

Treasurer's Report – September 2017

INCOME for the month of September was **\$420.58**. This consisted of \$366.66 in quarterly assessment payments and \$53.92 in interest income.

OPERATING EXPENSES for September were **\$37,572.78**. Expenses of interest included \$1,421.21 for a melter for driveway and road crack sealing and \$3,100.00 as a placeholder for vista improvements along Pinewood Circle that are currently in negotiation. The Board approved transferring \$20,000 in unspent operating funds to the reserve account to increase our balance for future major expenses. Larger operating expense categories included:

- **\$7,255.31** for Administrative and Insurance expenses.
- **\$21,641.55** for Building Maintenance expenses.
- **\$4,150.60** for Grounds Maintenance expenses.
- **\$4,525.32** for all other categories.

REPLACEMENT/RESERVE EXPENSES for September were **\$940.00** to remove overgrown bushes in front of the 300 building.

Ending Balances on September 30, 2017 were:

OPERATING (CHECKING) ACCOUNT:		\$10,841.90
RESERVE (REPLACEMENT) ACCOUNT:		
Wells Fargo MM Account:	\$300,472.46	
Vanguard MM Account:	\$37,638.58	
TOTAL RESERVES		\$338,111.04
TOTAL MONIES:		\$348,592.94

Detailed income and expense information is posted on the Fleetwood Plaza website. Please let me know if you have any questions.

Respectfully Submitted,
Phil Taylor, Treasurer
(October 7, 2017)

To: Board of Directors, Officers, Treasurers, & Committee Chairs with Budgets

(R. Foss, K. Grant, S. Grant, W. Jacobs, B. MacDowell, R. Marcus, M. Michalski, D. Nelson, J. Parisi, B. Seibert, K. Simkin, L. Simkin, P. Taylor, Jean Trochet, K. Westmoreland, B. Whitmire, J. Whitmire)

Fleetwood Plaza Regime, Inc.
Budget vs. Actual By Account: October 2016 through September 2017

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	277,420	277,200	220	100%	277,200	220	100%
Interest Income - Wells Fargo MM	266		266			266	
Interest Income - Checking	6		6			6	
Interest Income - Vanguard MM	235		235			235	
Miscellaneous Income	100		100			100	
Total Income	\$278,027	\$277,200	\$827	100%	\$277,200	\$827	100%
Operating Expense							
Administrative & Insurance							
Administrative	4,144	3,100	1,044	134%	3,100	1,044	134%
Insurance	36,889	38,800	-1,911	95%	38,800	-1,911	95%
Legal & Audit	2,284	3,900	-1,616	59%	3,900	-1,616	59%
Outside Lighting	1,380	1,500	-120	92%	1,500	-120	92%
Promotional	87	100	-13	87%	100	-13	87%
Total Administrative & Insurance	44,785	47,400	-2,615	94%	47,400	-2,615	94%
Building Maintenance							
Building Painting	43,603	22,000	21,603	198%	22,000	21,603	198%
Building Repairs	26,995	44,800	-17,805	60%	44,800	-17,805	60%
Porch & Deck Repairs	13,954	13,000	954	107%	13,000	954	107%
Road and Driveways	8,964	12,000	-3,036	75%	12,000	-3,036	75%
Roof Repairs	4,181	5,000	-819	84%	5,000	-819	84%
Termite Control	60	2,200	-2,140	3%	2,200	-2,140	3%
U/G Drains & Water Line Repairs	6,057	5,000	1,057	121%	5,000	1,057	121%
Total Building Maintenance	103,814	104,000	-186	100%	104,000	-186	100%
Clubhouse & Pool							
Clubhouse	8,095	9,000	-905	90%	9,000	-905	90%
Pool	3,496	6,000	-2,504	58%	6,000	-2,504	58%
Total Clubhouse & Pool	11,591	15,000	-3,409	77%	15,000	-3,409	77%
Grounds Maintenance							
Erosion Control		1,000	-1,000	0%	1,000	-1,000	0%
Large Tree Maintenance	2,100	2,000	100	105%	2,000	100	105%
Lawn & Landscape - Non-Contract	12,197	8,000	4,197	152%	8,000	4,197	152%
Lawn & Landscape Maint.-Contract	23,400	23,400	0	100%	23,400	0	100%
Lawn & Landscape Materials	7,517	8,200	-683	92%	8,200	-683	92%
Perimeter Bank Maintenance	1,800	2,700	-900	67%	2,700	-900	67%
Total Grounds Maintenance	47,014	45,300	1,714	104%	45,300	1,714	104%
Operating Contingencies		8,500	-8,500	0%	8,500	-8,500	0%
Sewer Station Operation	1,551	4,000	-2,449	39%	4,000	-2,449	39%
Snow Removal	4,985	3,000	1,985	166%	3,000	1,985	166%
Social Committee Net Expense	-22	500	-522	-4%	500	-522	-4%
Study Expense - Engineering		5,000	-5,000	0%	5,000	-5,000	0%
Vista (off-site pruning)	3,501	3,500	1	100%	3,500	1	100%
Total Operating Expense	\$217,219	\$236,200	-\$18,981	92%	\$236,200	-\$18,981	92%
Net Operating Income	\$60,807	\$41,000	\$19,807	148%	\$41,000	\$19,807	148%
Reserve Expense							
Clubhouse & Pool	1,173	1,000	173	117%	1,000	173	117%
Common Items	4,770	6,000	-1,230	80%	6,000	-1,230	80%
Major Building Repairs		18,000	-18,000	0%	18,000	-18,000	0%
Net Contribution to Reserves		0	0		0	0	
Road and Driveways		10,000	-10,000	0%	10,000	-10,000	0%
Roof Replacements		0	0		0	0	
Sewer Station		6,000	-6,000	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$5,943	\$41,000	-\$35,057	14%	\$41,000	-\$35,057	14%
Net Total Income	\$54,864	\$0	\$54,864		\$0	\$54,864	