

Treasurer's Report – August 2018

INCOME for the month of August was **\$568.44**. This consisted of \$386.67 in quarterly assessment payments and \$181.77 in interest income.

OPERATING EXPENSES for August were **\$14,553.25**. There were no unusual expenses. Larger operating expense categories included:

- **\$9,804.08** for Building Maintenance expenses.
- **\$3,452.00** for Grounds Maintenance expenses.
- **\$1,297.17** for all other categories.

REPLACEMENT/RESERVE EXPENSES for August were **\$15,000.00** for a deposit on drainage improvement work for the front of the buildings.

Ending Balances on August 31, 2018 were:

OPERATING (CHECKING) ACCOUNT: **\$88,751.06**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$240,409.89**

Vanguard MM Account: **\$98,917.59**

TOTAL RESERVES **\$339,327.48**

TOTAL MONIES: **\$428,078.54**

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
(September 8, 2018)

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, K. Simkin, L. Simkin, P. Taylor, Jean Trochet, B. Whitmire, J. Whitmire)

Fleetwood Plaza Regime, Inc.
Budget vs. Actual By Account: October 2017 through August 2018 Only

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	292,165	292,320	-155	100%	292,320	-155	100%
Interest Income - Wells Fargo MM	232		232			232	
Interest Income - Checking	8		8			8	
Interest Income - Vanguard MM	1,279		1,279			1,279	
Miscellaneous Income	50		50			50	
Unapplied Cash Payment Income	1,160		1,160			1,160	
Total Income	\$294,894	\$292,320	\$2,574	101%	\$292,320	\$2,574	101%
Operating Expense							
Administrative & Insurance							
Administrative	1,521	2,975	-1,454	51%	3,200	-1,679	48%
Insurance	28,829	32,000	-3,171	90%	40,000	-11,171	72%
Legal & Audit	2,875	3,008	-133	96%	3,100	-225	93%
Outside Lighting	1,340	1,415	-75	95%	1,500	-160	89%
Promotional		92	-92	0%	100	-100	0%
Total Administrative & Insurance	34,565	39,490	-4,925	88%	47,900	-13,335	72%
Building Maintenance							
Building Painting	29,719	38,500	-8,781	77%	43,500	-13,781	68%
Building Repairs	22,198	41,000	-18,802	54%	45,000	-22,802	49%
Porch & Deck Repairs	5,048	11,600	-6,552	44%	13,000	-7,952	39%
Road and Driveways	700	11,000	-10,300	6%	12,000	-11,300	6%
Roof Repairs	3,150	2,250	900	140%	2,500	650	126%
Termite Control	2,160	2,200	-40	98%	2,200	-40	98%
U/G Drains & Water Line Repairs	3,673	9,167	-5,494	40%	10,000	-6,327	37%
Total Building Maintenance	66,648	115,717	-49,069	58%	128,200	-61,552	52%
Clubhouse & Pool							
Clubhouse	7,019	7,333	-314	96%	8,000	-981	88%
Pool	5,401	6,450	-1,049	84%	7,000	-1,599	77%
Total Clubhouse & Pool	12,420	13,783	-1,363	90%	15,000	-2,580	83%
Grounds Maintenance							
Erosion Control		875	-875	0%	1,000	-1,000	0%
Large Tree Maintenance	3,500	1,800	1,700	194%	2,000	1,500	175%
Lawn & Landscape - Non-Contract	6,489	9,100	-2,611	71%	10,000	-3,511	65%
Lawn & Landscape Maint.-Contract	19,500	21,450	-1,950	91%	23,400	-3,900	83%
Lawn & Landscape Materials	11,128	7,200	3,928	155%	8,200	2,928	136%
Perimeter Bank Maintenance	1,150	1,800	-650	64%	2,700	-1,550	43%
Total Grounds Maintenance	41,767	42,225	-458	99%	47,300	-5,533	88%
Operating Contingencies		4,052	-4,052	0%	4,420	-4,420	0%
Sewer Station Operation	5,842	3,667	2,175	159%	4,000	1,842	146%
Snow Removal	7,095	5,000	2,095	142%	5,000	2,095	142%
Social Committee Net Expense	115	459	-344	25%	500	-385	23%
Study Expense - Engineering	12,023	4,583	7,440	262%	5,000	7,023	240%
Vista (off-site pruning)		0	0		0	0	
Total Operating Expense	\$180,474	\$228,976	-\$48,502	79%	\$257,320	-\$76,846	70%
Net Operating Income	\$114,420	\$63,344	\$51,076	181%	\$35,000	\$79,420	327%
Reserve Expense	-7,913						
Clubhouse & Pool	8,518		8,518		0	8,518	
Common Items	15,000	4,500	10,500	333%	5,000	10,000	300%
Major Building Repairs	16,975	12,000	4,975	141%	14,000	2,975	121%
Net Contribution to Reserves		0	0		0	0	
Road and Driveways	2,714	10,000	-7,286	27%	10,000	-7,286	27%
Roof Replacements		0	0		0	0	
Sewer Station		5,580	-5,580	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$35,294	\$32,080	\$3,214	110%	\$35,000	\$294	101%
Net Total Income	\$79,126	\$31,264	\$47,862	253%	\$0	\$79,126	

Fleetwood Plaza Regime, Inc.

INCOME & EXPENSE BY FUND

August 2018

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Income			
Assessment Income	386.67		\$386.67
Interest Income - Wells Fargo (Wachovia) MM		21.61	\$21.61
Interest Income - Checking	0.90		\$0.90
Interest Income - Vanguard MM		159.26	\$159.26
Total Income	\$387.57	\$180.87	\$568.44
GROSS PROFIT	\$387.57	\$180.87	\$568.44
Expenses			
Administrative & Insurance			
Administrative	21.53		\$21.53
Outside Lighting	528.52		\$528.52
Total Administrative & Insurance	550.05		\$550.05
Building Maintenance			
Building Painting	210.00		\$210.00
Building Repairs	4,066.10		\$4,066.10
Porch & Deck Repairs	3,795.00		\$3,795.00
Water Line Repairs & U/G Drains	1,732.98		\$1,732.98
Total Building Maintenance	9,804.08		\$9,804.08
Clubhouse & Pool			
Clubhouse	501.23		\$501.23
Pool	176.18		\$176.18
Total Clubhouse & Pool	677.41		\$677.41
Grounds Maintenance			
Lawn & Landscape - Non-Contract	442.00		\$442.00
Lawn & Landscape Maint.-Contract	1,950.00		\$1,950.00
Lawn & Landscape Materials	810.00		\$810.00
Perimeter Bank Maintenance	250.00		\$250.00
Total Grounds Maintenance	3,452.00		\$3,452.00
Sewer Station Operation	69.71		\$69.71
Total Expenses	\$14,553.25	\$0.00	\$14,553.25
NET OPERATING INCOME	\$ -14,165.68	\$180.87	\$ -13,984.81
Other Expenses			
Reserve Expense			
Common Items		15,000.00	\$15,000.00
Total Reserve Expense		15,000.00	\$15,000.00
Total Other Expenses	\$0.00	\$15,000.00	\$15,000.00
NET OTHER INCOME	\$0.00	\$ -15,000.00	\$ -15,000.00
NET INCOME	\$ -14,165.68	\$ -14,819.13	\$ -28,984.81

Fleetwood Plaza Regime, Inc.

TRANSACTION DETAIL BY ACCOUNT

August 2018

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Administrative & Insurance			
Administrative			
08/15/2018	Sandy Grant	Reimbursement - Postage and printing for Annual Meeting packets	19.53
08/31/2018	Wells Fargo Bank	Bank monthly service charge	2.00
Total for Administrative			\$21.53
Outside Lighting			
08/10/2018	Duke Energy	Lights and Pump - 06/26/18 - 07/26/18	89.70
08/10/2018	Duke Energy	Street Light Electric - 06/28/18 - 07/26/18	13.82
08/27/2018	David Seibert	Reimbursement - B1700 Lamp Post and Front Entrance Electric	50.00
08/27/2018	Kathy Boland	Reimbursement - Lamp Post Electric - Bldg 200	25.00
08/27/2018	Ralph Garris	Reimbursement - Lamp Post Electric - Bldg. 300	25.00
08/27/2018	Theo Sitton	Reimbursement - Lamp Post Electric - Bldg. 400	25.00
08/27/2018	Robert Hengst	Reimbursement - Lamp Post Electric Bldg 500	25.00
08/27/2018	James Parisi	Reimbursement - Lamp Post Electric - Bldg. 600	25.00
08/27/2018	Rue, Larry	Reimbursement - lamp post electric - Bldg. 700	25.00
08/27/2018	Dennis Nelson	Reimbursement - Lamp Post Electric - Bldg. 800	25.00
08/27/2018	Cindy Jaeger	Reimbursement - Lamp Post Electric - Bldg. 900	25.00
08/27/2018	Mary Helen Zimmerman	Reimbursement - Lamp Post Electric - Bldg. 1000	25.00
08/27/2018	Robin Hodgson	Reimbursement - Lamp Post Electric - Bldg. 1000	25.00
08/27/2018	Jimmy Porter	Reimbursement - Lamp Post Electric - Bldg. 1000	25.00
08/27/2018	William Irwin	Reimbursement - Lamp Post Electric - Bldg. 1100	25.00
08/27/2018	Phyllis Hasty	Reimbursement - Lamp Post Electric - Bldg. 1200	25.00
08/27/2018	Jo Willruth	Reimbursement - Lamp Post Electric - Bldg. 1400	25.00
08/27/2018	Patricia Gachet	Reimbursement - B1600 lamp post electric	25.00
Total for Outside Lighting			\$528.52
Total for Administrative & Insurance			\$550.05
Building Maintenance			
Building Painting			
08/30/2018	Daniel Devine	Step edge marking - Clubhouse & #1101	60.00
08/30/2018	Daniel Devine	Painter support - #1703, #303, #1002	150.00
Total for Building Painting			\$210.00
Building Repairs			
08/22/2018	Lowe's Business Account/Synco	Building repair supplies	303.16
08/28/2018	Richard Wynne	Reimbursement for bedroom carpet replacement	1,837.17
08/30/2018	Daniel Devine	Material pickups	300.00
08/30/2018	Daniel Devine	Shop cleaned and trash out	270.00
08/30/2018	Daniel Devine	Pressure washing preps	30.00
08/30/2018	Daniel Devine	Handtruck repairs	30.00
08/30/2018	Daniel Devine	#1701 trash moved	30.00
08/30/2018	Daniel Devine	#602 - pressure washed sidewalk & carport	135.00
08/30/2018	Daniel Devine	#1103 - trash area repairs	105.00
08/30/2018	Daniel Devine	#102 - water damage repairs	180.00
08/30/2018	Daniel Devine	#702 trim painting	90.00

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
08/30/2018	Daniel Devine	Administrative	330.00
08/30/2018	Daniel Devine	#701 waterproofing	90.00
08/30/2018	Daniel Devine	Planning for future major building repairs	60.00
08/30/2018	Dan Devine	Reimbursement - printer ink	75.77
08/30/2018	Dan Devine	Reimbursement - mold remediation #102	200.00
Total for Building Repairs			\$4,066.10
Porch & Deck Repairs			
08/30/2018	Seth Ammerman	#801 - handrail replacement	200.00
08/30/2018	Seth Ammerman	#903 - deck repairs	800.00
08/30/2018	Seth Ammerman	#702 - deck repairs	1,800.00
08/30/2018	Dan Devine	Reimbursement - deck staining #303 & #1002	350.00
08/30/2018	Daniel Devine	#1602 screen repairs	60.00
08/30/2018	Daniel Devine	Screen repairs - #401, #403, #1604	360.00
08/30/2018	Daniel Devine	B1200 - added grip strips to stairs	30.00
08/30/2018	Daniel Devine	#903 - porch repairs	195.00
Total for Porch & Deck Repairs			\$3,795.00
Water Line Repairs & U/G Drains			
08/30/2018	Daniel Devine	B1400 - more bags of dirt placed	30.00
08/30/2018	Daniel Devine	#801 & #803 - water line repair	180.00
08/31/2018	Faith Mountain Plumbing	Repair break in B800 water line	1,522.98
Total for Water Line Repairs & U/G Drains			\$1,732.98
Total for Building Maintenance			\$9,804.08
Clubhouse & Pool			
Clubhouse			
08/10/2018	Duke Energy	Clubhouse Electric - 06/26/18 - 07/26/18	240.07
08/15/2018	AT&T	Clubhouse Phone - 07/28/18 - 08/27/18	53.01
08/22/2018	Morris Broadband	TV & Wi/Fi - 08/19/2018 - 09/18/2018	124.42
08/22/2018	PSNC Energy	Gas - Clubhouse - 07/09/18 - 08/08/18	18.73
08/22/2018	Dale Hyder	Clubhouse cleaning - 08/23/2018	65.00
Total for Clubhouse			\$501.23
Pool			
08/22/2018	PSNC Energy	Gas - Pool - 07/09/18 - 08/08/18	176.18
Total for Pool			\$176.18
Total for Clubhouse & Pool			\$677.41
Grounds Maintenance			
Lawn & Landscape - Non-Contract			
08/30/2018	Daniel Devine	#102 - tree branch removed	30.00
08/31/2018	Todd Anders	Labor & dump fees - 4 loads of debris to dump	412.00
Total for Lawn & Landscape - Non-Contract			\$442.00
Lawn & Landscape Maint.-Contract			
08/31/2018	Todd Anders	August contract	1,950.00
Total for Lawn & Landscape Maint.-Contract			\$1,950.00
Lawn & Landscape Materials			
08/22/2018	Bartlett Tree Experts	Visit 4 for pest control of trees and shrubs	210.00
08/31/2018	Todd Anders	Lawn chemicals	600.00
Total for Lawn & Landscape Materials			\$810.00
Perimeter Bank Maintenance			
08/31/2018	Todd Anders	Removal of bank elephant ears	250.00

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Total for Perimeter Bank Maintenance			\$250.00
Total for Grounds Maintenance			\$3,452.00
Sewer Station Operation			
08/10/2018	Duke Energy	Sewer Station Electric - 06/26/18 - 07/26/18	49.38
08/22/2018	PSNC Energy	Gas - Sewer - 07/09/18 - 08/08/18	20.33
Total for Sewer Station Operation			\$69.71
Reserve Expense			
Common Items			
08/30/2018	Santos Figueroa	Drainage Work - Building 1000 front start	7,500.00
08/30/2018	Santos Figueroa	Drainage Work - Building 1100 front start	7,500.00
Total for Common Items			\$15,000.00
Total for Reserve Expense			\$15,000.00