

MONTHLY REPORT AND FINANCIAL COMMENTS FOR THE PERIOD ENDING FEBRUARY 28, 2018

Now four months completed of the current fiscal year, financially not that many changes from last month's report. Our modified Association Documents have been recorded at the County following the vote result. We have added one person to the office, Mrs. Patty Cote and Mrs. Monique Dell will share time and tasks.

We have to say thanks to the owners of C and D type of units that have upgraded their Florida room to the newer style in accordance with County building code, there are more on the way, this is big improvement for our village. We have updated our list of detailed activities for our maintenance staff and various contractors, as well as, built a list of the upcoming summer projects; this will be available on the Waterside website. We have also updated our website under the staff and board members section, thanks to Scott Perron for his work.

So far this year we have reached 19 units sold and there are a lot of people that simply stop by to visit. Prices are firming up and since the condominium document modification we have not experienced a single request from an investor. We now have 30 real estate agents interested in and covering Waterside, not only from Palm Beach County but also from Broward County.

President Andre Mongrain when at Waterside attends all Town of Hypoluxo council meetings. At this time, we do not have any update to report on the water and sewage negotiations between the City of Boynton, Manalapan and the Town of Hypoluxo. Waterside continues to apply pressure on the Town to make sure the negotiations move forward, it is very important financially for Waterside. On the railroad quiet zone, slow progress is being made, there are more crossings now equipped with the quad gate. Miner Road already has had this installed but there is a lot to do in terms of modifications and then the various Cities and Towns will have to apply for a quiet zone designation. Please be cautious when crossing the tracks, Brightline trains are coming fast.

By early April we will be in full negotiations for our insurance policies renewal, but it is too early in the process to make any comments on the possible outcome, we are trying to manage very closely our cash flow to insure no or a minimum borrowing when the payment comes due on May 1st.

When you look at the cumulative result as of the end of February that show a surplus of revenue over expenses of \$50,013.00, this is a punctual situation. The forecast for the current fiscal year shows a break-even position, we are currently conservative on expenses as we pay a lot of attention on cash flow management in order to come up with the necessary cash to pay for our insurance premium. You can see a positive forecasted result on the total revenue, by \$ 2,835.00, mainly the result of a very active season on the sale of units with 19 sold since November. Our owners are the best marketing voice. We have limited changes on the utilities expenses, a savings on the administrative expenses of \$ 6,319.00, mainly due to the lowering of our maintenance salary cost and the fact that we will not build any new swings this year.

We have a lot more fluctuation on the maintenance components of our budget, with a total forecasted overrun of \$8,900.00, mainly due to building maintenance (\$7,000.00) and pool supplies and repairs (\$4,000.00) and also fluctuation in a series of other cost accounts. You may have notice that we now have a contractor that come in 3 times a week for our pools maintenance.

SPECIFIC ITEMS

1. SECURITY.

Since last month's report we have no incidents to report, please remember, and if you see something say something and call the Lantana police at 561-540-5701 for non-emergency situations, always dial 911 for

an emergency. Mr. Andre Desjardins has done a lot of on-site monitoring of cars, mainly residents that use a guest spot instead of their own assigned space, please make sure you use your designated location.

2. THE SITE MAINTENANCE.

We are making progress on the sprinkler system, during the week of March 19 we had a contractor that performed a reset of all time clocks for the system, remember we are always subject to a dry season that will limit our ability to use ground water from our well. We will publish on our website the time schedule that our sprinklers work in each zone and continue the wet checks.

The propane tanks new storage racks are installed. Repairs to the fence on the north/west corner should be done in early April. We are searching for a supplier for the replacement of our court yard lighting and hope that this will be done over the summer months. Please view the summer projects list for a complete update of ongoing or planned projects, like the painting of the A and B type of unit railings.

There is a lot of work scheduled on the summer projects report, let's hope we are not faced with one more hurricane.

3. CLUB HOUSE PROJECT

Still ongoing work mainly at the contractor level, we should report in the next couple of days. Just to let you know even before the talk about increased tariff rate for steel, the rebar cost already went up by \$40.00 a ton, and wood costs continue to go up and contractor are still not in the peak of the construction season. A meeting of the Board will be held on this subject.

4. SPECIAL ASSESSEMENT.

One owner did ask for the breakdown of the costs to support the special assessment that was raised due to Irma. We all remember that the amount was \$150.00 per unit for a total of \$61,650.00; the total cost was \$71,605.70 either from actual invoices paid (\$30,072.20) or by accrual (\$41,533.50) since invoices were either not received or the work not completed at year end closing. Since then we have paid all of those invoices with the exception of \$4,000.00 related to the lighting system not done as of today.

The difference between the special assessment \$61,750.00 and the actual cost \$71,605.70 was paid out of the operating monthly assessment. We have under the current year budget spent an additional \$1,137.31 that was not part of the accrual at previous year end this is also absorbed by the current year operating monthly fee. So, in total Irma did cost so far \$72,743.01.

If you need full details please make a request to the office and we will provide the info.

By the way, the Irma impact is not over yet, everyday we face situations that the origin is from Irma.

Thanks for reading, please visit our website for the publications made by either the Board or the social club. By the way, the social activities are experiencing record attendance to all activities, inclusive of a series of new activities. On Saturday March 17, we held the art exhibit which was a great event for Waterside not only in terms of resident's attendance but we also had visitors from other developments.

Last week marked the end of the season with the year-end gathering and the golf tournament. We would like to thank all involved with the different activities.

Andre Mongrain, President
Jacques Lacoursiere, Treasurer
March 25, 2018

WATERSIDE FINANCIAL RESULT
AS OF FEBRUARY 28, 2018

	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2017/2018</u>	
<u>REVENUE</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
				320	
NSF FEE	135	0	135	0	135
100 ASSESSMENTS **	495,247	495,247	1,485,740	1,485,740	0
102 LATE FEE INCOME	1,900	500	2,500	1,500	1,000
103 INTEREST INCOME	0	0	0	0	0
104 TRANSFER FEE	1,500	500	3,000	1,500	1500
106 ACCESS/GATE CARDS	200	67	400	200	200
107 SCREENING FEE	13,100	8,666	26,000	26,000	0
108 MISCELLANEOUS INCOME	400	500	1,500	1,500	0
TOTAL REVENUE	512,482	505,480	1,519,275	1,516,440	2,835
<u>EXPENSES</u>					
<u>UTILITIES</u>					
200 ELECTRIC	16,169	16,333	49,000	49,000	0
201 WATER & SEWER	83,746	82,333	247,000	247,000	0
202 GARBAGE & RECYCLING	15,394	16,000	48,000	48,000	0
203 PROPANE GAS	48	67	200	200	0
204 CABLE T.V.	22,840	23,333	70,000	70,000	0
205 TELEPHONE	2,131	2,500	7,200	7,500	-300
205.1 WIFI	1,037	1,067	3,200	3,200	0
	141,365	141,633	424,600	424,900	-300

<u>ADMINISTRATIVE</u>	<u>DESCRIPTION</u>	<u>YTD</u>	<u>YTD</u>	<u>TOTAL YEAR</u>	<u>2017/2018</u>	<u>VARIANCE</u>
		<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>	
	300 PAYROLL-ADMINISTRATIVE	33,707	35,000	105,000	105,000	0
	301 PAYROLL-MAINTENANCE	25,054	34,733	100,000	104,200	-4,200
	302 PAYROLL TAXES	4,511	5,000	15,000	15,000	0
	302.1 EMPLOYEE BENEFITS	6,497	2,500	7,500	7,500	0
	304 SECURITY GUARDS	18,354	19,000	57,000	57,000	0
	305 ACCOUNTING	8,535	8,667	25,500	26,000	-500
	305.1 BANK FEES	360	283	1,000	850	150
	305.2 BAD DEBT	0	2,000	6,000	6,000	0
	305.3 COLLECTION COST	2,243	2,000	6,500	6,000	500
	306 AUDITING	4,400	1,533	4,400	4,600	-200
	307 LEGAL	2,101	500	2,500	1,500	1,000
	308 PROPERTY TAX	3,831	1,233	3,831	3,700	131
	309 INCOME TAX	0	0	0	0	0
	310 INSURANCE	97,839	100,333	301,000	301,000	0
	311 OFFICE SUPPLIES	629	833	2,300	2,500	-200
	312 POSTAGE & SHIPPING	231	333	1,000	1,000	0
	313 LICENSES	1,709	933	2,800	2,800	0
	314 TRAVEL & MILEAGE	141	500	1,500	1,500	0
	315 MEETINGS & EDUCATION	0	167	500	500	0
	316 SCREENING	3,898	2,833	8,500	8,500	0
	317 ALARM SYSTEM	160	167	500	500	0
	318 COMPUTER REPAIR/SERVICE	1,332	667	2,000	2,000	0
	319 COPIER	-3,076	1,500	4,500	4,500	0
	320 MISCELLANEOUS ADMIN.EXP.	4,047	2,734	8,200	8,200	0
	320.1 WEBSITE IMPROVEMENT	1,008	667	2,000	2,000	0
	323 SOCIAL FACILITIES	5,207	3,334	7,000	10,000	-3,000
		222,718	227,450	676,031	682,350	-6,319

<u>DESCRIPTION</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>TOTAL YEAR FORECAST</u>	<u>2017/2018 BUDGET</u>	<u>VARIANCE</u>
<u>MAINTENANCE</u>					
400 GASOLINE	65	333	800	1,000	-200
401 SPRINKLERS	4,428	5,000	15,000	15,000	0
402 PEST CONTROL	5,032	5,000	15,000	15,000	0
402.6 MISC. MAINT.EXP.	475	333	1,000	1,000	0
403 LANDSCAPING	41,000	41,000	123,000	123,000	0
403.1 FERTILIZATION-WEED CONT.	6,222	7,333	20,000	22,000	-2,000
404 TREE TRIMING	88	3,333	8,000	10,000	-2,000
404.2 NEW TREES & BUSHES	0	2,667	10,000	8,000	2,000
405 BUILDING MAINTENANCE	13,689	8,333	32,000	25,000	7,000
406 GROUNDS MAINTENANCE	7,894	5,333	18,000	16,000	2,000
407 SECURITY GATE EXPENSE	295	3,333	10,000	10,000	0
408 CAMERA & VIDEO EXP.	198	667	2,000	2,000	0
409 PLUMBING EXP.	0	1,000	3,000	3,000	0
410 ELECTRICAL EXP.	1,165	1,667	5,000	5,000	0
411 POOL SUPPLIES & REPAIR	5,357	3,667	15,000	11,000	4,000
412 STREET MAINTENANCE	0	667	2,000	2,000	0
413 UNIFORMS	0	133	400	400	0
414 GOLF CARTS	112	2,667	8,000	8,000	0
415 LOCKSMITH	104	67	200	200	0
416 FIRE SAFETY	0	1,333	4,000	4,000	0
417 JANITORIAL SUPPLIES	810	1,000	3,000	3,000	0
418 AWNINGS REPAIRS	-400	2,667	6,000	8,000	-2,000
420 PAINTING PROGRAM	0	0	0	0	0
421 STREET LIGHT	0	1,000	3,000	3,000	0
425 POOL CHAIRS/TABLES	2,600	833	2,600	2,500	100
429 BENCHES REPLACEMENT	0	167	500	500	0
	89,134	99,533	307,500	298,600	8,900

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2017/2018</u> <u>BUDGET</u>	<u>VARIANCE</u>
450 CONTINGENCY	8,114	13,113	38,757	39,340	-583
INTEREST DURING BUILT	0	9,167	27,500	27,500	0
487 EAST WELL	0	0	0	0	0
CLUB HOUSE MORTGAGE	0	14,584	43,750	43,750	0
IRMA EXPENSES	1,137	0	1,137	0	1,137
	9,251	36,864	111,144	110,590	554
GRAND TOTAL EXPENSES	462,469	505,480	1,519,275	1,516,440	0
REVENUE OVER EXPENSES	50,013	0	0	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>2017/2018</u> <u>BUDGET</u>	<u>VARIANCE</u>
RESERVES					
2510 ROOFS	11,334	11,334	34,000	34,000	0
2515 PAINTING	0	0	0	0	0
2530 ASPHALT	8,834	8,834	26,500	26,500	0
2542 POOLS	1,500	1,500	4,500	4,500	0
2543 AWNINGS	0	0	0	0	0
2546 SPRINKLERS	1,667	1,667	5,000	5,000	0
2547 TV CABLE INFRASTRUCTURE	4,167	4,167	12,500	12,500	0
2545 WORKING CAPITAL	3,334	3,334	10,000	10,000	0
2544 INTEREST REV. RESERVE	7,189	3,334	10,000	10,000	0
	38,025	34,170	102,500	102,500	0

Andre Mongrain President

Jacques Lacoursiere Treasurer

March-19-2018