

## **COMMENTS ON JUNE 2014 FINANCIAL RESULTS**

By June we completed 2/3 of our 2013/2014 fiscal year, and very limited changes to our forecast were introduced during that month. Work continues on our accounts receivable with the involvement of our legal firm. We have to recognize that this is very costly. Progress is being made on our list of planned Summer Projects and some work will be assigned to third- party contractors. A major handicap is the weather situation, as it rains practically on a daily basis, and we have even placed our sprinkler system on a shutoff position. The high level of construction activities in Florida impacts not only our cost basis, but also affects the availability of contractors. The best example of this situation is the painting contractors, they are not inclined to submit a bid, but when they do, pricing is very high compared to previous year's average per square foot.

Limited modifications were made to the expenses component and the sum of all those modifications had no impact on our contingency account. We will probably have to increase our painting program cost forecast for the year. We should finalize the bidding process in July and start the work in August. The work done in previous years by owner Hector Coderre to replace most of our extinguisher protective- casings (combined with our data system information on the status of the extinguishers) is paying off.

We mentioned in our May financial report that on June 23, the Fire Marshall for the Town conducted its annual review and we received a notification of non-compliance, giving us 3 weeks to correct and our staff did those corrections. Now we are left with the following situation:

In accordance with building code that refers to fire and evacuation safety under Article 24.2.2.1.1, it states:

*“In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape”. **So the front door is the primary, the windows become the secondary means of escape for the sleeping room and the patio door becomes the secondary means for the leaving area.***

Articles 24.2.2.3.3 add the following: *“It shall be an outside window or door operable from the inside without the use of tools....” **meaning they should be in good operable condition and properly maintained.***

And finally article 24.2.47 states the following: *“No door in any means of escape shall be locked against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.”*

***If we read the summary of those articles, then when a unit is occupied, the shutters cannot be in a closed position, and this includes the side window next to the entrance door for type A and B units.***

A notice would be sent to the owners that do not abide by the fire department rule, and next fall the Association's "Rules and Regulations" would be modified to incorporate such obligation.

*An area that we always mention is the replacement of the Florida room by the new design. Over the years many owners have changed theirs, but we still have too many of the old style. Your Board does recognize that it is a costly commitment to change them. But the main eyesores on the site are those Florida rooms!~ Could even 10 of you make the commitment to change them this year? Everyone would appreciate the noticeable difference! Thanks.*

Andre C. Mongrain President and Treasurer, July 16, 2014

**WATERSIDE VILLAGE FINANCIAL RESULT**  
**AS OF JUNE 30,2014**

<u>REVENUE</u>	<u>DESCRIPTION</u>	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2013/2014</u>	<u>VARIANCE</u>
		<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	
					<b>305</b>	
	NSF FEE	121	0	121	0	121
	100 ASSESSMENTS **	941,173	941,173	1,411,760	1,411,760	0
	102 LATE FEE INCOME	511	2,333	1,000	3,500	-2500
	103 INTEREST INCOME	7	0	7	0	7
	104 TRANSFER FEE	2,850	2,000	3,750	3,000	750
	106 ACCESS/GATE CARDS	15	133	100	200	-100
	107 SCREENING FEE	21,373	17,334	28,000	26,000	2000
	108 MISCELLANEOUS INCOME	4,983	1,334	5,400	2,000	3400
	<b>TOTAL REVENUE</b>	<b>971,033</b>	<b>964,307</b>	<b>1,450,138</b>	<b>1,446,460</b>	<b>3678</b>

**EXPENSES**  
**UTILITIES**

	200 ELECTRIC	32,069	30,667	46,000	46,000	0
	201 WATER & SEWER	154,648	153,333	229,000	230,000	-1,000
	202 GARBAGE & RECYCLING	27,243	28,000	41,000	42,000	-1,000
	203 PROPANE GAS	48	333	500	500	0
	204 CABLE T.V.	41,483	43,333	64,000	65,000	-1,000
	205 TELEPHONE	4,762	4,800	7,000	7,200	-200
	205.1 WIFI	1,326	1,167	1,750	1,750	0
		<b>261,579</b>	<b>261,633</b>	<b>389,250</b>	<b>392,450</b>	<b>-3,200</b>

<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>2013/2014</u> <u>BUDGET</u>	<u>VARIANCE</u>
	300 PAYROLL-ADMINISTRATIVE	58,987	76,000	101,000	114,000	-13,000
	301 PAYROLL-MAINTENANCE	48,655	51,000	75,000	76,500	-1,500
	302 PAYROLL TAXES	8,631	11,333	13,000	17,000	-4,000
	302.1 EMPLOYEE BENEFITS	7,031	8,000	10,100	12,000	-1,900
	304 SECURITY GUARDS	35,482	38,000	57,000	57,000	0
	305 ACCOUNTING	16,630	17,000	25,200	25,500	-300
	305.1 BANK FEES	751	600	1,000	900	100
	305.2 BAD DEBT	11,706	8,000	-10,000	12,000	-22,000
	305.3 COLLECTION COST	8,836	5,333	10,000	8,000	2,000
	306 AUDITING	4,400	2,933	4,400	4,400	0
	307 LEGAL	3,740	1,333	4,500	2,000	2,500
	308 PROPERTY TAX	2,856	1,733	3,500	2,600	900
	309 INCOME TAX	0	333	500	500	0
	310 INSURANCE	169,544	180,000	261,000	270,000	-9,000
	311 OFFICE SUPPLIES	2,148	1,667	2,500	2,500	0
	312 POSTAGE & SHIPPING	568	800	1,200	1,200	0
	313 LICENSES	2,334	1,667	2,500	2,500	0
	314 TRAVEL & MILEAGE	554	733	800	1,100	-300
	315 MEETINGS & EDUCATION	942	200	2,000	300	1,700
	316 SCREENING	9,067	5,000	10,000	7,500	2,500
	317 ALARM SYSTEM	154	334	500	500	0
	318 COMPUTER REPAIR/SERVICE	1,594	1,334	2,300	2,000	300
	319 COPIER	2,384	2,667	4,000	4,000	0
	320 MISCELLANEOUS ADMIN.EXP.	5,047	3,000	5,500	4,500	1,000
	320.1 WEBSITE IMPROVEMENT	41	1,000	3,000	1,500	1,500
	323 SOCIAL FACILITIES	11,202	5,334	13,000	8,000	5,000
		<b>413,284</b>	<b>425,334</b>	<b>603,500</b>	<b>638,000</b>	<b>-34,500</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2013/2014</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b><u>MAINTENANCE</u></b>					
400 GASOLINE	713	933	1,200	1,400	-200
401 SPRINKLERS	4,318	4,000	6,000	6,000	0
402 PEST CONTROL	20,802	16,667	30,000	25,000	5,000
402.6 MISC. MAINT.EXP.	363	667	800	1,000	-200
403 LANDSCAPING	82,000	82,667	124,000	124,000	0
403.1 FERTILIZATION-WEED CONT.	16,926	16,667	25,000	25,000	0
404 TREE TRIMING	7,906	6,333	11,000	9,500	1,500
404.2 NEW TREES & BUSHES	7,643	8,333	12,500	12,500	0
405 BUILDING MAINTENANCE	18,005	18,000	35,000	27,000	8,000
406 GROUNDS MAINTENANCE	5,494	16,000	20,000	24,000	-4,000
407 SECURITY GATE EXPENSE	8,514	4,000	10,000	6,000	4,000
408 CAMERA & VIDEO EXP.	736	1,333	2,300	2,000	300
409 PLUMBING EXP.	1,149	2,000	2,500	3,000	-500
410 ELECTRICAL EXP.	6,747	2,000	8,000	3,000	5,000
411 POOL SUPPLIES & REPAIR	21,377	8,667	23,000	13,000	10,000
412 STREET MAINTENANCE	316	3,333	2,000	5,000	-3,000
413 UNIFORMS	0	267	400	400	0
414 GOLF CARTS	1,061	3,333	2,500	5,000	-2,500
415 LOCKSMITH	0	200	300	300	0
416 FIRE SAFETY	354	2,667	3,000	4,000	-1,000
417 JANITORIAL SUPPLIES	1,103	1,333	1,800	2,000	-200
418 AWNINGS REPAIRS	700	11,333	19,400	17,000	2,400
420 PAINTING PROGRAM	0	35,333	63,500	53,000	10,500
421 STREET LIGHT	971	1,333	3,000	2,000	1,000
425 POOL CHAIRS/TABLES	0	1,334	2,000	2,000	0
429 BENCHES REPLACEMENT	421	667	421	1,000	-579
	<b>207,619</b>	<b>249,400</b>	<b>409,621</b>	<b>374,100</b>	<b>35,521</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2013/2014</u> <u>BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	-1,751	11,273	31,506	16,910	14,596
476 SHUTTER GW/CIRCULAR	0	0	0	0	0
480 RAILROAD NOISE/DUST	16,261	16,667	16,261	25,000	-8,739
	<b>14,510</b>	<b>27,940</b>	<b>47,767</b>	<b>41,910</b>	<b>5,857</b>
<b>GRAND TOTAL EXPENSES</b>	<b>896,992</b>	<b>964,307</b>	<b>1,450,138</b>	<b>1,446,460</b>	<b>3,678</b>
<b>REVENUE OVER EXPENSES</b>	<b>75,416</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2013/2014</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b>RESERVES</b>					
2510 ROOFS	20,000	20,000	30,000	30,000	0
2515 PAINTING	667	667	1,000	1,000	0
2530 ASPHALT	14,333	14,333	21,500	21,500	0
2542 POOLS	5,333	5,333	8,000	8,000	0
2543 AWNINGS	2,000	2,000	3,000	3,000	0
2546 SPRINKLERS	3,333	3,333	5,000	5,000	0
2547 TV CABLE INFRASTRUCTURE	8,333	8,333	12,500	12,500	0
2545 WORKING CAPITAL	7,667	7,667	11,500	11,500	0
2544 INTEREST REV. RESERVE	10,914	5,333	15,000	8,000	7,000
	<b>72,580</b>	<b>66,999</b>	<b>107,500</b>	<b>100,500</b>	<b>7,000</b>

**ANDRE MONGRAIN, President/Treasurer**

**July-15-2014**