

**SEPTEMBER 30, 2022, FINANCIAL COMMENTS (INCLUSIVE OF FORECAST FOR THE TOTAL 2021-2022 FISCAL YEAR.**

First tropical storm/hurricane Nicole, a non-issue for Waterside, heavy rain at time and on some occasion, wind gusts in the 40 miles per hour. All debris was picked up the next day, mainly branches no damage to buildings. Thanks to the Picard family members, to Yvan Girard, Marc Desrochers, Jean Claude Goyette and Charley Crawford that helped removing pools chairs and tables and other possible flying objects.

Thanks to the owners that have put down mulch around their units, a special thanks to the owners that got involved in spreading of the mulch in the common areas, like the park, the club house, the central fountain, the central office, and there is still more to do. Those individuals did include from recollection Martin Julien, Denis L'Heureux, Chantal Quimond, Gaby Belanger and Martin Goupil. Mulch is available for pick-up by the maintenance shop.

In August we did not release financial comments on the result at that point in time. The short report indicates not only the result as of end of September, but it also indicates the potential result for the total fiscal year that ended on October 31, 2022. The various suppliers are still pouring in with projected or actual increases. The latest one is the County of Palm Beach property tax; our snowbird owners are faced with a tax increase between \$400.00 and \$600.00 for the past year depending on the type of unit.

For our permanent residents that claim either the deduction due to age and the Homestead value exemption it is much less. *The writer of this memo does not understand why such an increase, if we take into consideration the high number of new constructions going up, this should produce new revenue for the County of Palm Beach, Waterside does not have that luxury to absorb a portion of its cost increase.*

On a positive note, Waterside received the proceeds from our foreclosure procedure, a positive impact of over \$21,200.00 that was mainly credited to the receivable balance, to the bad account and finally to our legal collection cost.

Current forecast for the total year 2021-2022 indicates a loss of \$4,507.00, this is done by recording prepaid and accruals on a series of accounts. These are estimates as we have not received invoices from some of our suppliers for the month of October, the main ones being the City of Boynton water and sewage, FPL electrical bills, Waste Management, and a series of smaller ones.

We still need to enter into negotiations with FPL for their latest increase. The same applies for our insurance valuation report, this is a 163 pages report, and the undersigned still need to complete the review of the report, then discuss his findings with the evaluator and our broker. Please refer to a report dated May 13, 2022, on this very important subject, it constitutes a risk for Waterside.

The attention should be devoted to the forecast for the current fiscal year. Every account in each of the sections was analyzed for the first 11 months components and a detailed analysis of what can be expected for October.

- Components of the revenue section are up in total by \$2,786.00 compared to the previous forecast, mainly due to the increased number of short-term guests and rentals, this situation may create pressure on the 2022-2023 cost. The situation created by long term renters will be reviewed to make sure we recover the yearly cost of those rentals.
- So far, we have 37 units sold, this includes 6 family transfers, and we have 1 more transaction that is currently under discussion. We still have very interested buyers, have a look at our website, people are searching for units.
- We lowered the utilities group of expenses forecast by \$2,952.00 compared to last month mainly due to Water and Sewage cost and Garbage and Recycling, and a negative result in Electrical.
- Limited changes to the total of the Administration group of expenses. There was substantial investment commitment in the social facilities with repair to 4 swings, the sandblasting and painting of 23 benches and finally a commitment for the resurfacing of the shuffleboard.
- Maintenance expenses forecast are down from last month's forecast by \$7,217.00. from the elimination of a sewage line repair.

The receivables are in excellent condition, we have one single account and we do have an agreement with the owner for the payment of the balance. Monique is currently working on a series of a small accounts.

#### **2022-2023 MONTHLY FEE AND CONTRIBUTION TO THE RESERVE ACCOUNTS**

At the budget meeting held on October 27, 2022, it was approved that the monthly fee be set at \$450.00 and that a contribution to the various reserves of \$188,500.00 will be made.

Remember if you have any questions on the financial situation, please feel free to ask the manager and she will provide the data.

Thanks for reading and reviewing the data.

Andre Mongrain, President

Marc Desrochers, Treasurer

November 6, 2022

**WATERSIDE FINANCIAL RESULT**  
**AS OF SEPTEMBER 30th, 2022**

	<u>YTD</u>	<u>YTD</u>	<u>PREVIOUS</u>	<u>TOTAL YEAR</u>	<u>2021/2022</u>	
<u>DESCRIPTION</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<b><u>REVENUES</u></b>						
100 NSF FEE	280	0	295	280	0	280
101 ASSESSMENTS	1,653,375	1,695,375	1,849,500	1,849,500	1,849,500	0
102 LATE FEE INCOME	1,775	1,100	2,000	1,800	1,200	600
103 INTEREST INCOME	2,456	22,917	25,705	21,706	25,000	-3,294
104 TRANSFER FEE	7,500	3,438	8,000	8,000	3,750	4,250
106 ACCESS/GATE CARDS	850	229	900	1,050	250	800
107 SCREENING FEE	22,500	18,333	23,500	26,000	20,000	6,000
108 MISCELLANEOUS INCOME	2,050	917	2,000	2,350	1,000	1,350
FEE TRANSFER TO RESERVE	-116,875	-116,875	-194,500	-194,500	-127,500	-67,000
INTEREST REV. TO RESERVE	-749	-22,917	-24,000	-20,000	-25,000	5,000
<b>TOTAL REVENUES</b>	<b>1,573,161</b>	<b>1,602,517</b>	<b>1,693,400</b>	<b>1,696,186</b>	<b>1,748,200</b>	<b>-52,014</b>

**EXPENSES**

**UTILITIES**

200 ELECTRIC	44,638.23	40,608	53,000	54,917	44,300	10,617
201 WATER & SEWER	164,701	183,333	209,000	207,523	200,000	7,523
202 GARBAGE & RECYCLING	69,757	51,333	84,000	81,218	56,000	25,218
203 PROPANE GAS	110	275	200	110	300	-190
204 CABLE T.V.	96,258	94,417	105,000	104,802	103,000	1,802
205 TELEPHONE	6,553	6,692	7,300	6,995	7,300	-305
205.1 WIFI	3,619	3,208	3,950	3,933	3,500	433
	<b>385,637</b>	<b>379,867</b>	<b>462,450</b>	<b>459,498</b>	<b>414,400</b>	<b>45,098</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>2021/2022</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b><u>ADMINISTRATIVE</u></b>						
300 PAYROLL-ADMINISTRATIVE	119,593	110,000	130,000	132,265	120,000	12,265
301 PAYROLL-MAINTENANCE	61,349	86,167	70,000	66,579	94,000	-27,421
302 PAYROLL TAXES	16,614	15,767	18,000	18,037	17,200	837
302.1 EMPLOYEE BENEFITS	7,024	5,958	7,024	7,024	6,500	524
304 SECURITY GUARDS	43,031	60,500	58,000	57,496	66,000	-8,504
305 ACCOUNTING	20,463	23,833	24,700	24,609	26,000	-1,391
305.1 BANK FEES	60	275	100	70	300	-230
305.2 BAD DEBT	465	8,250	-4,960	-5,795	9,000	-14,795
305.3 COLLECTION COST	-3,932	2,292	-3,814	-3,867	2,500	-6,367
306 AUDITING	5,800	6,417	5,800	5,800	7,000	-1,200
307 LEGAL	5,304	2,292	6,000	5,604	2,500	3,104
308 PROPERTY TAX	173	4,354	4,802	4,802	4,750	52
309 INCOME TAX	0	0	0	0	0	0
310 INSURANCE	439,375	377,208	482,448	482,448	411,500	70,948
310.1 INSURANCE CASH SHORT	0	33,458	0	0	36,500	-36,500
311 OFFICE SUPPLIES	791	1,100	1,100	1,289	1,200	89
312 POSTAGE & SHIPPING	947	779	900	969	850	119
313 LICENSES	2,484	2,292	2,484	2,484	2,500	-16
314 TRAVEL & MILEAGE	180	367	250	180	400	-220
315 MEETINGS & EDUCATION	229	275	300	229	300	-71
316 SCREENING	6,100	5,500	7,500	7,000	6,000	1,000
317 ALARM SYSTEM	340	550	420	340	600	-260
318 COMPUTER REPAIR/SERVICE	391	1,833	2,000	461	2,000	-1,539
319 COPIER	3,455	3,483	3,800	3,803	3,800	3
320 MISCELLANEOUS ADMIN.EXP.	8,855	4,583	9,500	9,102	5,000	4,102
320.1 WEBSITE IMPROVEMENT	1,164	2,750	2,700	2,664	3,000	-336
323 SOCIAL FACILITIES	2,809	5,500	9,300	15,519	6,000	9,519
	<b>743,061</b>	<b>765,783</b>	<b>838,354</b>	<b>839,112</b>	<b>835,400</b>	<b>3,712</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>2021/2022</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b>MAINTENANCE</b>						
400 GASOLINE	933	1,008	1,100	1,144	1,100	44
401 SPRINKLERS	23,697	7,333	18,000	20,254	8,000	12,254
402 PEST CONTROL	11,518	12,833	14,500	15,418	14,000	1,418
402.6 MISC. MAINT.EXP.	5,243	1,833	6,000	3,743	2,000	1,743
403 GRASS CUTTING	73,950	80,667	88,000	81,518	88,000	-6,482
403.1 FERTILIZATION-WEED-BUGS	26,265	22,917	26,000	28,695	25,000	3,695
403.2 HEDGE TRIMMING	38,842	35,750	41,000	41,366	39,000	2,366
404 TREE TRIMING	13,845	12,833	21,000	23,731	14,000	9,731
404.2 NEW TREES-PLANTS-FLOWER	18,827	18,333	20,500	19,822	20,000	-178
405 BUILDING MAINTENANCE	64,268	64,167	75,000	85,830	70,000	15,830
406 FENCE,SIDEWALK,SIGNS	9,730	8,250	17,000	12,730	9,000	3,730
406.1 DIRT.SODS & MULCH	6,619	9,167	12,000	10,973	10,000	973
407 SECURITY GATE EXPENSE	2,666	4,583	3,000	2,966	5,000	-2,034
407.1 MAJOR GATE REPAIRS	0	16,500	0	0	18,000	-18,000
408 CAMERA & VIDEO EXP.	224	4,583	3,000	694	5,000	-4,306
409 PLUMBING EXP.	878	3,667	2,000	1,455	4,000	-2,545
410 ELECTRICAL EXP.	2,004	4,583	3,000	3,700	5,000	-1,300
411 POOL SUPPLIES & REPAIR	21,037	18,333	24,000	22,851	20,000	2,851
411.1 POOL MAJOR REPAIRS	0	0	0	0	0	0
412 STREET MAINTENANCE	8,652	4,583	9,000	8,907	5,000	3,907
413 UNIFORMS	0	275	300	0	300	-300
414 GOLF CARTS	4,284	1,375	4,500	4,284	1,500	2,784
415 LOCKSMITH	199	275	300	199	300	-101
416 FIRE SAFETY	10,083	4,354	10,100	10,083	4,750	5,333
417 JANITORIAL SUPPLIES	2,594	1,833	3,000	2,735	2,000	735
418 AWNINGS REPAIRS	3,350	7,333	6,000	3,350	8,000	-4,650
420 PAINTING PROGRAM	0	38,500	0	0	42,000	-42,000
421 STREET LIGHT	391	458	500	391	500	-109
422 SHUFFLEBOARD CANOPY	0	0	0	0	0	0
424 TENNIS COURTS RESURFACE	0	0	0	0	0	0
425 POOL CHAIRS/TABLES	0	2,292	2,500	2,354	2,500	-146
427 RESTROOMS UPGRADE ADA	-7,500	22,917	-7,500	-7,500	25,000	-32,500
428.1 INFRASTRUCTURE	0	9,167	5,000	0	10,000	-10,000
429 BENCHES REPLACEMENT	390	458	500	390	500	-110
434 PETANQUE CANOPY	0	0	0	0	0	0
477 PERGOLA	0	0	0	0	0	0
479 LIGHTS RETENTION POUND	0	0	0	0	0	0
	<b>342,988</b>	<b>421,163</b>	<b>409,300</b>	<b>402,083</b>	<b>459,450</b>	<b>-57,367</b>

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>PREVIOUS FORECAST</u>	<u>TOTAL YEAR FORECAST</u>	<u>2021/2022 BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	0	35,704	0	0	38,950	-38,950
	<b>0</b>	<b>35,704</b>	<b>0</b>	<b>0</b>	<b>38,950</b>	<b>-38,950</b>
<b>TOTAL EXPENSES</b>	<b>1,471,686</b>	<b>1,602,517</b>	<b>1,710,104</b>	<b>1,700,693</b>	<b>1,748,200</b>	<b>-47,507</b>
<b>REVENUES OVER EXPENSES</b>	<b>101,475</b>	<b>0</b>	<b>-16,704</b>	<b>-4,507</b>	<b>0</b>	<b>-4,507</b>

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>PREVIOUS FORECAST</u>	<u>TOTAL YEAR FORECAST</u>	<u>2021/2022 BUDGET</u>	<u>VARIANCE</u>
<b>RESERVES</b>						
2510 ROOFS	39,417	39,417	43,000	43,000	43,000	0
2515 PAINTING	0	0	42,000	42,000	0	42,000
2530 ASPHALT	37,583	37,583	41,000	41,000	41,000	0
2542 POOLS	3,667	3,667	4,000	4,000	4,000	0
2543 AWNINGS	0	0	0	0	0	0
2544 INTEREST REV. RESERVE	22,917	22,917	25,000	25,000	25,000	0
2545 WORKING CAPITAL	18,333	18,333	20,000	20,000	20,000	0
2546 SPRINKLERS	4,125	4,125	4,500	4,500	4,500	0
2547 TV CABLE INFRASTRUCTURE	4,583	4,583	5,000	5,000	5,000	0
2549 INSURANCE STABILISATION	0	0	0	0	0	0
2550 INFRASTRUCTURE	9,167	9,167	10,000	10,000	10,000	0
	<b>139,792</b>	<b>139,792</b>	<b>194,500</b>	<b>194,500</b>	<b>152,500</b>	<b>42,000</b>

**Marc Desrochers**

Treasurer

**Andre Mongrain**

President

October 20th, 2022