

## Treasurer's Report – April 2019

**INCOME** for the month of April was **\$73,929.22**. This consisted of \$73,667.67 in quarterly assessment payments, \$50.00 in fine payments, and \$211.55 in interest income.

**OPERATING EXPENSES** for April were **\$18,343.10**. There were no unusual expenses during April. Larger operating expense categories included:

- **\$1,303.72** for Administrative and Insurance expenses.
- **\$7,753.79** for Building Maintenance expenses.
- **\$6,789.60** for Grounds Maintenance expenses.
- **\$2,000.00** for Vista expenses.
- **\$495.99** for all other categories.

**REPLACEMENT/RESERVE EXPENSES** for April were **\$0.00**.

**Ending Balances on April 30, 2019 were:**

OPERATING (CHECKING) ACCOUNT: **\$67,368.51**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$217,684.06**

Vanguard MM Account: **\$100,382.25**

TOTAL RESERVES **\$318,066.31**

**TOTAL MONIES:** **\$385,434.82**

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  
(May 10, 2019)

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

(R. Foss, K. Grant, R. Hengst, W. Jacobs, B. MacDowell, R. Marcus, D. Nelson, J. Parisi, L. Rue, K. Simkin, L. Simkin, P. Taylor, J. Whitmire)

**Fleetwood Plaza Regime, Inc.**  
**Budget vs. Actual By Account: October 2018 through April 2019 Only**

|   | Budget Year-To-Date |                  |                  |             | Budget Annual Total |                   |             |
|---|---------------------|------------------|------------------|-------------|---------------------|-------------------|-------------|
|   | Actual              | Budget           | \$ Over Budget   | % of Budget | Budget              | \$ Over Budget    | % of Budget |
| <b>Income</b>                               |                     |                  |                  |             |                     |                   |             |
| Assessment Income                           | 228,790             | 230,580          | -1,790           | 99%         | 307,440             | -78,650           | 74%         |
| Interest Income - Wells Fargo MM            | 138                 |                  | 138              |             |                     | 138               |             |
| Interest Income - Checking                  | 3                   |                  | 3                |             |                     | 3                 |             |
| Interest Income - Vanguard MM               | 1,305               |                  | 1,305            |             |                     | 1,305             |             |
| Fines                                       | 50                  |                  | 50               |             |                     | 50                |             |
| Unapplied Income                            | 0                   |                  | 0                |             |                     | 0                 |             |
| <b>Total Income</b>                         | <b>\$230,285</b>    | <b>\$230,580</b> | <b>-\$295</b>    | <b>100%</b> | <b>\$307,440</b>    | <b>-\$77,155</b>  | <b>75%</b>  |
| <b>Operating Expense</b>                    |                     |                  |                  |             |                     |                   |             |
| Administrative & Insurance                  |                     |                  |                  |             |                     |                   |             |
| Administrative                              | 2,063               | 1,750            | 313              | 118%        | 3,000               | -937              | 69%         |
| Insurance                                   | 27,586              | 32,000           | -4,414           | 86%         | 40,000              | -12,414           | 69%         |
| Legal & Audit                               |                     | 819              | -819             | 0%          | 3,500               | -3,500            | 0%          |
| Outside Lighting                            | 452                 | 560              | -108             | 81%         | 1,500               | -1,048            | 30%         |
| Promotional                                 |                     | 58               | -58              | 0%          | 100                 | -100              | 0%          |
| <b>Total Administrative &amp; Insurance</b> | <b>30,101</b>       | <b>35,187</b>    | <b>-5,086</b>    | <b>86%</b>  | <b>48,100</b>       | <b>-17,999</b>    | <b>63%</b>  |
| Building Maintenance                        |                     |                  |                  |             |                     |                   |             |
| Building Painting                           | 315                 | 19,000           | -18,685          | 2%          | 35,000              | -34,685           | 1%          |
| Building Repairs                            | 34,059              | 20,400           | 13,659           | 167%        | 40,000              | -5,941            | 85%         |
| Porch & Deck Repairs                        | 976                 | 5,100            | -4,124           | 19%         | 10,000              | -9,024            | 10%         |
| Road and Driveways                          | 337                 | 5,250            | -4,913           | 6%          | 9,000               | -8,663            | 4%          |
| Roof Repairs & Gutter Maintenance           | 3,880               | 2,550            | 1,330            | 152%        | 5,000               | -1,120            | 78%         |
| Termite Control                             |                     | 0                | 0                |             | 2,500               | -2,500            | 0%          |
| U/G Drains & Water Line Repairs             | 9,353               | 4,667            | 4,686            | 200%        | 8,000               | 1,353             | 117%        |
| <b>Total Building Maintenance</b>           | <b>48,921</b>       | <b>56,967</b>    | <b>-8,046</b>    | <b>86%</b>  | <b>109,500</b>      | <b>-60,579</b>    | <b>45%</b>  |
| Clubhouse & Pool                            |                     |                  |                  |             |                     |                   |             |
| Clubhouse                                   | 3,881               | 4,666            | -785             | 83%         | 8,000               | -4,119            | 49%         |
| Pool  | 4,012               | 5,500            | -1,488           | 73%         | 7,000               | -2,988            | 57%         |
| <b>Total Clubhouse &amp; Pool</b>           | <b>7,893</b>        | <b>10,166</b>    | <b>-2,273</b>    | <b>78%</b>  | <b>15,000</b>       | <b>-7,107</b>     | <b>53%</b>  |
| Grounds Maintenance                         |                     |                  |                  |             |                     |                   |             |
| Erosion Control                             |                     | 0                | 0                |             | 0                   | 0                 |             |
| Large Tree Maintenance                      | 3,500               | 2,042            | 1,458            | 171%        | 3,500               | 0                 | 100%        |
| Lawn & Landscape - Non-Contract             | 7,263               | 8,000            | -738             | 91%         | 15,000              | -7,738            | 48%         |
| Lawn & Landscape Maint. - Contract          | 12,300              | 14,000           | -1,700           | 88%         | 24,000              | -11,700           | 51%         |
| Lawn & Landscape Materials                  | 5,683               | 7,000            | -1,317           | 81%         | 12,000              | -6,317            | 47%         |
| Perimeter Bank Maintenance                  |                     | 1,167            | -1,167           | 0%          | 2,000               | -2,000            | 0%          |
| <b>Total Grounds Maintenance</b>            | <b>28,746</b>       | <b>32,209</b>    | <b>-3,463</b>    | <b>89%</b>  | <b>56,500</b>       | <b>-27,754</b>    | <b>51%</b>  |
| Operating Contingencies                     | 2,182               | 2,765            | -583             | 79%         | 4,740               | -2,558            | 46%         |
| Sewer Station Operation                     | 582                 | 2,333            | -1,751           | 25%         | 4,000               | -3,418            | 15%         |
| Snow Removal                                | 5,923               | 4,000            | 1,923            | 148%        | 4,000               | 1,923             | 148%        |
| Social Committee Net Expense                |                     | 59               | -59              | 0%          | 100                 | -100              | 0%          |
| Study Expense - Engineering                 |                     | 0                | 0                |             | 0                   | 0                 |             |
| Vista (off-site pruning)                    | 2,000               | 2,000            | 0                | 100%        | 2,500               | -500              | 0%          |
| <b>Total Operating Expense</b>              | <b>\$126,346</b>    | <b>\$145,686</b> | <b>-\$19,340</b> | <b>87%</b>  | <b>\$244,440</b>    | <b>-\$118,094</b> | <b>52%</b>  |
| <b>Net Operating Income</b>                 | <b>\$103,939</b>    | <b>\$84,894</b>  | <b>\$19,045</b>  | <b>122%</b> | <b>\$63,000</b>     | <b>\$40,939</b>   | <b>165%</b> |
| Reserve Expense                             |                     |                  |                  |             |                     |                   |             |
| Clubhouse & Pool                            |                     | 0                | 0                |             | 0                   | 0                 |             |
| Common Items / Drainage                     | 104,133             | 87,500           | 16,633           | 119%        | 150,000             | -45,867           | 69%         |
| Major Building Repairs                      |                     | 7,000            | -7,000           | 0%          | 17,000              | -17,000           | 0%          |
| Net Contribution to Reserves                |                     | -70,000          | 70,000           | 0%          | -120,000            | 120,000           | 0%          |
| Road and Driveways                          |                     | 5,833            | -5,833           | 0%          | 10,000              | -10,000           | 0%          |
| Roof Replacements                           |                     | 0                | 0                |             | 0                   | 0                 |             |
| Sewer Station                               |                     | 3,500            | -3,500           | 0%          | 6,000               | -6,000            | 0%          |
| Surfaced Areas                              |                     | 0                | 0                |             | 0                   | 0                 |             |
| <b>Total Reserve Expense</b>                | <b>\$104,133</b>    | <b>\$33,833</b>  | <b>\$70,300</b>  | <b>308%</b> | <b>\$63,000</b>     | <b>\$41,133</b>   | <b>165%</b> |
| <b>Net Total Income</b>                     | <b>-\$194</b>       | <b>\$51,061</b>  | <b>-\$51,255</b> | <b>0%</b>   | <b>\$0</b>          | <b>-\$194</b>     |             |

# Fleetwood Plaza Regime, Inc.

## INCOME & EXPENSE BY FUND

April 2019

|   | OPERATING FUND     | REPLACEMENT FUND   | TOTAL              |
|---|--------------------|--------------------|--------------------|
| <b>Income</b>                               |                    |                    |                    |
| Assessment Income                           | 58,417.67          | 15,250.00          | \$73,667.67        |
| Fines                                       | 50.00              |                    | \$50.00            |
| Interest Income - Wells Fargo (Wachovia) MM |                    | 17.25              | \$17.25            |
| Interest Income - Checking                  | 0.63               |                    | \$0.63             |
| Interest Income - Vanguard MM               |                    | 193.67             | \$193.67           |
| <b>Total Income</b>                         | <b>\$58,468.30</b> | <b>\$15,460.92</b> | <b>\$73,929.22</b> |
| <b>GROSS PROFIT</b>                         | <b>\$58,468.30</b> | <b>\$15,460.92</b> | <b>\$73,929.22</b> |
| <b>Expenses</b>                             |                    |                    |                    |
| Administrative & Insurance                  |                    |                    | \$0.00             |
| Administrative                              | 1,260.18           |                    | \$1,260.18         |
| Outside Lighting                            | 43.54              |                    | \$43.54            |
| <b>Total Administrative &amp; Insurance</b> | <b>1,303.72</b>    |                    | <b>\$1,303.72</b>  |
| Building Maintenance                        |                    |                    | \$0.00             |
| Building Repairs                            | 7,719.66           |                    | \$7,719.66         |
| Porch & Deck Repairs                        | 34.13              |                    | \$34.13            |
| <b>Total Building Maintenance</b>           | <b>7,753.79</b>    |                    | <b>\$7,753.79</b>  |
| Clubhouse & Pool                            |                    |                    | \$0.00             |
| Clubhouse                                   | 422.27             |                    | \$422.27           |
| Pool  | 18.73              |                    | \$18.73            |
| <b>Total Clubhouse &amp; Pool</b>           | <b>441.00</b>      |                    | <b>\$441.00</b>    |
| Grounds Maintenance                         |                    |                    | \$0.00             |
| Lawn & Landscape - Non-Contract             | 870.00             |                    | \$870.00           |
| Lawn & Landscape Maint.-Contract            | 2,050.00           |                    | \$2,050.00         |
| Lawn & Landscape Materials                  | 3,869.60           |                    | \$3,869.60         |
| <b>Total Grounds Maintenance</b>            | <b>6,789.60</b>    |                    | <b>\$6,789.60</b>  |
| Sewer Station Operation                     | 54.99              |                    | \$54.99            |
| Vista (off-site pruning)                    | 2,000.00           |                    | \$2,000.00         |
| <b>Total Expenses</b>                       | <b>\$18,343.10</b> | <b>\$0.00</b>      | <b>\$18,343.10</b> |
| <b>NET OPERATING INCOME</b>                 | <b>\$40,125.20</b> | <b>\$15,460.92</b> | <b>\$55,586.12</b> |
| <b>NET INCOME</b>                           | <b>\$40,125.20</b> | <b>\$15,460.92</b> | <b>\$55,586.12</b> |

# Fleetwood Plaza Regime, Inc.

## TRANSACTION DETAIL BY ACCOUNT

April 2019

| DATE  | NAME                               | MEMO/DESCRIPTION                                       | AMOUNT            |
|---|------------------------------------|--|-------------------|
| <b>Administrative &amp; Insurance</b>           |                                    |  |                   |
| Administrative                                  |                                    |  |                   |
| 04/09/2019                                      | Philip Taylor                      | Reimbursement - 11 months of QuickBooks Plus           | 462.42            |
| 04/09/2019                                      | Philip Taylor                      | Reimbursement - stamps                                 | 150.00            |
| 04/09/2019                                      | Philip Taylor                      | Reimbursement - mailing of tax returns                 | 14.82             |
| 04/09/2019                                      | Philip Taylor                      | Reimbursement - 1099 forms for IRS                     | 89.65             |
| 04/09/2019                                      | Philip Taylor                      | Reimbursement - Treasurer supplies - paper & envelopes | 41.29             |
| 04/16/2019                                      | Friends of Laurel Park             | Contribution   | 500.00            |
| 04/30/2019                                      | Wells Fargo Bank                   | Bank monthly service charge                            | 2.00              |
| <b>Total for Administrative</b>                 |                                    |  | <b>\$1,260.18</b> |
| Outside Lighting                                |                                    |  |                   |
| 04/09/2019                                      | Duke Energy                        | Street Light Electric - 02/27/19 - 03/28/19            | 14.09             |
| 04/09/2019                                      | Duke Energy                        | Lights and Pump - 02/25/19 - 03/26/19                  | 29.45             |
| <b>Total for Outside Lighting</b>               |                                    |  | <b>\$43.54</b>    |
| <b>Total for Administrative &amp; Insurance</b> |                                    |  | <b>\$1,303.72</b> |
| Building Maintenance                            |                                    |  |                   |
| Building Repairs                                |                                    |  |                   |
| 04/16/2019                                      | William Jacobs                     | Reimbursement - sewer line clearing                    | 543.62            |
| 04/16/2019                                      | Builders First Source              | Siding panels  | 609.44            |
| 04/16/2019                                      | Lowe's Business Account/Synco      | Building repair supplies                               | 173.29            |
| 04/18/2019                                      | Okler & Son Remodel & Building Co. | B1000 Siding & Trim replacement                        | 3,968.17          |
| 04/29/2019                                      | Builders First Source              | Siding panels  | 731.32            |
| 04/29/2019                                      | Builders First Source              | Siding trim  | 655.45            |
| 04/29/2019                                      | Santos Figueroa                    | Trash removal from drainage work                       | 400.00            |
| 04/30/2019                                      | Benjamin Franklin Plumbing         | B500 outside plumbing repairs                          | 638.37            |
| <b>Total for Building Repairs</b>               |                                    |  | <b>\$7,719.66</b> |
| Porch & Deck Repairs                            |                                    |  |                   |
| 04/29/2019                                      | Home Depot Credit Services         | Building repair supplies                               | 34.13             |
| <b>Total for Porch &amp; Deck Repairs</b>       |                                    |  | <b>\$34.13</b>    |
| <b>Total for Building Maintenance</b>           |                                    |  | <b>\$7,753.79</b> |
| Clubhouse & Pool                                |                                    |  |                   |
| Clubhouse                                       |                                    |  |                   |
| 04/09/2019                                      | Duke Energy                        | Clubhouse Electric - 02/26/19 - 03/26/19               | 57.74             |
| 04/09/2019                                      | Dale Hyder                         | Clubhouse cleaning - 04/11/2019                        | 65.00             |
| 04/09/2019                                      | AT&T                               | Clubhouse Phone - 03/28/19 - 04/27/19                  | 54.29             |
| 04/16/2019                                      | Morris Broadband                   | TV & Wi-Fi - 04/19/2019 - 05/18/2019                   | 128.55            |
| 04/16/2019                                      | PSNC Energy                        | Gas - Clubhouse - 03/07/19 - 04/05/19                  | 51.69             |
| 04/24/2019                                      | Dale Hyder                         | Clubhouse cleaning - 04/25/2019                        | 65.00             |
| <b>Total for Clubhouse</b>                      |                                    |  | <b>\$422.27</b>   |
| Pool  |                                    |  |                   |
| 04/16/2019                                      | PSNC Energy                        | Gas - Pool - 03/07/19 - 04/05/19                       | 18.73             |
| <b>Total for Pool</b>                           |                                    |  | <b>\$18.73</b>    |

| DATE  | NAME                    | MEMO/DESCRIPTION                                | AMOUNT            |
|---|-------------------------|---|-------------------|
| <b>Total for Clubhouse &amp; Pool</b>                 |                         |   | <b>\$441.00</b>   |
| Grounds Maintenance                                   |                         |   |                   |
| Lawn & Landscape - Non-Contract                       |                         |   |                   |
| 04/29/2019  | Santos Figueroa         | Bush planting and mulch - B600, B1100, B1600    | 870.00            |
| <b>Total for Lawn &amp; Landscape - Non-Contract</b>  |                         |   | <b>\$870.00</b>   |
| Lawn & Landscape Maint.-Contract                      |                         |   |                   |
| 04/09/2019  | Todd Anders             | March contract                                  | 2,050.00          |
| <b>Total for Lawn &amp; Landscape Maint.-Contract</b> |                         |   | <b>\$2,050.00</b> |
| Lawn & Landscape Materials                            |                         |   |                   |
| 04/09/2019  | Todd Anders             | Lawn weed & feed and lime                       | 700.00            |
| 04/09/2019  | Bartlett Tree Experts   | Year 2 of 6 - Soil treatment for trees & shrubs | 2,650.00          |
| 04/09/2019  | Kathy Simkin            | Reimbursement - plants for entrance             | 143.00            |
| 04/09/2019  | Larry Simkin            | Reimbursement - wildflower seed mix             | 376.60            |
| <b>Total for Lawn &amp; Landscape Materials</b>       |                         |   | <b>\$3,869.60</b> |
| <b>Total for Grounds Maintenance</b>                  |                         |   | <b>\$6,789.60</b> |
| Sewer Station Operation                               |                         |   |                   |
| 04/09/2019  | Duke Energy             | Sewer Station Electric - 02/25/19 - 03/26/19    | 34.69             |
| 04/16/2019  | PSNC Energy             | Gas - Sewer - 03/07/19 - 04/05/19               | 20.30             |
| <b>Total for Sewer Station Operation</b>              |                         |   | <b>\$54.99</b>    |
| Vista (off-site pruning)                              |                         |   |                   |
| 04/04/2019  | Kilpatrick Tree Service | East side vista improvements                    | 4,000.00          |
| 04/15/2019  |                         | East side vista payment                         | -2,250.00         |
| 04/16/2019  | Richard Foss            | Refund for vista overpayment                    | 250.00            |
| <b>Total for Vista (off-site pruning)</b>             |                         |   | <b>\$2,000.00</b> |