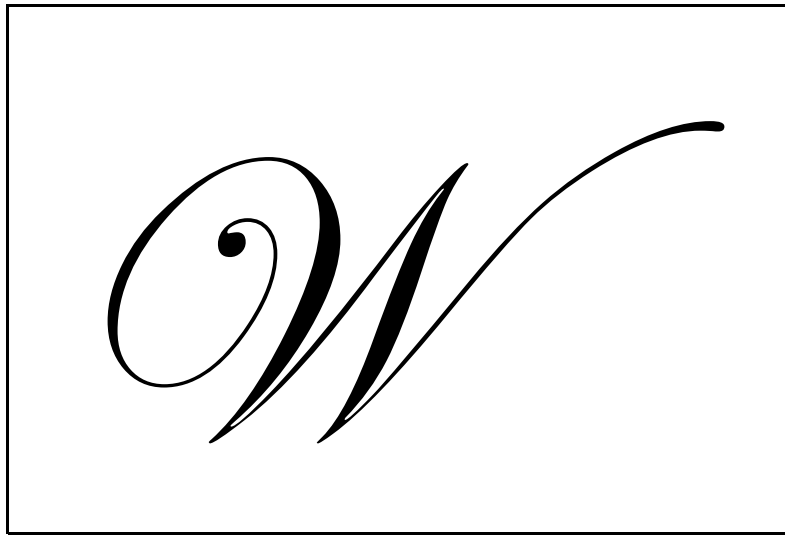




The Westbury

January 2014 - 4 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

January 2014 YTD Budget / Actual

	Approved <u>Budget</u>	Budget <u>January 2014</u>	Actual <u>January 2014</u>	<u>Variance</u>
<u>Revenue</u>				
Condominium Fees	\$ 331,398	\$ 110,466	\$ 110,466	\$ -
Note Payable - 10 Year	\$ 35,880	\$ 11,960	\$ 11,774	\$ (186)
Rental Income	\$ 16,500	\$ 5,500	\$ 5,500	\$ -
Laundry Income	\$ 4,000	\$ 1,332	\$ -	\$ (1,332)
Parking Space Income	\$ 8,400	\$ 2,800	\$ 3,005	\$ 205
Misc. Other Income	\$ 800	\$ 268	\$ 200	\$ (68)
	<u>\$ 396,978</u>	<u>\$ 132,326</u>	<u>\$ 130,945</u>	<u>\$ (1,381)</u>
<u>Expenses</u>				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,500	\$ 4,500	\$ 4,358	\$ 142
Management Fees - Bookkpg	\$ 11,000	\$ 3,667	\$ 3,500	\$ 167
Audit Fees	\$ 3,900	\$ 1,300	\$ 1,400	\$ (100)
Legal Fees	\$ 1,500	\$ 500	\$ -	\$ 500
Postage & Mail	\$ 400	\$ 133	\$ 55	\$ 78
Insurance	\$ 33,624	\$ 11,208	\$ 11,283	\$ (75)
Copying/Printing	\$ 400	\$ 133	\$ 98	\$ 35
Income Taxes	\$ 2,400	\$ 800	\$ 667	\$ 133
Office- General	\$ 1,200	\$ 400	\$ 166	\$ 234
Rental Management Fee	\$ 1,375	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 69,299</u>	<u>\$ 22,641</u>	<u>\$ 21,527</u>	<u>\$ 1,114</u>
Utilities				
Electricity	\$ 17,850	\$ 5,950	\$ 6,713	\$ (763)
Water	\$ 12,500	\$ 4,167	\$ 4,763	\$ (596)
Gas	\$ 51,250	\$ 16,913	\$ 17,915	\$ (1,002)
Telephone	\$ 2,500	\$ 833	\$ 846	\$ (13)
Total Utilities	<u>\$ 84,100</u>	<u>\$ 27,863</u>	<u>\$ 30,237</u>	<u>\$ (2,374)</u>
Maintenance				
Janitorial/Maintenance	\$ -	\$ -	\$ -	\$ -
Maintenance Worker	\$ 48,000	\$ 16,000	\$ 13,284	\$ 2,716
Elevator	\$ 12,000	\$ 4,000	\$ 8,324	\$ (4,324)
General R&M	\$ 10,000	\$ 3,333	\$ 1,546	\$ 1,787
Fire Protection	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
HVAC Service	\$ 9,000	\$ 3,000	\$ 6,936	\$ (3,936)
Maintenance Supplies	\$ 1,500	\$ 500	\$ 372	\$ 128
Total Maintenance	<u>\$ 84,000</u>	<u>\$ 28,000</u>	<u>\$ 30,462</u>	<u>\$ (2,462)</u>
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,000	\$ 6,667	\$ 6,200	\$ 467
Pest Control	\$ 1,000	\$ 333	\$ -	\$ 333
Total Contract Services	<u>\$ 21,000</u>	<u>\$ 7,000</u>	<u>\$ 6,200</u>	<u>\$ 800</u>
Total Expenses	<u>\$ 258,399</u>	<u>\$ 85,504</u>	<u>\$ 88,426</u>	<u>\$ (2,922)</u>
Reserves				
Reserve Contribution	\$ 100,000	\$ 33,333	\$ 33,333	\$ 0
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 11,960	\$ 11,960	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 2,667	\$ -	\$ 2,667
NI/(DF) Before PY Op. Surplus	\$ (5,301)	\$ (1,138)	<u>\$ (2,774)</u>	\$ (1,636)
PY Operating Surplus	\$ 5,301	\$ 1,767	\$ 1,767	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ -</u>	<u>\$ 629</u>	<u>\$ (1,007)</u>	\$ (1,636)

Westbury Condominium Association

January 2014 YTD Current Year - Prior Year Comparison

	Actual <u>January 2014</u>	Actual <u>January 2013</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 110,466	\$ 101,844	\$ 8,622
Note Payable - 10 Year	\$ 11,774	\$ 12,520	\$ (746)
Rental Income	\$ 5,500	\$ 5,200	\$ 300
Laundry Income	\$ -	\$ 1,119	\$ (1,119)
Parking Space Income	\$ 3,005	\$ 2,960	\$ 45
Misc. Other Income	\$ 200	\$ 50	\$ 150
	<u>\$ 130,945</u>	<u>\$ 123,693</u>	<u>\$ 7,252</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 4,358	\$ 4,356	\$ (2)
Management Fees - Bookkpg	\$ 3,500	\$ 3,500	\$ -
Audit Fees	\$ 1,400	\$ 1,240	\$ (160)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 55	\$ 14	\$ (41)
Insurance	\$ 11,283	\$ 8,043	\$ (3,240)
Copying/Printing	\$ 98	\$ 178	\$ 80
Income Taxes	\$ 667	\$ 667	\$ -
Office- General	\$ 166	\$ 31	\$ (135)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 21,527</u>	<u>\$ 18,029</u>	<u>\$ (3,498)</u>
Utilities			
Electricity	\$ 6,713	\$ 6,207	\$ (506)
Water	\$ 4,763	\$ 3,859	\$ (904)
Gas	\$ 17,915	\$ 20,436	\$ 2,521
Telephone	\$ 846	\$ 761	\$ (85)
Total Utilities	<u>\$ 30,237</u>	<u>\$ 31,263</u>	<u>\$ 1,026</u>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 13,284	\$ 11,993	\$ (1,291)
Elevator	\$ 8,324	\$ 4,618	\$ (3,706)
General R&M	\$ 1,546	\$ 1,943	\$ 397
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 6,936	\$ 4,143	\$ (2,793)
Maintenance Supplies	\$ 372	\$ -	\$ (372)
Total Maintenance	<u>\$ 30,462</u>	<u>\$ 22,697</u>	<u>\$ (7,765)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 6,200	\$ 6,150	\$ (50)
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 6,200</u>	<u>\$ 6,150</u>	<u>\$ (50)</u>
Total Expenses	<u>\$ 88,426</u>	<u>\$ 78,139</u>	<u>\$ (10,287)</u>
Reserves			
Reserve Contribution	\$ 33,333	\$ 33,333	\$ -
Roof/HVAC Transfers To Reserve	\$ 11,960	\$ 12,520	\$ 560
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
Nil/(DF) Before PY Op. Surplus	<u>\$ (2,774)</u>	<u>\$ (299)</u>	<u>\$ (3,035)</u>
PY Operating Surplus	\$ 1,767	\$ 6,667	\$ (4,900)
Nil/(DF) After PY Op. Surplus	<u>\$ (1,007)</u>	<u>\$ 6,368</u>	<u>\$ (7,935)</u>

Westbury Condominium Association

January 2014 (Month Only) Current Year - Prior Year Comparison

	Actual <u>January 2014</u>	Actual <u>January 2013</u>	<u>Variance</u>
<u>Revenue</u>			
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	\$ -	\$ -	\$ -
Parking Space Income	\$ 735	\$ 920	\$ (185)
Misc. Other Income	\$ -	\$ 25	\$ (25)
	<u>\$ 32,715</u>	<u>\$ 30,836</u>	<u>\$ 1,879</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,089	\$ 1,089	\$ -
Management Fees - Bookkpg	\$ 875	\$ 875	\$ -
Audit Fees	\$ 350	\$ 310	\$ (40)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 46	\$ 14	\$ (32)
Insurance	\$ 2,821	\$ 1,959	\$ (862)
Copying/Printing	\$ -	\$ 120	\$ 120
Income Taxes	\$ 167	\$ 167	\$ -
Office- General	\$ 66	\$ -	\$ (66)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 5,414</u>	<u>\$ 4,534</u>	<u>\$ (880)</u>
Utilities			
Electricity	\$ -	\$ 1,749	\$ 1,749
Water	\$ 1,214	\$ 954	\$ (260)
Gas	\$ 6,674	\$ 6,771	\$ 97
Telephone	\$ 211	\$ 190	\$ (21)
Total Utilities	<u>\$ 8,099</u>	<u>\$ 9,664</u>	<u>\$ 1,565</u>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 4,134	\$ 3,053	\$ (1,081)
Elevator	\$ 923	\$ 1,567	\$ 644
General R&M	\$ 941	\$ 1,057	\$ 116
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 6,072	\$ 1,455	\$ (4,617)
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 12,070</u>	<u>\$ 7,132</u>	<u>\$ (4,938)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,400	\$ 1,400	\$ -
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 1,400</u>	<u>\$ 1,400</u>	<u>\$ -</u>
Total Expenses	<u>\$ 26,983</u>	<u>\$ 22,730</u>	<u>\$ (4,253)</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>\$ (5,591)</u>	<u>\$ (3,357)</u>	<u>\$ (2,374)</u>
PY Operating Surplus	\$ 442	\$ 1,667	\$ (1,225)
NI/(DF) After PY Op. Surplus	<u>\$ (5,149)</u>	<u>\$ (1,690)</u>	<u>\$ (3,599)</u>

Westbury Condominium Association

January 2014 (Month Only) Budget/Actual

	Budget <u>January 2014</u>	Actual <u>January 2014</u>	<u>Variance</u>
<u>Revenue</u>			
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	\$ 735	\$ (35)
Misc. Other Income	\$ 67	\$ -	\$ 67
	<u>\$ 33,082</u>	<u>\$ 32,715</u>	<u>\$ 367</u>
<u>Expenses</u>			
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	\$ 46	\$ 13
Insurance	\$ 2,802	\$ 2,821	\$ 19
Copying/Printing	\$ 33	\$ -	\$ (33)
Income Taxes	\$ 200	\$ 167	\$ (33)
Office- General	\$ 100	\$ 66	\$ (34)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 5,660</u>	<u>\$ 5,414</u>	<u>\$ (246)</u>
Utilities			
Electricity	\$ 1,488	\$ -	\$ (1,488)
Water	\$ 1,042	\$ 1,214	\$ 172
Gas	\$ 8,200	\$ 6,674	\$ (1,526)
Telephone	\$ 208	\$ 211	\$ 3
Total Utilities	<u>\$ 10,938</u>	<u>\$ 8,099</u>	<u>\$ (2,839)</u>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 4,000	\$ 4,134	\$ 134
Elevator	\$ 1,000	\$ 923	\$ (77)
General R&M	\$ 833	\$ 941	\$ 108
Fire Protection	\$ 292	\$ -	\$ (292)
HVAC Service	\$ 750	\$ 6,072	\$ 5,322
Maintenance Supplies	\$ 125	\$ -	\$ (125)
Total Maintenance	<u>\$ 7,000</u>	<u>\$ 12,070</u>	<u>\$ 5,070</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,667	\$ 1,400	\$ (267)
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 1,667</u>	<u>\$ 1,400</u>	<u>\$ (267)</u>
Total Expenses	<u>\$ 25,265</u>	<u>\$ 26,983</u>	<u>\$ 1,718</u>
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	<u>\$ (4,173)</u>	<u>\$ (5,591)</u>	<u>\$ 1,418</u>
PY Operating Surplus	\$ 442	\$ 442	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ (3,731)</u>	<u>\$ (5,149)</u>	<u>\$ 1,418</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>
Year-To-Date Total:	<u>\$ 13,284.40</u>	
Prior Year- Year-To-Date Total:	<u>\$ 12,846.17</u>	
Change Between Years:	<u>\$ 438.23</u>	

Westbury Condominium Association, Inc.

Balance Sheet Standard

As of January 31, 2014

	<u>Jan 31, '14</u>
ASSETS	
Current Assets	
Checking/Savings	
1017 — Operating NAB	\$ 69,022
1080 — Cash - First Niagra Bank	\$ 168,256
1081 — Cash - FNB Old Windows AC	\$ 1
1087 — Rockville Bank - Reserves	\$ 199,450
Total Checking/Savings	<u>\$ 436,729</u>
Accounts Receivable	
1200 — Accounts Receivable	\$ 1,941
Total Accounts Receivable	<u>\$ 1,941</u>
Total Current Assets	<u>\$ 438,670</u>
Fixed Assets	
1505 — Equipment	\$ 6,789
1520 — Building - Unit 869-106	\$ 70,000
1525 — Accumulated Depreciation	\$ (67,859)
Total Fixed Assets	<u>\$ 8,931</u>
Other Assets	
1470 — Other Assets - Other	\$ 14,787
1471 — Other Assets - Bill Backs	\$ 2,127
1472 — Due From Reserve	\$ 14,464
1480 — Due From WCA Operating	\$ 44,046
Total Other Assets	<u>\$ 75,424</u>
TOTAL ASSETS	<u>\$ 523,024</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 — Accounts Payable	\$ 13,836
Total Accounts Payable	<u>\$ 13,836</u>
Other Current Liabilities	
2080 — Current Portion - Roof & HVAC	\$ 20,414
2082 — Due To WCA Operating	\$ 14,464
2155 — Accrued Taxes	\$ 1,919
2162 — Due to Reserve	\$ 44,046
2981 — LT Portion - Roof/HVAC Note	\$ 102,188
2982 — Unit Owner Fees Paid In Advance	\$ 35,794
3020 — Security Deposit	\$ 1,675
3150 — Other Accrued Expenses	\$ 2,776
Total Other Current Liabilities	<u>\$ 223,276</u>
Total Current Liabilities	<u>\$ 237,112</u>
Total Liabilities	<u>\$ 237,112</u>
Equity	
3000 — Opening Bal Equity	\$ 25,161
3110 — Fixed Assets	\$ 8,583
3900 — Retained Earnings	\$ 144,348
3980 — Reserve Fund Balance	\$ 93,838
Net Income	\$ 13,982
Total Equity	<u>\$ 285,912</u>
TOTAL LIABILITIES & EQUITY	<u>\$ 523,024</u>

Westbury Condominium Association, Inc.

Profit and Loss Standard

October 2013 through January 2014

	<u>Oct '13 - Jan '14</u>
Ordinary Income/Expense	
Income	
06310 — Common Charge Income	\$ 122,240
06340 — Late Fee Income	\$ 75
06361 — Misc. Other Income	\$ 125
06365 — Unit 869-106 - Rent	\$ 5,500
06375 — Parking Income	\$ 3,005
Total Income	\$ 130,945
Expense	
07000 — Administrative Expenses	
07130 — Property Manager Fees	\$ 4,358
07140 — Audit Fees	\$ 1,400
07280 — Insurance	\$ 11,283
07308 — Corporate Taxes	\$ 667
07309 — Postage	\$ 55
07310 — Printing & Copying	\$ 98
07890 — Misc G&A	\$ 166
7011 — Bookkeeping Fees	\$ 3,500
Total 07000 — Administrative Expenses	\$ 21,528
08000 — Utilities	
08010 — Water & Sewer	\$ 4,763
08020 — Electricity	\$ 6,713
08030 — Gas	\$ 17,915
08050 — Telephone	\$ 846
Total 08000 — Utilities	\$ 30,236
09000 — Maintenance	
09020 — Maintenance Worker - Imagineers	\$ 13,284
09030 — Elevator Maintenance	\$ 8,324
09110 — General Maintenance & Repair	\$ 1,546
09150 — HVAC Service	\$ 6,936
09250 — Maintenance Supplies	\$ 372
Total 09000 — Maintenance	\$ 30,463
09600 — Contract Services	
Lawn Maint. & Landscaping	\$ 5,614
09611 — Fertilization	\$ 381
09612 — Grounds Improvements	\$ 205
Total 09600 — Contract Services	\$ 6,200
09900 — Reserve Transfers	
09990 — Operating to Reserves	\$ 33,333
09991 — Roof/HVAC Reserve Transfer	\$ 11,960
Total 09900 — Reserve Transfers	\$ 45,293
Total Expense	\$ 133,720
Net Ordinary Income	\$ (2,775)
Other Income/Expense	
Other Income	
06899 — Reserve Fund Income	
06901 — WCA Monthly Contributions	\$ 33,333
06902 — Interest Income	\$ 148
06903 — Roof/HVAC Project Prepay Amort.	\$ 2,624
06904 — WCA Monthly Transfer -Roof/HVAC	\$ 11,960
Total 06899 — Reserve Fund Income	\$ 48,064
Total Other Income	\$ 48,064
Other Expense	
09799 — Reserve Fund Expenses	
09807 — Reserve - Interest Expense	\$ 2,701
09821 — Reserve - HVAC Upgrade/Enhance	\$ 21,181
09830 — Hallway Renovations - Design	\$ 7,425
Total 09799 — Reserve Fund Expenses	\$ 31,307
Total Other Expense	\$ 31,307
Net Other Income	\$ 16,757
Net Income	\$ 13,982

Statement of Cash Balances

A large, stylized, black letter 'W' in a cursive or script font, centered within a black rectangular border.

The Westbury

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

January 31, 2014

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account	\$ 168,256.10
Operating Account	\$ 82,868.01	Reserve Account	\$ 199,450.00
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 82,868.01</u>		<u>\$ 367,707.10</u>
Total Cash on Hand @ January 31, 2014		\$ 450,575.11	

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 Niagara 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 Niagara 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)

January 31, 2014

<u>Rockville Savings Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 199,450.00	Reserve Account	\$ 168,256.10
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 82,868.01
		Escrow Account	\$ -
Bank Balances	<u>\$ 199,450.00</u>		<u>\$ 251,125.11</u>
Total Cash on Hand @ January 31, 2014		\$	450,575.11

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

A large, stylized, black letter 'W' in a script font, centered within a black rectangular border.

The Westbury

Westbury Condominiums Association, Inc.

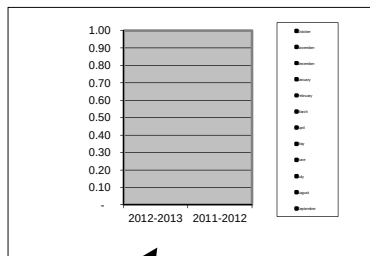
Fuel Costs

4 Month Period- Fiscal Year Ended September 30, 2014

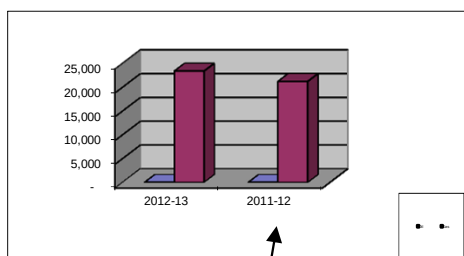
	<u>2013-2014</u>	<u>Prior Yr.</u>	<u>Change</u>	
<u>Oil Costs</u>				
October	-	-	0.0%	-
November	-	-	0.0%	-
December	-	-	0.0%	-
January	-	-	0.0%	-
February	-	-	0.0%	-
March	-	-	0.0%	-
April	-	-	0.0%	-
May	-	-	0.0%	-
June	-	-	0.0%	-
July	-	-	0.0%	-
August	-	-	0.0%	-
September	-	-	0.0%	-
	-	-		-
Percentage Increase				
	0.0%	(Increase in dollars)		
<u>Gas Costs</u>	<u>2013-2014</u>	<u>Prior Yr.</u>		
October	1,591.55	2,643.52	-39.8%	(1,051.97)
November	4,343.88	4,893.31	-11.2%	(549.43)
December	5,305.37	6,127.44	-13.4%	(822.07)
January	6,674.02	6,771.28		-
February	-	7,199.35		-
March	-	5,516.50		-
April	-	3,232.00		-
May	-	1,928.02		-
June	-	1,063.96		-
July	-	729.91		-
August	-	721.91		-
September	-	801.05		-
	17,914.82	41,628.25		(2,423.47)
Total Costs				
	17,914.82	41,628.25		(2,423.47)
Percentage Increase				
	-57.0%	(Increase in dollars)		

Usage

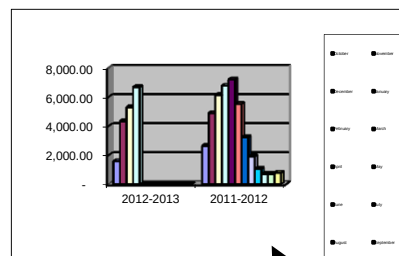
<i>Oil (Gallons)</i>	-	-	-
<i>Gas (100 cu. ft.)</i>	23,383	21,229	2,154



Oil Costs



Gas & Oil Consumption



Gas Costs

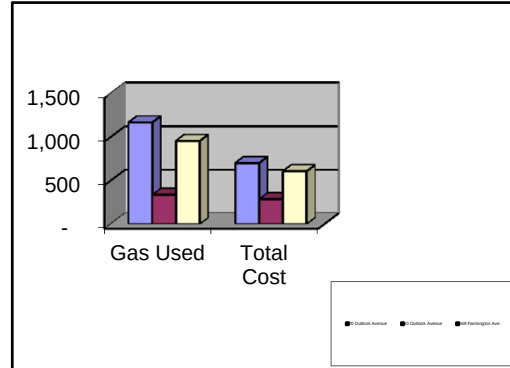
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

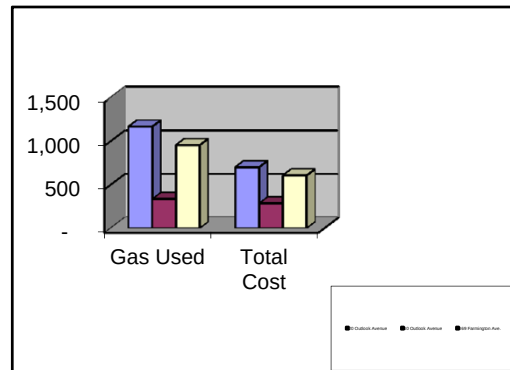
Month End: **1/31/2014**

<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



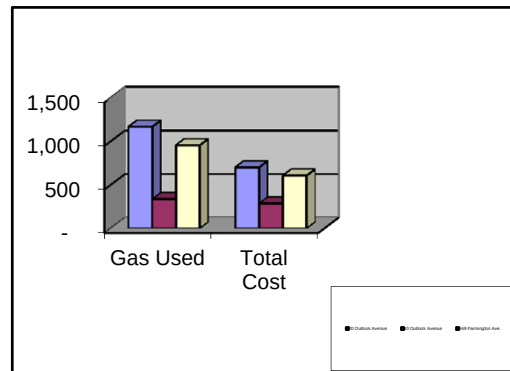
Month End: **12/31/2013**

<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



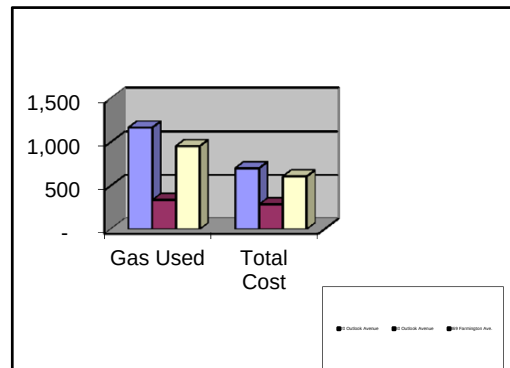
Month End: **11/30/2013**

<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



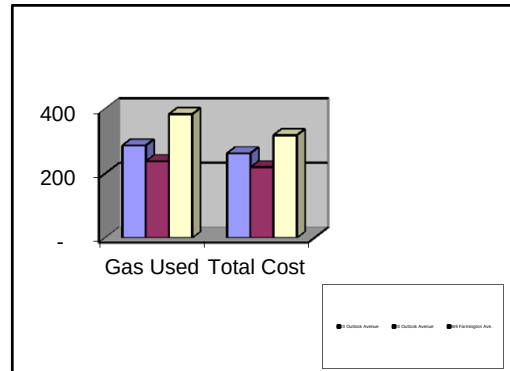
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

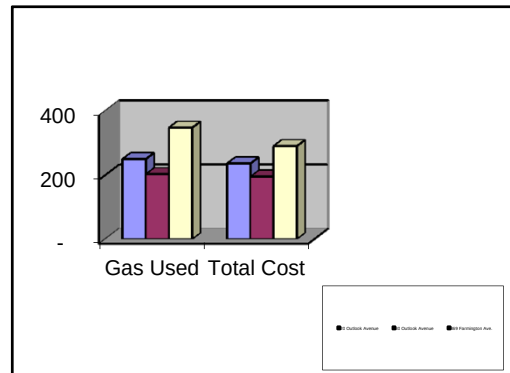
Month End: **9/30/2013**

<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



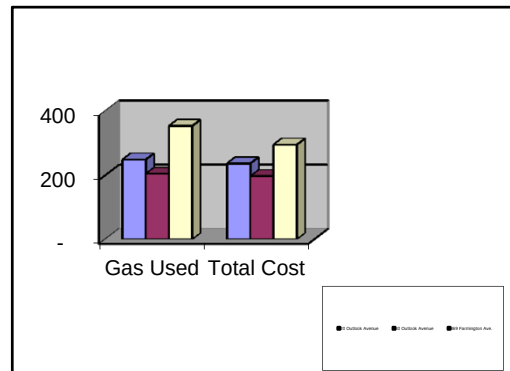
Month End: **8/31/2013**

<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



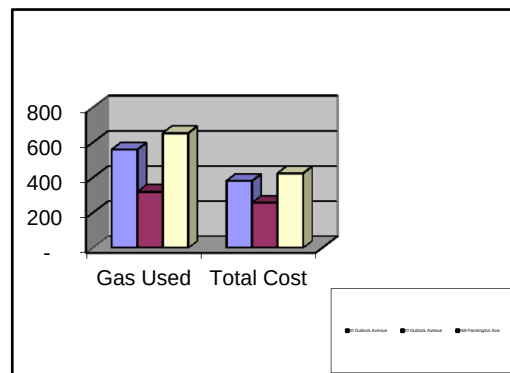
Month End: **7/31/2013**

<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



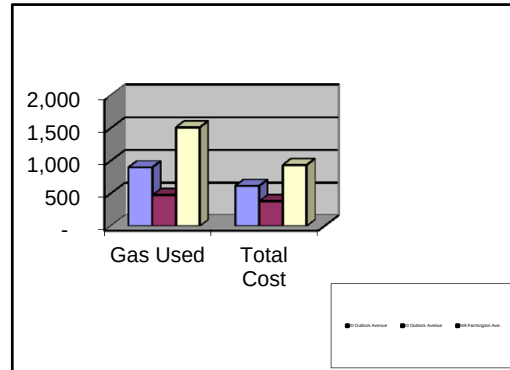
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

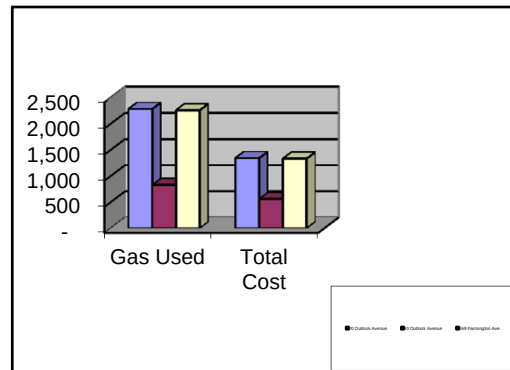
Month End: **5/31/2013**

<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



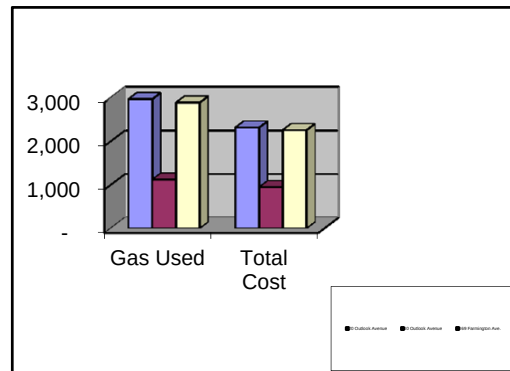
Month End: **4/30/2013**

<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



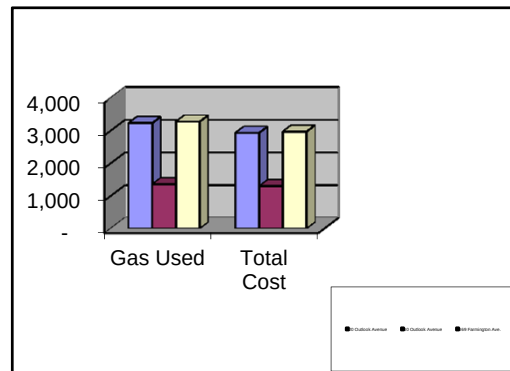
Month End: **3/31/2013**

<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



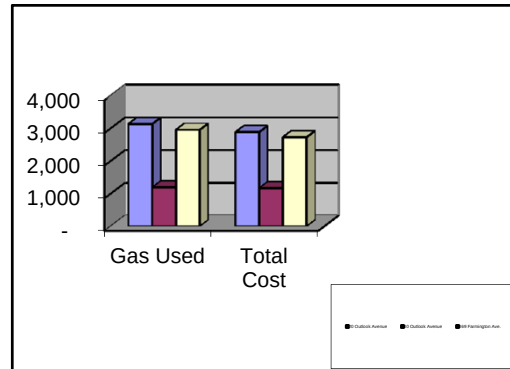
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

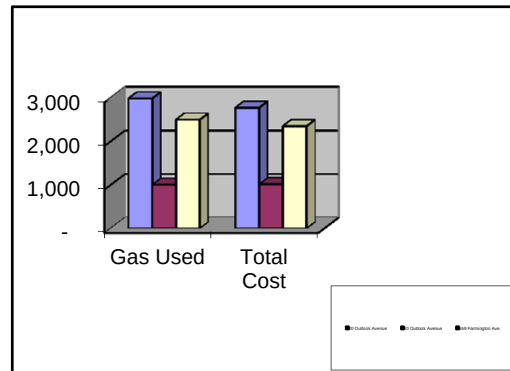
Month End: **1/31/2013**

<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



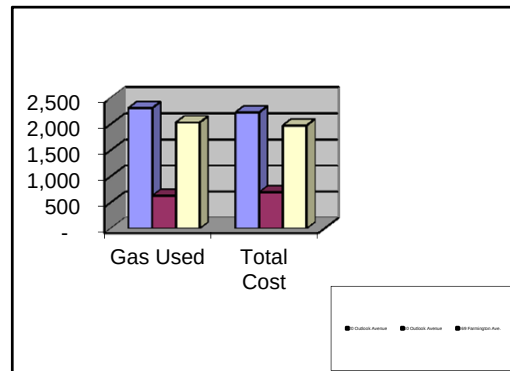
Month End: **12/31/2012**

<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



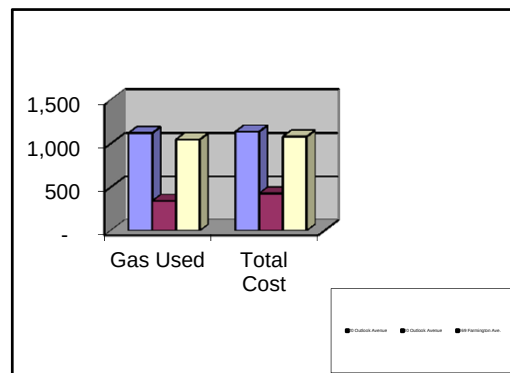
Month End: **11/30/2012**

<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



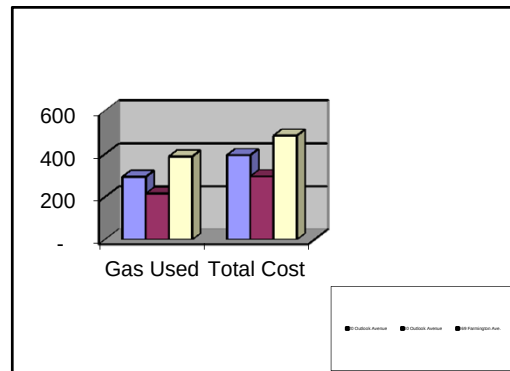
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

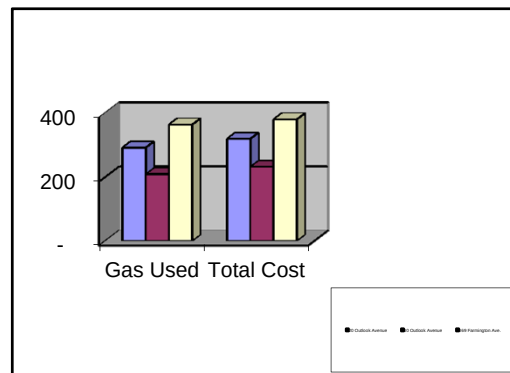
Month End: **9/30/2012**

<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



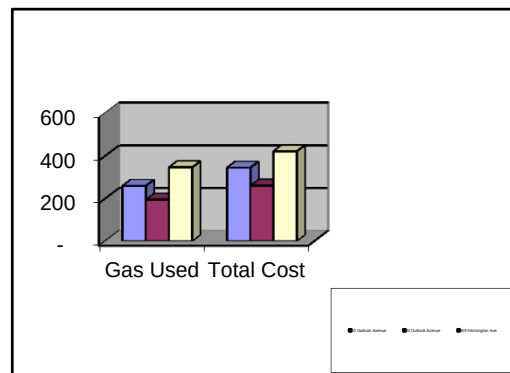
Month End: **8/31/2012**

<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



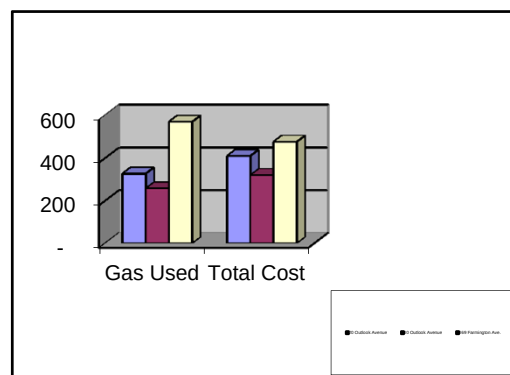
Month End: **7/31/2012**

<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



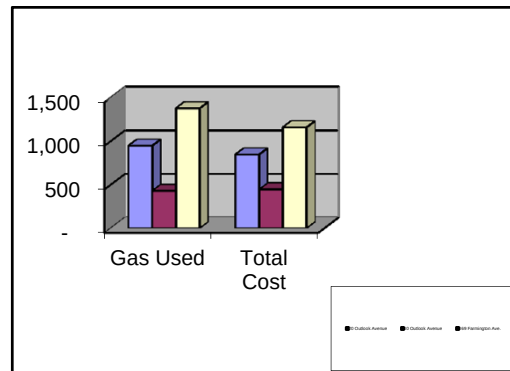
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

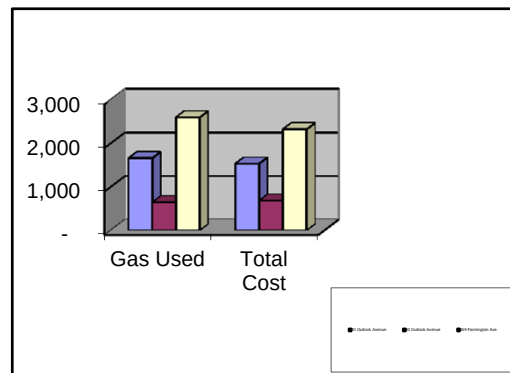
Month End: **5/31/2012**

<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



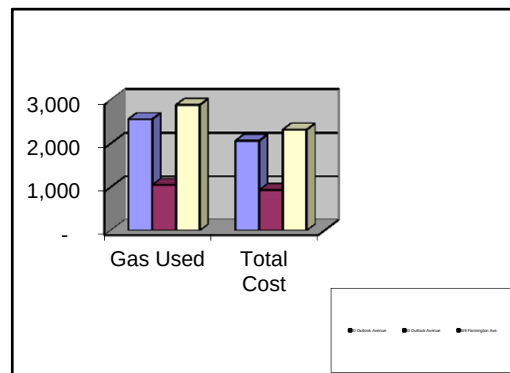
Month End: **4/30/2012**

<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



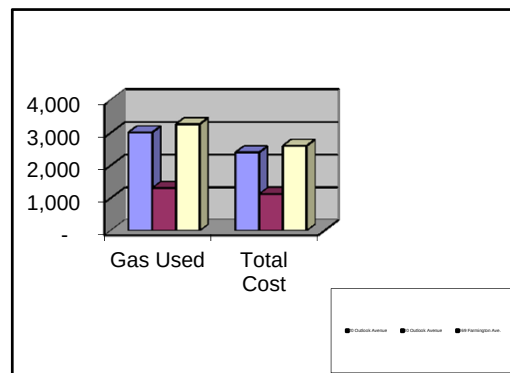
Month End: **3/31/2012**

<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



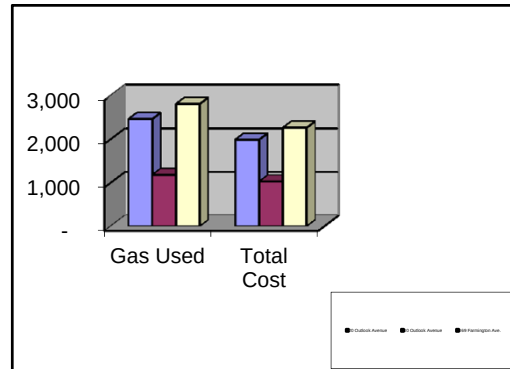
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Analysis of Gas Usage By Building - Historical

January 31, 2014

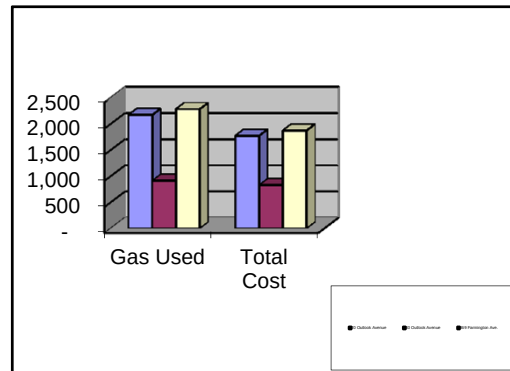
Month End: **1/31/2012**

<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



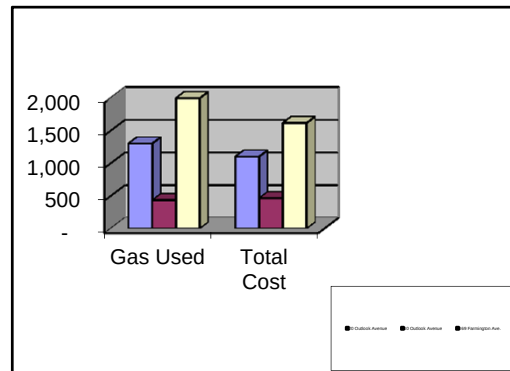
Month End: **12/31/2011**

<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



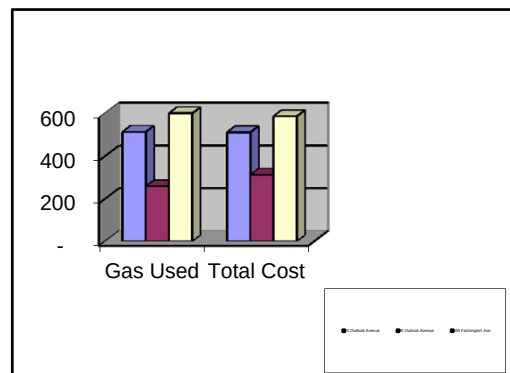
Month End: **11/30/2011**

<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



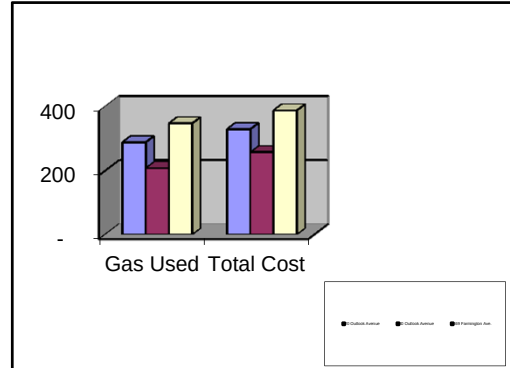
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Analysis of Gas Usage By Building - Historical

January 31, 2014

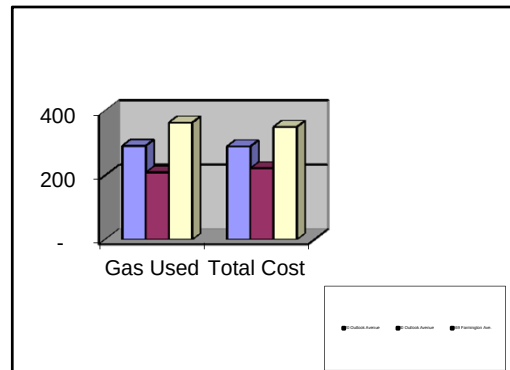
Month End: **9/30/2011**

<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



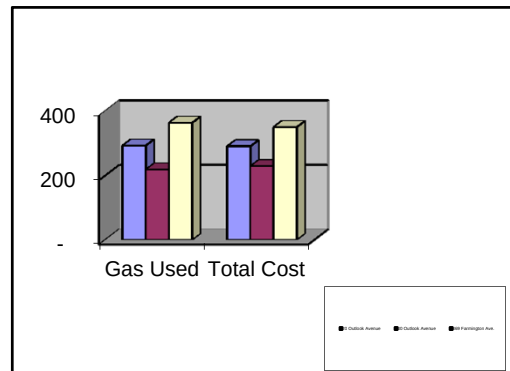
Month End: **8/31/2011**

<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



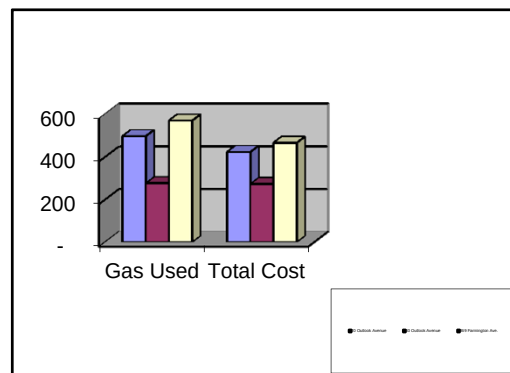
Month End: **7/31/2011**

<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



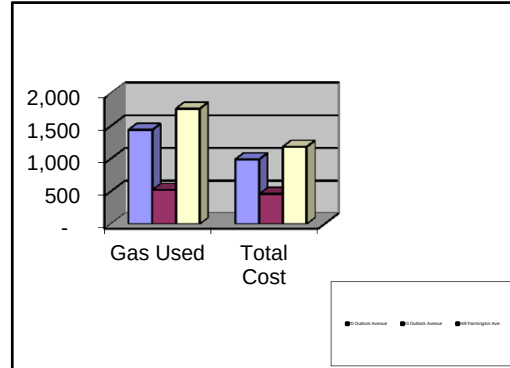
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

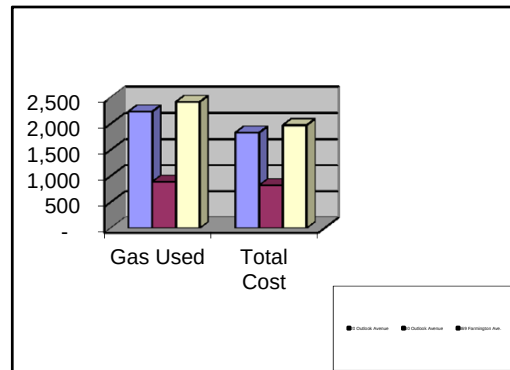
Month End: **5/31/2011**

<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



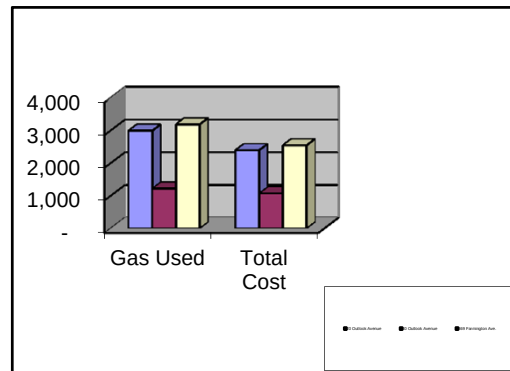
Month End: **4/30/2011**

<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



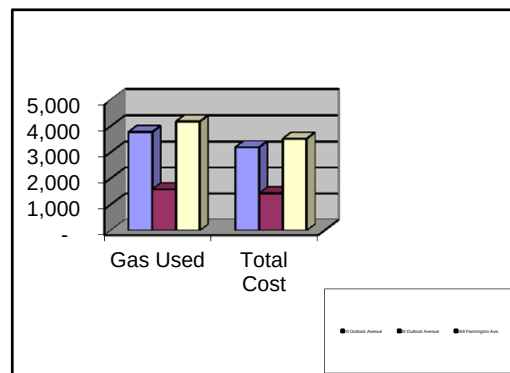
Month End: **3/31/2011**

<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



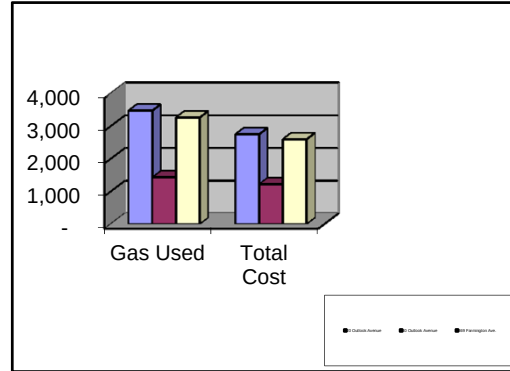
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

January 31, 2014

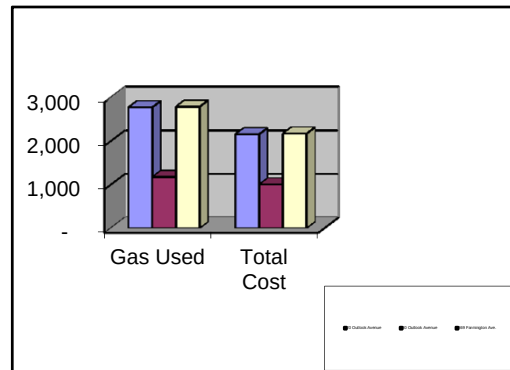
Month End: **1/31/2011**

<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



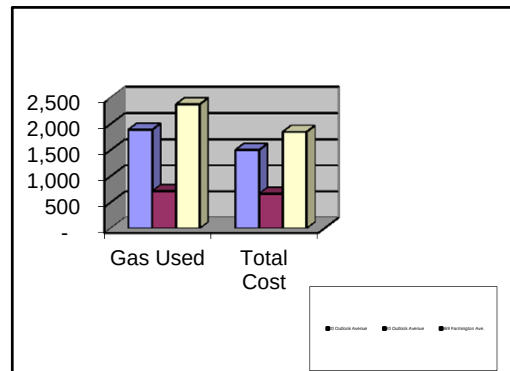
Month End: **12/31/2010**

<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



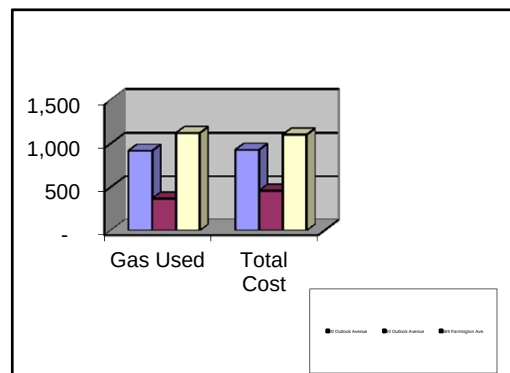
Month End: **11/30/2010**

<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



Water Consumption



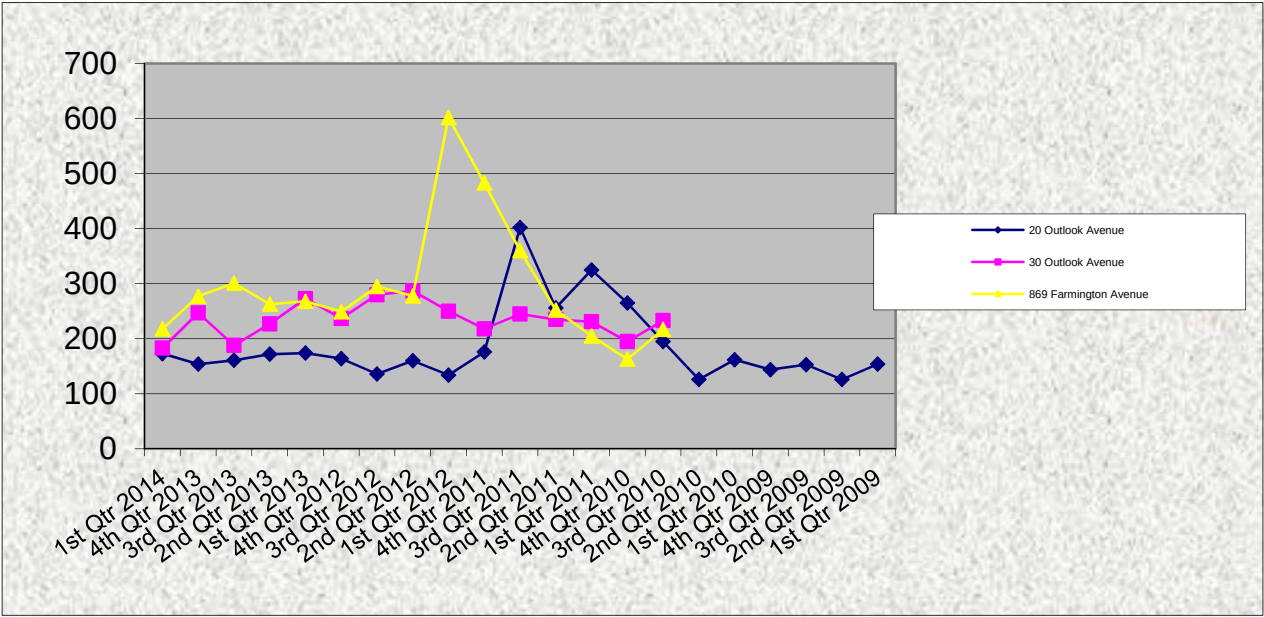
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The Westbury

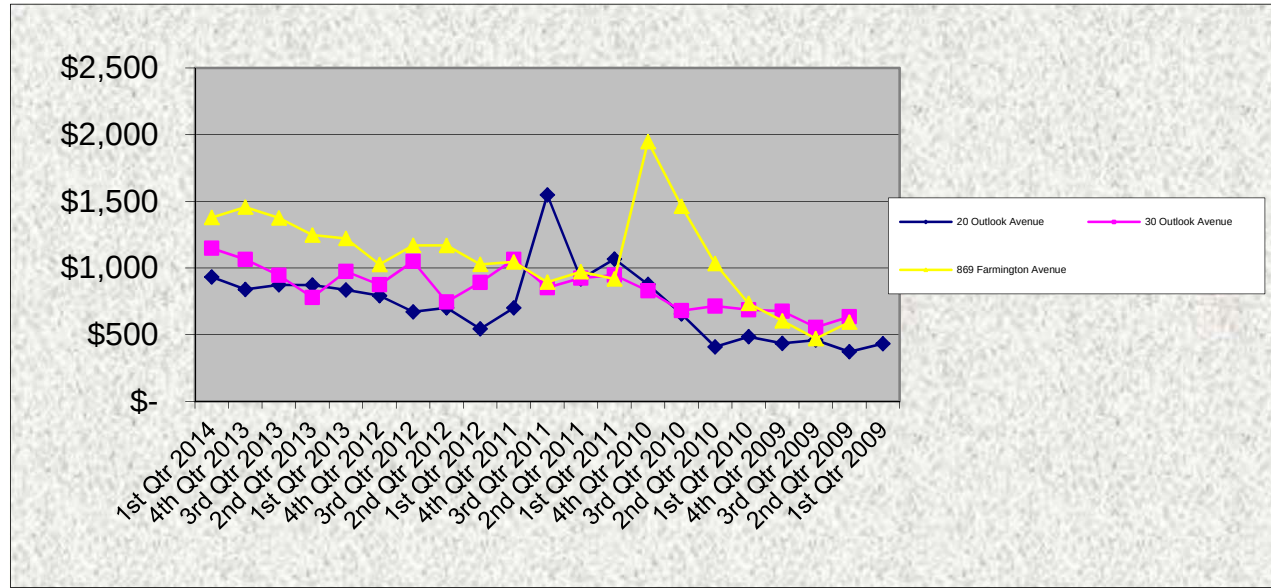
Westbury Condominiums Association, Inc.

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>
Usage*								
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
*measured in CCF					*measured in CCF			

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

Usage*	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
*measured in CCF					*measured in CCF			

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



W

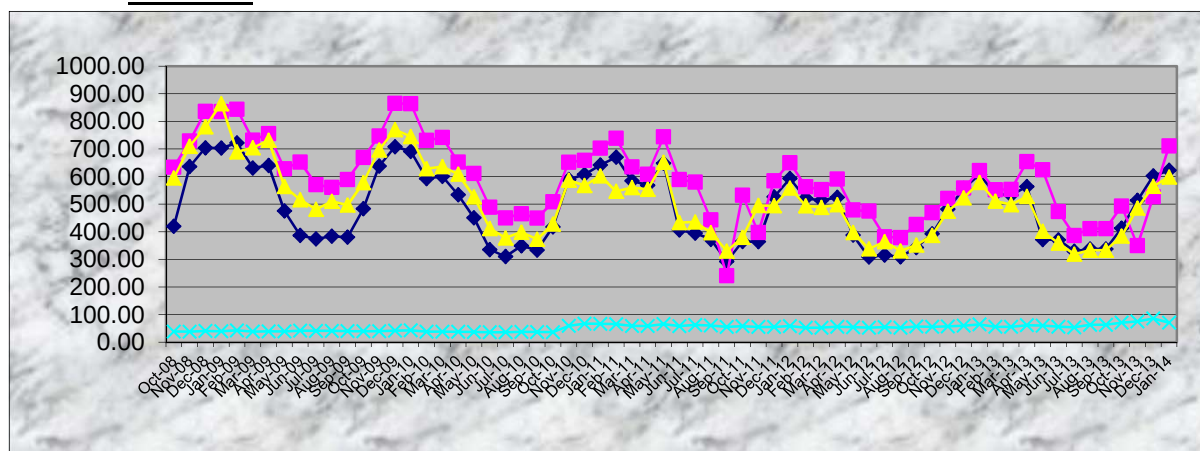
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Westbury Condominiums Association, Inc.

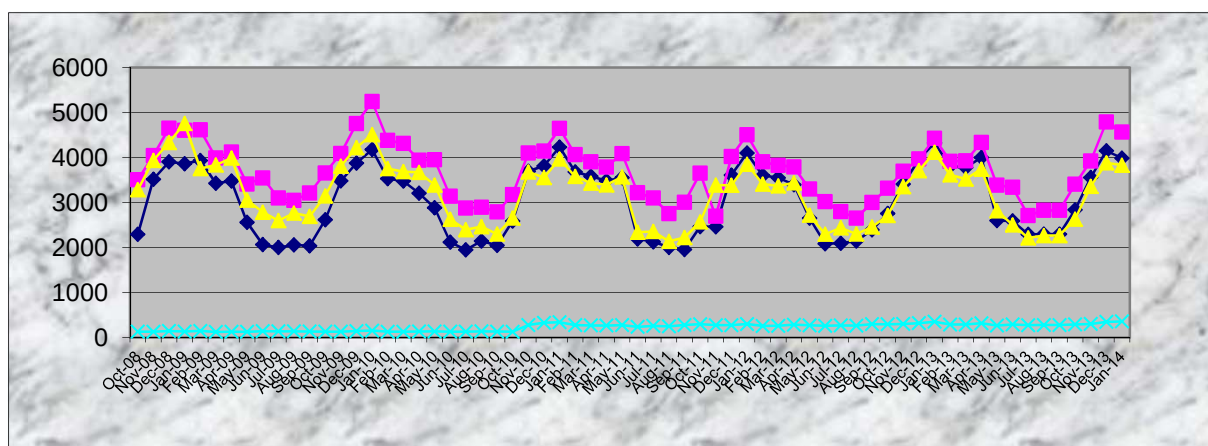
Electricity Analysis

January 31, 2014

Cost Data



Usage Data



Year To Date Consumption

	<u>1/31/2014</u>	<u>1/31/2013</u>	<u>1/31/2012</u>
20 Outlook Avenue	14,528	14,443	12,634
30 Outlook Avenue	16,682	15,402	14,870
869 Farmington Ave.	13,703	13,890	13,195
Garages	1,303	1,271	1,151
	<u>46,216</u>	<u>45,006</u>	<u>41,850</u>

Year To Date Cost *

	<u>1/31/2014</u>	<u>1/31/2013</u>	<u>1/31/2012</u>
20 Outlook Avenue	\$2,151.40	\$2,038.45	\$1,848.05
30 Outlook Avenue	\$2,079.68	\$2,169.56	\$2,164.02
869 Farmington Ave.	\$2,033.68	\$1,962.84	\$1,927.55
Garages	\$ 302.82	\$ 237.19	\$ 226.60
	<u>\$6,567.58</u>	<u>\$6,408.04</u>	<u>\$6,166.22</u>

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

Accounts Payable Detail

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Westbury Condominium Association, Inc.
A/P Aging Summary
As of January 31, 2014

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ 921.00	\$ -	\$ -	\$ -	\$ -	\$ 921.00
AT&T	\$ 211.59	\$ -	\$ -	\$ -	\$ -	\$ 211.59
B.T. Lindsay & Company	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Underwriters	\$ 2,740.00	\$ -	\$ -	\$ -	\$ -	\$ 2,740.00
Connecticut Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Imagineers, LLC	\$ 4,121.60	\$ 164.55	\$ -	\$ -	\$ 3,777.14	\$ 8,063.29
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Louis Colon	\$ 346.78	\$ -	\$ -	\$ -	\$ -	\$ 346.78
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ 152.88	\$ -	\$ -	\$ -	\$ -	\$ 152.88
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ 1,400.64	\$ -	\$ -	\$ -	\$ -	\$ 1,400.64
TOTAL	\$ 9,894.49	\$ 164.55	\$ -	\$ -	\$ 3,777.14	\$ 13,836.18

Budget Detail

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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>
<u>Revenue</u>														
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
<u>Operating Expenses</u>														
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
<u>Reserve Contribution</u>														
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

Westbury 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>
<u>Revenue</u>														
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
<u>Operating Expenses</u>														
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
<u>Reserve Contribution</u>														
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>
<u>Revenue</u>														
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	<u>379,868.00</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>31,655.67</u>	<u>379,868.00</u>
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
	<u>403,288.00</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>33,607.33</u>	<u>403,288.00</u>
<u>Expenses</u>														
Administrative														
Management Fees- Prop. Mgr	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	<u>60,628.00</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>5,052.33</u>	<u>60,628.00</u>
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	<u>109,200.00</u>	<u>6,515.91</u>	<u>9,727.75</u>	<u>11,548.80</u>	<u>18,091.26</u>	<u>16,271.28</u>	<u>13,219.60</u>	<u>8,958.14</u>	<u>7,651.33</u>	<u>4,217.30</u>	<u>4,616.89</u>	<u>4,165.55</u>	<u>4,216.19</u>	<u>109,200.00</u>
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	<u>74,400.00</u>	<u>5,816.51</u>	<u>6,281.63</u>	<u>5,508.63</u>	<u>8,594.75</u>	<u>7,060.44</u>	<u>5,098.67</u>	<u>8,903.99</u>	<u>7,038.88</u>	<u>5,366.67</u>	<u>5,516.67</u>	<u>4,696.51</u>	<u>4,516.67</u>	<u>74,400.00</u>
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	<u>26,500.00</u>	<u>1,954.39</u>	<u>1,743.39</u>	<u>1,743.39</u>	<u>1,743.39</u>	<u>1,743.39</u>	<u>2,325.43</u>	<u>2,427.27</u>	<u>5,305.37</u>	<u>1,714.49</u>	<u>2,159.53</u>	<u>1,714.49</u>	<u>1,925.49</u>	<u>26,500.00</u>
Total Expenses	<u>270,728.00</u>	<u>19,339.14</u>	<u>22,805.10</u>	<u>23,853.14</u>	<u>33,481.72</u>	<u>30,127.44</u>	<u>25,696.03</u>	<u>25,341.73</u>	<u>25,047.92</u>	<u>16,350.78</u>	<u>17,345.42</u>	<u>15,628.88</u>	<u>15,710.68</u>	<u>270,728.00</u>
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	<u>-</u>	<u>3,638.19</u>	<u>172.24</u>	<u>(875.81)</u>	<u>(10,504.39)</u>	<u>(7,150.11)</u>	<u>(2,718.69)</u>	<u>(2,364.40)</u>	<u>(3,737.26)</u>	<u>4,959.88</u>	<u>3,965.24</u>	<u>7,348.45</u>	<u>7,266.65</u>	<u>-</u>

Detail of Expenses



W

The Westbury

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo		Split Amount	Balance
07000 — Administrative Expenses						
07130 — Property Manager Fees						
	Gen 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
	Bill 12/01/13	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100364	2000	1,089.02	3,268.66
	Bill 01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100530 - Monthly Management Fee	2000	1,089.82	4,358.48
Total 07130 — Property Manager Fees					<u>4,358.48</u>	<u>4,358.48</u>
Total 07000 — Administrative Expenses					<u>4,358.48</u>	<u>4,358.48</u>
TOTAL					<u>4,358.48</u>	<u>4,358.48</u>

Typ	Date	Name	Memo		Split Amount	Balance
07000 — Administrative Expenses						
07140 — Audit Fees						
	Gen 10/15/13		To Accrue Audit Fees @ 10/31/13	3150	350.00	350.00
	Gen 11/24/13		To Accrue November 2013 Audit Fees	3150	350.00	700.00
	Gen 12/31/13		To Accrue December Audit Fees	3150	350.00	1,050.00
	Gen 01/19/14		To Accrue January 2014 Audit Fees	3150	350.00	1,400.00
Total 07140 — Audit Fees					<u>1,400.00</u>	<u>1,400.00</u>
Total 07000 — Administrative Expenses					<u>1,400.00</u>	<u>1,400.00</u>
TOTAL					<u>1,400.00</u>	<u>1,400.00</u>

Typ	Date	Name	Memo		Split Amount	Balance
07000 — Administrative Expenses						
07280 — Insurance						
	Gen 10/15/13		To Amortize October (1 Month) of Annual Insurance Prepaid - Fidelity	1470	69.00	69.00
	Bill 10/31/13	Community Association Underwrite	CAU Policy #CAU218903-2 1st Monthly Payment on 2013-2014 Policy	2000	2,740.00	2,809.00
	Gen 11/24/13		To Amortize November 2013 Fidelity Bond	1470	69.00	2,878.00
	Bill 11/30/13	Community Association Underwrite	CAU Policy #CAU218903-2 2nd Monthly Payment on 2013-2014 Policy	2000	2,740.00	5,618.00
	Bill 12/24/13	Community Association Underwrite	CAU Policy #CAU218903-2 2nd Monthly Payment on 2013-2014 Policy	2000	2,740.00	8,358.00
	Gen 12/31/13		To Amortize Fidelity Bond - The Hartford	1470	69.00	8,427.00
	Gen 12/31/13		To Amortize Additional Fidelity for 3 months - \$11.83x3	1470	35.50	8,462.50
	Gen 01/19/14		To Amortize Fidelity Bond - January 2014	1470	69.00	8,531.50
	Gen 01/19/14		To Amortize Additional Cost of Fidelity Bond - January 2014	1470	11.83	8,543.33
	Bill 01/31/14	Community Association Underwrite	CAU Policy #CAU218903-2 3rd Monthly Payment on 2013-2014 Policy	2000	2,740.00	11,283.33
Total 07280 — Insurance					<u>11,283.33</u>	<u>11,283.33</u>

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ Date	Name	Memo	Split Amount	Balance
Total 07000 — Administrative Expenses			11,283.33	11,283.33
TOTAL			11,283.33	11,283.33

Typ Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses				
07308 — Corporate Taxes				
Gen 10/15/13		To Accrue October 2013 Corp Taxes	2155 166.67	166.67
Gen 11/24/13		To Accrue November 2013 Corp Taxes	2155 166.67	333.34
Gen 12/31/13		To Accrue December Corporate Taxes	2155 166.67	500.01
Gen 01/19/14		To Expense January 2014 Corporate Taxes	2155 166.67	666.68
Total 07308 — Corporate Taxes			666.68	666.68
Total 07000 — Administrative Expenses			666.68	666.68
TOTAL			666.68	666.68

Typ Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses				
07309 — Postage				
Bill 12/24/13 ARC Strategic Solutions		ARC SS - Reimburse - Postage - USPS Forever Stamps	2000 9.20	9.20
Bill 01/31/14 ARC Strategic Solutions		ARC SS - Reimburse USPS - Stamps - 100	2000 46.00	55.20
Total 07309 — Postage			55.20	55.20
Total 07000 — Administrative Expenses			55.20	55.20
TOTAL			55.20	55.20

Typ 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 H	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			98.28	98.28
Total 07000 — Administrative Expenses			98.28	98.28
TOTAL			98.28	98.28

Typ Date	Name	Memo	Split Amount	Balance
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Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo		Split Amount	Balance
07000 — Administrative Expenses						
07890 — Misc G&A						
Bill	10/16/13	Kristin DeMaine	Minutes Taker 10/16 Meeting - Imagineers, LLC	2000	50.00	50.00
Bill	11/13/13	Sarah DeLucco	Minutes Taking 11/14/13	2000	50.00	100.00
Bill	01/20/14	ARC Strategic Solutions	ARC SS - Reimburse Office Depot 1099's and 1096's	2000	65.92	165.92
Total 07890 — Misc G&A					<u>165.92</u>	<u>165.92</u>
Total 07000 — Administrative Expenses					<u>165.92</u>	<u>165.92</u>
TOTAL					<u>165.92</u>	<u>165.92</u>

Typ	Date	Name	Memo		Split Amount	Balance
07000 — Administrative Expenses						
7011 — Bookkeeping Fees						
Bill	10/23/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000	875.00	875.00
Bill	11/24/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000	875.00	1,750.00
Bill	12/17/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000	875.00	2,625.00
Bill	01/13/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00	3,500.00
Total 7011 — Bookkeeping Fees					<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>

Typ	Date	Name	Memo		Split Amount	Balance
08000 — Utilities						
08010 — Water & Sewer						
Gen	10/15/13		To Expense October Portion of Qtrly MDC Invoice	1470	1,122.04	1,122.04
Bill	11/30/13	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,417.67	2,539.71
Bill	11/30/13	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	932.57	3,472.28
Bill	11/30/13	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,290.27	4,762.55
Gen	11/30/13		To Reclass Prepaid Portion of Qtrly MDC Invoice	1470	-2,427.01	2,335.54
Gen	12/31/13		To Amortize December portion of Quarterly MDC Invoice	1470	1,213.50	3,549.04
Gen	01/19/14		To Amortize One Month of Qtrly Water Invoice	1470	1,213.50	4,762.54
Total 08010 — Water & Sewer					<u>4,762.54</u>	<u>4,762.54</u>
Total 08000 — Utilities					<u>4,762.54</u>	<u>4,762.54</u>
TOTAL					<u>4,762.54</u>	<u>4,762.54</u>

Typ	Date	Name	Memo		Split Amount	Balance
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Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo		Split Amount	Balance
08000 — Utilities						
08020 — Electricity						
	Gen 10/17/13		To Apply Standing for CL&P Invoice Lag Time		3150 1,635.85	1,635.85
	Bill 11/24/13	CL&P	CL&P - 30 Outlook Avenue		2000 509.00	2,144.85
	Bill 11/24/13	CL&P	CL&P - 869 Farmington Avenue		2000 486.13	2,630.98
	Bill 11/24/13	CL&P	CL&P - 20 Outlook Avenue		2000 513.55	3,144.53
	Bill 11/24/13	CL&P	CL&P - 869 Farm Garages		2000 54.00	3,198.53
	Bill 12/31/13	CL&P	CL&P - 30 Outlook Avenue		2000 1,018.00	4,216.53
	Bill 12/31/13	CL&P	CL&P - 869 Farmington Avenue		2000 1,163.28	5,379.81
	Bill 12/31/13	CL&P	CL&P - 20 Outlook Avenue		2000 1,224.77	6,604.58
	Bill 12/31/13	CL&P	CL&P - 869 Farm Garages		2000 108.00	6,712.58
Total 08020 — Electricity					6,712.58	6,712.58
Total 08000 — Utilities					6,712.58	6,712.58
TOTAL					6,712.58	6,712.58

Typ	Date	Name	Memo		Split Amount	Balance
08000 — Utilities						
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
	Bill 12/29/13	Connecticut Natural Gas	CNG - 20 Outlook Avenue		2000 2,125.09	8,060.52
	Bill 12/29/13	Connecticut Natural Gas	CNG - 30 Outlook Avenue		2000 1,013.66	9,074.18
	Bill 12/29/13	Connecticut Natural Gas	CNG - 869 Farmington Avenue		2000 2,166.62	11,240.80
	Bill 01/29/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue		2000 2,649.95	13,890.75
	Bill 01/29/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue		2000 1,289.89	15,180.64
	Bill 01/29/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue		2000 2,734.18	17,914.82
Total 08030 — Gas					17,914.82	17,914.82
Total 08000 — Utilities					17,914.82	17,914.82
TOTAL					17,914.82	17,914.82

Typ	Date	Name	Memo		Split Amount	Balance
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Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	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
Bill	12/29/13	AT&T	AT&T - Account #860 233-4865 691	2000	70.01	492.81
Bill	12/29/13	AT&T	AT&T - Account # 860 233-2031 424	2000	141.39	634.20
Bill	01/31/14	AT&T	AT&T - Account #860 233-4865 691	2000	70.08	704.28
Bill	01/31/14	AT&T	AT&T - Account # 860 233-2031 424	2000	141.51	845.79
Total 08050 — Telephone					<u>845.79</u>	<u>845.79</u>
Total 08000 — Utilities					<u>845.79</u>	<u>845.79</u>
TOTAL					<u>845.79</u>	<u>845.79</u>

Typ	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
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201544 - Louis Hrs P/E 12/10	2000	445.65	6,601.18
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201510 - Louis Hrs P/E 12/3	2000	417.80	7,018.98
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201771 - Louis Hrs P/E 12/24	2000	584.91	7,603.89
Bill	12/29/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201687 - Louis Hrs P/E 12/17	2000	807.74	8,411.63
Bill	12/31/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201892 - Fazzino P/E 12/31	2000	547.70	8,959.33
Bill	12/31/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201762 - Fazzino P/E 12/24	2000	356.01	9,315.34
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201687 - Louis Hrs P/E 1/7/14	2000	445.65	9,760.99
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN02002372 - Louis P/E 1/21/14	2000	1,601.56	11,362.55
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Louis P/E 2/4/14	2000	1,921.86	13,284.41
Total 09020 — Maintenance Worker - Imagineers					<u>13,284.41</u>	<u>13,284.41</u>
Total 09000 — Maintenance					<u>13,284.41</u>	<u>13,284.41</u>

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo	Split Amount	Balance
TOTAL				<u>13,284.41</u>	<u>13,284.41</u>

Typ	Date	Name	Memo	Split Amount	Balance
09000 — Maintenance					
09030 — Elevator Maintenance					
Gen	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 W	2000 4,273.67	5,160.78
Bill	10/30/13	Otis Elevator Company	Otis Elevator - Invoice #NKG25687001 - Service Call for Running on Elevat	2000 466.69	5,627.47
Gen	11/24/13		To Amortize One Month Portion of Quarterly Elevator Invoice	1470 887.11	6,514.58
Gen	12/31/13		To Amortize Dec. portion of Quarterly Otis Elevator Invoice	1470 887.11	7,401.69
Gen	01/19/14		To Record Prepaid Portion of Quarterly Elevator Invoice	1470 -1,845.47	5,556.22
Bill	01/20/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z114	2000 2,768.21	8,324.43
Total 09030 — Elevator Maintenance				<u>8,324.43</u>	<u>8,324.43</u>
Total 09000 — Maintenance				<u>8,324.43</u>	<u>8,324.43</u>
TOTAL				<u>8,324.43</u>	<u>8,324.43</u>

Typ	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	2000 25.27	95.35
Bill	11/10/13	Ilona Levitz	Ilona 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 H	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 D	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 Was	2000 1.97	208.32
Bill	12/12/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag	2000 14.36	222.68
Bill	12/17/13	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #1217 - New Primus Cylinder/Rekey/Rep	2000 130.81	353.49
Bill	12/24/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - S. King	2000 8.51	362.00

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo	Split	Amount	Balance
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201510 - Reimburse Home Depot Reflective	2000	28.51	390.51
Bill	12/24/13	Martin Levitz	Martin Levitz - Reimbursement - Home Depot - Ice Melt	2000	12.39	402.90
Bill	12/29/13	Paine's, Inc.	Paines - Invoice #2672747 - 2 Yd Container - Called By Joyce Falkin	2000	37.64	440.54
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201991 - Reimburse - Salt and Spreader -H	2000	164.55	605.09
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201991 - Reimburse - Salt and Spreader -H	2000	164.55	769.64
Bill	01/29/14	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #1105 - 2 New Primus Keys	2000	25.52	795.16
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. MAIN0202372 - Paint Remover and Tape	2000	34.51	829.67
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202372 - Paint Remover, Bleach, Germicid	2000	99.70	929.37
Bill	01/31/14	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-151 - Unit 30-105 - Cleared Common MGL	2000	152.88	1,082.25
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. MAIN0202521 - Reimbursement - Duplex Outlet	2000	3.54	1,085.79
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Reimbursement - Thermostat	2000	28.69	1,114.48
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. MAIN0202521 - Reimbursement - Primer, Sealer/Tr	2000	47.53	1,162.01
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Reimbursement - Dual Washing M	2000	384.21	1,546.22
Total 09110 — General Maintenance & Repair					<u>1,546.22</u>	<u>1,546.22</u>
Total 09000 — Maintenance					<u>1,546.22</u>	<u>1,546.22</u>
TOTAL					<u>1,546.22</u>	<u>1,546.22</u>

Typ	Date	Name	Memo	Split	Amount	Balance
09000 — Maintenance						
09150 — HVAC Service						
Bill	10/23/13	Heat Shock	Heat Shock - Invoice #HS-01 - 20 Outlook Avenue	2000	1,499.90	1,499.90
Bill	10/23/13	Heat Shock	Heat Shock - Invoice #HS-02 - 30 Outlook Avenue	2000	1,499.90	2,999.80
Bill	10/25/13	Heat Shock	Heat Shock - Invoice #HS-03 869 Farmington Avenue Prev. Maint	2000	1,499.90	4,499.70
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-04 Vents Leaking in Elevator in 869	2000	508.80	5,008.50
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-05 Install New Air Eliminators - 869 Elevator	2000	1,063.71	6,072.21
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-06 Bldg #20 - Isolate #107 and #302	2000	1,992.80	8,065.01
Bill	10/31/13	Heat Shock	Heat Shock - Inv. #HS-10 - Install Air Eliminators	2000	7,971.20	16,036.21
Gen	10/31/13		To Transfer to Reserve HVAC Enhancement	0982	-16,036.21	0.00
Bill	12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000	863.90	863.90
Gen	01/31/14		Heat Shock - HS01 - Boiler Preventative Maintenance - 20 Outlook Avenue	-SPL	1,499.90	2,363.80
Gen	01/31/14		Heat Shock - HS 02 - 30 Outlook Avenue	0915	1,499.90	3,863.70
Gen	01/31/14		Heat Shock - HS 03 - 869 Farmington Avenue	0915	1,499.90	5,363.60
Gen	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	-SPL	508.80	5,872.40
Gen	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	0915	1,063.71	6,936.11
Total 09150 — HVAC Service					<u>6,936.11</u>	<u>6,936.11</u>

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo	Split	Amount	Balance
Total	09000	— Maintenance			6,936.11	6,936.11
TOTAL					6,936.11	6,936.11

Typ	Date	Name	Memo	Split	Amount	Balance
09000		— Maintenance				
09250		— Maintenance Supplies				
Bill	12/29/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201687 - Hoover Vacuum Replacement	2000	372.23	372.23
Total	09250	— Maintenance Supplies			372.23	372.23
Total	09000	— Maintenance			372.23	372.23
TOTAL					372.23	372.23

Typ	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
Bill	12/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #m103 - Monthly	2000	1,404.54	4,213.62
Bill	01/01/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1148 - Monthly	2000	1,400.00	5,613.62
Total	Lawn Maint. & Landscaping				5,613.62	5,613.62
Total	09600	— Contract Services			5,613.62	5,613.62
TOTAL					5,613.62	5,613.62

Typ	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

Typ	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

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo		Split Amount	Balance
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

Typ	Date	Name	Memo		Split Amount	Balance
09900 — Reserve Transfers						
09990 — Operating to Reserves						
Gen	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - (	2162	8,333.33	8,333.33
Gen	11/24/13			2162	8,333.33	16,666.66
Gen	12/31/13			2162	8,333.33	24,999.99
Gen	01/31/14			2162	8,333.00	33,332.99
Total 09990 — Operating to Reserves					33,332.99	33,332.99
Total 09900 — Reserve Transfers					33,332.99	33,332.99
TOTAL					33,332.99	33,332.99

Typ	Date	Name	Memo		Split Amount	Balance
09900 — Reserve Transfers						
09991 — Roof/HVAC Reserve Transfer						
Gen	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - (	2162	2,990.00	2,990.00
Gen	11/24/13			2162	2,990.00	5,980.00
Gen	12/31/13			2162	2,990.00	8,970.00
Gen	01/31/14			2162	2,990.00	11,960.00
Total 09991 — Roof/HVAC Reserve Transfer					11,960.00	11,960.00
Total 09900 — Reserve Transfers					11,960.00	11,960.00
TOTAL					11,960.00	11,960.00

Typ	Date	Name	Memo		Split Amount	Balance
06899 — Reserve Fund Income						
06901 — WCA Monthly Contributions						
Gen	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - (	2162	8,333.33	8,333.33
Gen	11/24/13			2162	8,333.33	16,666.66
Gen	12/31/13			2162	8,333.33	24,999.99
Gen	01/31/14			2162	8,333.00	33,332.99
Total 06901 — WCA Monthly Contributions					33,332.99	33,332.99

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ Date	Name	Memo	Split Amount	Balance
Total 06899 — Reserve Fund Income			33,332.99	33,332.99
TOTAL			33,332.99	33,332.99

Typ Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income				
06902 — Interest Income				
Gen 10/17/13		To Record Interest Income - Reserve Fund FNFG# 0633	1080 38.01	38.01
Gen 11/30/13		Interest Income - NAB 0633 Reserve - November	1080 35.00	73.01
Gen 12/31/13		To Record Interest Income - FNFG Reserve	1080 38.19	111.20
Gen 01/31/14		Credit Interest Earned - FNFG - Reserve A/C	1080 36.30	147.50
Total 06902 — Interest Income			147.50	147.50
Total 06899 — Reserve Fund Income			147.50	147.50
TOTAL			147.50	147.50

Typ Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income				
06903 — Roof/HVAC Project Prepay Amort.				
Gen 10/17/13		To Amortize 1 Month of Unit Owner Prepays - Oct. '13 Roof/HVAC	2982 655.99	655.99
Gen 11/30/13		To Amortize Prepaid Roof/HVAC for November 2013	2982 655.99	1,311.98
Gen 12/31/13		To Amortize December HVAC Roof Prepayment Portion	2982 655.99	1,967.97
Gen 01/31/14		To Record Amortization of January 2014 Roof/HVAC	2982 655.99	2,623.96
Total 06903 — Roof/HVAC Project Prepay Amort.			2,623.96	2,623.96
Total 06899 — Reserve Fund Income			2,623.96	2,623.96
TOTAL			2,623.96	2,623.96

Typ Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income				
06904 — WCA Monthly Transfer -Roof/HVAC				
Gen 10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - C	2162 2,990.00	2,990.00
Gen 11/24/13			2162 2,990.00	5,980.00
Gen 12/31/13			2162 2,990.00	8,970.00
Gen 01/31/14			2162 2,990.00	11,960.00
Total 06904 — WCA Monthly Transfer -Roof/HVAC			11,960.00	11,960.00
Total 06899 — Reserve Fund Income			11,960.00	11,960.00
TOTAL			11,960.00	11,960.00

Westbury Condominium Association, Inc.
Transaction Detail by Account
October 2013 through January 2014

Typ	Date	Name	Memo	Split	Amount	Balance
Typ	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09807 — Reserve - Interest Expense						
	Gen 10/17/13		Payment of Roof/HVAC Loan - Oct. '13	2080	683.62	683.62
	Gen 11/24/13			2080	692.54	1,376.16
	Gen 12/31/13		December Roof/HVAC Loan Payment	2080	658.02	2,034.18
	Gen 01/31/14		Record January 2014 Roof/HVAC Loan Payment	2080	667.05	2,701.23
Total 09807 — Reserve - Interest Expense					<u>2,701.23</u>	<u>2,701.23</u>
Total 09799 — Reserve Fund Expenses					<u>2,701.23</u>	<u>2,701.23</u>
TOTAL					<u>2,701.23</u>	<u>2,701.23</u>

Typ	Date	Name	Memo	Split	Amount	Balance
Typ	Date	Name	Memo	Split	Amount	Balance
09799 — Reserve Fund Expenses						
09821 — Reserve - HVAC Upgrade/Enhance						
	Gen 10/31/13		To Transfer to Reserve HVAC Enhancement	-SPL	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	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
	Bill 12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000	1,674.80	25,499.11
	Bill 12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000	863.90	26,363.01
	Bill 12/24/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System - Install Bleeders	2000	890.40	27,253.41
	Gen 01/31/14		Heat Shock - HS01 - Boiler Preventative Maintenance - 20 Outlook Avenue	0915	-1,499.90	25,753.51
	Gen 01/31/14		Heat Shock - HS 02 - 30 Outlook Avenue	0915	-1,499.90	24,253.61
	Gen 01/31/14		Heat Shock - HS 03 - 869 Farmington Avenue	0915	-1,499.90	22,753.71
	Gen 01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	0915	-508.80	22,244.91
	Gen 01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	0915	-1,063.71	21,181.20
Total 09821 — Reserve - HVAC Upgrade/Enhance					<u>21,181.20</u>	<u>21,181.20</u>
Total 09799 — Reserve Fund Expenses					<u>21,181.20</u>	<u>21,181.20</u>
TOTAL					<u>21,181.20</u>	<u>21,181.20</u>

Typ	Date	Name	Memo	Split	Amount	Balance
Typ	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

Westbury Condominium Association, Inc.
Transaction Detail by Account
 October 2013 through January 2014

Typ	Date	Name	Memo	Split	Amount	Balance
Bill	11/13/13	Advent Design	Advent Design - 3rd Design Inv. #2013-59 - Partial on Phase II	2000	2,750.00	4,125.00
Bill	12/12/13	Advent Design	Advent Design - 2nd Design Phase Total Inv. #2013-68 - Payment in Full or	2000	2,750.00	6,875.00
Bill	01/16/14	Advent Design	Advent Design - Payment to Get to 60% of Phase II - Design Development	2000	550.00	7,425.00
Total 09830 — Hallway Renovations - Design					<u>7,425.00</u>	<u>7,425.00</u>
Total 09799 — Reserve Fund Expenses					<u>7,425.00</u>	<u>7,425.00</u>
TOTAL					<u>7,425.00</u>	<u>7,425.00</u>

Misc. Important Documents

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Alan Comrie

Commercial Recording Division

Secretary of the State of Connecticut

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

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