

Treasurer's Report – March 2019

INCOME for the month of March was **\$1,843.20**. This consisted of \$1,626.66 in quarterly assessment payments and \$216.54 in interest income.

OPERATING EXPENSES for March were **\$27,460.97**. Unusual expenses were: \$3,325.00 for rewiring the power to seven street post lamps, \$1,276.69 for unit 1402 water line repairs, and \$4,500.00 for building 1100 front wall waterproofing. Larger operating expense categories included:

- **\$7,974.06** for Administrative and Insurance expenses.
- **\$16,272.06** for Building Maintenance expenses.
- **\$2,438.50** for Grounds Maintenance expenses.
- **\$776.35** for all other categories.

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

Ending Balances on March 31, 2019 were:

OPERATING (CHECKING) ACCOUNT: **\$26,523.31**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$201,916.81**

Vanguard MM Account: **\$100,188.58**

TOTAL RESERVES **\$302,105.39**

TOTAL MONIES: **\$328,628.70**

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
(April 5, 2019)

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

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

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	153,902	153,720	182	100%	307,440	-153,538	50%
Interest Income - Wells Fargo MM	120		120			120	
Interest Income - Checking	3		3			3	
Interest Income - Vanguard MM	1,111		1,111			1,111	
Unapplied Income	0		0			0	
Total Income	\$155,136	\$153,720	\$1,416	101%	\$307,440	-\$152,304	50%
Operating Expense							
Administrative & Insurance							
Administrative	802	1,500	-698	53%	3,000	-2,198	27%
Insurance	27,586	29,500	-1,914	94%	40,000	-12,414	69%
Legal & Audit		702	-702	0%	3,500	-3,500	0%
Outside Lighting	408	480	-72	85%	1,500	-1,092	27%
Promotional		50	-50	0%	100	-100	0%
Total Administrative & Insurance	28,797	32,232	-3,435	89%	48,100	-19,303	60%
Building Maintenance							
Building Painting	315	16,000	-15,685	2%	35,000	-34,685	1%
Building Repairs	26,339	16,800	9,539	157%	40,000	-13,661	66%
Porch & Deck Repairs	942	4,200	-3,258	22%	10,000	-9,058	9%
Road and Driveways	337	4,500	-4,163	7%	9,000	-8,663	4%
Roof Repairs & Gutter Maintenance	3,880	2,100	1,780	185%	5,000	-1,120	78%
Termite Control		0	0		2,500	-2,500	0%
U/G Drains & Water Line Repairs	9,353	4,000	5,353	234%	8,000	1,353	117%
Total Building Maintenance	41,167	47,600	-6,433	86%	109,500	-68,333	38%
Clubhouse & Pool							
Clubhouse	3,459	4,000	-541	86%	8,000	-4,541	43%
Pool	3,993	5,200	-1,207	77%	7,000	-3,007	57%
Total Clubhouse & Pool	7,452	9,200	-1,748	81%	15,000	-7,548	50%
Grounds Maintenance							
Erosion Control		0	0		0	0	
Large Tree Maintenance	3,500	1,750	1,750	200%	3,500	0	100%
Lawn & Landscape - Non-Contract	6,393	6,600	-208	97%	15,000	-8,608	43%
Lawn & Landscape Maint. - Contract	10,250	12,000	-1,750	85%	24,000	-13,750	43%
Lawn & Landscape Materials	1,813	6,000	-4,187	30%	12,000	-10,187	15%
Perimeter Bank Maintenance		1,000	-1,000	0%	2,000	-2,000	0%
Total Grounds Maintenance	21,956	27,350	-5,394	80%	56,500	-34,544	39%
Operating Contingencies	2,182	2,370	-188	92%	4,740	-2,558	46%
Sewer Station Operation	527	2,000	-1,473	26%	4,000	-3,473	13%
Snow Removal	5,923	4,000	1,923	148%	4,000	1,923	148%
Social Committee Net Expense		50	-50	0%	100	-100	0%
Study Expense - Engineering		0	0		0	0	
Vista (off-site pruning)		1,900	-1,900	0%	2,500	-2,500	0%
Total Operating Expense	\$108,003	\$126,702	-\$18,699	85%	\$244,440	-\$136,437	44%
Net Operating Income	\$47,133	\$27,018	\$20,115	174%	\$63,000	-\$15,867	75%
Reserve Expense							
Clubhouse & Pool		0	0		0	0	
Common Items / Drainage	104,133	75,000	29,133	139%	150,000	-45,867	69%
Major Building Repairs		6,000	-6,000	0%	17,000	-17,000	0%
Net Contribution to Reserves		-60,000	60,000	0%	-120,000	120,000	
Road and Driveways		5,000	-5,000	0%	10,000	-10,000	0%
Roof Replacements		0	0		0	0	
Sewer Station		3,000	-3,000	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$104,133	\$29,000	\$75,133	359%	\$63,000	\$41,133	165%
Net Total Income	-\$57,000	-\$1,982	-\$55,018	2876%	\$0	-\$57,000	

Fleetwood Plaza Regime, Inc.

INCOME & EXPENSE BY FUND

March 2019

	OPERATING FUND	REPLACEMENT FUND	NOT SPECIFIED	TOTAL
Income				
Assessment Income	1,376.66	250.00		\$1,626.66
Interest Income - Wells Fargo (Wachovia) MM		17.15		\$17.15
Interest Income - Checking	0.36			\$0.36
Interest Income - Vanguard MM		199.03		\$199.03
Unapplied Cash Payment Income			-1,220.00	\$ -1,220.00
Total Income	\$1,377.02	\$466.18	\$ -1,220.00	\$623.20
GROSS PROFIT	\$1,377.02	\$466.18	\$ -1,220.00	\$623.20
Expenses				
Administrative & Insurance				\$0.00
Administrative	340.40			\$340.40
Insurance	7,589.75			\$7,589.75
Outside Lighting	43.91			\$43.91
Total Administrative & Insurance	7,974.06			\$7,974.06
Building Maintenance				\$0.00
Building Painting	315.00			\$315.00
Building Repairs	8,418.76			\$8,418.76
Porch & Deck Repairs	480.00			\$480.00
Roof Repairs	255.00			\$255.00
Water Line Repairs & U/G Drains	6,803.30			\$6,803.30
Total Building Maintenance	16,272.06			\$16,272.06
Clubhouse & Pool				\$0.00
Clubhouse	571.77			\$571.77
Pool	60.95			\$60.95
Total Clubhouse & Pool	632.72			\$632.72
Grounds Maintenance				\$0.00
Lawn & Landscape - Non-Contract	350.00			\$350.00
Lawn & Landscape Maint.-Contract	2,050.00			\$2,050.00
Lawn & Landscape Materials	38.50			\$38.50
Total Grounds Maintenance	2,438.50			\$2,438.50
Sewer Station Operation	143.63			\$143.63
Total Expenses	\$27,460.97	\$0.00	\$0.00	\$27,460.97
NET OPERATING INCOME	\$ -26,083.95	\$466.18	\$ -1,220.00	\$ -26,837.77
NET INCOME	\$ -26,083.95	\$466.18	\$ -1,220.00	\$ -26,837.77

Fleetwood Plaza Regime, Inc.

TRANSACTION DETAIL BY ACCOUNT

March 2019

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Administrative & Insurance			
Administrative			
03/02/2019	Four Season's Hospice	Donation in memory of Alan Rieger	100.00
03/16/2019	Barry MacDowell	Reimbursement - Instant church directory - 4 year subscription	238.40
03/29/2019	Wells Fargo Bank	Bank monthly service charge	2.00
Total for Administrative			\$340.40
Insurance			
03/02/2019	The Cincinnati Insurance Company	Crime Insurance Policy - 3/19/2019 to 3/19/2020	335.00
03/16/2019	Harford Mutual Insurance	Commercial Umbrella Insurance	481.25
03/16/2019	Harford Mutual Insurance	Businessowners insurance	6,643.50
03/16/2019	Harford Mutual Insurance	Package Policy Insurance	130.00
Total for Insurance			\$7,589.75
Outside Lighting			
03/08/2019	Duke Energy	Street Light Electric - 01/28--30/19 - 02/27/19	14.09
03/08/2019	Duke Energy	Lights and Pump - 01/28/19 - 02/25/19	29.82
Total for Outside Lighting			\$43.91
Total for Administrative & Insurance			\$7,974.06
Building Maintenance			
Building Painting			
03/08/2019	Daniel Devine	#1204 - met with painter	30.00
03/08/2019	Daniel Devine	#804 - chimney waterproofing	45.00
03/08/2019	Daniel Devine	#203 and B600 - panel patching and painting	120.00
03/08/2019	Dan Devine	Reimbursement - #1204 ceiling painting	120.00
Total for Building Painting			\$315.00
Building Repairs			
03/08/2019	Daniel Devine	Administrative	330.00
03/08/2019	Daniel Devine	Material pickups	90.00
03/08/2019	Daniel Devine	Shop cleaned and trash out	60.00
03/08/2019	Daniel Devine	#301 - water cleanup	105.00
03/08/2019	Daniel Devine	#302 - dryer vent repair	30.00
03/08/2019	Daniel Devine	#503 - trim repair	45.00
03/08/2019	Daniel Devine	B200, B600, B700, B800, B1000 - Checked post lights for power	135.00
03/08/2019	Daniel Devine	#1103 - water cleanup	105.00
03/08/2019	Daniel Devine	Pest control - rodents	45.00
03/08/2019	Daniel Devine	Front gate light repair	30.00
03/08/2019	Daniel Devine	Clubhouse light repair	30.00
03/08/2019	Daniel Devine	B1200 - post light repair	30.00
03/08/2019	Daniel Devine	Made list of trash area concrete needs	135.00
03/08/2019	Daniel Devine	#906 - Water cleanup	195.00
03/08/2019	Daniel Devine	Met with concrete supplier	60.00
03/08/2019	Daniel Devine	Met with electrician	45.00
03/08/2019	Dan Devine	Reimbursement - #906 carpet cleaning	99.00
03/16/2019	William Jacobs	Reimbursement - building repair supplies	611.35

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
03/26/2019	Daniel Devine	Light post wiring and repairs	525.00
03/26/2019	Daniel Devine	B1200 - caulking in rear	60.00
03/26/2019	Daniel Devine	Pest control	30.00
03/26/2019	Daniel Devine	B1000 - panel review	60.00
03/26/2019	Daniel Devine	Administrative	120.00
03/26/2019	Daniel Devine	Material pickups	225.00
03/26/2019	Okler & Son Remodel & Building Co.	B200, 300, 600, 700, 900, 1000 post light rewiring	3,325.00
03/26/2019	Daniel Devine	Shop cleaned and trash out	75.00
03/28/2019	Santos Figueroa	B200 wall	849.50
03/28/2019	Jimmy Porter	Reimbursement - Carpet from Flooring America	311.92
03/28/2019	Jimmy Porter	Reimbursement - sewer line clearing by Mr. Rooter	325.59
03/28/2019	Jimmy Porter	Reimbursement - drain line clearing by Zeller Plumbing	241.40
03/28/2019	Hendersonville Pest Control	Rodent Control	90.00
Total for Building Repairs			\$8,418.76
Porch & Deck Repairs			
03/08/2019	Dan Devine	Reimbursement - #1202 porch carpet	150.00
03/08/2019	Daniel Devine	#1202 - porch carpet	30.00
03/08/2019	Daniel Devine	Patch work	300.00
Total for Porch & Deck Repairs			\$480.00
Roof Repairs			
03/08/2019	Daniel Devine	Gutter repairs	90.00
03/08/2019	Daniel Devine	#101 - downspout repair	60.00
03/08/2019	Daniel Devine	Met with roofer	45.00
03/26/2019	Daniel Devine	B800, B900, B1100, B1200 - missing shingles checks	60.00
Total for Roof Repairs			\$255.00
Water Line Repairs & U/G Drains			
03/02/2019	Summey Plumbing	Unit 1402 water line repair - labor	871.08
03/02/2019	Summey Plumbing	Unit 1402 water line repair - materials	405.61
03/08/2019	Daniel Devine	Met with plumber, Morris BB, called locator	75.00
03/08/2019	Daniel Devine	#102 & #103 - leak checks	60.00
03/08/2019	Daniel Devine	Repair review	30.00
03/08/2019	Daniel Devine	#1402 - broken water supply line	90.00
03/16/2019	Santos Figueroa	B1100 - front wall waterproofing	4,500.00
03/26/2019	Daniel Devine	B1100 waterproofing review	435.00
03/28/2019	Faith Mountain Plumbing Service Inc	B1100 water line repairs	336.61
Total for Water Line Repairs & U/G Drains			\$6,803.30
Total for Building Maintenance			\$16,272.06
Clubhouse & Pool			
Clubhouse			
03/08/2019	AT&T	Clubhouse Phone - 02/28/19 - 03/27/19	54.29
03/08/2019	Duke Energy	Clubhouse Electric - 01/28/19 - 02/26/19	59.61
03/14/2019	Dale Hyder	Clubhouse cleaning - 03/14/2019	65.00
03/16/2019	Town of Laurel Park	Water and Sewer - 12/19/18 to 02/12/19	55.96
03/16/2019	PSNC Energy	Gas - Clubhouse - 02/06/19 - 03/07/19	70.79
03/16/2019	Morris Broadband	TV & Wi/Fi - 03/19/2019 - 04/18/2019	128.55
03/16/2019	William Jacobs	Reimbursement - clubhouse supplies	72.57
03/28/2019	Dale Hyder	Clubhouse cleaning - 03/28/2019	65.00
Total for Clubhouse			\$571.77
Pool			

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
03/16/2019	PSNC Energy	Gas - Pool - 02/06/19 - 03/07/19	18.73
03/16/2019	Town of Laurel Park	Water - 12/19/18 to 02/12/19	42.22
Total for Pool			\$60.95
Total for Clubhouse & Pool			\$632.72
Grounds Maintenance			
Lawn & Landscape - Non-Contract			
03/16/2019	Santos Figueroa	B900 tree trimming	350.00
Total for Lawn & Landscape - Non-Contract			\$350.00
Lawn & Landscape Maint.-Contract			
03/08/2019	Todd Anders	February contract	2,050.00
Total for Lawn & Landscape Maint.-Contract			\$2,050.00
Lawn & Landscape Materials			
03/16/2019	Town of Laurel Park	Entrance & Irrigation Water - 12/19/18 to 02/12/19	38.50
Total for Lawn & Landscape Materials			\$38.50
Total for Grounds Maintenance			\$2,438.50
Sewer Station Operation			
03/08/2019	Daniel Devine	Put lock on tank	30.00
03/08/2019	Duke Energy	Sewer Station Electric - 01/28/19 - 02/25/19	34.56
03/08/2019	Daniel Devine	Material pickups	45.00
03/16/2019	PSNC Energy	Gas - Sewer - 02/06/19 - 03/07/19	19.57
03/26/2019	Dan Devine	Reimbursement - sewer station supplies	14.50
Total for Sewer Station Operation			\$143.63