

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	0.00	980,550.00	980,400.00	150.00
		Late Fee & Appliation Fee Income	2,355.00	0.00	310.00	0.00	2,665.00	0.00	2,665.00
		Interest Income & Interest on Deposits	9,194.94	1,334.26	1,398.68	0.00	11,927.88	0.00	11,927.88
-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	0.00	992,117.88	976,900.00	15,217.88
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	0.00	60,235.15	79,608.67	-19,373.52
28,000.00	2,333.33	Utility Expenses- Electric bills for Common Area	12,690.73	1,964.14	1,970.16	0.00	16,625.03	18,666.67	-2,041.64
78,000.00	6,500.00	Water & Sewer - Operator and Testing, Chlorine and DMR reports	35,670.31	5,500.00	5,500.00	0.00	46,670.31	52,000.00	-5,329.69
27,945.00	2,328.75	Trash Removal	13,633.89	2,531.84	2,531.84	0.00	18,697.57	18,630.00	67.57
9,600.00	800.00	Septic Pumping	1,150.00	1,875.00	0.00	0.00	3,025.00	6,400.00	-3,375.00
10,000.00	833.33	Maintenance--- repairs for water, sewer and park maintenance	14,330.92	7,185.06	1,351.53	0.00	22,867.51	6,666.67	16,200.84
22,500.00	1,875.00	Landscape, Groundskeeping & Trees Maintenance	4,760.00	0.00	0.00	0.00	4,760.00	15,000.00	-10,240.00
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	0.00	4,000.74	10,600.00	-6,599.26
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	0.00	575,783.44	575,784.00	-0.56
1,345,619.00	112,134.92	Total Expenses & Obligations	\$610,889.16	\$ 98,357.81	\$102,231.76	\$ -	811,478.73	897,079.33	-85,600.60

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119,731.00	9,977.58	Surplus or (Deficit)	\$132,985.78	\$ 25,576.45	\$ 22,076.92	\$ -	180,639.15	79,820.67	100,818.48
		Operating Account- balance sheet		337,746.77	350,389.10	350,389.10			
		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	53,047.80			
		Replacement Reserve- see loan statement/Bal. Stmt		467,216.83	471,959.45	471,959.45			
		Debt Service Account (1 mo loan payment) loan statement/Balance Sheet		78,937.21	79,119.10	79,119.10			
		Accounts Receivable- balance sheet		13,740.45	16,350.55	16,350.55			
		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			