

Income Statement

1/1/2023 - 12/31/2023, By Year, Accrual basis

Prepared By: Overwatch
Management
PO BOX 610
Ketchum, ID 83340

Evergreen

Amount	2023	Total
Income		
Convenience Fee	162.81	162.81
Interest Operating	6.81	6.81
Operating Dues	142,771.75	142,771.75
Total Income	\$142,941.37	\$142,941.37
Expense		
Convenience Fee Reimbursement	91.82	91.82
EVERGREEN ADMINISTRATIVE EXPENSE		
EG Accountant	1,075.00	1,075.00
EG Bank Fees/Audits	24.00	24.00
EG Insurance	21,505.14	21,505.14
EG Legal Fees	130.00	130.00
EG Management Fees	12,312.00	12,312.00
EG Office Supplies	1,099.58	1,099.58
EG Taxes	10.00	10.00
Total for EVERGREEN ADMINISTRATIVE EXPENSE	\$36,155.72	\$36,155.72
EVERGREEN CLEANING AND UPKEEP		
EG Cleaning and Upkeep - Labor - Common Area	7,455.00	7,455.00
EG Cleaning and Upkeep - Supplies- Common Area	1,050.00	1,050.00
EG Insurance Claim Repairs	3,269.74	3,269.74
EG Light Bulbs	120.00	120.00
EG Maintenance and Repairs - Common Area	32,908.92	32,908.92
EG Maintenance Elevator - Common Area	5,444.08	5,444.08
EG Pest Control	717.05	717.05
EG Window Washing	2,750.00	2,750.00
Total for EVERGREEN CLEANING AND UPKEEP	\$53,714.79	\$53,714.79
EVERGREEN LANDSCAPE		
EG Landscape Maintenance	26,538.37	26,538.37
Total for EVERGREEN LANDSCAPE	\$26,538.37	\$26,538.37
EVERGREEN UTILITIES		

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Amount	2023	Total
EG Alarm	4,343.36	4,343.36
EG Cable	7,064.43	7,064.43
EG Electricity	635.86	635.86
EG Electricity	5,710.10	5,710.10
EG Natural Gas	11,990.23	11,990.23
EG Trash	4,298.05	4,298.05
EG Water and Sewer	14,078.33	14,078.33
Total for EVERGREEN UTILITIES	\$48,120.36	\$48,120.36
EVERGREEN WATER DAMAGE	975.00	975.00
Total Expense	\$165,596.06	\$165,596.06
Net Operating Income	(\$22,654.69)	(\$22,654.69)
Non-operating Income		
2023 Special Assessment	4,192.50	4,192.50
Capital Reserve Dues	33,090.53	33,090.53
EG Capital plumbing	(4,346.19)	(4,346.19)
Evergreen Special Assessment	78,842.50	78,842.50
Insurance Proceeds	21,556.33	21,556.33
Interest Income Savings	309.24	309.24
Total Non-operating Income	\$133,644.91	\$133,644.91
Non-operating Expense		
Boiler and Mechanical Repair	522.50	522.50
Capital Garage Door Repair	698.00	698.00
EG Capital Window Repair #24	1,062.00	1,062.00
EG Elevator Shaft Roof	2,725.14	2,725.14
EG Insurance Expense Unit #25	8,417.68	8,417.68
EG Window Repair #22	340.00	340.00
Total Non-operating Expense	\$13,765.32	\$13,765.32
Net Non-operating Income	\$119,879.59	\$119,879.59
Net Income	\$97,224.90	\$97,224.90