

Treasurer's Report – September 2019

INCOME for the month of September was **\$587.04**. This consisted of \$406.66 in quarterly assessment payments and \$180.38 in interest income.

OPERATING EXPENSES for September were **\$21,036.27**. There were no unusual expenses. Larger operating expense categories included:

- **\$8,773.07** for Administrative and Insurance expenses.
- **\$6,734.51** for Building Maintenance expenses.
- **\$4,348.50** for Grounds Maintenance expenses.
- **\$1,180.19** for all other categories.

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

Ending Balances on September 30, 2019 were:

OPERATING (CHECKING) ACCOUNT: **\$47,613.17**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$156,997.04**

Vanguard MM Account: **\$101,315.23**

TOTAL RESERVES **\$258,312.27**

TOTAL MONIES: **\$305,925.44**

Detailed income and expense information is posted on the Fleetwood Plaza website. Please let me know in writing if you have any questions.

Respectfully submitted,
Phil Taylor, Treasurer
(October 8, 2019)

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

(J. Brashier, R. Foss, K. Grant, R. Hengst, W. Jacobs, M. Kayne, K. McCammon, J. Parisi, L. Rue, K. Simkin, P. Taylor, J. Whitmire)

Fleetwood Plaza Regime, Inc.
Budget vs. Actual By Account: October 2018 through September 2019

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	306,646	307,440	-794	100%	307,440	-794	100%
Interest Income - Wells Fargo MM	214		214			214	
Interest Income - Checking	6		6			6	
Interest Income - Vanguard MM	2,238		2,238			2,238	
Fines	75		75			75	
Unapplied Income	0		0			0	
Total Income	\$309,179	\$307,440	\$1,739	101%	\$307,440	\$1,739	101%
Operating Expense							
Administrative & Insurance							
Administrative	2,517	3,000	-483	84%	3,000	-483	84%
Insurance	35,763	40,000	-4,237	89%	40,000	-4,237	89%
Legal & Audit	3,658	3,500	158	105%	3,500	158	105%
Outside Lighting	1,337	1,500	-163	89%	1,500	-163	89%
Promotional		100	-100	0%	100	-100	0%
Total Administrative & Insurance	43,275	48,100	-4,825	90%	48,100	-4,825	90%
Building Maintenance							
Building Painting	1,838	35,000	-33,162	5%	35,000	-33,162	5%
Building Repairs	60,755	40,000	20,755	152%	40,000	20,755	152%
Porch & Deck Repairs	7,856	10,000	-2,144	79%	10,000	-2,144	79%
Road and Driveways	2,110	9,000	-6,890	23%	9,000	-6,890	23%
Roof Repairs & Gutter Maintenance	5,110	5,000	110	102%	5,000	110	102%
Termite Control	2,190	2,500	-310	88%	2,500	-310	88%
U/G Drains & Water Line Repairs	12,970	8,000	4,970	162%	8,000	4,970	162%
Total Building Maintenance	92,830	109,500	-16,670	85%	109,500	-16,670	85%
Clubhouse & Pool							
Clubhouse	7,736	8,000	-264	97%	8,000	-264	97%
Pool	5,801	7,000	-1,199	83%	7,000	-1,199	83%
Total Clubhouse & Pool	13,537	15,000	-1,463	90%	15,000	-1,463	90%
Grounds Maintenance							
Erosion Control		0	0		0	0	
Large Tree Maintenance	3,500	3,500	0	100%	3,500	0	100%
Lawn & Landscape - Non-Contract	9,423	15,000	-5,578	63%	15,000	-5,578	63%
Lawn & Landscape Maint. - Contract	24,600	24,000	600	103%	24,000	600	103%
Lawn & Landscape Materials	6,857	12,000	-5,143	57%	12,000	-5,143	57%
Perimeter Bank Maintenance		2,000	-2,000	0%	2,000	-2,000	0%
Total Grounds Maintenance	44,380	56,500	-12,120	79%	56,500	-12,120	79%
Operating Contingencies	2,182	4,740	-2,558	46%	4,740	-2,558	46%
Sewer Station Operation	4,110	4,000	110	103%	4,000	110	103%
Snow Removal	5,923	4,000	1,923	148%	4,000	1,923	148%
Social Committee Net Expense		100	-100	0%	100	-100	0%
Study Expense - Engineering			0		0	0	
Vista (off-site pruning)	2,000	2,500	-500	80%	2,500	-500	80%
Total Operating Expense	\$208,236	\$244,440	-\$36,204	85%	\$244,440	-\$36,204	85%
Net Operating Income	\$100,943	\$63,000	\$37,943	160%	\$63,000	\$37,943	160%
Reserve Expense							
Clubhouse & Pool		0	0		0	0	
Common Items / Drainage	165,408	150,000	15,408	110%	150,000	15,408	110%
Major Building Repairs	15,238	17,000	-1,762	90%	17,000	-1,762	90%
Net Contribution to Reserves		-120,000	120,000	0%	-120,000	120,000	0%
Road and Driveways		10,000	-10,000	0%	10,000	-10,000	0%
Roof Replacements		0	0		0	0	
Sewer Station		6,000	-6,000	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$180,646	\$63,000	\$117,646	287%	\$63,000	\$117,646	287%
Net Total Income	-\$79,703	\$0	-\$79,703		\$0	-\$79,703	

Fleetwood Plaza Regime, Inc.

INCOME & EXPENSE BY FUND

September 2019

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Income			
Assessment Income	406.66		\$406.66
Interest Income - Wells Fargo (Wachovia) MM		12.90	\$12.90
Interest Income - Checking	0.52		\$0.52
Interest Income - Vanguard MM		166.96	\$166.96
Total Income	\$407.18	\$179.86	\$587.04
GROSS PROFIT	\$407.18	\$179.86	\$587.04
Expenses			
Administrative & Insurance			\$0.00
Administrative	102.00		\$102.00
Insurance	8,176.75		\$8,176.75
Legal & Audit	402.50		\$402.50
Outside Lighting	91.82		\$91.82
Total Administrative & Insurance	8,773.07		\$8,773.07
Building Maintenance			\$0.00
Building Painting	60.00		\$60.00
Building Repairs	2,311.26		\$2,311.26
Porch & Deck Repairs	369.75		\$369.75
Road and Driveways	1,773.50		\$1,773.50
Termite Control	2,190.00		\$2,190.00
Water Line Repairs & U/G Drains	30.00		\$30.00
Total Building Maintenance	6,734.51		\$6,734.51
Clubhouse & Pool			\$0.00
Clubhouse	682.62		\$682.62
Pool	308.37		\$308.37
Total Clubhouse & Pool	990.99		\$990.99
Grounds Maintenance			\$0.00
Lawn & Landscape Maint.-Contract	4,100.00		\$4,100.00
Lawn & Landscape Materials	248.50		\$248.50
Total Grounds Maintenance	4,348.50		\$4,348.50
Sewer Station Operation	189.20		\$189.20
Total Expenses	\$21,036.27	\$0.00	\$21,036.27
NET OPERATING INCOME	\$ -20,629.09	\$179.86	\$ -20,449.23
NET INCOME	\$ -20,629.09	\$179.86	\$ -20,449.23

Fleetwood Plaza Regime, Inc.

TRANSACTION DETAIL BY ACCOUNT

September 2019

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Administrative & Insurance			
Administrative			
09/27/2019	Charlie's Angels Animal Rescue	Donation in Memory of Fred Jackson	100.00
09/30/2019	Wells Fargo Bank	Bank monthly service charge	2.00
Total for Administrative			\$102.00
Insurance			
09/19/2019	The Cincinnati Insurance Company	D&O Liability Insurance Policy - 8/16/2019 to 10/01/2019	215.00
09/24/2019	Harford Mutual Insurance	Businessowners insurance	7,426.00
09/24/2019	Harford Mutual Insurance	Commercial Umbrella Insurance	410.75
09/24/2019	Harford Mutual Insurance	Package Policy Insurance	125.00
Total for Insurance			\$8,176.75
Legal & Audit			
09/19/2019	Ward and Smith, P.A.	Opinions on document request & chapter 47A vs 47C	402.50
Total for Legal & Audit			\$402.50
Outside Lighting			
09/09/2019	Duke Energy	Street Light Electric - 07/30/19 - 08/29/19	14.08
09/09/2019	Duke Energy	Lights and Pump - 07/26/19 - 08/27/19	77.74
Total for Outside Lighting			\$91.82
Total for Administrative & Insurance			\$8,773.07
Building Maintenance			
Building Painting			
09/19/2019	Daniel Devine	B1000 prep for building painting	60.00
Total for Building Painting			\$60.00
Building Repairs			
09/19/2019	Daniel Padilla	#801 - drywall repair & paint	320.00
09/19/2019	Daniel Devine	#702 & #704 trash areas repaired	90.00
09/19/2019	Daniel Devine	#304 porch trim checked & ceiling repair canceled	60.00
09/19/2019	Daniel Devine	Material pickups	555.00
09/19/2019	Daniel Devine	Administrative	300.00
09/19/2019	Daniel Devine	B1000 - panel and trim replacement	165.00
09/19/2019	Daniel Devine	#1602 - water leak followup including testing	195.00
09/19/2019	Dan Devine	Reimbursement - Lowes & Home Depot	41.26
09/19/2019	Dan Devine	Reimbursement - B1000 lamp post electrical repair	100.00
09/19/2019	Daniel Devine	B100 wasp nest removal	60.00
09/19/2019	Daniel Devine	#1603 water leak check	30.00
09/19/2019	Daniel Devine	#1103 floor painting	60.00
09/19/2019	Daniel Devine	#302 trash area door repair	45.00
09/19/2019	Daniel Devine	B200 - landscape steps	30.00
09/19/2019	Daniel Devine	#304 - painting	60.00
09/19/2019	Daniel Devine	#102 - leak check	30.00
09/19/2019	Daniel Devine	#202 & #204 - electrical repairs	75.00
09/24/2019	Hendersonville Pest Control	Rodent Control	95.00
Total for Building Repairs			\$2,311.26

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Porch & Deck Repairs			
09/16/2019	Lowe's Business Account/Synco	Carpet replacement adjustment	-245.25
09/19/2019	Daniel Devine	#304 board replacement	390.00
09/19/2019	Daniel Devine	#403 screen repair	60.00
09/19/2019	Daniel Devine	#906 porch carpet replaced	165.00
Total for Porch & Deck Repairs			\$369.75
Road and Driveways			
09/16/2019	Lowe's Business Account/Synco	Driveway sealer	558.50
09/19/2019	Daniel Devine	Driveway seal coating	765.00
09/19/2019	Daniel Devine	Driveway crack sealing	450.00
Total for Road and Driveways			\$1,773.50
Termite Control			
09/19/2019	Daniel Devine	Inspection rescheduled	30.00
09/24/2019	Hendersonville Pest Control	Annual Termite Inspection	2,160.00
Total for Termite Control			\$2,190.00
Water Line Repairs & U/G Drains			
09/19/2019	Daniel Devine	B100 - water line	30.00
Total for Water Line Repairs & U/G Drains			\$30.00
Total for Building Maintenance			\$6,734.51
Clubhouse & Pool			
Clubhouse			
09/04/2019	Dale Hyder	Clubhouse cleaning - 09/05/2019	65.00
09/09/2019	Duke Energy	Clubhouse Electric - 07/26/19 - 08/27/19	248.38
09/14/2019	AT&T	Clubhouse Phone - 08/28/19 - 09/27/19	54.53
09/16/2019	Morris Broadband	TV & Wi-Fi - 09/19/2019 - 10/18/2019	128.55
09/16/2019	Dominion Energy	Gas - Clubhouse - 08/08/19 - 09/06/19	18.73
09/16/2019	Dale Hyder	Clubhouse cleaning - 09/19/2019	65.00
09/16/2019	Town of Laurel Park	Water and Sewer - 06/11/19 to 08/13/19	102.43
Total for Clubhouse			\$682.62
Pool			
09/16/2019	Dominion Energy	Gas - Pool - 08/08/19 - 09/06/19	204.77
09/16/2019	Town of Laurel Park	Water - 06/11/19 to 08/13/19	103.60
Total for Pool			\$308.37
Total for Clubhouse & Pool			\$990.99
Grounds Maintenance			
Lawn & Landscape Maint.-Contract			
09/09/2019	Todd Anders	August contract	2,050.00
09/27/2019	Todd Anders	September contract	2,050.00
Total for Lawn & Landscape Maint.-Contract			\$4,100.00
Lawn & Landscape Materials			
09/16/2019	Bartlett Tree Experts	Year 2 of 6 - visit 5 - Tree disease control	210.00
09/16/2019	Town of Laurel Park	Entrance & Irrigation Water - 06/11/19 to 08/13/19	38.50
Total for Lawn & Landscape Materials			\$248.50
Total for Grounds Maintenance			\$4,348.50
Sewer Station Operation			
09/09/2019	Duke Energy	Sewer Station Electric - 07/26/19 - 08/27/19	50.47
09/16/2019	Dominion Energy	Gas - Sewer - 08/08/19 - 09/06/19	18.73
09/19/2019	Daniel Devine	Sewer line repair	120.00

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Total for Sewer Station Operation			\$189.20