



The Westbury

September 2014 - 12 Month Report

Westbury Condominiums Association, Inc.

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Westbury Condominium Association

September 2014 YTD Budget / Actual

	Approved Budget	Budget September 2014	Actual September 2014	Variance
Revenue				
Condominium Fees	\$ 331,398	\$ 331,398	\$ 331,396	\$ (2)
Note Payable - 10 Year	\$ 35,880	\$ 35,880	\$ 35,686	\$ (194)
Rental Income	\$ 16,500	\$ 16,500	\$ 13,750	\$ (2,750)
Laundry Income	\$ 4,000	\$ 3,996	\$ 4,547	\$ 551
Parking Space Income	\$ 8,400	\$ 8,400	\$ 8,255	\$ (145)
Misc. Other Income	\$ 800	\$ 804	\$ 7,060	\$ 6,256
	\$ 396,978	\$ 396,978	\$ 400,694	\$ 3,716
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,500	\$ 13,500	\$ 13,077	\$ 423
Management Fees - Bookkpg	\$ 11,000	\$ 11,000	\$ 11,100	\$ (100)
Audit Fees	\$ 3,900	\$ 3,900	\$ 4,300	\$ (400)
Legal Fees	\$ 1,500	\$ 1,500	\$ 250	\$ 1,250
Postage & Mail	\$ 400	\$ 400	\$ 113	\$ 287
Insurance	\$ 33,624	\$ 33,624	\$ 33,850	\$ (226)
Copying/Printing	\$ 400	\$ 400	\$ 135	\$ 265
Income Taxes	\$ 2,400	\$ 2,400	\$ 2,967	\$ (567)
Office- General	\$ 1,200	\$ 1,200	\$ 2,004	\$ (804)
Rental Management Fee	\$ 1,375	\$ 1,375	\$ -	\$ 1,375
Total Administrative	\$ 69,299	\$ 69,299	\$ 67,796	\$ 1,503
Utilities				
Electricity	\$ 17,850	\$ 17,850	\$ 19,920	\$ (2,070)
Water	\$ 12,500	\$ 12,500	\$ 14,324	\$ (1,824)
Gas	\$ 51,250	\$ 51,253	\$ 45,237	\$ 6,016
Telephone	\$ 2,500	\$ 2,500	\$ 2,382	\$ 118
Total Utilities	\$ 84,100	\$ 84,103	\$ 81,863	\$ 2,240
Maintenance				
Janitorial/Maintenance	\$ -	\$ -	\$ -	\$ -
Maintenance Worker	\$ 48,000	\$ 48,000	\$ 48,248	\$ (248)
Elevator	\$ 12,000	\$ 12,000	\$ 16,463	\$ (4,463)
General R&M	\$ 10,000	\$ 10,000	\$ 10,387	\$ (387)
Fire Protection	\$ 3,500	\$ 3,500	\$ 391	\$ 3,109
HVAC Service	\$ 9,000	\$ 9,000	\$ 10,956	\$ (1,956)
Maintenance Supplies	\$ 1,500	\$ 1,500	\$ 653	\$ 847
Total Maintenance	\$ 84,000	\$ 84,000	\$ 87,098	\$ (3,098)
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,000	\$ 20,000	\$ 20,179	\$ (179)
Pest Control	\$ 1,000	\$ 997	\$ 638	\$ 359
Total Contract Services	\$ 21,000	\$ 20,997	\$ 20,817	\$ 180
Total Expenses	\$ 258,399	\$ 258,399	\$ 257,574	\$ 825
Reserves				
Reserve Contribution	\$ 100,000	\$ 100,000	\$ 99,999	\$ 1
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 35,880	\$ 35,880	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 8,000	\$ 5,568	\$ 2,432
NI/(DF) Before PY Op. Surplus	\$ (5,301)	\$ (5,301)	\$ 1,673	\$ 6,973
PY Operating Surplus	\$ 5,301	\$ 5,301	\$ 5,301	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ -	\$ 6,974	\$ 6,973

Westbury Condominium Association

September 2014 YTD Current Year - Prior Year Comparison

	Actual <u>September 2014</u>	Actual <u>September 2013</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 331,396	\$ 305,241	\$ 26,155
Note Payable - 10 Year	\$ 35,686	\$ 37,850	\$ (2,164)
Rental Income	\$ 13,750	\$ 15,138	\$ (1,388)
Laundry Income	\$ 4,547	\$ 4,346	\$ 201
Parking Space Income	\$ 8,255	\$ 9,000	\$ (745)
Misc. Other Income	\$ 7,060	\$ 2,087	\$ 4,973
	<u>\$ 400,694</u>	<u>\$ 373,662</u>	<u>\$ 27,032</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 13,077	\$ 13,067	\$ (10)
Management Fees - Bookkpg	\$ 11,100	\$ 10,500	\$ (600)
Audit Fees	\$ 4,300	\$ 3,900	\$ (400)
Legal Fees	\$ 250	\$ 386	\$ 136
Postage & Mail	\$ 113	\$ 272	\$ 159
Insurance	\$ 33,850	\$ 24,309	\$ (9,541)
Copying/Printing	\$ 135	\$ 178	\$ 43
Income Taxes	\$ 2,967	\$ 942	\$ (2,025)
Office- General	\$ 2,004	\$ 990	\$ (1,014)
Rental Management Fee	\$ -	\$ 1,375	\$ 1,375
Total Administrative	<u>\$ 67,796</u>	<u>\$ 55,919</u>	<u>\$ (11,877)</u>
Utilities			
Electricity	\$ 19,920	\$ 17,353	\$ (2,567)
Water	\$ 14,324	\$ 12,818	\$ (1,506)
Gas	\$ 45,237	\$ 41,628	\$ (3,609)
Telephone	\$ 2,382	\$ 2,424	\$ 42
Total Utilities	<u>\$ 81,863</u>	<u>\$ 74,223</u>	<u>\$ (7,640)</u>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 48,248	\$ 40,720	\$ (7,528)
Elevator	\$ 16,463	\$ 11,698	\$ (4,765)
General R&M	\$ 10,387	\$ 15,219	\$ 4,832
Fire Protection	\$ 391	\$ 904	\$ 513
HVAC Service	\$ 10,956	\$ 19,525	\$ 8,569
Maintenance Supplies	\$ 653	\$ 296	\$ (357)
Total Maintenance	<u>\$ 87,098</u>	<u>\$ 88,362</u>	<u>\$ 1,264</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 20,179	\$ 26,554	\$ 6,375
Pest Control	\$ 638	\$ 580	\$ (58)
Total Contract Services	<u>\$ 20,817</u>	<u>\$ 27,134</u>	<u>\$ 6,317</u>
Total Expenses	<u>\$ 257,574</u>	<u>\$ 245,638</u>	<u>\$ (11,936)</u>
Reserves			
Reserve Contribution	\$ 99,999	\$ 99,999	\$ -
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 37,560	\$ 1,680
Capital Improvements			
Operating Projects	\$ 5,568	\$ 2,340	\$ (3,228)
NI/(DF) Before PY Op. Surplus	<u>\$ 1,673</u>	<u>\$ (11,875)</u>	<u>\$ 11,868</u>
PY Operating Surplus	\$ 5,301	\$ 20,000	\$ (14,699)
NI/(DF) After PY Op. Surplus	<u>\$ 6,974</u>	<u>\$ 8,125</u>	<u>\$ (2,831)</u>

Westbury Condominium Association

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

	Actual <u>September 2014</u>	Actual <u>September 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	\$ (1,375)
Laundry Income	\$ -	\$ 1,026	\$ (1,026)
Parking Space Income	\$ 700	\$ 920	\$ (220)
Misc. Other Income	\$ -	\$ 846	\$ (846)
	<u>\$ 31,305</u>	<u>\$ 32,758</u>	<u>\$ (1,453)</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,089	\$ (1)
Management Fees - Bookkpg	\$ 875	\$ 875	\$ -
Audit Fees	\$ 400	\$ 490	\$ 90
Legal Fees	\$ 250	\$ 236	\$ (14)
Postage & Mail	\$ -	\$ -	\$ -
Insurance	\$ 2,821	\$ 2,001	\$ (820)
Copying/Printing	\$ -	\$ -	\$ -
Income Taxes	\$ 500	\$ (891)	\$ (1,391)
Office- General	\$ -	\$ 99	\$ 99
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 5,936</u>	<u>\$ 3,899</u>	<u>\$ (2,037)</u>
Utilities			
Electricity	\$ 1,372	\$ 1,407	\$ 35
Water	\$ 1,167	\$ 1,248	\$ 81
Gas	\$ 928	\$ 801	\$ (127)
Telephone	\$ -	\$ 212	\$ 212
Total Utilities	<u>\$ 3,467</u>	<u>\$ 3,668</u>	<u>\$ 201</u>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 2,911	\$ 3,524	\$ 613
Elevator	\$ 960	\$ 942	\$ (18)
General R&M	\$ 931	\$ 4,758	\$ 3,827
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ 2,781	\$ 2,781
Maintenance Supplies	\$ -	\$ -	\$ -
Total Maintenance	<u>\$ 4,802</u>	<u>\$ 12,005</u>	<u>\$ 7,203</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,400	\$ 5,274	\$ 3,874
Pest Control	\$ 160	\$ 160	\$ -
Total Contract Services	<u>\$ 1,560</u>	<u>\$ 5,434</u>	<u>\$ 3,874</u>
Total Expenses	<u>\$ 15,765</u>	<u>\$ 25,006</u>	<u>\$ 9,241</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>\$ 4,217</u>	<u>\$ (3,711)</u>	<u>\$ 7,788</u>
PY Operating Surplus	\$ 442	\$ 1,667	\$ (1,225)
NI/(DF) After PY Op. Surplus	<u>\$ 4,659</u>	<u>\$ (2,044)</u>	<u>\$ 6,563</u>

Westbury Condominium Association

September 2014 (Month Only) Budget/Actual

	Budget <u>September 2014</u>	Actual <u>September 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	\$ 700	\$ -
Misc. Other Income	\$ 67	\$ -	\$ 67
	<u>\$ 33,082</u>	<u>\$ 31,305</u>	<u>\$ 1,777</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,125	\$ 1,090	\$ (35)
Management Fees - Bookkpg	\$ 917	\$ 875	\$ (42)
Audit Fees	\$ 325	\$ 400	\$ 75
Legal Fees	\$ 125	\$ 250	\$ 125
Postage & Mail	\$ 33	\$ -	\$ (33)
Insurance	\$ 2,802	\$ 2,821	\$ 19
Copying/Printing	\$ 33	\$ -	\$ (33)
Income Taxes	\$ 200	\$ 500	\$ 300
Office- General	\$ 100	\$ -	\$ (100)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 5,660</u>	<u>\$ 5,936</u>	<u>\$ 276</u>
Utilities			
Electricity	\$ 1,488	\$ 1,372	\$ (116)
Water	\$ 1,042	\$ 1,167	\$ 125
Gas	\$ 513	\$ 928	\$ 415
Telephone	\$ 208	\$ -	\$ (208)
Total Utilities	<u>\$ 3,251</u>	<u>\$ 3,467</u>	<u>\$ 216</u>
Maintenance			
Janitorial/Maintenance	\$ -	\$ -	\$ -
Maintenance Worker	\$ 4,000	\$ 2,911	\$ (1,089)
Elevator	\$ 1,000	\$ 960	\$ (40)
General R&M	\$ 833	\$ 931	\$ 98
Fire Protection	\$ 292	\$ -	\$ (292)
HVAC Service	\$ 750	\$ -	\$ (750)
Maintenance Supplies	\$ 125	\$ -	\$ (125)
Total Maintenance	<u>\$ 7,000</u>	<u>\$ 4,802</u>	<u>\$ (2,198)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,667	\$ 1,400	\$ (267)
Pest Control	\$ 167	\$ 160	\$ (7)
Total Contract Services	<u>\$ 1,834</u>	<u>\$ 1,560</u>	<u>\$ (274)</u>
Total Expenses	<u>\$ 17,745</u>	<u>\$ 15,765</u>	<u>\$ (1,980)</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>\$ 3,347</u>	<u>\$ 4,217</u>	<u>\$ (870)</u>
PY Operating Surplus	\$ 442	\$ 442	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ 3,789</u>	<u>\$ 4,659</u>	<u>\$ (870)</u>

Profit and Loss Standard

October 2013 through September 2014

Operating FundOct '13 - Sep '14**Ordinary Income/Expense****Income**

06310 — Common Charge Income	367,082.22
06340 — Late Fee Income	350.00
06360 — Misc. Owner Income	335.00
06361 — Misc. Other Income	6,375.00
06365 — Unit 869-106 - Rent	13,750.00
06375 — Parking Income	8,255.00
06810 — Laundry Income	4,546.88

Total Income	400,694.10
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Expense**07000 — Administrative Expenses**

07130 — Property Manager Fees	13,077.04
07140 — Audit Fees	4,300.00
07280 — Insurance	33,849.67
07308 — Corporate Taxes	2,966.70
07309 — Postage	113.40
07310 — Printing & Copying	135.45
07890 — Misc G&A	2,004.49
7011 — Bookkeeping Fees	11,100.00
7012 — Legal	250.00

Total 07000 — Administrative Expense	67,796.75
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08000 — Utilities

08010 — Water & Sewer	14,324.14
08020 — Electricity	19,919.83
08030 — Gas	45,236.50
08050 — Telephone	2,381.77

Total 08000 — Utilities	81,862.24
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08550 — Capital Improvements

08551 — Cap Improvements - Operat	5,568.48
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Total 08550 — Capital Improvements	5,568.48
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09000 — Maintenance

09020 — Maintenance Worker - Imag	48,248.08
09030 — Elevator Maintenance	16,463.26
09110 — General Maintenance & Rep	10,386.83
09135 — Fire Protection	390.84
09150 — HVAC Service	10,955.88
09250 — Maintenance Supplies	652.91

Total 09000 — Maintenance	87,097.80
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09600 — Contract Services

Lawn Maint. & Landscaping	18,010.05
Pest Control	638.12
09611 — Fertilization	1,694.17
09612 — Grounds Improvements	474.71

Total 09600 — Contract Services	20,817.05
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09900 — Reserve Transfers

09990 — Operating to Reserves	99,998.64
09991 — Roof/HVAC Reserve Transf	35,880.00

Total 09900 — Reserve Transfers	135,878.64
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Total Expense	399,020.96
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Net Ordinary Income	1,673.14
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Other Income/Expense

Profit and Loss Standard

October 2013 through September 2014

Reserve Fund

Other Income

06899 — Reserve Fund Income

06901 — WCA Monthly Contributions 99,998.64

06902 — Interest Income 496.47

06903 — Roof/HVAC Project Prepay 7,871.88

06904 — WCA Monthly Transfer -Roc 35,880.00

Total 06899 — Reserve Fund Income 144,246.99

Total Other Income 144,246.99

Other Expense

09799 — Reserve Fund Expenses

09807 — Reserve - Interest Expense 7,450.91

09817 — Reserve - Underground Cor 1,156.92

09821 — Reserve - HVAC Upgrade/EI 19,895.30

09830 — Hallway Renovations - Desi 7,047.31

Total 09799 — Reserve Fund Expenses 35,550.44

Total Other Expense 35,550.44

Net Other Income 108,696.55

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

June 2014

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

July 2014

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

August 2014

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

September 2014

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

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

Westbury Condominium Association, Inc.

Balance Sheet Standard

As of September 30, 2014

Sep 30, '14

ASSETS

Current Assets

Checking/Savings

1017 — Operating NAB	\$ 62,890
1080 — Cash - First Niagara Bank	\$ 250,512
1081 — Cash - FNB Old Windows AC	\$ 1
1087 — Rockville Bank - Reserves	\$ 199,450

Total Checking/Savings	\$ 512,853
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Accounts Receivable

1200 — Accounts Receivable	\$ 2,742
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Total Accounts Receivable	\$ 2,742
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Total Current Assets	\$ 515,595
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Fixed Assets

1505 — Equipment	\$ 12,606
1520 — Building - Unit 869-106	\$ 70,000
1525 — Accumulated Depreciation	\$ (67,859)

Total Fixed Assets	\$ 14,747
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Other Assets

1470 — Other Assets - Other	\$ 13,837
1471 — Other Assets - Bill Backs	\$ 1,520
1480 — Due From WCA Operating	\$ 2,960

Total Other Assets	\$ 18,317
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TOTAL ASSETS	\$ 548,659
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 — Accounts Payable	\$ 12,564
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Total Accounts Payable	\$ 12,564
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Other Current Liabilities

2080 — Current Portion - Roof & HVAC	\$ 130
2155 — Accrued Taxes	\$ 4,219
2162 — Due to Reserve	\$ 2,960
2981 — LT Portion - Roof/HVAC Note	\$ 102,188
2982 — Unit Owner Fees Paid In Advance	\$ 32,255
3020 — Security Deposit	\$ 2,250
3150 — Other Accrued Expenses	\$ 10,493

Total Other Current Liabilities	\$ 154,496
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Total Current Liabilities	\$ 167,060
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Total Liabilities	\$ 167,060
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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	\$ 109,670

Total Equity	\$ 381,600
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TOTAL LIABILITIES & EQUITY	\$ 548,659
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Westbury Condominium Association

Extrapolated Financial Statements

	YTD			
	<u>Actual</u>	<u>September</u>	<u>Fiscal 2014</u>	<u>Budget</u>
<u>Revenue</u>				
Condominium Fees	\$ 303,781	\$ 27,617	\$ 331,398	\$ 331,398
Note Payable - 10 Year	\$ 32,696	\$ 2,990	\$ 35,686	\$ 35,880
Rental Income	\$ 13,750	\$ -	\$ 13,750	\$ 16,500
Laundry Income	\$ 4,547	\$ -	\$ 4,547	\$ 4,000
Parking Space Income	\$ 7,555	\$ 700	\$ 8,255	\$ 8,400
Misc. Other Income	\$ 7,060	\$ 67	\$ 7,127	\$ 800
	<u>\$ 369,389</u>	<u>\$ 31,373</u>	<u>\$ 400,762</u>	<u>\$ 396,978</u>
<u>Expenses</u>				
Administrative				
Management Fees- Prop. Mgmt	\$ 11,987	\$ 1,125	\$ 13,112	\$ 13,500
Management Fees - Bookkpg	\$ 10,225	\$ 875	\$ 11,100	\$ 11,000
Audit Fees	\$ 3,900	\$ 325	\$ 4,225	\$ 3,900
Legal Fees	\$ -	\$ 125	\$ 125	\$ 1,500
Postage & Mail	\$ 113	\$ 33	\$ 146	\$ 400
Insurance	\$ 31,029	\$ 2,802	\$ 33,831	\$ 33,624
Copying/Printing	\$ 135	\$ 33	\$ 168	\$ 400
Income Taxes	\$ 2,467	\$ 200	\$ 2,667	\$ 2,400
Office- General	\$ 2,004	\$ 100	\$ 2,104	\$ 1,200
Rental Management Fee	\$ -	\$ 115	\$ 115	\$ 1,375
Total Administrative	<u>\$ 61,860</u>	<u>\$ 5,733</u>	<u>\$ 67,593</u>	<u>\$ 69,299</u>
Utilities				
Electricity	\$ 18,547	\$ 1,740	\$ 20,287	\$ 17,850
Water	\$ 13,304	\$ 1,216	\$ 14,520	\$ 12,500
Gas	\$ 44,309	\$ 1,050	\$ 45,359	\$ 51,250
Telephone	\$ 2,382	\$ 208	\$ 2,590	\$ 2,500
Total Utilities	<u>\$ 78,542</u>	<u>\$ 4,214</u>	<u>\$ 82,756</u>	<u>\$ 84,100</u>
Maintenance				
Janitorial/Maintenance	\$ -	\$ -	\$ -	\$ -
Maintenance Worker	\$ 45,337	\$ 4,000	\$ 49,337	\$ 48,000
Elevator	\$ 15,504	\$ 1,000	\$ 16,504	\$ 12,000
General R&M	\$ 9,456	\$ 833	\$ 10,289	\$ 10,000
Fire Protection	\$ 391	\$ 292	\$ 683	\$ 3,500
HVAC Service	\$ 10,956	\$ 750	\$ 11,706	\$ 9,000
Maintenance Supplies	\$ 653	\$ 125	\$ 778	\$ 1,500
Total Maintenance	<u>\$ 82,297</u>	<u>\$ 7,000</u>	<u>\$ 89,297</u>	<u>\$ 84,000</u>
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 18,779	\$ 1,667	\$ 20,446	\$ 20,000
Pest Control	\$ 479	\$ 159	\$ 638	\$ 1,000
Total Contract Services	<u>\$ 19,258</u>	<u>1,826</u>	<u>21,084</u>	<u>21,000</u>
Total Expenses	<u>\$ 241,957</u>	<u>\$ 18,773</u>	<u>\$ 260,730</u>	<u>\$ 258,399</u>
Reserves				
Reserve Contribution	\$ 91,665	\$ 8,333	\$ 99,998	\$ 100,000
Roof/HVAC Transfers To Reserve	\$ 32,890	\$ 2,990	\$ 35,880	\$ 35,880
Capital Improvements				
Operating Projects	\$ 5,568	\$ 1,000	\$ 6,568	\$ 8,000
NI/(DF) Before PY Op. Surplus	<u>\$ (2,691)</u>	<u>\$ 277</u>	<u>\$ (2,414)</u>	<u>\$ (5,301)</u>
PY Operating Surplus	<u>\$ 4,859</u>	<u>\$ 442</u>	<u>\$ 5,301</u>	<u>\$ 5,301</u>
NI/(DF) After PY Op. Surplus	<u>\$ 2,168</u>	<u>\$ 719</u>	<u>\$ 2,887</u>	<u>\$ -</u>

Statement of Cash Balances

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The Westbury

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

September 30, 2014

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account	\$ 199,450.00
Operating Account	\$ 80,205.73	Reserve Account	\$ 250,511.97
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 80,205.73</u>		<u>\$ 449,962.97</u>
Total Cash on Hand @ September 30, 2014		\$ 530,168.70	

Statements of Significant Transactions:

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).

May 2014

Moved \$33,840.45 on 5/13/14 to Reserve Fund from Operating Fund representing amounts due to the Reserve Fund.

June 2014

Moved \$9,073.33 from the Operating Fund to the Reserve Fund to cover monthly transfer requirements less the \$2,250 paid to Advent Design.

September 2014

Two transfers, one for \$23,120.95 and one for \$11,323.33 to Reserve Fund to satisfy the Due To/Froms.

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Bank)

September 30, 2014

<u>Rockville Savings Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 199,450.00	Reserve Account	\$ 250,511.97
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 80,205.73
		Escrow Account	\$ -
Bank Balances	<u>\$ 199,450.00</u>		<u>\$ 330,718.70</u>
Total Cash on Hand @ September 30, 2014		\$	530,168.70

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.

September 2013

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Gas Analysis - Two Year Comparative

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The Westbury

Westbury Condominiums Association, Inc.

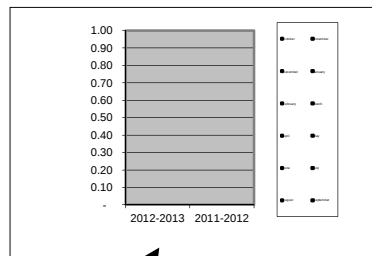
Fuel Costs

12 Month Period- Fiscal Year Ended September 30, 2014

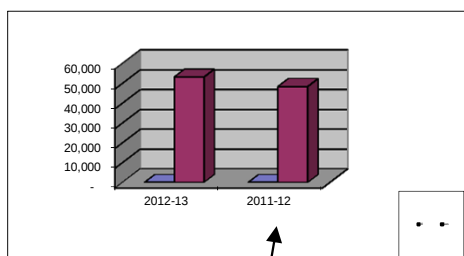
	<u>2013-2014</u>	<u>Prior Yr.</u>	<u>Change</u>
<u>Oil Costs</u>			
October	-	-	0.0%
November	-	-	0.0%
December	-	-	0.0%
January	-	-	0.0%
February	-	-	0.0%
March	-	-	0.0%
April	-	-	0.0%
May	-	-	0.0%
June	-	-	0.0%
July	-	-	0.0%
August	-	-	0.0%
September	-	-	0.0%
	<u>-</u>	<u>-</u>	<u>-</u>
Percentage Increase	<u>0.0%</u>	<u>(Increase in dollars)</u>	<u>-</u>
<u>Gas Costs</u>			
	<u>2013-2014</u>	<u>Prior Yr.</u>	
October	1,591.55	2,643.52	-39.8%
November	4,343.88	4,893.31	-11.2%
December	5,305.37	6,127.44	-13.4%
January	6,674.02	6,771.28	-1.4%
February	7,276.78	7,199.35	1.1%
March	6,287.22	5,516.50	14.0%
April	5,859.88	3,232.00	81.3%
May	3,753.00	1,928.02	94.7%
June	1,313.88	1,063.96	23.5%
July	908.51	729.91	24.5%
August	994.88	721.91	37.8%
September	927.53	801.05	15.8%
	<u>45,236.50</u>	<u>41,628.25</u>	<u>3,608.25</u>
	<u>45,236.50</u>	<u>41,628.25</u>	<u>3,608.25</u>
Total Costs	45,236.50	41,628.25	3,608.25
Percentage Increase	8.7%	(Increase in dollars)	

Useage

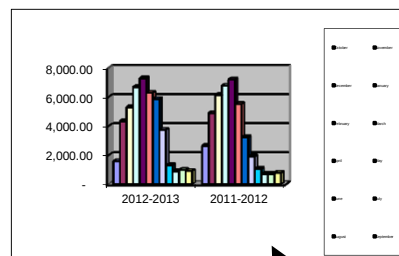
Oil (Gallons)	-	-	-
Gas (100 cu. ft.)	53,139	48,365	4,774



Oil Costs



Gas & Oil Consumption



Gas Costs

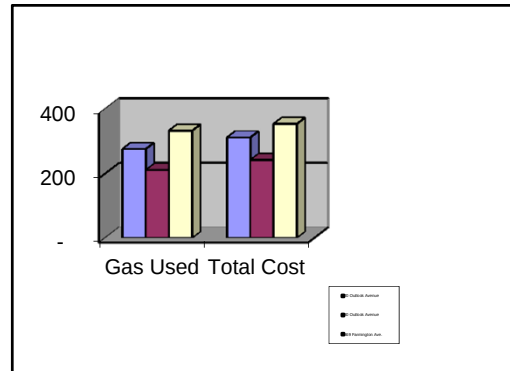
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

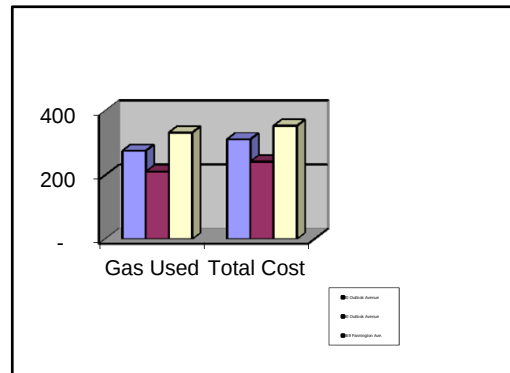
Month End: **9/30/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	392	\$ 375.26	32
30 Outlook Avenue	242	\$ 258.87	32
869 Farmington Ave.	346	\$ 360.75	32
Month Total	980	\$ 994.88	96



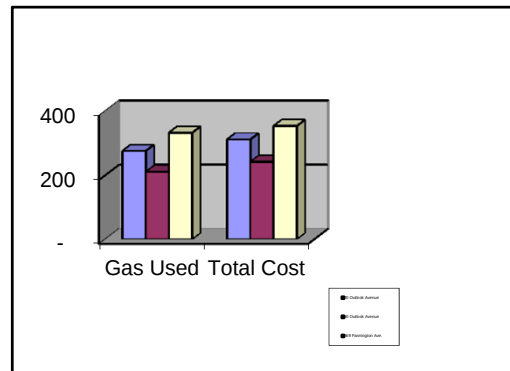
Month End: **8/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	392	\$ 375.26	32
30 Outlook Avenue	242	\$ 258.87	32
869 Farmington Ave.	346	\$ 360.75	32
Month Total	980	\$ 994.88	96



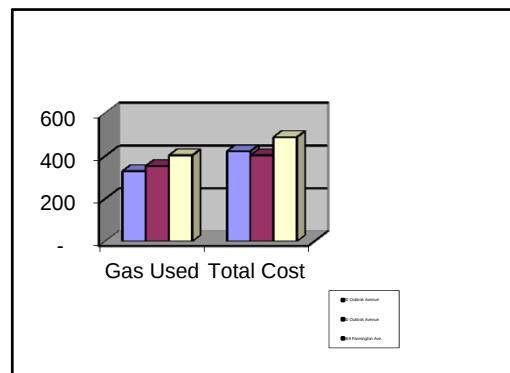
Month End: **7/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	276	\$ 311.99	30
30 Outlook Avenue	211	\$ 242.61	30
869 Farmington Ave.	333	\$ 353.91	30
Month Total	820	\$ 908.51	90



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

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	329	\$ 422.33	32
30 Outlook Avenue	353	\$ 403.04	32
869 Farmington Ave.	403	\$ 488.51	32
Month Total	1,085	\$ 1,313.88	96



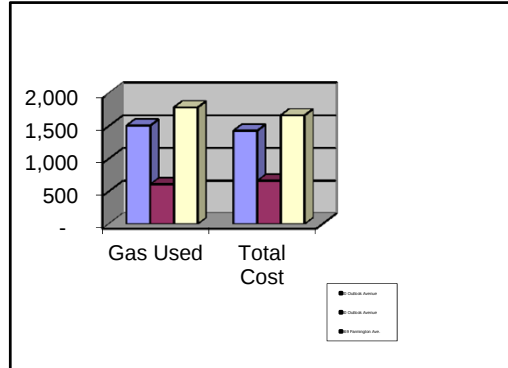
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

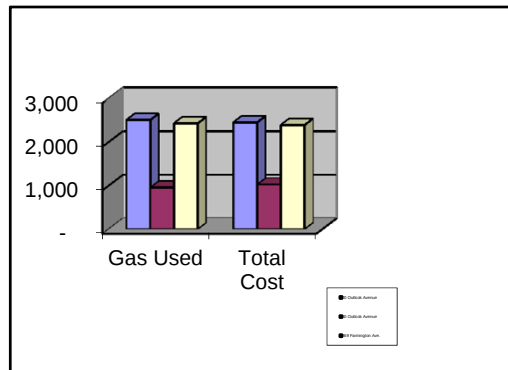
Month End: **5/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,506	\$ 1,427.46	30
30 Outlook Avenue	609	\$ 661.00	30
869 Farmington Ave.	1,786	\$ 1,664.54	30
Month Total	3,901	\$ 3,753.00	90



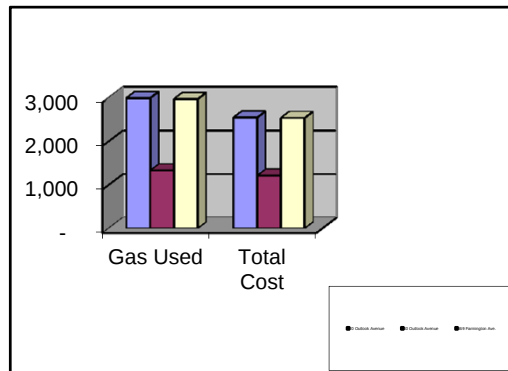
Month End: **4/30/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,504	\$ 2,448.29	29
30 Outlook Avenue	953	\$ 1,023.12	29
869 Farmington Ave.	2,426	\$ 2,388.47	29
Month Total	5,883	\$ 5,859.88	87



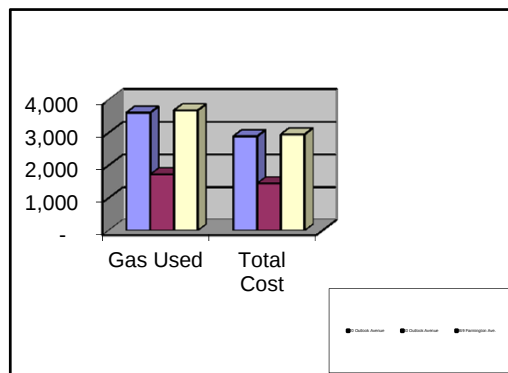
Month End: **3/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,994	\$ 2,542.67	28
30 Outlook Avenue	1,330	\$ 1,210.29	28
869 Farmington Ave.	2,970	\$ 2,534.26	28
Month Total	7,294	\$ 6,287.22	84



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

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	3,611	\$ 2,886.38	32
30 Outlook Avenue	1,720	\$ 1,444.12	32
869 Farmington Ave.	3,681	\$ 2,946.28	32
Month Total	9,012	\$ 7,276.78	96



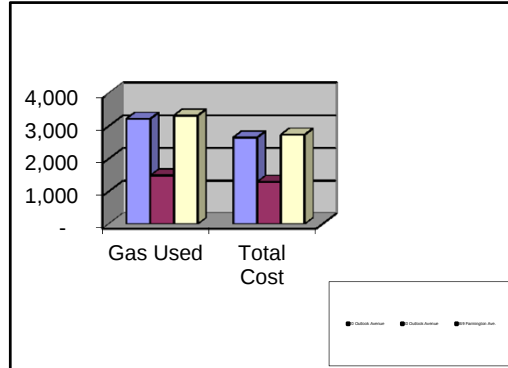
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

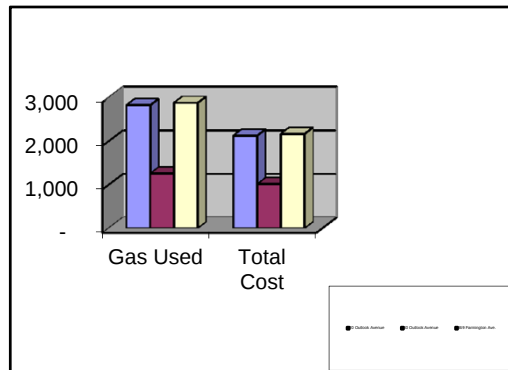
Month End: **1/31/2014**

<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



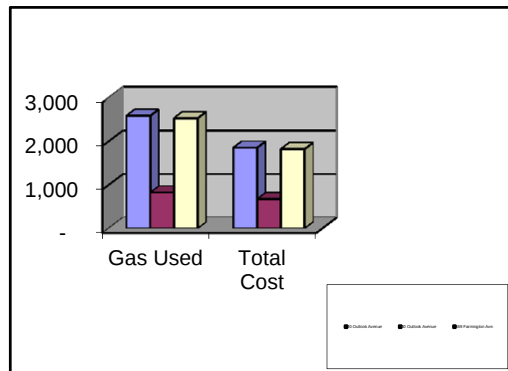
Month End: **12/31/2013**

<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



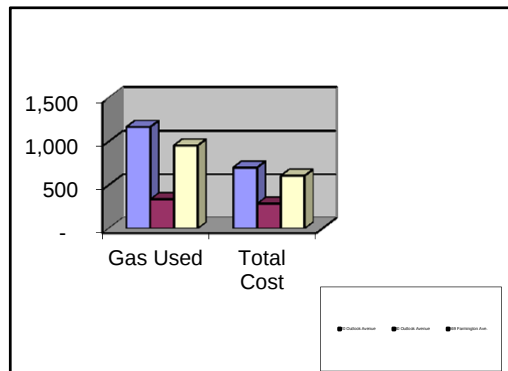
Month End: **11/30/2013**

<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



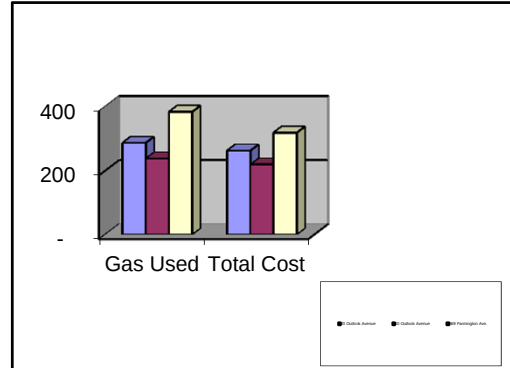
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

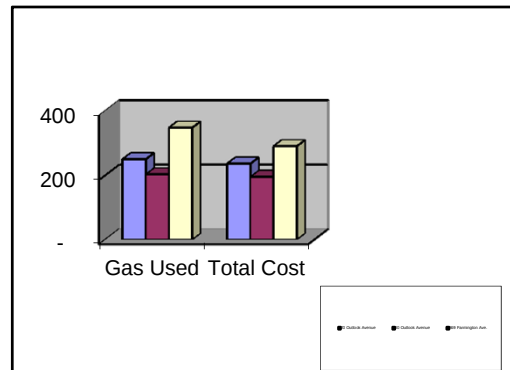
Month End: **9/30/2013**

<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



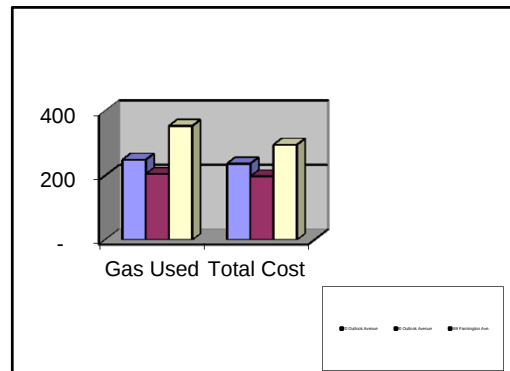
Month End: **8/31/2013**

<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



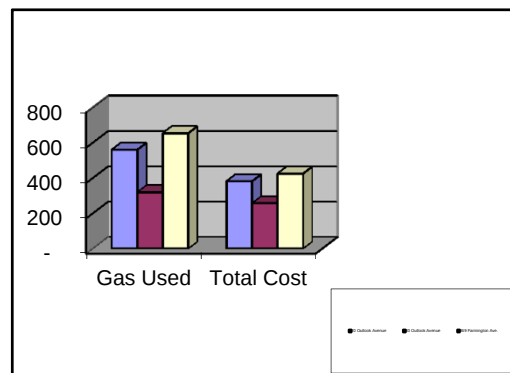
Month End: **7/31/2013**

<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



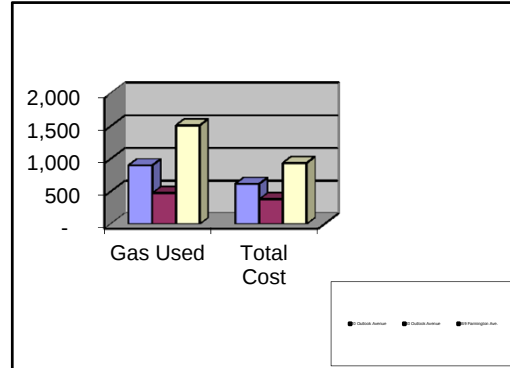
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

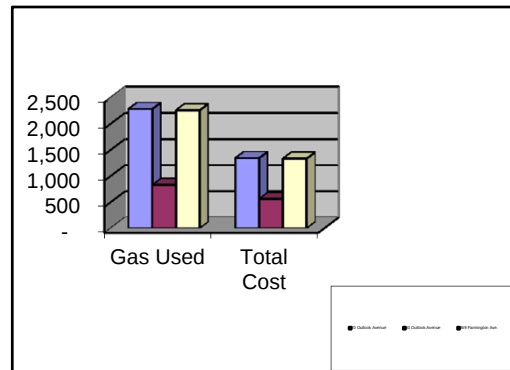
Month End: **5/31/2013**

<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



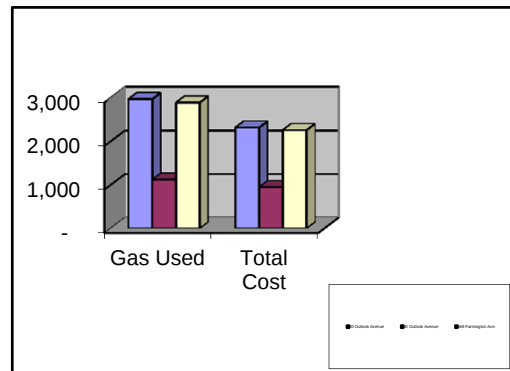
Month End: **4/30/2013**

<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



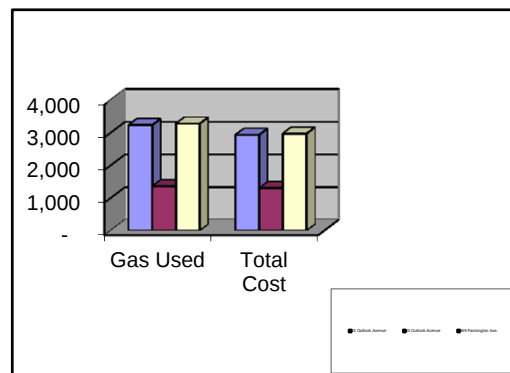
Month End: **3/31/2013**

<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



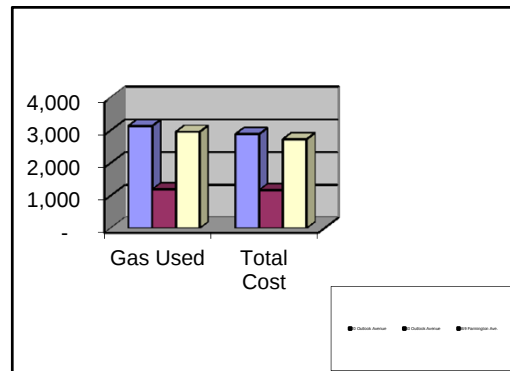
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

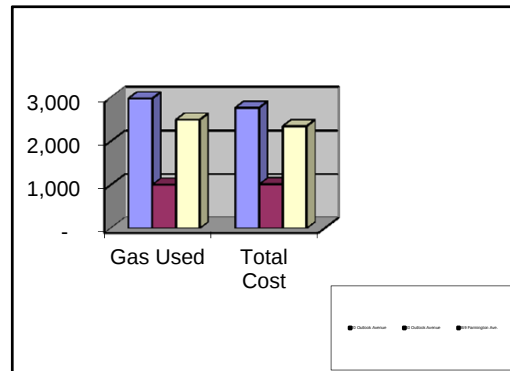
Month End: **1/31/2013**

<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



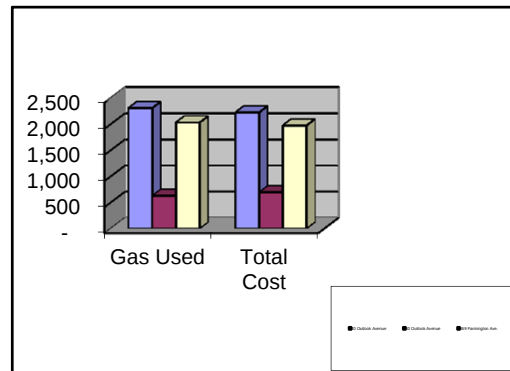
Month End: **12/31/2012**

<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



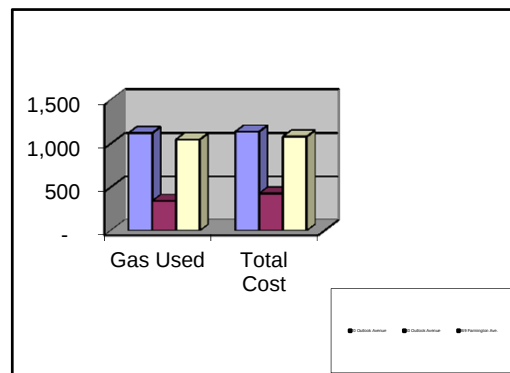
Month End: **11/30/2012**

<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



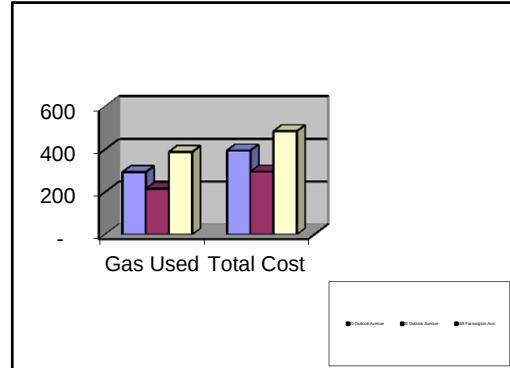
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

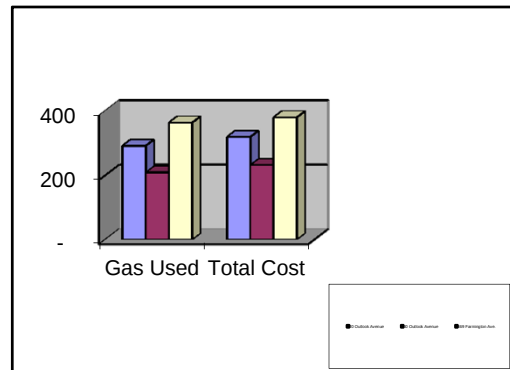
Month End: **9/30/2012**

<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



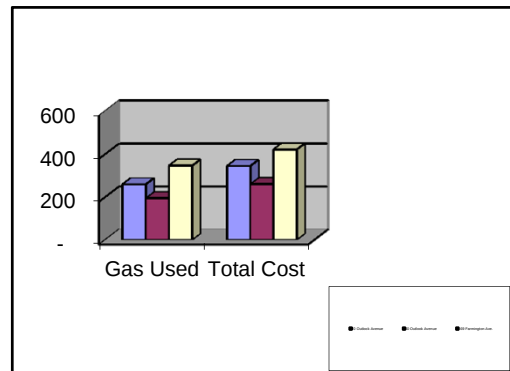
Month End: **8/31/2012**

<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



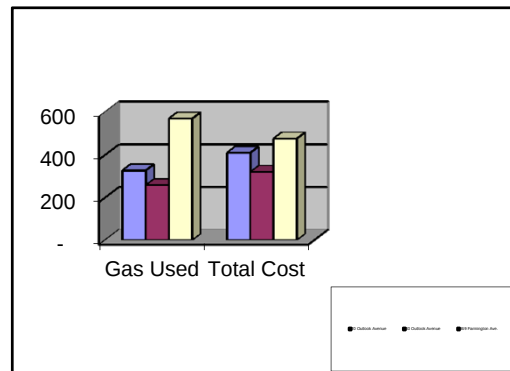
Month End: **7/31/2012**

<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



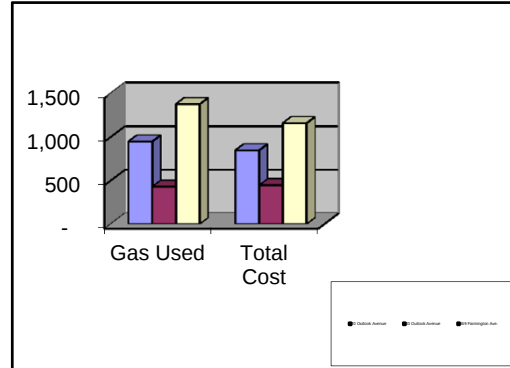
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

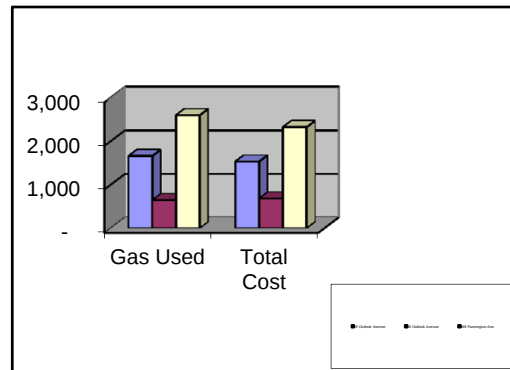
Month End: **5/31/2012**

<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



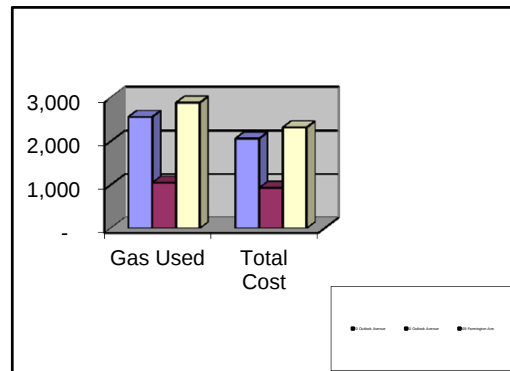
Month End: **4/30/2012**

<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



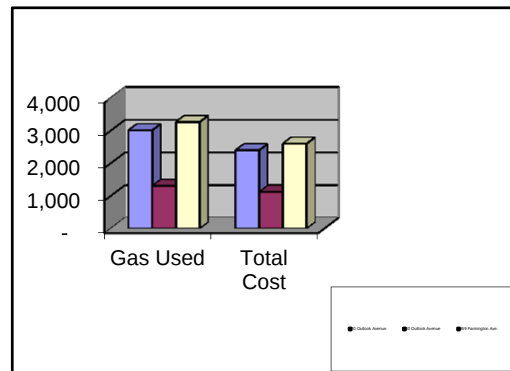
Month End: **3/31/2012**

<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



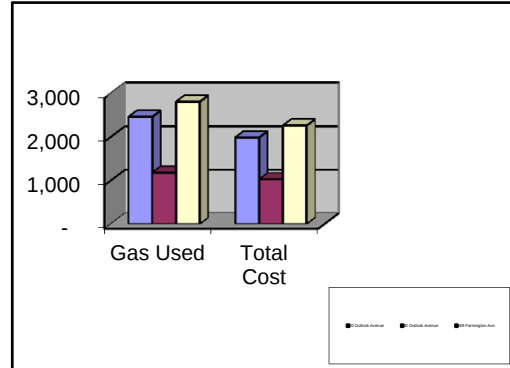
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

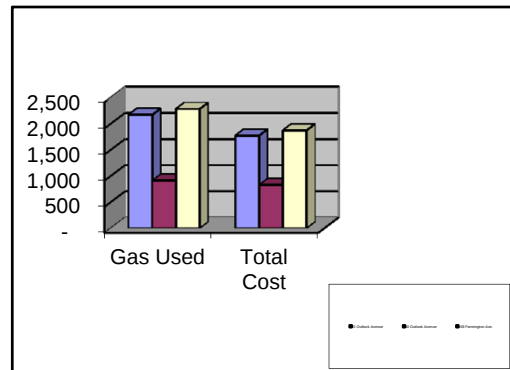
Month End: **1/31/2012**

<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



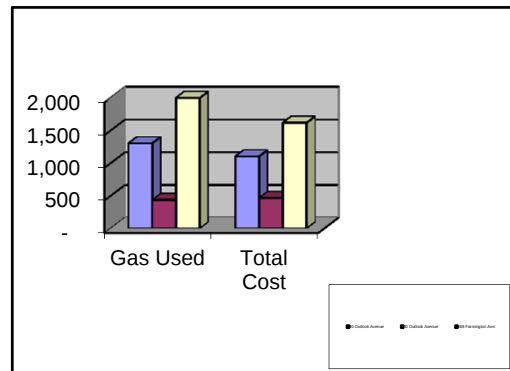
Month End: **12/31/2011**

<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



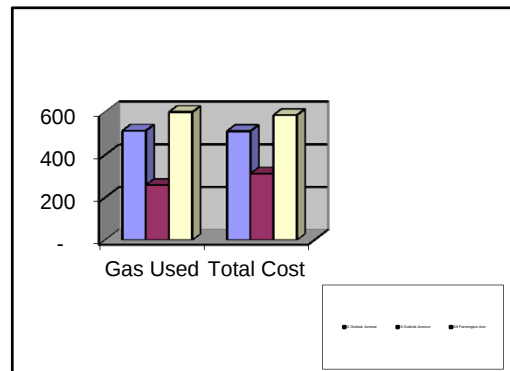
Month End: **11/30/2011**

<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



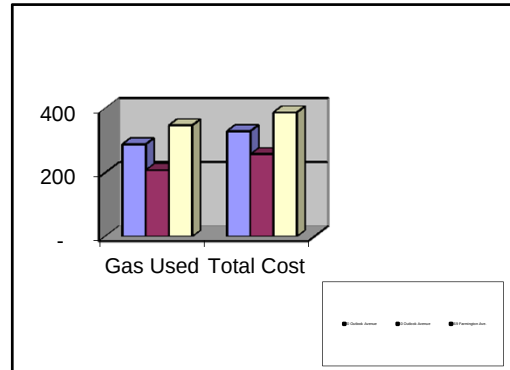
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

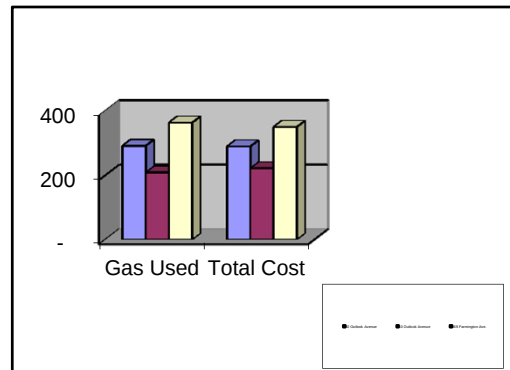
Month End: **9/30/2011**

<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



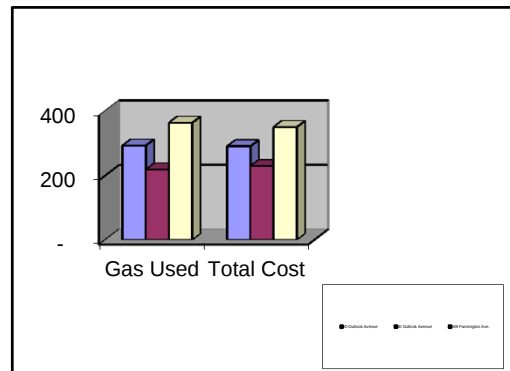
Month End: **8/31/2011**

<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



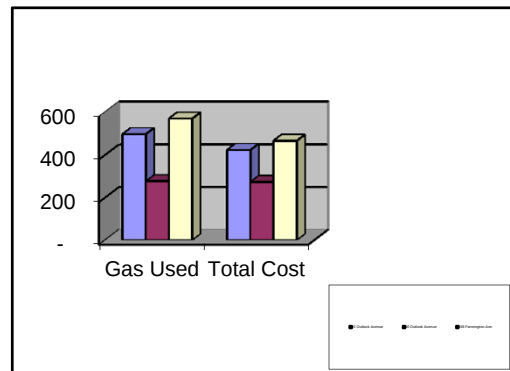
Month End: **7/31/2011**

<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



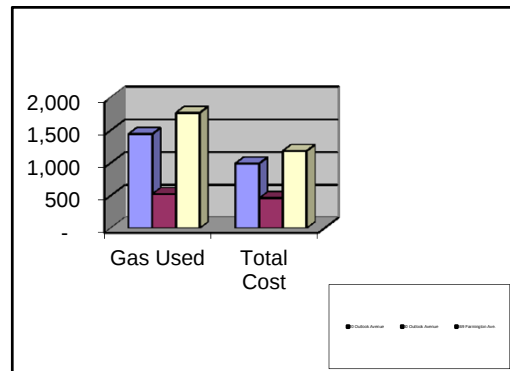
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

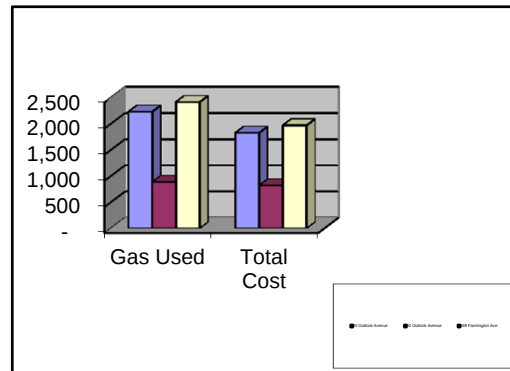
Month End: **5/31/2011**

<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



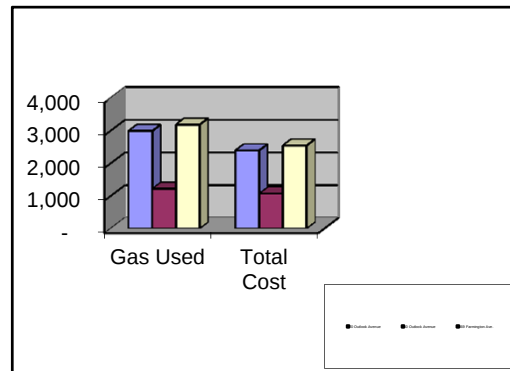
Month End: **4/30/2011**

<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



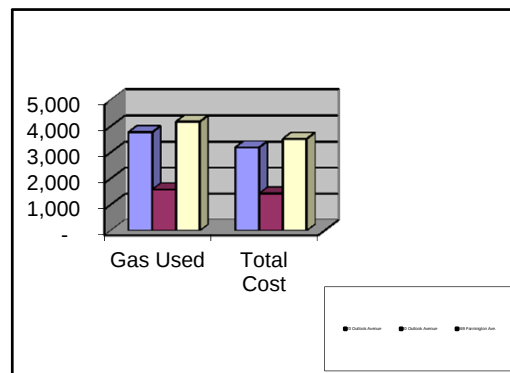
Month End: **3/31/2011**

<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



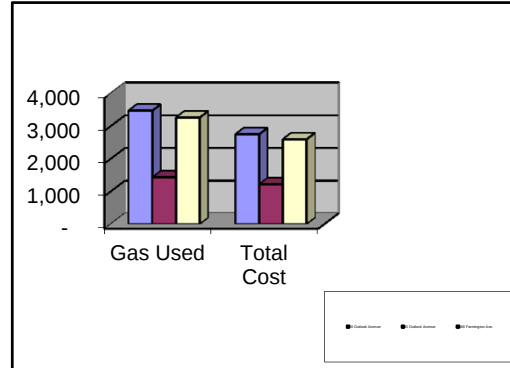
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

September 30, 2014

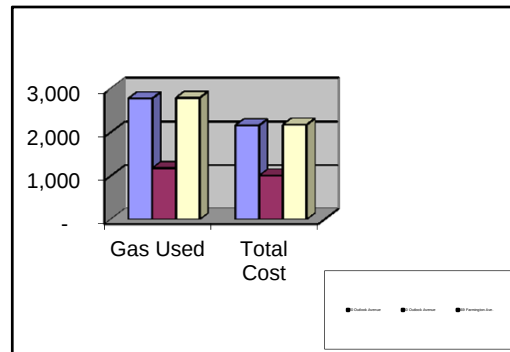
Month End: **1/31/2011**

<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



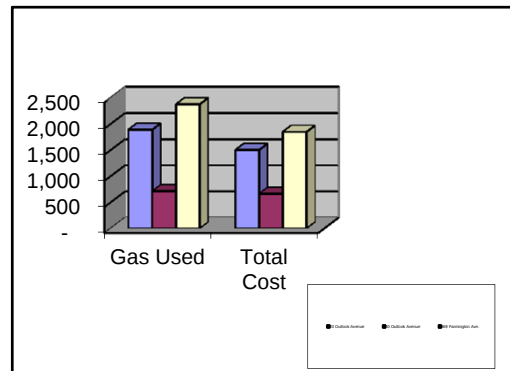
Month End: **12/31/2010**

<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



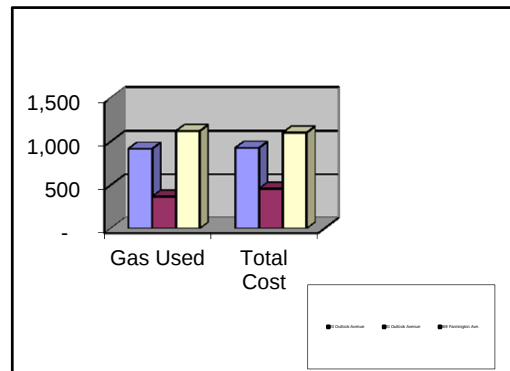
Month End: **11/30/2010**

<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



W

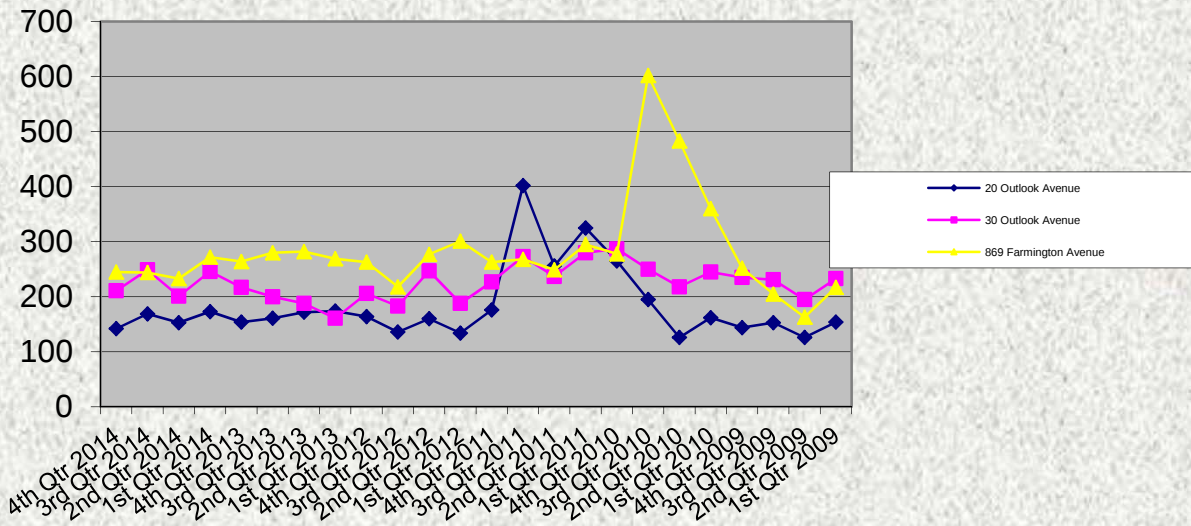
The Westbury

Westbury Condominiums Association, Inc.

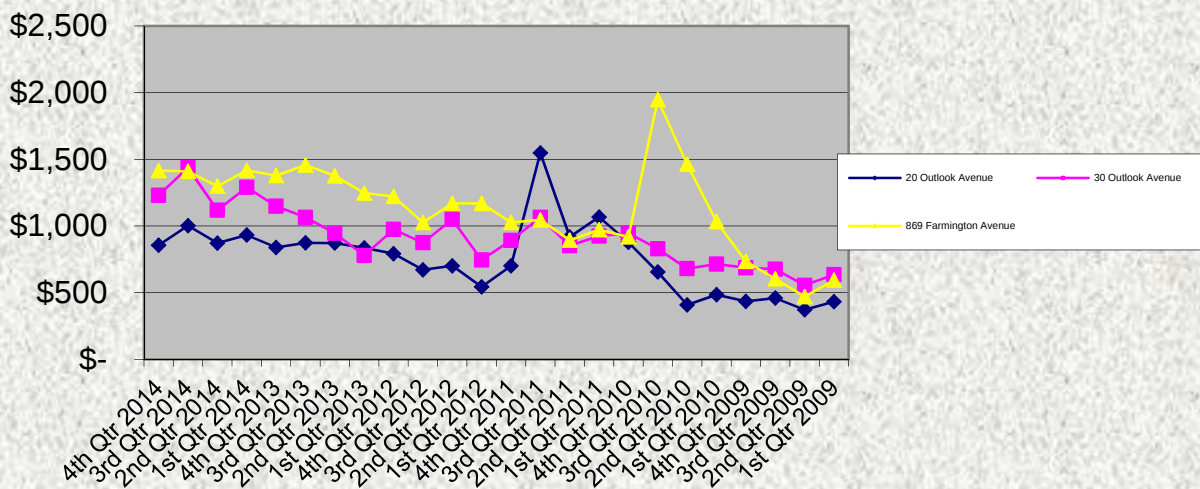
Water Consumption Analysis

Fourth Quarter 2014 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.

Water Consumption Analysis

Fourth 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	142	169	153	173	154	161	172	174
Bldg. 30	211	249	201	246	217	200	188	161
Bldg. 869	245	244	236	272	264	280	282	269
	598	662	590	691	635	641	642	604
	*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	\$ 855.93	\$ 1,002.54	\$ 871.67	\$ 932.57	\$ 839.47	\$ 873.77	\$ 872.20	\$ 835.92
Bldg. 30	\$ 1,230.60	\$ 1,436.94	\$ 1,118.53	\$ 1,290.27	\$ 1,148.17	\$ 1,064.87	\$ 945.47	\$ 779.63
Bldg. 869	\$ 1,415.22	\$ 1,409.79	\$ 1,298.51	\$ 1,417.67	\$ 1,378.47	\$ 1,456.87	\$ 1,375.86	\$ 1,247.27
Totals	\$ 3,501.75	\$ 3,849.27	\$ 3,288.71	\$ 3,640.51	\$ 3,366.11	\$ 3,395.51	\$ 3,193.53	\$ 2,862.82

	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>
Useage*								
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
	633	537	684	623	666	943	742	900
	*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



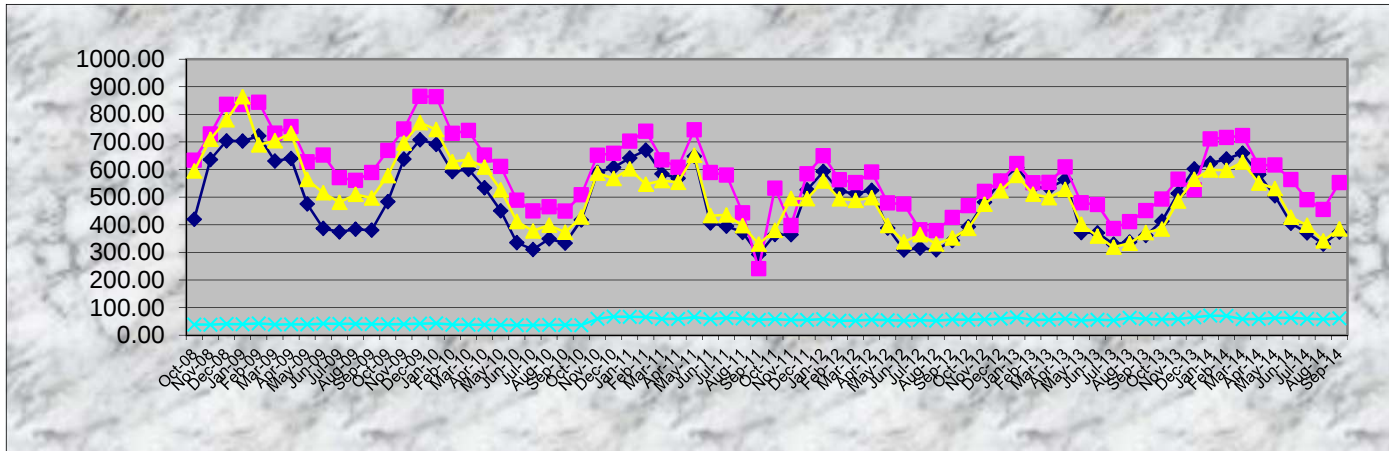
W

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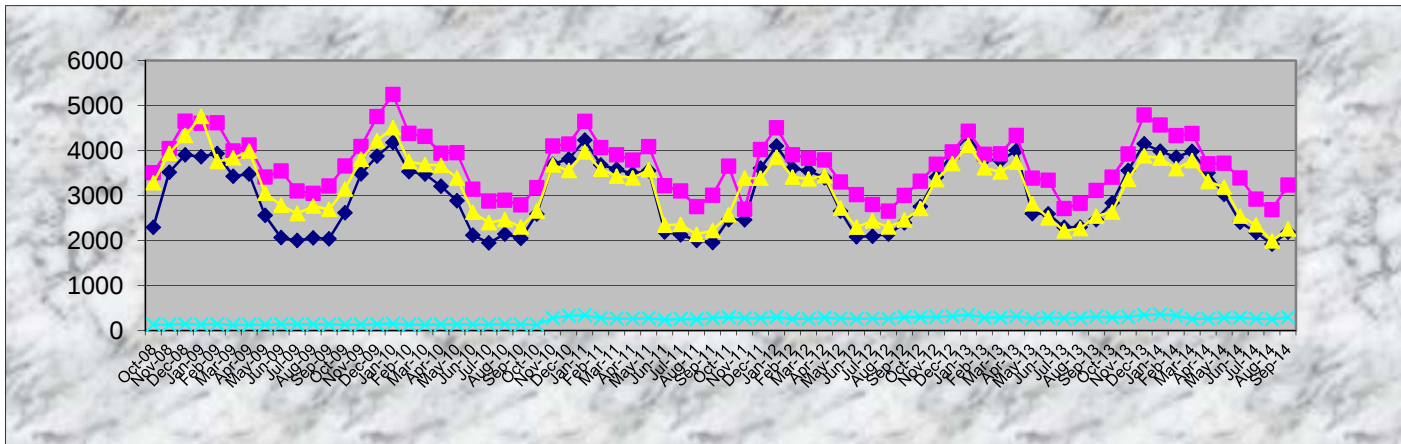
Westbury Condominiums Association, Inc.

Electricity Analysis
September 30, 2014

Cost Data



Usage Data



Year To Date Consumption

	<u>9/30/2014</u>	<u>9/30/2013</u>	<u>9/30/2012</u>
20 Outlook Avenue	37,580	38,272	34,548
30 Outlook Avenue	45,027	42,945	41,159
869 Farmington Ave.	36,716	37,115	35,625
Garages	3,548	3,595	3,324
	<u>122,871</u>	<u>121,927</u>	<u>114,656</u>

Year To Date Cost *

	<u>9/30/2014</u>	<u>9/30/2013</u>	<u>9/30/2012</u>
20 Outlook Avenue	\$ 6,015.73	\$ 5,442.88	\$ 5,071.14
30 Outlook Avenue	\$ 7,026.67	\$ 6,085.94	\$ 6,010.25
869 Farmington Ave.	\$ 5,892.17	\$ 5,284.72	\$ 5,190.33
Garages	\$ 739.73	\$ 692.84	\$ 658.04
	<u>\$ 19,674.30</u>	<u>\$ 17,506.38</u>	<u>\$ 16,929.76</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 September 30, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AT&T	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ 95
B.T. Lindsay & Company	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Underwriters	\$ 2,740	\$ -	\$ -	\$ -	\$ -	\$ 2,740
Connecticut Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Imagineers, LLC	\$ 2,708	\$ 1,497	\$ -	\$ -	\$ 1,932	\$ 6,137
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Quest Pest Control, LLC	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 150
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rosenberg & Rosenberg, P.C.	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 250
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Turf Masters, LLC	\$ -	\$ 391	\$ -	\$ -	\$ -	\$ 391
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ 1,400	\$ 1,401	\$ -	\$ -	\$ -	\$ 2,801
TOTAL	\$ 7,343	\$ 3,289	\$ -	\$ -	\$ 1,932	\$ 12,564

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



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The Westbury

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07130 — Property Manager Fees					
General	10/15/13		October Imagineers Invoice	2000	1,089.82
Bill	11/01/13	Imagineers, LLC	Imagineers, LLC - Inv. #169015 - Gutter Scooper	2000	1,089.82
Bill	12/01/13	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100364	2000	1,089.02
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100530 - Monthly Management Fee	2000	1,089.82
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0100921 - Monthly Management Fees	2000	1,089.82
General	03/31/14		To Accrue March 2014 Imagineers Management Fee Invoice	3150	1,089.82
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN020XXX - Monthly Management Fee	2000	1,089.82
Bill	05/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT 0101923 Monthly Management Fee	2000	1,089.82
General	06/30/14		To Accrue June 2014 Imagineers, LLC Management Fee	3150	1,089.82
Bill	07/11/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0102229 - Monthly	2000	1,089.82
Bill	08/08/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0102437 - Monthly	2000	1,089.82
Bill	09/01/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0102642 - Monthly	2000	1,089.82
Total 07130 — Property Manager Fees				13,077.04	13,077.04
Total 07000 — Administrative Expenses				13,077.04	13,077.04
TOTAL				13,077.04	13,077.04

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07140 — Audit Fees					
General	10/15/13		To Accrue Audit Fees @ 10/31/13	3150	350.00
General	11/24/13		To Accrue November 2013 Audit Fees	3150	350.00
General	12/31/13		To Accrue December Audit Fees	3150	350.00
General	01/19/14		To Accrue January 2014 Audit Fees	3150	350.00
General	02/28/14		To Accrue February 2014 Audit Fees	3150	350.00
General	03/31/14		To Accrue March 2014 Audit Fees	3150	350.00
General	04/30/14		To Accrue April 2014 Audit Fees	3150	350.00
General	05/30/14		To Accrue May 2014 Audit Fees	3150	350.00
General	06/30/14		To Accrue June 2014 Audit Fees	3150	350.00
General	07/25/14		To Accrue July 2014 Audit Fees	3150	350.00
General	08/31/14		To Accrue August 2014 Audit Fees	3150	400.00
General	09/30/14		To Record September 2014 Audit Fee Accrual	3150	400.00
Total 07140 — Audit Fees				4,300.00	4,300.00
Total 07000 — Administrative Expenses				4,300.00	4,300.00
TOTAL				4,300.00	4,300.00

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07280 — Insurance					
General	10/15/13		To Amortize October (1 Month) of Annual Insurance Prepaid - Fidelity	1470	69.00
Bill	10/31/13	Community Association Underwriters	CAU Policy #CAU218903-2 1st Monthly Payment on 2013-2014 Policy	2000	2,740.00
General	11/24/13		To Amortize November 2013 Fidelity Bond	1470	69.00
Bill	11/30/13	Community Association Underwriters	CAU Policy #CAU218903-2 2nd Monthly Payment on 2013-2014 Policy	2000	2,740.00
Bill	12/24/13	Community Association Underwriters	CAU Policy #CAU218903-2 2nd Monthly Payment on 2013-2014 Policy	2000	2,740.00

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
General	12/31/13		To Amortize Fidelity Bond - The Hartford	1470	69.00
General	12/31/13		To Amortize Additional Fidelity for 3 months - \$11.83x3	1470	35.50
General	01/19/14		To Amortize Fidelity Bond - January 2014	1470	69.00
General	01/19/14		To Amortize Additional Cost of Fidelity Bond - January 2014	1470	11.83
Bill	01/31/14	Community Association Underwriters	CAU Policy #CAU218903-2 3rd Monthly Payment on 2013-2014 Policy	2000	2,740.00
Bill	02/25/14	Community Association Underwriters	CAU Policy #CAU218903-2 3rd Monthly Payment on 2013-2014 Policy	2000	2,740.00
General	02/28/14		To Amortize February 2014 Fidelity Bond	1470	80.83
Bill	03/31/14	Community Association Underwriters	CAU Policy #CAU218903-2 4th Monthly Payment on 2013-2014 Policy - A/C 24994	2000	2,740.00
General	03/31/14		To Amortize March 2014 Fidelity Bond Insurance	1470	80.53
Bill	04/30/14	Community Association Underwriters	CAU Policy #CAU218903-2 5th Monthly Payment on 2013-2014 Policy - A/C 24994	2000	2,740.00
General	04/30/14		To Amortize April 2014 Fidelity Bond Insurance	1470	80.83
Bill	05/30/14	Community Association Underwriters	CAU Policy #CAU218903-2 6th Monthly Payment on 2013-2014 Policy - A/C 24994	2000	2,740.00
General	05/30/14		To Amortize May Portion of Fidelity Bond	1470	80.83
General	06/30/14		To Expense June 2014 Portion of Annual Fidelity Bond	1470	80.83
Bill	06/30/14	Community Association Underwriters	CAU Policy #CAU218903-2 7th Monthly Payment on 2013-2014 Policy - A/C 24994	2000	2,740.00
General	07/25/14		To Expense July 2014 Fidelity Bond	1470	80.83
General	07/25/14		To Expense July 2014 Insurance - CAU	1470	2,740.00
General	08/31/14		To Record August 2014 Insurance Expense - From Prepaid Amounts	1470	2,740.00
General	08/31/14		To Record Amortization of August 2014 Fidelity Bond Prepaid	1470	80.83
General	09/30/14		To expense September 2014 Insurance costs	-SPL	2,740.00
General	09/30/14		To expense September 2014 Insurance costs	0728	80.83
Total 07280 — Insurance					33,849.67
Total 07000 — Administrative Expenses					33,849.67
TOTAL					33,849.67

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07308 — Corporate Taxes					
General	10/15/13		To Accrue October 2013 Corp Taxes	2155	166.67
General	11/24/13		To Accrue November 2013 Corp Taxes	2155	166.67
General	12/31/13		To Accrue December Corporate Taxes	2155	166.67
General	01/19/14		To Expense January 2014 Corporate Taxes	2155	166.67
General	02/28/14		To Accrue February 2014 Corporate Taxes	2155	166.67
General	03/31/14		To Accrue March 2014 Corporate Taxes	2155	166.67
General	04/30/14		To Accrue April 2014 Corporate Taxes	2155	166.67
General	05/30/14		To Accrue May 2014 Corporate Tax Obligation	2155	166.67
General	06/30/14		To Accrue June 2014 Corp Taxes	2155	166.67
General	07/25/14		(To Adjust and Accrue July Corporate Taxes)	2155	466.67
General	08/31/14		To Accrue August 2014 Corporate Taxes	2155	500.00
General	09/30/14		To Expense September 2014 Corporate Taxes	2155	500.00
Total 07308 — Corporate Taxes					2,966.70
Total 07000 — Administrative Expenses					2,966.70
TOTAL					2,966.70

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07309 — Postage					

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
Bill	12/24/13	ARC Strategic Solutions	ARC SS - Reimburse - Postage - USPS Forever Stamps	2000	9.20
Bill	01/31/14	ARC Strategic Solutions	ARC SS - Reimburse USPS - Stamps - 100	2000	46.00
Bill	02/28/14	ARC Strategic Solutions	Reimburse ARC SS - Stamps	2000	9.20
Bill	07/31/14	ARC Strategic Solutions	ARC SS - Reimbursement - USPS Stamps	2000	49.00
Total 07309 — Postage					113.40
Total 07000 — Administrative Expenses					113.40
TOTAL					113.40

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
Bill	11/10/13	Ilona Levitz	Ilona Levitz - Copies MN Levitz - Noonan	2000	4.00
Bill	11/17/13	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0200115 - Copies - Newsletters Fall 2013	2000	40.68
Bill	11/30/13	Susan Ahearn	Susan Ahearn- Copy of Update to Resident Guide	2000	40.84
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0200463 - Copies of Newsletter	2000	25.52
Bill	03/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0200614 - Garage Doord Kept Closed & Guests After 10	2000	11.65
Total 07310 — Printing & Copying					135.45
Total 07000 — Administrative Expenses					135.45
TOTAL					135.45

Type	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
Bill	11/13/13	Sarah DeLucco	Minutes Taking 11/14/13	2000	50.00
Bill	01/20/14	ARC Strategic Solutions	ARC SS - Reimburse Office Depot 1099's and 1096's	2000	65.92
Bill	02/14/14	Elizabeth Young	Elizabeth Young - Minutes Taker - December Meeting	2000	50.00
Bill	02/25/14	Elizabeth Young	Elizabeth Young - Minutes Taker - February Meeting	2000	50.00
Bill	03/01/14	ARC Strategic Solutions	ARC SS Reimbursement - Bagels for Marty and David H. - Website Work	2000	13.24
Bill	03/25/14	Elizabeth Young	Elizabeth Young - Minutes Taker - March Meeting	2000	50.00
Bill	04/08/14	Elizabeth Young	Elizabeth Young - Minutes Taker - April Meeting	2000	50.00
Bill	04/30/14	Kathy Sibley	Kathy Sibley - Reimbursement - Social 4/27/14 - Stationary, Name Tags, Postage	2000	31.00
Bill	05/13/14	Elizabeth Aheart	Minutes Maker - Elizabeth Aheart - May 13, 2014	2000	50.00
Bill	05/13/14	ARC Strategic Solutions	ARC SS - Reimbursement - Domain Name	2000	55.60
Bill	05/13/14	ARC Strategic Solutions	ARC SS Reimbursement - Website Upgrade	2000	299.00
Bill	05/30/14	ARC Strategic Solutions	ARC SS - Reimbursement - Fed Ex Kinko Sign Holders	2000	31.88
Bill	05/30/14	Martin Levitz	Martin Levitz - Reimbursement - Lunches w/ Pat and Jim W. & Brian, Luis, Jon (Stanley	2000	77.92
Bill	06/10/14	CAI	CAI - Membership - 2014	2000	395.00
Bill	06/17/14	Kathleen Huhtanen	Kathleen Huhtanen - Reimbursement - Moscarillo's 6" Geraniums & 4' Annuals	2000	141.24
Bill	06/26/14	ARC Strategic Solutions	ARC SS - Screen for Projection	2000	150.55
Bill	06/30/14	Town of West Hartford	Town of West Hartford - Occupancy Permit Billing	2000	205.00
Bill	07/11/14	ARC Strategic Solutions	ARC SS - Roberts Rules - Barnes & Noble	2000	20.15
Bill	08/31/14	Paladin Commercial Printers	Paladin Commercial Printers - Inv. #60068 - 1,000 envelopes - Windowed	2000	122.30
Bill	08/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207319 - Reimburse Prints At Staples	2000	45.69
Total 07890 — Misc G&A					2,004.49

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
Total 07000 — Administrative Expenses				2,004.49	2,004.49
TOTAL				2,004.49	2,004.49

October 2013 through September 2014

Type	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
Bill	11/24/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000	875.00
Bill	12/17/13	ARC Strategic Solutions	ARC SS Monthly Invoice	2000	875.00
Bill	01/13/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	02/22/14	ARC Strategic Solutions	ARC SS - Audit Prep	2000	600.00
General	02/28/14		ARC SS Monthly	1470	875.00
Bill	03/21/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	04/29/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	05/30/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	06/26/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	07/21/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	08/23/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	09/25/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Total 7011 — Bookkeeping Fees				11,100.00	11,100.00
Total 07000 — Administrative Expenses				11,100.00	11,100.00
TOTAL				11,100.00	11,100.00

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
7012 — Legal					
Bill	09/30/14	Rosenberg & Rosenberg, P.C.	Rosenberg & Rosenberg - Advent Design Matter Inv. #93014	2000	250.00
Total 7012 — Legal				250.00	250.00
Total 07000 — Administrative Expenses				250.00	250.00
TOTAL				250.00	250.00

Type	Date	Name	Memo	Split Amount	Balance
08000 — Utilities					
08010 — Water & Sewer					
General	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	11/30/13		To Reclass Prepaid Portion of Qtrly MDC Invoice	1470	-2,427.01
General	12/31/13		To Amortize December portion of Quarterly MDC Invoice	1470	1,213.50
General	01/19/14		To Amortize One Month of Qtrly Water Invoice	1470	1,213.50
Bill	02/28/14	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,298.51
Bill	02/28/14	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	871.67
Bill	02/28/14	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,118.53

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance	
General	02/28/14		To put 2 months in other assets of quarterly expense	1470	-2,192.47	5,858.78
General	04/30/14		To Amortize 1 Month of MDC Invoice - April 2014	1470	1,096.24	6,955.02
General	05/15/14		To Record As Prepaid 2 Months of Quarterly MDC Billing	1470	-2,566.18	4,388.84
Bill	05/30/14	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,409.79	5,798.63
Bill	05/30/14	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	1,002.54	6,801.17
Bill	05/30/14	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,436.94	8,238.11
General	06/30/14		To Expense June 2014 Portion of Quartly Water Invoice - MDC	1470	1,283.09	9,521.20
General	07/25/14		To Expense July 2014 portion of quarterly MDC Invoice	1470	1,283.09	10,804.29
General	08/31/14		To Record August 2014 Expense Qtrly MDC Invoice	2155	1,283.09	12,087.38
Bill	08/31/14	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,415.22	13,502.60
Bill	08/31/14	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	855.93	14,358.53
Bill	08/31/14	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,230.60	15,589.13
General	08/31/14		To Reclass Qtrly Billing With Exception of August only	1470	-2,432.24	13,156.89
General	09/30/14		To Expense September 2014 Portion of Quarterly MDC Water Invoice	1470	1,167.25	14,324.14
al 08010 — Water & Sewer					14,324.14	14,324.14
08000 — Utilities					14,324.14	14,324.14
					14,324.14	14,324.14

Type	Date	Name	Memo	Split Amount	Balance	
08000 — Utilities						
08020 — Electricity						
General	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
Bill	02/20/14	CL&P	CL&P - 30 Outlook Avenue	2000	509.00	7,221.58
Bill	02/20/14	CL&P	CL&P - 869 Farmington Avenue	2000	597.46	7,819.04
Bill	02/20/14	CL&P	CL&P - 20 Outlook Avenue	2000	638.35	8,457.39
Bill	02/20/14	CL&P	CL&P - 869 Farm Garages	2000	54.00	8,511.39
Bill	03/05/14	CL&P	CL&P - 30 Outlook Avenue	2000	647.00	9,158.39
Bill	03/05/14	CL&P	CL&P - 869 Farmington Avenue	2000	626.55	9,784.94
Bill	03/05/14	CL&P	CL&P - 20 Outlook Avenue	2000	659.36	10,444.30
Bill	03/05/14	CL&P	CL&P - 869 Farm Garages	2000	71.00	10,515.30
Bill	04/22/14	CL&P	CL&P - 30 Outlook Avenue	2000	647.00	11,162.30
Bill	04/22/14	CL&P	CL&P - 869 Farmington Avenue	2000	551.07	11,713.37
Bill	04/22/14	CL&P	CL&P - 20 Outlook Avenue	2000	582.42	12,295.79
Bill	04/22/14	CL&P	CL&P - 869 Farm Garages	2000	71.00	12,366.79
Bill	05/17/14	CL&P	CL&P - 30 Outlook Avenue	2000	647.00	13,013.79
Bill	05/17/14	CL&P	CL&P - 869 Farmington Avenue	2000	531.19	13,544.98
Bill	05/17/14	CL&P	CL&P - 20 Outlook Avenue	2000	504.83	14,049.81
Bill	05/17/14	CL&P	CL&P - 869 Farm Garages	2000	71.00	14,120.81

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance	
Bill	06/26/14	CL&P	CL&P - 30 Outlook Avenue	2000	647.00	14,767.81
Bill	06/26/14	CL&P	CL&P - 869 Farmington Avenue	2000	427.24	15,195.05
Bill	06/26/14	CL&P	CL&P - 20 Outlook Avenue	2000	405.09	15,600.14
Bill	06/26/14	CL&P	CL&P - 869 Farm Garages	2000	71.00	15,671.14
Bill	07/21/14	CL&P	CL&P - 30 Outlook Avenue	2000	647.00	16,318.14
Bill	07/21/14	CL&P	CL&P - 869 Farmington Avenue	2000	398.14	16,716.28
Bill	07/21/14	CL&P	CL&P - 20 Outlook Avenue	2000	370.65	17,086.93
Bill	07/21/14	CL&P	CL&P - 869 Farm Garages	2000	71.00	17,157.93
Bill	08/20/14	CL&P	CL&P - 30 Outlook Avenue	2000	647.00	17,804.93
Bill	08/20/14	CL&P	CL&P - 869 Farmington Avenue	2000	341.75	18,146.68
Bill	08/20/14	CL&P	CL&P - 20 Outlook Avenue	2000	329.98	18,476.66
Bill	08/20/14	CL&P	CL&P - 869 Farm Garages	2000	71.00	18,547.66
Bill	09/25/14	CL&P	CL&P - 30 Outlook Avenue	2000	552.42	19,100.08
Bill	09/25/14	CL&P	CL&P - 869 Farmington Avenue	2000	385.09	19,485.17
Bill	09/25/14	CL&P	CL&P - 20 Outlook Avenue	2000	373.65	19,858.82
Bill	09/25/14	CL&P	CL&P - 869 Farm Garages	2000	61.01	19,919.83
Total 08020 — Electricity					19,919.83	19,919.83
08000 — Utilities					19,919.83	19,919.83
					19,919.83	19,919.83

Type	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
Bill	02/20/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	2,886.38	20,801.20
Bill	02/20/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	1,444.12	22,245.32
Bill	02/20/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	2,946.28	25,191.60
Bill	03/05/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	2,542.67	27,734.27
Bill	03/05/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	1,210.29	28,944.56
Bill	03/05/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	2,534.26	31,478.82
Bill	04/22/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	2,448.29	33,927.11
Bill	04/22/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	1,023.12	34,950.23
Bill	04/22/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	2,388.47	37,338.70
Bill	05/30/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	1,427.46	38,766.16
Bill	05/30/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	661.00	39,427.16
Bill	05/30/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	1,664.54	41,091.70

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance	
Bill	06/26/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	422.33	41,514.03
Bill	06/26/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	403.04	41,917.07
Bill	06/26/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	488.51	42,405.58
Bill	07/24/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	311.99	42,717.57
Bill	07/24/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	242.61	42,960.18
Bill	07/24/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	353.91	43,314.09
Bill	08/20/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	375.26	43,689.35
Bill	08/20/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	258.87	43,948.22
Bill	08/20/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	360.75	44,308.97
Bill	09/25/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	321.80	44,630.77
Bill	09/25/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	256.04	44,886.81
Bill	09/25/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	349.69	45,236.50
Total 08030 — Gas					45,236.50	45,236.50
08000 — Utilities					45,236.50	45,236.50
					45,236.50	45,236.50

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
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
Bill	02/28/14	AT&T	AT&T - Account #860 233-4865 691	2000	73.36	919.15
Bill	02/28/14	AT&T	AT&T - Account # 860 233-2031 424	2000	156.82	1,075.97
Bill	03/31/14	AT&T	AT&T - Account #860 233-4865 691	2000	73.36	1,149.33
Bill	03/31/14	AT&T	AT&T - Account #860 233-2031 424	2000	156.82	1,306.15
Bill	04/30/14	AT&T	AT&T - Account #860 233-2031 424	2000	156.84	1,462.99
Bill	04/30/14	AT&T	AT&T - Account #860-233-2865 691	2000	73.37	1,536.36
Bill	05/30/14	AT&T	AT&T - U-verse Account #135481177	2000	76.99	1,613.35
Bill	05/30/14	AT&T	AT&T Account #860 233 2031 424	2000	101.85	1,715.20
Bill	05/30/14	AT&T	AT&T Account #860233-4865 691	2000	47.96	1,763.16
Bill	06/30/14	AT&T	AT&T - U-verse Account #135481177	2000	59.16	1,822.32
Bill	07/25/14	AT&T	AT&T - Account #860-233-4865 691	2000	47.96	1,870.28
Bill	08/08/14	AT&T	AT&T - Account #860-233-4865 691	2000	48.07	1,918.35
Bill	08/20/14	AT&T	AT&T - Account #135481177	2000	85.56	2,003.91
Bill	08/20/14	AT&T	AT&T - Account #860-233-2031 424	2000	187.20	2,191.11
Bill	08/31/14	AT&T	AT&T - Account #135481177	2000	95.33	2,286.44
Bill	08/31/14	AT&T	AT&T - Account #135481177	2000	95.33	2,381.77
Total 08050 — Telephone					2,381.77	2,381.77
Total 08000 — Utilities					2,381.77	2,381.77
OTAL					2,381.77	2,381.77

Westbury Condominium Association, Inc.
Transaction Detail by Account
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Type	Date	Name	Memo		Split Amount	Balance
Type	Date	Name	Memo		Split Amount	Balance
08550 — Capital Improvements						
08551 — Cap Improvements - Operating						
Bill	03/05/14	Peachtree Business Products	Peachtree Business - Invoice #P315070000019 - Bike Rack - 6 Bike Mighty Mite	2000	443.48	443.48
Bill	06/30/14	Wethersfield Sandblasting Co., LLC	Invoice - Wethersfield Sandblasting Co - Inv. 061614 - Sandblast two laundry room floor	2000	0.00	443.48
Bill	07/21/14	Wethersfield Sandblasting Co., LLC	Invoice - Wethersfield Sandblasting Co - Inv. 061614 - Sandblast two laundry room floor	2000	5,125.00	5,568.48
Total 08551 — Cap Improvements - Operating					5,568.48	5,568.48
Total 08550 — Capital Improvements					5,568.48	5,568.48
TOTAL					5,568.48	5,568.48

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
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
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202757 - Louis P/E 2/18/14	2000	1,462.29	14,746.70
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0203248 - Luis Colon Hrs P/E 3/4	2000	1,434.44	16,181.14
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202353 - Jordon Huhtanen Hrs - P/E 2/22	2000	781.67	16,962.81
Bill	02/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202353 - Jordon Huhtanen Hrs - P/E 3/4	2000	223.34	17,186.15
Bill	03/05/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0203367 - Josh Colon Hrs - P/E 3/4	2000	204.72	17,390.87
Bill	03/05/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202918 - Josh Colon Hrs - P/E 2/18/14	2000	1,369.26	18,760.13
Bill	03/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202353 - Jason Tillinghast Hrs - P/E 1/21	2000	273.85	19,033.98
Bill	03/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #COPY0203896 - Louis Hrs P/E 4/1	2000	1,545.85	20,579.83
Bill	03/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0203412 - Luis Hrs. P/E 3/18	2000	1,866.16	22,445.99
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204024 - Luis' Hrs. P/E 4/15	2000	1,852.23	24,298.22
Bill	04/30/14	Miguel Brito	Miguel Brito - Hauled Sand From Basement and Helped Paint Laundry Floor	2000	420.00	24,718.22
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204439 - Luis Hrs - P/E 4/29/14	2000	1,984.57	26,702.79
Bill	05/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204644 - Luis Hrs P/E 5/13	2000	1,775.65	28,478.44
Bill	05/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205060 - Luis Hrs P/E 5/27	2000	1,420.51	29,898.95
Bill	06/17/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT 0101923 Monthly Management Fee	2000	1,754.74	31,653.69
Bill	06/17/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205410 - Leon Hrs P/E 6/10 Double Time	2000	109.54	31,763.23

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance	
Bill	06/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205635 - Colon Hrs P/E 6/24 w/ overtime	2000	2,100.81	33,864.04
Bill	06/30/14	Miguel Brito	Miguel Brito - 80 hrs @ \$15 per hour	2000	1,200.00	35,064.04
Bill	07/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206068 - Luis Colon Hrs P/E 7/8	2000	1,336.95	36,400.99
Bill	07/25/14	Miguel Brito	Miguel Brito - 96 hrs @ \$15 per hour	2000	1,440.00	37,840.99
Bill	07/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206461 - Luis Hrs P/E 7/22	2000	1,726.89	39,567.88
Bill	08/10/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206656 - Luis Hrs P/E 8/5	2000	1,726.89	41,294.77
Bill	08/26/14	Jose Colon	Jose Colon - Assist Luis Apt 869-106 Painting, Prep	2000	900.00	42,194.77
Bill	08/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207118 - Luis Time P/E 8/19	2000	1,225.53	43,420.30
Bill	08/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207434 - P/E 9/2 - Monthly	2000	1,497.13	44,917.43
Bill	08/31/14	Jose Colon	Jose Colon - Assist Luis Apt 869-106 Painting, Prep	2000	420.00	45,337.43
Bill	09/25/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207765 - Luis Hrs P/E 9/16	2000	1,378.73	46,716.16
Bill	09/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208063 - Luis Hrs P/E 9/30	2000	1,531.92	48,248.08
al 09020 — Maintenance Worker - Imagineers					48,248.08	48,248.08
09000 — Maintenance					48,248.08	48,248.08
					48,248.08	48,248.08

Type	Date	Name	Memo	Split Amount	Balance
— Maintenance					
09030 — Elevator Maintenance					
General	10/15/13		To Expense October Portion of Qtrly Elevator Invoice	1470	887.11
Bill	10/25/13	Otis Elevator Company	Otis Elevator - Invoice #MRN1312024055324 - Emergency Response to Water Damage	2000	4,273.67
Bill	10/30/13	Otis Elevator Company	Otis Elevator - Invoice #NKG25687001 - Service Call for Running on Elevator	2000	466.69
General	11/24/13		To Amortize One Month Portion of Quarterly Elevator Invoice	1470	887.11
General	12/31/13		To Amortize Dec. portion of Quarterly Otis Elevator Invoice	1470	887.11
General	01/19/14		To Record Prepaid Portion of Quarterly Elevator Invoice	1470	-1,845.47
Bill	01/20/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z114	2000	2,768.21
General	02/28/14		To Amortize 1 month of Quarterly Elevator Maintenance Agreement	1470	922.74
Bill	03/05/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z414	2000	2,768.21
General	03/31/14		To Record Prepaid Portion of Quarterly Otis Elevator Invoice	1470	-1,845.47
General	04/30/14		To Amortize April 2014 Portion of Quarterly Elevator Invoice	1470	922.74
Bill	05/30/14	State of Connecticut	State of CT Bureau of Elevators- 20 Outlook Ave	2000	240.00
Bill	05/30/14	State of Connecticut	State of CT Bureau of Elevators- 30 Outlook Avenue	2000	240.00
Bill	05/30/14	State of Connecticut	State of CT Bureau of Elevators- 869 Farmington Ave	2000	240.00
General	05/30/14		To Amortize May 2014 Portion of Quarterly Elevator Invoice	1470	922.74
Bill	06/26/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z714	2000	2,768.21
General	06/30/14		To Record As Prepaid 2/3 of Quarterly Elevator Invoice - Otis	1470	-1,845.47
General	07/13/14		Amortization of July 2014 Elevator Expense - Quarterly Otis Invoice	1470	922.74
General	08/31/14		To Record August 2014 Expense of Qtrly Otis Elevator Invoice	1470	922.74
General	09/21/14		To Record Qtrly Invoice from Otis as Prepaid	1470	-2,878.95
Bill	09/25/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499ZA14	2000	2,878.95
General	09/30/14		To Expense September 2014 Portion of Otis Elevator Invoice	1470	959.65
Total 09030 — Elevator Maintenance					16,463.26
09000 — Maintenance					16,463.26
					16,463.26

Type	Date	Name	Memo	Split Amount	Balance
09000 — Maintenance					

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
09110 — General Maintenance & Repair					
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - #Gibson, Hinchliffe	2000	9.57
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Hinchliffe, Hool	2000	14.36
Bill	10/15/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag	2000	8.51
Bill	10/25/13	Paine's, Inc.	Paines - Invoice #2665609 - 2 Yd Container - Called By Joyce Falkin	2000	37.64
Bill	10/31/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200476 - Louis ReimburseWindow Cleaner Trigger - 32o	2000	25.27
Bill	11/10/13	Ilona Levitz	Ilona Levitz Reimbursement - Frames & Copies	2000	19.14
Bill	11/17/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200703 - Put Caution Tape up On Outside Hand Rail - J	2000	54.77
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201012	2000	9.19
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Joint Compound - Home Depot	2000	7.18
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201264 - Mortar Tub & Alum Wire - Home Depot	2000	9.82
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200953 - Reimbursement Hammer Drill	2000	10.90
Bill	11/30/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0200953 - Reimbursement 5/16" Tank Bolt Washers	2000	1.97
Bill	12/12/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag	2000	14.36
Bill	12/17/13	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #1217 - New Primus Cylinder/Rekey/Repair Rear Sou	2000	130.81
Bill	12/24/13	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - S. King	2000	8.51
Bill	12/24/13	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201510 - Reimburse Home Depot Reflective Tape, Flat	2000	28.51
Bill	12/24/13	Martin Levitz	Martin Levitz - Reimbursement - Home Depot - Ice Melt	2000	12.39
Bill	12/29/13	Paine's, Inc.	Paines - Invoice #2672747 - 2 Yd Container - Called By Joyce Falkin	2000	37.64
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201991 - Reimburse - Salt and Spreader -Home Depot	2000	164.55
Bill	01/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0201991 - Reimburse - Salt and Spreader -Home Depot	2000	164.55
Bill	01/29/14	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #1105 - 2 New Primus Keys	2000	25.52
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202372 - Paint Remover and Tape	2000	34.51
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202372 - Paint Remover, Bleach, Germicid	2000	99.70
Bill	01/31/14	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-151 - Unit 30-105 - Cleared Common MGL from trap be	2000	152.88
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Reimbursement - Duplex Outlet	2000	3.54
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Reimbursement - Thermostat	2000	28.69
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202521 - Reimbursement - Dual Washing Machine Valve	2000	384.21
Bill	02/01/14	Martin Levitz	Martin Levitz - Reimbursement For Home Depot - Plumbing Fixture	2000	289.29
Bill	02/14/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Kunin, Holland	2000	15.42
Bill	02/27/14	Wattsaver Lighting Products	Wattsaver Inv. #033314 - 42W Triple CFL	2000	84.55
Bill	02/28/14	Wattsaver Lighting Products	Wattsaver Inv. #031519 - Lighting - Bulbs	2000	80.83
Bill	03/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0202353 - 100AMP One Time Cartridge Fuse	2000	25.46
Bill	03/31/14	Imagineers, LLC	Imagineers Reimb. - Inv. #MAIN0203396 - FW Webb - VLV ACT DIR Cou Non Spr	2000	192.71
Bill	03/31/14	Interstate Glass & Mirror	Interstate Glass & Mirror Inv. #180348 - Weatherstrip 200' Black plus labor	2000	445.61
Bill	03/31/14	Wattsaver Lighting Products	Wattsaver Inv. #033577 - 2 60W Blk Col Pos	2000	55.30
Bill	04/29/14	West Hartford Lock	West Hartford Lock - Invoice #95515 - C8735 Exterior Mail Box Lock	2000	13.80
Bill	04/30/14	Jerry Shimoda-Peterson	Jerry Shimoda-Peterson - Reimbursement - Social 4/27/14 - Ice	2000	10.00
Bill	05/02/14	West Hartford Lock	West Hartford Lock - Invoice #95515 - C8735 Exterior Mail Box Lock	2000	13.25
Bill	05/02/14	West Hartford Lock	West Hartford Lock - Invoice #95515 - C8735 Exterior Mail Box Lock	2000	13.80
Bill	05/02/14	West Hartford Lock	Repair Lockset - Key not working all the time	2000	25.00
Bill	05/09/14	Lewis Hosier Locksmith	Lewis Hosier Locksmith - Invoice #507 -Repair Primus Cylinder	2000	21.27
Bill	05/09/14	John Boyle Company	John Boyle Company - Inv. #409835Paint - Laundry Room	2000	81.98
Bill	05/09/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Paint - Laundry Room	2000	26.00
Bill	05/17/14	Miller Plumbing, LLC	Miller Plumbing - Invoice #3396-151 - 30 Outlook - Cleared Roof Drains/Flush and Test	2000	244.61
Bill	05/30/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Paint - Laundry Room Water Block PR White	2000	178.72
Bill	05/30/14	Sherwin-Williams	Sherwin-Williams - A/C TRDPlex Deck Gray - Laundry Room	2000	433.92

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
Bill	05/30/14	Sherwin-Williams	Sherwin-Williams - A/C TRDPlex Deck Gray 5 Gal Laundry Room	2000	222.37
Bill	06/02/14	Martin Levitz	Martin Levitz - Reimbursement - Home Depot - Glass Cleaner, Germicidal, Auto Squeegee	2000	126.93
Bill	06/15/14	Imagineers, LLC	Payment of Old Invoices	2000	3,099.46
Bill	06/16/14	Miguel Brito	Miguel Brito - Hauled Sand From Basement and Helped Paint Laundry Floor	2000	240.00
Bill	06/16/14	Martin Levitz	Martin Levitz - Reimbursement - Lowe's - Trimmer with Hedge Trimmer Extension	2000	309.22
Bill	06/26/14	Paine's, Inc.	Paines - Invoice #2692554 - 2 Yd Container on call	2000	38.76
Bill	06/26/14	Martin Levitz	Martin Levitz - Reimbursement - Home Depot - Sealant, Brushes	2000	72.67
Bill	06/30/14	Wattsaver Lighting Products	Wattsaver Inv. #036196 - 30 Sylf 34CW/SS/Eco	2000	71.79
Bill	06/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205570 - Reimbursement - FW Webb, Home Depot - Cha	2000	68.08
Bill	07/11/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205867 - Reimburse -Luis Lowes - Coarse Wire, Home I	2000	38.36
Bill	07/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205911 Reimburse Metal Roller Tray, Tape Adhesive, R	2000	55.92
Bill	07/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0205340 Reimburse Air Conditioner Filters	2000	80.78
Bill	07/21/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag	2000	9.10
Bill	07/24/14	Paine's, Inc.	Paines - Invoice #2695856 - 2 Yd Container on call	2000	38.76
Bill	07/24/14	Wattsaver Lighting Products	Wattsaver Inv. #037066 - (6) 22W Flour Circl, (6) 120V Ball	2000	101.14
Bill	07/24/14	Wattsaver Lighting Products	Wattsaver Inv. #037051 1 FC12 or FC16 w/socket net credit 037064	2000	13.83
Bill	07/25/14	Martin Levitz	Martin Levitz - Reimbursement - Home Depot - Sealant, Brushes	2000	143.06
General	07/31/14		Reverse Other Accrued Expenses	3150	-3,099.46
Bill	08/10/14	Imagineers, LLC	IMagineers, LLC - Inv #MAIN0206656 - Gas for Trimmer	2000	10.00
Bill	08/15/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206292 - Home Depot Reimburse Grinding Wheels and !	2000	55.01
Bill	08/15/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206244 - Reimbuse Nylon Poly, Concrete Repair, Water	2000	57.85
Bill	08/15/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206196 - Reimburse Home Depot Spiral Bulbs	2000	26.94
Bill	08/20/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206872 - Roll Cover, Pipe, Dynaflex Clear, Caulk	2000	87.89
Bill	08/20/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - 102 Summers	2000	6.38
Bill	08/25/14	Sinsigalli Signs & Designs	Sinsigalli Signs - 2 Speed Limit Signs with Posts	2000	240.35
Bill	08/25/14	Martin Levitz	Martin Levitz - Reimbursement - FedEx Copies 6 Prints 24x36	2000	28.71
Bill	08/31/14	Premier Window Cleaning Plus, LLC	Premier Window Cleaning - Inv # 6022	2000	1,970.94
Bill	08/31/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - 106, 308, 308, 303	2000	28.18
Bill	08/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0206926 - Home Depot - Polo Combo A	2000	28.68
Bill	08/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207219 - Home Depot - Stripper, O&G Grey Sikaflex	2000	59.65
Bill	08/31/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Paint - Rental Unit - 869-106	2000	119.84
General	08/31/14		To Accrue Imagineers LLC Invoices	3150	1,354.20
Bill	09/15/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - McCarthy & Kauffman	2000	15.42
Bill	09/21/14	Paine's, Inc.	Paines - Invoice #207856103 - 12 Yd Container on call and Dump - Laundry Room 3.43	2000	517.44
Bill	09/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207260 - 5/8" 4x8 Firecode S/R	2000	11.81
Bill	09/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207260 - John Boyle - Muresco Ceiling White Paint	2000	30.99
Bill	09/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207260 - HVAC Motor - 1/30 HP, 1550 RPM, 115V, 3.3	2000	79.87
Bill	09/25/14	Paine's, Inc.	Paines - Invoice #207856100 - 2 Yd Container on call and Dump	2000	39.76
Bill	09/30/14	Quest Pest Control, LLC	Quest Pest Control, LLC - Bed bug inspection - Building 30 on 9/30/14	2000	150.00
Bill	09/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208147 Home Depot - Cleaners, Zep Spill Absorber	2000	85.94
Total 09110 — General Maintenance & Repair					10,386.83
Total 09000 — Maintenance					10,386.83
TOTAL					10,386.83

Type	Date	Name	Memo	Split Amount	Balance
09000 — Maintenance					
09135 — Fire Protection					

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
Bill	04/29/14	Roybal & Sons Fire Equipment	Roybal & Sons - Annual Service and Maintenance - 20 Outlook	2000	130.28
Bill	04/29/14	Roybal & Sons Fire Equipment	Roybal & Sons - Annual Service and Maintenance - 30 Outlook	2000	130.28
Bill	04/29/14	Roybal & Sons Fire Equipment	Roybal & Sons - Annual Service and Maintenance - 869 FA	2000	130.28
Total 09135 — Fire Protection					390.84
Total 09000 — Maintenance					390.84
TOTAL					390.84

Type	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
Bill	10/23/13	Heat Shock	Heat Shock - Invoice #HS-02 - 30 Outlook Avenue	2000	1,499.90
Bill	10/25/13	Heat Shock	Heat Shock - Invoice #HS-03 869 Farmington Avenue Prev. Maint	2000	1,499.90
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-04 Vents Leaking in Elevator in 869	2000	508.80
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-05 Install New Air Eliminators - 869 Elevator	2000	1,063.71
Bill	10/25/13	Heat Shock	Heat Shock - Invoice HS-06 Bldg #20 - Isolate #107 and #302	2000	1,992.80
Bill	10/31/13	Heat Shock	Heat Shock - Inv. #HS-10 - Install Air Eliminators	2000	7,971.20
General	10/31/13		To Transfer to Reserve HVAC Enhancement	0982	-16,036.21
Bill	12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000	0.00
General	01/31/14		Heat Shock - HS01 - Boiler Preventative Maintenance - 20 Outlook Avenue	-SPL	1,499.90
General	01/31/14		Heat Shock - HS 02 - 30 Outlook Avenue	0915	1,499.90
General	01/31/14		Heat Shock - HS 03 - 869 Farmington Avenue	0915	1,499.90
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	-SPL	508.80
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	0915	1,063.71
Bill	02/01/14	Heat Shock	Heat Shock - Inv. #HS-905 - Plumbing Fixtures for Ball Cock Replacement	2000	848.00
Bill	02/06/14	Heat Shock	Heat Shock - Inv. #HS-500 - Shut Down Water and Replace Gate Valves	2000	848.00
General	02/25/14		Heat Shock Inv. #HS-25 Had To Change T-Stat - Too Much Heat	0982	439.90
Bill	02/28/14	Heat Shock	Heat Shock - Inv. #HS-4547 Diagnose Boiler for Hot Water not running Bldg #30	2000	498.20
Bill	03/31/14	Heat Shock	Heat Shock - Inv. #HS-7777 - Six Shut-off's	2000	340.32
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204237 - Reimburse - Home Depot Washing Machine V	2000	68.48
Bill	04/30/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204238 - Reimb. - Home Depot Ball Valve, Coupling, Etc	2000	47.36
Bill	05/17/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0204521 - Reimb. - Sears- HEPA Filter 2 cycle oil/Home	2000	110.11
Bill	06/08/14	Power Fuels	Power Fuels - Invoice 5-28-14 Unit 30-303 Blower Motor Not Working	2000	289.70
Bill	07/25/14	Power Fuels	Power Fuels Heating - Inv. 222899 - Boilers 20 & 30 High Limit Safety Aqua Stat Contro	2000	425.40
Bill	07/25/14	Power Fuels	Power Fuels Heating - Inv. 222897 - Unit 30-202 Low Refridgerant	2000	202.07
Bill	07/25/14	Power Fuels	Power Fuels Heating - Inv. 222904 - Expansion Tank Failed, Replaced Relief Valve	2000	766.13
Total 09150 — HVAC Service					10,955.88
Total 09000 — Maintenance					10,955.88
TOTAL					10,955.88

Type	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
Bill	04/22/14	Hillyard/Rovic	Rovic - Inv. # 600868636 - Sanding Disc and Stripper Pads	2000	51.68
Bill	07/24/14	Coastal Tool	Coastal Tool - Inv. 29294OAHammer/Impact Kit BlacDck290 L2	2000	229.00
Total 09250 — Maintenance Supplies					652.91

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance
Total 09000 — Maintenance				652.91	652.91
TOTAL				652.91	652.91

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
Bill	11/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1049 - Monthly	2000	1,404.54
Bill	12/01/13	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #m103 - Monthly	2000	1,404.54
Bill	01/01/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #1148 - Monthly	2000	1,400.00
Bill	02/25/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #020314- Monthly	2000	1,400.00
Bill	02/28/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #021914 - Bobcat X 2 - 2/14, 15, 16	2000	1,196.43
Bill	03/05/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3007 - Monthly	2000	1,400.00
Bill	04/30/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3020- Monthly	2000	1,400.00
Bill	05/30/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3055- Monthly	2000	1,400.00
Bill	06/30/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3055- Monthly	2000	1,400.00
Bill	07/31/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3159- Monthly	2000	1,400.00
Bill	08/31/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3203- Monthly	2000	1,400.00
Bill	09/30/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #- Monthly	2000	1,400.00
Total Lawn Maint. & Landscaping				18,010.05	18,010.05
Total 09600 — Contract Services				18,010.05	18,010.05
TOTAL				18,010.05	18,010.05

Type	Date	Name	Memo	Split Amount	Balance
09600 — Contract Services					
Pest Control					
Bill	06/26/14	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #13-843642	2000	159.53
Bill	07/24/14	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #14-735276	2000	159.53
Bill	08/20/14	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #14-943470	2000	159.53
Bill	09/15/14	All Seasons Budget Pest Control	All Seasons - Monthly Invoice #14-529750	2000	159.53
Total Pest Control				638.12	638.12
Total 09600 — Contract Services				638.12	638.12
TOTAL				638.12	638.12

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
Bill	10/28/13	Turf Masters, LLC	TurfMasters - Invoice #349165 - Pelletized Brown Limestone	2000	190.37
Bill	04/30/14	Turf Masters, LLC	TurfMasters - Invoice #369115 - Pre-Emergent Bed Weed Control	2000	159.53
Bill	05/17/14	Turf Masters, LLC	TurfMasters - Invoice #367662 - Crabgrass control/Fertil, broadleaf weed control	2000	201.00
Bill	07/11/14	Turf Masters, LLC	TurfMasters - Invoice #382837 - Foliar Spay to Alberta Spuces * Ewanamus	2000	106.35
Bill	07/25/14	Turf Masters, LLC	TurfMasters - Invoice #389317 - Grub Control Preventative	2000	201.00
Bill	07/25/14	Turf Masters, LLC	Turf Masters - Invoice #389317 - Late Fall Preventative	2000	190.37
Bill	08/31/14	Turf Masters, LLC	TurfMasters - Invoice #411168 - Post Emergent Weed Control	2000	63.81
Bill	08/31/14	Turf Masters, LLC	TurfMasters - Invoice #389317 - Slow Release Fert. & Broadleaf Weed Control	2000	391.37
Total 09611 — Fertilization				1,694.17	1,694.17

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance
Total 09600 — Contract Services				1,694.17	1,694.17
TOTAL				1,694.17	1,694.17

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
Bill	11/13/13	Theodore Calabrese	Reimbursement - Ted Calabrese - Holly Tone - 35 lb Bag	2000	24.44
Bill	04/30/14	Joyce Falkin	Joyce Falkin - Reimbursement - Wine and Food - Assoc. Social 4/27/14	2000	180.70
Bill	06/02/14	Theodore Calabrese	Reimbursement - Ted Calabrese - Pachysandra Flat (2)	2000	36.14
Bill	06/26/14	Theodore Calabrese	Reimbursement - Ted Calabrese - West Hartford Lock - Tax	2000	52.63
Total 09612 — Grounds Improvements				474.71	474.71
Total 09600 — Contract Services				474.71	474.71
TOTAL				474.71	474.71

Type	Date	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers					
09990 — Operating to Reserves					
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	8,333.33
General	11/24/13			2162	8,333.33
General	12/31/13			2162	8,333.33
General	01/31/14			2162	8,333.00
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162	8,333.00
General	03/31/14		To Recrod Interfund Transactions for March 2014	2162	8,333.00
General	04/30/14		To Record April 2014 Interfund Transactions	2162	8,333.00
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480	8,333.33
General	06/30/14			1480	8,333.33
General	07/25/14			1480	8,333.33
General	08/31/14		To Record August 2014 Interfund Entry	1480	8,333.33
General	09/30/14		To Record Monthly Transfers Between Funds Per Budget	1480	8,333.33
Total 09990 — Operating to Reserves				99,998.64	99,998.64
Total 09900 — Reserve Transfers				99,998.64	99,998.64
TOTAL				99,998.64	99,998.64

Type	Date	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers					
09991 — Roof/HVAC Reserve Transfer					
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	2,990.00
General	11/24/13			2162	2,990.00
General	12/31/13			2162	2,990.00
General	01/31/14			2162	2,990.00
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162	2,990.00
General	03/31/14		To Recrod Interfund Transactions for March 2014	2162	2,990.00
General	04/30/14		To Record April 2014 Interfund Transactions	2162	2,990.00
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480	2,990.00
General	06/30/14			1480	2,990.00
General	07/25/14			1480	2,990.00

Westbury Condominium Association, Inc.

Transaction Detail by Account

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Type	Date	Name	Memo	Split Amount	Balance
General	08/31/14		To Record August 2014 Interfund Entry	1480	2,990.00
General	09/30/14		To Record Monthly Transfers Between Funds Per Budget	1480	2,990.00
Total 09991 — Roof/HVAC Reserve Transfer					35,880.00
Total 09900 — Reserve Transfers					35,880.00
TOTAL					35,880.00

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06901 — WCA Monthly Contributions					
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	8,333.33
General	11/24/13			2162	8,333.33
General	12/31/13			2162	8,333.33
General	01/31/14			2162	8,333.00
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162	8,333.00
General	03/31/14		To Record Interfund Transactions for March 2014	2162	8,333.00
General	04/30/14		To Record April 2014 Interfund Transactions	2162	8,333.00
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480	8,333.33
General	06/30/14			1480	8,333.33
General	07/25/14			1480	8,333.33
General	08/31/14		To Record August 2014 Interfund Entry	1480	8,333.33
General	09/30/14		To Record Monthly Transfers Between Funds Per Budget	1480	8,333.33
Total 06901 — WCA Monthly Contributions					99,998.64
Total 06899 — Reserve Fund Income					99,998.64
TOTAL					99,998.64

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06902 — Interest Income					
General	10/17/13		To Record Interest Income - Reserve Fund FNFG# 0633	1080	38.01
General	11/30/13		Interest Income - NAB 0633 Reserve - November	1080	35.00
General	12/31/13		To Record Interest Income - FNFG Reserve	1080	38.19
General	01/31/14		Credit Interest Earned - FNFG - Reserve A/C	1080	36.30
General	02/28/14		To record interest income in Reserve Cash Account	1080	33.06
General	03/31/14		To Record Interest Income on FNFG - Reserve A/C #0633	1080	41.27
General	04/30/14		To record Interest Income on FNFG - Reserve	1080	39.32
General	05/15/14		Interest Income - FNFG Reserve Cash #633	1080	42.86
General	06/30/14		Interest Income - First Niagra 0633	1080	47.42
General	07/25/14		To Record FNFG Interest Income - A/C #633	1080	47.76
General	08/31/14		To Record August 2014 Reserve Cash Interest Income FNFB 0633	1080	44.10
General	09/30/14		To Record FNFG Interest Reserve Fund *633	1080	53.18
Total 06902 — Interest Income					496.47
Total 06899 — Reserve Fund Income					496.47
					496.47

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06903 — Roof/HVAC Project Prepay Amort.					

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

Type	Date	Name	Memo	Split Amount	Balance
General	10/17/13		To Amortize 1 Month of Unit Owner Prepays - Oct. '13 Roof/HVAC	2982	655.99
General	11/30/13		To Amortize Prepaid Roof/HVAC for November 2013	2982	655.99
General	12/31/13		To Amortize December HVAC Roof Prepayment Portion	2982	655.99
General	01/31/14		To Record Amortization of January 2014 Roof/HVAC	2982	655.99
General	02/28/14		To Record Monthly Amortization of Prepaid Roof/HVAC Payments	2982	655.99
General	03/31/14		To Amortize 3/31/14 Roof/HVAC Prepayment	2982	655.99
General	04/30/14		To Amortize 3/31/14 Roof/HVAC PrTo Amortize 4/30/14 Roof/HVAC Prepaymententepaym	2982	655.99
General	05/15/14		Amortizatoin of May 2014 Prepay Roof/HVAC	2982	655.99
General	06/30/14		To Record Monthly Amortization of Roof/HVAC Prepayers	2982	655.99
General	07/25/14		July 2014 Portion of Prepaid Roof/HVAC Amortization	2982	655.99
General	08/31/14		Amortization of August 2014 Portion of Roof/HVAC Prepayments	2982	655.99
General	09/30/14		To Record September 2014 Amortization of Prepaid Roof/HVAC	2982	655.99
Total 06903 — Roof/HVAC Project Prepay Amort.					7,871.88
Total 06899 — Reserve Fund Income					7,871.88
TOTAL					7,871.88

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06904 — WCA Monthly Transfer -Roof/HVAC					
General	10/17/13		To Record Monthly Reserve Fund Contribution and Roof HVAC Transfer - October 2013	2162	2,990.00
General	11/24/13			2162	2,990.00
General	12/31/13			2162	2,990.00
General	01/31/14			2162	2,990.00
General	02/28/14		Monthly Reserve Fund Transfer Entry	2162	2,990.00
General	03/31/14		To Recrod Interfund Transactions for March 2014	2162	2,990.00
General	04/30/14		To Record April 2014 Interfund Transactions	2162	2,990.00
General	05/30/14		To Record May 2014 Monthly Operating To Reserve Fund Transfers	1480	2,990.00
General	06/30/14			1480	2,990.00
General	07/25/14			1480	2,990.00
General	08/31/14		To Record August 2014 Interfund Entry	1480	2,990.00
General	09/30/14		To Record Monthly Transfers Between Funds Per Budget	1480	2,990.00
Total 06904 — WCA Monthly Transfer -Roof/HVAC					35,880.00
Total 06899 — Reserve Fund Income					35,880.00
TOTAL					35,880.00

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09807 — Reserve - Interest Expense					
General	10/17/13		Payment of Roof/HVAC Loan - Oct. '13	2080	683.62
General	11/24/13			2080	692.54
General	12/31/13		December Roof/HVAC Loan Payment	2080	658.02
General	01/31/14		Record January 2014 Roof/HVAC Loan Payment	2080	667.05
General	02/28/14		Payment of February 2014 Roof/HVAC loan	1080	653.17
General	03/31/14		To Record HVAC Loan Payment - March 2014	2080	578.20
General	04/30/14		To Record HVAC Loan Payment - April 2014	2080	626.48
General	05/15/14		Payment of Roof/HVAC Loan Payment - May 2014	1080	593.37
General	06/30/14		To Record the June 2014 Payment of the Roof/HVAC Loan Payment	-SPL	599.66

Westbury Condominium Association, Inc.

Transaction Detail by Account

October 2013 through September 2014

Type	Date	Name	Memo	Split Amount	Balance
General	07/25/14		Payment of July 2014 Roof/HVAC loan payment	2080	567.28
General	08/31/14		To Record Roof/HVAC Loan Payment @ 8/31/14	1080	572.56
General	09/30/14		To Pay September 2014 Roof/HVAC Loan Payment	1080	558.96
Total 09807 — Reserve - Interest Expense					7,450.91
Total 09799 — Reserve Fund Expenses					7,450.91
TOTAL					7,450.91

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09817 — Reserve - Underground Conduit					
Bill	08/31/14	Town of West Hartford	Town of West Hartford - Check #1 - Building connection conduit	2000	377.46
Bill	08/31/14	Town of West Hartford	Town of West Hartford - Check #2 - Building connection conduit	2000	372.00
Bill	08/31/14	Town of West Hartford	Town of West Hartford - Check #2 - Building connection conduit	2000	407.46
Total 09817 — Reserve - Underground Conduit					1,156.92
Total 09799 — Reserve Fund Expenses					1,156.92
TOTAL					1,156.92

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09821 — Reserve - HVAC Upgrade/Enhance					
General	10/31/13		To Transfer to Reserve HVAC Enhancement	-SPL	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
Bill	11/13/13	Heat Shock	Heat Shock - Inv. #HS-29 Bldg #869 Main Drain Repair Remove Clog With Pressure Bu	2000	511.20
Bill	11/14/13	Heat Shock	Heat Shock - Inv. #HS-20 - Install Air Eliminators	2000	5,363.60
Bill	12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000	0.00
Bill	12/17/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System	2000	863.90
Bill	12/24/13	Heat Shock	Heat Shock - Inv. #HS-34 - Drain Entire Boiler System - Install Bleeders	2000	890.40
General	01/31/14		Heat Shock - HS01 - Boiler Preventative Maintenance - 20 Outlook Avenue	0915	-1,499.90
General	01/31/14		Heat Shock - HS 02 - 30 Outlook Avenue	0915	-1,499.90
General	01/31/14		Heat Shock - HS 03 - 869 Farmington Avenue	0915	-1,499.90
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	0915	-508.80
General	01/31/14		Heat Shock - HS04 - Elevator Shaft Leak - 869 Farmington Avenue	0915	-1,063.71
General	02/25/14		Heat Shock Inv. #HS-25 Had To Change T-Stat - Too Much Heat	0915	-439.90
Bill	06/02/14	West Hartford Lock	West Hartford Lock - Invoice 31714 - Interior Renovation	2000	828.80
Total 09821 — Reserve - HVAC Upgrade/Enhance					19,895.30
Total 09799 — Reserve Fund Expenses					19,895.30
TOTAL					19,895.30

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
Bill	11/13/13	Advent Design	Advent Design - 3rd Design Inv. #2013-59 - Partial on Phase II	2000	2,750.00
Bill	12/12/13	Advent Design	Advent Design - 2nd Design Phase Total Inv. #2013-68 - Payment in Full on Phase II	2000	0.00
Bill	01/16/14	Advent Design	Advent Design - Payment to Get to 60% of Phase II - Design Development	2000	550.00
Bill	01/31/14	Imagineers, LLC	Imagineers, LLC - Inv. MAIN0202521 - Reimbursement - Primer, Sealer/Tray Set	2000	47.53
Bill	02/28/14	Ilona Levitz	Ilona Levitz Reimbursement - Paint for Project Presentation - John Boyle	2000	74.78

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

Type	Date	Name	Memo	Split Amount	Balance	
Bill	05/30/14	Advent Design	Advent Design - Final Payment	2000	0.00	4,797.31
Bill	06/16/14	Advent Design	Advent Design - Final Payment	2000	2,250.00	7,047.31
Total 09830 — Hallway Renovations - Design					7,047.31	7,047.31
Total 09799 — Reserve Fund Expenses					7,047.31	7,047.31
TOTAL					7,047.31	7,047.31

Misc. Important Documents

Secretary of the State Annual Recording



W

The Westbury

Westbury Condominiums Association, Inc.

Annual Secretary of State Filing

Office of the Secretary of the State of Connecticut

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

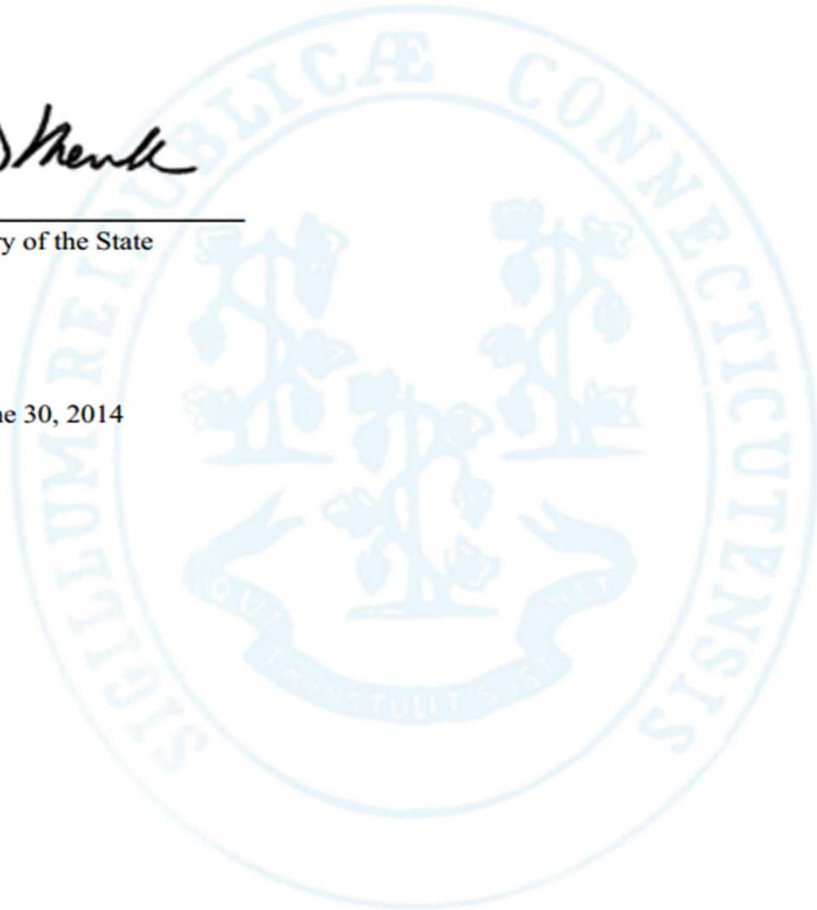
WESTBURY CONDOMINIUMS ASSOCIATION, INC.

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



Secretary of the State

Date Issued: June 30, 2014



Westbury Condominiums Association, Inc.

Annual Secretary of State Filing

C.O.N.C.O.R.D. - Secretary x

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 **DENISE W. MERRILL**
CONNECTICUT SECRETARY OF THE STATE

COMMERCIAL RECORDING DIVISION
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Prerequisites Search Business Select Business Payment Review Status

Certificate of Legal Existence Review

Certificate Information		Edit Certificate Type Info
Business Name:	WESTBURY CONDOMINIUMS ASSOCIATION, INC.	
Business ID:	0220074	
Selected Certificate Type (# of Copies):	Express(1)	
Total Filing Fee:	\$50.00	

Payment Information		Edit Payment Info
Credit Card Number:	*****3411	
Name on Credit Card:	Alan R Comrie	
Expiration Date:	04/16	
Zip Code:	06107	

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 **DENISE W. MERRILL**
CONNECTICUT SECRETARY OF THE STATE

COMMERCIAL RECORDING DIVISION
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Customer Name: **ALAN COMRIE** Monday, June 30, 2014 [LOGOUT](#)

File Annual Reports

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Search Business Select Business Principal Maintenance Payment Review Status

Filing Status

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

(Business ID: 0220074) for the year 2014. The Filing Number is 0005137181.

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SECRETARY OF THE STATE OF CONNECTICUT, 30 TRINITY STREET, HARTFORD, CT 06106 PHONE: 860-509-6003 WEBSITE: www.concord-sots.ct.gov

The Westbury Condominiums Association, Inc.
Board Member Listing
June 2014

Martin Levitz **President** *Term: June 2014 - June 2017*

Ilona Levitz **Vice President** *Term: June 2013 - June 2016*

Ted Calabrese **Treasurer** *Term: June 2013-June 2016*

Joyce Falkin **Secretary** *Term: June 2014-June 2017*

Daniel Rosow **Board Member** *Term: June 2012 -June 2015*