**Evergreen Lakes Condo. Assoc.**
Balance Sheet
As of 03/31/25

ASSETS

| | | |
|---|---|---|
| Valley National Bank Operating | $ (141,953.61) | |
| Valley National Bank Security | 64.26 | |
| Unamortized Loan Balance | 6,891,944.07 | |
| Assessments Receivable | 52,911.84 | |
| Utility Deposits | 19,017.00 | |
| TOTAL ASSETS | | $ 6,821,983.56 |

LIABILITIES & EQUITY

| | | |
|---|---|---|
| CURRENT LIABILITIES: | | |
| Security Deposits | $ 2,910.24 | |
| Valley Bank Loan Payable | 6,891,944.07 | |
| Prepaid Owner Assessments | 64,358.68 | |
| Subtotal Current Liab. | | $ 6,959,212.99 |
| RESERVES: | | |
| Subtotal Reserves | | $ .00 |
| EQUITY: | | |
| Prior Year Net Inc./Loss | $ (88,727.84) | |
| Current Year Net Income/(Loss) | (48,501.59) | |
| Subtotal Equity | | $ (137,229.43) |
| TOTAL LIABILITIES & EQUITY | | $ 6,821,983.56 |

**Evergreen Lakes Condo. Assoc.**
Income/Expense Statement
Period: 03/01/25 to 03/31/25

| Description | | Current Period Actual | Current Period Budget | Current Period Variance | Year-To-Date Actual | Year-To-Date Budget | Year-To-Date Variance | Yearly Budget |
|---|---|---|---|---|---|---|---|---|
| INCOME: | | | | | | | | |
| 06310 | Assessment Income | 173,068.68 | 173,138.91 | (70.23) | 519,206.04 | 519,416.73 | (210.69) | 2,077,667.00 |
| 06340 | Late Fee Income | (600.00) | .00 | (600.00) | (600.00) | .00 | (600.00) | .00 |
| 06360 | Screening Fees | 755.00 | .00 | 755.00 | 3,050.00 | .00 | 3,050.00 | .00 |
| 06365 | Gate Remotes/Key/Cards | 200.00 | .00 | 200.00 | 200.00 | .00 | 200.00 | .00 |
| | Subtotal Income | 173,423.68 | 173,138.91 | 284.77 | 521,856.04 | 519,416.73 | 2,439.31 | 2,077,667.00 |
| | EXPENSES | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 4,160.00 | 3,520.00 | (640.00) | 11,200.00 | 10,560.00 | (640.00) | 42,240.00 |
| 07020 | Accounting Fees | .00 | 333.33 | 333.33 | 4,100.00 | 999.99 | (3,100.01) | 4,000.00 |
| 07160 | Legal Fees | .00 | 416.66 | 416.66 | 2,276.00 | 1,249.98 | (1,026.02) | 5,000.00 |
| 07280 | Insurance | .00 | 54,166.66 | 54,166.66 | 47,322.41 | 162,499.98 | 115,177.57 | 650,000.00 |
| 07290 | Loan Payment | 54,454.31 | 53,033.00 | (1,421.31) | 210,932.90 | 159,099.00 | (51,833.90) | 636,396.00 |
| 07300 | Annual Condo Fee | .00 | 127.58 | 127.58 | 1,280.00 | 382.74 | (897.26) | 1,531.00 |
| 07320 | Office Expense | 293.69 | 333.33 | 39.64 | 1,626.30 | 999.99 | (626.31) | 4,000.00 |
| 07400 | License,Taxes,Permit | .00 | 166.66 | 166.66 | 61.25 | 499.98 | 438.73 | 2,000.00 |
| 07450 | Screening Fees | 3,200.00 | .00 | (3,200.00) | 4,500.00 | .00 | (4,500.00) | .00 |
| | General & Administrative | 62,108.00 | 112,097.22 | 49,989.22 | 283,298.86 | 336,291.66 | 52,992.80 | 1,345,167.00 |
| Community Room/Building | | | | | | | | |
| 08210 | Pool/Spa Contract | 4,188.00 | 833.33 | (3,354.67) | 5,807.00 | 2,499.99 | (3,307.01) | 10,000.00 |
| 08510 | Landscaping | .00 | 1,250.00 | 1,250.00 | .00 | 3,750.00 | 3,750.00 | 15,000.00 |
| | Community Room/Building | 4,188.00 | 2,083.33 | (2,104.67) | 5,807.00 | 6,249.99 | 442.99 | 25,000.00 |
| Utilities | | | | | | | | |
| 08910 | Electricity | 1,787.48 | 2,666.66 | 879.18 | 7,178.74 | 7,999.98 | 821.24 | 32,000.00 |
| 08930 | Water & Sewer | 92,895.36 | 26,666.66 | (66,228.70) | 92,895.36 | 79,999.98 | (12,895.38) | 320,000.00 |
| 08990 | Telephone | 1,191.37 | .00 | (1,191.37) | 7,001.21 | .00 | (7,001.21) | .00 |
| | Utilities | 95,874.21 | 29,333.32 | (66,540.89) | 107,075.31 | 87,999.96 | (19,075.35) | 352,000.00 |
| Maintenance | | | | | | | | |
| 09005 | Repairs & Maintenance | 4,306.07 | 833.33 | (3,472.74) | 41,678.06 | 2,499.99 | (39,178.07) | 10,000.00 |
| | Maintenance | 4,306.07 | 833.33 | (3,472.74) | 41,678.06 | 2,499.99 | (39,178.07) | 10,000.00 |
| Contract Services | | | | | | | | |
| 09605 | Maintenance Payroll | 6,544.54 | 11,666.66 | 5,122.12 | 46,247.84 | 34,999.98 | (11,247.86) | 140,000.00 |
| 09660 | Lake Maintenance | 230.00 | 291.66 | 61.66 | 914.00 | 874.98 | (39.02) | 3,500.00 |
| 09665 | Lawn Maintenance | 9,085.00 | 8,000.00 | (1,085.00) | 36,340.00 | 24,000.00 | (12,340.00) | 96,000.00 |
| 09700 | Trash Removal | 11,395.38 | 7,166.66 | (4,228.72) | 48,834.56 | 21,499.98 | (27,334.58) | 86,000.00 |
| 09750 | Extermination | .00 | .00 | .00 | 162.00 | .00 | (162.00) | .00 |
| 09910 | Reserves | .00 | 1,666.66 | 1,666.66 | .00 | 4,999.98 | 4,999.98 | 20,000.00 |
| | Contract Services | 27,254.92 | 28,791.64 | 1,536.72 | 132,498.40 | 86,374.92 | (46,123.48) | 345,500.00 |

**Evergreen Lakes Condo. Assoc.**

Income/Expense Statement

Period: 03/01/25 to 03/31/25

| Description | Current Period Actual | Current Period Budget | Current Period Variance | Year-To-Date Actual | Year-To-Date Budget | Year-To-Date Variance | Yearly Budget |
|---|---|---|---|---|---|---|---|
| TOTAL EXPENSES | 193,731.20 | 173,138.84 | (20,592.36) | 570,357.63 | 519,416.52 | (50,941.11) | 2,077,667.00 |
| CURRENT YEAR NET INCOME/(LOSS | (20,307.52) | .07 | (20,307.59) | (48,501.59) | .21 | (48,501.80) | .00 |