

APRIL 30, 2020 FINANCIAL COMMENTS REPORT

Your Board is monitoring the impact the coronavirus may have on a short term and long-term basis on our financial situation. The insurance impact is behind us for the current year, we are still working on future year possible impact. You will notice in the current report that many changes are recorded in many cost components following sign contracts.

The ACH payment (automatic draw from owner accounts), it is now running smoothly. Owner's are getting accustomed to the process, first they receive a notice that a draw for the monthly fee will be made over the next approximately 3 days, then the draw happens and a day later the Association get's the funds. **We recommend that you do not make changes to your method of payment, always inform the office, they will complete the modification if necessary, on your behalf.**

On the balance sheet, the receivables are up to \$ 7,030.00 close to the record level ever achieved last months balance of \$6,100.00. We only have one owner account with a growing late balance, this is a situation created by an estate. For our staff with the help of the new ACH payment process is much more flexible than the previous process, it is easier to obtain update on an owner's balance any time during the month. The various reserves are funded on a monthly basis in accordance with the Administrative Code of Florida.

With the payment of the insurance premium, of \$324,717.15, we used \$40,000.00 in early May from the Working Capital Reserve in order to make the full payment without borrowing. Some additional funds will be used during the month of May to cover the month's costs. We hope to be in a position in June to make a partial reimbursement to the working capital reserve and a final reimbursement in July. We are not using funds from the TV Replacement Reserve account and all costs are now charged to the operating account for TV.

Changes are being forecasted and compared to the budget for the year and the March forecast. On revenue components we have lowered the expectation from account 107 (screening fee). We remain very cautious on what the impact of the Covid-19 virus may be on the number of visitors next summer and winter, so we did lower our forecast by an additional \$2,000.00.

We lowered the utilities expenses by a further net of \$3,500.00 compared to last month's forecast. This was done mainly by lowering electricity (account #200) by \$1,500.00, due to the shut down of the pools and spa heat pumps and also by lowering water and sewage (account #201) by \$3,000.00, our snowbird's did leave a lot sooner compared to previous years and finally we increased our forecast for TV by \$1,000.00

On the administrative section, in total we lowered our forecast by \$7,189.00, mainly due to administrative and maintenance payroll cost where the forecast was reduced by \$7,100.00. We increased our social facilities by \$1,000.00 to cover the excess cost of fixing the petanque. For the current year we will overrun our budget on social facilities by \$3,000.00. ***On a very positive note, we completed the negotiation of our insurance policies and made full payment on May 7, 2020 with the agreement of our broker.***

In the maintenance group of expenses, we increased our total forecast by \$5,900.00. Tree trimming (large trees for hurricane preparation) by \$3,000.00, following the signing of a contract with Novo Arbor, the work should be done by mid-May. We increased our forecast for the gate by \$3,000.00 to cover the entrance visitor panel replacement and a mechanical component to the exit arm. We signed a contract of \$14,000.00 to repair damaged sidewalks. We are also considering a contract for the painting of the office entrance gate and the gate leading to the 800 units, following the repair at the base of the 800-gate guide track. We have also installed speed bumps on the main road in and out of Waterside. We wish to thank Vincent Vasilescu, owner of unit 808 and 123 for his great help in performing these two tasks.



The year to date reported loss is a punctual result, year to date does indicate an even result position. If there is an overrun it will be compensated by the contingency budget account that now stands at \$32,871.00. Remember that following a resolution of the Board, if this contingency is not used than it will be used to refund a portion of the TV replacement reserve spent on the migration from an analog to a digital system. We used close to \$50,000.00 for that TV migration.

Thanks for reading,

Andre Mongrain, President

Marc Desrochers, Treasurer

May 15, 2020

WATERSIDE FINANCIAL RESULT
AS OF APRIL 30, 2020

<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>2019/2020</u> <u>BUDGET</u>	<u>VARIANCE</u>
<u>REVENUES</u>						
100 NSF FEE	100	0	0	100	0	100
101 ASSESSMENTS	850,770	850,770	1,701,540	1,701,540	1,701,540	0
102 LATE FEE INCOME	625	600	1,200	1,000	1,200	-200
103 INTEREST INCOME	13,930	10,100	25,520	25,520	20,200	5,320
104 TRANSFER FEE	2,500	1,250	2,500	3,000	2,500	500
106 ACCESS/GATE CARDS	750	250	650	750	500	250
107 SCREENING FEE	15,300	13,500	21,000	19,000	27,000	-8,000
108 MISCELLANEOUS INCOME	950	500	1,200	1,000	1,000	0
FEE TRANSFER TO RESERVE	-58,750	-58,750	-117,500	-117,500	-117,500	0
INTEREST REV. TO RESERVE	-13,930	-10,100	-25,520	-25,520	-20,200	-5,320
TOTAL REVENUES	812,245	808,120	1,610,590	1,608,890	1,616,240	-7,350

EXPENSES

UTILITIES

200 ELECTRIC	22,835	24,750	46,500	45,000	49,500	-4,500
201 WATER & SEWER	100,706	100,000	198,000	196,000	200,000	-4,000
202 GARBAGE & RECYCLING	25,725	25,475	51,950	51,950	50,950	1,000
203 PROPANE GAS	774	100	900	950	200	750
204 CABLE T.V.	52,549	50,600	104,000	105,000	101,200	3,800
205 TELEPHONE	3,674	3,900	7,800	7,800	7,800	0
205.1 WIFI	1,565	1,600	3,200	3,200	3,200	0
	207,829	206,425	412,350	409,900	412,850	-2,950

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>PREVIOUS FORECAST</u>	<u>TOTAL YEAR FORECAST</u>	<u>2019/2020 BUDGET</u>	<u>VARIANCE</u>
<u>ADMINISTRATIVE</u>						
300 PAYROLL-ADMINISTRATIVE	62,722	60,590	122,180	119,000	121,180	-2,180
301 PAYROLL-MAINTENANCE	49,650	45,960	91,920	88,000	91,920	-3,920
302 PAYROLL TAXES	10,136	8,900	17,800	17,800	17,800	0
302.1 EMPLOYEE BENEFITS	7,197	2,700	6,802	7,197	5,400	1,797
304 SECURITY GUARDS	29,844	29,500	58,000	58,000	59,000	-1,000
305 ACCOUNTING	12,364	12,900	25,200	25,000	25,800	-800
305.1 BANK FEES	289	600	500	500	1,200	-700
305.2 BAD DEBT	716	2,105	10,000	10,000	4,210	5,790
305.3 COLLECTION COST	727	1,250	3,000	2,500	2,500	0
306 AUDITING	5,800	3,500	5,800	5,800	7,000	-1,200
307 LEGAL	3,064	1,250	3,500	4,000	2,500	1,500
308 PROPERTY TAX	4,674	2,125	4,594	4,594	4,250	344
309 INCOME TAX	0	0	0	0	0	0
310 INSURANCE	149,900	155,000	310,024	310,040	310,000	40
311 OFFICE SUPPLIES	1,048	1,000	2,000	2,000	2,000	0
312 POSTAGE & SHIPPING	1,100	250	1,300	1,300	500	800
313 LICENSES	1,709	1,600	3,200	3,200	3,200	0
314 TRAVEL & MILEAGE	332	250	500	500	500	0
315 MEETINGS & EDUCATION	0	150	300	300	300	0
316 SCREENING	3,375	3,500	5,500	5,000	7,000	-2,000
317 ALARM SYSTEM	448	250	500	500	500	0
318 COMPUTER REPAIR/SERVICE	1,269	1,000	2,300	2,300	2,000	300
319 COPIER	2,522	2,250	5,000	4,500	4,500	0
320 MISCELLANEOUS ADMIN.EXP.	8,366	3,500	10,000	10,000	7,000	3,000
320.1 WEBSITE IMPROVEMENT	1,014	1,000	2,000	2,000	2,000	0
323 SOCIAL FACILITIES	9,240	5,000	12,000	13,500	10,000	3,500
	367,507	346,130	703,920	697,531	692,260	5,271

<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>2019/2020</u> <u>BUDGET</u>	<u>VARIANCE</u>
<u>MAINTENANCE</u>						
400 GASOLINE	570	600	1,200	1,100	1,200	-100
401 SPRINKLERS	5,267	6,500	11,000	10,000	13,000	-3,000
402 PEST CONTROL	6,242	7,500	15,000	15,000	15,000	0
402.6 MISC. MAINT.EXP.	2,695	1,000	3,500	3,500	2,000	1,500
403 GRASS CUTTING	32,841	39,244	78,488	78,488	78,488	0
403.1 FERTILIZATION-WEED-BUGS	24,314	24,150	46,000	46,000	48,300	-2,300
403.2 HEDGE TRIMMING	20,158	19,350	38,700	38,700	38,700	0
404 TREE TRIMING	6,101	5,000	11,000	14,000	10,000	4,000
404.2 NEW TREES-PLANTS-FLOWER	14,611	27,500	40,000	40,000	55,000	-15,000
405 BUILDING MAINTENANCE	27,612	32,500	65,000	65,000	65,000	0
406 FENCE,SIDEWALK,SIGNS	4,011	15,000	20,000	20,000	30,000	-10,000
406.1 DIRT.SODS & MULCH	14,500	15,000	25,000	25,000	30,000	-5,000
407 SECURITY GATE EXPENSE	2,530	3,000	6,000	9,500	6,000	3,500
408 CAMERA & VIDEO EXP.	0	1,000	2,000	2,000	2,000	0
409 PLUMBING EXP.	1,690	2,000	6,000	5,500	4,000	1,500
410 ELECTRICAL EXP.	7,071	2,500	10,000	10,000	5,000	5,000
411 POOL SUPPLIES & REPAIR	17,400	11,000	27,000	27,000	22,000	5,000
412 STREET MAINTENANCE	2,875	1,000	3,500	4,000	2,000	2,000
413 UNIFORMS	0	150	300	300	300	0
414 GOLF CARTS	795	1,500	2,500	2,500	3,000	-500
415 LOCKSMITH	139	100	300	300	200	100
416 FIRE SAFETY	600	2,250	4,500	4,500	4,500	0
417 JANITORIAL SUPPLIES	1,247	1,250	2,500	2,500	2,500	0
418 AWNINGS REPAIRS	-1,275	2,000	3,000	3,000	4,000	-1,000
420 PAINTING PROGRAM	0	0	0	0	0	0
421 STREET LIGHT	28,812	14,500	29,000	29,000	29,000	0
422 SHUFFLEBOARD CANOPY	0	0	0	0	0	0
424 TENNIS COURTS RESURFACE	0	0	0	0	0	0
425 POOL CHAIRS/TABLES	0	1,250	1,500	1,500	2,500	-1,000
429 BENCHES REPLACEMENT	2,346	2,000	3,000	3,000	4,000	-1,000
434 PETANQUE CANOPY	4,200	2,100	4,200	4,200	4,200	0
477 PERGOLA	0	0	0	0	0	0
479 LIGHTS RETENTION POUND	0	1,500	3,000	3,000	3,000	0
	227,352	242,444	463,188	468,588	484,888	-16,300

<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>2019/2020</u> <u>BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	0	13,121	31,132	32,871	26,242	6,629
	0	13,121	31,132	32,871	26,242	6,629

TOTAL EXPENSES	802,687	808,120	1,610,590	1,608,890	1,616,240	-7,350
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REVENUES OVER EXPENSES	9,558	0	0	0	0	0
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RESERVES						
2510 ROOFS	21,450	21,450	42,900	42,900	42,900	0
2515 PAINTING	0	0	0	0	0	0
2530 ASPHALT	20,500	20,500	41,000	41,000	41,000	0
2542 POOLS	2,000	2,000	4,000	4,000	4,000	0
2543 AWNINGS	0	0	0	0	0	0
2544 INTEREST REV. RESERVE	13,930	10,100	25,520	25,520	20,200	5,320
2545 WORKING CAPITAL	9,500	9,500	19,000	19,000	19,000	0
2546 SPRINKLERS	2,250	2,250	4,500	4,500	4,500	0
2547 TV CABLE INFRASTRUCTURE	3,050	3,050	6,100	6,100	6,100	0
	72,680	68,850	143,020	143,020	137,700	5,320

Marc Desrochers

Treasurer

Andre Mongrain

President

May 14, 2020