CONDENSED STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
As of February 28, 2021

OPERATIONS FUND	ACTUAL	BUDGET	VARIANCE
Receipts			
Residential assessment	$ 348,118	$ 295,680	$ 52,438
Late charges	45	333	(288)
Transfer fees	3,750	3,000	750
Laundry	913	2,350	(1,437)
Other Income	2,871	528	2,343
Total receipts	355,697	301,891	53,806
Disbursements			
Maintenance	115,867	142,384	26,517
Utilities	39,783	41,839	2,056
Administration	39,251	32,777	(6,474)
Insurance & Taxes	24,785	15,420	(9,365)
Total disbursements	219,686	232,420	12,734
Income / Deficit	136,011	69,471	66,540
Transfer to Major Maintenance Fund	88,750	70,000	(18,750)
Net Increase / Decrease in operating fund balance	47,261	(529)	47,790
Operating Fund balance as of 12/31/2020	11,331	11,331	-
Operating Fund balance at end of period	**$ 58,592**	**$ 10,802**	**47,790**

MAJOR MAINTENANCE FUND	ACTUAL	BUDGET	VARIANCE
Receipts			
Transfer from operations fund	$ 88,750	$ 70,000	18,750
Gain/(Loss) on Investments	(3,572)	-	(3,572)
Additional Reserve Allocation	-	-	-
Interest	4,167	5,000	(833)
Total receipts	89,345	75,000	14,345
Disbursements			
Roof replacements and Major Repair	55,050	17,333	(37,717)
Painting Outside Contractor	39,303	12,000	(27,303)
Street Maintenance	-	10,833	10,833
Pool equipment	-	2,500	2,500
HVAC replacement	50,600	30,667	(19,933)
Capital equipment	-	500	500
Tree Maintenance	-	1,667	1,667
Restoration - Gas Line Replacement	4,440	4,167	(273)
Contingency	41	-	(41)
Total disbursements	149,434	79,667	(69,767)
Excess (deficit) of receipts over disbursements	(60,089)	(4,667)	(55,422)
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	**$ 2,168,081**	**$ 2,223,503**	**$ (55,422)**
Total Funds	**$ 2,226,673**	**$ 2,234,305**	**$ -**