

**EDWARDS VILLAGE CENTER
BALANCE SHEET
DECEMBER 31, 2025**

Assets

Current Assets

Cash - Checking	\$ 71,789
Cash - Operating Acct.	1,175
Cash - Working Capital	11,824
Cash - Replacement Reserve	290,073
Accounts Receivable	147,363
Prepaid Elevator	21,203
Prepaid Insurance	31,963
Total Current Assets	<u>575,390</u>

Long Term Assets

Machinery & Equipment	16,496
Accumulated Depreciation	<u>(16,496)</u>

Total Assets

\$ 575,390

Liabilities and Equity

Current Liabilities

Pre Paid Dues	\$ 17,595
---------------	-----------

Equity

Working Capital Reserve	135,960
Replacement Reserve	403,305
Beginning Surplus	
Net Surplus (Deficit)	<u>18,530</u>

Total Equity

557,795

Total Liabilities & Equity

575,390

EDWARDS VILLAGE CENTER:		2025 Budget versus 12-31-25				
General Common Budget:		2025	2025	2025		2026
		Budget	12-31-25	Over		Budget
				(Under)		
Accounts:						
Accounting (Tax Prep,Limited Rev)	\$	1,500	1,500	0		\$ 1,500
Web Site Maintenance		650	240	(410)		500
Association Filing Fees		10		(10)		10
Bank Charges & Supplies		250	100	(150)		250
General Repairs & Maintenance		28,881	20,281	(8,600)		24,438
Insurance - Property		53,000	52,378	(622)		54,793
Landscaping		20,000	50,767	30,767		20,000
Legal		1,000	739	(261)		1,000
Management Fees		66,000	66,000	0		66,000
Storage Shed		3,646	1,875	(1,771)		3,646
On-Site Maintenance		60,000	60,000	0		60,000
Other Income (Offsets)		-2,600	(2,543)	57		-2,000
Pest Control		3,500	3,729	229		3,700
Postage & Copies		1,000	374	(626)		800
Snow Removal		27,000	15,834	(11,166)		20,000
Reserve Replacement		75,647	75,647	0		75,647
Telephone -Maintenance		1,500	1,075	(425)		1,500
Trash Removal		41,000	47,224	6,224		48,000
Utilities - Irrigation		4,500	6,385	1,885		6,500
Common Fountain Water & Plants				0		
Util - Elec / Outside Lights		800	779	(21)		800
Water - Common Restroom E		1,600	1,757	157		1,800
TOTALS / GENERAL COMMON		\$ 388,884	\$ 404,141	\$ 15,257		\$ 388,884

Edwards Village Center:		2025 Budget versus 12-31-25			
Limited Common Budget:		2025 Budget	2025 12-31-25	2025 Over (Under)	2026 Budget
Building A - Limited Budget					
Elevator Maintenance & Inspect		\$ 4,000	\$ 1,659	\$ (2,341)	\$ 4,000
Elevator A - Telephone		770	1,125	355	770
Fire Alarm Monitoring & Inspect		2,000	1,470	(530)	2,000
HVAC Maintenance Contract		4,667	5,038	371	5,000
HVAC Repairs		3,300	1,437	(1,863)	3,300
Janitorial		5,554	6,017	463	6,017
Janitorial Supplies		2,236	2,113	(123)	2,236
Maintenance & Repairs		5,000	3,989	(1,011)	4,441
Electric - Building A		13,000	11,594	(1,406)	13,000
Gas - Building A		12,507	8,797	(3,710)	12,000
Water - Building A		2,800	2,783	(17)	3,000
Window Cleaning - A		1,400	1,470	70	1,470
Reserve Replacement - A		35,989	35,989	0	35,989
Total Limited - Building A		\$ 93,223	\$ 83,481	\$ (9,742)	\$ 93,223
Building B - Limited Budget					
HVAC Maintenance Contract		\$ 2,337	\$ 2,523	\$ 186	\$ 2,337
Alarm Monitoring					
HVAC Repairs		922		(922)	922
Janitorial		1,980	2,145	165	1,980
Janitorial Supplies		2,236	2,113	(123)	2,236
Maintenance & Repairs		500	1,374	874	500
Electric - Building B		3,500	4,432	932	3,500
Gas - Building B		7,000	6,493	(507)	7,000
Water - Building B		4,000	4,671	671	4,000
Window Cleaning - B		1,100	1,470	370	1,100
Reserve Replacement		10,202	10,202	0	10,202
Total Limited - Building B		\$ 33,777	\$ 35,423	\$ 1,646	\$ 33,777

Edwards Village Center:		2025 Budget versus 12-31-25			
Limited Common Budget:		2025	2025	2025	2026
		Budget	12-31-25	Over	Budget
Building C - Limited Budget				(Under)	
Elevator Maintenance&Inspect	\$	4,000	\$ 1,909	\$ (2,091)	\$ 4,000
Elevator Telephone		800	1,125	325	800
Fire Alarm Monitoring & inspect		3,500	2,010	(1,490)	3,500
HVAC Maintenance Contract		4,667	5,038	371	5,038
HVAC Repairs		2,500	333	(2,167)	2,000
Janitorial		4,995	5,411	416	4,995
Janitorial Supplies		2,236	2,113	(123)	2,236
Maintenance & Repairs		4,000	4,792	792	6,486
Electric - Building C		14,235	11,289	(2,946)	13,000
Gas - Building C		15,122	11,823	(3,299)	14,000
Water - Building C		6,000	5,704	(296)	6,000
Window Cleaning - C		1,680	1,755	75	1,680
Reserve Replacement		29,867	29,867	0	29,867
Total Limited - Building C	\$	93,603	\$ 83,169	(10,434)	\$ 93,602
Building D - Limited Budget		2025	2025	2025	2026
		Budget	12-31-25	Over	Budget
				(Under)	
Elevator Maintenance&Inspect	\$	4,500	\$ 1,659	\$ (2,841)	\$ 4,500
Elevator Telephone		800	1,125	325	1125
Fire Alarm Monitoring & Inspect		4,000	3,726	(274)	4,000
HVAC Maintenance Contract		4,667	5,038	371	5,000
HVAC Repairs		1,500	655	(845)	1,500
Janitorial		4,995	5,412	417	5,500
Janitorial Supplies		2,236	2,113	(123)	2,236
Maintenance & Repairs		3,000	4,494	1,494	5,000
Electric - Building D		16,000	14,014	(1,986)	15,000
Gas - Building D		18,697	12,955	(5,742)	16,415
Water - Building D		15,000	12,888	(2,112)	15,000
Window Cleaning		1,680	1,755	75	1,800
Reserve Replacement		30,083	30,083	0	30,083
Total Limited - Building D	\$	107,159	\$ 95,917	\$ (11,242)	\$ 107,159

Edwards Village Center:		2025 Budget versus 12-31-25			
				2025	
		2025	2025	Over	2026
Building E - Limited Budget		Budget	12-31-25	(Under)	Budget
Elevator Maintenance & Inspect		\$ 4,200	\$ 4,540	\$ 340	\$ 4,500
Elevator Telephone - E		800	1,125	325	1125
Janitorial		720	780	60	780
Janitorial Supplies		2,236	2,113	(123)	2,236
HVAC Maintenance Contract		2,337	2,523	186	2,523
HVAC Repairs		800		(800)	800
Maintenance & Repairs		3,000	2,888	(112)	3,000
Electric - Building E		6,000	5,429	(571)	6,000
Gas - Building E		9,574	5,748	(3,826)	8,653
Water - Building E	Split w/ Common	2,000	1,761	(239)	2,000
Window Cleaning		960	1,010	50	1,010
Reserve Replacement		16,051	16,051	0	16,051
Total Limited - Building E		\$ 48,678	\$ 43,968	\$ (4,710)	\$ 48,678
Building F - Limited Budget					
Maintenance & Repairs		\$ 600	\$ 175	\$ (425)	\$ 600
Electric - Building F		5,700	5,602	(98)	5,700
Water - Building F		2,100	2,098	(2)	2,100
Windows		440	485	45	440
Reserve Replacement		5,235	5,235	0	5,235
Total Limited - Building F		\$ 14,075	\$ 13,595	\$ (480)	\$ 14,075

Edwards Village Center:		2025 Budget versus 12-31-25			
Limited Common Budget:				2025	
		2025	2025	(Under)	2026
Building G - Limited Budget		Budget	12-31-25	Over	Budget
Janitorial		\$ 7,392	\$ 8,008	\$ 616	\$ 7,926
Janitorial Supplies		2,236	2,113	(123)	2,236
HVAC Maintenance Contract		7,003	7,560	557	7,560
HVAC Repairs		500	701	201	500
Elevator - Maintenance & Inspect		3,900	1,660	(2,240)	2,000
Elevator - Telephone				0	
Maintenance & Repairs		3,346	4,780	1,434	4,000
Electric - Building G				0	
Gas - Building G				0	
Water - Building G				0	
Window Cleaning		1,740	1,795	55	1,795
Reserve Replacement		30,755	30,755	0	30,755
Fire Alarm Monitoring & Inspection		1,600	1,620	20	1,700
Total Limited - Building G		\$ 58,472	\$ 58,992	\$ 520	\$ 58,472
Building H - Limited Budget					
Maintenance & Repairs		1,158	1,333	175	1,158
HVAC Maintenance		953	1,434		953
Reserve Replacement		6,919	6,919	0	6,919
Total Limited - Building H		\$ 9,030	\$ 9,686	656	\$ 9,030
Operating Totals		606,154	587,624	(18,530)	606,153
Overall Totals w/Reserve		\$ 846,902	\$ 828,372	\$ (18,530)	\$ 846,901

**CAPITAL RESERVE
EDWARDS VILLAGE CENTER
DECEMBER 31, 2025**

Beginning Balance	\$ 267,950
2025 Funding	240,870
2025 Interest Income	6,631
Void 2024 Check	3,000
Insurance Proceeds	7,125
Roll Over GCE Surplus From 2024	18,692
2025 Reserve Expenses	
AMS	14,790
Master Sealers	9,810
Other Roof	11,615
Elevator	16,282
Bricks	840
Roof Consultants	1,948
PRV Valve	4,065
Asphalt	55,653
Painting	8,865
M&M Maintenance Demo	7,125
Sump Pump	1,140
Plumbing	8,830
	<hr/>
	140,963
Ending Reserve Balance 12-31-25	<u><u>\$ 403,305</u></u>