

As of May 31

**OPERATIONS FUND**

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
<b>Receipts</b>			
Residential assessment	\$ 784,672	\$ 739,200	\$ 45,472
Late charges	710	833	(123)
Transfer fees	12,590	7,500	5,090
Laundry	4,508	5,875	(1,367)
Other Income	8,585	2,642	5,943
Total receipts	<u>811,065</u>	<u>756,050</u>	<u>55,015</u>
<b>Disbursements</b>			
Maintenance	297,275	355,958	58,684
Utilities	100,273	104,598	4,325
Administration	79,717	81,944	2,227
Insurance & Taxes	67,124	38,550	(28,574)
Total disbursements	<u>544,388</u>	<u>581,050</u>	<u>36,662</u>
Income / Deficit	<u>266,677</u>	<u>175,000</u>	<u>91,677</u>
Transfer to Major Maintenance Fund	255,027	175,000	(80,027)
Net Increase / Decrease in operating fund balance	<u>11,650</u>	<u>0</u>	<u>11,649</u>
Operating Fund balance as of 12/31/2020	11,331	11,331	-
<b>Operating Fund balance at end of period</b>	<b>\$ 22,981</b>	<b>\$ 11,331</b>	<b>11,649</b>

**MAJOR MAINTENANCE FUND**

<b>Receipts</b>			
Transfer from operations fund	\$ 255,027	\$ 175,000	80,027
Gain/(Loss) on Investments	(18,946)	-	(18,946)
Additional Reserve Allocation	-	-	-
Interest	11,254	12,500	(1,246)
Total receipts	<u>247,336</u>	<u>187,500</u>	<u>59,836</u>
<b>Disbursements</b>			
Roof replacements and Major Repair	101,628	43,333	(58,294)
Painting Outside Contractor	96,958	30,000	(66,958)
Street Maintenance	21,001	27,083	6,082
Pool equipment	-	6,250	6,250
HVAC replacement	137,391	76,667	(60,725)
Capital equipment	-	1,250	1,250
Tree Maintenance	-	4,167	4,167
Restoration - Gas Line Replacement	5,790	10,417	4,627
Contingency	344	-	(344)
Bank Fees	41	-	(41)
Total disbursements	<u>363,153</u>	<u>199,166</u>	<u>(163,987)</u>
Excess (deficit) of receipts over disbursements	<u>(115,817)</u>	<u>(11,666)</u>	<u>(104,151)</u>
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	-
<b>Reserve Fund Balance at end of period</b>	<b>\$ 2,112,353</b>	<b>\$ 2,216,504</b>	<b>\$ (104,151)</b>

**Total Funds**

<b>\$ 2,135,333</b>	<b>\$ 2,227,835</b>	<b>\$ -</b>
(104,168)	(11,666)	(92,502)

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