

RAPPORT MENSUEL AU 30 NOVEMBRE 2018

Novembre est le premier mois de notre exercice financier 2018-2019. Les modifications sont limitées pour les prévisions de l'année par rapport au budget. Nous avons réduit le coût prévu des lampadaires, ce projet s'échelonne sur une période de deux ans. Les économies de \$ 4 000,00 sont le résultat de la contribution de notre volontaire M. Robert Poirier. Cette épargne compense en partie l'excédent pour le remplacement des bancs.

CE QUI SE PASSE

Dans le rapport précédent, nous avons signalé 28 unités vendues, le résultat final est plutôt de 29 unités car une transaction a été faite sans être portée à notre attention. Jusqu'à présent, après un peu plus d'un mois et demi, nous avons 7 unités vendues ou avec un contrat signé.

Il y a beaucoup de travaux actuellement en cours, nous travaillons toujours sur notre système d'arrosage, nous avons remplacé toutes les composantes à la station de pompage du tennis, incluant le remplacement du tuyau qui est à 30 pieds dans le sol, l'ancien datait de près de 30 ans. Suite à la publication de notre dernier rapport, nous avons continué nos recherches sur l'arrosage. Comme mentionné dans le rapport d'octobre, un entrepreneur local a déclaré que nous arrosions beaucoup trop notre pelouse. ***Ci-joint vous trouverez un article réalisé par l'Université de la Floride sur le sujet, où vous pourrez remarquer qu'ils ne recommandent pas notre niveau actuel de temps d'arrosage, ils préconisent plutôt deux fois par semaine pour une durée d'environ 20 minutes pour cette saison.*** Veuillez lire le rapport de l'Université de Floride, si vous avez des questions n'hésitez pas à communiquer avec notre gérante. Nous avons encore à terminer le processus de vérification « wet check » et nous espérons progresser avant et pendant la période des fêtes. Un « wet check » est nécessaire pour s'assurer que chaque tête de gicleur est en bon état de fonctionnement.

Notre personnel travaille très fort le long de la voie ferrée pour enlever tous les troncs morts, les branches et les espèces de plantes non appropriés. Southern Landscape a travaillé sur la haie du côté ouest de la propriété, nous allons appliquer l'engrais approprié et voir le résultat. Une plantation de remplacement n'est pas prévue à ce stade. Novo Arbor s'occupe de la taille des palmiers et cela devrait être achevée le 22 décembre, s'il vous plaît déplacer vos voitures loin de palmiers, votre collaboration est appréciée. Jusqu'ici, nous avons remplacé l'équivalent de 10 palettes de gazon, et nous allons continuer après les fêtes.

Un contrat a été signé avec Moises Gonzales Landscape pour la première vague de plantation de buissons et d'arbres pour un montant de \$ 14 500,00 plus la main d'œuvre et la mise au rebut. Un contrat a été attribué à CSI pour la peinture de 11 bancs.

Le meilleur pour la nouvelle année et n'oubliez pas que vous êtes nos meilleurs agents immobilier!

André Mongrain Président

Jacques Lacoursière Trésorier Le 18 décembre 2018

WATERSIDE FINANCIAL RESULT
AS OF NOVEMBER 30, 2018.

<u>REVENUE</u>	<u>DESCRIPTION</u>	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2018/2019</u>	<u>VARIANCE</u>
		<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	
					330	
	NSF FEE	10	0	0	0	0
	100 ASSESSMENTS	126,005	126,005	1,512,060	1,512,060	0
	102 LATE FEE INCOME	200	125	1,500	1,500	0
	103 INTEREST INCOME	0	0	0	0	0
	104 TRANSFER FEE	0	208	2,500	2,500	0
	106 ACCESS/GATE CARDS	250	17	500	200	300
	107 SCREENING FEE	3,600	2,250	27,000	27,000	0
	108 MISCELLANEOUS INCOME	50	125	1,500	1,500	0
	TOTAL REVENUE	130,115	128,730	1,545,060	1,544,760	300

EXPENSES
UTILITIES

	200 ELECTRIC	3,400	4,250	51,000	51,000	0
	201 WATER & SEWER	19,343	21,183	254,200	254,200	0
	202 GARBAGE & RECYCLING	3,993	4,167	50,000	50,000	0
	203 PROPANE GAS	0	17	200	200	0
	204 CABLE T.V.	5,548	5,666	68,000	68,000	0
	205 TELEPHONE	614	633	7,600	7,600	0
	205.1 WIFI	352	267	3,200	3,200	0
		33,250	36,183	434,200	434,200	0

<u>ADMINISTRATIVE</u>	<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2018/2019</u> <u>BUDGET</u>	<u>VARIANCE</u>
	300 PAYROLL-ADMINISTRATIVE	12,354	9,750	117,000	117,000	0
	301 PAYROLL-MAINTENANCE	8,664	8,092	97,100	97,100	0
	302 PAYROLL TAXES	1,608	1,333	16,000	16,000	0
	302.1 EMPLOYEE BENEFITS	0	633	7,600	7,600	0
	304 SECURITY GUARDS	1,632	5,083	61,000	61,000	0
	305 ACCOUNTING	2,262	2,167	26,000	26,000	0
	305.1 BANK FEES	85	104	1,250	1,250	0
	305.2 BAD DEBT	0	500	6,000	6,000	0
	305.3 COLLECTION COST	0	333	4,000	4,000	0
	306 AUDITING	0	383	4,400	4,600	-200
	307 LEGAL	0	209	2,500	2,500	0
	308 PROPERTY TAX	3,882	320	3,882	3,840	42
	309 INCOME TAX	0	0	0	0	0
	310 INSURANCE	23,143	25,000	300,000	300,000	0
	311 OFFICE SUPPLIES	213	208	2,500	2,500	0
	312 POSTAGE & SHIPPING	12	83	1,000	1,000	0
	313 LICENSES	0	267	3,200	3,200	0
	314 TRAVEL & MILEAGE	0	83	1,000	1,000	0
	315 MEETINGS & EDUCATION	0	42	500	500	0
	316 SCREENING	945	583	7,000	7,000	0
	317 ALARM SYSTEM	80	42	500	500	0
	318 COMPUTER REPAIR/SERVICE	273	167	2,000	2,000	0
	319 COPIER	611	333	4,000	4,000	0
	320 MISCELLANEOUS ADMIN.EXP.	597	584	7,000	7,000	0
	320.1 WEBSITE IMPROVEMENT	0	167	2,000	2,000	0
	323 SOCIAL FACILITIES	2,571	680	8,160	8,160	0
		58,932	57,146	685,592	685,750	-158

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>TOTAL YEAR FORECAST</u>	<u>2018/2019 BUDGET</u>	<u>VARIANCE</u>
<u>MAINTENANCE</u>					
400 GASOLINE	100	100	1,200	1,200	0
401 SPRINKLERS	1,908	1,333	16,000	16,000	0
402 PEST CONTROL	30	1,250	15,000	15,000	0
402.6 MISC. MAINT.EXP.	2,113	100	1,200	1,200	0
403 LANDSCAPING	10,250	10,250	123,000	123,000	0
403.1 FERTILIZATION-WEED CONT.	3,867	1,833	22,000	22,000	0
404 TREE TRIMING	0	833	10,000	10,000	0
404.2 NEW TREES & BUSHES	77	2,916	35,000	35,000	0
405 BUILDING MAINTENANCE	993	3,263	39,160	39,160	0
406 GROUNDS MAINTENANCE	4,405	2,417	29,000	29,000	0
407 SECURITY GATE EXPENSE	385	500	6,000	6,000	0
408 CAMERA & VIDEO EXP.	150	167	2,000	2,000	0
409 PLUMBING EXP.	500	333	4,000	4,000	0
410 ELECTRICAL EXP.	21	417	5,000	5,000	0
411 POOL SUPPLIES & REPAIR	1,637	917	11,000	11,000	0
412 STREET MAINTENANCE	0	167	2,000	2,000	0
413 UNIFORMS	0	33	400	400	0
414 GOLF CARTS	0	250	3,000	3,000	0
415 LOCKSMITH	0	17	200	200	0
416 FIRE SAFETY	0	375	4,500	4,500	0
417 JANITORIAL SUPPLIES	171	250	3,000	3,000	0
418 AWNINGS REPAIRS	0	667	8,000	8,000	0
420 PAINTING PROGRAM	0	0	0	0	0
421 STREET LIGHT	10,354	2,083	21,000	25,000	-4,000
422 SHUFFLEBOARD CANOPY	0	515	6,180	6,180	0
424 TENNIS COURTS RESURFACIN	3,502	0	0	0	0
425 POOL CHAIRS/TABLES	0	208	2,500	2,500	0
429 BENCHES REPLACEMENT	0	42	7,000	500	6,500
434 PETANQUE CANOPY	0	958	11,500	11,500	0
477 PERGOLA	0	83	1,000	1,000	0
479 LIGHTS RETENTION POUND	0	833	10,000	10,000	0
	40,463	33,110	399,840	397,340	2,500

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>TOTAL YEAR FORECAST</u>	<u>2018/2019 BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	0	2,289	25,128	27,470	0
	0	2,289	25,128	27,470	-2,500
GRAND TOTAL EXPENSES	132,646	128,730	1,544,760	1,544,760	0
REVENUE OVER EXPENSES	-2,531	0	0	0	0

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>TOTAL YEAR FORECAST</u>	<u>2018/2019 BUDGET</u>	<u>VARIANCE</u>
RESERVES					
2510 ROOFS	3,458	3,458	41,500	41,500	0
2515 PAINTING	0	0	0	0	0
2530 ASPHALT	2,875	2,875	34,500	34,500	0
2542 POOLS	375	375	4,500	4,500	0
2543 AWNINGS	0	0	0	0	0
2546 SPRINKLERS	417	417	5,000	5,000	0
2547 TV CABLE INFRASTRUCTURE	0	0	0	0	0
2545 WORKING CAPITAL	2,500	2,500	30,000	30,000	0
2544 INTEREST REV. RESERVE	418	1,167	14,000	14,000	0
	10,043	10,792	129,500	129,500	0

Andre Mongrain President Jacques Lacoursiere Treasurer

18-Dec-18



Lawn Care & Irrigation

Introduction

Tips to Get You Started

Recommended Mowing Heights & Root Systems

Introduction

When you understand your lawn's environmental needs and tailor your lawn care practices to suit local conditions, you get a healthy, environmentally friendly lawn. Design your yard so it thrives on rainwater alone, without additional irrigation.

Florida Yards & Neighborhoods For a complete guide to designing a Florida yard, check out [Florida Yards and Neighborhoods](#).



Tips to Get You Started

Mulch your garden and landscape beds.

Mulch helps keep the soil moist and reduces erosion and weeds. Avoid piling mulch against plant stems and tree trunks to prevent rot. For more info, go to our Web page on [Mulches](#). Unsure how much mulch is needed? Check [here](#) to find out.

Water at the right time.

Watering in the early morning or late evening when temperatures and wind speeds are the lowest will reduce water loss through evaporation. **Check with your local [Water Management District office](#) or [Cooperative Extension Service office](#) to find out how often to water.** Tighter watering restrictions may be in order for different counties ranging from one day per week to two days per week and as restrictive as from 8:00 am to 6:00 pm for no watering.

**No Watering
10 a.m. to 4 p.m.**



Set your timers.

To keep your yard healthy with just enough water, it is important to set your timer with a watering schedule that suits your area considering the amount of rainfall you usually get. For example, in central Florida, a suggested watering schedule is two days a week (such as Monday and Thursday) with an irrigation run time that varies by month, as described in the table below.

January--12 minutes	July--49 minutes
February--10 minutes	August--60 minutes
March--17 minutes	September--48 minutes
April--40 minutes	October--43 minutes
May--64 minutes	November--32 minutes

June--50 minutes

December--16 minutes

By following a similar type of schedule in your area, you can save about 10 - 20% on your water bill. However, keep a close eye for signs of excessive wilting if rainfall is not typical. The amount of watering needed can vary by the types of plants you have in your yard. See more info under [Xeriscaping](#) about grouping (or zoning) plants with same water needs in different parts of your yard. Planting [native plants](#) can also help conserve water in your landscape.

Calibrate your irrigation system.

Be sure to [calibrate your irrigation system](#) to determine how long to run the system so that it delivers the amount of water recommended for your area. Irrigation systems can be very different and could be delivering too much, not enough, or just the right amount of water, depending on the type of irrigation system and the zone being watered.

Position sprinklers properly.

Make sure the water lands on your plants and grass and not on paved areas.



Lawns only need about $\frac{3}{4}$ inch of water in one watering session. Place empty tuna cans or measuring cups around the yard (all within range of the sprinkler, some close, some farther away). Turn on the sprinkler for 30 minutes. After 30 minutes, measure the amount of water collected in each can/cup. Check to see if there was even distribution of water in all the cans/cups. If the cans/cups collected $\frac{3}{4}$ inch of water, then you know you need to water for 30 minutes. If the cans/cups collected more or less than $\frac{3}{4}$ inch of water, then calculate approximately how long you need to water your landscape so that it receives $\frac{3}{4}$ inch of water in each watering session.

Use micro-irrigation hoses.

These hoses can lie above ground or slightly buried and allow for water to seep through to a plant's roots.

Make the most out of rainwater.

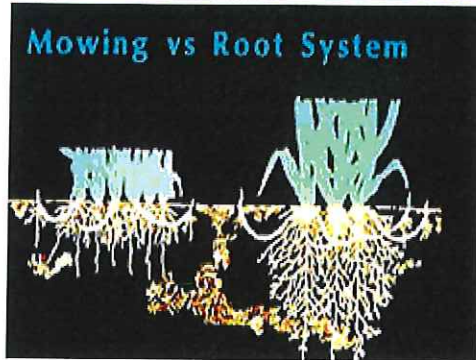
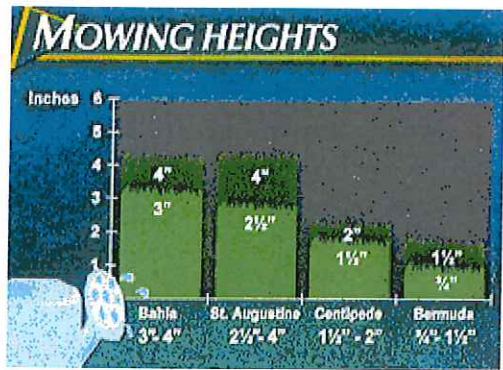
Turn downspouts from rain gutters towards areas with planting. Rainwater can also be collected and stored in a rain barrel for dry spells.

Mow your grass to the right height.

The higher the grass, the more extensive the root system becomes. Grass with deeper roots is more drought-resistant. If the grass is mowed very short, it will put most of its energy into growing new leaf blades, and less energy into growing a root system (root system will be shallow). So don't mow your lawn too short.

For more information about watering, consult the [Lawn Irrigation Topics](#) site.

Recommended Mowing Heights & Root Systems



Additional Resources

[Florida's Water: It's Worth Saving](#) [H₂OUSE](#)

Fact Sheets

[Bahia grass for Florida Lawns](#) [Bermudagrass for Florida Lawns](#) [Centipedegrass for Florida Lawns](#) [Cisterns to Collect Non-Potable Water for Domestic Use](#) [Establishing your Florida Lawn](#) [A Guide to Environmentally Friendly Landscaping: Florida Yards and Neighborhoods Handbook](#) [How to Calibrate Your Sprinkler System](#) [Irrigating Landscape Plants During Establishment](#) [Mowing Your Lawn](#) [Operation of Residential Irrigation Controllers](#) [Principles of Micro-Irrigation](#) [Residential Irrigation System Rainfall Shutoff Devices](#) [Retrofitting a Traditional In-ground Sprinkler Irrigation for Micro-Irrigation of Landscape Plants](#) [Seashore Paspalum for Florida Lawns](#) [Selecting a Turfgrass for Florida Lawns](#) [Turf Irrigation for the Home](#) [Watering Your Lawn](#) [Lawn Irrigation Topics](#)

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