

**Evergreen Village Cooperative, Inc**  
**Treasurer's Report**  
**For the month ending December 31, 2025**

**1. Occupancy**

<u>155</u>	Member Homes
<u>1</u>	Rehab Homes
<u>1</u>	Non-Member Homes
<u>1</u>	Vacant Homes
<u>0</u>	Notice given to vacate
<u>3</u>	Pending Applications/Leases/Closings

**2. Income - Rental & Interest**

Actual	<u>\$ 121,290.35</u>	Budget	<u>\$ 122,112.50</u>
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**3. Expenses - Operating & Loan Interest**

Actual	<u>\$ 93,382.12</u>	Budget	<u>\$ 94,867.03</u>
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Surplus / (Deficit)	<u>\$ 27,908.23</u>	Budget	<u>\$ 27,245.47</u>
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**4. Budget Variances of Note**

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

Expenses are understated by the following monthly invoices not being recorded: Chrin Trash Removal invoice for \$2,259.96. We also paid our annual insurance premium this month of \$16,161.00

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**5. Monthly Cash Flow:**

Operating account balance previous month:	<u>\$ 299,081.68</u>
Operating account balance this month:	<u>\$ 331,056.73</u>
Difference - More Cash on Hand / (Less Cash on Hand):	<u>\$ 31,975.05</u>

**6. Debt Service Coverage Ratio:**

Monthly _____	Budget _____
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**7. Total Accounts Receivable**

Total delinquency on previous month A/R Report:	<u>\$ 12,980.74</u>
Total delinquency on current month A/R Report:	<u>\$ 13,985.50</u>
Difference in A/R Balance - Increase / (Decrease)	<u>\$ 1,004.76</u>

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

1) There are six residents behind in rent: three are estates of a former residents; one is a tax sale; and three are current residents. PMI is aware of these issues and is following remedial procedures.

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**8. Capital Improvements**

\_\_\_\_\_ *Spent from Reserves (List Activities)*

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\_\_\_\_\_ *Spent from Operating (List Activities)*

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**9. Restricted Account Balances**

Working Capital Reserve:	<u>\$ 52,200.68</u>
Replacement Reserve:	<u>\$ 513,764.00</u>
Debt Service Reserve:	<u>\$ 78,237.06</u>