

FINANCIAL COMMENTS AS OF FEBRUARY 29, 2024

At the end of February, we have the results for the first four months of our fiscal year that runs from November 1st, 2023, to October 31, 2024. The fourth month of the year did experience a series of events that required a lot of attention from management and your Board of Directors.

1. GENERAL COMMENTS

We would like to report that we have hired a replacement for Brigitte Dell who left Waterside after an injury and for personal family reasons. Please welcome Ms. Julie Carter who joined Waterside on April 3rd, 2024. The modified operating hours introduced earlier this year will remain.

There were a lot of exchanges on pickle ball, including a request to increase the number of courts over the tennis facilities, a solution has been found, that will limit the number of pickle ball courts to 3, a time schedule and the number of hours pickle ball can be played and also mandate the use of close to silent equipment as technology changes and it becomes available and already some are in specialized stores.

Regarding the east pool, we did ask for a second bidder for the project, and it is a new contractor for Waterside. This is the reason the project is delayed, requiring investigation of the previous commercial performance of this new contractor. Stacey and Daniel will visit commercial projects done by that firm. The full resurfacing of the pool will start soon. The work will go on for five weeks. Estimated costs range from mid \$40,000 to over \$50,000.00 and it will be funded by the applicable reserve. Thanks to owner Claude Rivard for his help in finding solutions for heat pumps repairs, spa and pools water consumption.

Remember no glass and no food or alcohol at the pools and spa, this is stated in our documents and by the Palm Beach County Health Department under code 64E-9.004(4) & (5) and 64E-9.008(6) & (13). This is the same department that ordered Waterside to close our east pool.

The major situation on the west end of our street drainage conduit was repaired in March for a total cost of \$30,212.00 by a specialized company Flotech. We are pleased with the result. It included the assessment of an 18-inch pipe, the cleaning of it, a camera assessment, the insertion of a liner and testing. At one point there was over \$2,500,000.00 of equipment on site. The asphalt repair should be completed in early April. I did have the privilege to view the last test camera footage after the insertion of the membrane.

Three years ago, we established a contribution to a new reserve, called infrastructure reserve, account #2547, the current forecast has this cost part of the operating 2023/2024 actual result, under account #428.1. Thanks to the owners of that area that contributed to

the positive result by respecting the restriction of parking space use. We do hope to inspect at least one more section of pipe in a different area on our site.

Thanks to owner Gaby Belanger who updated and produced a color drawing of our underground drainage pipe system. The pipe size ranges from 18 inches on the west side of the property, to 24, 36 and 42 inches as we go east and finally reach the retention pond. We will exchange with Mr. Belanger where to conduct he next test.

The current assessment of our roof reserve has been done, a report was received, now we are reviewing it and will discuss it with the firm that did the report. On first read, we can expect an increased contribution to the roof reserve.

We have 14 units that have changed hands since November 1st and there is 1 more under negotiation. Availability of units for sale is limited. This is an extremely good performance, even after last year's record of 42 units sold.

2. REVENUE

The only change is under account #107 Screening fee, the expected for the year was \$39,000.00 now reduce to \$32,000.00, even with the fee that was increase from \$100,00 to \$150.00 in accordance with Florida statute.

3. UTILITIES EXPENSES

No change from the January forecast.

We have been begging FPL to fix some streetlights for the past 5 months and they have not done the repair so far, at least a supervisor came to visit our site, but no development since then.

4. ADMINISTRATIVE EXPENSES

Minimum change to forecast in February.

5. MAINTENANCE EXPENSES

Under this heading we made changes, like increasing the total forecast from \$ 614,000.00 in January to \$644,000.00 in February. Mainly due to building maintenance account #405 for \$5,000.00, plumbing account #409 by \$4,000.00, and finally account #428.1 infrastructure by \$20,000.00 to cover the cost of the underground pipe.

To fund this increase of forecast, we used funds from the contingency, account #450.

In the next monthly report, we will provide details on the funding of the various reserve accounts, inclusive of the roof reserve situation, the insurance negotiation, and the possible creation of a reserve for the tennis courts resurfacing.

Please review your email by late this coming Friday, we will release one more report on the internet situation, it will explain in detail the activities that will take place over the next 2 to 4 months.

Thank you for reading,

France Laroche, Treasurer

Andre Mongrain, President

April 28, 2024

WATERSIDE FINANCIAL RESULT
AS OF February, 29, 2024

	<u>YTD</u>	<u>YTD</u>	<u>PREVIOUS</u>	<u>TOTAL YEAR</u>	<u>2023/2024</u>	
<u>DESCRIPTION</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<u>REVENUES</u>						
100 NSF FEE	100	0	135	100	0	100
101 ASSESSMENTS	895,980	895,980	2,687,940	2,687,940	2,687,940	
102 LATE FEE INCOME	600	400	1,200	1,200	1,200	0
103 INTEREST INCOME	7,670	14,000	42,000	42,000	42,000	0
104 TRANSFER FEE	500	1,000	3,000	3,000	3,000	0
106 ACCESS/GATE CARDS	650	133	400	800	400	400
107 SCREENING FEE	12,233	13,000	35,000	32,000	39,000	-7,000
108 MISCELLANEOUS INCOME	0	167	500	500	500	0
FEE TRANSFER TO RESERVE	-66,833	-66,833	-200,500	-200,500	-200,500	0
INTEREST REV. TO RESERVE	-7,670	-14,000	-42,000	-42,000	-42,000	0
TOTAL REVENUES	843,230	843,847	2,527,675	2,525,040	2,531,540	-6,500

EXPENSES

UTILITIES

200 ELECTRIC	22,399	21,667	65,000	65,000	65,000	0
201 WATER & SEWER	79,726	81,000	243,000	241,000	243,000	-2,000
202 GARBAGE & RECYCLING	29,297	31,500	94,500	94,500	94,500	0
203 PROPANE GAS	70	100	300	300	300	0
204 CABLE T.V.	34,910	34,333	103,000	103,000	103,000	0
205 TELEPHONE	1,271	1,833	5,500	5,000	5,500	-500
206 WIFI	1,379	1,467	4,400	4,400	4,400	0
	169,052	171,900	515,700	513,200	515,700	-2,500

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>PREVIOUS</u> <u>FORECAST</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2023/2024</u> <u>BUDGET</u>	<u>VARIANCE</u>
<u>ADMINISTRATIVE</u>						
300 PAYROLL-ADMINISTRATIVE	46,978	66,667	175,000	175,000	200,000	-25,000
301 PAYROLL-MAINTENANCE	27,091	28,333	85,000	85,000	85,000	0
302 PAYROLL TAXES	7,325	10,000	25,000	25,000	30,000	-5,000
302.1 EMPLOYEE BENEFITS	6,037	2,167	6,500	6,500	6,500	0
304 SECURITY GUARDS	15,004	20,667	62,000	62,000	62,000	0
305 ACCOUNTING	6,142	8,667	26,000	25,500	26,000	-500
305.1 BANK FEES	10	100	300	300	300	0
305.2 BAD DEBT	25	2,000	6,000	6,000	6,000	0
305.3 COLLECTION COST	0	500	1,500	1,500	1,500	0
306 AUDITING	0	2,067	6,200	6,200	6,200	0
307 LEGAL	1,500	1,167	3,500	3,500	3,500	0
308 PROPERTY TAX	5,379	1,795	5,385	5,385	5,385	0
309 INCOME TAX	0	0	0	0	0	0
310 INSURANCE	314,763	310,000	930,000	930,000	930,000	0
310.1 INSURANCE CASH SHORT	0	0	0	0	0	0
311 OFFICE SUPPLIES	531	467	1,400	1,400	1,400	0
312 POSTAGE & SHIPPING	392	300	900	900	900	0
313 LICENSES	1,709	867	2,600	2,600	2,600	0
314 TRAVEL & MILEAGE	118	150	450	450	450	0
315 MEETINGS & EDUCATION	0	100	300	300	300	0
316 SCREENING	1,400	2,000	5,000	5,000	6,000	-1,000
317 ALARM SYSTEM	361	200	600	600	600	0
318 COMPUTER REPAIR/SERVICE	90	667	2,000	2,000	2,000	0
319 COPIER	1,739	1,400	4,200	4,200	4,200	0
320 MISCELLANEOUS ADMIN.EXP.	2,066	2,167	6,500	6,500	6,500	0
320.1 WEBSITE IMPROVEMENT	1,138	1,000	3,000	3,000	3,000	0
323 SOCIAL FACILITIES	3,006	2,000	6,000	6,000	6,000	0
	442,802	465,445	1,365,335	1,364,835	1,396,335	-31,500

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>PREVIOUS</u> <u>FORECAST</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2023/2024</u> <u>BUDGET</u>	<u>VARIANCE</u>
400 GASOLINE	254	400	1,200	1,200	1,200	0
401 SPRINKLERS	9,410	10,667	32,000	32,000	32,000	0
402 PEST CONTROL	11,506	10,000	30,000	31,000	30,000	1,000
402.6 MISC. MAINT.EXP.	772	833	2,500	2,500	2,500	0
403 GRASS CUTTING	26,047	34,733	104,200	104,200	104,200	0
403.1 FERTILIZATION-WEED-BUGS	7,230	8,333	25,000	25,000	25,000	0
403.2 HEDGE TRIMMING	23,697	16,667	50,000	50,000	50,000	0
404 TREE TRIMMING	0	8,333	25,000	25,000	25,000	0
404.2 NEW TREES-PLANTS-FLOWER	10,805	8,333	35,000	35,000	25,000	10,000
405 BUILDING MAINTENANCE	43,854	30,000	90,000	95,000	90,000	5,000
406 FENCE,SIDEWALK,SIGNS	5,490	5,000	15,000	15,000	15,000	0
406.1 DIRT.SODS & MULCH	1,682	3,667	11,000	11,000	11,000	0
407 SECURITY GATE EXPENSE	535	3,333	10,000	10,000	10,000	0
407.1 MAJOR GATE REPAIRS	0	0	0	0	0	0
408 CAMERA & VIDEO EXP.	1,500	1,667	5,000	5,000	5,000	0
409 PLUMBING EXP.	5,835	1,667	10,000	14,000	5,000	9,000
410 ELECTRICAL EXP.	3,246	1,667	5,000	5,000	5,000	0
411 POOL SUPPLIES & REPAIR	9,114	10,667	32,000	32,000	32,000	0
411.1 POOL MAJOR REPAIRS	0	0	0	0	0	0
412 STREET MAINTENANCE	532	3,333	10,000	10,000	10,000	0
413 UNIFORMS	0	100	300	300	300	0
414 GOLF CARTS	296	667	2,000	2,000	2,000	0
415 LOCKSMITH	674	167	1,000	1,000	500	500
416 FIRE SAFETY	462	1,833	5,500	5,500	5,500	0
417 JANITORIAL SUPPLIES	1,335	833	2,500	2,500	2,500	0
418 AWNINGS REPAIRS	1,425	2,667	8,000	8,000	8,000	0
420 PAINTING PROGRAM	0	25,000	75,000	75,000	75,000	0
421 STREET LIGHT	0	200	600	600	600	0
422 SHUFFLEBOARD CANOPY	0	0	0	0	0	0
424 TENNIS COURTS RESURFACE	1,280	0	2,500	2,500	0	2,500
425 POOL CHAIRS/TABLES	0	1,500	4,500	4,500	4,500	0
427 RESTROOMS UPGRADE ADA	0	0	0	0	0	0
428.1 INFRASTRUCTURE	0	1,667	15,000	35,000	5,000	30,000
429 BENCHES REPLACEMENT	0	167	500	500	500	0
434 PETANQUE CANOPY	0	0	0	0	0	0
477 PERGOLA	0	1,500	4,500	4,500	4,500	0
479 LIGHTS RETENTION POUND	0	0	0	0	0	0
	166,981	195,600	614,800	644,800	586,800	58,000

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>PREVIOUS</u> <u>FORECAST</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2023/2024</u> <u>BUDGET</u>	<u>VARIANCE</u>
326 DEMOCRATIC PROCESS	0	0	0	0	0	0
435 NEW FOUNTAIN	0	0				
450 CONTINGENCY		10,902	31,840	2,205	32,705	-30,500
561 GOLF TOURNMENT	100	0				
	0	0				
	100	10,902	31,840	2,205	32,705	-30,500
<u>TOTAL EXPENSES</u>	778,936	843,847	2,527,675	2,525,040	2,531,540	-6,500
<u>REVENUES OVER EXPENSES</u>	64,294	0	0	0	0	0

<u>DESCRIPTION</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>BUDGET</u>	<u>PREVIOUS</u> <u>FORECAST</u>	<u>TOTAL YEAR</u> <u>FORECAST</u>	<u>2023/2024</u> <u>BUDGET</u>	<u>VARIANCE</u>
<u>RESERVES</u>						
2510 ROOFS	25,000	25,000	75,000	75,000	75,000	0
2515 PAINTING	0	0	0	0	0	0
2530 ASPHALT	20,333	20,333	61,000	61,000	61,000	0
2542 POOLS	1,667	1,667	5,000	5,000	5,000	0
2543 AWNINGS	0	0	0	0	0	0
2544 INTEREST REV. RESERVE	7,670	14,000	42,000	42,000	42,000	0
2545 WORKING CAPITAL	15,000	15,000	45,000	45,000	45,000	0
2546 SPRINKLERS	1,500	1,500	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	3,333	3,333	10,000	10,000	10,000	0
	74,503	80,833	242,500	242,500	242,500	0

France Laroche

Treasurer

Andre Mongrain

President

MARCH 29, 2024