



The Westbury

December 2014 - 3 Month Report

Westbury Condominiums Association, Inc.

Table of Contents

Section 1	Operating Fund - Income Statement Budget / Actual Fiscal Y-T-D
Section 2	Operating Fund - Income Statement- December 2014 and 2013
Section 3	Combined Balance Sheet
Section 4	Statement of Cash Balances
Section 5	Gas Analysis - Two Year Comparative
Section 6	Gas Analysis - Connecticut Natural Gas
Section 7	Oil Analysis - Seven Year History
Section 8	Electricity Analysis
Section 9	Water Consumption Analysis
Section 10	Accounts Payable Detail
Section 11	Budget Detail
Section 12	Detail of Expenses
Section 13	Rent vs. Owner Schedule
Section 14	Schedule of Contracts
Section 15	Other Misc. Items

Westbury Condominium Association

December 2014 YTD Budget / Actual

	Approved Budget	Budget December 2014	Actual December 2014	Variance
Revenue				
Condominium Fees	\$ 348,650	\$ 87,163	\$ 87,409	\$ 247
Note Payable - 10 Year	\$ 35,880	\$ 8,970	\$ 8,970	\$ -
Rental Income	\$ 16,800	\$ 4,200	\$ 3,538	\$ (662)
Laundry Income	\$ 4,600	\$ 1,150	\$ 1,415	\$ 265
Parking Space Income	\$ 9,120	\$ 2,280	\$ 2,200	\$ (80)
Misc. Other Income	\$ 1,000	\$ 250	\$ 120	\$ (130)
	\$ 416,050	\$ 104,013	\$ 103,652	\$ (361)
Expenses				
Administrative				
Management Fees- Prop. Mgmt	\$ 13,150	\$ 3,288	\$ 3,269	\$ 19
Management Fees - Bookkpg	\$ 11,850	\$ 2,963	\$ 2,625	\$ 338
Audit Fees	\$ 4,200	\$ 1,050	\$ 1,200	\$ (150)
Legal Fees	\$ 500	\$ 125	\$ -	\$ 125
Postage & Mail	\$ 375	\$ 94	\$ 48	\$ 46
Insurance	\$ 33,850	\$ 8,463	\$ 8,691	\$ (229)
Copying/Printing	\$ 235	\$ 59	\$ -	\$ 59
Income Taxes	\$ 2,900	\$ 725	\$ 1,500	\$ (775)
Office- General	\$ 2,086	\$ 522	\$ 13	\$ 509
Rental Management Fee	\$ 1,400	\$ -	\$ -	\$ -
Total Administrative	\$ 70,546	\$ 17,287	\$ 17,346	\$ (60)
Utilities				
Electricity	\$ 21,000	\$ 5,419	\$ 5,092	\$ 327
Water	\$ 14,925	\$ 3,731	\$ 3,654	\$ 77
Gas	\$ 47,000	\$ 11,679	\$ 10,315	\$ 1,364
Telephone	\$ 2,000	\$ 500	\$ 470	\$ 30
Total Utilities	\$ 84,925	\$ 21,329	\$ 19,531	\$ 1,798
Maintenance				
Maintenance Worker	\$ 50,000	\$ 12,500	\$ 9,964	\$ 2,536
Elevator	\$ 11,000	\$ 2,750	\$ 2,879	\$ (129)
General R&M	\$ 6,000	\$ 1,500	\$ 1,831	\$ (331)
Fire Protection	\$ 4,675	\$ 1,169	\$ -	\$ 1,169
HVAC Service	\$ 9,000	\$ 2,250	\$ 1,210	\$ 1,040
Maintenance Supplies	\$ 1,000	\$ 250	\$ -	\$ 250
Total Maintenance	\$ 81,675	\$ 20,419	\$ 15,884	\$ 4,535
Contract Services				
Lawn/Land/Fert/Snow Rem	\$ 20,524	\$ 3,834	\$ 4,948	\$ (1,114)
Landscape/mulch/projects	\$ 10,000	\$ -	\$ -	\$ -
Pest Control	\$ 1,000	\$ 100	\$ -	\$ 100
Total Contract Services	\$ 31,524	\$ 3,934	\$ 4,948	\$ (1,014)
Total Expenses	\$ 268,670	\$ 62,969	\$ 57,709	\$ 5,260
Reserves				
Reserve Contribution	\$ 103,500	\$ 25,875	\$ 25,875	\$ -
Roof/HVAC Transfers To Reserve	\$ 35,880	\$ 8,970	\$ 8,970	\$ -
Capital Improvements				
Operating Projects	\$ 8,000	\$ 2,285	\$ 1,010	\$ 1,275
NI/(DF) Before PY Op. Surplus	\$ -	\$ 3,914	\$ 10,088	\$ 6,174
PY Operating Surplus	\$ -	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	\$ -	\$ 3,914	\$ 10,088	\$ 6,174

Westbury Condominium Association

December 2014 YTD Current Year - Prior Year Comparison

	Actual <u>December 2014</u>	Actual <u>December 2013</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 87,409	\$ 82,664	\$ 4,745
Note Payable - 10 Year	\$ 8,970	\$ 8,970	\$ -
Rental Income	\$ 3,538	\$ 3,500	\$ 38
Laundry Income	\$ 1,415	\$ 1,113	\$ 302
Parking Space Income	\$ 2,200	\$ 2,235	\$ (35)
Misc. Other Income	\$ 120	\$ 200	\$ (80)
	<u>\$ 103,652</u>	<u>\$ 98,682</u>	<u>\$ 4,970</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 3,269	\$ 3,269	\$ -
Management Fees - Bookkpg	\$ 2,625	\$ 2,625	\$ -
Audit Fees	\$ 1,200	\$ 1,050	\$ (150)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 48	\$ 9	\$ (39)
Insurance	\$ 8,691	\$ 8,463	\$ (228)
Copying/Printing	\$ -	\$ 98	\$ 98
Income Taxes	\$ 1,500	\$ 500	\$ (1,000)
Office- General	\$ 13	\$ 100	\$ 87
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 17,346</u>	<u>\$ 16,114</u>	<u>\$ (1,232)</u>
Utilities			
Electricity	\$ 5,092	\$ 6,713	\$ 1,621
Water	\$ 3,654	\$ 3,549	\$ (105)
Gas	\$ 10,315	\$ 11,241	\$ 926
Telephone	\$ 470	\$ 634	\$ 164
Total Utilities	<u>\$ 19,531</u>	<u>\$ 22,137</u>	<u>\$ 2,606</u>
Maintenance			
Maintenance Worker	\$ 9,964	\$ 9,315	\$ (649)
Elevator	\$ 2,879	\$ 7,402	\$ 4,523
General R&M	\$ 1,831	\$ 441	\$ (1,390)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ 1,210	\$ -	\$ (1,210)
Maintenance Supplies	\$ -	\$ 372	\$ 372
Total Maintenance	<u>\$ 15,884</u>	<u>\$ 17,530</u>	<u>\$ 1,646</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 4,948	\$ 4,800	\$ (148)
Landscape/mulch/projects			
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 4,948</u>	<u>\$ 4,800</u>	<u>\$ (148)</u>
Total Expenses	<u>\$ 57,709</u>	<u>\$ 60,581</u>	<u>\$ 2,872</u>
Reserves			
Reserve Contribution	\$ 25,875	\$ 25,000	\$ (875)
Roof/HVAC Transfers To Reserve	\$ 8,970	\$ 8,970	\$ -
Capital Improvements			
Operating Projects	\$ 1,010	\$ -	\$ (1,010)
Nil/(DF) Before PY Op. Surplus	<u>\$ 10,088</u>	<u>\$ 4,131</u>	<u>\$ 5,957</u>
PY Operating Surplus	\$ -	\$ -	\$ -
Nil/(DF) After PY Op. Surplus	<u>\$ 10,088</u>	<u>\$ 4,131</u>	<u>\$ 5,957</u>

Westbury Condominium Association

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

	Actual <u>December 2014</u>	Actual <u>December 2013</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 29,136	\$ 27,433	\$ 1,703
Note Payable - 10 Year	\$ 2,990	\$ 2,990	\$ -
Rental Income	\$ 1,425	\$ 1,375	\$ 50
Laundry Income	\$ -	\$ 1,113	\$ (1,113)
Parking Space Income	\$ 720	\$ 735	\$ (15)
Misc. Other Income	\$ 40	\$ 25	\$ 15
	<u>\$ 34,311</u>	<u>\$ 33,671</u>	<u>\$ 640</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 1,090	\$ 1,089	\$ (1)
Management Fees - Bookkpg	\$ 875	\$ 875	\$ -
Audit Fees	\$ 400	\$ 350	\$ (50)
Legal Fees	\$ -	\$ -	\$ -
Postage & Mail	\$ 48	\$ 9	\$ (39)
Insurance	\$ 2,897	\$ 2,845	\$ (52)
Copying/Printing	\$ -	\$ -	\$ -
Income Taxes	\$ 500	\$ 167	\$ (333)
Office- General	\$ 13	\$ -	\$ (13)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 5,823</u>	<u>\$ 5,335</u>	<u>\$ (488)</u>
Utilities			
Electricity	\$ 1,798	\$ 3,514	\$ 1,716
Water	\$ 1,243	\$ 1,214	\$ (29)
Gas	\$ 4,786	\$ 5,305	\$ 519
Telephone	\$ 325	\$ 211	\$ (114)
Total Utilities	<u>\$ 8,152</u>	<u>\$ 10,244</u>	<u>\$ 2,092</u>
Maintenance			
Maintenance Worker	\$ 3,287	\$ 3,160	\$ (127)
Elevator	\$ 960	\$ 887	\$ (73)
General R&M	\$ 1,389	\$ 232	\$ (1,157)
Fire Protection	\$ -	\$ -	\$ -
HVAC Service	\$ -	\$ -	\$ -
Maintenance Supplies	\$ -	\$ 372	\$ 372
Total Maintenance	<u>\$ 5,636</u>	<u>\$ 4,651</u>	<u>\$ (985)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 1,588	\$ 1,405	\$ (183)
Landscape/mulch/projects			
Pest Control	\$ -	\$ -	\$ -
Total Contract Services	<u>\$ 1,588</u>	<u>\$ 1,405</u>	<u>\$ (183)</u>
Total Expenses	<u>\$ 21,199</u>	<u>\$ 21,635</u>	<u>\$ 436</u>
Reserves			
Reserve Contribution	\$ 8,625	\$ 8,333	\$ (292)
Roof/HVAC Transfers To Reserve	\$ 2,990	\$ 2,990	\$ -
Capital Improvements			
Operating Projects	\$ -	\$ -	\$ -
NI/(DF) Before PY Op. Surplus	<u>\$ 1,497</u>	<u>\$ 713</u>	<u>\$ 784</u>
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ 1,497</u>	<u>\$ 713</u>	<u>\$ 784</u>

Westbury Condominium Association

December 2014 (Month Only) Budget/Actual

	Budget	Actual	
	<u>December 2014</u>	<u>December 2014</u>	<u>Variance</u>
<u>Revenue</u>			
Condominium Fees	\$ 87,163	\$ 87,409	\$ (247)
Note Payable - 10 Year	\$ 8,970	\$ 8,970	\$ -
Rental Income	\$ 4,200	\$ 3,538	\$ 662
Laundry Income	\$ 1,150	\$ 1,415	\$ (265)
Parking Space Income	\$ 2,280	\$ 2,200	\$ 80
Misc. Other Income	\$ 250	\$ 120	\$ 130
	<u>\$ 104,013</u>	<u>\$ 103,652</u>	<u>\$ 361</u>
<u>Expenses</u>			
Administrative			
Management Fees- Prop. Mgmt	\$ 3,288	\$ 3,269	\$ (19)
Management Fees - Bookkpg	\$ 2,963	\$ 2,625	\$ (338)
Audit Fees	\$ 1,050	\$ 1,200	\$ 150
Legal Fees	\$ 125	\$ -	\$ (125)
Postage & Mail	\$ 94	\$ 48	\$ (46)
Insurance	\$ 8,463	\$ 8,691	\$ 229
Copying/Printing	\$ 59	\$ -	\$ (59)
Income Taxes	\$ 725	\$ 1,500	\$ 775
Office- General	\$ 522	\$ 13	\$ (509)
Rental Management Fee	\$ -	\$ -	\$ -
Total Administrative	<u>\$ 17,287</u>	<u>\$ 17,346</u>	<u>\$ 60</u>
Utilities			
Electricity	\$ 5,419	\$ 5,092	\$ (327)
Water	\$ 3,731	\$ 3,654	\$ (77)
Gas	\$ 11,679	\$ 10,315	\$ (1,364)
Telephone	\$ 500	\$ 470	\$ (30)
Total Utilities	<u>\$ 21,329</u>	<u>\$ 19,531</u>	<u>\$ (1,798)</u>
Maintenance			
Maintenance Worker	\$ 12,500	\$ 9,964	\$ (2,536)
Elevator	\$ 2,750	\$ 2,879	\$ 129
General R&M	\$ 1,500	\$ 1,831	\$ 331
Fire Protection	\$ 1,169	\$ -	\$ (1,169)
HVAC Service	\$ 2,250	\$ 1,210	\$ (1,040)
Maintenance Supplies	\$ 250	\$ -	\$ (250)
Total Maintenance	<u>\$ 20,419</u>	<u>\$ 15,884</u>	<u>\$ (4,535)</u>
Contract Services			
Lawn/Land/Fert/Snow Rem	\$ 3,834	\$ 4,948	\$ 1,114
Landscape/mulch/projects	\$ -	\$ -	
Pest Control	\$ 100	\$ -	\$ (100)
Total Contract Services	<u>\$ 3,934</u>	<u>4,948</u>	<u>1,014</u>
Total Expenses	<u>\$ 62,969</u>	<u>\$ 57,709</u>	<u>\$ (5,260)</u>
Reserves			
Reserve Contribution	\$ 25,875	\$ 25,875	\$ -
Roof/HVAC Transfers To Reserve	\$ 8,970	\$ 8,970	\$ -
Capital Improvements			
Operating Projects	\$ 2,285	\$ 1,010	\$ (1,275)
NI/(DF) Before PY Op. Surplus	<u>\$ 3,914</u>	<u>\$ 10,088</u>	<u>\$ (6,174)</u>
PY Operating Surplus	\$ -	\$ -	\$ -
NI/(DF) After PY Op. Surplus	<u>\$ 3,914</u>	<u>\$ 10,088</u>	<u>\$ (6,174)</u>

Westbury Condominium Association, Inc.

Profit and Loss Standard

October through December 2014

Operating

	<u>Oct - Dec '14</u>
Operating Income/Expense	
Income	
06310 — Common Charge Income	\$ 96,379
06340 — Late Fee Income	\$ 120
06365 — Unit 869-106 - Rent	\$ 3,538
06375 — Parking Income	\$ 2,200
06810 — Laundry Income	\$ 1,415
Total Income	\$ 103,651
Expense	
07000 — Administrative Expenses	
07130 — Property Manager Fees	\$ 3,269
07140 — Audit Fees	\$ 1,200
07280 — Insurance	\$ 8,691
07308 — Corporate Taxes	\$ 1,500
07309 — Postage	\$ 48
07895 — Monthly Security Monitoring	\$ 13
7011 — Bookkeeping Fees	\$ 2,625
Total 07000 — Administrative Expenses	\$ 17,347
08000 — Utilities	
08010 — Water & Sewer	\$ 3,654
08020 — Electricity	\$ 5,092
08030 — Gas	\$ 10,315
08050 — Telephone	\$ 470
Total 08000 — Utilities	\$ 19,531
08550 — Capital Improvements	
08551 — Cap Improvements - Operating	\$ 1,010
Total 08550 — Capital Improvements	\$ 1,010
09000 — Maintenance	
09020 — Maintenance Worker - Imagineers	\$ 9,964
09030 — Elevator Maintenance	\$ 2,879
09110 — General Maintenance & Repair	\$ 1,831
09150 — HVAC Service	\$ 1,210
Total 09000 — Maintenance	\$ 15,884
09600 — Contract Services	
Lawn Maint. & Landscaping	\$ 4,200
09611 — Fertilization	\$ 560
09612 — Grounds Improvements	\$ 188
Total 09600 — Contract Services	\$ 4,949
09900 — Reserve Transfers	
09990 — Operating to Reserves	\$ 25,875
09991 — Roof/HVAC Reserve Transfer	\$ 8,970
Total 09900 — Reserve Transfers	\$ 34,845
Total Expense	\$ 93,566
Net Operating Income	\$ 10,085

Westbury Condominium Association, Inc.

Profit and Loss Standard

October through December 2014

Reserve

Oct - Dec '14

Reserve Income

06899 — Reserve Fund Income

06901 — WCA Monthly Contributions	25,875.00
06902 — Interest Income	155.72
06903 — Roof/HVAC Project Prepay Amort.	1,967.97
06904 — WCA Monthly Transfer -Roof/HVAC	8,970.00

Total 06899 — Reserve Fund Income	<u>36,968.69</u>
--	-------------------------

Reserve Expense

09799 — Reserve Fund Expenses

09807 — Reserve - Interest Expense	1,560.03
09809 — Reserve - Paving/Test Holes	3,250.00
09827 — Reserve Fund - Lighting Proj	24,204.12

Total 09799 — Reserve Fund Expenses	<u>29,014.15</u>
--	-------------------------

Total Other Expense	<u>29,014.15</u>
----------------------------	-------------------------

Net Reserve Income	<u>7,954.54</u>
---------------------------	------------------------

Net Income	<u>18,039.98</u>
-------------------	-------------------------

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2015

	<u>Cost</u>	<u>Hours</u>
<u>October 2014</u>		
1st-14th	\$ 1,511.04	54 (.5 hrs. overtime)
15th-28th	\$ 1,838.33	63 (6 hrs. of overtime)
	<u>\$ 3,349.37</u>	<u>117</u>
	<u><u>\$ 3,349.37</u></u>	<u><u>117</u></u>
	<u>Cost</u>	<u>Hours</u>
<u>November 2014</u>		
1st-11th	\$ 1,796.53	65
12th-25th	\$ 1,531.92	55
	<u>\$ 3,328.45</u>	<u>120</u>
	<u><u>\$ 3,328.45</u></u>	<u><u>120</u></u>
	<u>Cost</u>	<u>Hours</u>
<u>December 2014</u>		
1st-9th	\$ 1,281.24	46
11th-23rd	\$ 1,559.77	56
28th-31st	\$ 445.65	16
	<u>\$ 3,286.66</u>	<u>118</u>
	<u><u>\$ 3,286.66</u></u>	<u><u>118</u></u>
Year-To-Date Total:	<u><u>\$ 9,964.48</u></u>	
Prior Year- Year-To-Date Total:	<u><u>\$ 9,315.33</u></u>	
Change Between Years:	<u><u>\$ 649.15</u></u>	

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule

Fiscal Year 2014

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

Westbury Condominiums Association, Inc.

On Site Maintenance Schedule Fiscal Year 2014

	<u>Cost</u>	<u>Hours</u>
<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:

\$ 48,248.08

Prior Year- Year-To-Date Total:

\$ 40,552.42

Change Between Years:

\$ 7,695.66

Laundry Room Project:

\$ 3,060.00 (Only Miguel's Hours)

Apt. 869-106 Project:

\$ 1,320.00 (Jose Colon's Hours)

Westbury Condominium Association, Inc.

Balance Sheet Standard

As of December 31, 2014

	<u>Dec 31, '14</u>
ASSETS	
Current Assets	
Checking/Savings	
1017 — Operating NAB	\$ 98,438
1080 — Cash - First Niagra Bank	\$ 241,280
1081 — Cash - FNB Old Windows AC	\$ 1
1087 — Rockville Bank - Reserves	\$ 171,996
Total Checking/Savings	\$ 511,715
Accounts Receivable	
1200 — Accounts Receivable	\$ 1,856
Total Accounts Receivable	\$ 1,856
Total Current Assets	\$ 513,572
Fixed Assets	
1505 — Equipment	\$ 11,974
1520 — Building - Unit 869-106	\$ 70,000
1525 — Accumulated Depreciation	\$ (72,350)
Total Fixed Assets	\$ 9,624
Other Assets	
1205 — Allowance - A/R	\$ (2,000)
1470 — Other Assets - Other	\$ 19,214
1471 — Other Assets - Bill Backs	\$ 1,877
1480 — Due From WCA Operating	\$ 37,804
Total Other Assets	\$ 56,896
TOTAL ASSETS	<u>\$ 580,091</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 — Accounts Payable	\$ 7,483
Total Accounts Payable	\$ 7,483
Other Current Liabilities	
2080 — Current Portion - Roof & HVAC	\$ 24,324
2155 — Accrued Taxes	\$ 2,180
2162 — Due to Reserve	\$ 37,804
2981 — LT Portion - Roof/HVAC Note	\$ 70,312
2982 — Unit Owner Fees Paid In Advance	\$ 28,578
3020 — Security Deposit	\$ 3,250
3150 — Other Accrued Expenses	\$ 12,048
3310 — Prepaid Owner Assessments	\$ 1,709
Total Other Current Liabilities	\$ 180,206
Total Current Liabilities	\$ 187,689
Total Liabilities	\$ 187,689
Equity	
3110 — Fixed Assets	\$ 9,624
3900 — Retained Earnings	\$ 270,900
3980 — Reserve Fund Balance	\$ 93,838
Net Income	\$ 18,040
Total Equity	\$ 392,402
TOTAL LIABILITIES & EQUITY	<u>\$ 580,091</u>

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

December 31, 2014

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account	\$ 189,483.31
Operating Account	\$ 105,556.52	Reserve Account	\$ 241,280.09
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 105,556.52</u>		<u>\$ 430,764.40</u>
Total Cash on Hand @ December 31, 2014		\$ 536,320.92	

Statements of Significant Transactions:

April 2013

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

September 2013

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

May 2014

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

June 2014

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

September 2014

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

October 2014

Down payment to Con Serv., Inc. made as per agreement - Lighting upgrades from Reserve - \$8,289.27.

December 2014

Payment of \$3,250 from Reserves to American Excavating & Septic to install conduit between buildings.

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Bank)

December 31, 2014

<u>Rockville Savings Bank</u>		<u>First Niagra Bank</u> <u>Operating & Reserve Fund</u>	
Reserve Account	\$ 189,483.31	Reserve Account	\$ 241,280.09
		LOC Savings Account	\$ -
		Windows Account	\$ 1.00
		Operating Account	\$ 105,556.52
		Escrow Account	\$ -
Bank Balances	<u>\$ 189,483.31</u>		<u>\$ 346,837.61</u>
Total Cash on Hand @ December 31, 2014		\$	536,320.92

Statements of Significant Transactions:

December 2011

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

January 2012

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

September 2013

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

May 2014

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

June 2014

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

September 2014

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

October 2014

Down payment to Con Serv., Inc. made as per agreement - Lighting upgrades from Reserve - \$8,289.27.

December 2014

Payment of \$3,250 from Reserves to American Excavating & Septic to install conduit between buildings.

Westbury Condominiums Association, Inc.

Statement of Cash Balances (By Fund)

January 20, 2015

<u>Operating Fund</u>		<u>Reserve Fund</u>	
Operating Account	\$ -	Reserve Account	\$ 189,483.31
Operating Account	\$ 80,513.04	Reserve Account	\$ 279,084.37
Escrow Account	\$ -	LOC Savings Account	\$ -
Escrow Account	\$ -	Windows Account	\$ 1.00
Bank Balances	<u>\$ 80,513.04</u>		<u>\$ 468,568.68</u>
Total Cash on Hand @ December 31, 2014		\$ 549,081.72	

Statements of Significant Transactions:

April 2013

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

September 2013

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

May 2014

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

June 2014

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

September 2014

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

October 2014

Down payment to Con Serv., Inc. made as per agreement - Lighting upgrades from Reserve - \$8,289.27.

December 2014

Payment of \$3,250 from Reserves to American Excavating & Septic to install conduit between buildings.

Westbury Condominiums Association, Inc.

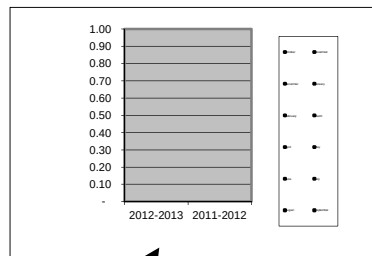
Fuel Costs

3 Month Period- Fiscal Year Ended September 30, 2015

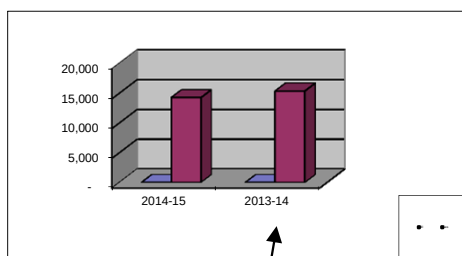
	<u>2014-2015</u>	<u>Prior Yr.</u>	<u>Change</u>	
<u>Oil Costs</u>				
<i>October</i>	-	-	0.0%	-
<i>November</i>	-	-	0.0%	-
<i>December</i>	-	-	0.0%	-
<i>January</i>	-	-	0.0%	-
<i>February</i>	-	-	0.0%	-
<i>March</i>	-	-	0.0%	-
<i>April</i>	-	-	0.0%	-
<i>May</i>	-	-	0.0%	-
<i>June</i>	-	-	0.0%	-
<i>July</i>	-	-	0.0%	-
<i>August</i>	-	-	0.0%	-
<i>September</i>	-	-	0.0%	-
	-	-		-
Percentage Increase				
	0.0%	(Increase in dollars)		
<u>Gas Costs</u>				
	<u>2014-2015</u>	<u>Prior Yr.</u>		
<i>October</i>	1,541.47	1,591.55	-3.1%	(50.08)
<i>November</i>	3,987.92	4,343.88	0.0%	(355.96)
<i>December</i>	4,785.98	5,305.37	0.0%	(519.39)
<i>January</i>	-	-	0.0%	-
<i>February</i>	-	-	0.0%	-
<i>March</i>	-	-	0.0%	-
<i>April</i>	-	-	0.0%	-
<i>May</i>	-	-	0.0%	-
<i>June</i>	-	-	0.0%	-
<i>July</i>	-	-	0.0%	-
<i>August</i>	-	-	0.0%	-
<i>September</i>	-	-	0.0%	-
	10,315.37	YTD: 11,240.80		(925.43)
	10,315.37	Annual 11,240.80		(925.43)
Total Costs				
Percentage Increase	-8.2%	(Increase in dollars)		

Usage

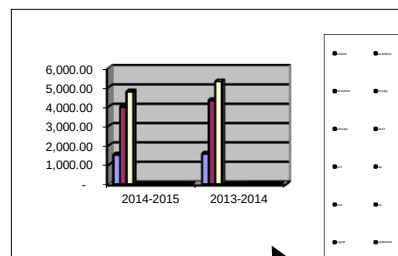
Oil (Gallons)	-	-	-
Gas (100 cu. ft.)	14,249	15,354	(1,105)



Oil Costs



Gas & Oil Consumption



Gas Costs

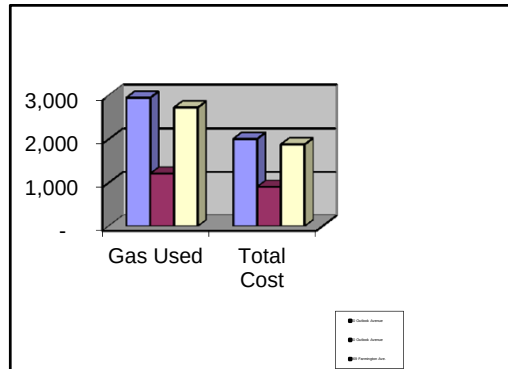
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

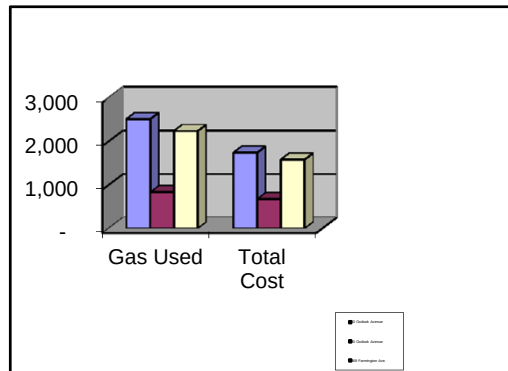
Month End: **12/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,950	\$ 2,005.26	29
30 Outlook Avenue	1,209	\$ 904.47	29
869 Farmington Ave.	2,723	\$ 1,876.25	29
Month Total	6,882	\$ 4,785.98	87



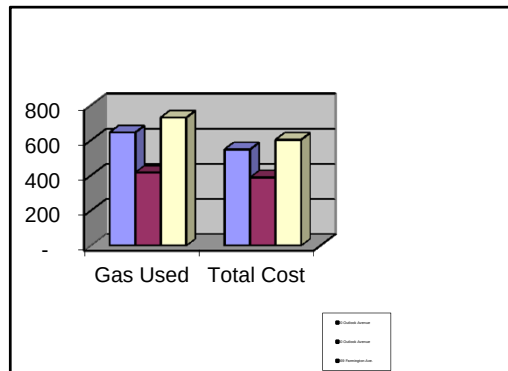
Month End: **11/30/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,510	\$ 1,736.59	32
30 Outlook Avenue	830	\$ 673.06	32
869 Farmington Ave.	2,235	\$ 1,578.27	32
Month Total	5,575	\$ 3,987.92	96



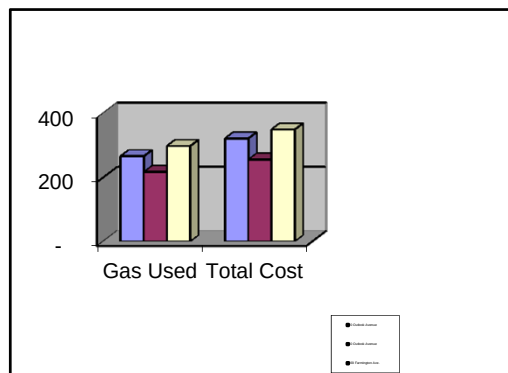
Month End: **10/31/2014**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	645	\$ 548.67	29
30 Outlook Avenue	417	\$ 389.10	29
869 Farmington Ave.	730	\$ 603.70	29
Month Total	1,792	\$ 1,541.47	87



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

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	266	\$ 321.80	30
30 Outlook Avenue	217	\$ 256.04	30
869 Farmington Ave.	298	\$ 349.69	30
Month Total	781	\$ 927.53	90



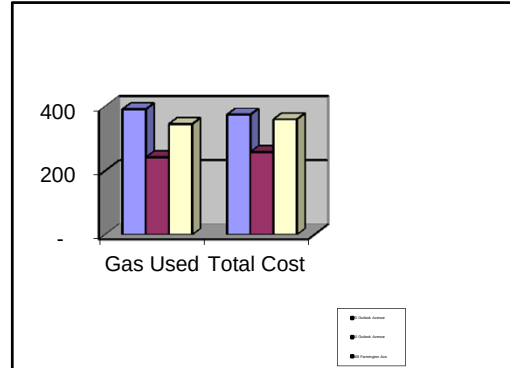
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

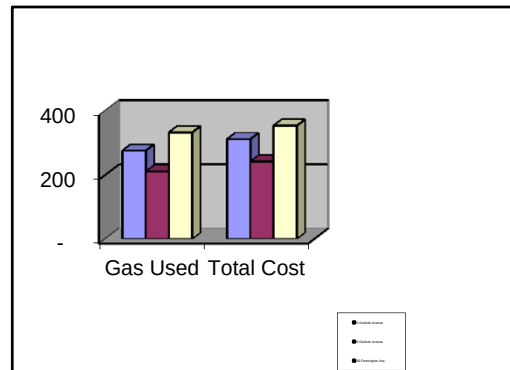
Month End: **8/31/2014**

<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



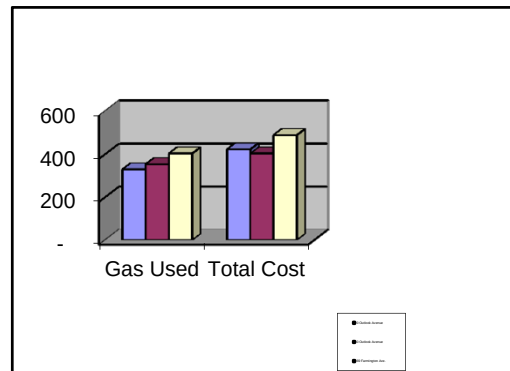
Month End: **7/31/2014**

<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



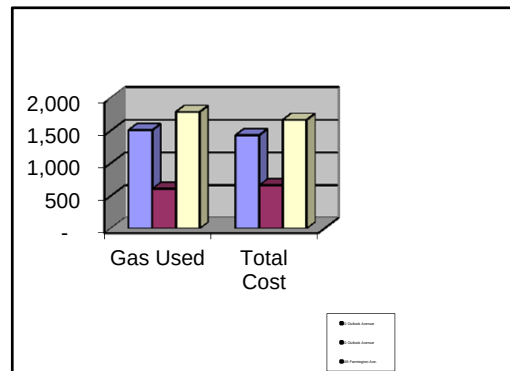
Month End: **6/30/2014**

<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



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



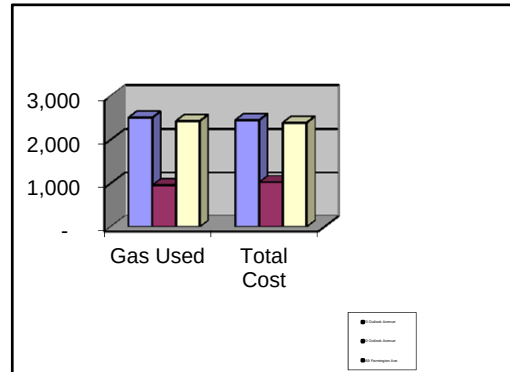
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

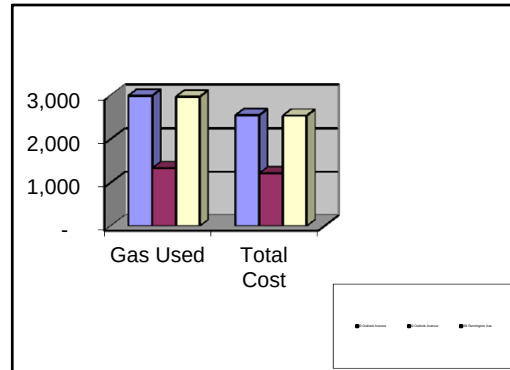
Month End: **4/30/2014**

<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



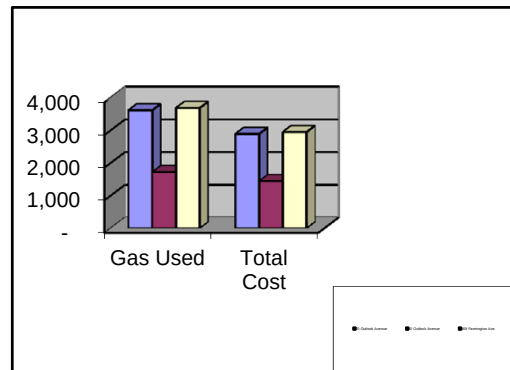
Month End: **3/31/2014**

<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



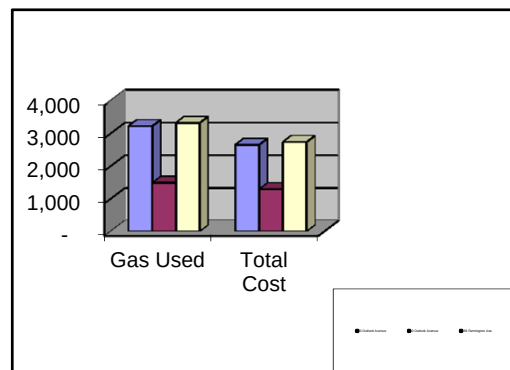
Month End: **2/28/2014**

<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



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



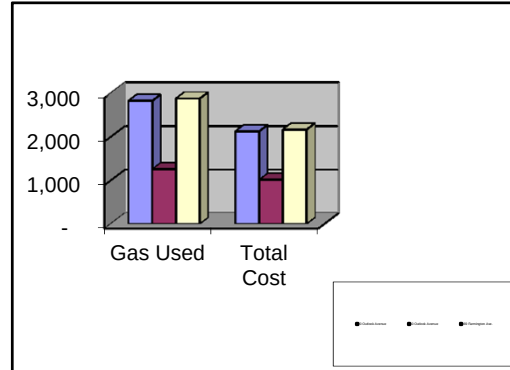
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

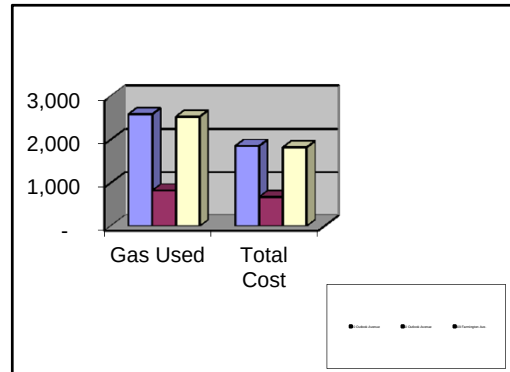
Month End: **12/31/2013**

<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



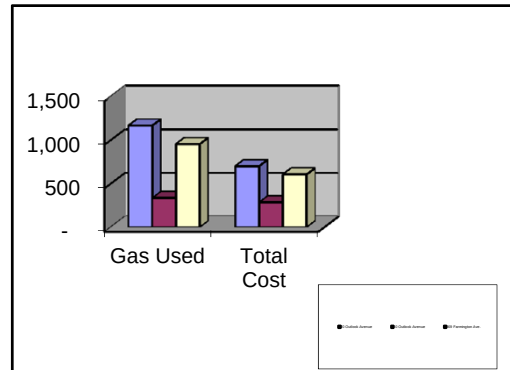
Month End: **11/30/2013**

<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



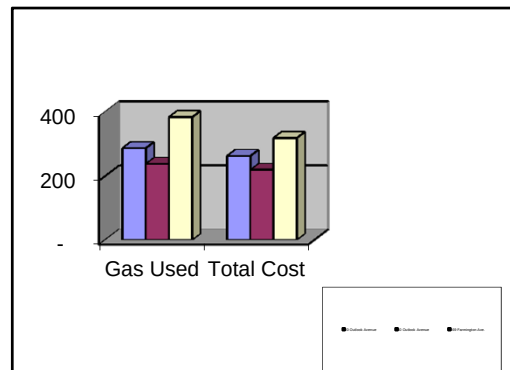
Month End: **10/31/2013**

<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



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



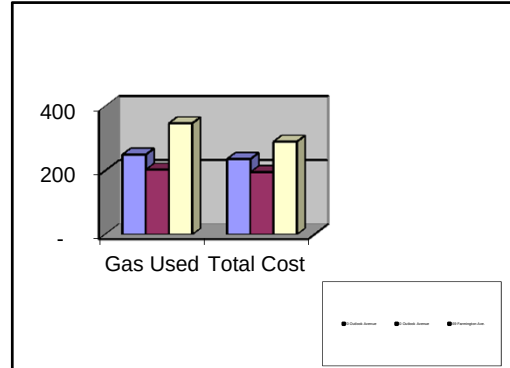
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

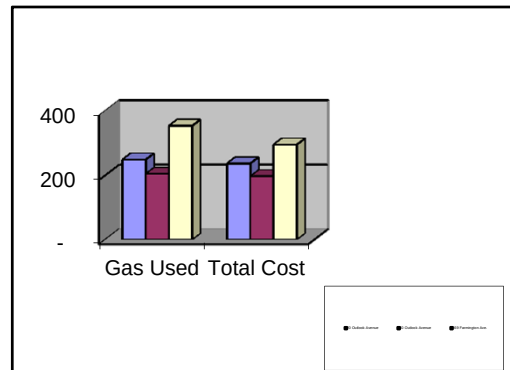
Month End: **8/31/2013**

<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



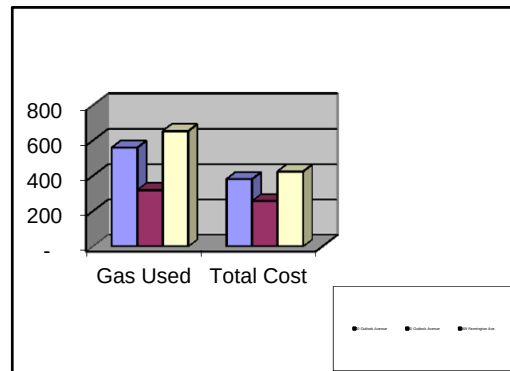
Month End: **7/31/2013**

<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



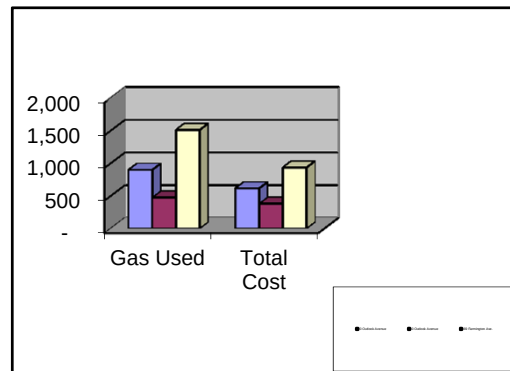
Month End: **6/30/2013**

<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



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



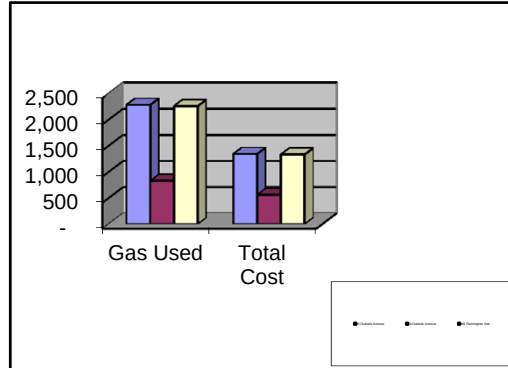
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

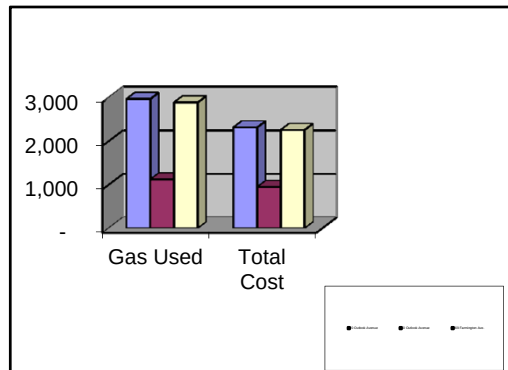
Month End: **4/30/2013**

<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



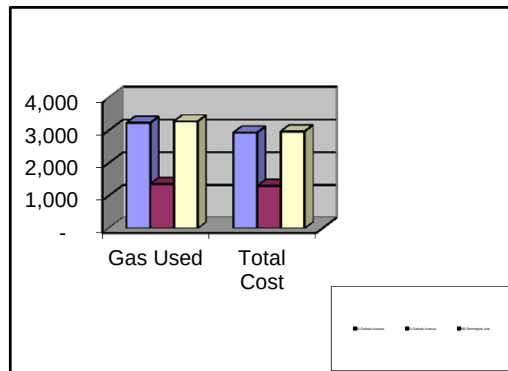
Month End: **3/31/2013**

<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



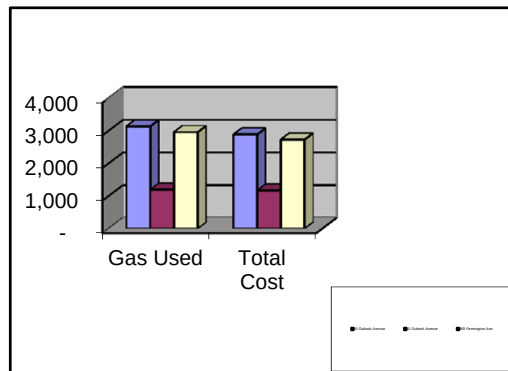
Month End: **2/28/2013**

<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



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



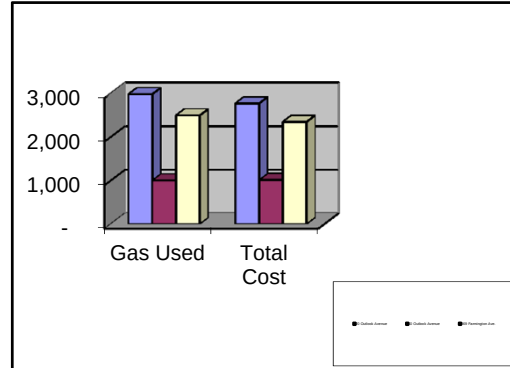
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

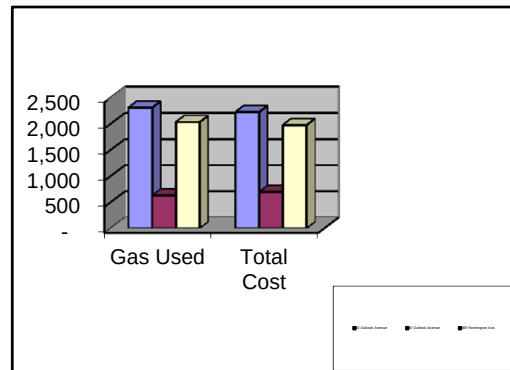
Month End: **12/31/2012**

<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



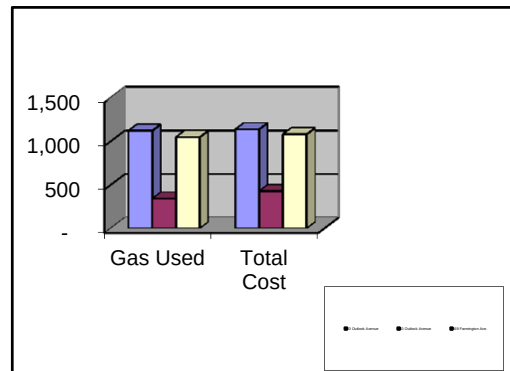
Month End: **11/30/2012**

<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



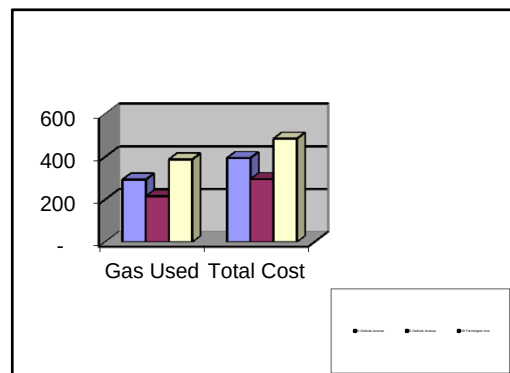
Month End: **10/31/2012**

<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



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



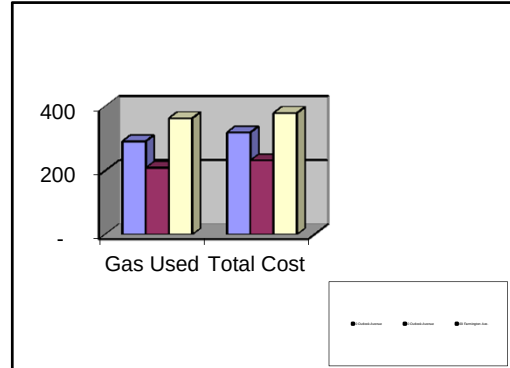
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

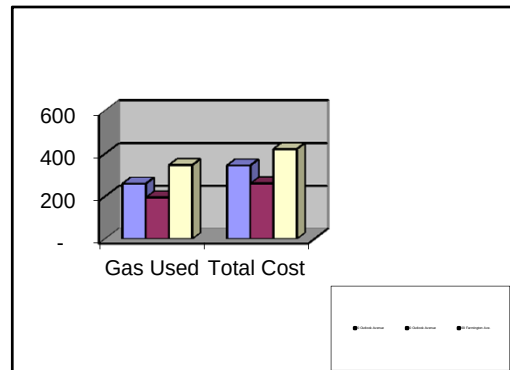
Month End: **8/31/2012**

<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



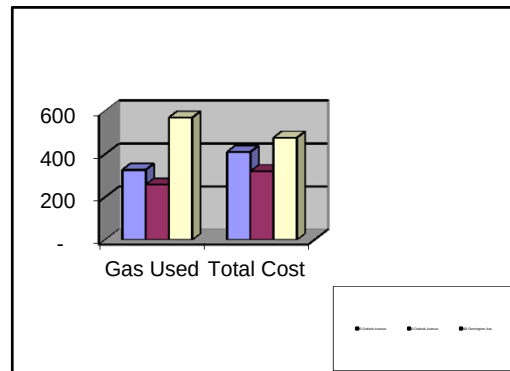
Month End: **7/31/2012**

<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



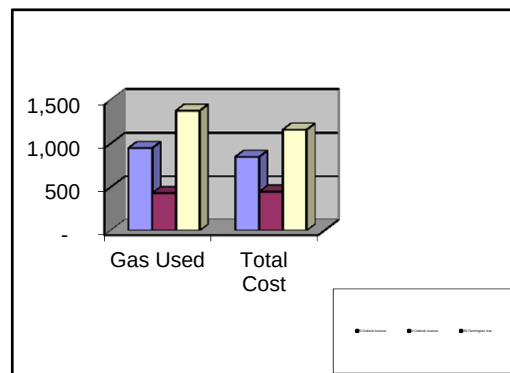
Month End: **6/30/2012**

<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



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



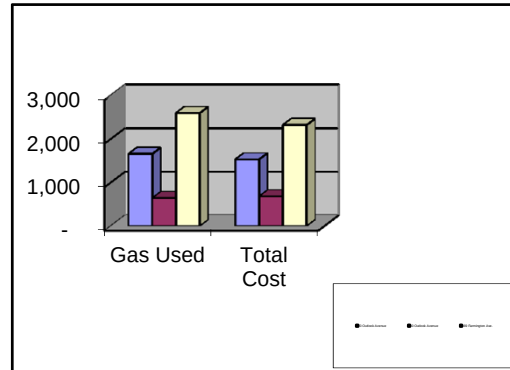
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

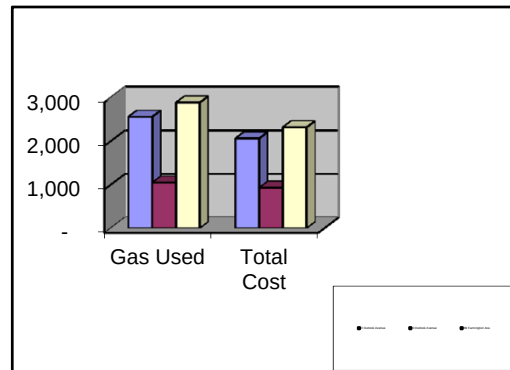
Month End: **4/30/2012**

<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



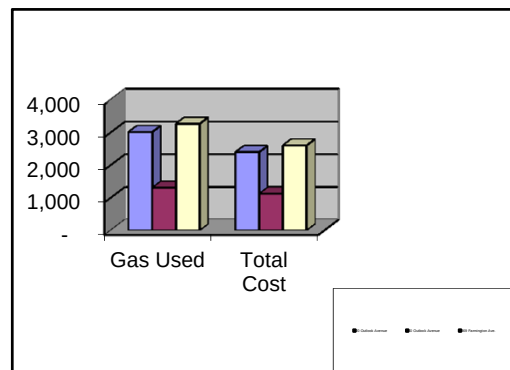
Month End: **3/31/2012**

<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



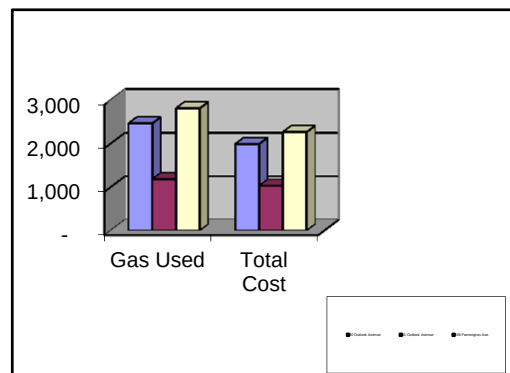
Month End: **2/29/2012**

<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



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



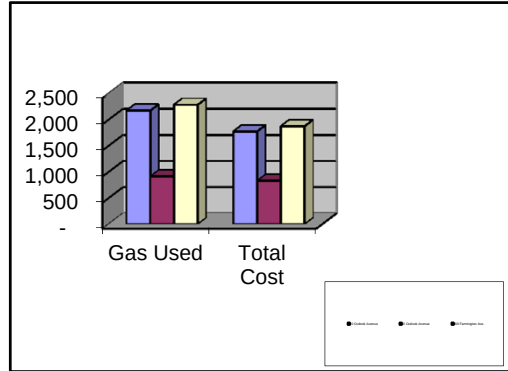
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

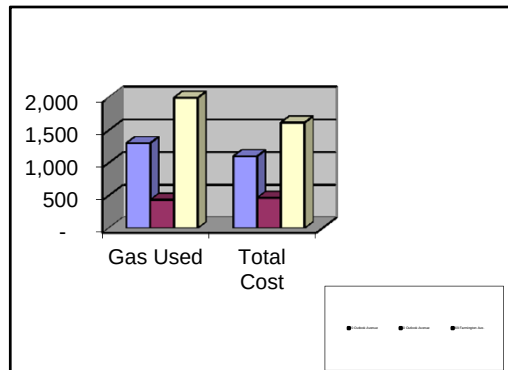
Month End: **12/31/2011**

<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



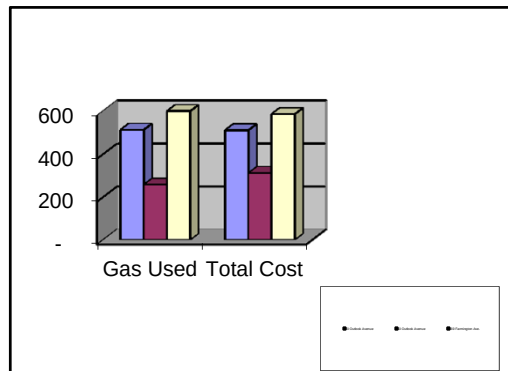
Month End: **11/30/2011**

<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



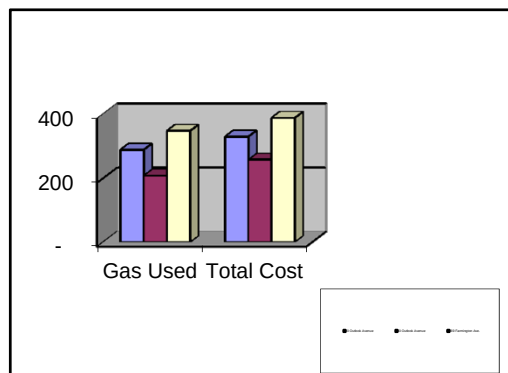
Month End: **10/31/2011**

<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



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



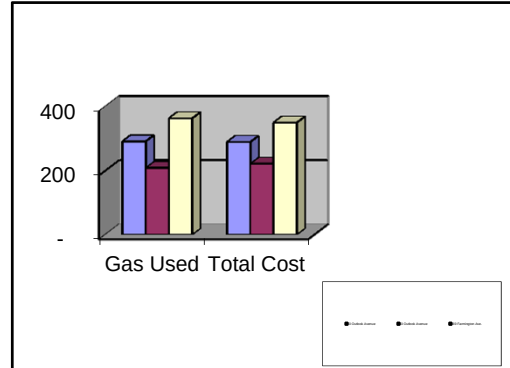
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

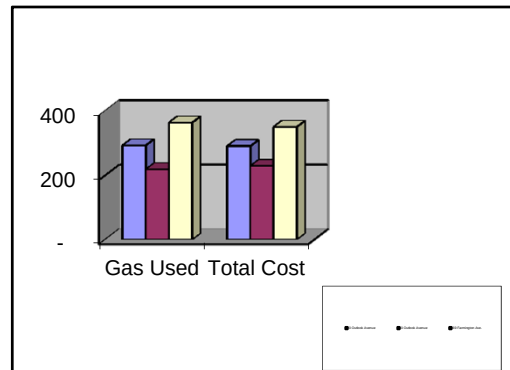
Month End: **8/31/2011**

<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



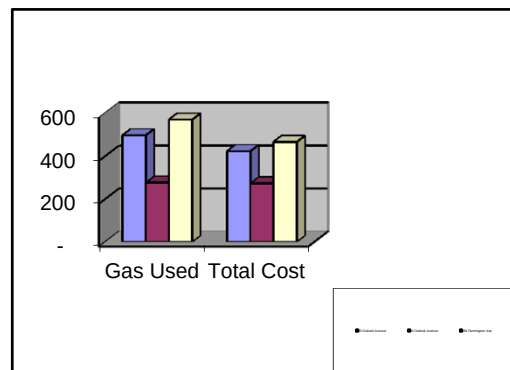
Month End: **7/31/2011**

<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



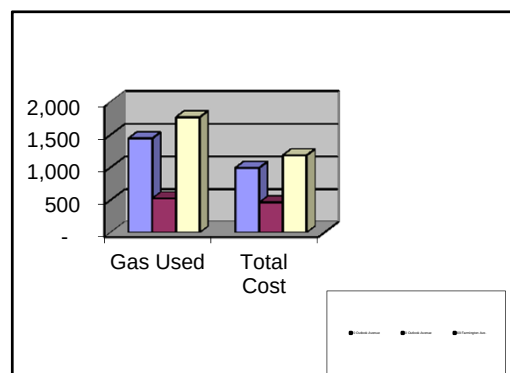
Month End: **6/30/2011**

<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



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



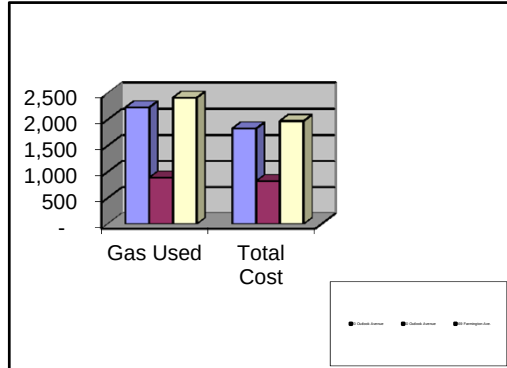
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

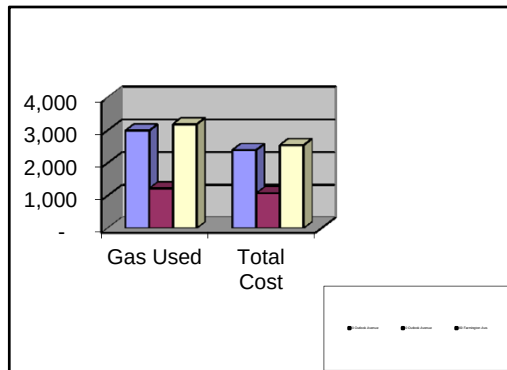
Month End: **4/30/2011**

<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



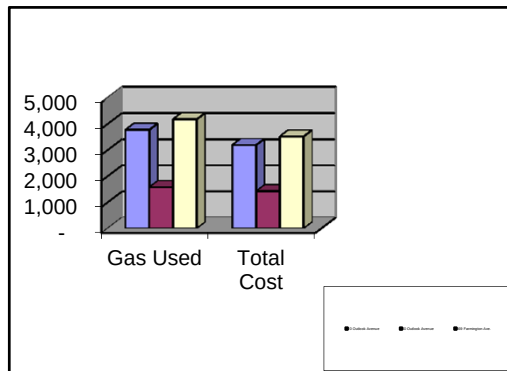
Month End: **3/31/2011**

<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



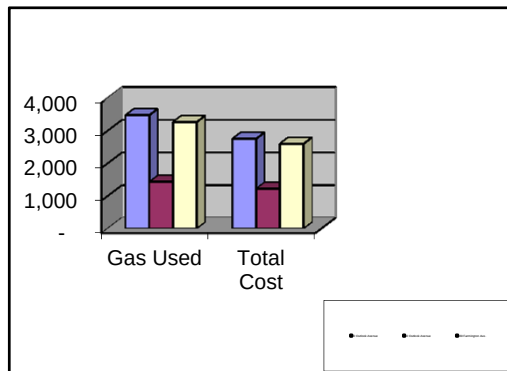
Month End: **2/28/2011**

<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



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



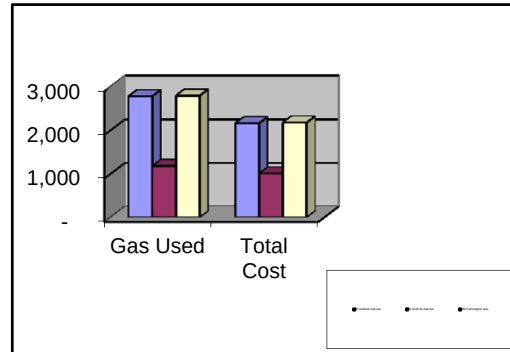
Westbury Condominiums Association, Inc.

Analysis of Gas Usage By Building - Historical

December 31, 2014

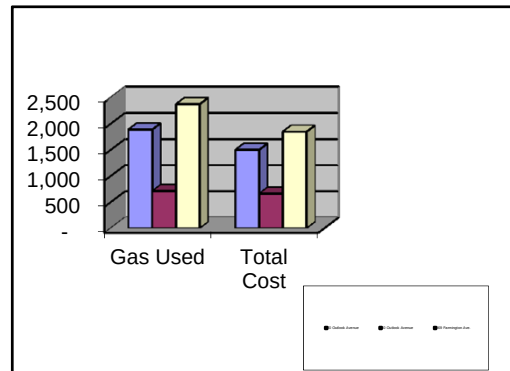
Month End: **12/31/2010**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	2,775	\$ 2,156.13	30
30 Outlook Avenue	1,179	\$ 1,006.29	30
869 Farmington Ave.	2,791	\$ 2,171.84	30
Month Total	6,745	\$ 5,334.26	90



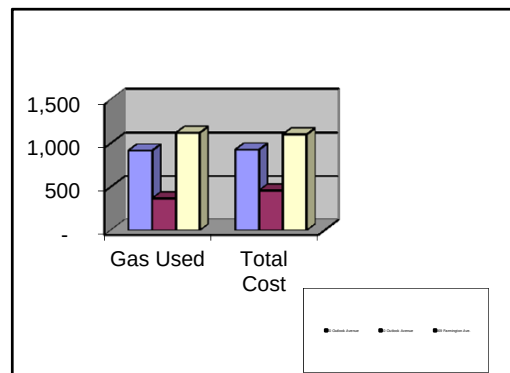
Month End: **11/30/2010**

<u>Building</u>	<u>Gas Used</u>	<u>Total Cost</u>	<u>Bill Days</u>
20 Outlook Avenue	1,888	\$ 1,499.01	29
30 Outlook Avenue	714	\$ 664.67	29
869 Farmington Ave.	2,373	\$ 1,846.64	29
Month Total	4,975	\$ 4,010.32	87



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

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

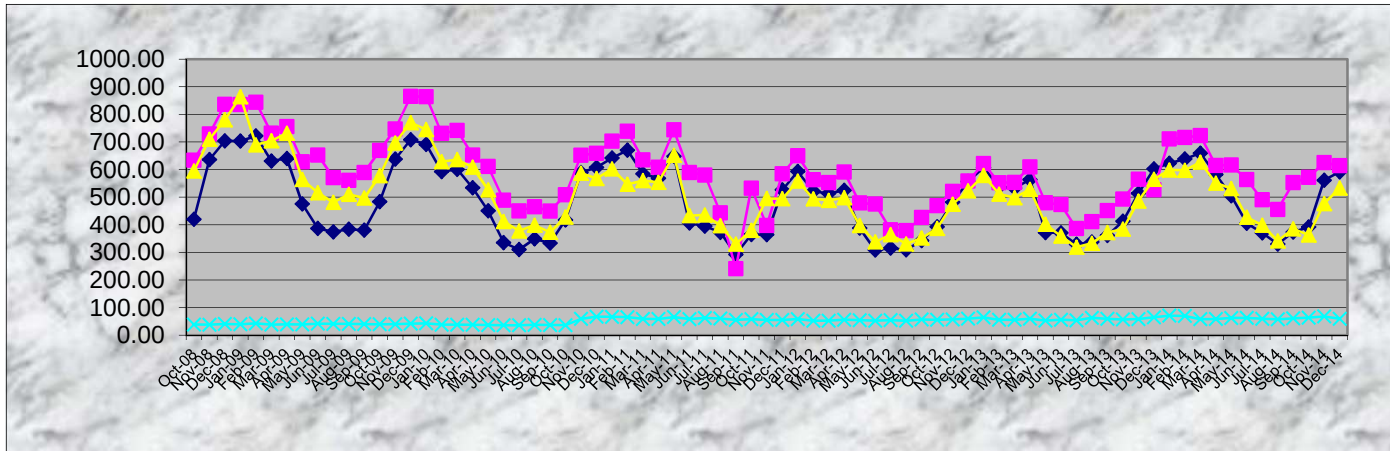


Westbury Condominiums Association, Inc.

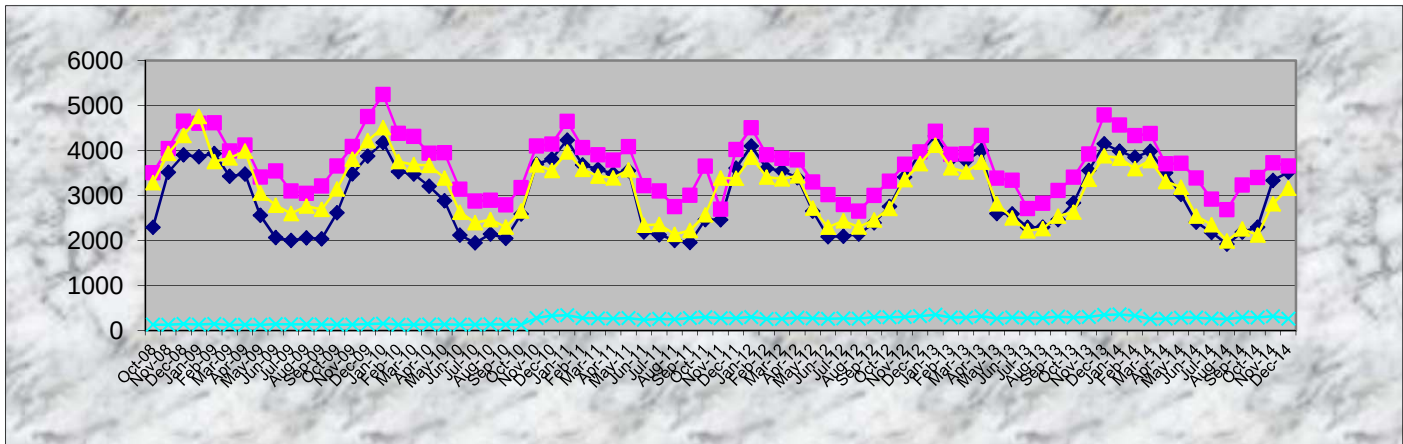
Electricity Analysis

December 31, 2014

Cost Data



Usage Data



Year To Date Consumption

	<u>12/31/2014</u>	<u>12/31/2013</u>	<u>12/31/2012</u>
20 Outlook Avenue	9,153	10,541	10,120
30 Outlook Avenue	10,780	12,116	10,977
869 Farmington Ave.	8,099	9,873	9,775
Garages	875	943	918
	<u>28,907</u>	<u>33,473</u>	<u>31,790</u>

Year To Date Cost *

	<u>12/31/2014</u>	<u>12/31/2013</u>	<u>12/31/2012</u>
20 Outlook Avenue	\$ 953.34	\$ 926.63	\$ 874.57
30 Outlook Avenue	\$ 1,197.00	\$ 1,057.44	\$ 990.07
869 Farmington Ave.	\$ 839.66	\$ 870.40	\$ 861.17
Garages	\$ 131.59	\$ 115.11	\$ 113.03
	<u>\$ 3,121.59</u>	<u>\$ 2,969.58</u>	<u>\$ 2,838.84</u>

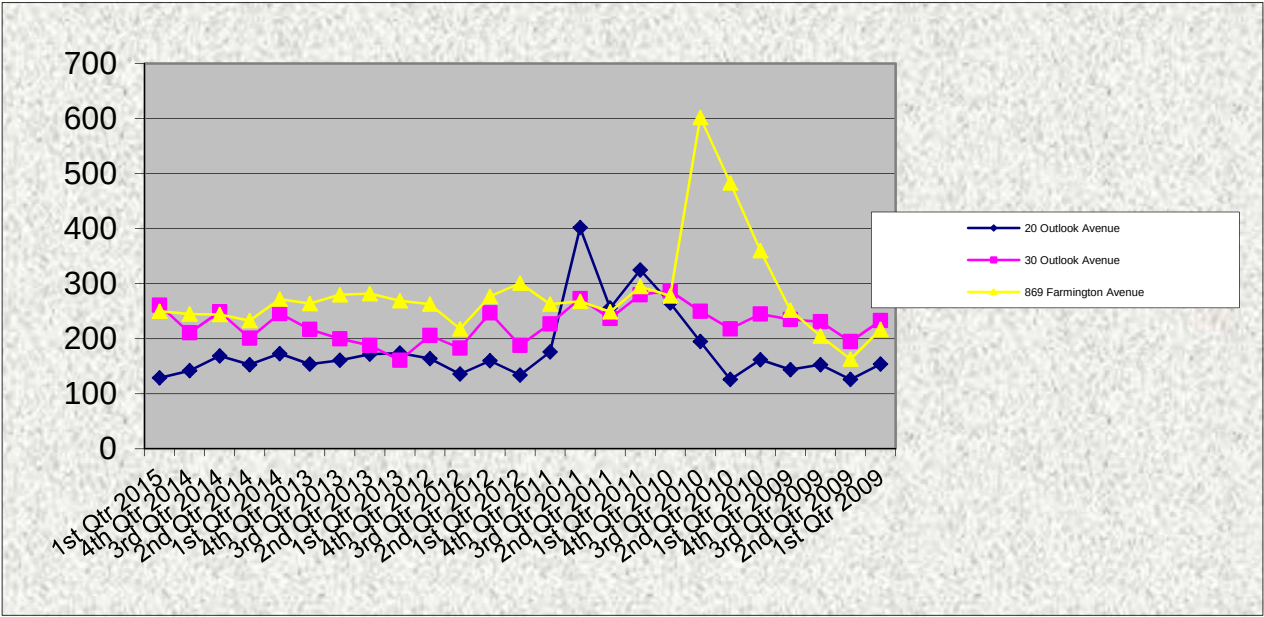
* - Does NOT include budget billed accounts. Amounts above reflect actual costs.

Westbury Condominiums Association, Inc.

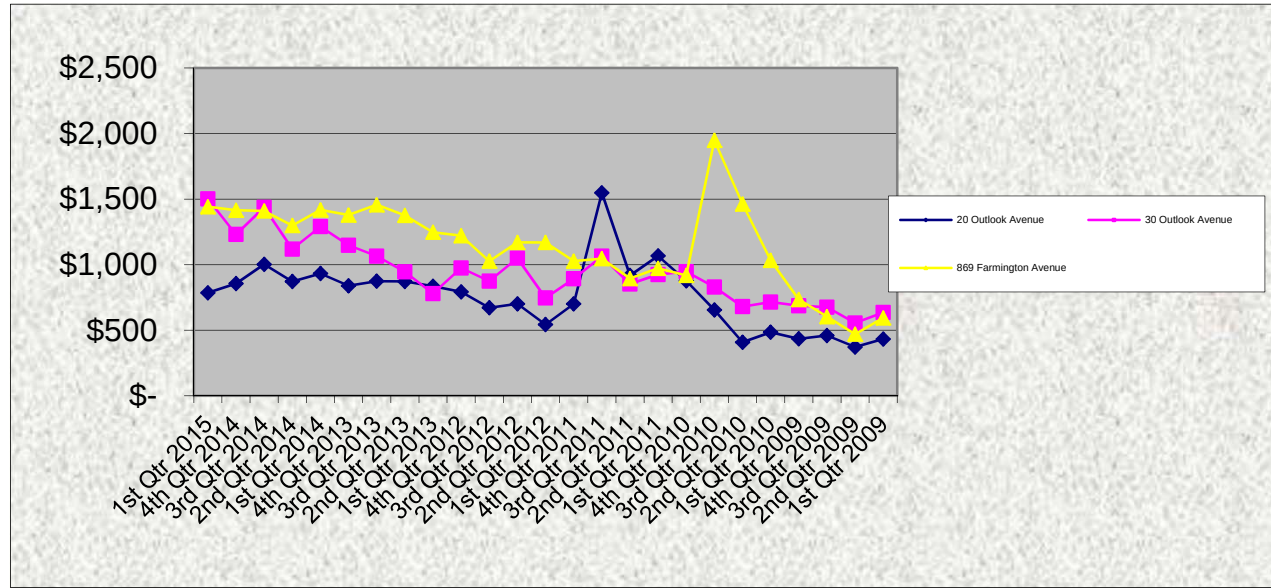
Water Consumption Analysis

First Quarter 2015 (With Prior Year Data)

Consumption Analysis



Cost Analysis



Westbury Condominiums Association, Inc.

Water Consumption Analysis

First Quarter 2015 (With Prior Year Data)

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

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

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

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

Westbury Condominium Association, Inc.

A/P Aging Summary

As of December 31, 2014

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Accent Glass Company, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Cleaning, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan R. Comrie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alan Shechtman	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARC Strategic Solutions	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 48
AT&T	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ 95
B.T. Lindsay & Company	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CL&P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Association Underwriters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connecticut Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discount Lighting Outlet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Management Services, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hartford Stamp Works, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Imagineers, LLC	\$ 2,074	\$ 386	\$ 2,060	\$ -	\$ 962	\$ 5,482
Lewis Hosier Locksmith	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Martin Levitz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marvin Freifeld	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miller Plumbing, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paine's, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Robert Huhtanen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rupert Stonewall Brick & Cement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Convergent Security Solutions	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ 66
Thelma Houston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Turf Masters, LLC	\$ 391	\$ -	\$ -	\$ -	\$ -	\$ 391
Wattsaver Lighting Products	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Side Landscaping, LLC	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ 1,400
TOTAL	\$ 4,075	\$ 386	\$ 2,060	\$ -	\$ 962	\$ 7,483

Westbury Condominiums Association, Inc.

2014-15 Approved Budget and 2013-14 Approved Budget

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

Westbury Condominiums Association, Inc.

Schedule of Summary Revenues and Expenses

Summary Total Budget Revenues

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

Summary Total Budget Expenses

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

Westbury Condominium Association

Board Approved FY 2015 Budget

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October through December 2014

Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07130 — Property Manager Fees					
Bill	10/01/14	Imagineers, LLC	Imagineers, LLC - Inv. #MGMT0102858 - Monthly Management Fee	2000 1,089.82	1,089.82
Bill	11/01/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103067 - Monthly Management Fee	2000 1,089.82	2,179.64
Bill	12/04/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0103279 - Monthly	2000 1,089.82	3,269.46
Total 07130 — Property Manager Fees				3,269.46	3,269.46
Total 07000 — Administrative Expenses				3,269.46	3,269.46
TOTAL				3,269.46	3,269.46
Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07140 — Audit Fees					
General J	10/17/14		To Accrue Oct. 2014 portion of Annual Audit Fees	3150 400.00	400.00
General J	11/14/14		To Accrue November 2014 Audit Fees	3150 400.00	800.00
General J	12/31/14		To Accrue December 2014 Pro-Rata Share of Audit Fees	3150 400.00	1,200.00
Total 07140 — Audit Fees				1,200.00	1,200.00
Total 07000 — Administrative Expenses				1,200.00	1,200.00
TOTAL				1,200.00	1,200.00
Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07280 — Insurance					
Bill	10/11/14	Community Association Underwriters	CAU Policy #CAU218903-3 Down Payment on 2014-2015 Policy - A/C 24994	2000 11,215.00	11,215.00
General J	10/17/14		To Accrue October 2014 Insurance Expense	1470 2,812.00	14,027.00
General J	10/17/14		To Record As Prepaid the down payment on the 2014-15 Insurance Policy	1470 -11,215.00	2,812.00
General J	11/01/14		To Expense October 2014 Prepaid Portion	1470 85.00	2,897.00
Bill	11/02/14	Community Association Underwriters	CAU Policy #CAU218903-1st Reg Payment on 2014-2015 Policy - A/C 24994	2000 2,812.00	5,709.00
General J	11/30/14		To Expense November 2014 Portion Of Insurance Exp - Fidelity Bond	1470 85.00	5,794.00
General J	12/31/14		To Expense December 2014 Portion of Prepaid Insurance	1470 2,812.00	8,606.00
General J	12/31/14		To Expense December 2014 Portion of Insurance - Fidelity Bond	1470 85.00	8,691.00
Total 07280 — Insurance				8,691.00	8,691.00
Total 07000 — Administrative Expenses				8,691.00	8,691.00
TOTAL				8,691.00	8,691.00
Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07308 — Corporate Taxes					
General J	10/17/14		To Accrue Oct. 2014 portion of Estimated Annual Corporate Tax Liability	2155 500.00	500.00
General J	11/14/14		To Accrue November 2014 Corporate Taxes	2155 500.00	1,000.00
General J	12/31/14		To Record December 2014 Portion of Annual Tax Obligation	2155 500.00	1,500.00
Total 07308 — Corporate Taxes				1,500.00	1,500.00
Total 07000 — Administrative Expenses				1,500.00	1,500.00
TOTAL				1,500.00	1,500.00

Westbury Condominium Association, Inc.

Transaction Detail by Account

October through December 2014

Type	Date	Name	Memo	Split Amount	Balance
Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07309 — Postage					
Bill	12/31/14	ARC Strategic Solutions	ARC SS - Reimbursement - USPS Postage	2000	8.82
Bill	12/31/14	ARC Strategic Solutions	ARC SS - Postage for Bulk Mailing 4 books of 20	2000	39.20
Total 07309 — Postage					48.02
Total 07000 — Administrative Expenses					48.02
TOTAL					48.02
Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
07895 — Monthly Security Monitoring					
General J	12/31/14		December Portion Of Stanly Monitoring Invoice	1470	13.21
Total 07895 — Monthly Security Monitoring					13.21
Total 07000 — Administrative Expenses					13.21
TOTAL					13.21
Type	Date	Name	Memo	Split Amount	Balance
07000 — Administrative Expenses					
7011 — Bookkeeping Fees					
Bill	10/22/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	11/30/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Bill	12/22/14	ARC Strategic Solutions	ARC SS - Monthly	2000	875.00
Total 7011 — Bookkeeping Fees					2,625.00
Total 07000 — Administrative Expenses					2,625.00
TOTAL					2,625.00
Type	Date	Name	Memo	Split Amount	Balance
08000 — Utilities					
08010 — Water & Sewer					
General J	10/17/14		To Expense October 2014 portion of Qtrly MDC Invoice	1470	1,167.25
General J	11/14/14		To Record Prepaid Portion of MDC Quarterly Invoice	1470	-2,486.54
Bill	11/30/14	The Metropolitan District	The MDC - 869 Farmington Avenue	2000	1,442.37
Bill	11/30/14	The Metropolitan District	The MDC - 20 Outlook Avnue	2000	785.34
Bill	11/30/14	The Metropolitan District	The MDC - 30 Outlook Avenue	2000	1,502.10
General J	12/31/14		To Expense December 2014 Portion of Quarterly MDC Invoice	1470	1,243.27
Total 08010 — Water & Sewer					3,653.79
Total 08000 — Utilities					3,653.79
TOTAL					3,653.79
Type	Date	Name	Memo	Split Amount	Balance
08000 — Utilities					
08020 — Electricity					
General J	10/28/14		Electric Accrual for 2014 - 15	3150	1,563.00

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

Type	Date	Name	Memo	Split	Amount	Balance
General	10/28/14		CL&P Expense for last month of Fiscal Year - Reverse Standing Accrual	3150	-1,390.23	172.77
Bill	10/31/14	CL&P	CL&P - 30 Outlook Avenue	2000	571.84	744.61
Bill	10/31/14	CL&P	CL&P - 869 Farmington Avenue	2000	363.00	1,107.61
Bill	10/31/14	CL&P	CL&P - 20 Outlook Avenue	2000	391.80	1,499.41
Bill	10/31/14	CL&P	CL&P - 869 Farm Garages	2000	63.59	1,563.00
Bill	11/26/14	CL&P	CL&P - 30 Outlook Avenue	2000	625.16	2,188.16
Bill	11/26/14	CL&P	CL&P - 869 Farmington Avenue	2000	476.66	2,664.82
Bill	11/26/14	CL&P	CL&P - 20 Outlook Avenue	2000	561.54	3,226.36
Bill	11/26/14	CL&P	CL&P - 869 Farm Garages	2000	68.00	3,294.36
Bill	12/29/14	CL&P	CL&P - 30 Outlook Avenue	2000	613.86	3,908.22
Bill	12/29/14	CL&P	CL&P - 869 Farmington Avenue	2000	532.75	4,440.97
Bill	12/29/14	CL&P	CL&P - 20 Outlook Avenue	2000	591.47	5,032.44
Bill	12/29/14	CL&P	CL&P - 869 Farm Garages	2000	59.49	5,091.93
Total 08020 — Electricity					5,091.93	5,091.93
Total 08000 — Utilities					5,091.93	5,091.93
TOTAL					5,091.93	5,091.93

Type	Date	Name	Memo	Split	Amount	Balance
08000 — Utilities						
08030 — Gas						
Bill	10/26/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	548.67	548.67
Bill	10/26/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	389.10	937.77
Bill	10/26/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	603.70	1,541.47
Bill	11/26/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	1,736.59	3,278.06
Bill	11/26/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	673.06	3,951.12
Bill	11/26/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	1,578.27	5,529.39
Bill	12/29/14	Connecticut Natural Gas	CNG - 20 Outlook Avenue	2000	2,005.26	7,534.65
Bill	12/29/14	Connecticut Natural Gas	CNG - 30 Outlook Avenue	2000	904.47	8,439.12
Bill	12/29/14	Connecticut Natural Gas	CNG - 869 Farmington Avenue	2000	1,876.25	10,315.37
Total 08030 — Gas					10,315.37	10,315.37
Total 08000 — Utilities					10,315.37	10,315.37
TOTAL					10,315.37	10,315.37

Type	Date	Name	Memo	Split	Amount	Balance
08000 — Utilities						
08050 — Telephone						
Bill	10/22/14	AT&T	AT&T - Account #135481177	2000	95.33	95.33
Bill	10/22/14	AT&T	AT&T - Account #135481177	2000	49.51	144.84
Bill	12/13/14	Frontier	Frontier - Account 860-233-4865 -122898-5	2000	325.20	470.04
Total 08050 — Telephone					470.04	470.04
Total 08000 — Utilities					470.04	470.04
TOTAL					470.04	470.04

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October through December 2014

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

Type	Date	Name	Memo	Split Amount	Balance
09000 — Maintenance					
09020 — Maintenance Worker - Imagineers					
General J	10/02/14		Reissue of Destroyed Check to Imagineers, LLC Per Copy of Destroyed Check	1470	-1,378.73
Bill	10/03/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0207765 - Luis Hrs P/E 9/16	2000	1,378.73
Bill	10/22/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208364 - Luis Hrs P/E 10/14	2000	1,511.04
Bill	10/31/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN010208622 - Luis Hrs. P/E 10/28	2000	1,838.33
Bill	11/26/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208942 - Luis Hrs PE 11/11	2000	1,796.53
Bill	11/30/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209308 - Luis Colon Hrs P/E 11/25	2000	1,531.92
Bill	12/23/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209613 - Luis Colon Hrs P/E 12/9	2000	1,281.24
Bill	12/31/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209797 - Luis Colons Time PE 12/23/14	2000	1,559.77
Bill	12/31/14	Imagineers, LLC	Imagineers - Inv. #MAIN0201910 - Luis Colons Time PE 12/31/14	2000	445.65
Total 09020 — Maintenance Worker - Imagineers					9,964.48
Total 09000 — Maintenance					9,964.48
TOTAL					9,964.48

Type	Date	Name	Memo	Split Amount	Balance
09000 — Maintenance					
09030 — Elevator Maintenance					
General J	10/17/14		To Expense Oct. 2014 portion of Otis Qtrly Invoice	1470	959.65
General J	11/14/14		To Expense November 2014 Poertion of Quarterly Otis Elevator Invoice	1470	959.65
Bill	12/29/14	Otis Elevator Company	Otis Elevator - Invoice #NKG05499Z115	2000	2,878.95
General J	12/31/14		To Record December 2014 Portion of the Quarterly Otis Elevator Invoice	1470	959.65
General J	12/31/14		To Record Quarterly Elevator Invoice As Prepaid	1470	-2,878.95
Total 09030 — Elevator Maintenance					2,878.95
Total 09000 — Maintenance					2,878.95
TOTAL					2,878.95

Type	Date	Name	Memo	Split Amount	Balance
09000 — Maintenance					
09110 — General Maintenance & Repair					
Bill	10/21/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN020873 - Home Depot Elastomastic Sealant, Glove: 2000	48.24	48.24
Bill	10/22/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Morales 105	2000	9.04
Bill	10/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208492 - Home Depot Dust Control 1 Gal	2000	8.05
Bill	10/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208451 - Home Depot - 4 Pk Bulbs	2000	4.43
Bill	10/28/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208183 - Home Depot - Watertite Conn 14/2-12/2	2000	6.14
Bill	10/31/14	Lois Menold	Lois Menold - Plimptons Mailbox Name Tag - Knowlton/Brooks	2000	15.42

Westbury Condominium Association, Inc.

Transaction Detail by Account

October through December 2014

Type	Date	Name	Memo	Split Amount	Balance	
Bill	11/06/14	Wattsaver Lighting Products	Wattsaver Inv. #040552 - 2 Sen Cmr Microphonic	2000	72.32	163.64
Bill	11/26/14	Paine's, Inc.	Paines - Invoice #2709549 - 2 Yd Container on call and Dump	2000	38.76	202.40
Bill	11/26/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb.White C-Fold Towels	2000	29.83	232.23
Bill	11/26/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0208798 - Reimb. - 2"elbow, Junction Boxes, 40x10	2000	209.82	442.05
Bill	12/04/14	Imagineers, LLC	Imagineers, LLC - Inv. #MAIN0209047 - Toggle Bolt, Junction Box from Home De	2000	87.59	529.64
Bill	12/05/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 Rf	2000	193.21	722.85
Bill	12/09/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 Rf	2000	193.21	916.06
Bill	12/09/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209047 - 100' W/G, Primer, 2 Coupling, 1/8 HP 1550 Rf	2000	193.21	1,109.27
Bill	12/17/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209422 - Reimburse Home Depot WallPlate, White Mot	2000	29.05	1,138.32
Bill	12/17/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7	2000	192.54	1,330.86
Bill	12/17/14	Sherwin-Williams	Sherwin-Williams - A/C Imagineers - Water Block Paint 5 Galx7	2000	357.44	1,688.30
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209917 - Reimburse - Home Depot -13" Polished Brass	2000	35.53	1,723.83
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Scotch Extreme 60 In	2000	9.55	1,733.38
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Lowes - Gorilla Glue	2000	4.24	1,737.62
Bill	12/22/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209723 - Reimburse - Walmart - Thermometer - Humidi	2000	19.37	1,756.99
Bill	12/23/14	Imagineers, LLC	Imagineers - Inv. #MAIN0209461 - Reimburse - Home Depot - 3 Way Toggle Swi	2000	92.15	1,849.14
Bill	12/29/14	L&M Sealing Company	L&M Sealing Company - Crack Repair Parking Lot Inv #11335	2000	531.75	2,380.89
Bill	12/29/14	John Boyle Company	John Boyle Company - Inv. #430157 - Red Rosin Paper	2000	9.95	2,390.84
Bill	12/29/14	John Boyle Company	John Boyle Company - Inv. #430156 - Ceiling - White	2000	277.64	2,668.48
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-9.95	2,658.53
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-277.64	2,380.89
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-192.54	2,188.35
General	12/31/14		To Apply Payment Against P/Y Accrual	3150	-357.44	1,830.91
Total 09110 — General Maintenance & Repair					<u>1,830.91</u>	<u>1,830.91</u>
Total 09000 — Maintenance					<u>1,830.91</u>	<u>1,830.91</u>
TOTAL					<u>1,830.91</u>	<u>1,830.91</u>

Type	Date	Name	Memo	Split Amount	Balance	
09000 — Maintenance						
09150 — HVAC Service						
Bill	10/31/14	Power Fuels Heating & Cooling Company	Power Fuels Heating & Cooling - Inv. #224837 - #20 Reprogram Heat Timer/Circ	2000	1,470.30	1,470.30
General	11/13/14		To Put Prior 10/01/14 Balance Against P/Y as Per Other Accr Exp Detail	3150	-260.56	1,209.74
Total 09150 — HVAC Service					<u>1,209.74</u>	<u>1,209.74</u>
Total 09000 — Maintenance					<u>1,209.74</u>	<u>1,209.74</u>
TOTAL					<u>1,209.74</u>	<u>1,209.74</u>

Type	Date	Name	Memo	Split Amount	Balance	
09600 — Contract Services						
Lawn Maint. & Landscaping						
Bill	10/03/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3243- Monthly	2000	1,400.00	1,400.00
General	11/14/14		To Expense Westside Landscaping from Other Assets - November 2014	1470	1,400.00	2,800.00
Bill	12/31/14	West Side Landscaping, LLC	West Side Landscaping, LLC - Inv #3367- Monthly	2000	1,400.00	4,200.00
Total Lawn Maint. & Landscaping					<u>4,200.00</u>	<u>4,200.00</u>
Total 09600 — Contract Services					<u>4,200.00</u>	<u>4,200.00</u>

Westbury Condominium Association, Inc.

Transaction Detail by Account

October through December 2014

	Type	Date	Name	Memo	Split Amount	Balance
TOTAL					4,200.00	4,200.00

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

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

	Type	Date	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers						
09990 — Operating to Reserves						
General J	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	8,625.00	8,625.00
General J	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	8,625.00	17,250.00
General J	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	8,625.00	25,875.00
Total 09990 — Operating to Reserves					25,875.00	25,875.00
Total 09900 — Reserve Transfers					25,875.00	25,875.00
TOTAL					25,875.00	25,875.00

	Type	Date	Name	Memo	Split Amount	Balance
09900 — Reserve Transfers						
09991 — Roof/HVAC Reserve Transfer						
General J	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480	2,990.00	2,990.00
General J	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480	2,990.00	5,980.00
General J	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480	2,990.00	8,970.00
Total 09991 — Roof/HVAC Reserve Transfer					8,970.00	8,970.00
Total 09900 — Reserve Transfers					8,970.00	8,970.00
TOTAL					8,970.00	8,970.00

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

Westbury Condominium Association, Inc.

Transaction Detail by Account

October through December 2014

Type	Date	Name	Memo	Split Amount	Balance
General	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480 8,625.00	17,250.00
General	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480 8,625.00	25,875.00
Total 06901 — WCA Monthly Contributions				25,875.00	25,875.00
Total 06899 — Reserve Fund Income				25,875.00	25,875.00
TOTAL				25,875.00	25,875.00

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06902 — Interest Income					
General	10/17/14		To Record Oct 2014 Interest Income - Reserve Fund Cash 0633	1080 53.11	53.11
General	11/30/14		Interest Income FNFG - Reserve Account	1080 47.44	100.55
General	12/31/14		To Record FNFB Reserve Cash Interest 0633	1080 55.17	155.72
Total 06902 — Interest Income				155.72	155.72
Total 06899 — Reserve Fund Income				155.72	155.72
TOTAL				155.72	155.72

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06903 — Roof/HVAC Project Prepay Amort.					
General	10/17/14		To Record Roof/HVAC Project Prepay Portion - Oct. 2014	2982 655.99	655.99
General	11/30/14		Amortization of Roof/HVAC Prepayers	2982 655.99	1,311.98
General	12/31/14		Amortization of December Roof/HVAC Prepayers	2982 655.99	1,967.97
Total 06903 — Roof/HVAC Project Prepay Amort.				1,967.97	1,967.97
Total 06899 — Reserve Fund Income				1,967.97	1,967.97
TOTAL				1,967.97	1,967.97

Type	Date	Name	Memo	Split Amount	Balance
06899 — Reserve Fund Income					
06904 — WCA Monthly Transfer -Roof/HVAC					
General	10/17/14		To Record The Oct 2014 Reserve Fund Xfers from Operating	1480 2,990.00	2,990.00
General	11/14/14		To Record The Nov 2014 Reserve Fund Xfers from Operating	1480 2,990.00	5,980.00
General	12/31/14		To Record Monthly Operating to Reserves Journal Entry	1480 2,990.00	8,970.00
Total 06904 — WCA Monthly Transfer -Roof/HVAC				8,970.00	8,970.00
Total 06899 — Reserve Fund Income				8,970.00	8,970.00
TOTAL				8,970.00	8,970.00

Type	Date	Name	Memo	Split Amount	Balance
09799 — Reserve Fund Expenses					
09807 — Reserve - Interest Expense					
General	10/28/14		To Record the October 2014 Roof/HVAC Loan Payment - FNFG	1080 527.69	527.69
General	11/30/14		Payment of Roof/HVAC Loan - November 2014	1080 531.43	1,059.12
General	12/31/14		To Record Payment of December 2014 Roof/HVAC Loan	-SPL 500.91	1,560.03
Total 09807 — Reserve - Interest Expense				1,560.03	1,560.03
Total 09799 — Reserve Fund Expenses				1,560.03	1,560.03

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

	Type	Date	Name	Memo		Split Amount	Balance
TOTAL						1,560.03	1,560.03
	Type	Date	Name	Memo		Split Amount	Balance
09799 — Reserve Fund Expenses							
09809 — Reserve - Paving/Test Holes							
Bill		11/13/14	American Excavating & Septic, Inc.	American Excavating & Septic - Inv. #9/29/14 - Install Conduit	2000	3,250.00	3,250.00
Total 09809 — Reserve - Paving/Test Holes						3,250.00	3,250.00
Total 09799 — Reserve Fund Expenses						3,250.00	3,250.00
TOTAL						3,250.00	3,250.00
	Type	Date	Name	Memo		Split Amount	Balance
09799 — Reserve Fund Expenses							
09827 — Reserve Fund - Lighting Proj							
Bill		10/22/14	Con Serv, Inc.	Con Serv - 30 Outlook Avenue - 50% Deposit	2000	3,465.11	3,465.11
Bill		10/22/14	Con Serv, Inc.	Con Serv - 869 Farm Avenue - 50% Deposit	2000	2,660.13	6,125.24
Bill		10/22/14	Con Serv, Inc.	Con Serv - 20 Outlook Avenue - 50% Deposit	2000	2,164.03	8,289.27
Bill		12/24/14	Con Serv, Inc.	Con Serv - 20,30 & 869 - Total less \$5k hold back	2000	15,914.85	24,204.12
Total 09827 — Reserve Fund - Lighting Proj						24,204.12	24,204.12
Total 09799 — Reserve Fund Expenses						24,204.12	24,204.12
TOTAL						24,204.12	24,204.12