

Evergreen Lakes Condo. Assoc.

Run Date: 03/31/2026

Run Time: 09:51 AM

BALANCE SHEET

As of: 03/31/2026

Assets

Account #	Account Name	Total
Asset		
01020	Valley National Bank Operating	(\$13,188.01)
01021	Valley National Bank Security	\$64.26
01075	Unamortized Loan Balance	\$6,891,944.07
01310	Assessments Receivable	\$45,352.47
02550	Utility Deposits	\$19,017.00
	ASSET TOTAL:	<u>\$6,943,189.79</u>
	TOTAL ASSETS:	<u><u>\$6,943,189.79</u></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	\$68,540.58
	LIABILITY TOTAL:	<u>\$6,963,394.89</u>
	TOTAL LIABILITIES:	<u>\$6,963,394.89</u>

Equity

Account #	Account Name	Total
Members		
Equity		
05510	Prior Year Net Inc./Loss	(\$4,237.82)
	MEMBERS EQUITY TOTAL:	<u>(\$4,237.82)</u>
	Current Year Net Income/(Loss)	(\$15,967.28)
	TOTAL EQUITY:	<u>(\$20,205.10)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$6,943,189.79</u></u>

Evergreen Lakes Condo. Assoc.

Run Date: 03/31/2026

Run Time: 09:54 AM

INCOME STATEMENT

Start: 03/01/2026 | End: 03/31/2026

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	600,576.00	600,527.76	48.24	2,402,111.00
06340 Late Fee Income	150.34	0.00	150.34	1,365.36	0.00	1,365.36	0.00
06360 Screening Fees	1,100.00	0.00	1,100.00	3,255.00	0.00	3,255.00	0.00
06365 Gate Remotes/Key/Cards	450.00	0.00	450.00	450.00	0.00	450.00	0.00
06380 Owner Admin. Fees Income	750.00	0.00	750.00	250.00	0.00	250.00	0.00
06920 Misc. Income	850.00	0.00	850.00	850.00	0.00	850.00	0.00
Income Total	203,492.34	200,175.92	3,316.42	606,746.36	600,527.76	6,218.60	2,402,111.00
Total Income	203,492.34	200,175.92	3,316.42	606,746.36	600,527.76	6,218.60	2,402,111.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	4,480.00	3,840.00	(640.00)	14,080.00	11,520.00	(2,560.00)	46,080.00
07020 Accounting Fees	0.00	333.33	333.33	0.00	999.99	999.99	4,000.00
07160 Legal Fees	0.00	416.66	416.66	0.00	1,249.98	1,249.98	5,000.00
07165 Legal Fees-Collections	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00
07280 Insurance	33,391.25	51,666.67	18,275.42	111,423.50	155,000.01	43,576.51	620,000.00
07290 Loan Payment	100,582.97	74,916.67	(25,666.30)	255,620.25	224,750.01	(30,870.24)	899,000.00
07300 Annual Condo Fee	0.00	127.58	127.58	0.00	382.74	382.74	1,531.00
07320 Office Expense	369.61	333.33	(36.28)	2,232.08	999.99	(1,232.09)	4,000.00
07400 License,Taxes,Permit	0.00	166.66	166.66	0.00	499.98	499.98	2,000.00
07450 Screening Fees	1,300.00	0.00	(1,300.00)	3,700.00	0.00	(3,700.00)	0.00
General & Administrative Total	140,123.83	131,800.90	(8,322.93)	387,555.83	395,402.70	7,846.87	1,581,611.00
Community Room/Building							
08210 Pool/Spa Contract	0.00	1,083.33	1,083.33	0.00	3,249.99	3,249.99	13,000.00
Community Room/Building Total	0.00	1,083.33	1,083.33	0.00	3,249.99	3,249.99	13,000.00
Site Improvement							
08510 Landscaping	0.00	2,083.33	2,083.33	8,200.00	6,249.99	(1,950.01)	25,000.00
Site Improvement Total	0.00	2,083.33	2,083.33	8,200.00	6,249.99	(1,950.01)	25,000.00
Personnel Expense							
08650 Maint./Handyman Salary	0.00	0.00	0.00	136.28	0.00	(136.28)	0.00
Personnel Expense Total	0.00	0.00	0.00	136.28	0.00	(136.28)	0.00
Utilities							
08910 Electricity	3,030.21	2,750.00	(280.21)	10,600.54	8,250.00	(2,350.54)	33,000.00
08930 Water & Sewer	0.00	25,833.33	25,833.33	90,729.38	77,499.99	(13,229.39)	310,000.00
Utilities Total	3,030.21	28,583.33	25,553.12	101,329.92	85,749.99	(15,579.93)	343,000.00
Maintenance							
09005 Repairs & Maintenance	17,499.05	1,666.67	(15,832.38)	49,338.24	5,000.01	(44,338.23)	20,000.00
09050 R & M - Alarm Equipment	0.00	2,083.33	2,083.33	0.00	6,249.99	6,249.99	25,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Total	17,499.05	3,750.00	(13,749.05)	49,338.24	11,250.00	(38,088.24)	45,000.00
Contract Services							
09605 Maintenance Payroll	11,008.81	13,750.00	2,741.19	37,064.56	41,250.00	4,185.44	165,000.00
09660 Lake Maintenance	0.00	291.66	291.66	0.00	874.98	874.98	3,500.00
09665 Lawn Maintenance	9,085.00	8,000.00	(1,085.00)	9,085.00	24,000.00	14,915.00	96,000.00
09675 Pest Control	1,200.00	0.00	(1,200.00)	1,200.00	0.00	(1,200.00)	0.00
09700 Trash Removal	13,626.86	8,333.33	(5,293.53)	28,803.81	24,999.99	(3,803.82)	100,000.00
Contract Services Total	34,920.67	30,374.99	(4,545.68)	76,153.37	91,124.97	14,971.60	364,500.00
Reserve Contributions							
09910 Reserves	0.00	2,500.00	2,500.00	0.00	7,500.00	7,500.00	30,000.00
Reserve Contributions Total	0.00	2,500.00	2,500.00	0.00	7,500.00	7,500.00	30,000.00
Total Expense	195,573.76	200,175.88	4,602.12	622,713.64	600,527.64	(22,186.00)	2,402,111.00
Net Income	7,918.58	0.04	7,918.54	(15,967.28)	0.12	(15,967.40)	0.00