

## **NOVEMBER 30, 2020 FINANCIAL COMMENTS REPORT**

### ***INTRODUCTORY REMARKS: PLEASE WEAR A MASK, MAINTAIN SOCIAL DISTANCING, WASH HANDS, RESPECT ACTIVITIES PROTOCOL AND MINIMIZE VISITORS TO THE SITE.***

As this is the first report of the Association's fiscal year that runs from November 1<sup>st</sup> to October 31, 2021, this report is a short one but will stress the main single risk for the Association i.e., the INSURANCE COST. From information provided by the National Oceanic and Atmospheric Administration and the Insurance Institute, the 2020 hurricane season was more active than anticipated due to the warmer than usual Atlantic Ocean. The 2020 hurricane season surpassed the 2005 season for the most named storms to form in the Atlantic in a single season.

There were 30 named storms, 13 of those became hurricanes and 6 of those 13 were classified category 3 and over, luckily none of them came to the east coast. The damages estimate is quite substantial, ranging from \$4 to \$12 billion for LAURA, \$6.7 billion for ETA, \$4.7 billion for EPSILON, \$4.4 billion for ZETA and \$4 billion for DELTA. Let's hope that with an insurance budget of \$390,000.00 we have enough to cover the premium that we will be negotiating by early April. We may not have enough for the forecast established for the following year.

The auditor is currently working on the October 31, 2020 audit and should have a final version of the 2019/2020 audit report by the first week in January. On the balance sheet, we are currently negotiating to find an acceptable rate of interest for a new \$100,000.00 term deposit or an annuity, interest rates remain quite low for an Association like Waterside that need to invest or reinvest its' reserve funds, we should conclude an agreement during December. Required cash flow to pay the insurance premium at the end of April has been estimated and we should be in a position to pay the premium on a cash basis.

Receivables are in a good position and the ACH procedure is running very smoothly; we still need to learn some of the functionalities.

As mentioned last month ***"a lot is currently on going, access to contractors remains difficult so we are experiencing delay in execution of contracts, mainly for ground improvements, some minor welding repairs and the installation of new surveillance cameras"***.

It is difficult to source extra labor to help our regular maintenance staff, in order to make progress in some tasks, like the large crack repairs on the asphalt, the seal coating of the asphalt, and the reduction of mulch areas around bushes and trees.

***We signed a contract with Southern Palm Landscaping for one more section of 100 feet of Clusia to be planted along Miner Road. This contract is currently on going and will cost about \$8,000.00. We will be left to do one more 100-foot section later in the year and the Miner Road ficus replacement will be completed.*** We signed an agreement with Samco in the amount of \$15,100.00 for the replacement of the main entrance gate control system. We will change from a residential hydraulic system (which parts are no longer available for) to a heavy-duty mechanical control system. Once it is installed by the end of February, it will allow us to maintain that gate in the closed position full time. Later on, during the year, we will consider doing the same at the main exit gate. Once the site gates will be closed on a full-time basis, pedestrians and bikers will need to carry a gate card or use the pedestrian gate. We will also add an inground loop at the exit way in order to minimize the impact when vehicles are too close to one another on their way out. We are replacing all water inlets to unit type C, D and DD.

Now let's mention the building maintenance situation. From November 1<sup>st</sup> 2020 to November 30<sup>th</sup>, 2020, we did have 13 units that sustained water damage, yes 13 of them, the President and the Manager have changed their names, they are now the WATER BOY and WATER LADY. These are the results of water heater leaks, window leaks, awning bolts infiltration, shutter bolts, toilets, sink and shower leaks etc. all those situations are costly to the association and may have an impact on future insurance costs.

With a group of volunteers, we did some holidays decorations, thanks to Ethel Brady, Odette Brodeur, Mario Plante, Johanne Gaudreau and Yves Dupont. To our residents that put up decorations on the outside of their unit's, also a great thanks. We need these lights and decorations to brighten and cheer up the site with the pandemic, the doorway lights to many empty C, D and DD units turned off and the sight of the closed up shutters. We have agreed on a protocol with Gaetan Cardinal for the shuffleboard and with Mario Plante for the "petanque", you can contact those 2 owners if you want to join. We hope to be in a position to open the library at least 4 hours a week to serve our residents.

Thanks for reading, and all the Best Wishes for the upcoming season and the New Year.

Andre Mongrain, President

Marc Desrochers, Treasurer

December 21, 2020



**WATERSIDE FINANCIAL RESULT**  
**AS OF NOVEMBER 30, 2020**

	<u>YTD</u>	<u>YTD</u>	<u>PREVIOUS</u>	<u>TOTAL YEAR</u>	<u>2020/2021</u>	
<u>REVENUES</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
100 NSF FEE		0		0	0	0
101 ASSESSMENTS	145,905	145,905		1,750,860	1,750,860	0
102 LATE FEE INCOME	225	83		1,000	1,000	0
103 INTEREST INCOME	30,038	2,417		29,000	29,000	0
104 TRANSFER FEE		208		2,500	2,500	0
106 ACCESS/GATE CARDS	100	42		500	500	0
107 SCREENING FEE	500	1,583		15,000	19,000	-4,000
108 MISCELLANEOUS INCOME	150	83		1,000	1,000	0
FEE TRANSFER TO RESERVE	-9,792	-9,792		-117,500	-117,500	0
INTEREST REV. TO RESERVE	-30,038	-2,417		-29,000	-29,000	0
<b>TOTAL REVENUES</b>	<b>137,088</b>	<b>138,113</b>	<b>0</b>	<b>1,653,360</b>	<b>1,657,360</b>	<b>-4,000</b>

**EXPENSES**

**UTILITIES**

200 ELECTRIC	3,501	3,792		45,500	45,500	0
201 WATER & SEWER	14,828	16,500		196,000	198,000	-2,000
202 GARBAGE & RECYCLING	4,308	4,333		52,000	52,000	0
203 PROPANE GAS	0	42		500	500	0
204 CABLE T.V.	7,611	8,500		102,000	102,000	0
205 TELEPHONE	830	625		7,500	7,500	0
205.1 WIFI	325	288		3,450	3,450	0
	<b>31,403</b>	<b>34,079</b>	<b>0</b>	<b>406,950</b>	<b>408,950</b>	<b>-2,000</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>PREVIOUS</u> <u>FORECAST</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2020/2021</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b>ADMINISTRATIVE</b>						
300 PAYROLL-ADMINISTRATIVE	8,702	9,750		117,000	117,000	0
301 PAYROLL-MAINTENANCE	6,080	7,083		83,000	85,000	-2,000
302 PAYROLL TAXES	1,131	1,458		16,500	17,500	-1,000
302.1 EMPLOYEE BENEFITS	0	500		6,000	6,000	0
304 SECURITY GUARDS	1,556	5,833		70,000	70,000	0
305 ACCOUNTING	2,127	2,083		24,500	25,000	-500
305.1 BANK FEES	85	17		200	200	0
305.2 BAD DEBT	0	667		8,000	8,000	0
305.3 COLLECTION COST	1	100		1,200	1,200	0
306 AUDITING	0	542		6,500	6,500	0
307 LEGAL	150	208		2,500	2,500	0
308 PROPERTY TAX	4,355	363		4,355	4,350	5
309 INCOME TAX	0	0		0	0	0
310 INSURANCE	26,848	32,500		390,000	390,000	0
311 OFFICE SUPPLIES	17	133		1,400	1,600	-200
312 POSTAGE & SHIPPING	34	71		850	850	0
313 LICENSES	0	200		2,400	2,400	0
314 TRAVEL & MILEAGE	0	38		450	450	0
315 MEETINGS & EDUCATION	0	25		300	300	0
316 SCREENING	125	417		4,000	5,000	-1,000
317 ALARM SYSTEM	85	42		500	500	0
318 COMPUTER REPAIR/SERVICE	37	167		2,000	2,000	0
319 COPIER	294	308		3,700	3,700	0
320 MISCELLANEOUS ADMIN.EXP.	247	625		7,000	7,500	-500
320.1 WEBSITE IMPROVEMENT	0	583		7,000	7,000	0
323 SOCIAL FACILITIES	0	450		5,000	5,400	-400
	<b>51,875</b>	<b>64,163</b>	<b>0</b>	<b>764,355</b>	<b>769,950</b>	<b>-5,595</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>PREVIOUS</u> <u>FORECAST</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2020/2021</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b><u>MAINTENANCE</u></b>						
400 GASOLINE	0	83		1,000	1,000	0
401 SPRINKLERS	0	833		10,000	10,000	0
402 PEST CONTROL	1,025	1,250		15,000	15,000	0
402.6 MISC. MAINT.EXP.	252	125		1,500	1,500	0
403 GRASS CUTTING	3,649	7,292		87,500	87,500	0
403.1 FERTILIZATION-WEED-BUGS	0	2,083		25,000	25,000	0
403.2 HEDGE TRIMMING	1,250	3,250		39,000	39,000	0
404 TREE TRIMMING	0	1,167		14,000	14,000	0
404.2 NEW TREES-PLANTS-FLOWER	756	1,667		20,000	20,000	0
405 BUILDING MAINTENANCE	3,169	4,167		50,000	50,000	0
406 FENCE,SIDEWALK,SIGNS	0	1,000		12,000	12,000	0
406.1 DIRT.SODS & MULCH	480	1,667		20,000	20,000	0
407 SECURITY GATE EXPENSE	120	833		20,000	10,000	10,000
408 CAMERA & VIDEO EXP.	0	417		5,000	5,000	0
409 PLUMBING EXP.	0	333		5,000	4,000	1,000
410 ELECTRICAL EXP.	0	417		4,000	5,000	-1,000
411 POOL SUPPLIES & REPAIR	1,561	1,750		20,000	21,000	-1,000
412 STREET MAINTENANCE	0	417		5,000	5,000	0
413 UNIFORMS	0	25		300	300	0
414 GOLF CARTS	0	208		2,500	2,500	0
415 LOCKSMITH	81	25		300	300	0
416 FIRE SAFETY	0	375		4,500	4,500	0
417 JANITORIAL SUPPLIES	83	250		3,000	3,000	0
418 AWNINGS REPAIRS	0	667		8,000	8,000	0
420 PAINTING PROGRAM	0	0		1	1	0
421 STREET LIGHT	0	83		1,000	1,000	0
422 SHUFFLEBOARD CANOPY	0	0		0		0
424 TENNIS COURTS RESURFACE	0	0		0		0
425 POOL CHAIRS/TABLES	0	208		2,500	2,500	0
427 RESTROOMS UPGRADE ADA	2,015	2,917		35,000	35,000	0
429 BENCHES REPLACEMENT	0	42		500	500	0
434 PETANQUE CANOPY		0		0	0	0
477 PERGOLA		0		0		0
479 LIGHTS RETENTION POUND		0		0		0
	<b>14,441</b>	<b>33,550</b>	<b>0</b>	<b>411,601</b>	<b>402,601</b>	<b>9,000</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>PREVIOUS</u> <u>FORECAST</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2020/2021</u> <u>BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	0	6,322		70,454	75,859	-5,405
	<b>0</b>	<b>6,322</b>	<b>0</b>	<b>70,454</b>	<b>75,859</b>	<b>-5,405</b>
<b>TOTAL EXPENSES</b>	<b>97,719</b>	<b>138,113</b>	<b>0</b>	<b>1,653,360</b>	<b>1,657,360</b>	<b>-4,000</b>
<b>REVENUES OVER EXPENSES</b>	<b>39,369</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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<b>RESERVES</b>						
2510 ROOFS	3,575	3,575		42,900	42,900	0
2515 PAINTING	0	0		0	0	0
2530 ASPHALT	3,417	3,417		41,000	41,000	0
2542 POOLS	333	333		4,000	4,000	0
2543 AWNINGS	0	0		0	0	0
2544 INTEREST REV. RESERVE	2,417	2,417		29,000	29,000	0
2545 WORKING CAPITAL	1,583	1,583		19,000	19,000	0
2546 SPRINKLERS	375	375		4,500	4,500	0
2547 TV CABLE INFRASTRUCTURE	508	508		6,100	6,100	0
	<b>12,208</b>	<b>12,208</b>	<b>0</b>	<b>146,500</b>	<b>146,500</b>	<b>0</b>

**Marc Desrochers**

Treasurer

**Andre Mongrain**

President

December 20, 2020