

## **THIRD QUARTER FINANCIAL RESULTS AS OF END OF JULY 2015**

Owners, this is the third report on the financial result for the current fiscal year. Remember that our fiscal year goes from November 1<sup>st</sup> 2014 to October 31<sup>st</sup> 2015. We mentioned at the annual meeting that contrary to the past monthly practice, this year we would only publish the financial data on a monthly basis and add comments on the result every quarter.

**REVENUE:** We have limited changes to report on the revenue side. We currently forecast that we will exceed our total revenue by \$3,145.00 on a total budget of \$1,446,960.00. We now forecast that unit sales will reach our budget of 24 transactions; so far, 21 have either been completed or are in a closing stage, and we see some activity. Our involvement is important in making sure that you talk about Waterside Village on every occasion, as word of mouth is a favorable contributor to our sales activity. Some transactions are originating from American buyers. On snowbird purchase some of those are now done using a US dollar mortgage, so purchaser hope that the Canadian dollars will fare better in the future when they will pay their mortgage.

**UTILITIES EXPENSES:** The way it looks, we should overrun our budget for the utilities services by \$7,900.00, mainly coming from a \$2,000.00 overrun in the electric expenses and a \$5,000.00 water and sewage overrun. Remember that water consumption is very costly as we pay for consumption and also for the waste.

**ADMINISTRATIVE:** We now forecast to be below budget on the administrative expenses, by \$22,817.00. We should achieve a reduction in our maintenance salary cost and related payroll taxes. We have completed the negotiation of our insurance policy and received a further credit of \$2,412.00 and we are pleased to report an underrun of \$11,318.00 when compared to our annual budget and an improvement over the second quarter forecast. We are exceeding our screening budget by \$3,500.00 due to the increase in the number of request. We have also lowered our bad debt forecast by \$5,000.00 as we are resolving some outstanding situations; we are now below budgetary figure for the year.

**MAINTENANCE:** On the maintenance type of expenses we should be over budget by \$8,650.00, mainly due sprinkler (\$2,000.), pest control (\$2,000.), tree trimmer (\$2,000) we are now left with the palm trees trimming that we be done in October, building maintenance (\$2,500.), grounds maintenance (\$6,500.), and awnings repairs (\$2,600.) and we are lower than budget in landscaping maintenance (\$3,000.), new trees and bushes (\$2,000.), street maintenance (\$1,000.) and finally our painting contract came in lower by \$3,000.00 and it is now completed beside the decorative elements.

**CONTINGENCY SECTION:** The sum of the above- mentioned items led to a reduction of our contingency forecast, which is not a positive note when we still have to get past the hurricane season and there is one on the horizon. You will also notice that we set aside an amount of \$15,000.00 for the revision of the various condo documents, inclusive of the Bylaws, the Articles of Incorporation, the Rules and Regulations and other components of our documents. Under this grouping also notice that we have set aside a further \$6,700.00 for the Provence Alley, which will bring the total cost to over \$25,100.00.

\$18,400.00 was already reserved under the previous year's financial result. Note also that the current cost, following a request made at the last annual meeting, we have set an estimate of \$11,874.00 for the club house study.

**RESERVE:** The funding of the reserve is done on a monthly basis and we have increased our interest revenue on the reserve account by \$10,000.00. We hope to achieve last year's result, i.e., over \$20,000.00. We should move a further \$100,000.00 to an investment account by the end of the year.

**GENERAL COMMENTS:** We already mentioned the Provence Alley and the revision to our condominium documents. Here is a partial list of recent activity:

- A) You can find the various reports on our website, inclusive of the summer projects which is maintained by our property manager Stacey Casey. Good progress is being made, and more projects are being added. Painting contract is completed.
- B) At the last owners' meeting in March, we mentioned that we were in discussion with the City of Boynton Beach about the possibility of either buying or renting the land on the south side of our property. The City of Boynton has maintained contact over the summer months and your Board should be in a position to make a recommendation for owner approval probably before the end of the year.
- C) You have received a lot of info on the AT&T internet service issue and we do need your involvement in order to support Director Michael Shane and manager Stacey Casey in this serious issue. ***When you left Waterside last spring and did not maintain your internet service, you will have difficulties to get internet service come this fall. Please try to activate your internet service right away and if they say no, please file a complaint with the FCC (Federal Communication commission). The fact that you have elected to place your internet service in a "vacation mode" does not guarantee you of availability of service. You have already file a complaint thanks.***

In general we are on an excellent track to achieve our objectives for the year and more; the time available is an issue.

Andre Mongrain, President

Claude Comtois, Treasurer

8/25/2015

**WATERSIDE VILLAGE FINANCIAL RESULT**  
**AS OF JULY 31, 2015**

	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2014/2015</u>	
<u>REVENUE</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
				<b>305</b>	
NSF FEE	295	0	295	0	295
100 ASSESSMENTS **	1,059,095	1,058,820	1,411,760	1,411,760	0
102 LATE FEE INCOME	2,465	1,503	3,000	2,000	1,000
103 INTEREST INCOME	0	0	0	0	0
104 TRANSFER FEE	3,600	2,250	3,600	3,000	600
106 ACCESS/GATE CARDS	15	150	50	200	-150
107 SCREENING FEE	23,477	20,997	30,000	28,000	2,000
108 MISCELLANEOUS INCOME	692	1,500	1,250	2,000	-750
<b>TOTAL REVENUE</b>	<b>1,089,639</b>	<b>1,085,220</b>	<b>1,449,955</b>	<b>1,446,960</b>	<b>2,995</b>
<b><u>EXPENSES</u></b>					
<b><u>UTILITIES</u></b>					
200 ELECTRIC	37,253	36,000	50,000	48,000	2,000
201 WATER & SEWER	179,458	174,375	238,000	232,500	5,500
202 GARBAGE & RECYCLING	32,997	33,000	44,000	44,000	0
203 PROPANE GAS	96	375	200	500	-300
204 CABLE T.V.	48,542	48,000	64,000	64,000	0
205 TELEPHONE	4,882	5,250	7,000	7,000	0
205.1 WIFI	2,292	1,500	2,700	2,000	700
	<b>305,520</b>	<b>298,500</b>	<b>405,900</b>	<b>398,000</b>	<b>7,900</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>2014/2015</u> <u>BUDGET</u>	<u>VARIANCE</u>
	300 PAYROLL-ADMINISTRATIVE	74,278	75,000	101,046	100,000	1,046
	301 PAYROLL-MAINTENANCE	57,238	64,500	77,000	86,000	-9,000
	302 PAYROLL TAXES	10,583	11,250	14,000	15,000	-1,000
	302.1 EMPLOYEE BENEFITS	4,502	5,250	6,200	7,000	-800
	304 SECURITY GUARDS	41,306	43,500	58,000	58,000	0
	305 ACCOUNTING	18,847	19,500	25,500	26,000	-500
	305.1 BANK FEES	801	750	1,000	1,000	0
	305.2 BAD DEBT	-700	7,500	5,000	10,000	-5,000
	305.3 COLLECTION COST	2,703	6,000	6,000	8,000	-2,000
	306 AUDITING	4,400	3,375	4,400	4,500	-100
	307 LEGAL	2,206	1,875	3,000	2,500	500
	308 PROPERTY TAX	3,355	2,700	3,355	3,600	-245
	309 INCOME TAX	0	375	0	500	-500
	310 INSURANCE	201,892	211,350	270,482	281,800	-11,318
	311 OFFICE SUPPLIES	2,116	1,875	2,800	2,500	300
	312 POSTAGE & SHIPPING	468	1,125	1,500	1,500	0
	313 LICENSES	1,709	1,875	2,500	2,500	0
	314 TRAVEL & MILEAGE	663	750	1,000	1,000	0
	315 MEETINGS & EDUCATION	0	375	500	500	0
	316 SCREENING	9,559	6,375	12,000	8,500	3,500
	317 ALARM SYSTEM	238	375	500	500	0
	318 COMPUTER REPAIR/SERVICE	1,150	1,500	2,000	2,000	0
	319 COPIER	2,919	3,000	4,000	4,000	0
	320 MISCELLANEOUS ADMIN.EXP.	5,817	3,750	6,300	5,000	1,300
	320.1 WEBSITE IMPROVEMENT	0	1,500	2,000	2,000	0
	323 SOCIAL FACILITIES	9,289	7,500	11,000	10,000	1,000
		<b>455,339</b>	<b>482,925</b>	<b>621,083</b>	<b>643,900</b>	<b>-22,817</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2014/2015</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b>MAINTENANCE</b>					
400 GASOLINE	196	900	900	1,200	-300
401 SPRINKLERS	6,059	4,500	8,000	6,000	2,000
402 PEST CONTROL	15,586	18,750	27,000	25,000	2,000
402.6 MISC. MAINT.EXP.	332	750	1,000	1,000	0
403 LANDSCAPING	92,250	94,500	123,000	126,000	-3,000
403.1 FERTILIZATION-WEED CONT.	17,485	18,750	25,000	25,000	0
404 TREE TRIMMING	7,175	7,125	11,500	9,500	2,000
404.2 NEW TREES & BUSHES	0	7,500	8,000	10,000	-2,000
405 BUILDING MAINTENANCE	25,467	20,250	29,500	27,000	2,500
406 GROUNDS MAINTENANCE	5,632	16,500	28,500	22,000	6,500
407 SECURITY GATE EXPENSE	3,245	6,000	7,000	8,000	-1,000
408 CAMERA & VIDEO EXP.	2,157	1,500	2,500	2,000	500
409 PLUMBING EXP.	1,774	2,250	3,500	3,000	500
410 ELECTRICAL EXP.	4,431	3,750	5,500	5,000	500
411 POOL SUPPLIES & REPAIR	13,055	10,500	15,500	14,000	1,500
412 STREET MAINTENANCE	164	3,750	3,000	5,000	-2,000
413 UNIFORMS	0	300	400	400	0
414 GOLF CARTS	344	2,250	3,000	3,000	0
415 LOCKSMITH	74	225	300	300	0
416 FIRE SAFETY	3,347	3,000	3,350	4,000	-650
417 JANITORIAL SUPPLIES	2,290	1,500	3,000	2,000	1,000
418 AWNINGS REPAIRS	7,635	13,500	20,600	18,000	2,600
420 PAINTING PROGRAM	2,750	30,000	37,000	40,000	-3,000
421 STREET LIGHT	0	1,500	1,000	2,000	-1,000
425 POOL CHAIRS/TABLES	0	1,500	3,000	2,000	1,000
429 BENCHES REPLACEMENT	0	750	0	1,000	-1,000
LOUVER VENT	0	7,500	10,000	10,000	0
	<b>211,448</b>	<b>279,300</b>	<b>381,050</b>	<b>372,400</b>	<b>8,650</b>

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2014/2015</u> <u>BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	0	24,495	6,145	32,660	-26,515
481 SOUTH SECURITY CAMERA	2,028	0	2,028	0	2,028
482 EAST POOL RESURFACING	175	0	175	0	175
483 PROVENCE ALLEY	2,575	0	6,700	0	6,700
CLUB HOUSE STUDY	2,451	0	11,874	0	11,874
REVISION CONDO DOC'S	3,273	0	15,000	0	15,000
	<b>10,502</b>	<b>24,495</b>	<b>41,922</b>	<b>32,660</b>	<b>9,262</b>
<b>GRAND TOTAL EXPENSES</b>	<b>982,809</b>	<b>1,085,220</b>	<b>1,449,955</b>	<b>1,446,960</b>	<b>2,995</b>
<b>EXPENSES OVER REVENUE</b>	<b>-106,830</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>2014/2015</u> <u>BUDGET</u>	<u>VARIANCE</u>
<b>RESERVES</b>					
2510 ROOFS	24,750	24,750	33,000	33,000	0
2515 PAINTING	0	0	0	0	0
2530 ASPHALT	17,250	17,250	23,000	23,000	0
2542 POOLS	6,000	6,000	8,000	8,000	0
2543 AWNINGS	750	750	1,000	1,000	0
2546 SPRINKLERS	3,750	3,750	5,000	5,000	0
2547 TV CABLE INFRASTRUCTURE	9,375	9,375	12,500	12,500	0
2545 WORKING CAPITAL	7,500	7,500	10,000	10,000	0
2544 INTEREST REV. RESERVE	10,208	6,000	18,000	8,000	10,000
	<b>79,583</b>	<b>75,375</b>	<b>110,500</b>	<b>100,500</b>	<b>10,000</b>

Andre Mongrain President    Claude Comtois Treasurer

AUGUST-18-2015