| Bill | 03/24/15 | Imagineers, LLC | Imagineers - Inv. #MAIN02011997 - Reimburse- Home Depot- 12 Bags Rock Salt | 2000 | | 98.48 | 2,628.50 |
| Bill | 03/24/15 | Wattsaver Lighting Products | Wattsaver Inv. #044573 - Emergency Lights 12 | 2000 | | 237.64 | 2,866.14 |
| Bill | 03/30/15 | Imagineers, LLC | Imagineers - Inv. #MAIN02012037 - Reimburse- Hhome Depot Garage Door Roller | 2000 | | 214.17 | 3,080.31 |
| Bill | 03/31/15 | Imagineers, LLC | Inv. #MAIN0212374 - Fuse and Plug in Transformer - Grainger | 2000 | | 23.90 | 3,104.21 |
| Bill | 03/31/15 | Miller Plumbing, LLC | Miller Plumbing - Invoice #3396-151 - 30 Outlook - Clear Main of Debris and specifi | 2000 | | 367.12 | 3,471.33 |
| Total 09110 — General Maintenance & Repair | | | | | | 3,471.33 | 3,471.33 |
| Total 09000 — Maintenance | | | | | | 3,471.33 | 3,471.33 |
| TOTAL | | | | | | 3,471.33 | 3,471.33 |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|------|------|------|------|-----|-------|--------|---------|
|------|------|------|------|-----|-------|--------|---------|

Westbury Condominium Association, Inc.
Transaction Detail by Account
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| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|-----------------------------------|----------|-------------------------------------|--|-----|-------|------------------------|------------------------|
| 09000 — Maintenance | | | | | | | |
| 09150 — HVAC Service | | | | | | | |
| Bill | 10/31/14 | Power Fuels Heating & Cooling Compa | Power Fuels Heating & Cooling - Inv. #224837 - #20 Reprogram Heat Timer/Circ. F 2000 | | | 1,470.30 | 1,470.30 |
| General | 11/13/14 | | To Put Prior 10/01/14 Balance Against P/Y as Per Other Accr Exp Detail | | 3150 | -260.56 | 1,209.74 |
| Bill | 01/31/15 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #056159 - Bldg #869 - No Heat, Boiler not working, Adj. Heat 2000 | | | 1,242.17 | 2,451.91 |
| Bill | 01/31/15 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #056160 - Bldg #869 - High limit tripped b/c Operating Temp tr 2000 | | | 127.62 | 2,579.53 |
| Bill | 03/30/15 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #056072- Bldg #869 -Boiler is very noisy - Bldg 869 - Cycled 2000 | | | 191.43 | 2,770.96 |
| Bill | 03/31/15 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #056487- Bldg #20 Remove and Clean Pilot | | 2000 | 127.62 | 2,898.58 |
| Bill | 03/31/15 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #056488 - Bldg. #20 - Pressurized Expansion Tanks - Recorr 2000 | | | 191.43 | 3,090.01 |
| Bill | 03/31/15 | B.T. Lindsay & Company | B.T. Lindsay - Invoice #056480 - Bldg. #869 - Put Heat Timer Setting Back to Warm 2000 | | | 127.62 | 3,217.63 |
| Total 09150 — HVAC Service | | | | | | <u>3,217.63</u> | <u>3,217.63</u> |
| Total 09000 — Maintenance | | | | | | <u>3,217.63</u> | <u>3,217.63</u> |
| TOTAL | | | | | | <u>3,217.63</u> | <u>3,217.63</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|----------------------------|--|-----|-------|-------------------------|-------------------------|
| 09600 — Contract Services | | | | | | | |
| Lawn Maint. & Landscaping | | | | | | | |
| Bill | 10/03/14 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #3243- Monthly | | 2000 | 1,400.00 | 1,400.00 |
| General | 11/14/14 | | To Expense Westside Landscaping from Other Assets - November 2014 | | 1470 | 1,400.00 | 2,800.00 |
| Bill | 12/31/14 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #3367- Monthly | | 2000 | 1,400.00 | 4,200.00 |
| Bill | 01/29/15 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #3392- Monthly | | 2000 | 1,400.00 | 5,600.00 |
| Bill | 01/29/15 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #3392- Snow Removal - Bobcat 5 hrs | | 2000 | 558.34 | 6,158.34 |
| Bill | 02/05/15 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #2-5-15-R- Snow Relocation Services | | 2000 | 1,329.37 | 7,487.71 |
| Bill | 03/31/15 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #3367 - Monthly | | 2000 | 1,400.00 | 8,887.71 |
| Bill | 03/31/15 | West Side Landscaping, LLC | West Side Landscaping Inv. #3367 - 5 hours of Bobcat Work | | 2000 | 664.69 | 9,552.40 |
| Bill | 04/01/15 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #3507 - Monthly | | 2000 | 1,400.00 | 10,952.40 |
| Bill | 04/30/15 | West Side Landscaping, LLC | West Side Landscaping, LLC - Inv #3517 - Monthly | | 2000 | 1,400.00 | 12,352.40 |
| Total Lawn Maint. & Landscaping | | | | | | <u>12,352.40</u> | <u>12,352.40</u> |
| Total 09600 — Contract Services | | | | | | <u>12,352.40</u> | <u>12,352.40</u> |
| TOTAL | | | | | | <u>12,352.40</u> | <u>12,352.40</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|-------------------|---|-----|-------|----------------------|----------------------|
| 09600 — Contract Services | | | | | | | |
| 09611 — Fertilization | | | | | | | |
| Bill | 10/11/14 | Turf Masters, LLC | TurfMasters - Invoice #411002 - Treated for Weeds | | 2000 | 179.73 | 179.73 |
| Bill | 10/13/14 | Turf Masters, LLC | TurfMasters - Invoice #429214 - Applied Fall Root Zone Fertilizer | | 2000 | 190.37 | 370.10 |
| Bill | 10/31/14 | Turf Masters, LLC | TurfMasters - Invoice #425010 - Applied Brown Pellet Lime | | 2000 | 190.37 | 560.47 |
| Total 09611 — Fertilization | | | | | | <u>560.47</u> | <u>560.47</u> |
| Total 09600 — Contract Services | | | | | | <u>560.47</u> | <u>560.47</u> |
| TOTAL | | | | | | <u>560.47</u> | <u>560.47</u> |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|--------------------|--|------|-------|----------------------|----------------------|
| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
| 09600 — Contract Services | | | | | | | |
| 09612 — Grounds Improvements | | | | | | | |
| Bill | 12/17/14 | Theodore Calabrese | Reimbursement - Ted Calabrese - Moscarillo's Wreaths | 2000 | | 188.24 | 188.24 |
| Total 09612 — Grounds Improvements | | | | | | <u>188.24</u> | <u>188.24</u> |
| Total 09600 — Contract Services | | | | | | <u>188.24</u> | <u>188.24</u> |
| TOTAL | | | | | | <u>188.24</u> | <u>188.24</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|--|-------|-------|-------------------------|-------------------------|
| 09900 — Reserve Transfers | | | | | | | |
| 09990 — Operating to Reserves | | | | | | | |
| General | 10/17/14 | | To Record The Oct 2014 Reserve Fund Xfers from Operating | 1480 | | 8,625.00 | 8,625.00 |
| General | 11/14/14 | | To Record The Nov 2014 Reserve Fund Xfers from Operating | 1480 | | 8,625.00 | 17,250.00 |
| General | 12/31/14 | | To Record Monthly Operating to Reserves Journal Entry | 1480 | | 8,625.00 | 25,875.00 |
| General | 01/31/15 | | To Record January 2015 Monthly Operating to Reserve Transactions | 1480 | | 8,625.00 | 34,500.00 |
| General | 02/28/15 | | To Record Monthly Interfund Transactions - February 2015 | 2162 | | 8,625.00 | 43,125.00 |
| General | 03/31/15 | | To Record Interfund Enty @ March 2015 | 2162 | | 8,625.00 | 51,750.00 |
| General | 04/30/15 | | Reclass Entry for April 2015 Reserve Transfer from Operating | 09900 | | 8,625.00 | 60,375.00 |
| Total 09990 — Operating to Reserves | | | | | | <u>60,375.00</u> | <u>60,375.00</u> |
| Total 09900 — Reserve Transfers | | | | | | <u>60,375.00</u> | <u>60,375.00</u> |
| TOTAL | | | | | | <u>60,375.00</u> | <u>60,375.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|------|--|------|-------|-------------------------|-------------------------|
| 09900 — Reserve Transfers | | | | | | | |
| 09991 — Roof/HVAC Reserve Transfer | | | | | | | |
| General | 10/17/14 | | To Record The Oct 2014 Reserve Fund Xfers from Operating | 1480 | | 2,990.00 | 2,990.00 |
| General | 11/14/14 | | To Record The Nov 2014 Reserve Fund Xfers from Operating | 1480 | | 2,990.00 | 5,980.00 |
| General | 12/31/14 | | To Record Monthly Operating to Reserves Journal Entry | 1480 | | 2,990.00 | 8,970.00 |
| General | 01/31/15 | | To Record January 2015 Monthly Operating to Reserve Transactions | 1480 | | 2,990.00 | 11,960.00 |
| General | 02/28/15 | | To Record Monthly Interfund Transactions - February 2015 | 2162 | | 2,990.00 | 14,950.00 |
| General | 03/31/15 | | To Record Interfund Enty @ March 2015 | 2162 | | 2,990.00 | 17,940.00 |
| General | 04/30/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | | 2,990.00 | 20,930.00 |
| Total 09991 — Roof/HVAC Reserve Transfer | | | | | | <u>20,930.00</u> | <u>20,930.00</u> |
| Total 09900 — Reserve Transfers | | | | | | <u>20,930.00</u> | <u>20,930.00</u> |
| TOTAL | | | | | | <u>20,930.00</u> | <u>20,930.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|--|------|-------|----------|-----------|
| 06899 — Reserve Fund Income | | | | | | | |
| 06901 — WCA Monthly Contributions | | | | | | | |
| General | 10/17/14 | | To Record The Oct 2014 Reserve Fund Xfers from Operating | 1480 | | 8,625.00 | 8,625.00 |
| General | 11/14/14 | | To Record The Nov 2014 Reserve Fund Xfers from Operating | 1480 | | 8,625.00 | 17,250.00 |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|--|------|-------|-------------------------|-------------------------|
| General | 12/31/14 | | To Record Monthly Operating to Reserves Journal Entry | 1480 | | 8,625.00 | 25,875.00 |
| General | 01/31/15 | | To Record January 2015 Monthly Operating to Reserve Transactions | 1480 | | 8,625.00 | 34,500.00 |
| General | 02/28/15 | | To Record Monthly Interfund Transactions - February 2015 | 2162 | | 8,625.00 | 43,125.00 |
| General | 03/31/15 | | To Record Interfund Enty @ March 2015 | 2162 | | 8,625.00 | 51,750.00 |
| General | 04/30/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | | 8,625.00 | 60,375.00 |
| Total 06901 — WCA Monthly Contributions | | | | | | <u>60,375.00</u> | <u>60,375.00</u> |
| Total 06899 — Reserve Fund Income | | | | | | <u>60,375.00</u> | <u>60,375.00</u> |
| TOTAL | | | | | | <u>60,375.00</u> | <u>60,375.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|---|------|-------|----------------------|----------------------|
| 06899 — Reserve Fund Income | | | | | | | |
| 06902 — Interest Income | | | | | | | |
| General | 10/17/14 | | To Record Oct 2014 Interest Income - Reserve Fund Cash 0633 | 1080 | | 53.11 | 53.11 |
| General | 11/30/14 | | Interest Income FNFG - Reserve Account | 1080 | | 47.44 | 100.55 |
| General | 12/31/14 | | To Record FNFB Reserve Cash Interest 0633 | 1080 | | 55.17 | 155.72 |
| General | 01/31/15 | | To Record Interest Income FNFG Reserve x633 | 1080 | | 52.37 | 208.09 |
| General | 02/28/15 | | To Record Interest Income on Reserve Account FNFG 0633 | 1080 | | 53.81 | 261.90 |
| General | 03/31/15 | | Interest Income - FNFG Reserve #0633 | 1080 | | 62.37 | 324.27 |
| General | 04/30/15 | | To Record April 2015 Interest Income on Reserve Cash - FNFG #0633 | 1080 | | 47.04 | 371.31 |
| Total 06902 — Interest Income | | | | | | <u>371.31</u> | <u>371.31</u> |
| Total 06899 — Reserve Fund Income | | | | | | <u>371.31</u> | <u>371.31</u> |
| TOTAL | | | | | | <u>371.31</u> | <u>371.31</u> |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|--|------|-------|----------|----------|
| 06899 — Reserve Fund Income | | | | | | | |
| 06904 — WCA Monthly Transfer -Roof/HVAC | | | | | | | |
| General | 10/17/14 | | To Record The Oct 2014 Reserve Fund Xfers from Operating | 1480 | | 2,990.00 | 2,990.00 |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|--|------|-------|-------------------------|-------------------------|
| General | 11/14/14 | | To Record The Nov 2014 Reserve Fund Xfers from Operating | 1480 | | 2,990.00 | 5,980.00 |
| General | 12/31/14 | | To Record Monthly Operating to Reserves Journal Entry | 1480 | | 2,990.00 | 8,970.00 |
| General | 01/31/15 | | To Record January 2015 Monthly Operating to Reserve Transactions | 1480 | | 2,990.00 | 11,960.00 |
| General | 02/28/15 | | To Record Monthly Interfund Transactions - February 2015 | 2162 | | 2,990.00 | 14,950.00 |
| General | 03/31/15 | | To Record Interfund Enty @ March 2015 | 2162 | | 2,990.00 | 17,940.00 |
| General | 04/30/15 | | To Record Monthly Due To/From Between Operating and Reserves | 2162 | | 2,990.00 | 20,930.00 |
| Total 06904 — WCA Monthly Transfer -Roof/HVAC | | | | | | <u>20,930.00</u> | <u>20,930.00</u> |
| Total 06899 — Reserve Fund Income | | | | | | <u>20,930.00</u> | <u>20,930.00</u> |
| TOTAL | | | | | | <u>20,930.00</u> | <u>20,930.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|------|--|-------|-------|------------------------|------------------------|
| 09799 — Reserve Fund Expenses | | | | | | | |
| 09807 — Reserve - Interest Expense | | | | | | | |
| General | 10/28/14 | | To Record the October 2014 Roof/HVAC Loan Payment - FNFG | 1080 | | 527.69 | 527.69 |
| General | 11/30/14 | | Payment of Roof/HVAC Loan - November 2014 | 1080 | | 531.43 | 1,059.12 |
| General | 12/31/14 | | To Record Payment of December 2014 Roof/HVAC Loan | -SPLI | | 500.91 | 1,560.03 |
| General | 01/31/15 | | To Record January 2015 Payment on Roof/HVAC Loan | -SPLI | | 503.62 | 2,063.65 |
| General | 03/02/15 | | To Record Roof/HVAC Payment - February 2015 | 2080 | | 489.65 | 2,553.30 |
| General | 03/31/15 | | To Record March 2015 Payment on Roof/HVAC Loan | 1080 | | 429.58 | 2,982.88 |
| General | 04/30/15 | | To Record April 2015 Payment of Roof/HVAC Loan | 1080 | | 461.23 | 3,444.11 |
| Total 09807 — Reserve - Interest Expense | | | | | | <u>3,444.11</u> | <u>3,444.11</u> |
| Total 09799 — Reserve Fund Expenses | | | | | | <u>3,444.11</u> | <u>3,444.11</u> |
| TOTAL | | | | | | <u>3,444.11</u> | <u>3,444.11</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|----------|------|---|------|-------|------------------------|------------------------|
| 09799 — Reserve Fund Expenses | | | | | | | |
| 09813 — Reserve - Excavating | | | | | | | |
| General | 02/28/15 | | Reclass American Excavating Invoice for Installation of Conduit | 0980 | | 3,250.00 | 3,250.00 |
| Total 09813 — Reserve - Excavating | | | | | | <u>3,250.00</u> | <u>3,250.00</u> |
| Total 09799 — Reserve Fund Expenses | | | | | | <u>3,250.00</u> | <u>3,250.00</u> |
| TOTAL | | | | | | <u>3,250.00</u> | <u>3,250.00</u> |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|---|----------|----------------|---|------|-------|------------------|------------------|
| 09799 — Reserve Fund Expenses | | | | | | | |
| 09827 — Reserve Fund - Lighting Proj | | | | | | | |
| Bill | 10/22/14 | Con Serv, Inc. | Con Serv - 30 Outlook Avenue - 50% Deposit | 2000 | | 3,465.11 | 3,465.11 |
| Bill | 10/22/14 | Con Serv, Inc. | Con Serv - 869 Farm Avenue - 50% Deposit | 2000 | | 2,660.13 | 6,125.24 |
| Bill | 10/22/14 | Con Serv, Inc. | Con Serv - 20 Outlook Avenue - 50% Deposit | 2000 | | 2,164.03 | 8,289.27 |
| Bill | 12/24/14 | Con Serv, Inc. | Con Serv - 20,30 & 869 - Total less \$5k hold back | 2000 | | 15,914.85 | 24,204.12 |
| Bill | 01/30/15 | Con Serv, Inc. | Con Serv - 20,30 & 869 -\$5k hold back Paid in Full | 2000 | | 5,000.00 | 29,204.12 |
| Total 09827 — Reserve Fund - Lighting Proj | | | | | | <u>29,204.12</u> | <u>29,204.12</u> |

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

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|-------------------------------------|------|------|------|-----|-------|------------------|------------------|
| Total 09799 — Reserve Fund Expenses | | | | | | 29,204.12 | 29,204.12 |
| TOTAL | | | | | | 29,204.12 | 29,204.12 |

| Type | Date | Name | Memo | Clr | Split | Amount | Balance |
|--|------------------|------|--|------|-------|------------------|------------------|
| 09799 — Reserve Fund Expenses | | | | | | | |
| 09828 — Reserve - Alarm System - Fire | | | | | | | |
| | General 02/28/15 | | Stanley Convergent Inv. 12000384- Fire Alarm System Contract Add/Upgrade | 1470 | | 1,015.89 | 1,015.89 |
| | General 02/28/15 | | Stanley Convergent Invoice #12000844 - Fire Alarm Install Contract | 1470 | | 28,580.66 | 29,596.55 |
| Total 09828 — Reserve - Alarm System - Fire | | | | | | 29,596.55 | 29,596.55 |
| Total 09799 — Reserve Fund Expenses | | | | | | 29,596.55 | 29,596.55 |
| TOTAL | | | | | | 29,596.55 | 29,596.55 |

Office of the Secretary of the State of Connecticut

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

WESTBURY CONDOMINIUMS ASSOCIATION, INC.

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



Secretary of the State

Date Issued: June 15, 2015

Westbury Condominiums Association, Inc.

Secretary of State Filing

June 30, 2015

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

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