

Treasurer's Report – July 2018

INCOME for the month of July was **\$71,381.76**. This consisted of \$70,044.67 in quarterly assessment payments, \$177.09 in interest income and \$1,160.00 in future assessment payments.

OPERATING EXPENSES for July were **\$12,307.17**. An unusual expense of interest was \$4,109.88 for repair of a broken sewer line. Larger operating expense categories included:

- **\$2,190.46** for Administrative and Insurance expenses.
- **\$1,226.65** for Building Maintenance expenses.
- **\$3,622.42** for Grounds Maintenance expenses.
- **\$4,174.81** for Sewer Station operating expenses.
- **\$1,092.83** for all other categories.

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

Ending Balances on July 31, 2018 were:

OPERATING (CHECKING) ACCOUNT: **\$102,916.74**

RESERVE (REPLACEMENT) ACCOUNT:

Wells Fargo MM Account: **\$255,388.28**

Vanguard MM Account: **\$98,758.33**

TOTAL RESERVES **\$354,146.61**

TOTAL MONIES: **\$457,063.35**

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
(August 5, 2018)

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

(R. Foss, K. Grant, S. Grant, W. Jacobs, B. MacDowell, R. Marcus, M. Michalski, D. Nelson, J. Parisi, K. Simkin, L. Simkin, P. Taylor, Jean Trochet, B. Whitmire, J. Whitmire)

Fleetwood Plaza Regime, Inc.
Budget vs. Actual By Account: October 2017 through July 2018 Only

	Budget Year-To-Date				Budget Annual Total		
	Actual	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget
Income							
Assessment Income	291,779	292,320	-541	100%	292,320	-541	100%
Interest Income - Wells Fargo MM	210		210			210	
Interest Income - Checking	7		7			7	
Interest Income - Vanguard MM	1,120		1,120			1,120	
Miscellaneous Income	50		50			50	
Unapplied Cash Payment Income	1,160		1,160			1,160	
Total Income	\$294,325	\$292,320	\$2,005	101%	\$292,320	\$2,005	101%
Operating Expense							
Administrative & Insurance							
Administrative	1,500	2,750	-1,250	55%	3,200	-1,700	47%
Insurance	28,829	32,000	-3,171	90%	40,000	-11,171	72%
Legal & Audit	2,875	2,916	-41	99%	3,100	-225	93%
Outside Lighting	811	800	11	101%	1,500	-689	54%
Promotional		84	-84	0%	100	-100	0%
Total Administrative & Insurance	34,015	38,550	-4,535	88%	47,900	-13,885	71%
Building Maintenance							
Building Painting	29,509	33,500	-3,991	88%	43,500	-13,991	68%
Building Repairs	18,132	37,000	-18,868	49%	45,000	-26,868	40%
Porch & Deck Repairs	1,253	10,200	-8,947	12%	13,000	-11,747	10%
Road and Driveways	700	10,000	-9,300	7%	12,000	-11,300	6%
Roof Repairs	3,150	2,000	1,150	158%	2,500	650	126%
Termite Control	2,160	2,200	-40	98%	2,200	-40	98%
U/G Drains & Water Line Repairs	1,940	8,334	-6,394	23%	10,000	-8,060	19%
Total Building Maintenance	56,843	103,234	-46,391	55%	128,200	-71,357	44%
Clubhouse & Pool							
Clubhouse	6,518	6,667	-149	98%	8,000	-1,482	81%
Pool	5,224	5,900	-676	89%	7,000	-1,776	75%
Total Clubhouse & Pool	11,742	12,567	-825	93%	15,000	-3,258	78%
Grounds Maintenance							
Erosion Control		750	-750	0%	1,000	-1,000	0%
Large Tree Maintenance	3,500	1,600	1,900	219%	2,000	1,500	175%
Lawn & Landscape - Non-Contract	6,047	8,200	-2,153	74%	10,000	-3,953	60%
Lawn & Landscape Maint.-Contract	17,550	19,500	-1,950	90%	23,400	-5,850	75%
Lawn & Landscape Materials	10,318	6,200	4,118	166%	8,200	2,118	126%
Perimeter Bank Maintenance	900	1,800	-900	50%	2,700	-1,800	33%
Total Grounds Maintenance	38,315	38,050	265	101%	47,300	-8,985	81%
Operating Contingencies		3,684	-3,684	0%	4,420	-4,420	0%
Sewer Station Operation	5,772	3,334	2,438	173%	4,000	1,772	144%
Snow Removal	7,095	5,000	2,095	142%	5,000	2,095	142%
Social Committee Net Expense	115	417	-302	28%	500	-385	23%
Study Expense - Engineering	12,023	4,167	7,856	289%	5,000	7,023	240%
Vista (off-site pruning)		0	0		0	0	
Total Operating Expense	\$165,921	\$209,003	-\$43,082	79%	\$257,320	-\$91,399	64%
Net Operating Income	\$128,405	\$83,317	\$45,088	154%	\$35,000	\$93,405	367%
Reserve Expense	-7,913						
Clubhouse & Pool	8,518		8,518		0	8,518	
Common Items		4,000	-4,000	0%	5,000	-5,000	0%
Major Building Repairs	16,975	10,000	6,975	170%	14,000	2,975	121%
Net Contribution to Reserves		0	0		0	0	
Road and Driveways	2,714	10,000	-7,286	27%	10,000	-7,286	27%
Roof Replacements		0	0		0	0	
Sewer Station		5,160	-5,160	0%	6,000	-6,000	0%
Surfaced Areas		0	0		0	0	
Total Reserve Expense	\$20,294	\$29,160	-\$8,866	70%	\$35,000	-\$14,706	58%
Net Total Income	\$108,110	\$54,157	\$53,953	200%	\$0	\$108,110	

Fleetwood Plaza Regime, Inc.

INCOME & EXPENSE BY FUND

July 2018

	OPERATING FUND	REPLACEMENT FUND	NOT SPECIFIED	TOTAL
Income				
Assessment Income	61,572.38	8,472.29		\$70,044.67
Interest Income - Wells Fargo (Wachovia) MM		21.33		\$21.33
Interest Income - Checking	0.93			\$0.93
Interest Income - Vanguard MM		154.83		\$154.83
Unapplied Cash Payment Income			1,160.00	\$1,160.00
Total Income	\$61,573.31	\$8,648.45	\$1,160.00	\$71,381.76
GROSS PROFIT	\$61,573.31	\$8,648.45	\$1,160.00	\$71,381.76
Expenses				
Administrative & Insurance				\$0.00
Administrative	141.96			\$141.96
Insurance	-58.00			\$ -58.00
Legal & Audit	2,000.00			\$2,000.00
Outside Lighting	106.50			\$106.50
Total Administrative & Insurance	2,190.46			\$2,190.46
Building Maintenance				\$0.00
Building Repairs	833.96			\$833.96
Porch & Deck Repairs	392.69			\$392.69
Total Building Maintenance	1,226.65			\$1,226.65
Clubhouse & Pool				\$0.00
Clubhouse	823.95			\$823.95
Pool	268.88			\$268.88
Total Clubhouse & Pool	1,092.83			\$1,092.83
Grounds Maintenance				\$0.00
Lawn & Landscape - Non-Contract	825.00			\$825.00
Lawn & Landscape Maint.-Contract	1,950.00			\$1,950.00
Lawn & Landscape Materials	847.42			\$847.42
Total Grounds Maintenance	3,622.42			\$3,622.42
Sewer Station Operation	4,174.81			\$4,174.81
Total Expenses	\$12,307.17	\$0.00	\$0.00	\$12,307.17
NET OPERATING INCOME	\$49,266.14	\$8,648.45	\$1,160.00	\$59,074.59
NET INCOME	\$49,266.14	\$8,648.45	\$1,160.00	\$59,074.59

Fleetwood Plaza Regime, Inc.

TRANSACTION DETAIL BY ACCOUNT

July 2018

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Administrative & Insurance			
Administrative			
07/19/2018	The Lutheran Foundation	Donation in memory of Dora Ann Haselden (Emory's mother)	100.00
07/31/2018	Barry MacDowell	Reimbursement - web domain	39.96
07/31/2018	Wells Fargo Bank	Bank monthly service charge	2.00
Total for Administrative			\$141.96
Insurance			
07/10/2018		premium adjustment	-58.00
Total for Insurance			\$ -58.00
Legal & Audit			
07/31/2018	Carland & Andersen	Preparation of tax returns and compiled financial statements for year ending 09/30/2017	2,000.00
Total for Legal & Audit			\$2,000.00
Outside Lighting			
07/07/2018	Duke Energy	Street Light Electric - 05/30/18 - 06/28/18	13.84
07/07/2018	Duke Energy	Lights and Pump - 05/24/18 - 06/26/18	92.66
Total for Outside Lighting			\$106.50
Total for Administrative & Insurance			\$2,190.46
Building Maintenance			
Building Repairs			
07/07/2018	Merrell Paint & Decorating	Paint	341.50
07/18/2018	Hendersonville Insulation and Restoration	B100 moisture and mold checks	210.00
07/19/2018	Lowe's Business Account/Syncb	Building repair supplies	282.46
Total for Building Repairs			\$833.96
Porch & Deck Repairs			
07/16/2018	AAC Building Materials	EPDM membrane and adhesive	392.69
Total for Porch & Deck Repairs			\$392.69
Total for Building Maintenance			\$1,226.65
Clubhouse & Pool			
Clubhouse			
07/05/2018	Dale Hyder	Clubhouse cleaning - 07/05/2018	65.00
07/07/2018	Duke Energy	Clubhouse Electric - 05/24/18 - 06/26/18	244.45
07/16/2018	AT&T	Clubhouse Phone - 06/28/18 - 07/27/18	53.05
07/16/2018	Dale Hyder	Clubhouse cleaning - 07/19/2018	65.00
07/19/2018	Town of Laurel Park	Water and Sewer - 04/17/18 to 06/13/18	63.88
07/19/2018	Morris Broadband	TV & Wi/Fi - 06/19/2018 - 08/18/2018	248.84
07/19/2018	PSNC Energy	Gas - Clubhouse - 06/07/18 - 07/09/18	18.73
07/31/2018	Dale Hyder	Clubhouse cleaning - 08/02/2018	65.00
Total for Clubhouse			\$823.95
Pool			
07/19/2018	Town of Laurel Park	Water - 04/17/18 to 06/13/18	106.36
07/19/2018	PSNC Energy	Gas - Pool - 06/07/18 - 07/09/18	162.52

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Total for Pool			\$268.88
Total for Clubhouse & Pool			\$1,092.83
Grounds Maintenance			
Lawn & Landscape - Non-Contract			
07/07/2018	Raymond's Landscaping	Labor for water feature area renovation - balance	750.00
07/31/2018	Todd Anders	Tree cutting behind building 1100	75.00
Total for Lawn & Landscape - Non-Contract			\$825.00
Lawn & Landscape Maint.-Contract			
07/31/2018	Todd Anders	July contract	1,950.00
Total for Lawn & Landscape Maint.-Contract			\$1,950.00
Lawn & Landscape Materials			
07/07/2018	Raymond's Landscaping	Plants and fertilizer for water feature area - balance	371.65
07/07/2018	Bartlett Tree Experts	Visit 3 for pest control of trees and shrubs	210.00
07/19/2018	Town of Laurel Park	Entrance & Irrigation Water - 04/17/17 to 06/13/18	138.91
07/31/2018	Raymond's Garden Center	Plants	126.86
Total for Lawn & Landscape Materials			\$847.42
Total for Grounds Maintenance			\$3,622.42
Sewer Station Operation			
07/07/2018	Duke Energy	Sewer Station Electric - 05/24/18 - 06/26/18	45.40
07/19/2018	PSNC Energy	Gas - Sewer - 06/07/18 - 07/09/18	19.53
07/20/2018	Faith Mountain Plumbing	Repair break in main sewer line	4,109.88
Total for Sewer Station Operation			\$4,174.81