

FINANCIAL COMMENTS AS OF APRIL 30, 2021

OWNERS, PLEASE READ THIS IMPORTANT REPORT MAINLY ABOUT WHAT IS GOING ON

INTRODUCTORY REMARKS: PLEASE BE CAUTIOUS ABOUT THE VIRUS AND ITS VARIANTS, THE MORE CAUTION WE TAKE THE BETTER WE WILL ALL BE.

Half the year is behind us and we also managed to pay on a cash basis our insurance premium by using \$80,000.00 from the Working Capital Reserve, remember that this borrowing needs to be reimbursed to the reserve account before the end of the current fiscal exercise, all in accordance with existing Board of Director resolution. Remember that our fiscal year runs from November 1st to October 31, 2021.

This report includes ***significant*** modifications in some of its ***most important*** components when compared to the previous month's forecast, mainly due to the ongoing work and in this report, we will provide a listing of the projects currently ongoing, in addition to the one listed in the Summer Projects list.

Currently either just completed, ongoing or projected in the short term we have:

- Building 24 electrical situation, main breaker situation a temporary repair was done as UL approved breaker and panel part are not immediately available.
- Entrance fountain lighting system was corrected.
- A new water deviation for the water at the entrance fountain was installed.
- The guard house awnings were replaced, better protection for the guard and a better look.
- A new security guard firm is now of service with different process, please inform your contractors and visitor. When the guard is on duty the key pad will be covered, the visitor will have to show driver license and the guard on duty will make sure that the resident being visited does welcome the person that wish to enter our property, also a series of other measures were introduced.
- New green and red traffic light were installed at the entrance, they will be fully functional in about a month. A sun and weather protection screen over the visitor key pad is in place.
- The decorative elements on building 10, 20 and 21 were ordered, delivered and applied on the 3 buildings. The painting program contractor was selected and the painting awarded contract should start shortly.
- New service doors at the east pool were installed.
- Miner Road fence was repaired and barbwire installed.
- Fire Marshall reported defects were repaired.

- A series of sidewalks are currently being repaired.



- We will redo the surface of the west pool in pavers in order to eliminate the V shape where there is a risk for our residents to fall.
- We will redo the main entrance of the clubhouse so it is in conformity with the ADA (American Disable Act), this will be done in cement.
- Changing of the flower beds at the entrance, in the park and around the central fountain will be done this week.
- A portion of the clubhouse roof needed to be repaired, the side that was not repaired two years ago.
- The steel support posts at the East Pool will be replaces as they are completely rusted through at the base. This work should happen within the next two weeks and will require the pool to be closed for 1 – 2 days.
- Waste Management was supposed to repair the chute at the container that they damaged, we were able to have them agree with a proposal of one of our contractor's and finally the work will be done.
- The mandated verification of the fire extinguisher will be initiated in a very short time.
- A contract was given for the painting of the entrance gate.
- A contract was signed for the trimming/pruning/removal of the large trees in preparation for the hurricane season.

- Now finally we did sign a contract to clean up the bottom part of the culverts that bring the surface water to the retention pond and this is normally done just before the hurricane season and the contractor discovered that one of the culverts needed a full replacement it was not only rusted but it had started to cave in, so this was an emergency situation, that will end up costing close to \$20,000.00. Attached to this report is a series of photos of the work required, when our snowbird come next fall they will not be in a position to appreciate the magnitude of the work performed, thanks to Mike ... for his quick reaction to the situation and the professional work he and his crew did.



For more on the various projects going on, please review the report on the summer projects on our website.

Limited changes in the revenue section when compared to last month's forecast if you look at the financial data.

No change to the utilities type of expenses compare to last month forecast.

Limited modifications to the administrative expenses. The insurance payout was \$377,377.00, we are still debating with the Auditor the way to record this expense, cash base versus accounting rule. This will be modified before our year-end. We did reduce the forecast for account #320 and for account # 323.

There is concern about insurance and the future for homeowners and commercial insurance does not look good, even if this year we benefit from just a 12% increase, we need to remain concerned about the future on the insurance front.

On the maintenance cost centers we did a series of modifications and also introduced new accounts when compare to last month forecast. We created account # 407.1 **“Major Gate Repairs”** so we can keep separate what is normal maintenance cost versus system changes, so we did transfer \$15,000.00 from the previous forecast that was under account 407 to this new account.

We also created account # 428.1 **“Infrastructure”** to account for the major work that was necessary to the culvert at the retention pond an amount of \$19,000.00 is currently forecasted. We increased building maintenance forecast from \$60,000.00 to \$63,000.00 and we remain concerned about this cost center.

We did increase the pool cost center by \$20,000.00 to forecast the resurfacing of the pool area with pavers, a separate account will be set up next month to record the actual charge for the project.

In total our net position did deteriorate by \$43,477.00 taking into consideration the pool resurfacing impact, the culvert repair and the building maintenance when compared to last month’s forecast. The Association is in a good position to achieve the full year objective.

Thanks for reading.

Andre Mongrain, President

Marc Desrochers, Treasurer

May 20, 2021

WATERSIDE FINANCIAL RESULT
AS OF APRIL 30, 2021

	<u>YTD</u>	<u>YTD</u>	<u>PREVIOUS</u>	<u>TOTAL YEAR</u>	<u>2020/2021</u>	
<u>REVENUES</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
100 NSF FEE	25	0	0	0	0	0
101 ASSESSMENTS	875,430	875,430	1,750,860	1,750,860	1,750,860	0
102 LATE FEE INCOME	1,200	500	1,500	2,000	1,000	1,000
103 INTEREST INCOME	6,361	14,500	29,000	29,000	29,000	0
104 TRANSFER FEE	4,500	1,250	5,250	5,250	2,500	2,750
106 ACCESS/GATE CARDS	100	250	400	200	500	-300
107 SCREENING FEE	4,600	9,500	7,000	7,000	19,000	-12,000
108 MISCELLANEOUS INCOME	850	500	1,000	1,000	1,000	0
FEE TRANSFER TO RESERVE	-58,750	-58,750	-117,500	-117,500	-117,500	0
INTEREST REV. TO RESERVE	-6,361	-14,500	-29,000	-29,000	-29,000	0
TOTAL REVENUES	827,955	828,680	1,648,510	1,648,810	1,657,360	-8,550

EXPENSES

UTILITIES

200 ELECTRIC	21,256	22,750	43,500	43,500	45,500	-2,000
201 WATER & SEWER	94,193	99,000	190,000	190,000	198,000	-8,000
202 GARBAGE & RECYCLING	27,650	26,000	53,000	52,000	52,000	0
203 PROPANE GAS	99	250	400	400	500	-100
204 CABLE T.V.	50,703	51,000	102,000	102,000	102,000	0
205 TELEPHONE	4,689	3,750	8,000	8,000	7,500	500
205.1 WIFI	1,910	1,725	3,700	3,700	3,450	250
	200,500	204,475	400,600	399,600	408,950	-9,350

<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>2020/2021</u> <u>BUDGET</u>	<u>VARIANCE</u>
ADMINISTRATIVE						
300 PAYROLL-ADMINISTRATIVE	54,404	58,500	117,000	117,000	117,000	0
301 PAYROLL-MAINTENANCE	39,740	42,500	81,900	81,900	85,000	-3,100
302 PAYROLL TAXES	8,413	8,750	15,400	15,400	17,500	-2,100
302.1 EMPLOYEE BENEFITS	5,961	3,000	3,000	3,000	6,000	-3,000
304 SECURITY GUARDS	31,982	35,000	66,500	66,500	70,000	-3,500
305 ACCOUNTING	12,354	12,500	24,800	24,800	25,000	-200
305.1 BANK FEES	210	100	300	300	200	100
305.2 BAD DEBT	0	4,000	8,000	8,000	8,000	0
305.3 COLLECTION COST	1,956	600	2,300	4,000	1,200	2,800
306 AUDITING	4,450	3,250	6,000	6,000	6,500	-500
307 LEGAL	1,860	1,250	2,500	2,500	2,500	0
308 PROPERTY TAX	4,562	2,175	4,562	4,562	4,350	212
309 INCOME TAX	0	0	0	0	0	0
310 INSURANCE	195,000	195,000	370,000	373,377	390,000	-16,623
311 OFFICE SUPPLIES	635	800	1,100	1,100	1,600	-500
312 POSTAGE & SHIPPING	194	425	550	550	850	-300
313 LICENSES	1,709	1,200	2,400	2,400	2,400	0
314 TRAVEL & MILEAGE	0	225	400	400	450	-50
315 MEETINGS & EDUCATION	0	150	300	300	300	0
316 SCREENING	975	2,500	2,000	2,000	5,000	-3,000
317 ALARM SYSTEM	255	250	500	500	500	0
318 COMPUTER REPAIR/SERVICE	375	1,000	2,000	2,000	2,000	0
319 COPIER	1,766	1,850	3,700	3,700	3,700	0
320 MISCELLANEOUS ADMIN.EXP.	2,623	3,750	6,500	5,500	7,500	-2,000
320.1 WEBSITE IMPROVEMENT	959	3,500	7,000	7,000	7,000	0
323 SOCIAL FACILITIES	452	2,700	2,000	1,500	5,400	-3,900
	370,834	384,975	730,712	734,289	769,950	-35,661

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MAINTENANCE						
400 GASOLINE	560	500	800	800	1,000	-200
401 SPRINKLERS	35	5,000	10,000	10,000	10,000	0
402 PEST CONTROL	6,150	7,500	15,000	15,000	15,000	0
402.6 MISC. MAINT.EXP.	1,622	750	1,700	1,900	1,500	400
403 GRASS CUTTING	40,179	43,750	87,500	87,500	87,500	0
403.1 FERTILIZATION-WEED-BUGS	12,020	12,500	24,000	24,000	25,000	-1,000
403.2 HEDGE TRIMMING	17,488	19,500	36,000	36,000	39,000	-3,000
404 TREE TRIMMING	0	7,000	17,000	17,000	14,000	3,000
404.2 NEW TREES-PLANTS-FLOWER	19,273	10,000	25,000	25,000	20,000	5,000
405 BUILDING MAINTENANCE	38,789	25,000	60,000	63,000	50,000	13,000
406 FENCE,SIDEWALK,SIGNS	-2,374	6,000	11,000	11,000	12,000	-1,000
406.1 DIRT.SODS & MULCH	393	10,000	13,000	12,000	20,000	-8,000
407 SECURITY GATE EXPENSE	10,182	5,000	24,000	9,000	10,000	-1,000
407.1 MAJOR GATE REPAIRS	0	0	0	15,000	0	15,000
408 CAMERA & VIDEO EXP.	781	2,500	5,000	5,000	5,000	0
409 PLUMBING EXP.	3,599	2,000	5,000	5,000	4,000	1,000
410 ELECTRICAL EXP.	2,845	2,500	7,000	7,000	5,000	2,000
411 POOL SUPPLIES & REPAIR	11,913	10,500	23,000	43,000	21,000	22,000
412 STREET MAINTENANCE	1,398	2,500	3,500	3,500	5,000	-1,500
413 UNIFORMS	0	150	300	300	300	0
414 GOLF CARTS	0	1,250	2,000	2,000	2,500	-500
415 LOCKSMITH	243	150	300	300	300	0
416 FIRE SAFETY	1,082	2,250	4,500	4,500	4,500	0
417 JANITORIAL SUPPLIES	521	1,500	1,500	1,500	3,000	-1,500
418 AWNINGS REPAIRS	2,625	4,000	8,000	8,000	8,000	0
420 PAINTING PROGRAM	5,421	20,000	41,000	41,000	40,000	1,000
421 STREET LIGHT	395	500	1,000	1,000	1,000	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	2,500	2,500	2,500	0
427 RESTROOMS UPGRADE ADA	0	17,500	35,000	35,000	35,000	0
428.1 INFRASTRUCTURE	0	0	0	19,000	0	19,000
429 BENCHES REPLACEMENT	0	250	500	500	500	0
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
	175,138	221,300	465,100	506,300	442,600	63,700

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450 CONTINGENCY	0	17,930	52,098	8,621	35,860	-27,239
	0	17,930	52,098	8,621	35,860	-27,239
TOTAL EXPENSES	746,472	828,680	1,648,510	1,648,810	1,657,360	-8,550
REVENUES OVER EXPENSES	81,483	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	5,818	14,500	29,000	29,000	29,000	0
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
2549 INSURANCE STABILISATION	0	0	0	0	0	0
2550 INFRASTRUCTURE	0	0	0	0	0	0
	64,568	73,250	146,500	146,500	146,500	0

Marc Desrochers

Treasurer

Andre Mongrain

President

May 20, 2021