CONDENSED STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
As of December31, 2019

OPERATIONS FUND	ACTUAL	BUDGET	VARIANCE
Receipts			
Residential assessment	$ 1,600,626	$ 1,612,800	$ (12,174)
Late charges	1,293	2,000	(707)
Transfer fees	15,060	15,000	60
Laundry	11,657	15,800	(4,143)
Other Income	1,200	200	1,000
Total receipts	1,629,836	1,645,800	(15,964)
Disbursements			
Maintenance	766,009	736,707	(29,302)
Utilities	277,362	278,675	1,313
Administration	199,588	180,408	(19,180)
Insurance & Taxes	117,416	120,010	2,594
Total disbursements	1,360,375	1,315,800	(44,575)
Income / Defecit	269,461	330,000	(60,539)
Transfer to Major Maintenance Fund	290,000	330,000	40,000
Net Increase / Decrease in operating fund balance	(20,539)	-	(20,539)
Operating Fund balance as of 12/31/18	56,442	56,442	-
Operating Fund balance at end of period	**$ 35,903**	**$ 56,442**	**$ (20,539)**
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	$ 290,000	$ 330,000	40,000
Gain/(Loss) on Investments	74,113	$ -	(74,113)
Additional Reserve Allocation	$ -		-
Interest	43,812	35,000	(8,812)
Total receipts	407,925	365,000	(42,925)
Disbursements			
Roof replacements	296,734	216,000	(80,734)
Street Maintenance	6,250	12,000	5,750
Pool equipment	2,793	5,000	2,207
HVAC replacement	222,390	70,000	(152,390)
Capital equipment	11,016	7,000	(4,016)
Tree Maintenance	-	15,000	15,000
Restoration - Gas Line Replacement	33,186	30,000	(3,186)
Contingency	1,181	10,000	8,819
Total disbursements	573,550	365,000	(208,550)
Excess (deficit) of receipts over disbursements	(165,625)	-	(165,625)
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	**$ 2,343,834**	**$ 2,509,459**	**$ (165,625)**
Total Funds	**$ 2,379,737**	**$ 2,565,901**	**$ (186,164)**