

As of April 30

**OPERATIONS FUND**

**ACTUAL                      BUDGET                      VARIANCE**

**Receipts**

Residential assessment	\$ 646,472	\$ 591,360	\$ 55,112
Late charges	540	667	(127)
Transfer fees	10,190	6,000	4,190
Laundry	4,508	4,700	(192)
Other Income	7,800	2,113	5,687
<b>Total receipts</b>	<b>669,510</b>	<b>604,840</b>	<b>64,670</b>

**Disbursements**

Maintenance	234,140	284,767	50,627
Utilities	79,988	83,678	3,690
Administration	65,808	65,555	(253)
Insurance & Taxes	44,860	30,840	(14,020)
<b>Total disbursements</b>	<b>424,796</b>	<b>464,840</b>	<b>40,044</b>
Income / Deficit	244,714	140,000	104,714

Transfer to Major Maintenance Fund	220,027	140,000	(80,027)
<b>Net Increase / Decrease in operating fund balance</b>	<b>24,686</b>	<b>0</b>	<b>24,686</b>

Operating Fund balance as of 12/31/2020	11,331	11,331	-
<b>Operating Fund balance at end of period</b>	<b>\$ 36,017</b>	<b>\$ 11,331</b>	<b>24,686</b>

**MAJOR MAINTENANCE FUND**

**Receipts**

Transfer from operations fund	\$ 220,027	\$ 140,000	80,027
Gain/(Loss) on Investments	(18,974)	-	(18,974)
Additional Reserve Allocation	-	-	-
Interest	9,423	10,000	(577)
<b>Total receipts</b>	<b>210,476</b>	<b>150,000</b>	<b>60,476</b>

**Disbursements**

Roof replacements and Major Repair	90,628	34,667	(55,961)
Painting Outside Contractor	93,338	24,000	(69,338)
Street Maintenance	21,001	21,667	666
Pool equipment	-	5,000	5,000
HVAC replacement	91,391	61,333	(30,058)
Capital equipment	-	1,000	1,000
Tree Maintenance	-	3,333	3,333
Restoration - Gas Line Replacement	5,790	8,333	2,543
Bank Fee	41	-	(41)
Contingency	-	-	-
<b>Total disbursements</b>	<b>302,189</b>	<b>159,333</b>	<b>(142,856)</b>
<b>Excess (deficit) of receipts over disbursements</b>	<b>(91,713)</b>	<b>(9,333)</b>	<b>(82,380)</b>

Net Book Value of Fixed Assets	724,484	724,484	-
Major Maintenance Fund Balance as of 12/31/2020	1,503,524	1,503,524	-
<b>Reserve Fund Balance at end of period</b>	<b>\$ 2,136,295</b>	<b>\$ 2,218,675</b>	<b>\$ (82,380)</b>

<b>Total Funds</b>	<b>\$ 2,172,312</b>	<b>\$ 2,230,006</b>	<b>\$ -</b>
	(67,027)	(9,333)	(57,694)

April