

Treasurer's Report – November 2018

INCOME for the month of November was **\$1,824.67**. This consisted of \$1,626.67 in quarterly assessment payments and \$198.00 in interest income.

OPERATING EXPENSES for November were **\$22,258.92**. There were no unusual expenses of interest. Larger operating expense categories included:

- **\$7,404.40** for Administrative and Insurance expenses.
- **\$4,151.65** for Building Maintenance expenses.
- **\$3,966.45** for Clubhouse and Pool expenses.
- **\$6,675.50** for Grounds Maintenance expenses.
- **\$60.92** for all other categories.

REPLACEMENT/RESERVE EXPENSES for November were **\$64,133.00** for final payment on the building front drainage project and for initial payment on the perimeter drainage project.

Ending Balances on November 30, 2018 were:

OPERATING (CHECKING) ACCOUNT: **\$38,189.75**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$226,092.36**

Vanguard MM Account: **\$99,425.90**

TOTAL RESERVES **\$325,518.26**

TOTAL MONIES: **\$363,708.01**

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
(December 1, 2018)

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

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

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

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	76,453	76,860	-407	99%	307,440	-230,987	25%
Interest Income - Wells Fargo MM	46		46			46	
Interest Income - Checking	1		1			1	
Interest Income - Vanguard MM	349		349			349	
Miscellaneous Income							
Total Income	\$76,849	\$76,860	-\$11	100%	\$307,440	-\$230,591	25%
Operating Expense							
Administrative & Insurance							
Administrative	161	500	-339	32%	3,000	-2,839	5%
Insurance	13,992	14,500	-508	96%	40,000	-26,008	35%
Legal & Audit		234	-234	0%	3,500	-3,500	0%
Outside Lighting	203	160	43	127%	1,500	-1,297	14%
Promotional		16	-16	0%	100	-100	0%
Total Administrative & Insurance	14,356	15,410	-1,054	93%	48,100	-33,744	30%
Building Maintenance							
Building Painting		6,000	-6,000	0%	35,000	-35,000	0%
Building Repairs	283	5,600	-5,317	5%	40,000	-39,717	1%
Porch & Deck Repairs		1,400	-1,400	0%	10,000	-10,000	0%
Road and Driveways	337	1,500	-1,163	22%	9,000	-8,663	4%
Roof Repairs & Gutter Maintenance	3,625	700	2,925	518%	5,000	-1,375	73%
Termite Control		0	0		2,500	-2,500	0%
U/G Drains & Water Line Repairs	2,550	1,333	1,217	191%	8,000	-5,450	32%
Total Building Maintenance	6,795	16,533	-9,738	41%	109,500	-102,705	6%
Clubhouse & Pool							
Clubhouse	1,285	1,333	-48	96%	8,000	-6,715	16%
Pool	3,733	4,000	-267	93%	7,000	-3,267	53%
Total Clubhouse & Pool	5,018	5,333	-315	94%	15,000	-9,982	33%
Grounds Maintenance							
Erosion Control		0	0		0	0	
Large Tree Maintenance		584	-584	0%	3,500	-3,500	0%
Lawn & Landscape - Non-Contract	1,410	2,400	-990	59%	15,000	-13,590	9%
Lawn & Landscape Maint. - Contract	4,100	4,000	100	103%	24,000	-19,900	17%
Lawn & Landscape Materials	1,736	2,000	-265	87%	12,000	-10,265	14%
Perimeter Bank Maintenance		333	-333	0%	2,000	-2,000	0%
Total Grounds Maintenance	7,246	9,317	-2,072	78%	56,500	-49,255	13%
Operating Contingencies		790	-790	0%	4,740	-4,740	0%
Sewer Station Operation	124	667	-543	19%	4,000	-3,876	3%
Snow Removal		0	0		4,000	-4,000	0%
Social Committee Net Expense		17	-17	0%	100	-100	0%
Study Expense - Engineering		0	0		0	0	
Vista (off-site pruning)		1,000	-1,000	0%	2,500	-2,500	
Total Operating Expense	\$33,537	\$49,067	-\$15,530	68%	\$244,440	-\$210,903	14%
Net Operating Income	\$43,312	\$27,793	\$15,519	156%	\$63,000	-\$19,688	69%
Reserve Expense							
Clubhouse & Pool		0	0		0	0	
Common Items / Drainage	64,133	25,000	39,133	257%	150,000	-85,867	43%
Major Building Repairs		2,000	-2,000	0%	17,000	-17,000	0%
Net Contribution to Reserves		-20,000	20,000	0%	-120,000	120,000	
Road and Driveways		1,666	-1,666	0%	10,000	-10,000	0%
Roof Replacements		0	0		0	0	
Sewer Station		1,000	-1,000	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$64,133	\$9,666	\$54,467	663%	\$63,000	\$1,133	102%
Net Total Income	-\$20,821	\$18,127	-\$38,948	-115%	\$0	-\$20,821	

Fleetwood Plaza Regime, Inc.

INCOME & EXPENSE BY FUND

November 2018

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Income			
Assessment Income	1,376.67	250.00	\$1,626.67
Interest Income - Wells Fargo (Wachovia) MM		21.92	\$21.92
Interest Income - Checking	0.45		\$0.45
Interest Income - Vanguard MM		175.63	\$175.63
Total Income	\$1,377.12	\$447.55	\$1,824.67
GROSS PROFIT	\$1,377.12	\$447.55	\$1,824.67
Expenses			
Administrative & Insurance			
Administrative	52.00		\$52.00
Insurance	7,254.75		\$7,254.75
Outside Lighting	97.65		\$97.65
Total Administrative & Insurance	7,404.40		\$7,404.40
Building Maintenance			
Building Repairs	101.65		\$101.65
Roof Repairs	1,500.00		\$1,500.00
Water Line Repairs & U/G Drains	2,550.00		\$2,550.00
Total Building Maintenance	4,151.65		\$4,151.65
Clubhouse & Pool			
Clubhouse	528.15		\$528.15
Pool	3,438.30		\$3,438.30
Total Clubhouse & Pool	3,966.45		\$3,966.45
Grounds Maintenance			
Lawn & Landscape - Non-Contract	1,050.00		\$1,050.00
Lawn & Landscape Maint.-Contract	4,100.00		\$4,100.00
Lawn & Landscape Materials	1,525.50		\$1,525.50
Total Grounds Maintenance	6,675.50		\$6,675.50
Sewer Station Operation	60.92		\$60.92
Total Expenses	\$22,258.92	\$0.00	\$22,258.92
NET OPERATING INCOME	\$ -20,881.80	\$447.55	\$ -20,434.25
Other Expenses			
Reserve Expense			\$0.00
Common Items		64,133.00	\$64,133.00
Total Reserve Expense		64,133.00	\$64,133.00
Total Other Expenses	\$0.00	\$64,133.00	\$64,133.00
NET OTHER INCOME	\$0.00	\$ -64,133.00	\$ -64,133.00
NET INCOME	\$ -20,881.80	\$ -63,685.45	\$ -84,567.25

Fleetwood Plaza Regime, Inc.

TRANSACTION DETAIL BY ACCOUNT

November 2018

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Administrative & Insurance			
Administrative			
11/27/2018	Waslaw, LLC	Annual fee for Registered Office & Registered Agent	50.00
11/30/2018	Wells Fargo Bank	Bank monthly service charge	2.00
Total for Administrative			\$52.00
Insurance			
11/20/2018	Harford Mutual Insurance	Commercial Umbrella Insurance	481.25
11/20/2018	Harford Mutual Insurance	Businessowners insurance	6,643.50
11/20/2018	Harford Mutual Insurance	Package Policy Insurance	130.00
Total for Insurance			\$7,254.75
Outside Lighting			
11/06/2018	Duke Energy	Street Light Electric - 09/28/18 - 10/29/18	14.05
11/06/2018	Duke Energy	Lights and Pump - 09/26/18 - 10/25/18	83.60
Total for Outside Lighting			\$97.65
Total for Administrative & Insurance			\$7,404.40
Building Maintenance			
Building Repairs			
11/13/2018	Hendersonville Pest Control	Rodent Control	95.00
11/15/2018	Lowe's Business Account/Synco	Building repair supplies	6.65
Total for Building Repairs			\$101.65
Roof Repairs			
11/27/2018	ABH Siding, Windows, & Gutters LLC	Gutter cleaning - all buildings	1,500.00
Total for Roof Repairs			\$1,500.00
Water Line Repairs & U/G Drains			
11/13/2018	Faith Mountain Plumbing Service Inc	Install yard hydrant and supply line near sewer station	1,550.00
11/27/2018	Santos Figueroa	Front Drainage Project	1,000.00
Total for Water Line Repairs & U/G Drains			\$2,550.00
Total for Building Maintenance			\$4,151.65
Clubhouse & Pool			
Clubhouse			
11/06/2018	Duke Energy	Clubhouse Electric - 09/26/18 - 10/25/18	207.11
11/13/2018	AT&T	Clubhouse Phone - 10/28/18 - 11/27/18	53.32
11/15/2018	PSNC Energy	Gas - Clubhouse - 10/08/18 - 11/05/18	21.14
11/15/2018	Dale Hyder	Clubhouse cleaning - 11/15/2018	65.00
11/15/2018	Town of Laurel Park	Water and Sewer - 08/14/18 to 10/10/18	57.18
11/20/2018	Morris Broadband	TV & Wi-Fi - 11/19/2018 - 12/18/2018	124.40
Total for Clubhouse			\$528.15
Pool			
11/15/2018	Town of Laurel Park	Water - 08/14/18 to 10/10/18	105.00
11/15/2018	PSNC Energy	Gas - Pool - 10/08/18 - 11/05/18	37.26
11/20/2018	Paradise Pools & Spas	Pool service - June 2018	320.25
11/20/2018	Paradise Pools & Spas	Pool service - July 2018	320.25

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
11/20/2018	Paradise Pools & Spas	Pool service - August 2018	400.31
11/20/2018	Paradise Pools & Spas	Pool service - September 2018	320.25
11/20/2018	Paradise Pools & Spas	Pool service - October 2018	160.12
11/20/2018	Paradise Pools & Spas	Close pool - 2018	304.24
11/20/2018	Paradise Pools & Spas	Pool permit fee	100.00
11/20/2018	Paradise Pools & Spas	Pool service - May 2018	80.06
11/20/2018	Paradise Pools & Spas	Pool chemicals and misc. supplies	986.32
11/20/2018	Paradise Pools & Spas	Open pool - 2018	304.24
Total for Pool			\$3,438.30
Total for Clubhouse & Pool			\$3,966.45
Grounds Maintenance			
Lawn & Landscape - Non-Contract			
11/02/2018	Santos Figueroa	Planting of shrubbery	1,050.00
Total for Lawn & Landscape - Non-Contract			\$1,050.00
Lawn & Landscape Maint.-Contract			
11/02/2018	Todd Anders	October contract	2,050.00
11/30/2018	Todd Anders	November contract	2,050.00
Total for Lawn & Landscape Maint.-Contract			\$4,100.00
Lawn & Landscape Materials			
11/02/2018	Carolina Native Nursery	Plants	1,400.50
11/02/2018	Janet Marshall	Reimbursement - Plants for Clubhouse pots	57.57
11/15/2018	Town of Laurel Park	Entrance & Irrigation Water - 08/14/17 to 10/10/18	43.15
11/15/2018	Janet Marshall	Reimbursement - Tires for Wagon	24.28
Total for Lawn & Landscape Materials			\$1,525.50
Total for Grounds Maintenance			\$6,675.50
Sewer Station Operation			
11/06/2018	Duke Energy	Sewer Station Electric - 09/26/18 - 10/25/18	41.38
11/15/2018	PSNC Energy	Gas - Sewer - 10/08/18 - 11/05/18	19.54
Total for Sewer Station Operation			\$60.92
Reserve Expense			
Common Items			
11/12/2018	Santos Figueroa	Perimeter Drainage Project - first payment	40,000.00
11/27/2018	Santos Figueroa	Front Drainage Project - final payment	24,133.00
Total for Common Items			\$64,133.00
Total for Reserve Expense			\$64,133.00