

Evergreen Village Cooperative, Inc
Treasurer's Report
For the month ending February 28, 2026

1. Occupancy

<u>149</u>	Member Homes
<u>1</u>	Rehab Homes
<u>1</u>	Non-Member Homes
<u>1</u>	Vacant Homes
<u>4</u>	Notice given to vacate
<u>2</u>	Pending Applications/Leases/Closings

2. Income - Rental & Interest

Actual	\$	<u>123,819.96</u>	Budget	\$	<u>122,112.50</u>
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3. Expenses - Operating & Loan Interest

Actual	\$	<u>89,622.85</u>	Budget	\$	<u>81,870.90</u>
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Surplus /					
(Deficit)	\$	<u>34,197.11</u>	Budget	\$	<u>40,241.60</u>
					\$6,044.49

4. Budget Variances of Note

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

We are over budget for the month by \$6,044.49. Part of this was the removal of the diseased tree on Independence Way. The remainder is due to annualized budgets items that are portrayed incorrectly.

5. Monthly Cash Flow:

Operating account balance previous month:	\$	<u>315,134.11</u>
Operating account balance this month:	\$	<u>308,270.62</u>
Difference - More Cash on Hand / (Less Cash on Hand):	\$	<u>(6,863.49)</u>

6. Debt Service Coverage Ratio:

Monthly	<u> </u>	Budget	<u> </u>
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7. Total Accounts Receivable

Total delinquency on previous month A/R Report:	\$	<u>18,736.70</u>
Total delinquency on current month A/R Report:	\$	<u>25,513.08</u>
Difference in A/R Balance - Increase / (Decrease)	\$	<u>6,776.38</u>

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

1) There are nine residents behind in rent: three are estates of a former residents; one is a tax sale; and four are current residents. PMI is aware of these issues and is following remedial procedures. The increase is due to those residents that have a judgement against them and new residents that are falling behind. PMI is aware the issues.

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: \$ 523,358.88

Debt Service Reserve: \$ 78,580.52