

Evergreen Lakes Condo. Assoc.

Run Date: 01/01/2026

Run Time: 12:26 PM

BALANCE SHEET As of: 12/31/2025 Assets

Account #	Account Name	Total
Asset		
01020	Valley National Bank Operating	(\$40,857.96)
01021	Valley National Bank Security	\$64.26
01075	Unamortized Loan Balance	\$6,891,944.07
01310	Assessments Receivable	\$58,053.90
02550	Utility Deposits	\$19,017.00
	ASSET TOTAL:	<u>\$6,928,221.27</u>
	TOTAL ASSETS:	<u>\$6,928,221.27</u>

Liabilities

Account #	Account Name	Total
Liability		
03100	Security Deposits	\$2,910.24
03105	Valley Bank Loan Payable	\$6,891,944.07
03310	Prepaid Owner Assessments	\$43,603.25
	LIABILITY TOTAL:	<u>\$6,938,457.56</u>
	TOTAL LIABILITIES:	<u>\$6,938,457.56</u>

Equity

Account #	Account Name	Total
Members		
Equity		
05510	Prior Year Net Inc./Loss	(\$57,657.40)
	MEMBERS EQUITY TOTAL:	<u>(\$57,657.40)</u>
	Current Year Net Income/(Loss)	\$47,421.11
	TOTAL EQUITY:	<u>(\$10,236.29)</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$6,928,221.27</u>

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INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	200,236.12	193,522.62	6,713.50	2,321,540.45	2,322,271.00	(730.55)	2,322,271.00
06330 Special Assmt. Income	0.00	0.00	0.00	269,314.61	0.00	269,314.61	0.00
06340 Late Fee Income	(75.00)	0.00	(75.00)	9,778.18	0.00	9,778.18	0.00
06360 Screening Fees	575.00	0.00	575.00	12,505.00	0.00	12,505.00	0.00
06365 Gate Remotes/Key/Cards	25.00	0.00	25.00	1,150.00	0.00	1,150.00	0.00
06380 Owner Admin. Fees Income	(500.00)	0.00	(500.00)	4,120.00	0.00	4,120.00	0.00
06920 Misc. Income	0.00	0.00	0.00	980.00	0.00	980.00	0.00
Income Total	200,261.12	193,522.62	6,738.50	2,619,388.24	2,322,271.00	297,117.24	2,322,271.00
Total Income	200,261.12	193,522.62	6,738.50	2,619,388.24	2,322,271.00	297,117.24	2,322,271.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	3,840.00	3,520.00	(320.00)	48,393.52	42,240.00	(6,153.52)	42,240.00
07020 Accounting Fees	0.00	333.37	333.37	6,600.00	4,000.00	(2,600.00)	4,000.00
07160 Legal Fees	0.00	416.74	416.74	4,123.49	5,000.00	876.51	5,000.00
07280 Insurance	68,193.46	54,166.74	(14,026.72)	560,839.78	650,000.00	89,160.22	650,000.00
07290 Loan Payment	108,908.62	66,666.74	(42,241.88)	908,610.66	800,000.00	(108,610.66)	800,000.00
07300 Annual Condo Fee	0.00	127.62	127.62	1,280.00	1,531.00	251.00	1,531.00
07320 Office Expense	1,654.67	333.37	(1,321.30)	7,142.52	4,000.00	(3,142.52)	4,000.00
07400 License,Taxes,Permit	2,957.50	166.74	(2,790.76)	3,018.75	2,000.00	(1,018.75)	2,000.00
07450 Screening Fees	0.00	0.00	0.00	20,000.00	0.00	(20,000.00)	0.00
General & Administrative Total	185,554.25	125,731.32	(59,822.93)	1,560,008.72	1,508,771.00	(51,237.72)	1,508,771.00
Community Room/Building							
08210 Pool/Spa Contract	0.00	1,250.00	1,250.00	13,989.25	15,000.00	1,010.75	15,000.00
Community Room/Building Total	0.00	1,250.00	1,250.00	13,989.25	15,000.00	1,010.75	15,000.00
Site Improvement							
08510 Landscaping	0.00	833.37	833.37	88,800.00	10,000.00	(78,800.00)	10,000.00
Site Improvement Total	0.00	833.37	833.37	88,800.00	10,000.00	(78,800.00)	10,000.00
Utilities							
08910 Electricity	2,756.05	2,833.37	77.32	32,090.57	34,000.00	1,909.43	34,000.00
08930 Water & Sewer	48,064.92	25,833.37	(22,231.55)	213,696.04	310,000.00	96,303.96	310,000.00
08990 Telephone	290.60	0.00	(290.60)	12,486.53	0.00	(12,486.53)	0.00
Utilities Total	51,111.57	28,666.74	(22,444.83)	258,273.14	344,000.00	85,726.86	344,000.00
Maintenance							
09005 Repairs & Maintenance	17,683.31	4,166.74	(13,516.57)	135,343.96	50,000.00	(85,343.96)	50,000.00
09140 Tree Trimming/Replacement	0.00	0.00	0.00	22,900.00	0.00	(22,900.00)	0.00
Maintenance Total	17,683.31	4,166.74	(13,516.57)	158,243.96	50,000.00	(108,243.96)	50,000.00
Contract Services							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09605 Maintenance Payroll	23,904.74	13,750.00	(10,154.74)	193,291.02	165,000.00	(28,291.02)	165,000.00
09660 Lake Maintenance	0.00	291.74	291.74	1,374.00	3,500.00	2,126.00	3,500.00
09665 Lawn Maintenance	18,170.00	8,000.00	(10,170.00)	157,105.00	96,000.00	(61,105.00)	96,000.00
09700 Trash Removal	13,310.65	8,333.37	(4,977.28)	140,345.04	100,000.00	(40,345.04)	100,000.00
09750 Extermination	375.00	0.00	(375.00)	537.00	0.00	(537.00)	0.00
Contract Services Total	55,760.39	30,375.11	(25,385.28)	492,652.06	364,500.00	(128,152.06)	364,500.00
Reserve Contributions							
09910 Reserves	0.00	2,500.00	2,500.00	0.00	30,000.00	30,000.00	30,000.00
Reserve Contributions Total	0.00	2,500.00	2,500.00	0.00	30,000.00	30,000.00	30,000.00
Total Expense	310,109.52	193,523.28	(116,586.24)	2,571,967.13	2,322,271.00	(249,696.13)	2,322,271.00
Net Income	(109,848.40)	(0.66)	(109,847.74)	47,421.11	0.00	47,421.11	0.00