

## AUGUST 31, 2020 FINANCIAL COMMENTS REPORT

This is the month of numerous modifications either to the actual result, the forecast and to the cash flow. We are done with the insurance payment cash flow requirement, so contractors work was at a lower level and also the creation of some elbow room due the hurricane season. The positive year to date result of over \$100,000.00 is a very punctual one and at year end we will be a close to breakeven position. August is the month where we did the reversal of the previous year end financial accruals which generated a positive situation. This amounted to over \$44,000.00 and it will remain that way until we set up new accruals come the current fiscal year-end, depending on what is going on or pending at year-end.

Currently on-going contracts with various contractors amount to over \$60,000.00, residents on site can appreciate what is being performed, and we hope to finish all of these contracts before the end of our fiscal year. Amongst those:

- we have the replacement of 100 of Ficus by Clussia on Miner Road,
- the ordering of new flowers for beds at the entrance and in the central isle, that will be only delivered on October 15,
- the installation of a water deviation on the entrance fountain,
- the installation of bollards at the dry good garbage area in order to protect the propane tanks,
- the repair of the west side of propane gas storage rack damaged by WM,
- the trimming of the hedge between the retention pond and the railroad tracks,
- the repair to the garbage container door and chute,
- the east pool lady's restroom,
- purchase of sliders for pool chairs,
- the replacement of 5 awnings, on building 26, 34 and 12,
- the installation of new surveillance cameras at the entrance and at the postal kiosk.
- The trimming of the hedge on the Quadrille development side.
- Installation of barb wire on top of the fence in new section of Clussia.

There are more items on our detailed listing.

On the balance sheet, the receivables are up compared to the previous month balance, legal action will be taken on 2 accounts. We are moving funds from the operating account to the reserve account in addition to the normal monthly contribution following the negotiation with Regions Bank where they give Waterside a marginal money market interest rate on the reserve balance but not on the operating. It is allowed to move funds from the operating to the reserve bank account, not the reverse.

Last month report did mention that we were considering a new method to account for the payment requirement for the insurance for budget purposes, following the President and the Property Manager's exchange our external Auditor did agree with our proposal.

Limited modification to the Utilities forecast. We reduced the total forecast for the administrative expenses by \$2,919.00.

Under the maintenance grouping, we increased the forecast by \$8,949.00 mainly the "building maintenance" (account 405) and (account 427) "restroom upgrade ADA +" cost forecast that went up by \$11,000.00. This is due to water infiltration in units, now we have 11 of them with interior water damage and the renovation of the east pool restrooms and we are concerned that our snowbird owners will prolong their absence from Waterside due to Covid-19 that may lead to increased risk of water damage. We reduced fertilization and weed control forecast by \$6,000.00 as we cannot apply the fertilizer due to the hot weather.

Remember that in accordance with a Board resolution a portion of the left over in the contingency account will be transferred to the TV replacement reserve account to offset the investment when we went from analogue to digital. Currently that possible transfer value stands at about \$35,000.00.

***The budget for the fiscal year 2020-2021 will be issued in due time toward the end of September.***

Thanks for reading,

Andre Mongrain, President

Marc Desrochers, Treasurer

September 15, 2020

**WATERSIDE FINANCIAL RESULT**  
**AS OF August 31, 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>
<b><u>REVENUES</u></b>						
100 NSF FEE	200	0	200	200	0	200
101 ASSESSMENTS	1,417,950	1,417,950	1,701,540	1,701,540	1,701,540	0
102 LATE FEE INCOME	1,000	1,000	1,000	1,000	1,200	-200
103 INTEREST INCOME	20,505	16,833	26,549	26,549	20,200	6,349
104 TRANSFER FEE	2,750	2,083	3,200	3,200	2,500	700
106 ACCESS/GATE CARDS	850	417	900	900	500	400
107 SCREENING FEE	17,300	22,500	19,000	18,500	27,000	-8,500
108 MISCELLANEOUS INCOME	1,350	833	2,332	2,332	1,000	1,332
FEE TRANSFER TO RESERVE	-97,917	-97,917	-117,500	-117,500	-117,500	0
INTEREST REV. TO RESERVE	-19,476	-16,833	-25,520	-25,520	-20,200	-5,320
<b>TOTAL REVENUES</b>	<b>1,344,512</b>	<b>1,346,867</b>	<b>1,611,701</b>	<b>1,611,201</b>	<b>1,616,240</b>	<b>-5,039</b>

**EXPENSES**

**UTILITIES**

200 ELECTRIC	32,687	41,250	44,000	43,500	49,500	-6,000
201 WATER & SEWER	150,481	166,667	194,000	194,500	200,000	-5,500
202 GARBAGE & RECYCLING	39,935	42,458	51,950	51,500	50,950	550
203 PROPANE GAS	825	167	950	950	200	750
204 CABLE T.V.	86,637	84,333	105,000	105,000	101,200	3,800
205 TELEPHONE	6,318	6,500	7,500	7,350	7,800	-450
205.1 WIFI	2,871	2,667	3,300	3,450	3,200	250
	<b>319,755</b>	<b>344,042</b>	<b>406,700</b>	<b>406,250</b>	<b>412,850</b>	<b>-6,600</b>

<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>
<b><u>ADMINISTRATIVE</u></b>						
300 PAYROLL-ADMINISTRATIVE	95,992	100,983	118,000	117,000	121,180	-4,180
301 PAYROLL-MAINTENANCE	74,098	76,600	89,000	89,700	91,920	-2,220
302 PAYROLL TAXES	14,272	14,833	17,800	17,700	17,800	-100
302.1 EMPLOYEE BENEFITS	7,197	4,500	7,197	7,197	5,400	1,797
304 SECURITY GUARDS	45,302	49,167	58,000	58,000	59,000	-1,000
305 ACCOUNTING	18,460	21,500	24,750	24,750	25,800	-1,050
305.1 BANK FEES	223	1,000	450	255	1,200	-945
305.2 BAD DEBT	684	3,508	6,000	7,000	4,210	2,790
305.3 COLLECTION COST	-987	2,083	1,300	-500	2,500	-3,000
306 AUDITING	4,200	5,833	5,800	5,800	7,000	-1,200
307 LEGAL	4,040	2,083	4,700	4,700	2,500	2,200
308 PROPERTY TAX	394	3,542	4,674	4,300	4,250	50
309 INCOME TAX	0	0	0	0	0	0
310 INSURANCE	257,292	258,333	311,000	309,500	310,000	-500
311 OFFICE SUPPLIES	1,172	1,667	1,600	1,600	2,000	-400
312 POSTAGE & SHIPPING	1,222	417	1,350	1,350	500	850
313 LICENSES	2,354	2,667	2,354	2,354	3,200	-846
314 TRAVEL & MILEAGE	332	417	450	450	500	-50
315 MEETINGS & EDUCATION	0	250	300	300	300	0
316 SCREENING	4,075	5,833	4,700	4,700	7,000	-2,300
317 ALARM SYSTEM	533	417	600	600	500	100
318 COMPUTER REPAIR/SERVICE	1,314	1,667	2,000	2,000	2,000	0
319 COPIER	3,699	3,750	4,200	4,300	4,500	-200
320 MISCELLANEOUS ADMIN.EXP.	8,958	5,833	10,000	10,000	7,000	3,000
320.1 WEBSITE IMPROVEMENT	1,014	1,667	2,000	2,250	2,000	250
323 SOCIAL FACILITIES	13,691	8,333	13,700	13,700	10,000	3,700
	<b>559,530</b>	<b>576,883</b>	<b>691,925</b>	<b>689,006</b>	<b>692,260</b>	<b>-3,254</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>2019/2020</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b><u>MAINTENANCE</u></b>						
400 GASOLINE	724	1,000	1,100	1,100	1,200	-100
401 SPRINKLERS	8,882	10,833	10,000	10,000	13,000	-3,000
402 PEST CONTROL	10,342	12,500	13,000	13,000	15,000	-2,000
402.6 MISC. MAINT.EXP.	3,100	1,667	3,800	3,800	2,000	1,800
403 GRASS CUTTING	69,331	65,407	87,500	87,500	78,488	9,012
403.1 FERTILIZATION-WEED-BUGS	19,325	40,250	28,000	22,000	48,300	-26,300
403.2 HEDGE TRIMMING	31,226	32,250	38,700	40,000	38,700	1,300
404 TREE TRIMMING	8,051	8,333	14,551	16,600	10,000	6,600
404.2 NEW TREES-PLANTS-FLOWER	14,336	45,833	30,000	23,500	55,000	-31,500
405 BUILDING MAINTENANCE	45,056	54,167	83,000	54,000	65,000	-11,000
406 FENCE,SIDEWALK,SIGNS	15,997	25,000	17,000	19,000	30,000	-11,000
406.1 DIRT.SODS & MULCH	13,725	25,000	25,000	25,000	30,000	-5,000
407 SECURITY GATE EXPENSE	9,718	5,000	11,000	11,000	6,000	5,000
408 CAMERA & VIDEO EXP.	2,514	1,667	5,000	7,300	2,000	5,300
409 PLUMBING EXP.	4,620	3,333	5,800	5,800	4,000	1,800
410 ELECTRICAL EXP.	9,494	4,167	10,500	10,500	5,000	5,500
411 POOL SUPPLIES & REPAIR	21,912	18,333	26,000	26,000	22,000	4,000
412 STREET MAINTENANCE	4,082	1,667	4,500	4,500	2,000	2,500
413 UNIFORMS	0	250	300	300	300	0
414 GOLF CARTS	1,402	2,500	2,500	2,500	3,000	-500
415 LOCKSMITH	140	167	300	300	200	100
416 FIRE SAFETY	4,896	3,750	4,896	4,896	4,500	396
417 JANITORIAL SUPPLIES	2,634	2,083	3,300	3,300	2,500	800
418 AWNINGS REPAIRS	2,800	3,333	4,000	6,800	4,000	2,800
420 PAINTING PROGRAM	0	0	0	0	0	0
421 STREET LIGHT	28,812	24,167	28,812	28,812	29,000	-188
422 SHUFFLEBOARD CANOPY	0	0	0	0	0	0
424 TENNIS COURTS RESURFACE	0	0	0	0	0	0
425 POOL CHAIRS/TABLES	0	2,083	1,500	1,500	2,500	-1,000
427 RESTROOMS UPGRADE ADA	24,652	0	0	40,000	0	40,000
429 BENCHES REPLACEMENT	2,346	3,333	2,346	2,346	4,000	-1,654
434 PETANQUE CANOPY	4,200	3,500	4,200	4,200	4,200	0
477 PERGOLA	0	0	0	0	0	0
479 LIGHTS RETENTION POUND	0	2,500	0	0	3,000	-3,000
	<b>364,316</b>	<b>404,073</b>	<b>466,605</b>	<b>475,554</b>	<b>484,888</b>	<b>-9,334</b>

<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>
450 CONTINGENCY	0	21,868	44,460	40,391	26,242	14,149
	<b>0</b>	<b>21,868</b>	<b>44,460</b>	<b>40,391</b>	<b>26,242</b>	<b>14,149</b>
<b>TOTAL EXPENSES</b>	<b>1,243,601</b>	<b>1,346,867</b>	<b>1,609,690</b>	<b>1,611,201</b>	<b>1,616,240</b>	<b>-5,039</b>
<b>REVENUES OVER EXPENSES</b>	<b>100,911</b>	<b>0</b>	<b>2,011</b>	<b>0</b>	<b>0</b>	<b>0</b>

<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>
<b>RESERVES</b>						
2510 ROOFS	35,750	35,750	42,900	42,900	42,900	0
2515 PAINTING	0	0	0	0	0	0
2530 ASPHALT	34,167	34,167	41,000	41,000	41,000	0
2542 POOLS	3,333	3,333	4,000	4,000	4,000	0
2543 AWNINGS	0	0	0	0	0	0
2544 INTEREST REV. RESERVE	20,505	16,833	25,520	25,520	20,200	5,320
2545 WORKING CAPITAL	15,833	15,833	19,000	19,000	19,000	0
2546 SPRINKLERS	3,750	3,750	4,500	4,500	4,500	0
2547 TV CABLE INFRASTRUCTURE	5,083	5,083	6,100	6,100	6,100	0
	<b>118,422</b>	<b>114,750</b>	<b>143,020</b>	<b>143,020</b>	<b>137,700</b>	<b>5,320</b>

**Marc Desrochers**

Treasurer

**Andre Mongrain**

President

September 12, 2020