

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

**Budget Amount**

Annual	Monthly		Oct	Nov	Dec	Actual YTD 25-26	Budget YTD 25-26	Difference
1,470,600.00	122,550.00	Income:	118,700.00	122,625.00	121,850.00	363,175.00	367,650.00	-4,475.00
		Late Fee & Appliation Fee Income	320.00	380.00	235.00	935.00	0.00	935.00
		Interest Income & Interest on Deposits	1,856.00	1,526.89	1,480.35	4,863.24	0.00	4,863.24
-5,250.00	-437.50	Less: Lot Vacancy	0.00	0.00	(2,300.00)	-2,300.00	-1,312.50	-987.50
		Miscellaneous Income	0.00	0.00	25.00	25.00	0.00	25.00
<b>1,465,350.00</b>	<b>122,112.50</b>	<b>Total Income</b>	<b>120,876.00</b>	<b>124,531.89</b>	<b>121,290.35</b>	<b>366,698.24</b>	<b>366,337.50</b>	<b>360.74</b>
119,413.00	9,951.08	Administrative Expenses- Accounting/Audit, Bad Debt, Legal, Licenses/Permits, PMI, Software, On-Site Mgmt Wages, Misc/Social, Office Exp/Mtgs, Postage, Phone, Internet, Cleaning	5,808.75	5,941.74	6,805.44	18,555.93	29,853.25	-11,297.32
28,000.00	2,333.33	Utility Expenses- Electric bills for Common Area	1,864.50	1,669.63	1,666.86	5,200.99	7,000.00	-1,799.01
78,000.00	6,500.00	Water & Sewer - Operator and Testing, Chlorine and DMR reports	500.00	7,080.00	7,237.80	14,817.80	19,500.00	-4,682.20
27,945.00	2,328.75	Trash Removal	2,259.96	2,259.96	0.00	4,519.92	6,986.25	-2,466.33
9,600.00	800.00	Septic Pumping	0.00	0.00	0.00	0.00	2,400.00	-2,400.00
10,000.00	833.33	Maintenance--- repairs for water, sewer and park maintenance	2,204.80	4,020.70	555.91	6,781.41	2,500.00	4,281.41
22,500.00	1,875.00	Landscape, Groundskeeping & Trees Maintenance	0.00	2,060.00	0.00	2,060.00	5,625.00	-3,565.00
25,000.00	2,083.33	Snow Removal	0.00	0.00	6,250.00	6,250.00	6,250.00	0.00
15,900.00	1,325.00	Pool Contract and Supplies	0.00	1,438.80	0.00	1,438.80	3,975.00	-2,536.20
145,585.00	12,132.08	Insurance, Tax and Reserve Contribution from loan statement- ESCROWS, Misc Taxes, Other Misc Exp	0.00	0.00	16,161.00	16,161.00	36,396.25	-20,235.25
863,676.00	71,973.00	Mortgage Principal (Total \$16,977.87) and Interest Pmts	71,972.93	71,972.93	71,972.93	215,918.79	215,919.00	-0.21
<b>1,345,619.00</b>	<b>112,134.92</b>	<b>Total Expenses &amp; Obligations</b>	<b>84,610.94</b>	<b>\$ 96,443.76</b>	<b>\$110,649.94</b>	<b>291,704.64</b>	<b>336,404.75</b>	<b>-44,700.11</b>

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119,731.00	9,977.58	<b>Surplus or (Deficit)</b>	<b>36,265.06</b>	<b>\$ 28,088.13</b>	<b>\$ 10,640.41</b>	<b>74,993.60</b>	<b>29,932.75</b>	<b>45,060.85</b>
		<b>Operating Account- balance sheet</b>	303,241.77	299,081.68	331,056.73			
		<b>Working Capital</b> (min balance should be \$51,835) balance sheet	52,200.68	52,200.68	52,200.68			
		<b>Working Capital 2- Rent Fund/Balance Sheet</b>	6,090.00	6,090.00	6,090.00			
		<b>Tax-Ins Escrow- see loan statement/Balance Sheet</b>	31,167.59	39,719.81	32,120.63			
		<b>Replacement Reserve- see loan statement/Bal. Stmt</b>	508,988.52	508,889.61	513,764.00			
		<b>Debt Service Account (1 mo loan payment) loan statement/Balance Sheet</b>	77,862.20	78,051.85	78,237.06			
		<b>Accounts Receivable- balance sheet</b>	8,934.16	12,980.74	13,985.50			
		<b>Accounts Payable- balance sheet</b>	350.00	2,907.46	400.00			
		Met ED Security Deposits	3,140.00	3,140.00	3,140.00			
		If replacement reserve is lower- what capital items were paid?	306,201.78	\$ -	\$ -	306,201.78		
		Amount owed still to Yetter for back owed rent	0.00	0.00	0.00			
		# Homes Delinquent	3	2				
		# of Homes with Pay Agreements	0	0	0			
		Occupied Homes	155	158				
		Members- \$750	153	156				
		Non-Members- \$850	2	1				
		Rehab Homes- \$750	1	1				
		Homes for Sale	3	5				