

COMMENTS ON THE OCTOBER 2012 PRE-AUDITED FINANCIAL RESULT

Here are the pre-audited financial results for our 2011-2012 fiscal years. Those results have been forwarded to our external auditor who will conduct his audit over the next couple of weeks, so they are always subject to change depending on his findings. From September's forecast there are very limited changes in total but the various components have changed. A lot was done since mid-September and a lot was remaining to be completed past the end of October, so we did have to accrue for the expenses that belonged to the 2011-2012 programs. We just completed the building painting program, the installation of awnings, the decorative elements on buildings, the sidewalk on the Miner Road land, the mulch and sod application, and a series of other tasks. In total we are in positive territory by \$38,647.00 and \$30,000.00 of the current cash surplus was used to complete the setup of the Miner Road land. All related expenses for the Miner Road land would be capitalized as previously mentioned. That process was recommended by our auditor to create a balance sheet value. We now have a significant shareholders' value, as land is never depreciated and such value can be used in the future if borrowing is needed.

There is not that much to report this month, other than the reserves are fully funded, and we have concluded the year with \$10,431.00 in interest revenue on our various reserve accounts. This amount is not part of the operating result as it is applicable to the reserve accounts.

Owners who are presently at Waterside can appreciate the volume of the current on-going work. Next week we will complete the sod on Miner Road land and around the repaired sidewalk. On the 2012-2013 programs the contractor should start the building process of our second pergola. We are expecting also to receive 6 new lamp posts that would either replace damaged ones or provide additional lighting in specific areas. We invite our owners to have a look at our newly redesigned Website. Presently it is only updated on the English side, but the French update should be completed within the next 2 weeks.

As there was a change in the monthly maintenance fee, owners who are not on automatic payment, the office will contact you if there is any adjustment to be made for any of your payments we have already received. If you have automatic payment no change is required.

The Social Club members have published the list of the various residents who have accepted to take the lead on the various social activities for the coming year. The committee has also made major changes to the storage room and added new equipment. Waterside now has a defibrillator and the set-up should be completed this coming week. Please check channel 70 for more updated reports on this subject. Please check the calendar for the various activities on our website. On the insurance front, we are still debating the solution to the circular windows with our broker and Citizens; the garden windows must be replaced by regular windows and shutters.

Please check channel 70 and other message boards for the upcoming Board meeting and the election process. Your involvement is greatly appreciated.

Andre Mongrain

President and Treasurer November 30, 2012

WATERSIDE FINANCIAL RESULT
AS OF OCTOBER 31, 2012

	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2011/2012</u>	
<u>DESCRIPTION</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<u>REVENUE</u>				290	
NSF FEE	370	0	370	0	370
100 ASSESSMENTS **	1,336,985	1,337,880	1,336,985	1,337,880	-895
102 LATE FEE INCOME	5,503	4,000	5,503	4,000	1503
103 INTEREST INCOME	881	500	881	500	381
104 TRANSFER FEE	3,750	3,000	3,750	3,000	750
106 ACCESS/GATE CARDS	45	200	45	200	-155
107 SCREENING FEE	31,745	32,000	31,745	32,000	-255
108 MISCELLANEOUS INCOME	1,597	2,000	1,597	2,000	-403
TOTAL REVENUE	1,380,876	1,379,580	1,380,876	1,379,580	1296
<u>EXPENSES</u>					
<u>UTILITIES</u>					
200 ELECTRIC	42,176	47,000	42,176	47,000	-4,824
201 WATER & SEWER	217,408	225,000	217,408	225,000	-7,592
202 GARBAGE & RECYCLING	38,879	37,000	38,879	37,000	1,879
203 PROPANE GAS	98	500	98	500	-402
204 CABLE T.V.	57,830	70,000	57,830	70,000	-12,170
205 TELEPHONE	6,819	7,200	6,819	7,200	-381
205.1 WIFI	1,664	2,000	1,664	2,000	-336
	364,874	388,700	364,874	388,700	-23,826

<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>2011/2012</u> <u>BUDGET</u>	<u>VARIANCE</u>
	300 PAYROLL-ADMINISTRATIVE	109,342	113,550	109,342	113,550	-4,208
	301 PAYROLL-MAINTENANCE	72,439	72,000	72,439	72,000	439
	302 PAYROLL TAXES	16,481	17,500	16,481	17,500	-1,019
	302.1 EMPLOYEE BENEFITS	11,161	17,000	11,161	17,000	-5,839
	304 SECURITY GUARDS	53,636	55,000	53,636	55,000	-1,364
	305 ACCOUNTING	24,334	25,500	24,334	25,500	-1,166
	305.1 BANK FEES	870	600	870	600	270
	305.2 BAD DEBT	-3,924	24,000	-3,924	24,000	-27,924
	305.3 COLLECTION COST	5,781	9,000	5,781	9,000	-3,219
	306 AUDITING	4,400	4,700	4,400	4,700	-300
	307 LEGAL	1,844	4,000	1,844	4,000	-2,156
	308 PROPERTY TAX	2,659	2,700	2,659	2,700	-41
	309 INCOME TAX	0	500	0	500	-500
	310 INSURANCE	212,631	185,000	212,631	185,000	27,631
	311 OFFICE SUPPLIES	2,317	3,250	2,317	3,250	-933
	312 POSTAGE & SHIPPING	1,373	1,800	1,373	1,800	-427
	313 LICENSES	2,334	2,500	2,334	2,500	-166
	314 TRAVEL & MILEAGE	1,437	800	1,437	800	637
	315 MEETINGS & EDUCATION	0	300	0	300	-300
	316 SCREENING	9,675	9,500	9,675	9,500	175
	317 ALARM SYSTEM	397	700	397	700	-303
	318 COMPUTER REPAIR/SERVICE	2,212	2,000	2,212	2,000	212
	319 COPIER	4,060	4,000	4,060	4,000	60
	320 MISCELLANEOUS ADMIN.EXP.	4,843	4,000	4,843	4,000	843
	320.1 WEBSITE IMPROVEMENT	2,530	2,000	2,530	2,000	530
	323 SOCIAL FACILITIES	10,989	5,000	10,989	5,000	5,989
		553,821	566,900	553,821	566,900	-13,079

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2011/2012</u> <u>BUDGET</u>	<u>VARIANCE</u>
MAINTENANCE					
400 GASOLINE	1,421	1,000	1,421	1,000	421
401 SPRINKLERS	4,988	5,000	4,988	5,000	-12
402 PEST CONTROL	20,980	13,000	20,980	13,000	7,980
402.6 MISC. MAINT.EXP.	1,320	2,000	1,320	2,000	-680
403 LANDSCAPING	115,045	114,000	115,045	114,000	1,045
403.1 FERTILIZATION-WEED CONT.	20,171	8,000	20,171	8,000	12,171
404 TREE TRIMING	13,213	15,000	13,213	15,000	-1,787
404.1 NEW TREES & BUSHES	24,871	18,000	24,871	18,000	6,871
405 BUILDING MAINTENANCE	22,161	24,000	22,161	24,000	-1,839
406 GROUNDS MAINTENANCE	50,492	24,000	50,492	24,000	26,492
407 SECURITY GATE EXPENSE	4,490	8,000	4,490	8,000	-3,510
408 CAMERA & VIDEO EXP.	1,910	5,000	1,910	5,000	-3,090
409 PLUMBING EXP.	1,337	4,000	1,337	4,000	-2,663
410 ELECTRICAL EXP.	3,490	4,000	3,490	4,000	-510
411 POOL SUPPLIES & REPAIR	12,870	9,000	12,870	9,000	3,870
412 STREET MAINTENANCE	7,308	3,000	7,308	3,000	4,308
413 UNIFORMS	248	250	248	250	-2
414 GOLF CARTS	3,025	11,000	3,025	11,000	-7,975
415 LOCKSMITH	28	500	28	500	-472
416 FIRE SAFETY	10,509	5,000	10,509	5,000	5,509
417 JANITORIAL SUPPLIES	2,265	2,000	2,265	2,000	265
418 AWNINGS REPAIRS	20,420	30,000	20,420	30,000	-9,580
420 PAINTING PROGRAM	37,058	43,000	37,058	43,000	-5,942
421 STREET LIGHT	2,679	1,000	2,679	1,000	1,679
425 POOL CHAIRS/TABLES	2,992	2,000	2,992	2,000	992
426 ENTRANCE SIGNS/FOUNTAIN	16,071	5,000	16,071	5,000	11,071
429 BENCHES REPLACEMENT	5,034	3,000	5,034	3,000	2,034
432 MAIN OFFICE/GUARD HOUSE	0	3,500	0	3,500	-3,500
433 LIBRARY	3,282	5,000	3,282	5,000	-1,718
478 GAZEBO	13,850	18,000	13,850	18,000	-4,150
LIGHT RETENTION POUND	0	10,000	0	10,000	-10,000
	423,528	396,250	423,528	396,250	27,278

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2011/2012</u> <u>BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	6	25,420	6	27,730	-27,724
476 INTEREST EXPENSE	0	0	0	0	0
	6	25,420	6	27,730	-27,724
GRAND TOTAL EXPENSES	1,342,229	1,377,270	1,342,229	1,379,580	-37,351
REVENUE OVER EXPENSES	38,647	2,310	38,647	0	38,647

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2011/2012</u> <u>BUDGET</u>	<u>VARIANCE</u>
RESERVES					
2510 ROOFS	25,000	25,000	25,000	25,000	0
2515 PAINTING	2,400	2,400	2,400	2,400	0
2530 ASPHALT	15,000	15,000	15,000	15,000	0
2542 POOLS	10,000	10,000	10,000	10,000	0
2543 AWNINGS	10,000	10,000	10,000	10,000	0
2546 SPRINKLERS	5,000	5,000	5,000	5,000	0
2547 TV CABLE INFRASTRUCTURE	12,500	12,500	12,500	12,500	0
2545 WORKING CAPITAL	12,500	12,500	12,500	12,500	0
2544 INTEREST REV. RESERVE	10,431	6,000	10,431	6,000	4,431
	102,831	98,400	102,831	98,400	4,431

ANDRE MONGRAIN, President/Treasurer