



The Westbury

November 2013 - 2 Month Report

Westbury Condominiums Association, Inc.

Table of Contents

Section 1	Operating Fund - Income Statement Budget / Actual Fiscal Y-T-D
Section 2	Operating Fund - Income Statement- November 2013 and 2012
Section 3	Combined Balance Sheet
Section 4	Statement of Cash Balances
Section 5	Gas Analysis - Two Year Comparative
Section 6	Gas Analysis - Connecticut Natural Gas
Section 7	Oil Analysis - Seven Year History
Section 8	Electricity Analysis
Section 9	Water Consumption Analysis
Section 10	Accounts Payable Detail
Section 11	Budget Detail
Section 12	Detail of Expenses
Section 13	Rent vs. Owner Schedule
Section 14	Schedule of Contracts
Section 15	Other Misc. Items

Westbury Condominium Association

November 2013 YTD Budget / Actual

	Approved Budget	Budget November 2013	Actual November 2013	Variance
Revenue				
Condominium Fees	\$ 331,398	\$ 55,233	\$ 55,233	\$ -
Note Payable - 10 Year	\$ 35,880	\$ 5,980	\$ 5,978	\$ (2)
Rental Income	\$ 16,500	\$ 2,750	\$ 2,750	\$ -
Laundry Income	\$ 4,000	\$ 666	\$ -	\$ (666)
Parking Space Income	\$ 8,400	\$ 1,400	\$ 1,535	\$ 135
Misc. Other Income	\$ 800	\$ 134	\$ 175	\$ 41
	\$ 396,978	\$ 66,163	\$ 65,671	\$ (492)
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,500	\$ 2,250	\$ 2,180	\$ 70
Management Fees - Bookkpg	\$ 11,000	\$ 1,833	\$ 1,750	\$ 83
Audit Fees	\$ 3,900	\$ 650	\$ 700	\$ (50)
Legal Fees	\$ 1,500	\$ 250	\$ -	\$ 250
Postage & Mail	\$ 400	\$ 67	\$ -	\$ 67
Insurance	\$ 33,624	\$ 5,604	\$ 5,618	\$ (14)
Copying/Printing	\$ 400	\$ 67	\$ 98	\$ (31)
Income Taxes	\$ 2,400	\$ 400	\$ 333	\$ 67
Office- General	\$ 1,200	\$ 200	\$ 100	\$ 100
Rental Management Fee	\$ 1,375	\$ -	\$ -	\$ -
Total Administrative	\$ 69,299	\$ 11,321	\$ 10,779	\$ 542
Utilities				
Electricity	\$ 17,850	\$ 2,975	\$ 3,199	\$ (224)
Water	\$ 12,500	\$ 2,083	\$ 2,336	\$ (253)
Gas	\$ 51,250	\$ 9,225	\$ 5,935	\$ 3,290
Telephone	\$ 2,500	\$ 417	\$ 423	\$ (6)
Total Utilities	\$ 84,100	\$ 14,700	\$ 11,893	\$ 2,807
Maintenance				
Janitorial/Maintenance	\$ -	\$ -	\$ -	\$ -
Maintenance Worker	\$ 48,000	\$ 8,000	\$ 6,156	\$ 1,844
Elevator	\$ 12,000	\$ 2,000	\$ 6,515	\$ (4,515)
General R&M	\$ 10,000	\$ 1,667	\$ 208	\$ 1,459
Fire Protection	\$ 3,500	\$ 583	\$ -	\$ 583
HVAC Service	\$ 9,000	\$ 1,500	\$ -	\$ 1,500
Maintenance Supplies	\$ 1,500	\$ 250	\$ -	\$ 250
Total Maintenance	\$ 84,000	\$ 14,000	\$ 12,879	\$ 1,121
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,000	\$ 3,333	\$ 3,395	\$ (62)
Pest Control	\$ 1,000	\$ 167	\$ -	\$ 167
Total Contract Services	\$ 21,000	\$ 3,500	\$ 3,395	\$ 105
Total Expenses	\$ 258,399	\$ 43,521	\$ 38,946	\$ 4,575
Reserves				
Reserve Contribution	\$ 100,000	\$ 16,667	\$ 16,667	\$ (0)
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 5,980	\$ 5,980	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 1,333	\$ -	\$ 1,333
NI/(DF) Before PY Op. Surplus	\$ (5,301)	\$ (1,338)	\$ 4,078	\$ 5,416
PY Operating Surplus	\$ 5,301	\$ 884	\$ 884	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ (454)	\$ 4,962	\$ 5,416

Westbury Condominium Association

November 2013 YTD Current Year - Prior Year Comparison

	Actual November 2013	Actual November 2012	Variance
Revenue			
Condominium Fees	\$ 55,233	\$ 50,922	\$ 4,311
Note Payable - 10 Year	\$ 5,978	\$ 6,260	\$ (282)
Rental Income	\$ 2,750	\$ 2,600	\$ 150
Laundry Income	\$ -	\$ 1,119	\$ (1,119)
Parking Space Income	\$ 1,535	\$ 1,360	\$ 175
Misc. Other Income	\$ 175	\$ -	\$ 175
	\$ 65,671	\$ 62,261	\$ 3,410
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 2,180	\$ 2,178	\$ (2)
Management Fees - Bookkpg	\$ 1,750	\$ 1,750	\$ -
Audit Fees	\$ 700	\$ 620	\$ (80)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 5,618	\$ 4,056	\$ (1,562)
Copying/Printing	\$ 98	\$ 58	\$ (40)
Income Taxes	\$ 333	\$ 333	\$ -
Office- General	\$ 100	\$ -	\$ (100)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 10,779	\$ 8,995	\$ (1,784)
Utilities			
Electricity	\$ 3,199	\$ 2,816	\$ (383)
Water	\$ 2,336	\$ 1,950	\$ (386)
Gas	\$ 5,935	\$ 7,537	\$ 1,602
Telephone	\$ 423	\$ 381	\$ (42)
Total Utilities	\$ 11,893	\$ 12,684	\$ 791
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 6,156	\$ 5,933	\$ (223)
Elevator	\$ 6,515	\$ 2,164	\$ (4,351)
General R&M	\$ 208	\$ 676	\$ 468
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ 2,689	\$ 2,689
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	\$ 12,879	\$ 11,462	\$ (1,417)
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 3,395	\$ 3,350	\$ (45)
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	\$ 3,395	\$ 3,350	\$ (45)
Total Expenses	\$ 38,946	\$ 36,491	\$ (2,455)
Reserves			
Reserve Contribution	\$ 16,667	\$ 16,667	\$ -
Roof/HVAC Transfers To Reserve	\$ 5,980	\$ 6,260	\$ 280
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	\$ 4,078	\$ 2,843	\$ 955
PY Operating Surplus	\$ 884	\$ 3,333	\$ (2,450)
NI/(DF) After PY Op. Surplus	\$ 4,962	\$ 6,176	\$ (1,495)

Westbury Condominium Association
November 2013 (Month Only) Current Year - Prior Year Comparison

	Actual <u>November 2013</u>	Actual <u>November 2012</u>	<u>Variance</u>
Revenue			
Condominium Fees	\$ 27,615	\$ 25,461	\$ 2,154
Note Payable - 10 Year	\$ 2,990	\$ 3,130	\$ (140)
Rental Income	\$ 1,375	\$ 1,300	\$ 75
Laundry Income	\$ -	\$ 1,119	\$ (1,119)
Parking Space Income	\$ 770	\$ 680	\$ 90
Misc. Other Income	\$ 150	\$ -	\$ 150
	<u>\$ 32,900</u>	<u>\$ 31,690</u>	<u>\$ 1,210</u>
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,089	\$ 1,089	\$ -
Management Fees - Bookkpg	\$ 875	\$ 875	\$ -
Audit Fees	\$ 350	\$ 310	\$ (40)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,809	\$ 2,028	\$ (781)
Copying/Printing	\$ 86	\$ 55	\$ (31)
Income Taxes	\$ 167	\$ 167	\$ -
Office- General	\$ 50	\$ -	\$ (50)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 5,426</u>	<u>\$ 4,524</u>	<u>\$ (902)</u>
Utilities			
Electricity	\$ 1,563	\$ 1,566	\$ 3
Water	\$ 1,214	\$ 954	\$ (260)
Gas	\$ 4,344	\$ 4,893	\$ 549
Telephone	\$ 211	\$ 191	\$ (20)
Total Utilities	<u>\$ 7,332</u>	<u>\$ 7,604</u>	<u>\$ 272</u>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 3,064	\$ 3,022	\$ (42)
Elevator	\$ 887	\$ 1,276	\$ 389
General R&M	\$ 113	\$ 180	\$ 67
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ 183	\$ 183
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 4,064</u>	<u>\$ 4,661</u>	<u>\$ 597</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,429	\$ 1,400	\$ (29)
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 1,429</u>	<u>\$ 1,400</u>	<u>\$ (29)</u>
Total Expenses	<u>\$ 18,251</u>	<u>\$ 18,189</u>	<u>\$ (62)</u>
Reserves			
Reserve Contribution	\$ 8,333	\$ 8,333	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 3,130	\$ 140
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	<u>\$ 3,326</u>	<u>\$ 2,038</u>	<u>\$ 1,148</u>
PY Operating Surplus	\$ 884	\$ -	\$ 884
NI/(DF) After PY Op. Surplus	<u>\$ 4,210</u>	<u>\$ 2,038</u>	<u>\$ 2,032</u>

Westbury Condominium Association

November 2013 (Month Only) Budget/Actual

	Budget	Actual	
	November 2013	November 2013	Variance
Revenue			
Condominium Fees	\$ 27,617	\$ 27,615	\$ 2
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,375	\$ 1,375	\$ -
Laundry Income	\$ 333	\$ -	\$ 333
Parking Space Income	\$ 700	\$ 770	\$ (70)
Misc. Other Income	\$ 67	\$ 150	\$ (83)
	\$ 33,082	\$ 32,900	\$ 182
Expenses			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,125	\$ 1,089	\$ (36)
Management Fees - Bookkpg	\$ 917	\$ 875	\$ (42)
Audit Fees	\$ 325	\$ 350	\$ 25
Legal Fees	\$ 125	\$ -	\$ (125)
Postage & Mail	\$ 33	\$ -	\$ (33)
Insurance	\$ 2,802	\$ 2,809	\$ 7
Copying/Printing	\$ 33	\$ 86	\$ 53
Income Taxes	\$ 200	\$ 167	\$ (33)
Office- General	\$ 100	\$ 50	\$ (50)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	\$ 5,660	\$ 5,426	\$ (234)
Utilities			
Electricity	\$ 1,488	\$ 1,563	\$ 75
Water	\$ 1,042	\$ 1,214	\$ 172
Gas	\$ 3,075	\$ 4,344	\$ 1,269
Telephone	\$ 208	\$ 211	\$ 3
Total Utilities	\$ 5,813	\$ 7,332	\$ 1,519
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 4,000	\$ 3,064	\$ (936)
Elevator	\$ 1,000	\$ 887	\$ (113)
General R&M	\$ 833	\$ 113	\$ (720)
Fire Protection	\$ 292	\$ -	\$ (292)
HVAC Service	\$ 750	\$ -	\$ (750)
Maintenance Supplies	\$ 125	\$ -	\$ (125)
Total Maintenance	\$ 7,000	\$ 4,064	\$ (2,936)
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,667	\$ 1,429	\$ (238)
Pest Control	\$ 167	\$ -	\$ (167)
Total Contract Services	\$ 1,834	\$ 1,429	\$ (405)
Total Expenses	\$ 20,307	\$ 18,251	\$ (2,056)
Reserves			
Reserve Contribution	\$ 8,333	\$ 8,333	\$ -
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ 667	\$ -	\$ (667)
NI/(DF) Before PY Op. Surplus	\$ 785	\$ 3,326	\$ (2,541)
PY Operating Surplus	\$ 442	\$ 884	\$ (442)
NI/(DF) After PY Op. Surplus	\$ 1,227	\$ 4,210	\$ (2,983)

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>

Year-To-Date Total: \$ 6,155.53

Prior Year- Year-To-Dat Total: \$ 5,932.70

Change Between Years: \$ 222.83

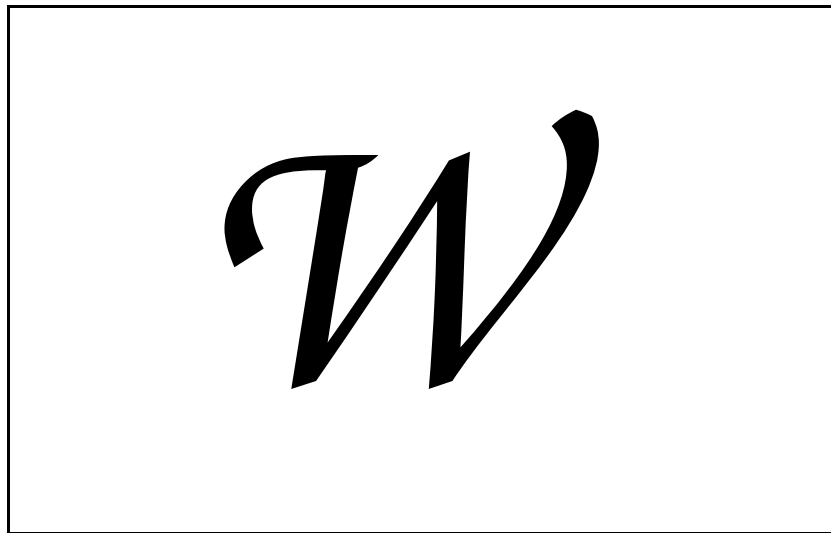
Westbury Condominium Association, Inc.

Balance Sheet Standard

As of November 30, 2013

	<u>Nov 30, '13</u>
ASSETS	
Current Assets	
Checking/Savings	
1017 — Operating NAB	65,859.05
1080 — Cash - First Niagra Bank	174,440.01
1081 — Cash - FNB Old Windows AC	1.00
1087 — Rockville Bank - Reserves	200,000.00
Total Checking/Savings	<u>440,300.06</u>
Accounts Receivable	
1200 — Accounts Receivable	857.54
Total Accounts Receivable	<u>857.54</u>
Total Current Assets	441,157.60
Fixed Assets	
1505 — Equipment	6,442.23
1520 — Building - Unit 869-106	70,000.00
1525 — Accumulated Depreciation	-67,858.51
Total Fixed Assets	<u>8,583.72</u>
Other Assets	
1470 — Other Assets - Other	15,046.69
1471 — Other Assets - Bill Backs	2,127.33
1472 — Due From Reserve	21,399.81
1480 — Due From WCA Operating	21,399.81
Total Other Assets	<u>59,973.64</u>
TOTAL ASSETS	<u>509,714.96</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 — Accounts Payable	22,121.71
Total Accounts Payable	<u>22,121.71</u>
Other Current Liabilities	
2080 — Current Portion - Roof & HVAC	25,347.30
2082 — Due To WCA Operating	21,399.81
2155 — Accrued Taxes	1,585.38
2162 — Due to Reserve	21,399.81
2981 — LT Portion - Roof/HVAC Note	102,188.29
2982 — Unit Owner Fees Paid In Advance	37,106.02
3020 — Security Deposit	1,675.00
3150 — Other Accrued Expenses	6,176.36
Total Other Current Liabilities	<u>216,877.97</u>
Total Current Liabilities	<u>238,999.68</u>
Total Liabilities	238,999.68
Equity	
3000 — Opening Bal Equity	25,160.64
3110 — Fixed Assets	8,583.49
3900 — Retained Earnings	144,347.63
3980 — Reserve Fund Balance	93,838.37
Net Income	-1,214.85
Total Equity	<u>270,715.28</u>
TOTAL LIABILITIES & EQUITY	<u>509,714.96</u>

Statement of Cash Balances



The Westbury

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

November 30, 2013

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account	\$ 173,193.16
Operating Account	\$ 65,631.99	Reserve Account	\$ 200,000.00
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 65,631.99</u>		<u>\$ 373,194.16</u>
Total Cash on Hand @ November 30, 2013		\$	438,826.15

Statements of Significant Transactions:

July 2011

Moved \$51,890 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

November 2011

Moved \$30,656.82 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

December 2011

Closed the last Peoples United Bank account and transferred the cash (\$507.28) to First Niagra Bank

January 2012

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

April 2013

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

September 2013

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

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Bank)

November 30, 2013

<u>Rockville Savings Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 200,000.00	Reserve Account	\$ 173,193.16
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 65,631.99
		Escrow Account	\$ -
Bank Balances	<u>\$ 200,000.00</u>		<u>\$ 238,826.15</u>
Total Cash on Hand @ November 30, 2013		\$	438,826.15

Statements of Significant Transactions:

July 2010

During the month of July, \$23,500.87 was transferred from the Operating Fund. This amount represented net amount due to the Reserve Fund at July 31, 2010.

September 2010

During the month of September, \$5,220 was transferred between the Operating Fund and the Reserve Fund to satisfy interfund receivable and payable and \$50,000 was transferred to Reserves from Operating per Board approved Operating surplus transfer.

January 2011

Moved \$21,260 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

July 2011

Moved \$51,890 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

November 2011

Moved \$30,656.82 from the Operating Fund to the Reserve Fund. This amount represents funds due to the Reserve Fund @ but not yet moved (Monthly transfers net of funds paid by other funds).

December 2011

Closed the last Peoples United Bank account and transferred the cash (\$507.28) to First Niagra Bank

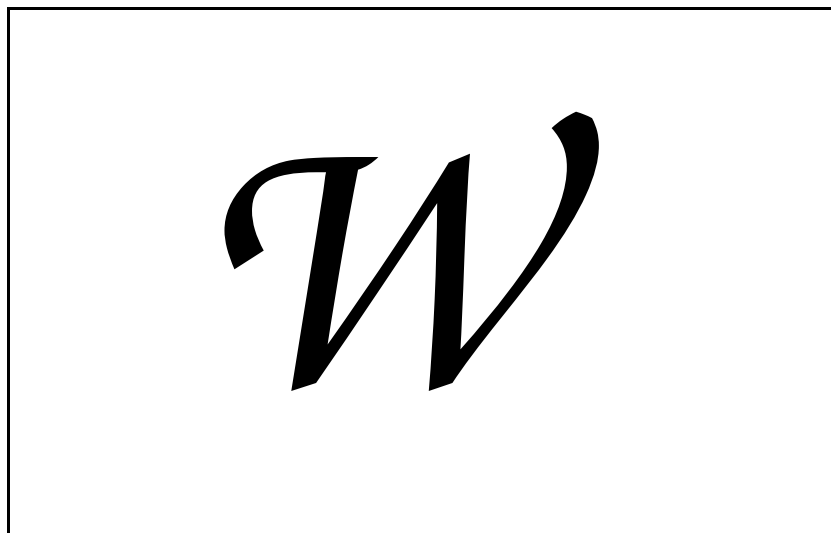
January 2012

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

September 2013

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

Gas Analysis - Two Year Comparative



The Westbury

Westbury Condominiums Association, Inc.

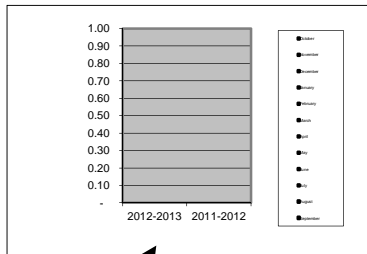
Fuel Costs

2 Month Period- Fiscal Year Ended September 30, 2014

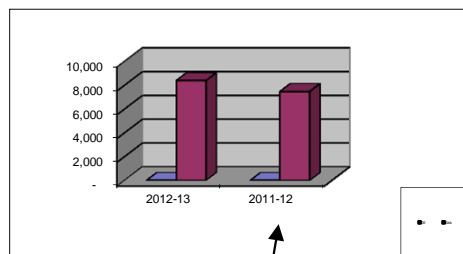
	<u>2013-2014</u>	<u>Prior Yr.</u>	<u>Change</u>	
<u>Oil Costs</u>				
<i>October</i>	-	-	0.0%	-
<i>November</i>	-	-	0.0%	-
<i>December</i>	-	-	0.0%	-
<i>January</i>	-	-	0.0%	-
<i>February</i>	-	-	0.0%	-
<i>March</i>	-	-	0.0%	-
<i>April</i>	-	-	0.0%	-
<i>May</i>	-	-	0.0%	-
<i>June</i>	-	-	0.0%	-
<i>July</i>	-	-	0.0%	-
<i>August</i>	-	-	0.0%	-
<i>September</i>	-	-	0.0%	-
	<hr/>	<hr/>		
	-	-		-
	<hr/>	<hr/>		
Percentage Increase	0.0%	(Increase in dollars)		
<u>Gas Costs</u>				
	<u>2013-2014</u>	<u>Prior Yr.</u>		
<i>October</i>	1,591.55	2,643.52	-39.8%	(1,051.97)
<i>November</i>	4,343.88	4,893.31		-
<i>December</i>	-	6,127.44		-
<i>January</i>	-	6,771.28		-
<i>February</i>	-	7,199.35		-
<i>March</i>	-	5,516.50		-
<i>April</i>	-	3,232.00		-
<i>May</i>	-	1,928.02		-
<i>June</i>	-	1,063.96		-
<i>July</i>	-	729.91		-
<i>August</i>	-	721.91		-
<i>September</i>	-	801.05		-
	<hr/>	<hr/>		
	5,935.43	41,628.25		(1,051.97)
	<hr/>	<hr/>		
	5,935.43	41,628.25		(1,051.97)
	<hr/>	<hr/>		
Total Costs	5,935.43	41,628.25		(1,051.97)
	<hr/>	<hr/>		
Percentage Increase	-85.7%	(Increase in dollars)		

Usage

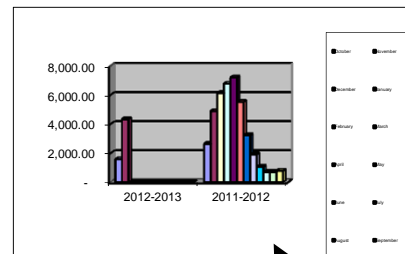
<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	8,392	7,476	916



Oil Costs



Gas & Oil Consumption



Gas Costs

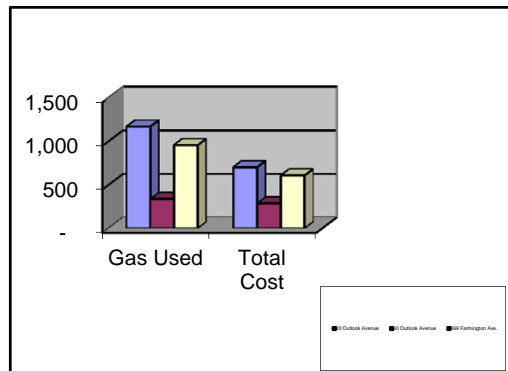
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

November 30, 2013

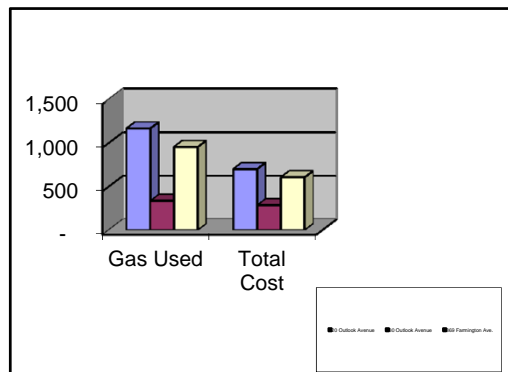
Month End: **11/30/2013**

<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



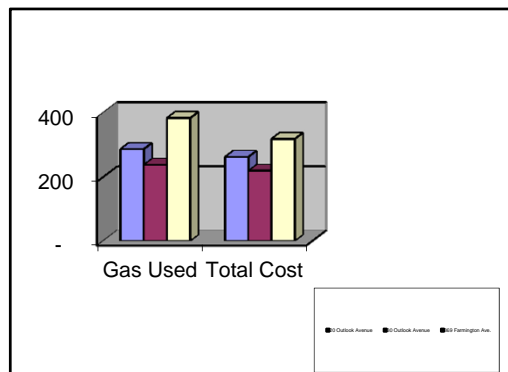
Month End: **10/31/2013**

<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



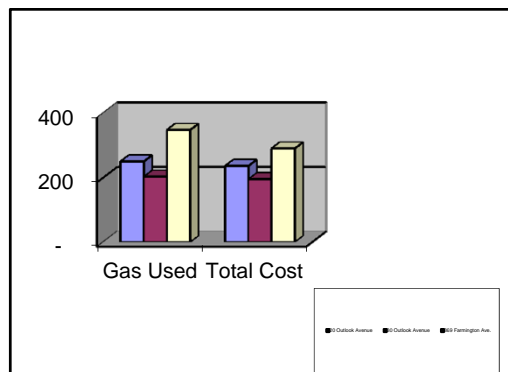
Month End: **9/30/2013**

<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



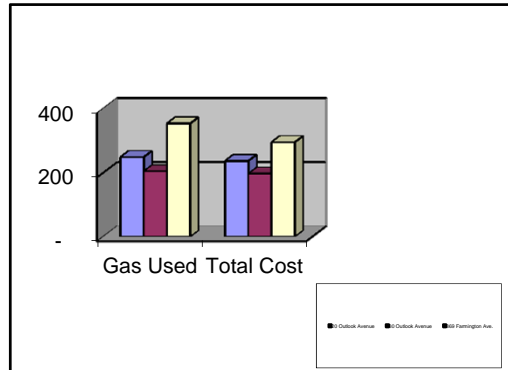
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

November 30, 2013

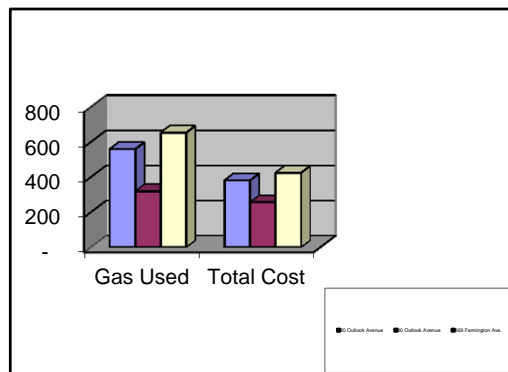
Month End: **7/31/2013**

<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



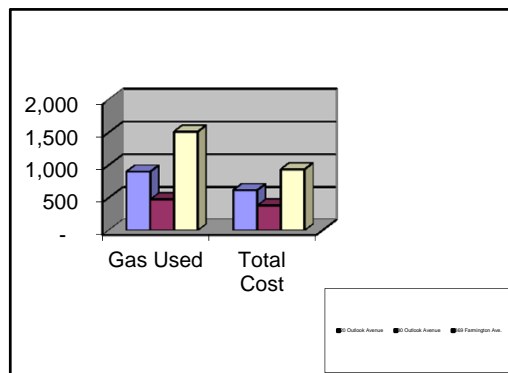
Month End: **6/30/2013**

<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



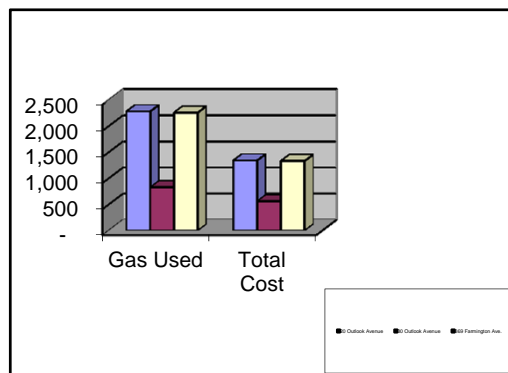
Month End: **5/31/2013**

<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



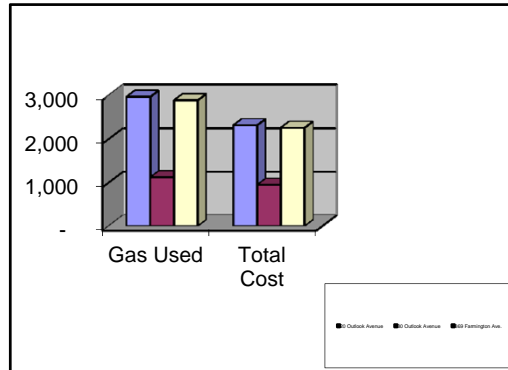
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

November 30, 2013

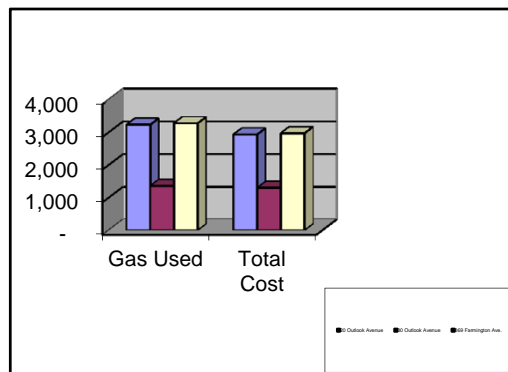
Month End: **3/31/2013**

<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



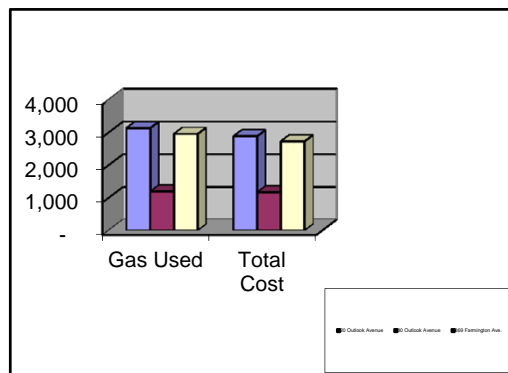
Month End: **2/28/2013**

<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



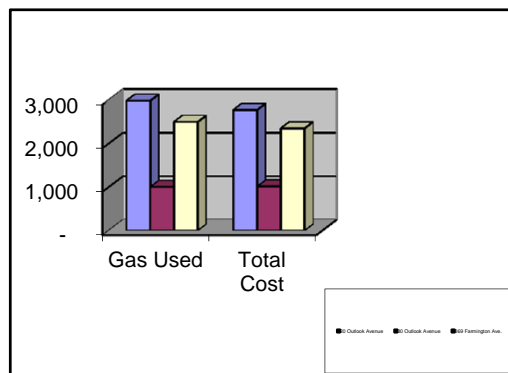
Month End: **1/31/2013**

<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



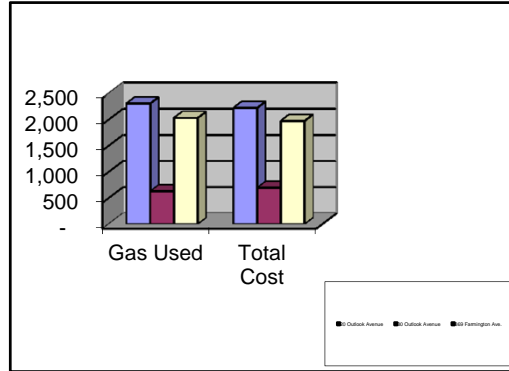
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

November 30, 2013

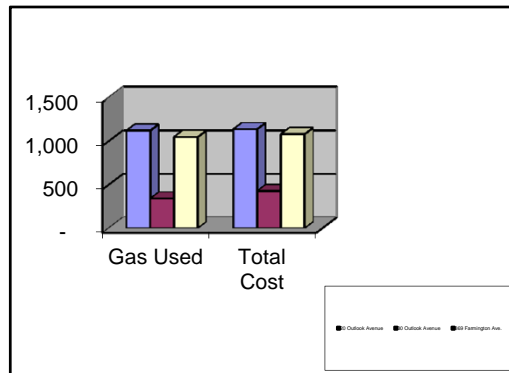
Month End: **11/30/2012**

<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



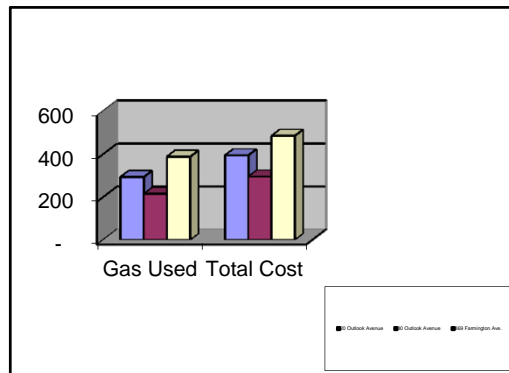
Month End: **10/31/2012**

<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



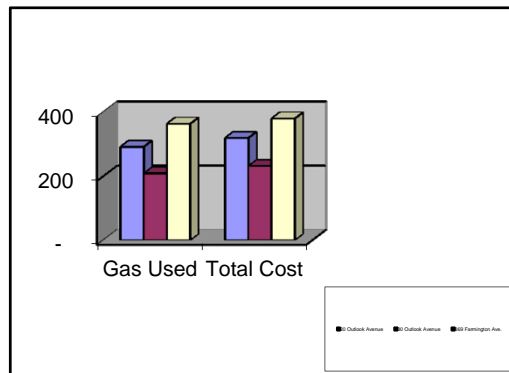
Month End: **9/30/2012**

<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

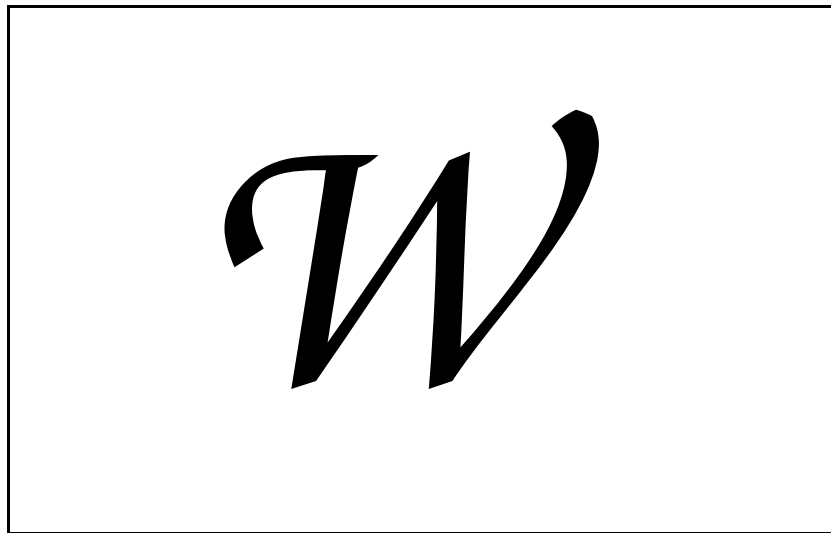


Month End: **8/31/2012**

<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



Water Consumption



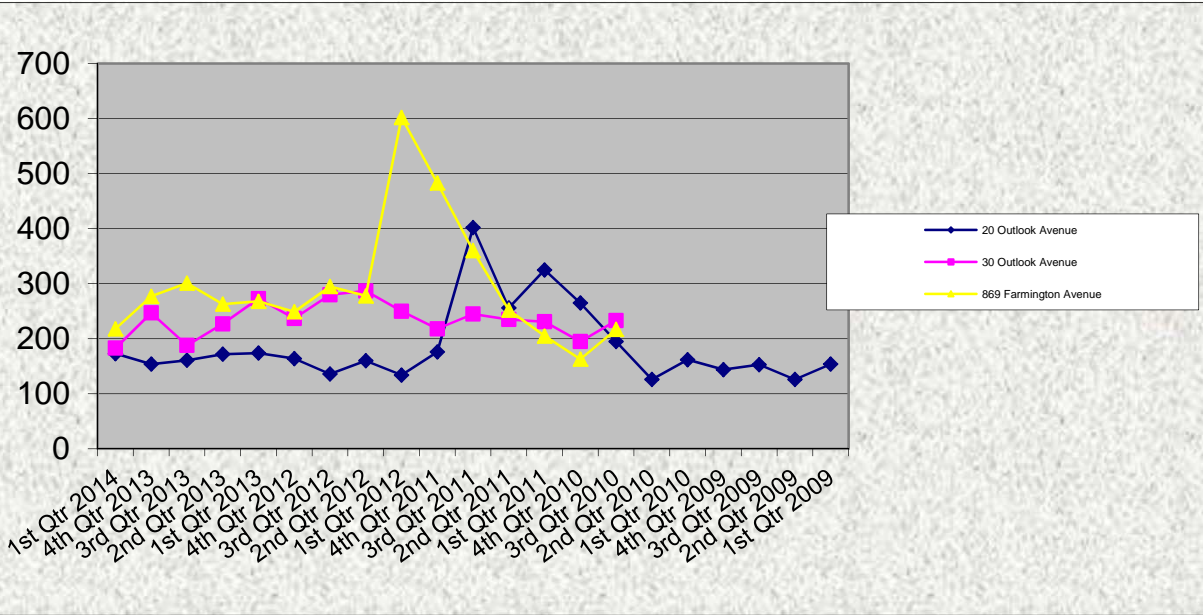
The Westbury

Westbury Condominiums Association, Inc.

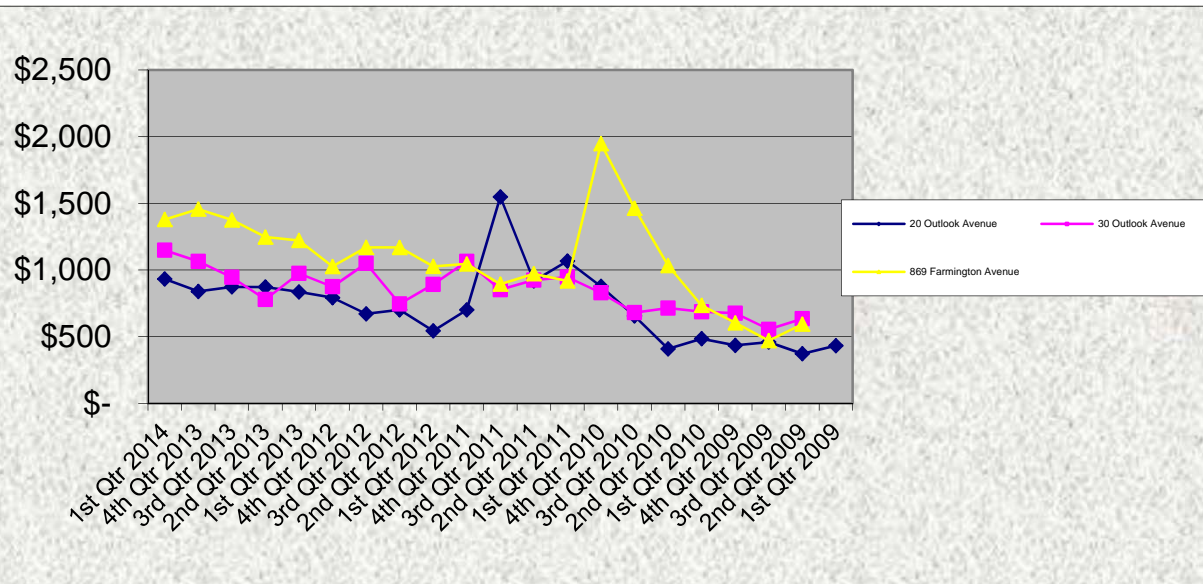
Water Consumption Analysis

First Quarter 2014 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.
Water Consumption Analysis
First Quarter 2014 (With Prior Year Data)

	2014				2013			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Useage*								
Bldg. 20	0	0	0	173	154	161	172	174
Bldg. 30	0	0	0	246	217	200	188	161
Bldg. 869	0	0	0	272	264	280	282	269
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2014				2013			
	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>	<u>Q4</u>	<u>Q3</u>	<u>Q2</u>	<u>Q1</u>
Bldg. 20	\$ -	\$ -	\$ -	\$ 932.57	\$ 839.47	\$ 873.77	\$ 872.20	\$ 835.92
Bldg. 30	\$ -	\$ -	\$ -	\$ 1,290.27	\$ 1,148.17	\$ 1,064.87	\$ 945.47	\$ 779.63
Bldg. 869	\$ -	\$ -	\$ -	\$ 1,417.67	\$ 1,378.47	\$ 1,456.87	\$ 1,375.86	\$ 1,247.27
Totals	\$ -	\$ -	\$ -	\$ 3,640.51	\$ 3,366.11	\$ 3,395.51	\$ 3,193.53	\$ 2,862.82

Useage*	2012				2011			
	<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	164	136	160	134	176	402	256	325
Bldg. 30	206	183	247	188	227	273	237	280
Bldg. 869	263	218	277	301	263	268	249	295
	<i>*measured in CCF</i>				<i>*measured in CCF</i>			

Cost	2012				2011			
	<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	\$ 792.62	\$ 671.38	\$ 701.20	\$ 543.40	\$ 700.90	\$ 1,548.40	\$ 918.10	\$ 1,067.15
Bldg. 30	\$ 974.48	\$ 874.89	\$ 1,050.07	\$ 745.90	\$ 892.15	\$ 1,064.65	\$ 852.65	\$ 924.50
Bldg. 869	\$ 1,221.29	\$ 1,026.44	\$ 1,170.11	\$ 1,169.65	\$ 1,027.15	\$ 1,045.90	\$ 894.17	\$ 972.05
Totals	\$ 2,988.39	\$ 2,572.71	\$ 2,921.38	\$ 2,458.95	\$ 2,620.20	\$ 3,658.95	\$ 2,664.92	\$ 2,963.70

Electricity

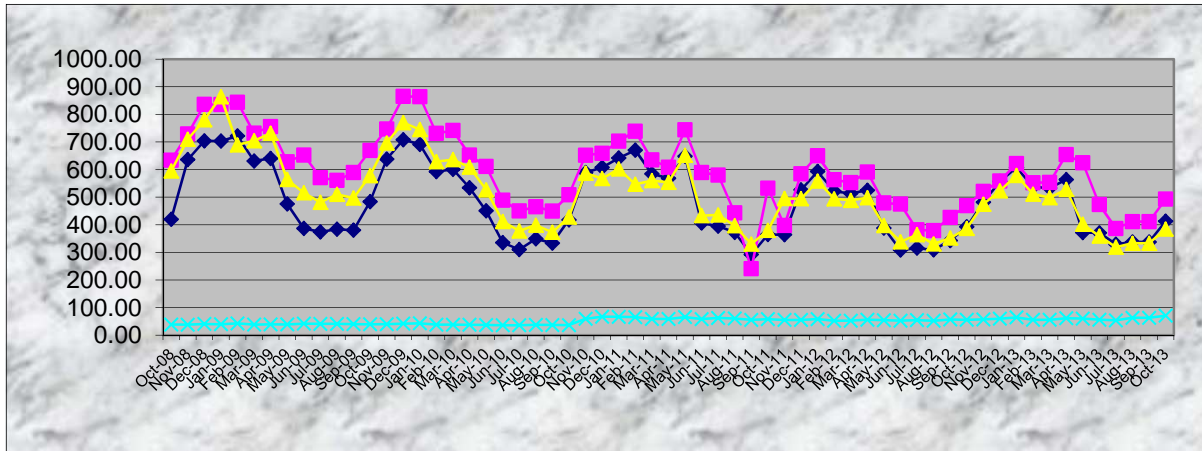


The Westbury

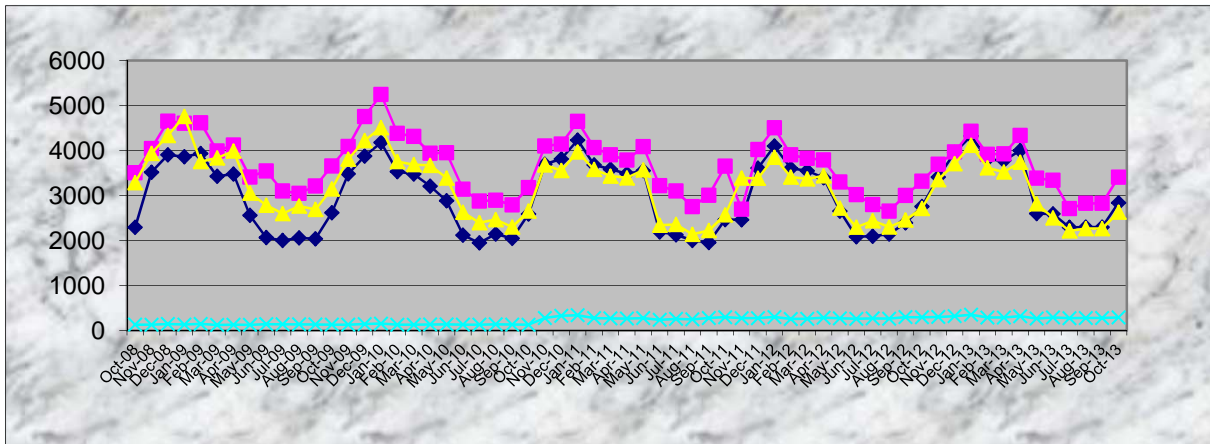
Westbury Condominiums Association, Inc.

Electricity Analysis November 30, 2013

Cost Data



Usage Data



Year To Date Consumption

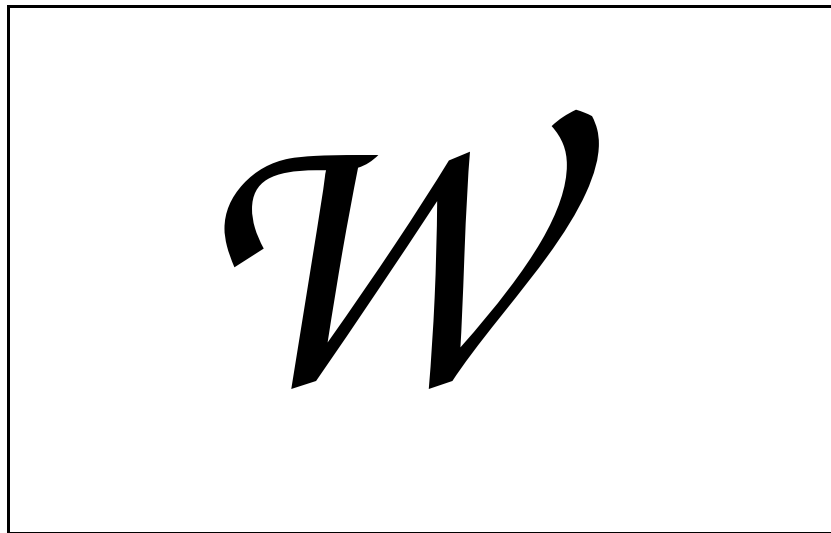
	<u>11/30/2013</u>	<u>11/30/2012</u>	<u>11/30/2011</u>
20 Outlook Avenue	2,838	2,755	2,465
30 Outlook Avenue	3,407	3,317	3,652
869 Farmington Ave.	2,632	2,713	2,571
Garages	292	295	298
	<u>9,169</u>	<u>9,080</u>	<u>8,986</u>

Year To Date Cost *

	<u>11/30/2013</u>	<u>11/30/2012</u>	<u>11/30/2011</u>
20 Outlook Avenue	413	393	365
30 Outlook Avenue	493	469	532
869 Farmington Ave.	384	387	380
Garages	71	56	58
	<u>1,361</u>	<u>1,304</u>	<u>1,335</u>

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

Accounts Payable Detail



The Westbury

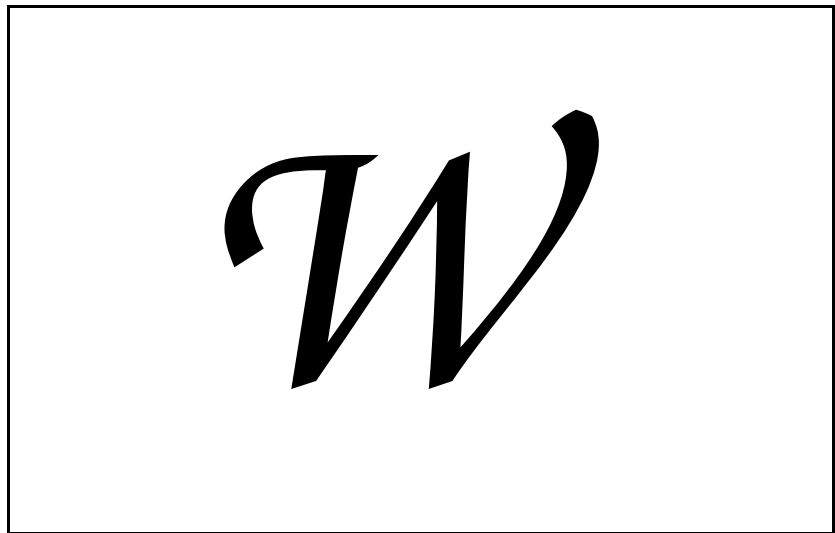
Westbury Condominium Association, Inc.

A/P Aging Summary

As of November 30, 2013

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AT&T	\$ 211	\$ -	\$ -	\$ -	\$ -	\$ 211
B.T. Lindsay & Company	\$ -	\$ -	\$ -	\$ (306)	\$ 306	\$ -
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Under	\$ 2,740	\$ -	\$ -	\$ -	\$ -	\$ 2,740
Connecticut Natural Gas	\$ 4,344	\$ -	\$ -	\$ -	\$ -	\$ 4,344
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Heat Shock	\$ -	\$ 2,864	\$ -	\$ -	\$ -	\$ 2,864
Imagineers, LLC	\$ 3,103	\$ -	\$ 2,291	\$ -	\$ 1,486	\$ 6,880
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Susan Ahearn	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ 41
The Metropolitan District	\$ 3,641	\$ -	\$ -	\$ -	\$ -	\$ 3,641
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ -	\$ -	\$ -	\$ 1,401	\$ -	\$ 1,401
TOTAL	\$ 14,080	\$ 2,864	\$ 2,291	\$ 1,095	\$ 1,792	\$ 22,122

Budget Detail



The Westbury

Westbury Condominium Association

Approved Budget 2013-2014

	FY 12-13	FY 13-14	
	<u>Budget</u>	<u>Budget</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 306,850	\$ 331,398	\$ 24,548
Note Payable - 10 Year	\$ 37,850	\$ 35,880	\$ (1,970)
Rental Income	\$ 13,620	\$ 16,500	\$ 2,880
Laundry Income	\$ 4,500	\$ 4,000	\$ (500)
Parking Space Income	\$ 5,500	\$ 8,400	\$ 2,900
Misc. Other Income	\$ 1,200	\$ 800	\$ (400)
Operating Surplus Transfer	\$ 20,000	\$ 5,301	\$ (14,699)
	<u>\$ 389,520</u>	<u>\$ 402,279</u>	<u>\$ 27,458</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgr	\$ 13,500	\$ 13,500	\$ -
Management Fees - Bookkpg	\$ 11,000	\$ 11,000	\$ -
Audit Fees	\$ 3,800	\$ 3,900	\$ (100)
Legal Fees	\$ 1,500	\$ 1,500	\$ -
Postage & Mail	\$ 375	\$ 400	\$ (25)
Insurance	\$ 21,000	\$ 33,624	\$ (12,624)
Copying/Printing	\$ 600	\$ 400	\$ 200
Income Taxes	\$ 2,400	\$ 2,400	\$ -
Office- General	\$ 1,500	\$ 1,200	\$ 300
Rental Management Fee	\$ -	\$ 1,375	\$ (1,375)
Total Administrative	<u>\$ 55,675</u>	<u>\$ 69,299</u>	<u>\$ (13,624)</u>
Utilities			
Electricity	\$ 17,850	\$ 17,850	\$ -
Water	\$ 11,200	\$ 12,500	\$ (1,300)
Gas	\$ 50,000	\$ 51,250	\$ (1,250)
Telephone	\$ 2,250	\$ 2,500	\$ (250)
Total Utilities	<u>\$ 81,300</u>	<u>\$ 84,100</u>	<u>\$ (2,800)</u>
Maintenance			
Elevator	\$ 12,000	\$ 12,000	\$ -
General R&M	\$ 8,000	\$ 10,000	\$ (2,000)
Fire Protection	\$ 3,500	\$ 3,500	\$ -
HVAC Service	\$ 8,500	\$ 9,000	\$ (500)
Maintenance Supplies	\$ 2,500	\$ 1,500	\$ 1,000
Employee Cost	\$ 47,200	\$ 48,000	\$ (800)
Total Maintenance	<u>\$ 81,700</u>	<u>\$ 84,000</u>	<u>\$ (2,300)</u>
Contract Services			
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	\$ 21,000	\$ 20,000	\$ 1,000
Pest Control	\$ 3,400	\$ 1,000	\$ 2,400
Total Contract Services	<u>\$ 24,400</u>	<u>\$ 21,000</u>	<u>\$ 3,400</u>
Total Expenses	<u>\$ 243,075</u>	<u>\$ 258,399</u>	<u>\$ (15,324)</u>
Reserves			
Reserve Contribution	\$ 100,000	\$ 100,000	\$ -
Roof/HVAC Transfers To Rese	\$ 37,560	\$ 35,880	\$ 1,680
Capital Improvements			
Operating Projects	\$ 8,000	\$ 8,000	\$ -
Balance Check Figure	\$ 885	\$ 0	\$ (885)

Westbury Condominium Association

Board Approved FY 2014 Budget

	<u>YE 9/30/14</u>	<u>Oct. 2013</u>	<u>Nov. 2013</u>	<u>Dec. 2013</u>	<u>Jan. 2014</u>	<u>Feb. 2014</u>	<u>March 2014</u>	<u>April 2014</u>	<u>May 2014</u>	<u>June 2014</u>	<u>July 2014</u>	<u>Aug. 2014</u>	<u>Sept. 2014</u>	<u>Total Spread</u>
Revenue														
Condominium Fees	331,398.00	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	27,616.50	331,398.00
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	5,301.00	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	441.75	5,301.00
Total Fees and Assessments	372,579.00	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	31,048.25	372,579.00
Rental Income	16,500.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	16,500.00
Laundry Income	4,000.00	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
Parking Space Income	8,400.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
Misc. Owner Income	800.00	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	800.00
Total Revenues	402,279.00	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	33,523.25	402,279.00
Operating Expenses														
Administrative														
Management Fees- Prop. Mgr	13,500.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00
Management Fees - Bookkpg	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
Audit Fees	3,900.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
Legal Fees	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Postage & Mail	400.00	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
Insurance	33,624.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	33,624.00
Copying/Printing	400.00	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
Income Taxes	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Office- General	1,200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Rental Fee	1,375.00	-	-	-	-	-	-	-	-	-	-	1,375.00	-	1,375.00
Total Administrative	69,299.00	5,660.33	5,660.33	5,660.33	5,660.33	5,660.33	5,660.33	5,660.33	5,660.33	5,660.33	5,660.33	7,035.33	5,660.33	69,299.00
Utilities														
Electricity	17,850.00	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	17,850.00
Water	12,500.00	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	12,500.00
Gas	51,250.00	3,075.00	6,150.00	7,687.50	8,200.00	8,712.50	6,662.50	4,100.00	2,562.50	1,537.50	1,025.00	1,025.00	512.50	51,250.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	2,500.00	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
Total Utilities	84,100.00	5,812.50	8,887.50	10,425.00	10,937.50	11,450.00	9,400.00	6,837.50	5,300.00	4,275.00	3,762.50	3,762.50	3,250.00	84,100.00
Maintenance														
Maintenance Worker	48,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
Elevator	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
General R&M	10,000.00	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
Fire Protection	3,500.00	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
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	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Total Maintenance	84,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	84,000.00
Contract Services														
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	20,000.00	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.00
Pest Control/Weed Control	1,000.00	166.67	-	-	-	-	-	-	166.67	166.67	166.67	166.67	166.65	1,000.00
Total Contract Services	21,000.00	1,833.33	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,833.34	1,833.34	1,833.34	1,833.34	1,833.32	21,000.00
Total Expenses	258,399.00	20,306.17	23,214.50	24,752.00	25,264.50	25,777.00	23,727.00	21,164.50	19,793.67	18,768.67	18,256.17	19,631.17	17,743.65	258,399.00
Reserve Contribution														
Reserve Contribution	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	100,000.00
	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	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00
Balance Check Figure	-	1,227.08	(1,681.25)	(3,218.75)	(3,731.25)	(4,243.75)	(2,193.75)	368.75	1,739.58	2,764.58	3,277.08	1,902.08	3,789.60	0.00

Westport Condominium Association

Board Approved FY 2013 Budget

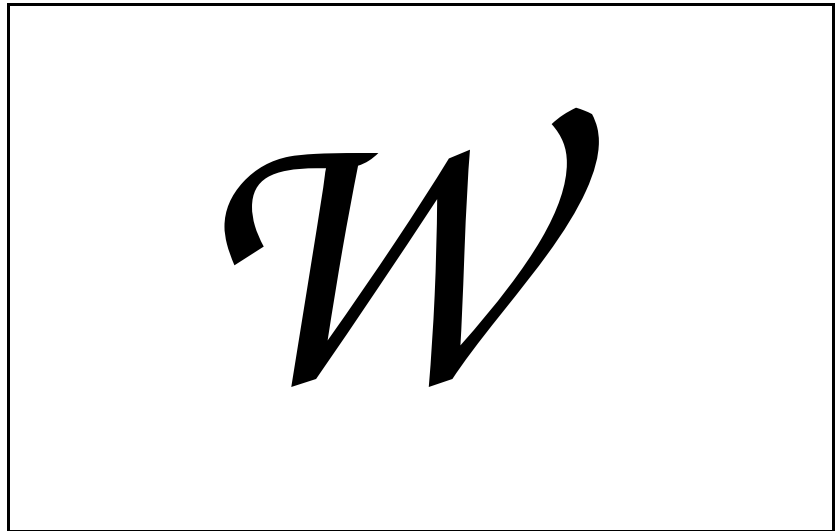
	<u>YE 9/30/13</u>	<u>Oct. 2012</u>	<u>Nov. 2012</u>	<u>Dec. 2012</u>	<u>Jan. 2013</u>	<u>Feb. 2013</u>	<u>March 2013</u>	<u>April 2013</u>	<u>May 2013</u>	<u>June 2013</u>	<u>July 2013</u>	<u>Aug. 2013</u>	<u>Sept. 2013</u>	<u>Total Spread</u>
Revenue														
Condominium Fees	306,850.00	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	25,570.83	306,850.00
Note Payable - HVAC 10 Year	37,850.00	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	3,154.17	37,850.00
Surplus Transfer	20,000.00	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.00
Total Fees and Assessments	364,700.00	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	30,391.67	364,700.00
Rental Income	13,620.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	13,620.00
Laundry Income	4,500.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
Parking Space Income	5,500.00	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	5,500.00
Misc. Owner Income	1,200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total Revenues	389,520.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	32,460.00	389,520.00
Operating Expenses														
Administrative														
Management Fees- Prop. Mgr	13,500.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00
Management Fees - Bookkpg	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
Audit Fees	3,800.00	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	3,800.00
Legal Fees	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
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	21,000.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
Copying/Printing	600.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Income Taxes	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Office- General	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Note Payable - #30 Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Administrative	55,675.00	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	4,639.58	55,675.00
Utilities														
Electricity	17,850.00	1,637.74	1,869.97	1,636.81	1,697.40	1,446.62	1,616.16	1,596.61	1,752.99	1,347.48	1,339.71	1,285.66	622.85	17,850.00
Water	11,200.00	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	11,200.00
Gas	50,000.00	2,847.88	4,593.39	6,109.82	7,523.07	9,310.98	6,876.54	5,290.68	3,013.28	1,331.01	997.37	987.75	1,118.23	50,000.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	2,250.00	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
Total Utilities	81,300.00	5,606.45	7,584.19	8,867.46	10,341.31	11,878.43	9,613.53	8,008.12	5,887.11	3,799.33	3,457.91	3,394.24	2,861.92	81,300.00
Maintenance														
Maintenance Worker	47,200.00	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	3,933.33	47,200.00
Elevator	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
General R&M	8,000.00	232.02	980.42	935.90	835.72	444.18	10.41	290.45	1,481.45	1,077.09	1,015.92	187.48	508.96	8,000.00
Fire Protection	3,500.00	-	-	1,050.12	-	-	-	-	-	916.71	-	1,533.17	-	3,500.00
HVAC Service	8,500.00	299.44	-	1,639.76	459.72	2,793.53	832.54	-	654.66	-	1,160.33	129.25	530.77	8,500.00
Maintenance Supplies	2,500.00	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
Total Maintenance	81,700.00	5,673.13	6,122.09	8,767.45	6,437.10	8,379.38	5,984.61	5,432.12	7,277.77	7,135.46	7,317.92	6,991.57	6,181.39	81,700.00
Contract Services														
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	21,000.00	1,159.35	1,360.40	1,402.54	2,334.47	1,201.28	1,314.62	1,456.41	3,418.39	1,531.87	2,613.38	1,504.00	1,703.30	21,000.00
Pest Control/Weed Control	3,400.00	316.67	-	-	-	-	-	566.67	566.67	566.67	250.00	566.67	566.67	3,400.00
Total Contract Services	24,400.00	1,476.02	1,360.40	1,402.54	2,334.47	1,201.28	1,314.62	2,023.07	3,985.05	2,098.54	2,863.38	2,070.66	2,269.96	24,400.00
Total Expenses	243,075.00	17,395.18	19,706.26	23,677.03	23,752.46	26,098.68	21,552.35	20,102.90	21,789.52	17,672.91	18,278.80	17,096.06	15,952.86	243,075.00
Reserve Contribution														
Reserve Contribution	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	100,000.00
	37,560.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	37,560.00
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	885.00	1,631.56	1,290.41	(2,995.56)	(2,755.80)	(5,102.01)	(555.68)	893.77	(792.85)	1,066.22	2,055.19	3,189.09	2,960.65	885.00

Westbury Condominium Association

Board Approved FY 2011 Budget

	<u>YE 9/30/11</u>	<u>Oct. 2010</u>	<u>Nov. 2010</u>	<u>Dec. 2010</u>	<u>Jan. 2011</u>	<u>Feb. 2011</u>	<u>March 2011</u>	<u>April 2011</u>	<u>May 2011</u>	<u>June 2011</u>	<u>July 2011</u>	<u>Aug. 2011</u>	<u>Sept. 2011</u>	<u>Total Spread</u>
Revenue														
Condominium Fees	333,780.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	27,815.00	333,780.00
Note Payable - HVAC 10 Year	37,560.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	3,130.00	37,560.00
Note Payable - HVAC 2 1/2 Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable - #30 Roof	8,528.00	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	8,528.00
Total Fees and Assessments	379,868.00	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	31,655.67	379,868.00
Rental Income	13,620.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	13,620.00
Laundry Income	4,800.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Parking Space Income	4,000.00	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
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	403,288.00	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	33,607.33	403,288.00
Expenses														
Administrative														
Management Fees- Prop. Mj	9,200.00	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	766.67	9,200.00
Management Fees - Bookkpg	10,500.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00
Audit Fees	3,500.00	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
Legal Fees	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
Postage & Mail	400.00	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
Insurance	21,700.00	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	1,808.33	21,700.00
Copying/Printing	400.00	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
Income Taxes	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Office- General	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
Note Payable - HVAC 2 1/2 Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable - #30 Roof	8,528.00	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	710.67	8,528.00
Total Administrative	60,628.00	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	5,052.33	60,628.00
Utilities														
Electricity	23,000.00	1,942.87	2,237.99	2,393.94	2,348.32	2,115.29	2,081.48	1,261.14	2,522.22	1,551.36	1,486.81	1,551.48	1,507.10	23,000.00
Water	8,000.00	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00
Gas	75,000.00	3,639.70	6,556.43	8,221.52	14,809.60	13,222.66	10,204.79	6,763.66	4,195.78	1,732.60	2,196.75	1,680.74	1,775.75	75,000.00
Oil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	3,200.00	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	3,200.00
Total Utilities	109,200.00	6,515.91	9,727.75	11,548.80	18,091.26	16,271.28	13,219.60	8,958.14	7,651.33	4,217.30	4,616.89	4,165.55	4,216.19	109,200.00
Maintenance														
Janitorial/Maintenance	19,500.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	19,500.00
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	33,000.00	2,450.00	3,125.00	2,352.00	3,121.00	3,345.00	2,482.00	3,125.00	3,650.00	2,750.00	2,900.00	1,800.00	1,900.00	33,000.00
Fire Protection	4,000.00	400.04	400.04	400.04	-	1,098.77	-	1,146.78	554.34	-	-	-	-	4,000.00
HVAC Service	6,000.00	349.81	139.92	139.92	2,857.08	-	-	2,015.55	217.88	-	-	279.84	-	6,000.00
Maintenance Supplies	900.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Total Maintenance	74,400.00	5,816.51	6,281.63	5,508.63	8,594.75	7,060.44	5,098.67	8,903.99	7,038.88	5,366.67	5,516.67	4,696.51	4,516.67	74,400.00
Contract Services														
Lawn Maint/Landscaping/ Fertilization/Snow Removal/ Grounds Improvements	25,000.00	1,829.39	1,618.39	1,618.39	1,618.39	1,618.39	2,200.43	2,302.27	5,180.37	1,589.49	2,034.53	1,589.49	1,800.49	25,000.00
Pest Control	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Total Contract Services	26,500.00	1,954.39	1,743.39	1,743.39	1,743.39	1,743.39	2,325.43	2,427.27	5,305.37	1,714.49	2,159.53	1,714.49	1,925.49	26,500.00
Total Expenses	270,728.00	19,339.14	22,805.10	23,853.14	33,481.72	30,127.44	25,696.03	25,341.73	25,047.92	16,350.78	17,345.42	15,628.88	15,710.68	270,728.00
Reserves														
Reserve Contribution	127,560.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	10,630.00	127,560.00
Capital Improvements														
Operating Projects	5,000.00	-	-	-	-	-	-	-	1,666.67	1,666.67	1,666.67	-	-	5,000.00
Balance Check Figure	-	3,638.19	172.24	(875.81)	(10,504.39)	(7,150.11)	(2,718.69)	(2,364.40)	(3,737.26)	4,959.88	3,965.24	7,348.45	7,266.65	-

Detail of Expenses



The Westbury

Westbury Condominium Association, Inc.

Transaction Detail by Account

October through November 2013

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07130 — Property Manager Fees						
General Journal	10/15/13		October Imagineers Invoice	2000	1,089.82	1,089.82
Bill	11/01/13	Imagineers, LLC	Imagineers, LLC. - Inv. #169015 - Gutter Scooper	2000	1,089.82	2,179.64
Total 07130 — Property Manager Fees					<u>2,179.64</u>	<u>2,179.64</u>
Total 07000 — Administrative Expenses					<u>2,179.64</u>	<u>2,179.64</u>
TOTAL					<u>2,179.64</u>	<u>2,179.64</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07140 — Audit Fees						
General Journal	10/15/13		To Accrue Audit Fees @ 10/31/13	3150	350.00	350.00
General Journal	11/24/13		To Accrue November 2013 Audit Fees	3150	350.00	700.00
Total 07140 — Audit Fees					<u>700.00</u>	<u>700.00</u>
Total 07000 — Administrative Expenses					<u>700.00</u>	<u>700.00</u>
TOTAL					<u>700.00</u>	<u>700.00</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07280 — Insurance						
General Journal	10/15/13		To Amortize October (1 Month) of Annual Insurance Prepaid - Fidelity	1470	69.00	69.00
Bill	10/31/13	Community Association Underwriters	CAU Policy #CAU218903-2 1st Monthly Payment on 2013-2014 Policy	2000	2,740.00	2,809.00
General Journal	11/24/13		To Amortize November 2013 Fidelity Bond	1470	69.00	2,878.00
Bill	11/30/13	Community Association Underwriters	CAU Policy #CAU218903-2 2nd Monthly Payment on 2013-2014 Policy	2000	2,740.00	5,618.00
Total 07280 — Insurance					<u>5,618.00</u>	<u>5,618.00</u>
Total 07000 — Administrative Expenses					<u>5,618.00</u>	<u>5,618.00</u>
TOTAL					<u>5,618.00</u>	<u>5,618.00</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07308 — Corporate Taxes						
General Journal	10/15/13		To Accrue October 2013 Corp Taxes	2155	166.67	166.67
General Journal	11/24/13		To Accrue November 2013 Corp Taxes	2155	166.67	333.34
Total 07308 — Corporate Taxes					<u>333.34</u>	<u>333.34</u>
Total 07000 — Administrative Expenses					<u>333.34</u>	<u>333.34</u>
TOTAL					<u>333.34</u>	<u>333.34</u>

Type	Date	Name	Memo	Split	Amount	Balance
07000 — Administrative Expenses						
07310 — Printing & Copying						
Bill	10/21/13	Imagineers, LLC	Imagineers, LLC. - Inv. #COPY0200020 - Copies -Memo To Unit Owners Heat Shock	2000	12.76	12.76
Bill	11/10/13	Ilona Levitz	Ilona Levitz - Copies MN Levitz - Noonan	2000	4.00	16.76
Bill	11/17/13	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0200115 - Copies - Newsletters Fall 2013	2000	40.68	57.44
Bill	11/30/13	Susan Ahearn	Susan Ahearn- Copy of Update to Resident Guide	2000	40.84	98.28
Total 07310 — Printing & Copying					<u>98.28</u>	<u>98.28</u>
Total 07000 — Administrative Expenses					<u>98.28</u>	<u>98.28</u>

Westbury Condominium Association, Inc.
Transaction Detail by Account
 October through November 2013

					Split Amount	Balance
TOTAL	Type	Date	Name	Memo		
					<u>98.28</u>	<u>98.28</u>
					Split Amount	Balance
07000 — Administrative Expenses	Type	Date	Name	Memo		
07890 — Misc G&A						
	Bill	10/16/13	Kristin DeMaine	Minutes Taker 10/16 Meeting - Imagineers, LLC	2000	50.00
	Bill	11/13/13	Sarah DeLucco	Minutes Taking 11/14/13	2000	50.00
						<u>100.00</u>
Total 07890 — Misc G&A						<u>100.00</u>
Total 07000 — Administrative Expenses						<u>100.00</u>
TOTAL					<u>100.00</u>	<u>100.00</u>
					Split Amount	Balance
07000 — Administrative Expenses	Type	Date	Name	Memo		
7011 — Bookkeeping Fees						
	Bill	10/23/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000	875.00
	Bill	11/24/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000	875.00
						<u>1,750.00</u>
Total 7011 — Bookkeeping Fees						<u>1,750.00</u>
Total 07000 — Administrative Expenses						<u>1,750.00</u>
TOTAL					<u>1,750.00</u>	<u>1,750.00</u>
					Split Amount	Balance
08000 — Utilities	Type	Date	Name	Memo		
08010 — Water & Sewer						
	General Journal	10/15/13		To Expense October Portion of Qtrly MDC Invoice	1470	1,122.04
	Bill	11/30/13	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,417.67
	Bill	11/30/13	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	932.57
	Bill	11/30/13	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,290.27
	General Journal	11/30/13		To Reclass Prepaid Portion of Qtrly MDC Invoice	1470	-2,427.01
						<u>2,335.54</u>
Total 08010 — Water & Sewer						<u>2,335.54</u>
Total 08000 — Utilities						<u>2,335.54</u>
TOTAL					<u>2,335.54</u>	<u>2,335.54</u>
					Split Amount	Balance
08000 — Utilities	Type	Date	Name	Memo		
08020 — Electricity						
	General Journal	10/17/13		To Apply Standing for CL&P Invoice Lag Time	3150	1,635.85
	Bill	11/24/13	CL&P	CL&P - 30 Outlook Avenue	2000	509.00
	Bill	11/24/13	CL&P	CL&P - 869 Farmington Avenue	2000	486.13
	Bill	11/24/13	CL&P	CL&P - 20 Outlook Avenue	2000	513.55
	Bill	11/24/13	CL&P	CL&P - 869 Farm Garages	2000	54.00
						<u>3,198.53</u>
Total 08020 — Electricity						<u>3,198.53</u>
Total 08000 — Utilities						<u>3,198.53</u>
TOTAL					<u>3,198.53</u>	<u>3,198.53</u>
					Split Amount	Balance
08000 — Utilities	Type	Date	Name	Memo		

Westbury Condominium Association, Inc.
Transaction Detail by Account
October through November 2013

Type	Date	Name	Memo	Split	Amount	Balance
08030 — Gas						
Bill	10/25/13	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	700.97	700.97
Bill	10/25/13	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	285.10	986.07
Bill	10/25/13	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	605.48	1,591.55
Bill	11/30/13	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	1,850.61	3,442.16
Bill	11/30/13	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	674.33	4,116.49
Bill	11/30/13	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	1,818.94	5,935.43
Total 08030 — Gas					5,935.43	5,935.43
Total 08000 — Utilities					5,935.43	5,935.43
TOTAL					5,935.43	5,935.43
Type	Date	Name	Memo	Split	Amount	Balance
08000 — Utilities						
08050 — Telephone						
Bill	10/31/13	AT&T	AT&T - Account #860 233-4865 691	2000	70.01	70.01
Bill	10/31/13	AT&T	AT&T - Account # 860 233-2031 424	2000	141.39	211.40
Bill	11/30/13	AT&T	AT&T - Account #860 233-4865 691	2000	70.01	281.41
Bill	11/30/13	AT&T	AT&T - Account # 860 233-2031 424	2000	141.39	422.80
Total 08050 — Telephone					422.80	422.80
Total 08000 — Utilities					422.80	422.80
TOTAL					422.80	422.80
Type	Date	Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09020 — Maintenance Worker - Imagineers						
Bill	10/15/13	Imagineers, LLC	Imagineers, LLC. - Inv. #MAIN0200343 - Louis Hrs P/E 10/15	2000	1,336.94	1,336.94
Bill	10/31/13	Imagineers, LLC	Imagineers, LLC. - Inv. #MAIN0200476 - Louis Hrs P/E 10/22	2000	807.74	2,144.68
Bill	10/31/13	Imagineers, LLC	Imagineers, LLC. - Inv. #MAIN0200721 - P/E 10/29	2000	947.01	3,091.69
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201012	2000	445.65	3,537.34
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Louis Hrs. P/E 11/26	2000	974.86	4,512.20
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201130 - Louis Hrs. - P/E 11/19	2000	807.74	5,319.94
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200953 - Louis Time P/E 11/5	2000	835.59	6,155.53
Total 09020 — Maintenance Worker - Imagineers					6,155.53	6,155.53
Total 09000 — Maintenance					6,155.53	6,155.53
TOTAL					6,155.53	6,155.53
Type	Date	Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09030 — Elevator Maintenance						
General Journal	10/15/13		To Expense October Portion of Qtrly Elevator Invoice	1470	887.11	887.11
Bill	10/25/13	Otis Elevator Company	Otis Elevator - Invoice #MRN1312024055324 - Emergency Response to Water Damage	2000	4,273.67	5,160.78
Bill	10/30/13	Otis Elevator Company	Otis Elevator - Invoice #NKG25687001 - Service Call for Running on Elevator	2000	466.69	5,627.47
General Journal	11/24/13		To Amortize One Month Portion of Quarterly Elevator Invoice	1470	887.11	6,514.58
Total 09030 — Elevator Maintenance					6,514.58	6,514.58
Total 09000 — Maintenance					6,514.58	6,514.58
TOTAL					6,514.58	6,514.58

Westbury Condominium Association, Inc.
Transaction Detail by Account
October through November 2013

Type	Date	Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09110 — General Maintenance & Repair						
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - #Gibson, Hinchliffe	2000	9.57	9.57
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Hinchliffe, Hool	2000	14.36	23.93
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag	2000	8.51	32.44
Bill	10/25/13	Paine's, Inc.	Paines - Invoice #2665609 - 2 Yd Container - Called By Joyce Falkin	2000	37.64	70.08
Bill	10/31/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200476 - Louis ReimburseWindow Cleaner Trigger - 32oz	2000	25.27	95.35
Bill	11/10/13	Ilna Levitz	Ilna Levitz Reimbursement - Frames & Copies	2000	19.14	114.49
Bill	11/17/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200703 - Put Caution Tape up On Outside Hand Rail - Jason Til	2000	54.77	169.26
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201012	2000	9.19	178.45
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Joint Compound - Home Depot	2000	7.18	185.63
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Mortar Tub & Alum Wire - Home Depot	2000	9.82	195.45
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv MAIN0200953 - Reimbursement Hammer Drill	2000	10.90	206.35
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv MAIN0200953 - Reimbursement 5/16" Tank Bolt Washers	2000	1.97	208.32
Total 09110 — General Maintenance & Repair					208.32	208.32
Total 09000 — Maintenance					208.32	208.32
TOTAL					208.32	208.32

Type	Date	Name	Memo	Split	Amount	Balance
09600 — Contract Services						
Lawn Maint. & Landscaping						
Bill	10/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1007- Monthly Service	2000	1,404.54	1,404.54
Bill	11/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1049 - Monthly	2000	1,404.54	2,809.08
Total Lawn Maint. & Landscaping					2,809.08	2,809.08
Total 09600 — Contract Services					2,809.08	2,809.08
TOTAL					2,809.08	2,809.08

Type	Date	Name	Memo	Split	Amount	Balance
09600 — Contract Services						
09611 — Fertilization						
Bill	10/23/13	Turf Masters, LLC	TurfMasters - Invoice #351644 - Fall Root Zone Fertilizer	2000	190.37	190.37
Bill	10/28/13	Turf Masters, LLC	TurfMasters - Invoice #349165 - Pelletized Brown Limestone	2000	190.37	380.74
Total 09611 — Fertilization					380.74	380.74
Total 09600 — Contract Services					380.74	380.74
TOTAL					380.74	380.74

Type	Date	Name	Memo	Split	Amount	Balance
09600 — Contract Services						
09612 — Grounds Improvements						
Bill	10/07/13	Messina Landscaping	Messina Landscaping - Purchases of bush& Transplant Boxwood	2000	180.80	180.80
Bill	11/13/13	Theodore Calabrese	Reimbursement - Ted Calabrese - Holly Tone - 35 lb Bag	2000	24.44	205.24
Total 09612 — Grounds Improvements					205.24	205.24
Total 09600 — Contract Services					205.24	205.24
TOTAL					205.24	205.24

Westbury Condominium Association, Inc.
Transaction Detail by Account
 October through November 2013

Type	Date	Name	Memo	Split	Amount	Balance
09900 — Reserve Transfers						
09990 — Operating to Reserves						
General Journal	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	8,333.33	8,333.33
General Journal	11/24/13			2162	8,333.33	16,666.66
Total 09990 — Operating to Reserves					<u>16,666.66</u>	<u>16,666.66</u>
Total 09900 — Reserve Transfers					<u>16,666.66</u>	<u>16,666.66</u>
TOTAL					<u>16,666.66</u>	<u>16,666.66</u>
Type	Date	Name	Memo	Split	Amount	Balance
09900 — Reserve Transfers						
09991 — Roof/HVAC Reserve Transfer						
General Journal	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	2,990.00	2,990.00
General Journal	11/24/13			2162	2,990.00	5,980.00
Total 09991 — Roof/HVAC Reserve Transfer					<u>5,980.00</u>	<u>5,980.00</u>
Total 09900 — Reserve Transfers					<u>5,980.00</u>	<u>5,980.00</u>
TOTAL					<u>5,980.00</u>	<u>5,980.00</u>
Type	Date	Name	Memo	Split	Amount	Balance
06899 — Reserve Fund Income						
06901 — WCA Monthly Contributions						
General Journal	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	8,333.33	8,333.33
General Journal	11/24/13			2162	8,333.33	16,666.66
Total 06901 — WCA Monthly Contributions					<u>16,666.66</u>	<u>16,666.66</u>
Total 06899 — Reserve Fund Income					<u>16,666.66</u>	<u>16,666.66</u>
TOTAL					<u>16,666.66</u>	<u>16,666.66</u>
Type	Date	Name	Memo	Split	Amount	Balance
06899 — Reserve Fund Income						
06902 — Interest Income						
General Journal	10/17/13		To Record Interest Income - Reserve Fund FNFG# 0633	1080	38.01	38.01
General Journal	11/30/13		Interest Income - NAB 0633 Reserve - November	1080	35.00	73.01
Total 06902 — Interest Income					<u>73.01</u>	<u>73.01</u>
Total 06899 — Reserve Fund Income					<u>73.01</u>	<u>73.01</u>
TOTAL					<u>73.01</u>	<u>73.01</u>
Type	Date	Name	Memo	Split	Amount	Balance
06899 — Reserve Fund Income						
06903 — Roof/HVAC Project Prepay Amort.						
General Journal	10/17/13		To Amortize 1 Month of Unit Owner Prepays - Oct. '13 Roof/HVAC	2982	655.99	655.99
General Journal	11/30/13		To Amortize Prepaid Roof/HVAC for November 2013	2982	655.99	1,311.98
Total 06903 — Roof/HVAC Project Prepay Amort.					<u>1,311.98</u>	<u>1,311.98</u>
Total 06899 — Reserve Fund Income					<u>1,311.98</u>	<u>1,311.98</u>
TOTAL					<u>1,311.98</u>	<u>1,311.98</u>

Westbury Condominium Association, Inc.
Transaction Detail by Account
 October through November 2013

Type	Date	Name	Memo	Split	Amount	Balance
Type	Date	Name	Memo	Split	Amount	Balance
06899 — Reserve Fund Income						
06904 — WCA Monthly Transfer -Roof/HVAC						
General Journal	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	2,990.00	2,990.00
General Journal	11/24/13			2162	2,990.00	5,980.00
Total 06904 — WCA Monthly Transfer -Roof/HVAC					5,980.00	5,980.00
Total 06899 — Reserve Fund Income					5,980.00	5,980.00
TOTAL					5,980.00	5,980.00

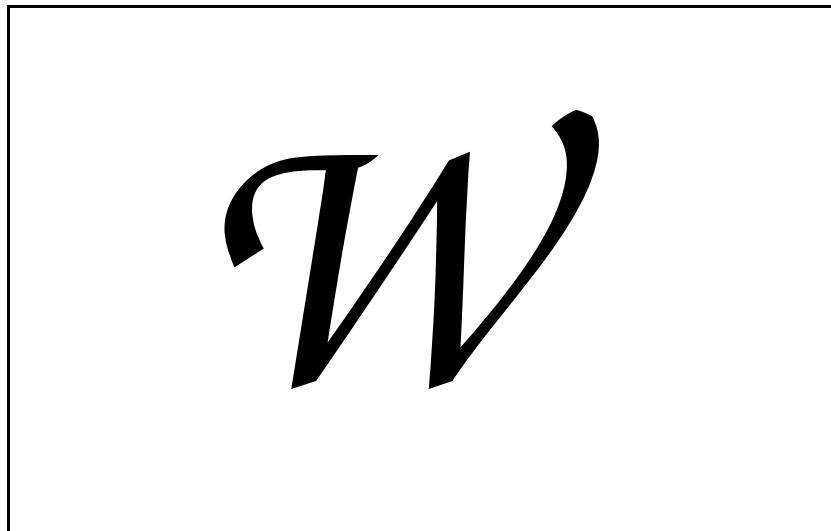
Type	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09807 — Reserve - Interest Expense						
General Journal	10/17/13		Payment of Roof/HVAC Loan - Oct. '13	2080	683.62	683.62
General Journal	11/24/13			2080	692.54	1,376.16
Total 09807 — Reserve - Interest Expense					1,376.16	1,376.16
Total 09799 — Reserve Fund Expenses					1,376.16	1,376.16
TOTAL					1,376.16	1,376.16

Type	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09821 — Reserve - HVAC Upgrade/Enhance						
General Journal	10/31/13		To Transfer to Reserve HVAC Enhancement	-SPLI	16,036.21	16,036.21
Bill	11/13/13	Heat Shock	Heat Shock - Inv. #HS-26 - Bldg #30 Install bleeders, zone valve, etc	2000	1,913.30	17,949.51
Bill	11/13/13	Heat Shock	Heat Shock - Inv. #HS-29 Bldg #869 Main Drain Repair Remove Clog With Pressure Build Up	2000	511.20	18,460.71
Bill	11/14/13	Heat Shock	Heat Shock - Inv. #HS-20 - Install Air Eliminators	2000	5,363.60	23,824.31
Total 09821 — Reserve - HVAC Upgrade/Enhance					23,824.31	23,824.31
Total 09799 — Reserve Fund Expenses					23,824.31	23,824.31
TOTAL					23,824.31	23,824.31

Type	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09830 — Hallway Renovations - Design						
Bill	11/13/13	Advent Design	Advent Design - 2nd Design Inv. #2013-59 - Partial on Phase I	2000	1,375.00	1,375.00
Bill	11/13/13	Advent Design	Advent Design - 3rd Design Inv. #2013-59 - Partial on Phase II	2000	2,750.00	4,125.00
Total 09830 — Hallway Renovations - Design					4,125.00	4,125.00
Total 09799 — Reserve Fund Expenses					4,125.00	4,125.00
TOTAL					4,125.00	4,125.00

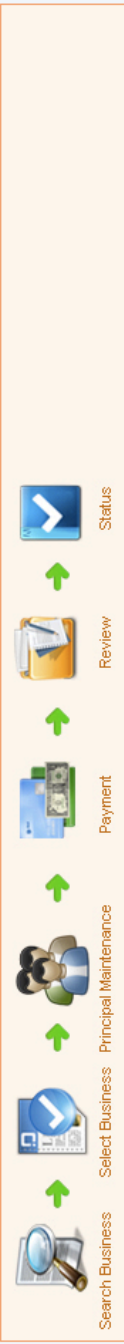
Misc. Important Documents

Secretary of the State Annual Recording



The Westbury

File Annual Reports



Filing Status

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

(Business ID: 0220074) for the year 2013. The Filing Number is 0004886096.

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