

Evergreen Village Cooperative, Inc
Treasurer's Report
For the month ending June 30, 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>124,246.10</u>	Budget	\$	<u>122,112.50</u>	\$	2,133.60	Income Over
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3. Expenses - Operating & Loan Interest

Actual	\$	<u>79,468.90</u>	Budget	\$	<u>82,366.31</u>	\$	(2,897.41)	Expenses Under
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Surplus /								
(Deficit)	\$	<u>44,777.20</u>	Budget	\$	<u>39,746.19</u>	\$	5,031.01	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 \$5,031.01. This was due to Income being over budget by \$2,133.60 and Expenses being under budget by \$2,897.41. We continue to earn interest on our Replacement Reserve account, although it will be significantly lower as we draw down funds. Also, we did not incur any Bad Debt, Legal and Tree removal expenses.

5. Monthly Cash Flow:

Operating account balance previous month:	\$	<u>350,389.10</u>
Operating account balance this month:	\$	<u>363,737.38</u>
Difference - More Cash on Hand / (Less Cash on Hand):	\$	<u>13,348.28</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>16,350.55</u>
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Total delinquency on current month A/R Report:	\$	<u>22,686.77</u>
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Difference in A/R Balance - Increase / (Decrease)	\$	<u>6,336.22</u>
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Explanation of actions being taken to reduce A/R (DO NOT use names unless in Executive Session)

1) There are 12 residents behind in rent: three are estates of a former residents and nine are current or in-transit former residents. In-transit means that the former resident has moved and paperwork has not been completed. PMI is aware of the issues and is following remedial procedures.

8. Capital Improvements

<u>\$ 102,227.94</u>	<i>Spent from Reserves (List Activities)</i>
	<u>\$4,067.64 to W.G. Malden - Partlow Chart Recorder</u>
	<u>\$55,623.30 to DESCCO - WWTP project 3rd contract payment</u>
	<u>\$42,537.00 to Hallet Paving - Paving 1/2 Revolutionary Way</u>
<u>\$ -</u>	<i>Spent from Operating (List Activities)</i>
	<u> </u>
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9. Restricted Account Balances

Working Capital Reserve:	<u>\$ 52,200.68</u>
Replacement Reserve:	<u>\$ 374,425.08</u>
Debt Service Reserve:	<u>\$ 79,295.52</u>