

Treasurer's Report – January 2019

INCOME for the month of January was **\$75,223.43**. This consisted of \$73,787.67 in quarterly assessment payments, \$1,220.00 in future assessment payments (prepaid), and \$215.76 in interest income.

OPERATING EXPENSES for January were **\$23,919.68**. Unusual expenses were: \$10,600.00 for additional front grading for drainage at buildings 1100 and 1600, \$2,280.00 for preparation of under deck storage areas at buildings 900 and 1000, and \$2,181.85 for final payment for the drainage engineering study. Larger operating expense categories included:

- **\$6,054.68** for Administrative and Insurance expenses.
- **\$12,904.98** for Building Maintenance expenses.
- **\$2,089.43** for Grounds Maintenance expenses.
- **\$2,870.59** for all other categories.

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

Ending Balances on January 31, 2019 were:

OPERATING (CHECKING) ACCOUNT: **\$57,974.85**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$241,881.55**

Vanguard MM Account: **\$99,811.29**

TOTAL RESERVES **\$341,692.84**

TOTAL MONIES: **\$399,667.69**

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
(February 10, 2019)

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

(R. Foss, K. Grant, R. Hengst, W. Jacobs, B. MacDowell, R. Marcus, 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 January 2019 Only

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	150,589	153,720	-3,131	98%	307,440	-156,851	49%
Interest Income - Wells Fargo MM	85		85			85	
Interest Income - Checking	2		2			2	
Interest Income - Vanguard MM	734		734			734	
Unapplied Income	1,220		1,220			1,220	
Total Income	\$152,630	\$153,720	-\$1,090	99%	\$307,440	-\$154,810	50%
Operating Expense							
Administrative & Insurance							
Administrative	165	1,000	-835	16%	3,000	-2,835	5%
Insurance	19,997	22,150	-2,154	90%	40,000	-20,004	50%
Legal & Audit		468	-468	0%	3,500	-3,500	0%
Outside Lighting	316	320	-4	99%	1,500	-1,184	21%
Promotional		33	-33	0%	100	-100	0%
Total Administrative & Insurance	20,478	23,971	-3,493	85%	48,100	-27,622	43%
Building Maintenance							
Building Painting		11,000	-11,000	0%	35,000	-35,000	0%
Building Repairs	15,021	11,200	3,821	134%	40,000	-24,979	38%
Porch & Deck Repairs	462	2,800	-2,338	17%	10,000	-9,538	5%
Road and Driveways	337	3,000	-2,663	11%	9,000	-8,663	4%
Roof Repairs & Gutter Maintenance	3,625	1,400	2,225	259%	5,000	-1,375	73%
Termite Control		0	0		2,500	-2,500	0%
U/G Drains & Water Line Repairs	2,550	2,667	-117	96%	8,000	-5,450	32%
Total Building Maintenance	21,995	32,067	-10,072	69%	109,500	-87,505	20%
Clubhouse & Pool							
Clubhouse	2,400	2,666	-266	90%	8,000	-5,600	30%
Pool	3,919	4,600	-681	85%	7,000	-3,081	56%
Total Clubhouse & Pool	6,320	7,266	-946	87%	15,000	-8,680	42%
Grounds Maintenance							
Erosion Control		0	0		0	0	
Large Tree Maintenance	3,500	1,167	2,333	300%	3,500	0	100%
Lawn & Landscape - Non-Contract	5,843	4,200	1,643	139%	15,000	-9,158	39%
Lawn & Landscape Maint. - Contract	6,150	8,000	-1,850	77%	24,000	-17,850	26%
Lawn & Landscape Materials	1,775	4,000	-2,225	44%	12,000	-10,225	15%
Perimeter Bank Maintenance		667	-667	0%	2,000	-2,000	0%
Total Grounds Maintenance	17,267	18,034	-767	96%	56,500	-39,233	31%
Operating Contingencies	2,182	1,580	602	138%	4,740	-2,558	46%
Sewer Station Operation	293	1,333	-1,040	22%	4,000	-3,707	7%
Snow Removal	5,923	2,000	3,923	296%	4,000	1,923	148%
Social Committee Net Expense		34	-34	0%	100	-100	0%
Study Expense - Engineering		0	0		0	0	
Vista (off-site pruning)		1,700	-1,700	0%	2,500	-2,500	
Total Operating Expense	\$74,457	\$87,985	-\$13,528	85%	\$244,440	-\$169,983	30%
Net Operating Income	\$78,172	\$65,735	\$12,437	119%	\$63,000	\$15,172	124%
Reserve Expense							
Clubhouse & Pool		0	0		0	0	
Common Items / Drainage	64,133	50,000	14,133	128%	150,000	-85,867	43%
Major Building Repairs		4,000	-4,000	0%	17,000	-17,000	0%
Net Contribution to Reserves		-40,000	40,000	0%	-120,000	120,000	
Road and Driveways		3,333	-3,333	0%	10,000	-10,000	0%
Roof Replacements		0	0		0	0	
Sewer Station		2,000	-2,000	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$64,133	\$19,333	\$44,800	332%	\$63,000	\$1,133	102%
Net Total Income	\$14,039	\$46,402	-\$32,363	30%	\$0	\$14,039	

Fleetwood Plaza Regime, Inc.

INCOME & EXPENSE BY FUND

January 2019

	OPERATING FUND	REPLACEMENT FUND	NOT SPECIFIED	TOTAL
Income				
Assessment Income	58,299.97	15,487.70		\$73,787.67
Interest Income - Wells Fargo (Wachovia) MM		19.99		\$19.99
Interest Income - Checking	0.46			\$0.46
Interest Income - Vanguard MM		195.31		\$195.31
Unapplied Cash Payment Income			1,220.00	\$1,220.00
Total Income	\$58,300.43	\$15,703.00	\$1,220.00	\$75,223.43
GROSS PROFIT	\$58,300.43	\$15,703.00	\$1,220.00	\$75,223.43
Expenses				
Administrative & Insurance				\$0.00
Administrative	2.00			\$2.00
Insurance	6,004.75			\$6,004.75
Outside Lighting	47.93			\$47.93
Total Administrative & Insurance	6,054.68			\$6,054.68
Building Maintenance				\$0.00
Building Repairs	12,904.98			\$12,904.98
Total Building Maintenance	12,904.98			\$12,904.98
Clubhouse & Pool				\$0.00
Clubhouse	517.84			\$517.84
Pool	67.93			\$67.93
Total Clubhouse & Pool	585.77			\$585.77
Grounds Maintenance				\$0.00
Lawn & Landscape Maint.-Contract	2,050.00			\$2,050.00
Lawn & Landscape Materials	39.43			\$39.43
Total Grounds Maintenance	2,089.43			\$2,089.43
Operating Contingencies	2,181.85			\$2,181.85
Sewer Station Operation	102.97			\$102.97
Total Expenses	\$23,919.68	\$0.00	\$0.00	\$23,919.68
NET OPERATING INCOME	\$34,380.75	\$15,703.00	\$1,220.00	\$51,303.75
NET INCOME	\$34,380.75	\$15,703.00	\$1,220.00	\$51,303.75

Fleetwood Plaza Regime, Inc.

TRANSACTION DETAIL BY ACCOUNT

January 2019

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Administrative & Insurance			
Administrative			
01/31/2019	Wells Fargo Bank	Bank monthly service charge	2.00
Total for Administrative			\$2.00
Insurance			
01/15/2019	Harford Mutual Insurance	Businessowners insurance	6,643.50
01/15/2019	Harford Mutual Insurance	Package Policy Insurance	130.00
01/15/2019	Harford Mutual Insurance	Commercial Umbrella Insurance	481.25
01/23/2019	Travelers - RMD	WC Ins refund after audit	-1,250.00
Total for Insurance			\$6,004.75
Outside Lighting			
01/07/2019	Duke Energy	Lights and Pump - 11/65/18 - 12/26/18	33.84
01/07/2019	Duke Energy	Street Light Electric - 11/28/18 - 12/28/18	14.09
Total for Outside Lighting			\$47.93
Total for Administrative & Insurance			\$6,054.68
Building Maintenance			
Building Repairs			
01/12/2019	Lowe's Business Account/Synco	Building repair supplies	24.98
01/24/2019	Santos Figueroa	Regrading of island area @ B1600	4,100.00
01/24/2019	Santos Figueroa	Tree removal @ B1100 & B1600 (x2)	2,400.00
01/24/2019	Santos Figueroa	Prep of B900 & B1000 under deck storage area	2,280.00
01/24/2019	Santos Figueroa	Regrading of island area @ B1100	4,100.00
Total for Building Repairs			\$12,904.98
Total for Building Maintenance			\$12,904.98
Clubhouse & Pool			
Clubhouse			
01/02/2019	Dale Hyder	Clubhouse cleaning - 01/03/2019	65.00
01/07/2019	Duke Energy	Clubhouse Electric - 11/26/18 - 12/26/18	63.23
01/12/2019	Town of Laurel Park	Water and Sewer - 10/10/18 to 12/19/18	59.62
01/12/2019	AT&T	Clubhouse Phone - 12/28/18 - 01/27/19	54.29
01/15/2019	PSNC Energy	Gas - Clubhouse - 12/05/18 - 01/07/19	82.15
01/22/2019	Morris Broadband	TV & Wi-Fi - 01/19/2019 - 02/18/2019	128.55
01/22/2019	Dale Hyder	Clubhouse cleaning - 01/24/2019	65.00
Total for Clubhouse			\$517.84
Pool			
01/12/2019	Town of Laurel Park	Water - 10/10/18 to 12/19/18	49.20
01/15/2019	PSNC Energy	Gas - Pool - 12/05/18 - 01/07/19	18.73
Total for Pool			\$67.93
Total for Clubhouse & Pool			\$585.77
Grounds Maintenance			
Lawn & Landscape Maint.-Contract			
01/07/2019	Todd Anders	December contract	2,050.00

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Total for Lawn & Landscape Maint.-Contract			\$2,050.00
Lawn & Landscape Materials			
01/12/2019	Town of Laurel Park	Entrance & Irrigation Water - 10/10/17 to 12/19/18	39.43
Total for Lawn & Landscape Materials			\$39.43
Total for Grounds Maintenance			\$2,089.43
Operating Contingencies			
01/26/2019	Robinson Design Engineers	Presentation, Alberto related visit, mileage - 2/1/18 thru 6/30/18	2,181.85
Total for Operating Contingencies			\$2,181.85
Sewer Station Operation			
01/07/2019	Duke Energy	Sewer Station Electric - 11/26/18 - 12/26/18	35.19
01/15/2019	PSNC Energy	Gas - Sewer - 12/05/18 - 01/07/19	67.78
Total for Sewer Station Operation			\$102.97