

SEPTEMBER 30, 2019 MONTHLY REPORT

As we write this report, we are left with only 8 days before the meeting on the 2019/2020 budget and also before the current fiscal year end. This report will be a very short one, as we are working to close the year on a positive note, at this time we are projecting a small loss for the year.

Currently we are working on reducing the size of areas surrounding trees and bushes, so we can minimize the mulch requirement and as it stands right now, we may not apply mulch at all. It depends on any surprise issue that may come up, we just had to replace the pump at the east pool, the one by the entrance fountain and finally two sprinkler control panels, one for the park and one by building 19, let's hope we do not have more of those situations.

Beside the mulch application, we also have on hold the renovation of the entrance to the club house, to make it conform to ADA requirement's and the building code.

Before year-end we hope to complete the migration of the TV system, and then we will have to address particular situations when snowbirds come in. We will clean up the Areca palms by the retention pond, complete the physical set up in the office for the new Smart Box of Dish Network and a series of small items.

Please have a look at the summer projects list, it was updated.

FINANCIAL INFORMATION

Please attend the budget meeting on October 30, 2019, we will be providing more explanations.

WHAT'S GOING ON

1. SECURITY

Nothing to report this month. *It is important to always lock your car*, please, if *you see something, say something*, and first call the Lantana police (561)540-5701 for non-emergency or 911 for emergency, then call the office at (561) 582-6765, if a guard is on duty, he will answer the phone and take appropriate action when it relates to security.

2. LIBRARY

Our library always welcome owners and guests that donate books to help update the book selection of our library in English and French. Thanks in advance on behalf of the library volunteers.

So far, we have received donations from Jean-Claude Goyette, from a non-resident Mr. and Mrs. Guy-Marie Papillon and from Andre Mongrain.

Thanks to the owners for reading this report.

Andre Mongrain President Jacques Lacoursière Treasurer October 22, 2019

WATERSIDE FINANCIAL RESULT
AS OF SEPTEMBRE 30, 2019

	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2018/2019</u>	
<u>REVENUE</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
				330	
NSF FEE	195	0	195	0	195
100 ASSESSMENTS	1,386,055	1,386,055	1,492,060	1,512,060	-20000
102 LATE FEE INCOME	1,200	1,375	1,300	1,500	-200
103 INTEREST INCOME	3,990	0	3,990	0	3990
104 TRANSFER FEE	4,250	2,292	4,500	2,500	2000
106 ACCESS/GATE CARDS	850	183	900	200	700
107 SCREENING FEE	23,167	24,750	26,500	27,000	-500
108 MISCELLANEOUS INCOME	1,087	1,375	1,200	1,500	-300
TOTAL REVENUE	1,420,794	1,416,030	1,530,645	1,544,760	-14,115

EXPENSES
UTILITIES

200 ELECTRIC	37,869	46,750	46,000	51,000	-5,000
201 WATER & SEWER	175,025	233,017	205,000	254,200	-49,200
202 GARBAGE & RECYCLING	41,107	45,833	49,200	50,000	-800
203 PROPANE GAS	103	183	160	200	-40
204 CABLE T.V.	67,305	62,333	78,000	68,000	10,000
205 TELEPHONE	6,853	6,967	7,300	7,600	-300
205.1 WIFI	2,764	2,933	3,100	3,200	-100
	331,026	398,016	388,760	434,200	-45,440

<u>ADMINISTRATIVE</u>	<u>DESCRIPTION</u>	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2018/2019</u>	<u>VARIANCE</u>
		<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	
	300 PAYROLL-ADMINISTRATIVE	104,844	107,250	116,000	117,000	-1,000
	301 PAYROLL-MAINTENANCE	85,107	89,008	97,500	97,100	400
	302 PAYROLL TAXES	15,905	14,664	18,100	16,000	2,100
	302.1 EMPLOYEE BENEFITS	5,174	6,967	5,174	7,600	-2,426
	304 SECURITY GUARDS	51,318	55,917	56,000	61,000	-5,000
	305 ACCOUNTING	18,395	23,833	25,000	26,000	-1,000
	305.1 BANK FEES	967	1,146	1,100	1,250	-150
	305.2 BAD DEBT	-5,137	5,500	-7,653	6,000	-13,653
	305.3 COLLECTION COST	-2,979	3,667	-4,500	4,000	-8,500
	306 AUDITING	4,400	4,217	6,000	4,600	1,400
	307 LEGAL	2,154	2,292	2,300	2,500	-200
	308 PROPERTY TAX	85	3,520	3,967	3,840	127
	309 INCOME TAX	0	0	0	0	0
	310 INSURANCE	263,772	275,000	289,411	300,000	-10,589
	311 OFFICE SUPPLIES	1,482	2,292	2,000	2,500	-500
	312 POSTAGE & SHIPPING	174	917	325	1,000	-675
	313 LICENSES	2,334	2,933	2,334	3,200	-866
	314 TRAVEL & MILEAGE	308	917	435	1,000	-565
	315 MEETINGS & EDUCATION	0	458	0	500	-500
	316 SCREENING	5,790	6,417	6,500	7,000	-500
	317 ALARM SYSTEM	320	458	500	500	0
	318 COMPUTER REPAIR/SERVICE	1,909	1,833	2,000	2,000	0
	319 COPIER	3,714	3,667	4,200	4,000	200
	320 MISCELLANEOUS ADMIN.EXP.	8,791	6,417	9,300	7,000	2,300
	320.1 WEBSITE IMPROVEMENT	959	1,834	1,960	2,000	-40
	323 SOCIAL FACILITIES	9,673	7,480	9,700	8,160	1,540
		579,459	628,604	647,653	685,750	-38,097

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2018/2019</u> <u>BUDGET</u>	<u>VARIANCE</u>
<u>MAINTENANCE</u>					
400 GASOLINE	985	1,000	1,100	1,200	0
401 SPRINKLERS	12,042	13,333	13,500	16,000	-4,000
402 PEST CONTROL	13,305	12,500	14,500	15,000	-500
402.6 MISC. MAINT.EXP.	4,432	1,000	5,000	1,200	3,800
403 GRASS CUTTING	76,932	102,500	87,800	123,000	-35,200
403.1 FERTILIZATION-WEED-BUGS	41,478	18,333	47,500	22,000	26,000
403.2 HEDGE TRIMMING	30,794	0	35,000	0	35,000
404 TREE TRIMMING	7,517	8,333	11,000	10,000	1,000
404.2 NEW TREES-PLANTS-FLOWER	49,230	29,167	60,000	35,000	25,000
405 BUILDING MAINTENANCE	70,542	32,633	75,000	39,160	35,840
406 FENCE,SIDEWALK,SIGNS	17,623	24,167	26,000	29,000	-3,000
406.1 DIRT.SODS & MULCH	6,922	0	20,000	0	20,000
407 SECURITY GATE EXPENSE	6,222	5,000	6,700	6,000	700
408 CAMERA & VIDEO EXP.	300	1,667	700	2,000	-1,300
409 PLUMBING EXP.	11,491	3,333	12,000	4,000	8,000
410 ELECTRICAL EXP.	5,276	4,167	5,500	5,000	500
411 POOL SUPPLIES & REPAIR	23,077	9,167	25,500	11,000	14,500
412 STREET MAINTENANCE	1,197	1,667	1,300	2,000	-700
413 UNIFORMS	0	333	400	400	0
414 GOLF CARTS	2,015	2,500	2,250	3,000	-750
415 LOCKSMITH	60	167	100	200	-100
416 FIRE SAFETY	4,171	3,750	4,171	4,500	-329
417 JANITORIAL SUPPLIES	1,641	2,500	2,100	3,000	-900
418 AWNINGS REPAIRS	5,115	6,667	3,200	8,000	-4,800
420 PAINTING PROGRAM	0	0	0	0	0
421 STREET LIGHT	25,447	20,833	11,041	25,000	-13,959
422 SHUFFLEBOARD CANOPY	6,080	5,150	6,080	6,180	-100
424 TENNIS COURTS RESURFACE	0	0	0	0	0
425 POOL CHAIRS/TABLES	0	2,083	2,500	2,500	0
429 BENCHES REPLACEMENT	5,765	417	5,765	500	5,500
434 PETANQUE CANOPY	10,000	9,583	10,000	11,500	-1,500
477 PERGOLA	575	833	575	1,000	-425
479 LIGHTS RETENTION POUND	0	8,334	0	10,000	-10,000
	44,234	331,117	496,282	397,340	90,306

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2018/2019</u> <u>BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	0	25,181	0	27,470	-21,600
	0	25,181	0	27,470	-21,600
GRAND TOTAL EXPENSES	1,350,719	1,416,030	1,532,695	1,544,760	-16,282
REVENUE OVER EXPENSES	70,075	0	-2,050	0	0

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2018/2019</u> <u>BUDGET</u>	<u>VARIANCE</u>
RESERVES					
2510 ROOFS	38,041	38,041	41,500	41,500	0
2515 PAINTING	0	0	0	0	0
2530 ASPHALT	31,625	31,625	34,500	34,500	0
2542 POOLS	4,125	4,125	4,500	4,500	0
2543 AWNINGS	0	0	0	0	0
2546 SPRINKLERS	4,583	4,583	5,000	5,000	0
2547 TV CABLE INFRASTRUCTURE	0	0	0	0	0
2545 WORKING CAPITAL	45,833	45,833	50,000	30,000	20,000
2544 INTEREST REV. RESERVE	10,933	12,833	19,100	14,000	5,100
	135,140	137,040	152,500	129,500	25,100

Andre Mongrain President Jacques Lacoursiere Treasurer

Sept.20,2019