

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 | 0.00 | 241,325.00 | 122,550.00 | 118,775.00 |
| | | Late Fee & Appliation Fee Income | 320.00 | 380.00 | 0.00 | 700.00 | 0.00 | 700.00 |
| | | Interest Income & Interest on Deposits | 1,856.00 | 1,526.89 | 0.00 | 3,382.89 | 0.00 | 3,382.89 |
| -5,250.00 | -437.50 | Less: Lot Vacancy | 0.00 | 0.00 | 0.00 | 0.00 | -437.50 | 437.50 |
| | | Miscellaneous Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1,465,350.00 | 122,112.50 | Total Income | 120,876.00 | \$124,531.89 | \$ - | 245,407.89 | 122,112.50 | 123,295.39 |
| 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 | 0.00 | 11,750.49 | 9,951.08 | 1,799.41 |
| 28,000.00 | 2,333.33 | Utility Expenses- Electric bills for Common Area | 1,864.50 | 1,669.63 | 0.00 | 3,534.13 | 2,333.33 | 1,200.80 |
| 78,000.00 | 6,500.00 | Water & Sewer - Operator and Testing, Chlorine and DMR reports | 500.00 | 7,080.00 | 0.00 | 7,580.00 | 6,500.00 | 1,080.00 |
| 27,945.00 | 2,328.75 | Trash Removal | 2,259.96 | 2,259.96 | 0.00 | 4,519.92 | 2,328.75 | 2,191.17 |
| 9,600.00 | 800.00 | Septic Pumping | 0.00 | 0.00 | 0.00 | 0.00 | 800.00 | -800.00 |
| 10,000.00 | 833.33 | Maintenance--- repairs for water, sewer and park maintenance | 2,204.80 | 4,020.70 | 0.00 | 6,225.50 | 833.33 | 5,392.17 |
| 22,500.00 | 1,875.00 | Landscape, Groundskeeping & Trees Maintenance | 0.00 | 2,060.00 | 0.00 | 2,060.00 | 1,875.00 | 185.00 |
| 25,000.00 | 2,083.33 | Snow Removal | 0.00 | 0.00 | 0.00 | 0.00 | 2,083.33 | -2,083.33 |
| 15,900.00 | 1,325.00 | Pool Contract and Supplies | 0.00 | 1,438.80 | 0.00 | 1,438.80 | 1,325.00 | 113.80 |
| 145,585.00 | 12,132.08 | Insurance, Tax and Reserve Contribution from loan statement- ESCROWS, Misc Taxes, Other Misc Exp | 0.00 | 0.00 | 0.00 | 0.00 | 12,132.08 | -12,132.08 |
| 863,676.00 | 71,973.00 | Mortgage Principal (Total \$16,977.87) and Interest Pmts | 71,972.93 | 71,972.93 | 0.00 | 143,945.86 | 71,973.00 | 71,972.86 |
| 1,345,619.00 | 112,134.92 | Total Expenses & Obligations | 84,610.94 | \$ 96,443.76 | \$ - | 181,054.70 | 112,134.92 | 68,919.79 |

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|-------------------|-----------------|--|------------------|---------------------|-------------|---------------------|---------------------|------------------|
| 119,731.00 | 9,977.58 | Surplus or (Deficit) | 36,265.06 | \$ 28,088.13 | \$ - | 64,353.19 | 9,977.58 | 54,375.60 |
| | | Operating Account- balance sheet | 303,241.77 | 299,081.68 | 299,081.68 | | | |
| | | 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 | 31,167.59 | 39,719.81 | 39,719.81 | | | |
| | | Replacement Reserve- see loan statement/Bal. Stmt | 508,988.52 | 508,889.61 | 508,889.61 | | | |
| | | Debt Service Account (1 mo loan payment) loan statement/Balance Sheet | 77,862.20 | 78,051.85 | 78,051.85 | | | |
| | | Accounts Receivable- balance sheet | 8,934.16 | 12,980.74 | 12,980.74 | | | |
| | | Accounts Payable- balance sheet | 350.00 | 2,907.46 | 2,907.46 | | | |
| | | 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 | | | | |