

**BALANCE SHEET**  
**EDWARDS VILLAGE II ASSOCIATION, INC.**  
**DECEMBER 31, 2018**

**Assets**

Cash - Checking	\$	5,901
Cash - Money Market		177,339
Cash - Reserve Replacement		122,784
Accounts Receivable (Prepaid)		17,057
Prepaid insurance		

**Total Assets**

**\$ 323,081**

**Liabilities and Equity**

Working Capital	\$	23,476
Payable To Owners		47,625
Maintenance Reserve Capital		220,628
Net Surplus (Deficit) Bldg A		454
Net Surplus (Deficit) Bldg B		30,898

**Total Liabilities and Equity**

**\$ 323,081**

**EDWARDS VILLAGE II ASSOCIATION, INC.**  
**NET SURPLUS (DEFICIT) FOR THE YEAR ENDED DECEMBER 31, 2018**

	Year Ending December 31	Ytd Budget	Var Fav (Unfav)	2019 Proposed Budget
<b>Revenues</b>				
Operating Assessments A	\$ 7,553	\$ 7,553	\$ -	\$ 7,757
Operating Assessments B	138,455	138,455	-	132,457
Reserve Assessments A	2,195	2,195	-	1,997
Reserve Assessments B	18,105	18,105	-	24,103
Operating Interest				
Reserve Interest	444	250	194	250
<b>Total Revenues</b>	<b>166,752</b>	<b>166,558</b>	<b>194</b>	<b>166,558</b>
<b>General &amp; Administrative Expenses</b>				
<b>General Common Element</b>				
Accounting	800	800	-	800
Bank Charges & Supplies	10	160	150	160
Christmas Decorations		250	250	250
General Repairs & Maintenance	170	9,000	8,830	9,000
Insurance	10,707	11,000	293	8,000
Landscaping & Lawn Care	6,043	8,000	1,957	8,000
Legal Fees		1,000	1,000	1,000
Management Fees	20,400	20,400	-	20,400
Pest Control	336	302	(34)	302
On Site Maintenance	6,825	10,000	3,175	10,000
Postage & Copies	114	300	186	300
Snow Plowing & Removal	6,365	8,000	1,635	8,000
Supplies General		200	200	200
Trash Removal	12,794	13,000	206	13,000
Web - Site Construction & Hosting	446	300	(146)	300
	<b>65,010</b>	<b>82,712</b>	<b>17,702</b>	<b>79,712</b>
<b>Building A</b>				
General Repairs & Maintenance	1,154	793	361	1,200
Painting				
Window Washing	600	600	-	600
Pest Control	1,038	680	358	680
	<b>2,792</b>	<b>2,073</b>	<b>719</b>	<b>2,480</b>
<b>Building B</b>				
Electric	6,168	6,000	(168)	6,200
Elevator Maintenance	4,361	6,000	1,639	6,000
Fire Alarm Monitoring	2,120	4,500	2,380	4,500
Janitorial	7,656	9,809	2,153	9,809
Painting & Sealing		500	500	500
General Repairs & Maintenance	14,060	20,366	6,306	17,000
Telephone Monitoring	1,924	1,700	(224)	1,700
Pest Control	1,425	1,300	(125)	1,300
Supplies		1,000	1,000	1,000
Utilities - Gas	2,120	1,500	(620)	1,500
Utilities - Water	6,180	7,500	1,320	7,500
Window Washing	840	1,050	210	1,050
	<b>46,854</b>	<b>61,225</b>	<b>14,371</b>	<b>58,059</b>
<b>Total Expenses</b>	<b>114,656</b>	<b>146,010</b>	<b>32,792</b>	<b>140,251</b>
<b>Transfer To Reserve</b>	<b>20,744</b>	<b>20,550</b>	<b>(194)</b>	<b>26,344</b>
<b>Net Surplus (Deficit) B</b>	<b>30,898</b>	<b>0</b>	<b>30,898</b>	<b>(0)</b>
<b>Net Surplus (Deficit) A</b>	<b>454</b>	<b>(0)</b>	<b>454</b>	<b>(0)</b>
<b>Beginning Surplus (Deficit) B</b>				
<b>Beginning Surplus (Deficit) A</b>				
<b>Ending Surplus (Deficit)</b>	<b>\$ 31,352</b>	<b>\$ (0)</b>	<b>\$ 31,352</b>	<b>\$ (0)</b>

**EDWARDS VILLAGE II ASSOCIATION, INC.**  
**MAINTENANCE RESERVE CAPITAL**  
**DECEMBER 31, 2018**

	Building A 6.62560	Building B 93.37450	Total
<b>Beginning Maintenance Reserve Capital</b>	20,807	201,557	\$ 222,364
Current Year Funding	2,195	18,105	20,300
Current Year Interest Income	49	395	444
<b>Expenses:</b>			
Creative Floors Remodel		8,658	8,658
Gutters		1,190	1,190
Asphalt	837	11,795	12,632
	<hr/> 837	<hr/> 21,643	<hr/> 22,480
<b>Ending Balance Maintenance Reserve</b>	<u>\$ 22,214</u>	<u>\$ 198,414</u>	<u>\$ 220,628</u>