

BALANCE SHEET
EDWARDS VILLAGE II ASSOCIATION, INC.
DECEMBER 31, 2017

Assets

Cash - Checking	\$	13,858
Cash - Money Market		145,106
Cash - Reserve Replacement		122,340
Accounts Receivable (Prepaid)		1,826
Prepaid Insurance		10,336
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Total Assets

\$ 293,466

Liabilities and Equity

Working Capital	\$	23,476
Maintenance Reserve Capital		222,365
Net Surplus (Deficit) Bldg A		2,683
Net Surplus (Deficit) Bldg B		44,942

Total Liabilities and Equity

\$ 293,466

EDWARDS VILLAGE II ASSOCIATION, INC.
NET SURPLUS (DEFICIT) FOR THE YEAR ENDED DECEMBER 31, 2017

	Year Ending December 31	Ytd Budget	Var Fav (Unfav)	2018 Proposed Budget
Revenues				
Operating Assessments A	\$ 7,553	\$ 7,553	\$ -	\$ 7,553
Operating Assessments B	138,455	138,455	-	138,455
Reserve Assessments A	2,195	2,195	-	2,195
Reserve Assessments B	18,105	18,105	-	18,105
Operating Interest		-	-	
Reserve Interest	244	250	(6)	250
Total Revenues	<u>166,552</u>	<u>166,558</u>	<u>(6)</u>	<u>166,558</u>
General & Administrative Expenses				
General Common Element				
Accounting	800	800	-	800
Bank Charges & Supplies	96	160	64	160
Christmas Decorations		250	250	250
General Repairs & Maintenance	940	9,000	8,060	9,000
Insurance	11,100	11,000	(100)	11,000
Landscaping & Lawn Care	8,064	8,000	(64)	8,000
Legal Fees	78	1,000	922	1,000
Management Fees	20,400	20,400	-	20,400
Pest Control	336	302	(34)	302
On Site Maintenance	6,000	10,000	4,000	10,000
Postage & Copies	166	300	134	300
Snow Plowing & Removal	6,110	8,000	1,890	8,000
Supplies General		200	200	200
Trash Removal	12,502	13,000	498	13,000
Web - Site Construction & Hosting	340	300	(40)	300
	<u>66,932</u>	<u>82,712</u>	<u>15,780</u>	<u>82,712</u>
Building A				
General Repairs & Maintenance		793	(793)	793
Painting		-	-	
Window Washing	600	600	-	600
Pest Control	918	680	238	680
	<u>1,518</u>	<u>2,073</u>	<u>(555)</u>	<u>2,073</u>
Building B				
Electric	6,054	6,000	(54)	6,000
Elevator Maintenance	5,872	6,000	128	6,000
Fire Alarm Monitoring	2,182	4,500	2,318	4,500
Janitorial	8,100	9,809	1,709	9,809
Painting & Sealing		500	500	500
General Repairs & Maintenance	23,651	20,366	(3,285)	20,366
Telephone Monitoring	1,817	1,700	(117)	1,700
Pest Control	1,488	1,300	(188)	1,300
Supplies		1,000	1,000	1,000
Utilities - Gas	1,006	1,500	494	1,500
Utilities - Water	5,950	7,500	1,550	7,500
Window Washing	840	1,050	210	1,050
	<u>56,960</u>	<u>61,225</u>	<u>4,265</u>	<u>61,225</u>
Total Expenses	<u>125,410</u>	<u>146,010</u>	<u>19,490</u>	<u>146,010</u>
Transfer To Reserve	20,544	20,550	6	20,550
Net Surplus (Deficit) B	18,998	0	18,997	0
Net Surplus (Deficit) A	1,600	(0)	1,601	(0)
Beginning Surplus (Deficit) B	25,944	-	-	-
Beginning Surplus (Deficit) A	1,083	-	-	-
Ending Surplus (Deficit)	<u>\$ 47,625</u>	<u>\$ (0)</u>	<u>\$ 20,598</u>	<u>\$ (0)</u>

EDWARDS VILLAGE II ASSOCIATION, INC.
MAINTENANCE RESERVE CAPITAL
DECEMBER 31, 2017

	Building A 6.62560	Building B 93.37450	Total
Beginning Maintenance Reserve Capital	18,691	200,868	\$ 219,559
Current Year Funding	2,195	18,105	20,300
Current Year Interest Income	27	217	244
Expenses:			
B Remodel		16,147	16,147
Asphalt	105	1,486	1,591
	105	17,633	17,738
Ending Balance Maintenance Reserve	<u>\$ 20,807</u>	<u>\$ 201,557</u>	<u>\$ 222,365</u>