



510 GREEN VALLEY VILLAS WEST CONDOMINIUM  
ASSOCIATION  
BALANCE SHEET  
06/30/2024



ASSETS

OPERATING FUNDS		
US BANK - OPERATING CHECKING	131,680.44	
CASH - OPERATING PRIOR MGMT	6,097.87	
DUE TO RESERVES	<u>(158,171.02)</u>	
TOTAL OPERATING FUNDS		(20,392.71)
RESERVE MAINTENANCE FUNDS		
DUE FROM OPERATING	158,171.02	
RESERVE AMERIPRISE	1,063,009.90	
US BANK RESERVES	56,008.05	
ACCRUED INTEREST - RESERVES	2,718.11	
UNREALIZED RSV GAIN/LOSS	<u>(71,460.16)</u>	
TOTAL RESERVE MAINTENANCE FUNDS		1,208,446.92
OTHER ASSETS		
EMPLOYEE FUND PETTY CASH	6,020.79	
DEPOSIT IN TRANSIT	4,871.85	
ACCOUNTS RECEIVABLE	68,075.00	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(5,403.00)	
PREPAID EXPENSE INSURANCE	253,507.52	
PREPAID EXPENSES	<u>4,794.75</u>	
TOTAL OTHER ASSETS		331,866.91
RESERVE OTHER ASSETS		
FIXED ASSETS RESERVES	4,326,392.88	
ACCUMULATED DEPRECIATION - RESERVES	<u>(3,339,570.94)</u>	
TOTAL RESERVE OTHER ASSETS		<u>986,821.94</u>
TOTAL ASSETS		<u><u>2,506,743.06</u></u>

LIABILITIES & EQUITY

LIABILITIES	
ACCRUED EXPENSES	134,755.33
ACCRUED PAYROLL EXPENSES	557.75
PREPAID ASSESSMENTS	108,745.76



**510 GREEN VALLEY VILLAS WEST CONDOMINIUM  
ASSOCIATION  
BALANCE SHEET  
06/30/2024**

<hr/>		
<b>TOTAL LIABILITIES</b>		<b>244,058.84</b>
<b>HOMEOWNERS EQUITY</b>		
<b>RESERVE EQUITY</b>		
ACCUMULATED GENERAL	2,195,289.10	
PRIOR YEAR ADJUSTMENT	71,046.13	
CURRENT RESERVE ACTIVITY	104,640.40	
UNREALIZED GAIN/LOSS INVESTMENTS	<u>(71,460.16)</u>	
<b>TOTAL RESERVE EQUITY</b>		<b>2,299,515.47</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	(99,082.54)	
PRIOR YEAR ADJUSTMENT	39,470.12	
CURRENT SURPLUS (DEFICIT)	127,421.57	
CURRENT YEAR RESERVE EQUITY	<u>(104,640.40)</u>	
<b>TOTAL SURPLUS (DEFICIT)</b>		<b><u>(36,831.25)</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b><u><u>2,506,743.06</u></u></b>



**510 GREEN VALLEY VILLAS WEST CONDOMINIUM  
ASSOCIATION  
STMT OF REVENUES & EXPENSES  
06/30/2024**

Page: 1

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
208,940.00	208,320	620.00	4000	ASSESSMENT INCOME	1,250,284.46	1,249,920	364.46	2,499,840
0.00	0	0.00	4013	EASEMENT REIMBURSEMENT	60.00	0	60.00	0
225.00	0	225.00	4023	TRASH CAN RELOCATE/REPLACE	225.00	0	225.00	300
105.00	25	80.00	4038	BULK PICKUP	745.00	150	595.00	300
0.00	125	(125.00)	4070	LATE FEE INCOME	780.00	750	30.00	1,500
35.00	0	35.00	4075	NSF FEE	35.00	0	35.00	0
0.00	300	(300.00)	4106a	PAINTING MAINTENANCE	3,215.00	1,200	2,015.00	2,500
40.00	0	40.00	4116B	ANTENNA	40.00	0	40.00	0
3.50	0	3.50	4127	BANK FEE REIMBURSEMENT	168.00	0	168.00	0
0.00	2,300	(2,300.00)	4210	TRANSFER FEES	15,350.00	14,100	1,250.00	26,000
0.00	1,000	(1,000.00)	4345	LAUNDRY	7,883.76	8,650	(766.24)	13,500
25.00	250	(225.00)	4371	TENANT SCREENING/REGISTRATION IN	1,425.00	1,500	(75.00)	3,000
159.00	125	34.00	4905	SOCIAL EVENTS INCOME	(157.77)	250	(407.77)	500
10.00	0	10.00	4922	KEYS	90.00	0	90.00	0
35.00	0	35.00	4931	NEWSLETTER ADVERTISING	35.00	0	35.00	0
0.00	75	(75.00)	4999	OTHER INCOME	(240.22)	475	(715.22)	1,000
(56,000.00)	(56,000)	0.00	6010	GENERAL RESERVE TRANSFER	(336,000.00)	(336,000)	0.00	(672,000)
<u>153,577.50</u>	<u>156,520</u>	<u>(2,942.50)</u>		<b>TOTAL INCOME</b>	<u>943,938.23</u>	<u>940,995</u>	<u>2,943.23</u>	<u>1,876,440</u>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
3,200.00	8,000	(4,800.00)	5002	ACCOUNTING FEE	13,130.00	23,000	(9,870.00)	35,000
0.00	208	(208.00)	5005	RESERVE STUDY	0.00	1,248	(1,248.00)	2,500
843.36	408	435.36	5007	PAYROLL EXPENSE	3,159.48	2,448	711.48	4,900
19,168.37	14,988	4,180.37	5007C	ADMIN SALARIES	89,713.20	89,928	(214.80)	179,861
26,979.43	21,417	5,562.43	5007L	LANDSCAPE SALARIES	119,795.89	128,502	(8,706.11)	257,006
33,746.25	22,033	11,713.25	5007M	MAINTENANCE SALARIES	177,902.40	132,198	45,704.40	264,399
27,160.23	20,981	6,179.23	5007PS	PAINT SALARIES	133,556.80	125,886	7,670.80	251,770
35.00	0	35.00	5009B	NSF FEE EXPENSE	35.00	0	35.00	0
2,457.50	2,000	457.50	5010	LEGAL EXPENSE	13,281.00	15,800	(2,519.00)	35,000
116.00	250	(134.00)	5037	BANK CHARGES & CC FEES	1,046.68	1,500	(453.32)	3,000
1,344.00	0	1,344.00	5040	ADMINISTRATION	1,354.00	10	1,344.00	10
399.85	500	(100.15)	5047B	OFFICE EQUIPMENT RENTAL	2,095.11	3,000	(904.89)	6,000
1,288.63	100	1,188.63	5047D	COMPUTER SUPPORT	4,539.31	6,400	(1,860.69)	10,500
294.08	200	94.08	5048	OFFICE EXPENSES	3,230.04	1,400	1,830.04	2,500
0.00	0	0.00	5048ES	OFFICE EQUIPMENT	530.25	500	30.25	1,000
207.58	700	(492.42)	5048S	OFFICE SUPPLIES	2,334.84	3,000	(665.16)	5,000
0.00	0	0.00	5055	MEETING EXPENSE	1,571.61	2,050	(478.39)	2,500
(184.91)	0	(184.91)	5056A	SOCIAL EVENT EXPENSE	841.98	800	41.98	3,000
0.00	0	0.00	5058	ANNUAL MEETING EXPENSE	1,494.40	250	1,244.40	1,750
0.00	200	(200.00)	5059	POSTAGE	700.53	1,800	(1,099.47)	4,000
0.00	25	(25.00)	5063	MILEAGE	69.60	250	(180.40)	500
1,468.14	417	1,051.14	5063U	UNIFORMS/CLOTHING	4,159.07	2,502	1,657.07	5,000
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	20
22.90	50	(27.10)	5075	PERMITS/LICENSE/FEES	680.42	900	(219.58)	1,200
3,695.51	0	3,695.51	5088	BAD DEBT EXPENSE	3,695.51	0	3,695.51	0
24,160.49	14,708	9,452.49	5090	INSURANCE	86,578.84	88,248	(1,669.16)	176,500
0.00	0	0.00	5098LC	LATE FEES/FINANCE CHARGES	(50.89)	0	(50.89)	0
0.00	100	(100.00)	5099T	TRAINING/SEMINARS	0.00	1,400	(1,400.00)	2,000
<u>146,402.41</u>	<u>107,285</u>	<u>39,117.41</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>665,445.07</u>	<u>633,020</u>	<u>32,425.07</u>	<u>1,254,916</u>
<b>U T I L I T I E S</b>								
13,418.18	15,000	(1,581.82)	5101	WATER	61,293.10	84,500	(23,206.90)	171,000
5,300.09	5,333	(32.91)	5105	SEWER	31,800.54	31,998	(197.46)	64,000
1,009.96	275	734.96	5120L	ELECTRIC - LAUNDRY	1,805.14	1,425	380.14	3,500
386.82	400	(13.18)	5120M	ELECTRIC-OFFICE/MAINTENANCE	2,150.74	2,050	100.74	4,500
1,331.78	1,333	(1.22)	5120P	ELECTRIC - POOLS	8,128.18	7,998	130.18	16,000
(402.49)	350	(752.49)	5125L	GAS - LAUNDRY	2,579.35	2,775	(195.65)	5,000
(169.15)	70	(239.15)	5125M	GAS-OFFICE/MAINTENANCE	647.66	1,195	(547.34)	1,500



**510 GREEN VALLEY VILLAS WEST CONDOMINIUM  
ASSOCIATION  
STMT OF REVENUES & EXPENSES  
06/30/2024**

Page: 2

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
1,208.75	2,400	(1,191.25)	5125P	GAS - POOL & SPA	16,638.73	15,100	1,538.73	25,000
132.65	183	(50.35)	5126	ELECTRIC-LANDSCAPE	970.78	1,098	(127.22)	2,200
0.00	6,000	(6,000.00)	5140T	TRASH REMOVAL	30,600.00	36,000	(5,400.00)	72,000
391.50	542	(150.50)	5151	TELEPHONE	3,655.34	3,252	403.34	6,500
2,150.54	700	1,450.54	5162	FUEL	5,188.19	4,800	388.19	10,000
24,758.63	32,586	(7,827.37)		TOTAL UTILITIES	165,457.75	192,191	(26,733.25)	381,200
LANDSCAPING								
815.95	250	565.95	5208	EQUIPMENT	1,063.66	2,200	(1,136.34)	3,500
0.00	0	0.00	5222	BACKFLOW INSPEC/RPRS	0.00	0	0.00	3,700
0.00	167	(167.00)	5224	TREE MAINTENANCE	(160.00)	1,002	(1,162.00)	2,000
1,344.78	200	1,144.78	5228	EROSION CONTROL	2,383.77	1,400	983.77	2,500
0.00	0	0.00	5231	PLANT REPLACEMENT	(868.34)	0	(868.34)	0
1,547.28	500	1,047.28	5233W	FERTILIZER/ WEED CONTROL	5,574.02	5,800	(225.98)	10,000
0.00	0	0.00	5235	OVERSEEDING	0.00	0	0.00	6,500
745.55	1,200	(454.45)	5248	LANDSCAPE DUMP FEES	7,442.50	5,400	2,042.50	12,000
4,453.56	2,317	2,136.56		TOTAL LANDSCAPE	15,435.61	15,802	(366.39)	40,200
POOL / SPA								
2,657.75	2,000	657.75	5310	POOL SUPPLIES/CHEMICALS	8,595.05	11,000	(2,404.95)	16,000
0.00	0	0.00	5315	POOL REPAIRS	486.93	1,000	(513.07)	2,000
2,657.75	2,000	657.75		TOTAL POOL / SPA	9,081.98	12,000	(2,918.02)	18,000
COMMON AREA								
688.18	250	438.18	5631	EQUIPMENT MAINTENANCE	5,638.07	5,250	388.07	7,500
1,205.83	1,000	205.83	5705	CARPENTRY	9,794.19	10,000	(205.81)	16,000
0.00	500	(500.00)	5719	PLUMBING REPAIRS	2,267.95	1,500	767.95	2,000
0.00	250	(250.00)	5721	PLUMBING SUPPLIES	1,107.55	2,450	(1,342.45)	4,000
0.00	0	0.00	5722A	ELECTRICAL SUPPLIES	490.34	1,250	(759.66)	2,000
412.69	300	112.69	5727	HARDWARE SUPPLIES	2,523.62	2,400	123.62	5,000
0.00	500	(500.00)	5730	ROOF MAINTENANCE/REPAIRS	1,095.71	2,750	(1,654.29)	5,000
394.14	750	(355.86)	5767	CLEANING SUPPLIES	5,556.81	5,450	106.81	11,000
210.00	225	(15.00)	5768	HVAC REPAIRS/SERVICE	3,826.38	2,400	1,426.38	4,500
434.05	500	(65.95)	5768S	HVAC SUPPLIES	3,573.12	3,500	73.12	6,000
0.00	50	(50.00)	5771	PEST CONTROL	29.76	250	(220.24)	400
325.48	0	325.48	5778	FIRE/LIFE/SAFETY	325.48	0	325.48	0
307.94	125	182.94	5779S	SECURITY/CAMERAS	923.82	750	173.82	1,500
131.78	4,000	(3,868.22)	5789WH	WATER HEATER SUPPLIES/REPAIRS	12,787.38	28,000	(15,212.62)	50,000
2,548.23	500	2,048.23	5792	CONCRETE REPAIR/REPLACEMENT	5,996.59	2,600	3,396.59	5,000
0.00	1,500	(1,500.00)	5813	PAINTING	5,624.88	9,000	(3,375.12)	18,000
2,150.00	800	1,350.00	5850	EXTERMINATING	4,175.00	4,800	(625.00)	9,600
8,808.32	11,250	(2,441.68)		TOTAL COMMON AREA	65,736.65	82,350	(16,613.35)	147,500
187,080.67	155,438	31,642.67		TOTAL OPERATING EXPENSES	921,157.06	935,363	(14,205.94)	1,841,816
(33,503.17)	1,082	(34,585.17)		OPERATING FUND SURPLUS/(DEFICIT)	22,781.17	5,632	17,149.17	34,624



510 GREEN VALLEY VILLAS WEST CONDOMINIUM  
ASSOCIATION  
STMT OF REVENUES & EXPENSES  
06/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE MAINTENANCE FUND								
RESERVE MAINTENANCE INCOME								
56,000.00	56,000	0.00	7010	TRANSFER FROM OPERATING	336,000.00	336,000	0.00	672,000
6,971.28	2,500	4,471.28	7034	INTEREST RESERVE FUND	21,232.14	15,000	6,232.14	30,000
368.47	0	368.47	7069	GAIN (LOSS) ON INVESTMENTS	0.00	0	0.00	0
<u>63,339.75</u>	<u>58,500</u>	<u>4,839.75</u>		TOTAL RESERVE MAINT INCOME	<u>357,232.14</u>	<u>351,000</u>	<u>6,232.14</u>	<u>702,000</u>
RESERVE MAINTENANCE EXPENDITURES								
0.00	5,000	(5,000.00)	8010CAP	CAPITAL RESERVE EXPENSE	11,900.00	25,000	(13,100.00)	25,000
60.00	0	60.00	8315	BANK FEES	60.00	0	60.00	0
0.00	4,167	(4,167.00)	8510CI	COMMUNITY IMP - EXPENDITURE	16,332.97	25,002	(8,669.03)	50,000
0.00	0	0.00	8512	POOL/SPA REPAIRS	0.00	15,000	(15,000.00)	17,000
0.00	2,500	(2,500.00)	8542	CONTINGENCY	(836.23)	15,000	(15,836.23)	30,000
0.00	5,000	(5,000.00)	8546	TREE TRIMMING	27,175.00	30,000	(2,825.00)	60,000
0.00	0	0.00	8555	ROOFING	46,500.00	255,000	(208,500.00)	285,000
34,500.00	20,700	13,800.00	8571	HVAC	151,460.00	117,300	34,160.00	225,000
<u>34,560.00</u>	<u>37,367</u>	<u>(2,807.00)</u>		TOTAL RESERVE MAINT EXPENDITURES	<u>252,591.74</u>	<u>482,302</u>	<u>(229,710.26)</u>	<u>692,000</u>
<u>28,779.75</u>	<u>21,133</u>	<u>7,646.75</u>		RESERVE MAINT SURPLUS/(DEFICIT)	<u>104,640.40</u>	<u>(131,302)</u>	<u>235,942.40</u>	<u>10,000</u>



# 510 GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION STATEMENT OF OPERATIONS 06/30/2024

Page: 1

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
<b>INCOME</b>													
4000 ASSESSMENT INCOME	0	0	0	0	1,041,344	208,940	0	0	0	0	0	0	1,250,284
4013 EASEMENT REIMBURSEMENT	0	0	0	0	60	0	0	0	0	0	0	0	60
4023 TRASH CAN RELOCATE/REPLACE	0	0	0	0	0	225	0	0	0	0	0	0	225
4038 BULK PICKUP	0	0	0	0	640	105	0	0	0	0	0	0	745
4070 LATE FEE INCOME	0	0	0	0	780	0	0	0	0	0	0	0	780
4075 NSF FEE	0	0	0	0	0	35	0	0	0	0	0	0	35
4106a PAINTING MAINTENANCE	0	0	0	0	3,215	0	0	0	0	0	0	0	3,215
4116B ANTENNA	0	0	0	0	0	40	0	0	0	0	0	0	40
4127 BANK FEE REIMBURSEMENT	0	0	0	0	165	4	0	0	0	0	0	0	168
4210 TRANSFER FEES	0	0	0	0	15,350	0	0	0	0	0	0	0	15,350
4345 LAUNDRY	0	0	0	0	7,884	0	0	0	0	0	0	0	7,884
4371 TENANT SCREENING/REGISTRATION	0	0	0	0	1,400	25	0	0	0	0	0	0	1,425
4905 SOCIAL EVENTS INCOME	0	0	0	0	(317)	159	0	0	0	0	0	0	(158)
4922 KEYS	0	0	0	0	80	10	0	0	0	0	0	0	90
4931 NEWSLETTER ADVERTISING	0	0	0	0	0	35	0	0	0	0	0	0	35
4999 OTHER INCOME	0	0	0	0	(240)	0	0	0	0	0	0	0	(240)
6010 GENERAL RESERVE TRANSFER	0	0	0	0	(280,000)	(56,000)	0	0	0	0	0	0	(336,000)
TOTAL INCOME	0	0	0	0	790,361	153,578	0	0	0	0	0	0	943,938
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5002 ACCOUNTING FEE	0	0	0	0	9,930	3,200	0	0	0	0	0	0	13,130
5007 PAYROLL EXPENSE	0	0	0	0	2,316	843	0	0	0	0	0	0	3,159
5007C ADMIN SALARIES	0	0	0	0	70,545	19,168	0	0	0	0	0	0	89,713
5007L LANDSCAPE SALARIES	0	0	0	0	92,816	26,979	0	0	0	0	0	0	119,796
5007M MAINTENANCE SALARIES	0	0	0	0	144,156	33,746	0	0	0	0	0	0	177,902
5007PS PAINT SALARIES	0	0	0	0	106,397	27,160	0	0	0	0	0	0	133,557
5009B NSF FEE EXPENSE	0	0	0	0	0	35	0	0	0	0	0	0	35
5010 LEGAL EXPENSE	0	0	0	0	10,824	2,458	0	0	0	0	0	0	13,281
5037 BANK CHARGES & CC FEES	0	0	0	0	931	116	0	0	0	0	0	0	1,047
5040 ADMINISTRATION	0	0	0	0	10	1,344	0	0	0	0	0	0	1,354
5047B OFFICE EQUIPMENT RENTAL	0	0	0	0	1,695	400	0	0	0	0	0	0	2,095
5047D COMPUTER SUPPORT	0	0	0	0	3,251	1,289	0	0	0	0	0	0	4,539
5048 OFFICE EXPENSES	0	0	0	0	2,936	294	0	0	0	0	0	0	3,230
5048ES OFFICE EQUIPMENT	0	0	0	0	530	0	0	0	0	0	0	0	530
5048S OFFICE SUPPLIES	0	0	0	0	2,127	208	0	0	0	0	0	0	2,335
5055 MEETING EXPENSE	0	0	0	0	1,572	0	0	0	0	0	0	0	1,572
5056A SOCIAL EVENT EXPENSE	0	0	0	0	1,027	(185)	0	0	0	0	0	0	842
5058 ANNUAL MEETING EXPENSE	0	0	0	0	1,494	0	0	0	0	0	0	0	1,494
5059 POSTAGE	0	0	0	0	701	0	0	0	0	0	0	0	701
5063 MILEAGE	0	0	0	0	70	0	0	0	0	0	0	0	70
5063U UNIFORMS/CLOTHING	0	0	0	0	2,691	1,468	0	0	0	0	0	0	4,159
5075 PERMITS/LICENSE/FEES	0	0	0	0	658	23	0	0	0	0	0	0	680
5088 BAD DEBT EXPENSE	0	0	0	0	0	3,696	0	0	0	0	0	0	3,696
5090 INSURANCE	0	0	0	0	62,418	24,160	0	0	0	0	0	0	86,579
5098LC LATE FEES/FINANCE CHARGES	0	0	0	0	(51)	0	0	0	0	0	0	0	(51)
TOTAL ADMINISTRATIVE	0	0	0	0	519,043	146,402	0	0	0	0	0	0	665,445
<b>UTILITIES</b>													
5101 WATER	0	0	0	0	47,875	13,418	0	0	0	0	0	0	61,293
5105 SEWER	0	0	0	0	26,500	5,300	0	0	0	0	0	0	31,801
5120L ELECTRIC - LAUNDRY	0	0	0	0	795	1,010	0	0	0	0	0	0	1,805
5120M ELECTRIC-OFFICE/MAINTENANCE	0	0	0	0	1,764	387	0	0	0	0	0	0	2,151
5120P ELECTRIC - POOLS	0	0	0	0	6,796	1,332	0	0	0	0	0	0	8,128
5125L GAS - LAUNDRY	0	0	0	0	2,982	(402)	0	0	0	0	0	0	2,579
5125M GAS-OFFICE/MAINTENANCE	0	0	0	0	817	(169)	0	0	0	0	0	0	648
5125P GAS - POOL & SPA	0	0	0	0	15,430	1,209	0	0	0	0	0	0	16,639
5126 ELECTRIC-LANDSCAPE	0	0	0	0	838	133	0	0	0	0	0	0	971
5140T TRASH REMOVAL	0	0	0	0	30,600	0	0	0	0	0	0	0	30,600
5151 TELEPHONE	0	0	0	0	3,264	392	0	0	0	0	0	0	3,655
5162 FUEL	0	0	0	0	3,038	2,151	0	0	0	0	0	0	5,188
TOTAL UTILITIES	0	0	0	0	140,699	24,759	0	0	0	0	0	0	165,458
<b>LANDSCAPING</b>													
5208 EQUIPMENT	0	0	0	0	248	816	0	0	0	0	0	0	1,064
5224 TREE MAINTENANCE	0	0	0	0	(160)	0	0	0	0	0	0	0	(160)
5228 EROSION CONTROL	0	0	0	0	1,039	1,345	0	0	0	0	0	0	2,384
5231 PLANT REPLACEMENT	0	0	0	0	(868)	0	0	0	0	0	0	0	(868)
5233W FERTILIZER/ WEED CONTROL	0	0	0	0	4,027	1,547	0	0	0	0	0	0	5,574
5248 LANDSCAPE DUMP FEES	0	0	0	0	6,697	746	0	0	0	0	0	0	7,443
TOTAL LANDSCAPE	0	0	0	0	10,982	4,454	0	0	0	0	0	0	15,436



**510 GREEN VALLEY VILLAS WEST CONDOMINIUM  
ASSOCIATION  
STATEMENT OF OPERATIONS  
06/30/2024**

Page: 2

	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	November *****	December *****	YEAR-TO-DATE *****
<b>POOL / SPA</b>													
5310 POOL SUPPLIES/CHEMICALS	0	0	0	0	5,937	2,658	0	0	0	0	0	0	8,595
5315 POOL REPAIRS	0	0	0	0	487	0	0	0	0	0	0	0	487
TOTAL POOL / SPA	0	0	0	0	6,424	2,658	0	0	0	0	0	0	9,082
<b>COMMON AREA</b>													
5631 EQUIPMENT MAINTENANCE	0	0	0	0	4,950	688	0	0	0	0	0	0	5,638
5705 CARPENTRY	0	0	0	0	8,588	1,206	0	0	0	0	0	0	9,794
5719 PLUMBING REPAIRS	0	0	0	0	2,268	0	0	0	0	0	0	0	2,268
5721 PLUMBING SUPPLIES	0	0	0	0	1,108	0	0	0	0	0	0	0	1,108
5722A ELECTRICAL SUPPLIES	0	0	0	0	490	0	0	0	0	0	0	0	490
5727 HARDWARE SUPPLIES	0	0	0	0	2,111	413	0	0	0	0	0	0	2,524
5730 ROOF MAINTENANCE/REPAIRS	0	0	0	0	1,096	0	0	0	0	0	0	0	1,096
5767 CLEANING SUPPLIES	0	0	0	0	5,163	394	0	0	0	0	0	0	5,557
5768 HVAC REPAIRS/SERVICE	0	0	0	0	3,616	210	0	0	0	0	0	0	3,826
5768S HVAC SUPPLIES	0	0	0	0	3,139	434	0	0	0	0	0	0	3,573
5771 PEST CONTROL	0	0	0	0	30	0	0	0	0	0	0	0	30
5778 FIRE/LIFE/SAFETY	0	0	0	0	0	325	0	0	0	0	0	0	325
5779S SECURITY/CAMERAS	0	0	0	0	616	308	0	0	0	0	0	0	924
5789WH WATER HEATER SUPPLIES/REPAIRS	0	0	0	0	12,656	132	0	0	0	0	0	0	12,787
5792 CONCRETE REPAIR/REPLACEMENT	0	0	0	0	3,448	2,548	0	0	0	0	0	0	5,997
5813 PAINTING	0	0	0	0	5,625	0	0	0	0	0	0	0	5,625
5850 EXTERMINATING	0	0	0	0	2,025	2,150	0	0	0	0	0	0	4,175
TOTAL COMMON AREA	0	0	0	0	56,928	8,808	0	0	0	0	0	0	65,737
TOTAL OPERATING EXPENSES	0	0	0	0	734,076	187,081	0	0	0	0	0	0	921,157
OPERATING FUND SURPLUS/(DEFICIENCY)	0	0	0	0	56,284	(33,503)	0	0	0	0	0	0	22,781



**510 GREEN VALLEY VILLAS WEST CONDOMINIUM  
ASSOCIATION  
STATEMENT OF OPERATIONS  
06/30/2024**

Page: 3

	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
RESERVE MAINTENANCE FUND													
RESERVE MAINTENANCE INCOME													
7010 TRANSFER FROM OPERATING	0	0	0	0	280,000	56,000	0	0	0	0	0	0	336,000
7034 INTEREST RESERVE FUND	0	0	0	0	14,261	6,971	0	0	0	0	0	0	21,232
7069 GAIN (LOSS) ON INVESTMENTS	0	0	0	0	(368)	368	0	0	0	0	0	0	0
TOTAL RESERVE MAINT INCOME	0	0	0	0	293,892	63,340	0	0	0	0	0	0	357,232
RESERVE MAINTENANCE EXPENDITURES													
8010CAP CAPITAL RESERVE EXPENSE	0	0	0	0	11,900	0	0	0	0	0	0	0	11,900
8315 BANK FEES	0	0	0	0	0	60	0	0	0	0	0	0	60
8510CI COMMUNITY IMP - EXPENDITURE	0	0	0	0	16,333	0	0	0	0	0	0	0	16,333
8542 CONTINGENCY	0	0	0	0	(836)	0	0	0	0	0	0	0	(836)
8546 TREE TRIMMING	0	0	0	0	27,175	0	0	0	0	0	0	0	27,175
8555 ROOFING	0	0	0	0	46,500	0	0	0	0	0	0	0	46,500
8571 HVAC	0	0	0	0	116,960	34,500	0	0	0	0	0	0	151,460
TOTAL RESERVE MAINT EXPENDITUR	0	0	0	0	218,032	34,560	0	0	0	0	0	0	252,592
RESERVE MAINT SURPLUS/(DEFICIT	0	0	0	0	75,861	28,780	0	0	0	0	0	0	104,640
	=	=	=	=	=	=	=	=	=	=	=	=	=





**GREEN VALLEY VILLAS WEST**  
**DUE TO/FROM RESERVE**  
**June 30, 2024**

Date	Description	Amount	Balance
1/2/2024	WaFed Visa Expense (RS Exp paid from OP)	\$ (1,403.33)	\$ (1,403.33)
1/12/2024	Oscar Cooling & Heating Inv 8042 (OP Exp paid from RS)	\$ 120.00	\$ (1,283.33)
1/12/2024	Oscar Cooling & Heating Inv 8036 (RS Exp paid from OP)	\$ (6,800.00)	\$ (8,083.33)
1/31/2024	Plumbing/Sewer (RS Exp paid from OP)	\$ (2,173.00)	\$ (10,256.33)
2/1/2024	Ace Hardware (RS Exp paid from OP)	\$ (423.36)	\$ (10,679.69)
2/7/2024	Oscar Cooling & Heating Inv 8228 (RS Exp paid from OP)	\$ (6,900.00)	\$ (17,579.69)
2/20/2024	Transfer from Operating to Reserves	(125,000.00)	\$ (142,579.69)
3/4/2024	Transfer from WaFed OP to WaFed Reserves	(50.00)	\$ (142,629.69)
3/27/2024	Gary Sample (2023 Mule) (RS Exp paid from OP)	(11,900.00)	\$ (154,529.69)
4/23/2024	Chase Visa Expense (RS Exp paid from OP)	(1,425.02)	\$ (155,954.71)
4/30/2024	Expense (RS Exp paid from OP)	(2,447.26)	\$ (158,401.97)
4/30/2024	Transfer from Reserves to cover Operating Expenses	30,000.00	\$ (128,401.97)
5/31/2024	Transfer from Reserves to cover Operating Expenses	224,500.00	\$ 96,098.03
6/7/2024	Transfer from Reserves to cover Operating Expenses	75,000.00	\$ 171,098.03
6/11/2024	Transfer from Reserves to cover Operating Expenses	15,000.00	\$ 186,098.03
6/12/2024	Transfer from Reserves to cover Operating Expenses	50,000.00	\$ 236,098.03
6/25/2024	Transfer from Reserves to cover Operating Expenses	374.39	\$ 236,472.42
6/30/2024	Transfer from Operating to Reserves	(56,000.00)	\$ 180,472.42
6/30/2024	Reserve Funds Received from Chase Bank	12,187.67	\$ 192,660.09
6/30/2024	Reserve Funds Received from Washington Federal Bank	10.93	\$ 192,671.02
6/30/2024	Reserve Expense Oscar Cooling & Heating	(20,700.00)	\$ 171,971.02
6/30/2024	Reserve Expense Oscar Cooling & Heating (Accrued)	(13,800.00)	\$ 158,171.02
<b>TOTAL DUE TO RESERVES</b>			<b>\$ 158,171.02</b>

**GREEN VALLEY VILLAS WEST**  
PREPAID INSURANCE  
June 30, 2024

Date	Vendor	Policy #	Total Premium Paid	Effective From	Effective To	Policy Description	Total Policy Premium	Unpaid Premium
Jun-24	American Family	91003-53847-82	\$ 113,234.59	07-Jun-24	07-Jun-25	Commercial Businessowners Policy	\$ 113,234.59	-
Jun-24	American Family/Midvale Indemnity	CA00000113	\$ 3,850.12	07-Jun-24	07-Jun-25	Commercial Auto Policy	\$ 30,665.00	26,814.88
Jun-24	American Family/Continental Casualty	6187735243	\$ 7,839.00	07-Jun-24	07-Jun-25	D&O	\$ 8,994.00	1,155.00
Jun-24	American Family	91003-53933-72	\$ 154,253.56	07-Jun-24	07-Jun-25	Commercial Businessowners Policy	\$ 154,253.56	-
Jun-24	American Family	91003-54014-47	\$ 415.80	07-Jun-24	07-Jun-25	Commercial Umbrella/Excell Liability	\$ 4,989.49	4,573.69
Jun-24	American Family	WK00000296	\$ -	07-Jun-24	07-Jun-25	Worker Comp	\$ 890.00	890.00
<b>Total Insurance Premium Paid</b>			<b>\$ 279,593.07</b>				<b>\$ 313,026.64</b>	<b>\$ 33,433.57</b>
							Monthly Amortization =	26,085.55

**Monthly Allocations - 5090 Insurance**

		NOTES
Jun-24	\$ 26,085.55	
<b>Year to Date Allocations</b>		<b>\$ 26,085.55</b>
<b>Prepaid Insurance Balance (Acct# 1166 INS)</b>		<b>\$ 253,507.52</b>