

CONDENSED STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION

As of November 31, 2019

OPERATIONS FUND	ACTUAL	BUDGET	VARIANCE
Receipts			
Residential assessment	\$ 1,440,632	\$ 1,478,400	\$ (37,768)
Late charges	1,323	1,835	(512)
Transfer fees	14,185	14,600	(415)
Laundry	10,765	14,000	(3,235)
Other Income	1,354	200	1,154
Total receipts	1,468,259	1,509,035	(40,776)
Disbursements			
Maintenance	705,021	684,922	(20,099)
Utilities	256,024	255,475	(549)
Administration	180,634	164,017	(16,617)
Insurance & Taxes	108,708	109,780	1,072
Total disbursements	1,250,387	1,214,194	(36,193)
Income / Defecit	217,872	294,841	(76,969)
Transfer to Major Maintenance Fund	262,500	302,500	40,000
Net Increase / Decrease in operating fund balance	(44,628)	(7,659)	(36,969)
Operating Fund balance as of 12/31/18	56,442	56,442	-
Operating Fund balance at end of period	\$ 11,814	\$ 48,783	\$ (36,969)
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	\$ 262,500	\$ 302,500	40,000
Gain/(Loss) on Investments	73,546	-	(73,546)
Additional Reserve Allocation			-
Interest	40,060	32,085	(7,975)
Total receipts	376,106	334,585	(41,521)
Disbursements			
Roof replacements	296,734	216,000	(80,734)
Street Maintenance	-	12,000	12,000
Pool equipment	2,792	5,000	2,208
HVAC replacement	208,590	70,000	(138,590)
Capital equipment	11,016	7,000	(4,016)
Tree Maintenance	-	15,000	15,000
Restoration - Gas Line Replacement	33,186	28,500	(4,686)
Contingency	1,182	9,000	7,818
Total disbursements	553,500	362,500	(191,000)
Excess (deficit) of receipts over disbursements	(177,394)	(27,915)	(205,309)
Net Book Value of Fixed Assests	631,441	631,441	-
Major Maintenance Fund Balance as of 12/31/18	1,878,018	1,878,018	-
Reserve Fund Balance as end of period	\$ 2,332,065	\$ 2,481,544	\$ (205,309)
Total Funds	\$ 2,343,879	\$ 2,530,327	\$ (242,278)