

Evergreen Lakes Condo. Assoc.

Balance Sheet

As of 06/30/25

ASSETS

Valley National Bank Operating \$	(32,325.93)	
Valley National Bank Security	64.26	
Unamortized Loan Balance	6,891,944.07	
Assessments Receivable	111,481.09	
Utility Deposits	19,017.00	
TOTAL ASSETS		\$ 6,990,180.49

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Security Deposits	\$ 2,910.24	
Valley Bank Loan Payable	6,891,944.07	
Prepaid Owner Assessments	37,762.52	
Subtotal Current Liab.		\$ 6,932,616.83

RESERVES:

Subtotal Reserves		\$.00
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EQUITY:

Prior Year Net Inc./Loss	\$ (88,727.84)	
Current Year Net Income/(Loss)	146,291.50	
Subtotal Equity		\$ 57,563.66

TOTAL LIABILITIES & EQUITY		\$ 6,990,180.49
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Evergreen Lakes Condo. Assoc.
Income/Expense Statement
Period: 06/01/25 to 06/30/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	200,236.68	193,522.58	6,714.10	1,120,074.23	1,161,135.48	(41,061.25)	2,322,271.00
06330	Special Assmt. Income	89,964.00	.00	89,964.00	269,648.11	.00	269,648.11	.00
06340	Late Fee Income	750.00	.00	750.00	4,725.00	.00	4,725.00	.00
06360	Screening Fees	1,525.00	.00	1,525.00	6,315.00	.00	6,315.00	.00
06365	Gate Remotes/Key/Cards	.00	.00	.00	675.00	.00	675.00	.00
06380	Owner Admin. Fees Income	.00	.00	.00	1,060.00	.00	1,060.00	.00
06920	Misc. Income	.00	.00	.00	250.00	.00	250.00	.00
	Subtotal Income	292,475.68	193,522.58	98,953.10	1,402,747.34	1,161,135.48	241,611.86	2,322,271.00
EXPENSES								
General & Administrative								
07010	Management Fees	4,160.00	3,520.00	(640.00)	23,680.00	21,120.00	(2,560.00)	42,240.00
07020	Accounting Fees	.00	333.33	333.33	4,100.00	1,999.98	(2,100.02)	4,000.00
07160	Legal Fees	796.00	416.66	(379.34)	4,123.49	2,499.96	(1,623.53)	5,000.00
07280	Insurance	.00	54,166.66	54,166.66	189,265.29	324,999.96	135,734.67	650,000.00
07290	Loan Payment	77,518.64	66,666.66	(10,851.98)	521,007.46	399,999.96	(121,007.50)	800,000.00
07300	Annual Condo Fee	.00	127.58	127.58	1,280.00	765.48	(514.52)	1,531.00
07320	Office Expense	246.94	333.33	86.39	3,884.74	1,999.98	(1,884.76)	4,000.00
07400	License,Taxes,Permit	.00	166.66	166.66	61.25	999.96	938.71	2,000.00
07450	Screening Fees	2,300.00	.00	(2,300.00)	6,800.00	.00	(6,800.00)	.00
	General & Administrative	85,021.58	125,730.88	40,709.30	754,202.23	754,385.28	183.05	1,508,771.00
Community Room/Building								
08210	Pool/Spa Contract	.00	1,250.00	1,250.00	7,367.00	7,500.00	133.00	15,000.00
08510	Landscaping	9,000.00	833.33	(8,166.67)	9,000.00	4,999.98	(4,000.02)	10,000.00
	Community Room/Building	9,000.00	2,083.33	(6,916.67)	16,367.00	12,499.98	(3,867.02)	25,000.00
Utilities								
08910	Electricity	2,598.96	2,833.33	234.37	14,685.72	16,999.98	2,314.26	34,000.00
08930	Water & Sewer	45,598.35	25,833.33	(19,765.02)	138,493.71	154,999.98	16,506.27	310,000.00
08990	Telephone	.00	.00	.00	11,324.13	.00	(11,324.13)	.00
	Utilities	48,197.31	28,666.66	(19,530.65)	164,503.56	171,999.96	7,496.40	344,000.00
Maintenance								
09005	Repairs & Maintenance	27,043.60	4,166.66	(22,876.94)	73,086.89	24,999.96	(48,086.93)	50,000.00
09120	R & M - General	.00	.00	.00	125.00	.00	(125.00)	.00
09135	Landscaping Extras	13,200.00	.00	(13,200.00)	13,200.00	.00	(13,200.00)	.00
	Maintenance	40,243.60	4,166.66	(36,076.94)	86,411.89	24,999.96	(61,411.93)	50,000.00
Contract Services								
09605	Maintenance Payroll	12,983.68	13,750.00	766.32	92,284.05	82,500.00	(9,784.05)	165,000.00
09660	Lake Maintenance	.00	291.66	291.66	1,374.00	1,749.96	375.96	3,500.00
09665	Lawn Maintenance	9,085.00	8,000.00	(1,085.00)	63,595.00	48,000.00	(15,595.00)	96,000.00
09700	Trash Removal	.00	8,333.33	8,333.33	77,556.11	49,999.98	(27,556.13)	100,000.00

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Income/Expense Statement
Period: 06/01/25 to 06/30/25

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