

BOARD OF DIRECTORS MEETING

The Board of Directors meeting was held in the Clubhouse of the Association in Waterside Village on January 26th, 2013

Present: André Mongrain, President-Treasurer

Claude Comtois, Vice-President

Stéphane Lamarche, Secretary

Normand Cadieux, Director

André Pellerin, Director

Marian Petrescu, Director

Michael Shane, Director

and Daniel Harvey, Property Manager

1- Quorum

The roll call confirmed that each Director and the Property Manager were present.

2- Approval of the Agenda

Approval of the Agenda was moved by Michael Shane, seconded by Claude Comtois and unanimously approved.

3- Approval of the minutes of the Board meeting held on December 8th, 2012

Approval of the minutes of the Board meeting held on December 8th, 2012 was moved by Michael Shane, seconded by Normand Cadieux and unanimously approved.

4- Review of audited financial statement for the year 2011/2012

President Mongrain presented the Financial Statements of the Association which contained the Independent Auditor's Report from Mr. Marc Labossière . (It is important to mention that for the first time documents submitted at the meeting were projected on a giant screen). Mr. Mongrain mentioned that, this year again, the report is "unqualified" meaning that there was no negative comment from the auditor. The Financial Statements were tabled as Appendix 1.

President Mongrain also reviewed one major point of our finances: the insurance situation. He mentioned that the insurance premiums are going up and may be negatively influenced by three situations: the garden windows, the circular windows, and the doors in units C-D and DD.

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.

There are still 15 garden-windows and it is imperative that they be replaced by regular windows protected by hurricane protective shutters. If they were not, not only the insurance premiums of these units would increase but also the premiums of neighbours in the same building and the Association's premiums.

There are also 156 circular windows on which the hurricane protection may have to be replaced in order to be certified and accepted by the insurer. As advised by the Association's insurance broker the Board will wait until March 15th to decide how to act.

As for the doors on C-D and DD units, the fact they open to the inside may very well become a problem that the Board will have to address in the future.

5- Appointment of the auditor for fiscal year 2012/2013

It is proposed by Claude Comtois, seconded by André Mongrain and unanimously approved that Mr. Marc Labossière should be appointed auditor of the Association for the next fiscal year.

6- Owners question period

It was proposed by Stéphane Lamarche, seconded by Normand Cadieux and unanimously approved that the question period be postponed to the end of the Annual meeting to follow the Board's meeting.

7- Adjournment

The adjournment of the meeting was proposed by Stéphane Lamarche seconded by André Pellerin and unanimously approved at 2.05pm.

Stéphane Lamarche

Secretary

January 29th, 2013

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM
ASSOCIATION, INC.

FINANCIAL STATEMENTS

OCTOBER 31, 2011 & 2012

MARC LABOSSIERE PA
CERTIFIED PUBLIC ACCOUNTANTS

WATESIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.

INDEX TO FINANCIAL STATEMENTS

OCTOBER 31, 2011 & 2012

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MARC LABOSSIERE, P.A.
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FORT LAUDERDALE, FLORIDA 33304
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INDEPENDENT AUDITOR'S REPORT

Board of Directors and Unit Owners
Waterside Village of Palm Beach Condominium Association, Inc.

We have audited the accompanying balance sheets of Waterside Village of Palm Beach Condominium Association, Inc. as of October 31, 2011 & 2012, and the related statements of revenues, expenses, changes in fund balances, and cash flows for the years ending October 31, 2011 & 2012. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United State of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects the financial position of Waterside Village of Palm Beach Condominium Association, Inc. as of October 31, 2011 & 2012, and the results of its operations and its cash flows for the years ending October 31, 2011 & 2012 in conformity with accounting principles generally accepted in the United States of America.

The supplementary information on future major repairs and replacements as required by the American Institute of Certified Public Accountants are not a required statement of the basic financial statements. We have compiled these schedules without audit or review from information that is the representation of management. Accordingly, we do not express an opinion or any other form of assurance on the supplementary information.

Marc Labossiere PA

Marc Labossiere, P.A.
January 19, 2013

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEET
As of October 31, 2011 & 2012

<u>ASSETS</u>	10/2011			10/2012		
	<u>OPERATING FUND</u>	<u>RESTRICTED FUND</u>	<u>TOTAL</u>	<u>OPERATING FUND</u>	<u>RESTRICTED FUND</u>	<u>TOTAL</u>
Cash in Banks	\$ 101,143	\$ 52,286	\$ 153,429	\$ 140,098	\$ 26,188	\$ 166,286
Certificate of Deposit	-0-	410,980	410,980	-0-	539,908	539,908
Assessments Receivable	102,878		102,878	81,593		81,593
Less: Provision for Bad Debts	(97,733)		(97,733)	(79,860)		(79,860)
Due To/From Fund	-0-	-0-	-0-			
Prepaid Expenses	92,216		92,216	117,972		117,972
Deposits	2,235		2,235	2,235		2,235
Property and equipment – net of accumulated depreciation of \$ 257,641	<u>96,301</u>	<u>.....</u>	<u>96,301</u>	<u>121,053</u>	<u>.....</u>	<u>121,053</u>
TOTAL ASSETS	<u>\$ 297,040</u>	<u>\$ 463,266</u>	<u>\$ 760,306</u>	<u>\$ 383,091</u>	<u>\$ 566,096</u>	<u>\$ 949,187</u>
 <u>LIABILITIES & FUND BALANCES</u>						
Accounts Payable & Accrued Liabilities	79,428		79,428	104,776		104,776
Loans Payable	7,500		7,500	-0-		-0-
Prepaid Maintenance Assessments	<u>36,275</u>		<u>36,275</u>	<u>69,320</u>	<u>.....</u>	<u>69,320</u>
Total Liabilities	123,203	-0-	123,203	174,096	-0-	174,096
FUND BALANCES	<u>173,837</u>	<u>463,266</u>	<u>637,103</u>	<u>208,995</u>	<u>566,096</u>	<u>775,091</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 297,040</u>	<u>\$ 463,266</u>	<u>\$ 760,306</u>	<u>\$ 383,091</u>	<u>\$ 566,096</u>	<u>\$ 949,187</u>

READ INDEPENDENT AUDITOR'S REPORT AND ACCOMPANYING NOTES

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF REVENUE, EXPENSES
FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

<u>REVENUE</u>	10/2011			10/2012		
	<u>OPERATING</u> <u>FUND</u>	<u>RESTRICTED</u> <u>FUND</u>	<u>TOTAL</u>	<u>OPERATING</u> <u>FUND</u>	<u>RESTRICTED</u> <u>FUND</u>	<u>TOTAL</u>
Maintenance Assessments	\$ 1,337,880	\$ 92,400	\$ 1,430,280	\$ 1,336,985	\$ 92,400	\$ 1,429,385
User Fees	30,699		30,699	31,745		31,745
Interest Income	401	9,186	9,587	881	10,430	11,311
Late Fees	3,800		3,800	5,503		5,503
Current Year Surplus Allocated to Land Purchase	50,000		50,000	-		-
Other Revenues	<u>5,031</u>	<u>.....</u>	<u>5,031</u>	<u>5,762</u>	<u>.....</u>	<u>5,762</u>
TOTAL REVENUES	<u>1,427,811</u>	<u>101,586</u>	<u>1,529,397</u>	<u>1,380,876</u>	<u>102,830</u>	<u>1,483,706</u>
EXPENSES						
Salaries and Benefits	208,688		208,688	209,423		209,423
Water & Sewer	214,618		214,618	217,408		217,408
Insurance	179,027		179,027	212,631		212,631
Cable Television	72,670		72,670	57,829		57,829
Repairs, Maintenance and Supplies	69,240		69,240	58,247		58,247
Electric and Gas Utilities	38,773		38,773	42,275		42,275
Depreciation Expenses	2,668		2,668	2,668		2,668
Trash Collection	35,453		35,453	38,879		38,879
Grounds Maintenance, Landscaping and Supplies	185,818		185,818	226,035		226,035
Professional Fees	30,990		30,990	30,578		30,578
Pest Control	14,948		14,948	20,980		20,980
Office Expenses and Supplies	18,176		18,176	17,732		17,732
Pool Maintenance and Supplies	13,614		13,614	12,870		12,870
Telephone & WIFI	7,981		7,981	8,483		8,483
Licenses, Taxes and Fees	5,624		5,624	4,993		4,993
Travel	707		707	1,437		1,437
Other	13,635		13,635	248		248
Interest and Bank Charges	476		476	870		870
Security	54,046		54,046	53,636		53,636
Social Facilities	-		-	10,989		10,989
Screening Fees	9,188		9,188	9,675		9,675
Painting Program	38,331		38,331	37,058		37,058
Bad Debts (Recovery)	21,167		21,167	(3,924)		(3,924)
Purchase Miner Road	-	50,000	50,000	-		-
Entrance Signs/Fountain	-		-	16,071		16,071
Contingency	1,443		1,443	6		6
Pergola	7,029		7,029	-		-
Collection Costs	18,145		18,145	5,781		5,781
Gazebo	21,103		21,103	13,850		13,850
Main Office/Guard House	4,096		4,096	-		-
Removal of Fixed Assets	-		-			-
Streets	5,952		5,952	7,308		7,308
Pool & Spa	-		-	2,992		2,992
Library	12,861		12,861	3,282		3,282
Awnings	44,755		44,755	20,421		20,421
Sprinklers	<u>3,676</u>	<u>-0-</u>	<u>3,676</u>	<u>4,987</u>	<u>-0-</u>	<u>4,987</u>
TOTAL EXPENSES	<u>1,354,898</u>	<u>50,000</u>	<u>1,404,898</u>	<u>1,345,718</u>	<u>-0-</u>	<u>1,345,718</u>
EXCESS(DEFICIENCY) OF REVENUES OVER EXPENSES	<u>\$ 72,913</u>	<u>\$ 51,586</u>	<u>\$ 124,499</u>	<u>\$ 35,158</u>	<u>\$ 102,830</u>	<u>\$ 137,988</u>

READ INDEPENDENT AUDITOR'S REPORT AND ACCOMPANYING NOTES

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
 STATEMENT OF CHANGES IN FUND BALANCES
 FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

10/2011

	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>CONTRIBUTED CAPITAL</u>	<u>TOTAL</u>
FUND BALANCE BEGINNING	\$ 100,992	\$ 411,680	\$ -0-	\$ 512,672
Prior Period Adjustment	(68)			(68)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	<u>72,913</u>	<u>51,586</u>		<u>124,499</u>
FUND BALANCE ENDING	<u>\$ 173,837</u>	<u>\$ 463,266</u>	<u>\$ -0-</u>	<u>\$ 637,103</u>

10/2012

	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>CONTRIBUTED CAPITAL</u>	<u>TOTAL</u>
FUND BALANCE BEGINNING	\$ 173,837	\$ 463,266	\$ -0-	\$ 637,103
ADJUSTMENT				
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	<u>35,158</u>	<u>102,830</u>		<u>137,988</u>
FUND BALANCE ENDING	<u>\$ 208,995</u>	<u>\$ 566,096</u>	<u>\$ -0-</u>	<u>\$ 775,091</u>

READ INDEPENDENT AUDITOR'S REPORT AND ACCOMPANYING NOTES

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
 STATEMENT OF CASH FLOWS
 FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

	10/2011			10/2012		
	<u>OPERATING FUND</u>	<u>RESTRICTED FUND</u>	<u>TOTAL</u>	<u>OPERATING FUND</u>	<u>RESTRICTED FUND</u>	<u>TOTAL</u>
CASH FLOWS FROM OPERATING ACTIVITIES:						
SOURCES OF CASH:						
Maintenance Assessments	\$ 1,364,226	\$ 92,400	\$ 1,456,626	\$ 1,409,188	\$ 92,400	\$ 1,501,588
User Fees	30,699		30,699	31,745		31,745
Interest Income	401	9,186	9,587	881	10,430	11,311
Late Fees	3,800		3,800	5,503		5,503
Current Year Surplus allocated to Land Purchase	50,000		50,000	-0-		-0-
Special Assessment – Shutters	-0-	-0-	-0-	5,762		5,762
Other Income	<u>5,031</u>	<u>.....</u>	<u>5,031</u>	<u>5,762</u>		<u>5,762</u>
TOTAL SOURCES OF CASH	<u>1,454,157</u>	<u>101,586</u>	<u>1,555,743</u>	<u>1,453,079</u>	<u>102,830</u>	<u>1,555,909</u>
USES OF CASH:						
Expenses Paid	<u>1,397,404</u>	<u>-0-</u>	<u>1,397,404</u>	<u>1,379,204</u>	<u>-0-</u>	<u>1,379,204</u>
TOTAL USES OF CASH	<u>1,397,404</u>	<u>-0-</u>	<u>1,397,404</u>	<u>1,379,204</u>	<u>-0-</u>	<u>1,379,204</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>56,753</u>	<u>101,586</u>	<u>158,339</u>	<u>73,875</u>	<u>102,830</u>	<u>176,705</u>
CASH FLOWS FROM FINANCING ACTIVITIES:						
Increase (Decrease) in loans payable	507		507	(7,500)	-0-	(7,500)
Interfund	<u>22,856</u>	<u>(22,856)</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET CASH FROM FINANCING ACTIVITIES	<u>23,463</u>	<u>(22,856)</u>	<u>507</u>	<u>(7,500)</u>	<u>-0-</u>	<u>(7,500)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:						
Purchase of Fixed Assets	(68,534)	-0-	(68,534)	(27,420)	-0-	(27,420)
Removal of Fixed Assets	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
	<u>(68,534)</u>		<u>(68,534)</u>	<u>(27,420)</u>	<u>-0-</u>	<u>(27,420)</u>
(Increase) Decrease in certificate of deposit	<u>-0-</u>	<u>(152,555)</u>	<u>(152,555)</u>	<u>-0-</u>	<u>(128,928)</u>	<u>(128,928)</u>
NET CASH FROM INVESTING ACTIVITIES	<u>(68,534)</u>	<u>(152,555)</u>	<u>(152,555)</u>	<u>(27,420)</u>	<u>(128,928)</u>	<u>(156,348)</u>
NET INCREASE (DECREASE) IN CASH	11,582	(73,825)	85,607	38,955	(26,098)	12,857
CASH BEGINNING BALANCE	<u>89,561</u>	<u>126,111</u>	<u>215,672</u>	<u>101,143</u>	<u>52,286</u>	<u>153,429</u>
CASH ENDING BALANCE	<u>\$ 101,143</u>	<u>\$ 52,286</u>	<u>\$ 153,429</u>	<u>\$ 140,098</u>	<u>\$ 26,188</u>	<u>\$ 166,286</u>

READ INDEPENDENT AUDITOR'S REPORT AND ACCOMPANYING NOTES

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
 STATEMENT OF CASH FLOWS
 FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

	10/2011			10/2012		
	<u>OPERATING</u> <u>FUND</u>	<u>RESTRICTED</u> <u>FUND</u>	<u>TOTAL</u>	<u>OPERATING</u> <u>FUND</u>	<u>RESTRICTED</u> <u>FUND</u>	<u>TOTAL</u>
RECONCILIATION OF EXCESS REVENUE TO CASH FROM OPERATING ACTIVITIES:						
Excess (Deficiency) of Revenues over expenses	\$ 72,913	\$ 51,586	\$ 124,499	\$ 35,158	\$ 102,830	\$ 137,988
Adjustments to Reconcile Excess of Revenue to Net Cash Provided by Operating Activities:						
Depreciation expenses	2,668		2,668	2,668		2,668
Increase in Maintenance Assessments receivable	28,731		28,731	21,285		21,285
Transfer Miner Road	(46,010)	50,000	3,990	-0-		-0-
Increase (Decrease) In Provision for Bad Debts	(21,667)		(21,667)	(17,873)		(17,873)
(Increase) decrease in Deposits	1,000		1,000	-0-		-0-
Decrease (increase) in prepaid expenses	(6,250)		(6,250)	(25,756)		(25,756)
Increase (decrease) in accounts payable	27,753		27,753	25,348		25,348
(Decrease) increase in prepaid maintenance assessments	<u>(2,385)</u>	<u>.....</u>	<u>(2,385)</u>	<u>33,045</u>	<u>.....</u>	<u>33,045</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 56,753</u>	<u>\$ 101,586</u>	<u>\$ 158,339</u>	<u>\$ 73,875</u>	<u>\$ 102,830</u>	<u>\$ 176,705</u>

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash Paid for Income Taxes \$ -0-

READ INDEPENDENT AUDITOR'S REPORT AND ACCOMPANYING NOTES

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Waterside Village of Palm Beach Condominium Association, Inc. (the Association) was incorporated in the State of Florida as a not-for-profit corporation on September 16, 1988. It is located in the town of Hypoluxo. The Association was formed to maintain and protect the common areas owned by the individual unit owners in common and consists of 412 units. One unit is used as the Association Office.

Basis of Presentation

The Association uses the accrual method of accounting, i.e., revenues are recognized as earned as of the date of billing and expenses are deducted in the period in which they are incurred.

The Association's financial statements use the fund method for presentation purposes. This method separates the assets, liabilities, and revenues and expenses of the operating and restricted funds (reserves). Disbursements from the operating fund are generally at the discretion of the Board of Directors whereas restricted funds may only be used for their designated purpose.

This financial statement is prepared in accordance with Florida Statute Section 718.301 (4) (c).

Cash Equivalents

For purposes of the statement of cash flows, the association considers all highly liquid investments with a maturity of three months or less to be cash equivalents.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property to which it has title. Furniture and equipment are recorded at cost. Depreciation is computed principally on the accelerated cost recovery system method over the estimated remaining useful lives of the assets which range from five to thirty one and one-half years.

READ INDEPENDENT AUDITOR'S REPORT AND ACCOMPANYING NOTES

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
 NOTES TO FINANCIAL STATEMENTS
 FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

2. MAINTENANCE ASSESSMENTS

The Association's declaration provides that each owner is chargeable for their share of common expenses based upon the budget adopted. The Association has lien rights in the event of delinquent assessments, which can be exercised through foreclosure proceedings. The Association provides an allowance for losses on receivables based on a review of the current status of existing receivables, where applicable.

3. CERTIFICATES OF DEPOSITS

At October 31, 2012 the Association's certificates of deposit consist of the following:

<u>Description</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Amount</u>
Metlife	1.05 %	10/11/13	\$ 180,000
Iberia Bank	Varies	01/29/16	100,000
Iberia Bank	Varies	05/31/16	50,000
Iberia Bank	Varies	09/30/16	100,000
PNC Bank	3.15%	10/27/14	<u>109,908</u>
Total			<u>\$ 539,908</u>

4. DEPOSITS

As of October 31, 2012 the Association's deposits consist of amounts on deposit with utility companies to obtain electric service.

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
 NOTES TO FINANCIAL STATEMENTS
 FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

5. PROPERTY AND EQUIPMENT

As of October 31, 2012 Property and Equipment consists of the following:

Condominium unit	\$ 71,101
Maintenance Building	6,701
Equipment	10,641
Miner Road land	95,954
Satellite TV System	<u>194,297</u>
	378,694
Less: Accumulated Depreciation	<u>257,641</u>
Property and Equipment – Net	<u>\$ 121,053</u>

Included in Equipment above is \$ 18,000 of personal property which was transferred to the Association by the developer on the date of turnover. Such property was recorded based on values provided by the developer.

The Association has decided not to capitalize any purchases of Property & Equipment but rather to expense them in the year they occur, with the exception of Land Purchase.

6. RESTRICTED FUNDS - RESERVES

Florida Statutes provide that each proposed budget include provisions for reserves for capital improvements and deferred maintenance. These accounts, if adopted, are restricted to their intended purposes unless modified by a qualified unit owner vote.

The approved budget includes provisions for reserves for capital improvements and deferred maintenance. These funds are being accumulated based on the estimates of future needs for repairs and replacements of common property components as disclosed in the supplemental information. Actual expenditures may vary from the estimated future expenditures, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
 NOTES TO FINANCIAL STATEMENTS
 FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

The balance at October 31, 2012, consists of the following:

	<u>BEGINNING FUND BALANCE 10/31/11</u>	<u>MEMBERS' ADDITIONS</u>	<u>AMOUNTS DISBURSED</u>	<u>ENDING FUND BALANCE 10/31/12</u>
Roofs	\$ 169,866	\$ 25,000	\$ -0-	\$ 194,866
Painting	6,670	2,400	-0-	9,070
Streets	86,005	15,000	-0-	101,005
Pools and Spa	16,540	10,000	-0-	26,540
Awnings	56,074	10,000	-0-	66,074
Sprinklers	23,221	5,000	-0-	28,221
TV Cable Infrastructure	-0-	12,500	-0-	12,500
Interest	24,890	10,430	-0-	35,320
Working Capital	<u>80,000</u>	<u>12,500</u>	<u>-0-</u>	<u>92,500</u>
	<u>\$ 463,266</u>	<u>\$ 102,830</u>	<u>\$ -0-</u>	<u>\$ 566,096</u>

7. INCOME TAXES

The Association is treated as a tax-exempt organization under section 528 of the Internal Revenue Code with respect to its operating business income. It is taxed at the usual corporate income tax rates on its non-business income such as interest earned.

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED OCTOBER 31, 2011 & 2012

8. USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements as well as the reported amounts of revenue and expenses during the reporting period. Actual results could differ from these estimates.

9. UNINSURED CASH BALANCES

The Association maintains its operating and replacement cash balances at Regions Bank, PNC Bank, Iberia Bank and Metlife Bank. Accounts located at commercial banks are secured by the Federal Deposit Insurance Corporation up to \$ 250,000. From time to time, the Association may have cash in financial institutions in excess of federally insured Limits. As of October 31, 2012, the Association did not have cash in excess of FDIC limits.

10. INSURANCE

The association maintains multiple insurance policies to remain compliant with the requirements set forth in the association's governing documents and chapter 718 F.S. Detailed information on any of these policies is available in the management office.

11. LAND PURCHASE

On October 28, 2009 the Association entered into a Purchase and Sale agreement with The Town of Hypoluxo to purchase real property known as 928 and 936 Miner Road, Hypoluxo, FL. A \$ 1,000 deposit was made on October 21, 2009. The closing took place during the year ended October 31, 2011.

12. SUBSEQUENT EVENTS

Subsequent events have been evaluated through January 19, 2013, which is the date the financial statements were available to be issued. Events occurring after that date have not been evaluated to determine whether a change in the financial statements would be required.

SUPPLEMENTARY INFORMATION

SUPPLEMENTAL SCHEDULE

SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND
REPLACEMENTS

OCTOBER 31, 2012

(Compiled)

The Association has not conducted an independent study to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on estimates that were provided by the management. Actual expenditures may vary from these estimated amounts and the variance may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The following presents significant information about the components of common property:

<u>COMPONENTS</u>	<u>ESTIMATED REMAINING USEFUL LIVES</u>	<u>ESTIMATED REPLACEMENT COSTS</u>	<u>APPROXIMATE ANNUAL FUNDING REQUIREMENT</u>
Roofs	24 Years	\$ 800,000	\$ 25,000
Painting	1-7 Years	15,000	2,400
Streets	13 Years	575,000	15,000
Pools and Spas	3-5 Years	50,000	10,000
Cable TV	10 Years	125,000	12,500
Infrastructure			
Awnings	3 Years	100,000	10,000
Sprinklers	4 Years	<u>50,000</u>	<u>5,000</u>
		<u>\$ 1,715,000</u>	<u>\$ 79,900</u>