

## Treasurer's Report – December 2018

**INCOME** for the month of December was **\$612.22**. This consisted of \$406.66 in quarterly assessment payments and \$209.56 in interest income.

**OPERATING EXPENSES** for December were **\$17,360.29**. The only unusual expense was \$5,922.50 for snow removal. Larger operating expense categories included:

- **\$2,294.91** for Building Maintenance expenses.
- **\$8,292.50** for Grounds Maintenance expenses.
- **\$6,772.88** for all other categories.

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

**Ending Balances on December 31, 2018 were:**

OPERATING (CHECKING) ACCOUNT: **\$21,596.40**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$226,111.56**

Vanguard MM Account: **\$99,615.98**

TOTAL RESERVES **\$325,727.54**

**TOTAL MONIES:** **\$347,323.94**

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  
(January 5, 2019)

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 December 2018 Only**

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
<b>Income</b>							
Assessment Income	75,761	76,860	-1,099	99%	307,440	-231,679	25%
Interest Income - Wells Fargo MM	65		65			65	
Interest Income - Checking	1		1			1	
Interest Income - Vanguard MM	539		539			539	
Miscellaneous Income							
<b>Total Income</b>	<b>\$76,366</b>	<b>\$76,860</b>	<b>-\$494</b>	<b>99%</b>	<b>\$307,440</b>	<b>-\$231,074</b>	<b>25%</b>
<b>Operating Expense</b>							
<b>Administrative &amp; Insurance</b>							
Administrative	163	750	-587	22%	3,000	-2,837	5%
Insurance	13,992	15,150	-1,158	92%	40,000	-26,008	35%
Legal & Audit		351	-351	0%	3,500	-3,500	0%
Outside Lighting	268	240	28	112%	1,500	-1,232	18%
Promotional		25	-25	0%	100	-100	0%
<b>Total Administrative &amp; Insurance</b>	<b>14,423</b>	<b>16,516</b>	<b>-2,093</b>	<b>87%</b>	<b>48,100</b>	<b>-33,677</b>	<b>30%</b>
<b>Building Maintenance</b>							
Building Painting		8,500	-8,500	0%	35,000	-35,000	0%
Building Repairs	2,116	8,400	-6,284	25%	40,000	-37,884	5%
Porch & Deck Repairs	462	2,100	-1,638	22%	10,000	-9,538	5%
Road and Driveways	337	2,250	-1,913	15%	9,000	-8,663	4%
Roof Repairs & Gutter Maintenance	3,625	1,050	2,575	345%	5,000	-1,375	73%
Termite Control		0	0		2,500	-2,500	0%
U/G Drains & Water Line Repairs	2,550	2,000	550	128%	8,000	-5,450	32%
<b>Total Building Maintenance</b>	<b>9,090</b>	<b>24,300</b>	<b>-15,210</b>	<b>37%</b>	<b>109,500</b>	<b>-100,410</b>	<b>8%</b>
<b>Clubhouse &amp; Pool</b>							
Clubhouse	1,883	2,000	-117	94%	8,000	-6,117	24%
Pool	3,851	4,300	-449	90%	7,000	-3,149	55%
<b>Total Clubhouse &amp; Pool</b>	<b>5,734</b>	<b>6,300</b>	<b>-566</b>	<b>91%</b>	<b>15,000</b>	<b>-9,266</b>	<b>38%</b>
<b>Grounds Maintenance</b>							
Erosion Control		0	0		0	0	
Large Tree Maintenance	3,500	875	2,625	400%	3,500	0	100%
Lawn & Landscape - Non-Contract	5,843	3,300	2,543	177%	15,000	-9,158	39%
Lawn & Landscape Maint. - Contract	4,100	6,000	-1,900	68%	24,000	-19,900	17%
Lawn & Landscape Materials	1,736	3,000	-1,264	58%	12,000	-10,264	14%
Perimeter Bank Maintenance		500	-500	0%	2,000	-2,000	0%
<b>Total Grounds Maintenance</b>	<b>15,179</b>	<b>13,675</b>	<b>1,504</b>	<b>111%</b>	<b>56,500</b>	<b>-41,322</b>	<b>27%</b>
<b>Operating Contingencies</b>		1,185	-1,185	0%	4,740	-4,740	0%
<b>Sewer Station Operation</b>	190	1,000	-810	19%	4,000	-3,810	5%
<b>Snow Removal</b>	5,923	1,000	4,923	592%	4,000	1,923	148%
<b>Social Committee Net Expense</b>		25	-25	0%	100	-100	0%
<b>Study Expense - Engineering</b>		0	0		0	0	
<b>Vista (off-site pruning)</b>		1,500	-1,500	0%	2,500	-2,500	
<b>Total Operating Expense</b>	<b>\$50,538</b>	<b>\$65,501</b>	<b>-\$14,963</b>	<b>77%</b>	<b>\$244,440</b>	<b>-\$193,902</b>	<b>21%</b>
<b>Net Operating Income</b>	<b>\$25,828</b>	<b>\$11,359</b>	<b>\$14,469</b>	<b>227%</b>	<b>\$63,000</b>	<b>-\$37,172</b>	<b>41%</b>
<b>Reserve Expense</b>							
Clubhouse & Pool		0	0		0	0	
Common Items / Drainage	64,133	37,500	26,633	171%	150,000	-85,867	43%
Major Building Repairs		3,000	-3,000	0%	17,000	-17,000	0%
Net Contribution to Reserves		-30,000	30,000	0%	-120,000	120,000	
Road and Driveways		2,500	-2,500	0%	10,000	-10,000	0%
Roof Replacements		0	0		0	0	
Sewer Station		1,500	-1,500	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
<b>Total Reserve Expense</b>	<b>\$64,133</b>	<b>\$14,500</b>	<b>\$49,633</b>	<b>442%</b>	<b>\$63,000</b>	<b>\$1,133</b>	<b>102%</b>
<b>Net Total Income</b>	<b>-\$38,305</b>	<b>-\$3,141</b>	<b>-\$35,164</b>	<b>1220%</b>	<b>\$0</b>	<b>-\$38,305</b>	

# Fleetwood Plaza Regime, Inc.

## INCOME & EXPENSE BY FUND

December 2018

	OPERATING FUND	REPLACEMENT FUND	TOTAL
<b>Income</b>			
Assessment Income	406.66		\$406.66
Interest Income - Wells Fargo (Wachovia) MM		19.20	\$19.20
Interest Income - Checking	0.28		\$0.28
Interest Income - Vanguard MM		190.08	\$190.08
<b>Total Income</b>	<b>\$406.94</b>	<b>\$209.28</b>	<b>\$616.22</b>
<b>GROSS PROFIT</b>	<b>\$406.94</b>	<b>\$209.28</b>	<b>\$616.22</b>
<b>Expenses</b>			
Administrative & Insurance			\$0.00
Administrative	2.00		\$2.00
Outside Lighting	65.43		\$65.43
<b>Total Administrative &amp; Insurance</b>	<b>67.43</b>		<b>\$67.43</b>
Building Maintenance			\$0.00
Building Repairs	1,832.59		\$1,832.59
Porch & Deck Repairs	462.32		\$462.32
<b>Total Building Maintenance</b>	<b>2,294.91</b>		<b>\$2,294.91</b>
Clubhouse & Pool			\$0.00
Clubhouse	597.78		\$597.78
Pool	118.73		\$118.73
<b>Total Clubhouse &amp; Pool</b>	<b>716.51</b>		<b>\$716.51</b>
Grounds Maintenance			\$0.00
Large Tree Maintenance	3,500.00		\$3,500.00
Lawn & Landscape - Non-Contract	4,792.50		\$4,792.50
<b>Total Grounds Maintenance</b>	<b>8,292.50</b>		<b>\$8,292.50</b>
Sewer Station Operation	66.44		\$66.44
Snow Removal	5,922.50		\$5,922.50
<b>Total Expenses</b>	<b>\$17,360.29</b>	<b>\$0.00</b>	<b>\$17,360.29</b>
<b>NET OPERATING INCOME</b>	<b>\$ -16,953.35</b>	<b>\$209.28</b>	<b>\$ -16,744.07</b>
<b>NET INCOME</b>	<b>\$ -16,953.35</b>	<b>\$209.28</b>	<b>\$ -16,744.07</b>

# Fleetwood Plaza Regime, Inc.

## TRANSACTION DETAIL BY ACCOUNT

December 2018

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
<b>Administrative &amp; Insurance</b>			
Administrative			
12/31/2018	Wells Fargo Bank	Bank monthly service charge	2.00
<b>Total for Administrative</b>			<b>\$2.00</b>
Outside Lighting			
12/06/2018	Duke Energy	Street Light Electric - 10/29/18 - 11/28/18	14.05
12/06/2018	Duke Energy	Lights and Pump - 10/25/18 - 11/26/18	51.38
<b>Total for Outside Lighting</b>			<b>\$65.43</b>
<b>Total for Administrative &amp; Insurance</b>			<b>\$67.43</b>
Building Maintenance			
Building Repairs			
12/14/2018	Lowe's Business Account/Synco	Building repair supplies	32.59
12/17/2018	Daniel Devine	2018 Holiday Bonus	1,800.00
<b>Total for Building Repairs</b>			<b>\$1,832.59</b>
Porch & Deck Repairs			
12/06/2018	Merrell Paint & Decorating	Carpet	462.32
<b>Total for Porch &amp; Deck Repairs</b>			<b>\$462.32</b>
<b>Total for Building Maintenance</b>			<b>\$2,294.91</b>
Clubhouse & Pool			
Clubhouse			
12/06/2018	Dale Hyder	Clubhouse cleaning - 12/06/2018	65.00
12/06/2018	Duke Energy	Clubhouse Electric - 10/25/18 - 11/26/18	87.39
12/14/2018	AT&T	Clubhouse Phone - 11/28/18 - 12/27/18	54.29
12/17/2018	Dale Hyder	Clubhouse cleaning - 12/20/2018	65.00
12/17/2018	PSNC Energy	Gas - Clubhouse - 11/05/18 - 12/05/18	60.95
12/17/2018	Dale Hyder	2018 Holiday Bonus	50.00
12/24/2018	Morris Broadband	TV & Wi-Fi - 12/19/2018 - 01/18/2019	124.40
12/28/2018	William Jacobs	Reimbursement - clubhouse supplies	90.75
<b>Total for Clubhouse</b>			<b>\$597.78</b>
Pool			
12/17/2018	PSNC Energy	Gas - Pool - 11/05/18 - 12/05/18	18.73
12/17/2018	Henderson County Dept. of Public Health	Permit - 2019 Season	100.00
<b>Total for Pool</b>			<b>\$118.73</b>
<b>Total for Clubhouse &amp; Pool</b>			<b>\$716.51</b>
Grounds Maintenance			
Large Tree Maintenance			
12/17/2018	Bartlett Tree Experts	Pruning of 8 oaks, 7 maples, 2 tulip poplars	3,500.00
<b>Total for Large Tree Maintenance</b>			<b>\$3,500.00</b>
Lawn & Landscape - Non-Contract			
12/03/2018	Anne Shipley	Shrub pruning - weeks of 9/7 & 9/21	360.00
12/03/2018	Anne Shipley	Shrub pruning - 11/16 & 12/2	232.50
12/11/2018	Santos Figueroa	Shrubbery trimming	4,200.00

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
<b>Total for Lawn &amp; Landscape - Non-Contract</b>			<b>\$4,792.50</b>
<b>Total for Grounds Maintenance</b>			<b>\$8,292.50</b>
Sewer Station Operation			
12/06/2018	Duke Energy	Sewer Station Electric - 10/25/18 - 11/26/18	40.27
12/17/2018	PSNC Energy	Gas - Sewer - 11/05/18 - 12/05/18	26.17
<b>Total for Sewer Station Operation</b>			<b>\$66.44</b>
Snow Removal			
12/14/2018	Hidden Treasures Property & Land Management LLC	2 machines for 56.5 hours total	4,802.50
12/14/2018	Hidden Treasures Property & Land Management LLC	Shoveling labor - 56 hours over 3 days	1,120.00
<b>Total for Snow Removal</b>			<b>\$5,922.50</b>