

CONDENSED STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
As of January 31, 2021

OPERATIONS FUND	ACTUAL	BUDGET	VARIANCE
Receipts			
Residential assessment	\$ 202,764	\$ 147,840	\$ 54,924
Late charges	-	167	(167)
Transfer fees	1,050	1,500	(450)
Laundry	913	1,175	(262)
Other Income	1,496	528	968
Total receipts	<u>206,223</u>	<u>151,210</u>	<u>55,013</u>
Disbursements			
Maintenance	56,697	71,192	14,495
Utilities	22,315	20,919	(1,396)
Administration	25,352	16,389	(8,963)
Insurance & Taxes	15,434	7,710	(7,724)
Total disbursements	<u>119,798</u>	<u>116,210</u>	<u>(3,588)</u>
Income / Deficit	86,425	35,000	51,425
Transfer to Major Maintenance Fund	53,750	35,000	(18,750)
Net Increase / Decrease in operating fund balance	<u>32,675</u>	<u>-</u>	<u>32,675</u>
Operating Fund balance as of 12/31/2020	11,331	11,331	-
Operating Fund balance at end of period	<u>\$ 44,006</u>	<u>\$ 11,331</u>	<u>32,675</u>
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	\$ 53,750	\$ 35,000	18,750
Gain/(Loss) on Investments	(928)	-	(928)
Additional Reserve Allocation	-	-	-
Interest	2,575	2,500	75
Total receipts	<u>55,397</u>	<u>37,500</u>	<u>17,897</u>
Disbursements			
Roof replacements and Major Repair	18,050	8,667	(9,383)
Painting Outside Contractor	4,615	6,000	1,385
Street Maintenance	-	5,417	5,417
Pool equipment	-	1,250	1,250
HVAC replacement	32,200	15,333	(16,867)
Capital equipment	-	250	250
Tree Maintenance	-	833	833
Restoration - Gas Line Replacement	-	2,083	2,083
Contingency	-	-	-
Total disbursements	<u>54,865</u>	<u>39,833</u>	<u>(15,032)</u>
Excess (deficit) of receipts over disbursements	532	(2,333)	2,865
Net Book Value of Fixed Assests	724,484	724,484	-
Major Maintenance Fund Balance as of 12/31/2020	1,503,686	1,503,686	-
Reserve Fund Balance at end of period	<u>\$ 2,228,702</u>	<u>\$ 2,225,837</u>	<u>\$ 2,865</u>
Total Funds	<u>\$ 2,272,708</u>	<u>\$ 2,237,168</u>	<u>\$ -</u>