

**BALANCE SHEET**  
**EDWARDS VILLAGE II ASSOCIATION, INC.**  
**DECEMBER 31, 2020**

**Assets**

Cash - Checking	\$ 62,503
Cash - Money Market	108,440
Cash - Reserve Replacement	124,259
Accounts Receivable (Prepaid)	6,439
Prepaid Insurance	7,157

**Total Assets**

**\$ 308,798**

**Liabilities and Equity**

Payables To Owners	10,019
Working Capital	27,273
Maintenance Reserve Capital	252,940
Net Surplus (Deficit) Bldg A	1,602
Net Surplus (Deficit) Bldg B	16,964

**Total Liabilities and Equity**

**\$ 308,798**

**EDWARDS VILLAGE II ASSOCIATION, INC.**  
**NET SURPLUS (DEFICIT) FOR THE YEAR ENDED DECEMBER 31, 2020**

	Year Ending December 31	Ytd Budget	Var Fav (Unfav)	2021 Proposed Budget
<b>Revenues</b>				
Operating Assessments A	\$ 7,552	\$ 7,552	\$ -	\$ 7,552
Operating Assessments B	132,774	132,774	-	132,774
Reserve Assessments A	2,170	2,170	-	2,170
Reserve Assessments B	23,812	23,812	-	23,812
Operating Interest		-	-	
Reserve Interest	603	251	352	300
<b>Total Revenues</b>	<b>166,911</b>	<b>166,559</b>	<b>352</b>	<b>166,608</b>
<b>General &amp; Administrative Expenses</b>				
<b>General Common Element</b>				
Accounting	800	800	-	800
Bank Charges & Supplies	200	160	(40)	160
Christmas Decorations		250	250	250
General Repairs & Maintenance	533	9,000	8,467	10,000
Insurance	10,853	10,500	(353)	10,500
Landscaping & Lawn Care	9,854	9,000	(854)	9,000
Legal Fees	495	500	5	500
Management Fees	20,400	20,400	-	20,400
Pest Control	425	302	(123)	302
On Site Maintenance	6,000	6,000	-	6,000
Postage & Copies	712	300	(412)	300
Snow Plowing & Removal	6,015	10,000	3,985	10,000
Supplies General		200	200	200
Trash Removal	10,875	14,000	3,125	14,000
Web - Site Construction & Hosting		300	300	300
	67,162	81,712	14,550	82,712
<b>Building A</b>				
General Repairs & Maintenance	1,054	862	(192)	1,200
Painting		-	-	
Window Washing	450	600	150	600
Pest Control		680	680	276
	1,504	2,142	638	2,076
<b>Building B</b>				
Electric	6,815	6,200	(615)	6,595
Elevator Maintenance	4,955	5,000	45	5,000
Fire Alarm Monitoring	1,385	1,600	215	1,600
Janitorial	8,100	8,100	-	8,100
Painting & Sealing	1,976	2,500	524	2,500
General Repairs & Maintenance	13,665	16,658	2,993	13,329
Telephone Monitoring	2,323	1,900	(423)	2,400
Pest Control	1,325	1,500	175	1,500
Supplies		1,000	1,000	1,000
Utilities - Gas	3,044	3,500	456	3,500
Utilities - Water	8,912	7,500	(1,412)	9,000
Window Washing	630	1,050	420	1,050
	53,130	56,508	3,378	55,574
<b>Total Expenses</b>	<b>121,796</b>	<b>140,362</b>	<b>18,566</b>	<b>140,362</b>
<b>Transfer To Reserve</b>	<b>26,585</b>	<b>26,233</b>	<b>(352)</b>	<b>26,282</b>
<b>Net Surplus (Deficit) B</b>	<b>16,964</b>	<b>(0)</b>	<b>(16,964)</b>	<b>0</b>
<b>Net Surplus (Deficit) A</b>	<b>1,602</b>	<b>0</b>	<b>(1,602)</b>	<b>(0)</b>
<b>Beginning Surplus (Deficit) B</b>				
<b>Beginning Surplus (Deficit) A</b>				
<b>Ending Surplus (Deficit)</b>	<b>\$ 18,566</b>	<b>\$ (0)</b>	<b>\$ (18,566)</b>	<b>\$ 0</b>

**EDWARDS VILLAGE II ASSOCIATION, INC.**  
**MAINTENANCE RESERVE CAPITAL**  
**DECEMBER 31, 2020**

	<b>Building A</b> 6.62560	<b>Building B</b> 93.37450	<b>Total</b>
<b>Beginning Maintenance Reserve Capital</b>	23,579	208,637	\$ 232,216
Current Year Funding	2,170	23,812	25,982
Current Year Interest Income	66	537	603
<b>Expenses:</b>			
Brick Repairs		730	730
Asphalt	340	4,791	5,131
	<hr/> 340	<hr/> 5,521	<hr/> 5,861
<b>Ending Balance Maintenance Reserve</b>	<u>\$ 25,475</u>	<u>\$ 227,465</u>	<u>\$ 252,940</u>