

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	122,600.00	122,600.00	1,103,150.00	980,400.00	122,750.00
		Late Fee & Appliation Fee Income	2,355.00	0.00	310.00	300.00	2,965.00	0.00	2,965.00
		Interest Income & Interest on Deposits	9,194.94	1,334.26	1,398.68	1,346.10	13,273.98	0.00	13,273.98
-5,250.00	-437.50	Less: Lot Vacancy	(3,050.00)	0.00	0.00	0.00	-3,050.00	-3,500.00	450.00
		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	124,308.68	124,246.10	1,116,363.98	976,900.00	139,463.98
119,413.00	9,951.08	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	6,576.86	7,044.80	67,279.95	79,608.67	-12,328.72
28,000.00	2,333.33	Utility Expenses- Electric bills for Common Area	12,690.73	1,964.14	1,970.16	2,311.26	18,936.29	18,666.67	269.62
78,000.00	6,500.00	Water & Sewer - Operator and Testing, Chlorine and DMR reports	35,670.31	5,500.00	5,500.00	5,841.07	52,511.38	52,000.00	511.38
27,945.00	2,328.75	Trash Removal	13,633.89	2,531.84	2,531.84	2,574.41	21,271.98	18,630.00	2,641.98
9,600.00	800.00	Septic Pumping	1,150.00	1,875.00	0.00	800.00	3,825.00	6,400.00	-2,575.00
10,000.00	833.33	Maintenance--- repairs for water, sewer and park maintenance	14,330.92	7,185.06	1,351.53	936.82	23,804.33	6,666.67	17,137.66
22,500.00	1,875.00	Landscape, Groundskeeping & Trees Maintenance	4,760.00	0.00	0.00	3,550.00	8,310.00	15,000.00	-6,690.00
25,000.00	2,083.33	Snow Removal	25,000.00	0.00	0.00	0.00	25,000.00	16,666.67	8,333.33
15,900.00	1,325.00	Pool Contract and Supplies	1,438.80	0.00	2,561.94	2,752.79	6,753.53	10,600.00	-3,846.47
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	9,766.50	0.00	33,813.98	97,056.67	-63,242.69
863,676.00	71,973.00	Mortgage Principal (Total \$16,977.87) and Interest Pmts	431,837.58	71,972.93	71,972.93	71,972.93	647,756.37	575,784.00	71,972.37
1,345,619.00	112,134.92	Total Expenses & Obligations	\$610,889.16	\$ 98,357.81	\$102,231.76	\$ 97,784.08	909,262.81	897,079.33	12,183.48

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
119,731.00	9,977.58	Surplus or (Deficit)	\$132,985.78	\$ 25,576.45	\$ 22,076.92	\$ 26,462.02	207,101.17	79,820.67	127,280.50
		Operating Account- balance sheet		337,746.77	350,389.10	363,737.38			
		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	53,047.80	61,640.50			
		Replacement Reserve- see loan statement/Bal. Stmt		467,216.83	471,959.45	374,425.08			
		Debt Service Account (1 mo loan payment) loan statement/Balance Sheet		78,937.21	79,119.10	79,295.52			
		Accounts Receivable- balance sheet		13,740.45	16,350.55	22,686.77			
		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			