

**Evergreen Village Cooperative, Inc**  
**Treasurer's Report**  
**For the month ending May 31, 2026**

**1. Occupancy**

|                   |                                      |
|-------------------|--------------------------------------|
| <u>157</u>        | Member Homes                         |
| <u>          </u> | Rehab Homes                          |
| <u>1</u>          | Non-Member Homes                     |
| <u>          </u> | Vacant Homes                         |
| <u>          </u> | Notice given to vacate               |
| <u>          </u> | Pending Applications/Leases/Closings |

**2. Income - Rental & Interest**

|        |    |                   |        |    |                   |    |          |             |
|--------|----|-------------------|--------|----|-------------------|----|----------|-------------|
| Actual | \$ | <u>124,308.68</u> | Budget | \$ | <u>122,112.50</u> | \$ | 2,196.18 | Income Over |
|--------|----|-------------------|--------|----|-------------------|----|----------|-------------|

**3. Expenses - Operating & Loan Interest**

|        |    |                  |        |    |                  |    |          |                |
|--------|----|------------------|--------|----|------------------|----|----------|----------------|
| Actual | \$ | <u>84,594.36</u> | Budget | \$ | <u>82,441.20</u> | \$ | 2,153.16 | Expenses Under |
|--------|----|------------------|--------|----|------------------|----|----------|----------------|

|           |    |                  |        |    |                  |    |       |             |
|-----------|----|------------------|--------|----|------------------|----|-------|-------------|
| Surplus / |    |                  |        |    |                  |    |       |             |
| (Deficit) | \$ | <u>39,714.32</u> | Budget | \$ | <u>39,671.30</u> | \$ | 43.02 | Profit Over |

**4. Budget Variances of Note**

*List any significant, unanticipated or unbudgeted expense, as well as an explanation:*

Our profit is over budget by 43.02. This was due to Income being over budget by \$2,196.18 and Expenses being under budget by \$2,153.16. It should be noted that Repairs and Maintenance expenses for the month were over budget by \$518.20. This amount was due to Allstate having to come out and pump out sludge out of the EQ Tanks.

**5. Monthly Cash Flow:**

|                                                       |    |                   |
|-------------------------------------------------------|----|-------------------|
| Operating account balance previous month:             | \$ | <u>337,746.77</u> |
| Operating account balance this month:                 | \$ | <u>350,389.10</u> |
| Difference - More Cash on Hand / (Less Cash on Hand): | \$ | <u>12,642.33</u>  |

**6. Debt Service Coverage Ratio:**

|         |                                         |        |                                         |
|---------|-----------------------------------------|--------|-----------------------------------------|
| Monthly | <u>                                </u> | Budget | <u>                                </u> |
|---------|-----------------------------------------|--------|-----------------------------------------|

**7. Total Accounts Receivable**

|                                                 |    |                  |
|-------------------------------------------------|----|------------------|
| Total delinquency on previous month A/R Report: | \$ | <u>13,740.45</u> |
|-------------------------------------------------|----|------------------|

|                                                |    |                  |
|------------------------------------------------|----|------------------|
| Total delinquency on current month A/R Report: | \$ | <u>16,350.55</u> |
|------------------------------------------------|----|------------------|

|                                                   |    |                 |
|---------------------------------------------------|----|-----------------|
| Difference in A/R Balance - Increase / (Decrease) | \$ | <u>2,610.10</u> |
|---------------------------------------------------|----|-----------------|

Explanation of actions being taken to reduce A/R (DO NOT use names unless in Executive Session)

1) There are 10 residents behind in rent: three are estates of a former residents and seven are current residents as of May 31, 2026. PMI is aware of the issues and is following remedial procedures.

## 8. Capital Improvements

\$ - *Spent from Reserves (List Activities)*

\$ - *Spent from Operating (List Activities)*

## 9. Restricted Account Balances

Working Capital Reserve: \$ 52,200.68

|                      |                      |
|----------------------|----------------------|
| Replacement Reserve: | <u>\$ 471,959.45</u> |
|----------------------|----------------------|

|                       |                     |
|-----------------------|---------------------|
| Debt Service Reserve: | <u>\$ 79,119.10</u> |
|-----------------------|---------------------|