

Treasurer's Report – February 2019

INCOME for the month of February was **\$1,883.48**. This consisted of \$1,686.67 in quarterly assessment payments and \$196.81 in interest income.

OPERATING EXPENSES for February were **\$6,084.70**. The only unusual expense was \$1,900.00 for removal of the metal cylinders and trashcans from the trash areas and the filling of the holes with dirt. Larger operating expense categories included:

- **\$2,900.00** for Building Maintenance expenses.
- **\$2,250.00** for Grounds Maintenance expenses.
- **\$934.70** for all other categories.

REPLACEMENT/RESERVE EXPENSES for February were **\$40,000.00** for the second payment on the perimeter drainage project.

Ending Balances on February 28, 2019 were:

OPERATING (CHECKING) ACCOUNT: **\$53,577.26**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$201,899.66**

Vanguard MM Account: **\$99,989.55**

TOTAL RESERVES **\$301,889.21**

TOTAL MONIES: **\$355,466.47**

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
(March 3, 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 February 2019 Only

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	152,275	153,720	-1,445	99%	307,440	-155,165	50%
Interest Income - Wells Fargo MM	103		103			103	
Interest Income - Checking	2		2			2	
Interest Income - Vanguard MM	912		912			912	
Unapplied Income	1,220		1,220			1,220	
Total Income	\$154,513	\$153,720	\$793	101%	\$307,440	-\$152,927	50%
Operating Expense							
Administrative & Insurance							
Administrative	462	1,250	-788	37%	3,000	-2,538	15%
Insurance	19,997	22,500	-2,504	89%	40,000	-20,004	50%
Legal & Audit		585	-585	0%	3,500	-3,500	0%
Outside Lighting	364	400	-36	91%	1,500	-1,136	24%
Promotional		41	-41	0%	100	-100	0%
Total Administrative & Insurance	20,823	24,776	-3,953	84%	48,100	-27,277	43%
Building Maintenance							
Building Painting		13,500	-13,500	0%	35,000	-35,000	0%
Building Repairs	17,921	14,000	3,921	128%	40,000	-22,079	45%
Porch & Deck Repairs	462	3,500	-3,038	13%	10,000	-9,538	5%
Road and Driveways	337	3,750	-3,413	9%	9,000	-8,663	4%
Roof Repairs & Gutter Maintenance	3,625	1,750	1,875	207%	5,000	-1,375	73%
Termite Control		0	0		2,500	-2,500	0%
U/G Drains & Water Line Repairs	2,550	3,333	-783	77%	8,000	-5,450	32%
Total Building Maintenance	24,895	39,833	-14,938	62%	109,500	-84,605	23%
Clubhouse & Pool							
Clubhouse	2,887	3,333	-446	87%	8,000	-5,113	36%
Pool	3,933	4,900	-967	80%	7,000	-3,067	56%
Total Clubhouse & Pool	6,820	8,233	-1,413	83%	15,000	-8,180	45%
Grounds Maintenance							
Erosion Control		0	0		0	0	
Large Tree Maintenance	3,500	1,459	2,041	240%	3,500	0	100%
Lawn & Landscape - Non-Contract	6,043	5,200	843	116%	15,000	-8,958	40%
Lawn & Landscape Maint. - Contract	8,200	10,000	-1,800	82%	24,000	-15,800	34%
Lawn & Landscape Materials	1,775	5,000	-3,225	35%	12,000	-10,225	15%
Perimeter Bank Maintenance		833	-833	0%	2,000	-2,000	0%
Total Grounds Maintenance	19,517	22,492	-2,975	87%	56,500	-36,983	35%
Operating Contingencies	2,182	1,975	207	110%	4,740	-2,558	46%
Sewer Station Operation	383	1,667	-1,284	23%	4,000	-3,617	10%
Snow Removal	5,923	3,000	2,923	197%	4,000	1,923	148%
Social Committee Net Expense		42	-42	0%	100	-100	0%
Study Expense - Engineering		0	0		0	0	
Vista (off-site pruning)		1,800	-1,800	0%	2,500	-2,500	
Total Operating Expense	\$80,542	\$103,818	-\$23,276	78%	\$244,440	-\$163,898	33%
Net Operating Income	\$73,971	\$49,902	\$24,069	148%	\$63,000	\$10,971	117%
Reserve Expense							
Clubhouse & Pool		0	0		0	0	
Common Items / Drainage	104,133	62,500	41,633	167%	150,000	-45,867	69%
Major Building Repairs		5,000	-5,000	0%	17,000	-17,000	0%
Net Contribution to Reserves		-50,000	50,000	0%	-120,000	120,000	
Road and Driveways		4,166	-4,166	0%	10,000	-10,000	0%
Roof Replacements		0	0		0	0	
Sewer Station		2,500	-2,500	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$104,133	\$24,166	\$79,967	431%	\$63,000	\$41,133	165%
Net Total Income	-\$30,162	\$25,736	-\$55,898	-117%	\$0	-\$30,162	

Fleetwood Plaza Regime, Inc.

INCOME & EXPENSE BY FUND

February 2019

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Income			
Assessment Income	1,424.37	262.30	\$1,686.67
Interest Income - Wells Fargo (Wachovia) MM		18.11	\$18.11
Interest Income - Checking	0.44		\$0.44
Interest Income - Vanguard MM		178.26	\$178.26
Total Income	\$1,424.81	\$458.67	\$1,883.48
GROSS PROFIT	\$1,424.81	\$458.67	\$1,883.48
Expenses			
Administrative & Insurance			\$0.00
Administrative	297.00		\$297.00
Outside Lighting	47.99		\$47.99
Total Administrative & Insurance	344.99		\$344.99
Building Maintenance			\$0.00
Building Repairs	2,900.00		\$2,900.00
Total Building Maintenance	2,900.00		\$2,900.00
Clubhouse & Pool			\$0.00
Clubhouse	486.60		\$486.60
Pool	13.13		\$13.13
Total Clubhouse & Pool	499.73		\$499.73
Grounds Maintenance			\$0.00
Lawn & Landscape - Non-Contract	200.00		\$200.00
Lawn & Landscape Maint.-Contract	2,050.00		\$2,050.00
Total Grounds Maintenance	2,250.00		\$2,250.00
Sewer Station Operation	89.98		\$89.98
Total Expenses	\$6,084.70	\$0.00	\$6,084.70
NET OPERATING INCOME	\$ -4,659.89	\$458.67	\$ -4,201.22
Other Expenses			
Reserve Expense			\$0.00
Common Items		40,000.00	\$40,000.00
Total Reserve Expense		40,000.00	\$40,000.00
Total Other Expenses	\$0.00	\$40,000.00	\$40,000.00
NET OTHER INCOME	\$0.00	\$ -40,000.00	\$ -40,000.00
NET INCOME	\$ -4,659.89	\$ -39,541.33	\$ -44,201.22

Fleetwood Plaza Regime, Inc.

TRANSACTION DETAIL BY ACCOUNT

February 2019

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Administrative & Insurance			
Administrative			
02/18/2019	Community Associations Institute	Annual Dues	250.00
02/18/2019	Community Associations Institute	Advocacy Support	45.00
02/28/2019	Wells Fargo Bank	Bank monthly service charge	2.00
Total for Administrative			\$297.00
Outside Lighting			
02/04/2019	Duke Energy	Street Light Electric - 12/28/18 - 01/30/19	14.09
02/04/2019	Duke Energy	Lights and Pump - 12/26/18 - 01/28/19	33.90
Total for Outside Lighting			\$47.99
Total for Administrative & Insurance			\$344.99
Building Maintenance			
Building Repairs			
02/05/2019	Santos Figueroa	Removal of trash area below grade cans & dirt filling of the holes	1,900.00
02/18/2019	Santos Figueroa	Tree pruning and brush hauling	1,000.00
Total for Building Repairs			\$2,900.00
Total for Building Maintenance			\$2,900.00
Clubhouse & Pool			
Clubhouse			
02/04/2019	Duke Energy	Clubhouse Electric - 12/26/18 - 01/28/19	70.17
02/05/2019	Dale Hyder	Clubhouse cleaning - 02/07/2019	65.00
02/05/2019	AT&T	Clubhouse Phone - 01/28/19 - 02/27/19	54.29
02/18/2019	Morris Broadband	TV & Wi-Fi - 02/19/2019 - 32/18/2019	128.55
02/18/2019	PSNC Energy	Gas - Clubhouse - 01/07/19 - 02/06/19	103.59
02/26/2019	Dale Hyder	Clubhouse cleaning - 02/28/2019	65.00
Total for Clubhouse			\$486.60
Pool			
02/18/2019	PSNC Energy	Gas - Pool - 01/07/19 - 02/06/19	13.13
Total for Pool			\$13.13
Total for Clubhouse & Pool			\$499.73
Grounds Maintenance			
Lawn & Landscape - Non-Contract			
02/18/2019	Santos Figueroa	Tree pruning and brush hauling	200.00
Total for Lawn & Landscape - Non-Contract			\$200.00
Lawn & Landscape Maint.-Contract			
02/05/2019	Todd Anders	January contract	2,050.00
Total for Lawn & Landscape Maint.-Contract			\$2,050.00
Total for Grounds Maintenance			\$2,250.00
Sewer Station Operation			
02/04/2019	Duke Energy	Sewer Station Electric - 12/26/18 - 01/28/19	38.00
02/18/2019	PSNC Energy	Gas - Sewer - 01/07/19 - 02/06/19	51.98
Total for Sewer Station Operation			\$89.98

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Reserve Expense			
Common Items			
02/24/2019	Santos Figueroa	Perimeter Drainage Project - second payment	40,000.00
Total for Common Items			\$40,000.00
Total for Reserve Expense			\$40,000.00