

## **COMMENTS ON AUGUST 2014 FINANCIAL RESULTS**

The month of September is when the 2014/2015 budget must be released by the Board. The August financial data and forecast become a very important year-to-date reference-month. The 2014/2015 fiscal year budget -- even if we do apply a zero base methodology -- means reviewing every component of the budget in addition to obtaining from each Board member their opinion on what should be part of the coming year budget. The budget for the coming year will be approved at a meeting late in October. A series of modifications were introduced in our August forecast.

On a positive note we now have 28 units that were sold so far and we may have more to come. This was not a record year but it is close to it, even with the negative impact of the foreign exchange for our snowbird buyers. We like to stress that our reserves are funded on a monthly basis, and if you look at the last line of the financial statement you can see that we are now forecasting interest reserve on our various reserve accounts of \$20,000.00. This is a record of all time. Our CDs with Iberia Bank are performing extremely well; we have one more that becomes due at the end of this month, then we will be in a position to come up with a precise figure.

As we write this report, the painting contractor has completed his contract and for the fourth year in a row we are pleased with the performance of Mid-South. Tropical awning is moving ahead with awning replacements and next we will be left with Miami Foam that will do the decorative elements. Final inspection of the painting project was done by Stacey, the contractor foreman, and the paint supplier application specialist. Stacey is keeping a record of the Summer Projects list and we are making headway. As you will notice we are adding tasks to be performed by various contractors, like repairs to the mechanical parts of the entrance/exit gate due to wear and tear. We will also install a different pump system at the central fountain, and our entrance fountain will get its Waterside logo applied to it (a three years in-the-making project). In addition to our staff working on the asphalt repairs, we are in negotiation for a partial street blackening and white line striping.

Your Board has now committed funds to the east pool deck resurfacing for \$17,500.00, and also to the installation of two security cameras to the south side of our property for \$6,000.00. We are in the final stage of the planning for the complete repair of the area known as "Provence Alley," as we are in discussion with contractors. (We did not publish our estimate for this project.) Compared to last month's forecast, we did minor modification to our revenue group, and reduced our utilities expense by close to \$7,000.00, mainly due to water and sewage and the TV system. After a series of accounts adjustment we ended up by reducing our administrative expenses by \$1,000.00 and increased our maintenance forecast by \$15,000.00. This was done mainly in pest control, buildings maintenance, gate expense, electrical expense, street maintenance and finally awning repairs. During two various occasions we had some heavy winds that damaged not only the older awnings but also some trees.

The current month's financial data compared to last month's shows the numbers and value of the changes made to our forecast. I appreciate the nice work done by our maintenance staff on the installation of new signs on posts and panels; they also have done a fine job with the postal kiosk. Also, in the office, special thanks to Monique Dell to have initiated the task of cleaning and organizing various files and storage areas.

***Your Board is working on the 2014/2015 budget as these documents need to be sent to our owners by the end of September for an end of October formal approval by your Board. Please check your email or mail, if you receive this information by mail and you have an email, please provide the office with your email address.***

Andre C. Mongrain President and Treasurer,  
September 17, 2014

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

	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2013/2014</u>	
<u>REVENUE</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
				<b>305</b>	
NSF FEE	121	0	121	0	121
100 ASSESSMENTS **	1,176,467	1,176,467	1,411,760	1,411,760	0
102 LATE FEE INCOME	1,310	2,917	2,400	3,500	-1,100
103 INTEREST INCOME	7	0	7	0	7
104 TRANSFER FEE	3,300	2,500	3,600	3,000	600
106 ACCESS/GATE CARDS	35	167	50	200	-150
107 SCREENING FEE	23,873	21,667	28,000	26,000	2,000
108 MISCELLANEOUS INCOME	5,033	1,666	5,400	2,000	3,400
<b>TOTAL REVENUE</b>	<b>1,210,146</b>	<b>1,205,384</b>	<b>1,451,338</b>	<b>1,446,460</b>	<b>4,878</b>
<b><u>EXPENSES</u></b>					
<b><u>UTILITIES</u></b>					
200 ELECTRIC	39,855	38,333	47,000	46,000	1,000
201 WATER & SEWER	188,749	191,667	225,000	230,000	-5,000
202 GARBAGE & RECYCLING	34,199	35,000	41,500	42,000	-500
203 PROPANE GAS	96	417	120	500	-380
204 CABLE T.V.	50,343	54,167	61,000	65,000	-4,000
205 TELEPHONE	6,035	6,000	7,200	7,200	0
205.1 WIFI	1,660	1,458	2,000	1,750	250
	<b>320,937</b>	<b>327,042</b>	<b>383,820</b>	<b>392,450</b>	<b>-8,630</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	71,231	95,000	101,500	114,000	-12,500
	301 PAYROLL-MAINTENANCE	61,975	63,750	75,000	76,500	-1,500
	302 PAYROLL TAXES	10,679	14,167	14,000	17,000	-3,000
	302.1 EMPLOYEE BENEFITS	8,909	10,000	10,800	12,000	-1,200
	304 SECURITY GUARDS	46,337	47,500	56,000	57,000	-1,000
	305 ACCOUNTING	20,740	21,250	25,000	25,500	-500
	305.1 BANK FEES	872	750	1,050	900	150
	305.2 BAD DEBT	11,706	10,000	-13,400	12,000	-25,400
	305.3 COLLECTION COST	10,675	6,667	11,750	8,000	3,750
	306 AUDITING	4,400	3,667	4,400	4,400	0
	307 LEGAL	3,740	1,667	4,000	2,000	2,000
	308 PROPERTY TAX	2,856	2,167	2,900	2,600	300
	309 INCOME TAX	0	417	0	500	-500
	310 INSURANCE	217,108	225,000	261,500	270,000	-8,500
	311 OFFICE SUPPLIES	2,306	2,083	2,500	2,500	0
	312 POSTAGE & SHIPPING	661	1,000	1,200	1,200	0
	313 LICENSES	2,334	2,083	2,334	2,500	-166
	314 TRAVEL & MILEAGE	555	917	800	1,100	-300
	315 MEETINGS & EDUCATION	942	250	1,000	300	700
	316 SCREENING	10,219	6,250	11,500	7,500	4,000
	317 ALARM SYSTEM	238	416	500	500	0
	318 COMPUTER REPAIR/SERVICE	1,593	1,666	2,000	2,000	0
	319 COPIER	2,785	3,333	4,000	4,000	0
	320 MISCELLANEOUS ADMIN.EXP.	5,597	3,750	6,000	4,500	1,500
	320.1 WEBSITE IMPROVEMENT	41	1,250	1,500	1,500	0
	323 SOCIAL FACILITIES	11,202	6,667	15,000	8,000	7,000
		<b>509,701</b>	<b>531,667</b>	<b>602,834</b>	<b>638,000</b>	<b>-35,166</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>MAINTENANCE</b>					
400 GASOLINE	713	1,167	1,000	1,400	-400
401 SPRINKLERS	6,579	5,000	7,500	6,000	1,500
402 PEST CONTROL	22,918	20,833	25,500	25,000	500
402.6 MISC. MAINT.EXP.	449	833	800	1,000	-200
403 LANDSCAPING	102,500	103,333	124,000	124,000	0
403.1 FERTILIZATION-WEED CONT.	20,351	20,833	25,000	25,000	0
404 TREE TRIMING	7,906	7,917	13,000	9,500	3,500
404.2 NEW TREES & BUSHES	7,643	10,417	12,500	12,500	0
405 BUILDING MAINTENANCE	19,417	22,500	39,000	27,000	12,000
406 GROUNDS MAINTENANCE	6,174	20,000	19,000	24,000	-5,000
407 SECURITY GATE EXPENSE	10,230	5,000	13,000	6,000	7,000
408 CAMERA & VIDEO EXP.	2,671	1,667	3,000	2,000	1,000
409 PLUMBING EXP.	1,304	2,500	2,000	3,000	-1,000
410 ELECTRICAL EXP.	9,696	2,500	10,000	3,000	7,000
411 POOL SUPPLIES & REPAIR	23,057	10,833	24,000	13,000	11,000
412 STREET MAINTENANCE	914	4,167	7,000	5,000	2,000
413 UNIFORMS	0	333	400	400	0
414 GOLF CARTS	1,061	4,167	2,000	5,000	-3,000
415 LOCKSMITH	17	250	300	300	0
416 FIRE SAFETY	3,119	3,333	3,119	4,000	-881
417 JANITORIAL SUPPLIES	1,103	1,667	1,800	2,000	-200
418 AWNINGS REPAIRS	8,775	14,167	22,400	17,000	5,400
420 PAINTING PROGRAM	3,100	44,167	40,000	53,000	-13,000
421 STREET LIGHT	1,917	1,667	2,000	2,000	0
425 POOL CHAIRS/TABLES	0	1,666	2,000	2,000	0
429 BENCHES REPLACEMENT	421	833	421	1,000	-579
	<b>262,035</b>	<b>311,750</b>	<b>400,740</b>	<b>374,100</b>	<b>26,640</b>

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>TOTAL YEAR FORECAST</u>	<u>2013/2014 BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	-1,448	14,092	24,183	16,910	7,273
SOUTH SECURITY CAMERA			6,000	0	6,000
EAST POOL RESURFACING			17,500	0	17,500
PROVENCE ALLEY					
480 RAILROAD NOISE/DUST	16,261	20,833	16,261	25,000	-8,739
	<b>14,813</b>	<b>34,925</b>	<b>63,944</b>	<b>41,910</b>	<b>22,034</b>
<b>GRAND TOTAL EXPENSES</b>	<b>1,107,486</b>	<b>1,205,384</b>	<b>1,451,338</b>	<b>1,446,460</b>	<b>4,878</b>
<b>REVENU OVER EXPENSES</b>	<b>102,660</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>TOTAL YEAR FORECAST</u>	<u>2013/2014 BUDGET</u>	<u>VARIANCE</u>
<b>RESERVES</b>					
2510 ROOFS	25,000	25,000	30,000	30,000	0
2515 PAINTING	833	833	1,000	1,000	0
2530 ASPHALT	17,917	17,917	21,500	21,500	0
2542 POOLS	6,666	6,666	8,000	8,000	0
2543 AWNINGS	2,500	2,500	3,000	3,000	0
2546 SPRINKLERS	4,167	4,167	5,000	5,000	0
2547 TV CABLE INFRASTRUCTURE	10,417	10,417	12,500	12,500	0
2545 WORKING CAPITAL	9,583	9,583	11,500	11,500	0
2544 INTEREST REV. RESERVE	16,994	6,666	20,000	8,000	12,000
	<b>94,077</b>	<b>83,749</b>	<b>112,500</b>	<b>100,500</b>	<b>12,000</b>

**ANDRE MONGRAIN, President/Treasurer**

**Sept-15-2014**