

Evergreen Village Cooperative, LLC
Trending Report
For the Period October 1, 2025 to September 30, 2026

Budget Amount

Annual	Monthly		1st Six Months Subtotals	Apr	May	Jun	Actual YTD 25-26	Budget YTD 25-26	Difference
1,470,600.00	122,550.00	Income:	735,350.00	122,600.00	0.00	0.00	857,950.00	857,850.00	100.00
		Late Fee & Appliation Fee Income	2,355.00	0.00	0.00	0.00	2,355.00	0.00	2,355.00
		Interest Income & Interest on Deposits	9,194.94	1,334.26	0.00	0.00	10,529.20	0.00	10,529.20
-5,250.00	-437.50	Less: Lot Vacancy	(3,050.00)	0.00	0.00	0.00	-3,050.00	-3,062.50	12.50
		Miscellaneous Income	25.00	0.00	0.00	0.00	25.00	0.00	25.00
1,465,350.00	122,112.50	Total Income	743,874.94	123,934.26	0.00	0.00	867,809.20	854,787.50	13,021.70
		Administrative Expenses- Accounting/Audit, Bad Debt, Legal, Travel & Vehicle, Licenses/Permits, PMI, Software, On-Site Mgmt Wages, Misc/Social, Office Exp/Mtgs, Postage, Phone, Internet, Cleaning	46,785.45	6,872.84	0.00	0.00	53,658.29	69,657.58	-15,999.29
28,000.00	2,333.33	Utility Expenses- Electric bills for Common Area	12,690.73	1,964.14	0.00	0.00	14,654.87	16,333.33	-1,678.46
78,000.00	6,500.00	Water & Sewer - Operator and Testing, Chlorine and DMR reports	35,670.31	5,500.00	0.00	0.00	41,170.31	45,500.00	-4,329.69
27,945.00	2,328.75	Trash Removal	13,633.89	2,531.84	0.00	0.00	16,165.73	16,301.25	-135.52
9,600.00	800.00	Septic Pumping	1,150.00	1,875.00	0.00	0.00	3,025.00	5,600.00	-2,575.00
10,000.00	833.33	Maintenance--- repairs for water, sewer and park maintenance	14,330.92	7,185.06	0.00	0.00	21,515.98	5,833.33	15,682.65
22,500.00	1,875.00	Landscape, Groundskeeping & Trees Maintenance	4,760.00	0.00	0.00	0.00	4,760.00	13,125.00	-8,365.00
25,000.00	2,083.33	Snow Removal	25,000.00	0.00	0.00	0.00	25,000.00	14,583.33	10,416.67
15,900.00	1,325.00	Pool Contract and Supplies	1,438.80	0.00	0.00	0.00	1,438.80	9,275.00	-7,836.20
145,585.00	12,132.08	Insurance, Tax and Reserve Contribution from loan statement- ESCROWS, Misc Taxes, Other Misc Exp, Federal Inc. Tax Refund	23,591.48	456.00	0.00	0.00	24,047.48	84,924.58	-60,877.10
863,676.00	71,973.00	Mortgage Principal (Total \$16,977.87) and Interest Pmts	431,837.58	71,972.93	0.00	0.00	503,810.51	503,811.00	-0.49
1,345,619.00	112,134.92	Total Expenses & Obligations	\$610,889.16	\$ 98,357.81	\$ -	\$ -	709,246.97	784,944.42	-75,697.44
119,731.00	9,977.58	Surplus or (Deficit)	\$132,985.78	\$ 25,576.45	\$ -	\$ -	158,562.23	69,843.08	88,719.14
		<u>Operating Account- balance sheet</u>		337,746.77	337,746.77	337,746.77			
		Working Capital (min balance should be \$51,835) balance sheet		52,200.68	52,200.68	52,200.68			
		Working Capital 2- Rent Fund/Balance Sheet		6,090.00	6,090.00	6,090.00			
		Tax-Ins Escrow- see loan statement/Balance Sheet		54,223.02	54,223.02	54,223.02			

13,021.70 Over

-15,999.29 Under

-1,678.46 Under

-4,329.69 Under

-135.52 Under

-2,575.00 Under

15,682.65 Over

-8,365.00 Under

10,416.67 Over

-7,836.20 Under

-60,877.10 Under

-0.49 Under

-75,697.44 Under

88,719.14 Over

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		Replacement Reserve- see loan statement/Bal. Stmt		467,216.83	467,216.83	467,216.83			
		Debt Service Account (1 mo loan payment) loan statement/Balance Sheet		78,937.21	78,937.21	78,937.21			
		Accounts Receivable- balance sheet		13,740.45	13,740.45	13,740.45			
		Accounts Payable- balance sheet		0.00	0.00	0.00			
		Met ED Security Deposits		3,140.00	3,140.00	3,140.00			
		If replacement reserve is lower- what capital items were paid?		\$ -	\$ -	\$ -			
		Amount owed still to Yetter for back owed rent		0.00	0.00	0.00			
		# Homes Delinquent							
		# of Homes with Pay Agreements							
		Occupied Homes		158	158	158			
		Members- \$750		154	157	157			
		Non-Members- \$850		1	1	1			
		Rehab Homes- \$750		1	0	0			
		Homes for Sale		2	0	0			