

## **FINANCIAL COMMENTS AS OF JANUARY 31, 2024**

The end of January marks the end of our first quarter of our fiscal year that runs from November 1<sup>st</sup>, 2023 to October 31, 2024. The first quarter did experience a series of events that require a lot of attention from management and your Board of Directors.

### **1. GENERAL COMMENTS**

The office hours were modified due to the shortage of one employee and these opening hours are under consideration and they may be maintained in the future.

There were a lot of exchanges on the pickle ball request to increase the number of courts over the tennis facilities, no solution has been found so far. Written complaints were received from residents about noise and resulting stress. More verbal ones were also expressed. The current situation of two courts over the tennis courts will remain, until an acceptable solution is found. On Wednesday February 21, 2024, we found a way to resolve the insurance issue, still waiting for confirmation from the Town of Hypoluxo legal counsel.

A separate email was sent to owners, posted on billboards and on our website [www.watersidevillage.com](http://www.watersidevillage.com) about the situation of the east pool and the spa. It took time to issue information on, since management was either waiting for parts or recommendation from different contractors on possible solutions, patch work or paying daily fines were not options. The full resurfacing of the pool will be done starting in approximately mid-April as was previously planned. The work will go on for one month. Estimated cost is over \$50,000.00 and it will be funded by the applicable reserve.

Remember no glass and no food or alcohol at the pools and spa, this is stated in our documents and on the Palm Beach County Health Department under code 64E-9.004(4) & (5) and 64E-9.008(6) & (13). Please abide by these rules before a resident files a complaint without mentioning the situation to the office and the result will be one more pool being closed.

A major situation developed on the north-west end of our street drainage conduit, we have contracted to have the pipe cleaned out and review with a camera of the inside wall of that pipe for more than 200 feet, the cost is estimated at over \$5,500.00. As we wrote this report, the firm conducted a cleaning and a review of 230 feet of pipe from south to north and we are expecting a report within the next couple of days. I did have the privilege to be in the camera control truck to watch the camera with the operator, very modern equipment, from my perception we will need to replace 30 feet of pipe, will

wait for the report to provide more information. Three years ago, we established a contribution to a new reserve, called infrastructure reserve, account # 2547, let s hope we have enough funds in that reserve to cover the cost of this repair. We have added \$10,000.00 to the expected result for the current year.

The current assessment of our roof reserve is ongoing, a report is expected within the next 2 weeks, on reception we will report.

In close to four months, we have 11 units changing hands and there is 2 more under negotiation. Availability of units for sale is limited. This is an extremely good performance compared to developments to the south, some currently have more than 40 units for sales.

## **2. REVENUE**

The only change is under account #107 Screening fee, the expected for the year was \$39,000.00 now reduce to \$35,000.00, just before the increase of the fee in November over 40 applications were received, it does impact the current year result.

## **3. UTILITIES EXPENSES**

No change from budget expectation in all components. One of our good owners manage to reduce water consumption at the west pool by as much as 200,000 gallons per year just by making some equipment adjustments. This should be a substantial savings for the future due to the high-water cost per gallon. In addition, there will be savings on wastewater, as Waterside needs to pay a fee which is a multiplier of the water consumption.

The same volunteer, with help from another volunteer, are working on a way to minimize FPL cost for front door lights on type A and B buildings. For 8 lights per building, all **DEL** cost per year is over \$400.00 per building, there are 32 of them, if we can save \$350.00 per building, it would mean \$10,000.00 a year in savings. They also initiated other adjustments to the timer and some cases on equipment that will also reduce costs.

We have been begging FPL to fix some street lights for the past 4 months and they not have done so yet, now they say it may be done in 40 days. We will keep report the non-working poles.

## **4. ADMINISTRATIVE EXPENSES**

We have lowered the administrative payroll by \$25,000.00 and the corresponding savings in account #302 payroll tax, this situation is being reviewed monthly. We

reduced screening costs by \$1,000.00, as some cost was recorded for the 40 registration that occur before November.

We do have an extraordinarily positive experience in the collection of our monthly fee, current receivable is not even equivalent to one unit of yearly operating fee. Monique and Stacey are maintaining the pressure.

We are hearing some positive news on insurance, but it is too early to establish a trend. Inflation on construction costs is coming down, if this trend is maintained then our insurable value will come down and value has a direct impact on insurance premium.

## **5. MAINTENANCE EXPENSES**

Under this heading we made changes, like increasing the forecast for account #404.2 new trees and bushes by \$10,000.00 due to the necessity of replacing Ficus, increasing plumbing account #409 by \$5,000.00 in relation to valve replacement and other plumbing works. We increased locksmith account #415 by \$500.00 for adding extra keys and repair to the lock set for the exit pedestrian gate, finally adding to the tennis non existing budget account #424 to cover new benches and surface repairs.

We added \$10,000.00 to infrastructure account # 428.1 to cover portion of the cost of the work to be carried out to the street on the north/west side of the property, the full impact will be recorded in a future financial report, either as an expense or from the applicable reserve account.

Thank you for reading,

France Laroche, Treasurer

Andre Mongrain, President

February 28, 2024

**WATERSIDE FINANCIAL RESULT**  
**AS OF January, 31th 2024**

<u>DESCRIPTION</u>	<u>YTD</u>	<u>YTD</u>	<u>PREVIOUS</u>	<u>TOTAL YEAR</u>	<u>2023/2024</u>	<u>VARIANCE</u>
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>FORECAST</u>	<u>BUDGET</u>	
<b><u>REVENUES</u></b>						
100 NSF FEE	135	0	85	135	0	135
101 ASSESSMENTS	671,985	671,985	2,687,940	2,687,940	2,687,940	
102 LATE FEE INCOME	525	300	1,200	1,200	1,200	0
103 INTEREST INCOME	7,642	10,500	42,000	42,000	42,000	0
104 TRANSFER FEE	0	750	3,000	3,000	3,000	0
106 ACCESS/GATE CARDS	400	100	400	400	400	0
107 SCREENING FEE	9,775	9,750	39,000	35,000	39,000	-4,000
108 MISCELLANEOUS INCOME	0	125	500	500	500	0
FEE TRANSFER TO RESERVE	-50,125	-50,125	-200,500	-200,500	-200,500	0
INTEREST REV. TO RESERVE	-7,642	-10,500	-42,000	-42,000	-42,000	0
<b>TOTAL REVENUES</b>	<b>632,695</b>	<b>632,885</b>	<b>2,531,625</b>	<b>2,527,675</b>	<b>2,531,540</b>	<b>-3,865</b>

**EXPENSES**

**UTILITIES**

200 ELECTRIC	15,504	16,250	65,000	65,000	65,000	0
201 WATER & SEWER	59,300	60,750	243,000	243,000	243,000	0
202 GARBAGE & RECYCLING	21,552	23,625	94,500	94,500	94,500	0
203 PROPANE GAS	70	75	300	300	300	0
204 CABLE T.V.	26,241	25,750	103,000	103,000	103,000	0
205 TELEPHONE	1,097	1,375	5,500	5,500	5,500	0
205 WIFI	987	1,100	4,400	4,400	4,400	0
	<b>124,750</b>	<b>128,925</b>	<b>515,700</b>	<b>515,700</b>	<b>515,700</b>	<b>0</b>

<u>DESCRIPTION</u>	<u>YTD</u>	<u>YTD</u>	<u>PREVIOUS</u>	<u>TOTAL YEAR</u>	<u>2023/2024</u>	<u>VARIANCE</u>
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>FORECAST</u>	<u>BUDGET</u>	
<b>ADMINISTRATIVE</b>						
300 PAYROLL-ADMINISTRATIVE	33,648	50,000	200,000	175,000	200,000	-25,000
301 PAYROLL-MAINTENANCE	18,956	21,250	85,000	85,000	85,000	0
302 PAYROLL TAXES	5,158	7,500	30,000	25,000	30,000	-5,000
302.1 EMPLOYEE BENEFITS	6,037	1,625	6,500	6,500	6,500	0
304 SECURITY GUARDS	9,842	15,500	62,000	62,000	62,000	0
305 ACCOUNTING	4,099	6,500	26,000	26,000	26,000	0
305.1 BANK FEES	10	75	300	300	300	0
305.2 BAD DEBT	25	1,500	6,000	6,000	6,000	0
305.3 COLLECTION COST	0	375	1,500	1,500	1,500	0
306 AUDITING	0	1,550	6,200	6,200	6,200	0
307 LEGAL	975	875	3,500	3,500	3,500	0
308 PROPERTY TAX	5,379	1,346	5,385	5,385	5,385	0
309 INCOME TAX	0	0	0	0	0	0
310 INSURANCE	237,263	232,500	930,000	930,000	930,000	0
310.1 INSURANCE CASH SHORT	0	0	0	0	0	0
311 OFFICE SUPPLIES	477	350	1,400	1,400	1,400	0
312 POSTAGE & SHIPPING	153	225	900	900	900	0
313 LICENSES	1,648	650	2,600	2,600	2,600	0
314 TRAVEL & MILEAGE	50	113	450	450	450	0
315 MEETINGS & EDUCATION	0	75	300	300	300	0
316 SCREENING	975	1,500	6,000	5,000	6,000	-1,000
317 ALARM SYSTEM	361	150	600	600	600	0
318 COMPUTER REPAIR/SERVICE	90	500	2,000	2,000	2,000	0
319 COPIER	1,043	1,050	4,200	4,200	4,200	0
320 MISCELLANEOUS ADMIN.EXP.	1,330	1,625	6,500	6,500	6,500	0
320.1 WEBSITE IMPROVEMENT	1,138	750	3,000	3,000	3,000	0
323 SOCIAL FACILITIES	4,276	1,500	6,000	6,000	6,000	0
	<b>332,934</b>	<b>349,084</b>	<b>1,396,335</b>	<b>1,365,335</b>	<b>1,396,335</b>	<b>-31,000</b>

<u>DESCRIPTION</u>	<u>YTD</u>	<u>YTD</u>	<u>PREVIOUS</u>	<u>TOTAL YEAR</u>	<u>2023/2024</u>	<u>VARIANCE</u>
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>FORECAST</u>	<u>BUDGET</u>	
<b>MAINTENANCE</b>						
400 GASOLINE	224	300	1,200	1,200	1,200	0
401 SPRINKLERS	5,879	8,000	32,000	32,000	32,000	0
402 PEST CONTROL	7,675	7,500	30,000	30,000	30,000	0
402.6 MISC. MAINT.EXP.	578	625	2,500	2,500	2,500	0
403 GRASS CUTTING	26,047	26,050	104,200	104,200	104,200	0
403.1 FERTILIZATION-WEED-BUGS	7,230	6,250	25,000	25,000	25,000	0
403.2 HEDGE TRIMMING	16,996	12,500	50,000	50,000	50,000	0
404 TREE TRIMMING	0	6,250	25,000	25,000	25,000	0
404.2 NEW TREES-PLANTS-FLOWER	5,430	6,250	25,000	35,000	25,000	10,000
405 BUILDING MAINTENANCE	19,995	22,500	90,000	90,000	90,000	0
406 FENCE,SIDEWALK,SIGNS	5,490	3,750	15,000	15,000	15,000	0
406.1 DIRT.SODS & MULCH	1,550	2,750	11,000	11,000	11,000	0
407 SECURITY GATE EXPENSE	535	2,500	10,000	10,000	10,000	0
407.1 MAJOR GATE REPAIRS	0	0	0	0	0	0
408 CAMERA & VIDEO EXP.	1,200	1,250	5,000	5,000	5,000	0
409 PLUMBING EXP.	3,021	1,250	5,000	10,000	5,000	5,000
410 ELECTRICAL EXP.	1,242	1,250	5,000	5,000	5,000	0
411 POOL SUPPLIES & REPAIR	5,823	8,000	32,000	32,000	32,000	0
411.1 POOL MAJOR REPAIRS	0	0	0	0	0	0
412 STREET MAINTENANCE	349	2,500	10,000	10,000	10,000	0
413 UNIFORMS	0	75	300	300	300	0
414 GOLF CARTS	0	500	2,000	2,000	2,000	0
415 LOCKSMITH	485	125	500	1,000	500	500
416 FIRE SAFETY	231	1,375	5,500	5,500	5,500	0
417 JANITORIAL SUPPLIES	760	625	2,500	2,500	2,500	0
418 AWNINGS REPAIRS	1,425	2,000	8,000	8,000	8,000	0
420 PAINTING PROGRAM	0	18,750	75,000	75,000	75,000	0
421 STREET LIGHT	0	150	600	600	600	0
422 SHUFFLEBOARD CANOPY	0	0	0	0	0	0
424 TENNIS COURTS RESURFACE	1,160	0	0	2,500	0	2,500
425 POOL CHAIRS/TABLES	0	1,125	4,500	4,500	4,500	0
427 RESTROOMS UPGRADE ADA	0	0	0	0	0	0
428.1 INFRASTRUCTURE	0	1,250	5,000	15,000	5,000	10,000
429 BENCHES REPLACEMENT	0	125	500	500	500	0
434 PETANQUE CANOPY	0	0	0	0	0	0
477 PERGOLA	0	1,125	4,500	4,500	4,500	0
479 LIGHTS RETENTION POUND	0	0	0	0	0	0
	<b>113,323</b>	<b>146,700</b>	<b>586,800</b>	<b>614,800</b>	<b>586,800</b>	<b>28,000</b>

DESCRIPTION	YTD	YTD	PREVIOUS	TOTAL YEAR	2023/2024	VARIANCE
	ACTUAL	BUDGET	FORECAST	FORECAST	BUDGET	
326 DEMOCRATIC PROCESS	0	0	0	0	0	0
435 NEW FOUNTAIN	0	0				
450 CONTINGENCY		8,176	32,705	31,840	32,705	-865
561 OFFICE FLOOD	0	0				
	0	0				
	<b>0</b>	<b>8,176</b>	<b>32,705</b>	<b>31,840</b>	<b>32,705</b>	<b>-865</b>

<b>TOTAL EXPENSES</b>	<b>571,007</b>	<b>632,885</b>	<b>2,531,540</b>	<b>2,527,675</b>	<b>2,531,540</b>	<b>-3,865</b>
-----------------------	----------------	----------------	------------------	------------------	------------------	---------------

<b>REVENUES OVER EXPENSES</b>	<b>61,688</b>	<b>0</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>0</b>
-------------------------------	---------------	----------	-----------	----------	----------	----------

DESCRIPTION	YTD	YTD	PREVIOUS	TOTAL YEAR	2023/2024	VARIANCE
	ACTUAL	BUDGET	FORECAST	FORECAST	BUDGET	
<b>RESERVES</b>						
2510 ROOFS	18,750	18,750	58,000	75,000	75,000	0
2515 PAINTING	0	0	0	0	0	0
2530 ASPHALT	15,250	15,250	61,000	61,000	61,000	0
2542 POOLS	1,250	1,250	5,000	5,000	5,000	0
2543 AWNINGS	0	0	0	0	0	0
2544 INTEREST REV. RESERVE	7,642	10,500	0	42,000	42,000	0
2545 WORKING CAPITAL	11,250	11,250	45,000	45,000	45,000	0
2546 SPRINKLERS	1,125	1,125	4,500	4,500	4,500	0
2547 TV CABLE INFRASTRUCTURE	0	0	0	0	0	0
2549 INSURANCE STABILISATION	0	0	0	0	0	0
2550 INFRASTRUCTURE	2,500	2,500	10,000	10,000	10,000	0
	<b>57,767</b>	<b>60,625</b>	<b>183,500</b>	<b>242,500</b>	<b>242,500</b>	<b>0</b>

**France Laroche**  
Treasurer

**Andre Mongrain**  
President

**FEBRUARY 26, 2024**