

Evergreen Lakes Condo. Assoc.

Run Date: 01/31/2026

Run Time: 10:38 AM

BALANCE SHEET As of: 01/31/2026

Assets

Account #	Account Name	Total
Asset		
01020	Valley National Bank Operating	(\$9,165.12)
01021	Valley National Bank Security	\$64.26
01075	Unamortized Loan Balance	\$6,891,944.07
01310	Assessments Receivable	\$52,452.41
02550	Utility Deposits	\$19,017.00
	ASSET TOTAL:	<u>\$6,954,312.62</u>
	TOTAL ASSETS:	<u>\$6,954,312.62</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	\$71,167.53
	LIABILITY TOTAL:	<u>\$6,966,021.84</u>
	TOTAL LIABILITIES:	<u>\$6,966,021.84</u>

Equity

Account #	Account Name	Total
Members		
Equity		
05510	Prior Year Net Inc./Loss	(\$10,236.29)
	MEMBERS EQUITY TOTAL:	<u>(\$10,236.29)</u>
	Current Year Net Income/(Loss)	(\$1,472.93)
	TOTAL EQUITY:	<u>(\$11,709.22)</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$6,954,312.62</u>

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INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	200,192.00	200,175.92	16.08	200,192.00	200,175.92	16.08	2,402,111.00
06340 Late Fee Income	390.00	0.00	390.00	390.00	0.00	390.00	0.00
06360 Screening Fees	930.00	0.00	930.00	930.00	0.00	930.00	0.00
06380 Owner Admin. Fees Income	(250.00)	0.00	(250.00)	(250.00)	0.00	(250.00)	0.00
Income Total	201,262.00	200,175.92	1,086.08	201,262.00	200,175.92	1,086.08	2,402,111.00
Total Income	201,262.00	200,175.92	1,086.08	201,262.00	200,175.92	1,086.08	2,402,111.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	5,120.00	3,840.00	(1,280.00)	5,120.00	3,840.00	(1,280.00)	46,080.00
07020 Accounting Fees	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00
07160 Legal Fees	0.00	416.66	416.66	0.00	416.66	416.66	5,000.00
07165 Legal Fees-Collections	500.00	0.00	(500.00)	500.00	0.00	(500.00)	0.00
07280 Insurance	34,677.76	51,666.67	16,988.91	34,677.76	51,666.67	16,988.91	620,000.00
07290 Loan Payment	100,582.97	74,916.67	(25,666.30)	100,582.97	74,916.67	(25,666.30)	899,000.00
07300 Annual Condo Fee	0.00	127.58	127.58	0.00	127.58	127.58	1,531.00
07320 Office Expense	910.69	333.33	(577.36)	910.69	333.33	(577.36)	4,000.00
07400 License,Taxes,Permit	0.00	166.66	166.66	0.00	166.66	166.66	2,000.00
07450 Screening Fees	1,500.00	0.00	(1,500.00)	1,500.00	0.00	(1,500.00)	0.00
General & Administrative Total	143,291.42	131,800.90	(11,490.52)	143,291.42	131,800.90	(11,490.52)	1,581,611.00
Community Room/Building							
08210 Pool/Spa Contract	0.00	1,083.33	1,083.33	0.00	1,083.33	1,083.33	13,000.00
Community Room/Building Total	0.00	1,083.33	1,083.33	0.00	1,083.33	1,083.33	13,000.00
Site Improvement							
08510 Landscaping	8,200.00	2,083.33	(6,116.67)	8,200.00	2,083.33	(6,116.67)	25,000.00
Site Improvement Total	8,200.00	2,083.33	(6,116.67)	8,200.00	2,083.33	(6,116.67)	25,000.00
Personnel Expense							
08650 Maint./Handyman Salary	136.28	0.00	(136.28)	136.28	0.00	(136.28)	0.00
Personnel Expense Total	136.28	0.00	(136.28)	136.28	0.00	(136.28)	0.00
Utilities							
08910 Electricity	5,020.90	2,750.00	(2,270.90)	5,020.90	2,750.00	(2,270.90)	33,000.00
08930 Water & Sewer	26,714.45	25,833.33	(881.12)	26,714.45	25,833.33	(881.12)	310,000.00
08990 Telephone	293.81	0.00	(293.81)	293.81	0.00	(293.81)	0.00
Utilities Total	32,029.16	28,583.33	(3,445.83)	32,029.16	28,583.33	(3,445.83)	343,000.00
Maintenance							
09005 Repairs & Maintenance	11,267.25	1,666.67	(9,600.58)	11,267.25	1,666.67	(9,600.58)	20,000.00
09050 R & M - Alarm Equipment	0.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	25,000.00
Maintenance Total	11,267.25	3,750.00	(7,517.25)	11,267.25	3,750.00	(7,517.25)	45,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Contract Services							
09605 Maintenance Payroll	7,810.82	13,750.00	5,939.18	7,810.82	13,750.00	5,939.18	165,000.00
09660 Lake Maintenance	0.00	291.66	291.66	0.00	291.66	291.66	3,500.00
09665 Lawn Maintenance	0.00	8,000.00	8,000.00	0.00	8,000.00	8,000.00	96,000.00
09700 Trash Removal	0.00	8,333.33	8,333.33	0.00	8,333.33	8,333.33	100,000.00
Contract Services Total	7,810.82	30,374.99	22,564.17	7,810.82	30,374.99	22,564.17	364,500.00
Reserve Contributions							
09910 Reserves	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000.00
Reserve Contributions Total	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000.00
Total Expense	202,734.93	200,175.88	(2,559.05)	202,734.93	200,175.88	(2,559.05)	2,402,111.00
Net Income	(1,472.93)	0.04	(1,472.97)	(1,472.93)	0.04	(1,472.97)	0.00