



*Signature*  
Property Management

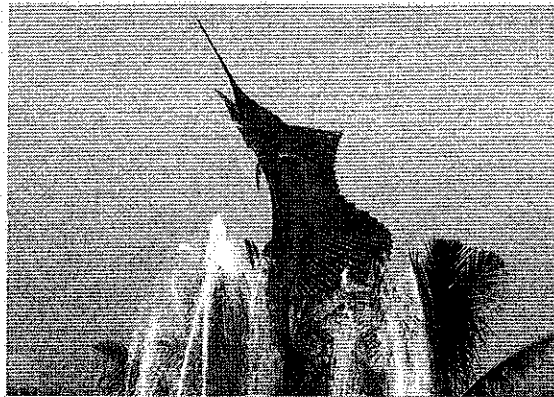
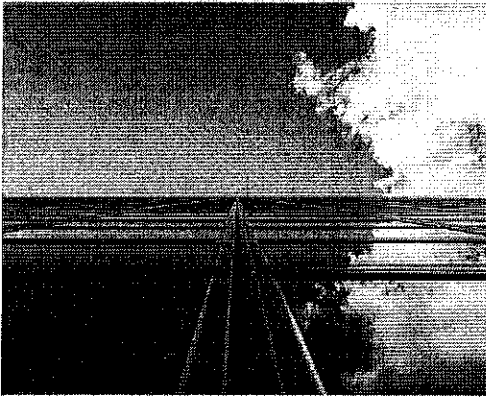
*Impactful, Solution Based Association Management*

Locally owned and operated in Martin and St. Lucie Counties since 1998

**PREPARED FOR:**

**Evergreen Property Owners  
Association, Inc.**

**April 30, 2019 Financial Statement**



*Locations:* 3232 SE Dixie Highway, Unit B  
Stuart, Florida 34997

*Phone:* 772 - 219 - 4474

*Fax:* 772 - 219 - 4746

459 NW Prima Vista Boulevard  
Port St. Lucie, Florida 34983

[www.signaturepropertymgmt.com](http://www.signaturepropertymgmt.com)

**EVERGREEN POA**

Balance Sheet  
As of 04/30/19

**ASSETS****CURRENT ASSETS:**

10025	PETTY CASH	\$	100.00
10050	OPERATING - CENTERSTATE BANK		48,760.69
10125	OPERATING - CENTERSTATE MM		121,871.86
10150	CENTERSTATE-FEASIBILITY STUDY		12,159.58
	<b>TOTAL CURRENT ASSETS</b>		<b>\$ 182,892.13</b>

**RESERVES:**

11000	RESERVE - CENTERSTATE BANK	\$	119,543.96
11050	RESERVE - BANK FLORIDA		18,560.23
	<b>TOTAL RESERVES</b>		<b>\$ 138,104.19</b>

**ACCOUNTS RECEIVABLE:**

12000	ACCOUNTS RECEIVABLE	\$	70,306.62
12025	ALLOWANCE FOR BAD DEBTS		(15,502.71)
	<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>\$ 54,803.91</b>

**OTHER ASSETS:**

12100	PREPAID INSURANCE	\$	8,971.46
	<b>TOTAL OTHER ASSETS</b>		<b>\$ 8,971.46</b>
	<b>TOTAL ASSETS</b>		<b>\$ 384,771.69</b>

=====

**LIABILITIES & EQUITY****CURRENT LIABILITIES:**

30201	ACCOUNTS PAYABLE	\$	8,799.89
30225	DEFERRED ASSESSMENTS		77,640.00
30250	PREPAID MAINTENANCE FEE		5,818.49
30275	ACCRUED EXPENSES		20,300.00
30300	DEFERRED CLUB ASSESSMENTS		4,079.38
30400	FEASIBILITY STUDY		12,159.58
	<b>TOTAL CURRENT LIABILITIES</b>		<b>\$ 128,797.34</b>

**RESERVES**

50025	RESERVES	\$	(11,323.20)
-------	----------	----	-------------

**EVERGREEN POA**

Balance Sheet  
As of 04/30/19

50050	RES - STREET/DRAINAGE SYSTEM	5,083.26	
50075	RES - VEHICLES	2,999.64	
50100	RES - GATE EQUIPMENT	8,328.05	
50125	RES - GUARDHOUSE	4,155.06	
50150	RES - MAILBOXES	3,233.90	
50175	RES - ROADS	81,406.57	
50200	RES - STORM CLEAN-UP	40,134.69	
50225	RES - INTEREST	4,086.22	
	TOTAL RESERVES		\$ 138,104.19
EQUITY:			
55000	FUND BALANCE	\$ 117,981.54	
	CURRENT YEAR NET INCOME/(LOSS)	(111.38)	
	TOTAL EQUITY		\$ 117,870.16
	TOTAL LIABILITIES & EQUITY		\$ .00
			=====

# EVERGREEN POA

## Income/Expense Statement

Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
60050	OWNERS ASSESSMENTS	51,420.00	51,420.10	(.10)	51,420.00	51,420.10	(.10)	617,041.25
60075	RESERVE INCOME	2,500.00	2,500.00	.00	2,500.00	2,500.00	.00	30,000.00
60120	GATE/KEY CARDS	80.00	166.67	(86.67)	80.00	166.67	(86.67)	2,000.00
60125	EVERGREEN CLUB	2,500.00	2,500.00	.00	2,500.00	2,500.00	.00	30,000.00
60225	OWNER INTEREST	4.56	.00	4.56	4.56	.00	4.56	.00
60350	AUTO DECALS	60.00	.00	60.00	60.00	.00	60.00	.00
70025	INTEREST/OPERATING	15.06	.00	15.06	15.06	.00	15.06	.00
	<b>Subtotal Income</b>	<b>56,579.62</b>	<b>56,586.77</b>	<b>(7.15)</b>	<b>56,579.62</b>	<b>56,586.77</b>	<b>(7.15)</b>	<b>679,041.25</b>
<b>EXPENSES</b>								
<b>GENERAL &amp; ADMINISTRATION:</b>								
80025	ACCOUNTING FEES	.00	416.67	416.67	.00	416.67	416.67	5,000.00
80050	BAD DEBT	208.33	208.33	.00	208.33	208.33	.00	2,500.00
80065	CONTINGENCY	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
80075	LEGAL FEES	2,791.05	583.33	(2,207.72)	2,791.05	583.33	(2,207.72)	7,000.00
80100	CORPORATE ANNUAL FEE	61.25	.00	(61.25)	61.25	.00	(61.25)	61.25
80125	SOCIAL EVENTS	.00	166.67	166.67	.00	166.67	166.67	2,000.00
80150	OFFICE SUPPLIES	200.13	25.00	(175.13)	200.13	25.00	(175.13)	300.00
80175	PRINTING & POSTAGE	2,100.22	433.33	(1,666.89)	2,100.22	433.33	(1,666.89)	5,200.00
80200	HOLIDAY LIGHTING	.00	.00	.00	.00	.00	.00	8,000.00
80210	STORAGE	43.54	41.67	(1.87)	43.54	41.67	(1.87)	500.00
80225	WEB PAGE/INTERNET	247.85	70.83	(177.02)	247.85	70.83	(177.02)	850.00
81025	MULTIPERIL INSURANCE	809.14	958.33	149.19	809.14	958.33	149.19	11,500.00
	<b>TOTAL GENERAL &amp; ADMINISTRATI</b>	<b>6,461.51</b>	<b>5,404.16</b>	<b>(1,057.35)</b>	<b>6,461.51</b>	<b>5,404.16</b>	<b>(1,057.35)</b>	<b>72,911.25</b>
<b>CONTRACTED SERVICE:</b>								
82025	CABLE TELEVISION	15,231.12	15,416.67	185.55	15,231.12	15,416.67	185.55	185,000.00
82050	LAWN MAINTENANCE	2,300.00	2,333.33	33.33	2,300.00	2,333.33	33.33	28,000.00
82075	MANAGEMENT SERVICES	2,600.00	2,600.00	.00	2,600.00	2,600.00	.00	31,200.00
	<b>TOTAL CONTRACTED SERVICES</b>	<b>20,131.12</b>	<b>20,350.00</b>	<b>218.88</b>	<b>20,131.12</b>	<b>20,350.00</b>	<b>218.88</b>	<b>244,200.00</b>
<b>REPAIRS &amp; MAINTENANCE:</b>								
83025	R&M IRRIGATION	.00	41.67	41.67	.00	41.67	41.67	500.00
83035	R&M MAILBOXES	2,992.25	791.67	(2,200.58)	2,992.25	791.67	(2,200.58)	9,500.00
83045	DRAINAGE SWALES	4,750.00	2,500.00	(2,250.00)	4,750.00	2,500.00	(2,250.00)	30,000.00
83050	LANDSCAPE LIGHT MAINT	.00	83.33	83.33	.00	83.33	83.33	1,000.00
83075	ROAD REPAIR	574.22	83.33	(490.89)	574.22	83.33	(490.89)	1,000.00
83100	R&M STORM DRAINS	.00	166.67	166.67	.00	166.67	166.67	2,000.00

**EVERGREEN POA**

Income/Expense Statement

Period: 04/01/19 to 04/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
83125	INSECTICIDE/FERTILIZER	.00	1,312.50	1,312.50	.00	1,312.50	1,312.50	15,750.00
83200	LANDSCAPEE-FRONT ENTRANCE	.00	500.00	500.00	.00	500.00	500.00	6,000.00
83225	PALM & OAK TREE TRIM	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
83230	PALM TREE REPLACEMENT	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>8,316.47</b>	<b>7,979.17</b>	<b>(337.30)</b>	<b>8,316.47</b>	<b>7,979.17</b>	<b>(337.30)</b>	<b>95,750.00</b>
<b>SHARED EXPENSES:</b>								
83275	SECURITY-DRINKING WATER	44.40	66.67	22.27	44.40	66.67	22.27	800.00
83300	SECURITY-CAMERA WEB/INTER	.00	233.33	233.33	.00	233.33	233.33	2,800.00
83325	SECURITY-BAR CODE STICKERS	.00	133.33	133.33	.00	133.33	133.33	1,600.00
83350	SECURITY-R&M CAMERA	180.00	141.67	(38.33)	180.00	141.67	(38.33)	1,700.00
83375	SECURITY-PAYROLL	18,267.09	18,333.33	66.24	18,267.09	18,333.33	66.24	220,000.00
83400	SECURITY-R&M GUARD HOUSE	186.56	83.33	(103.23)	186.56	83.33	(103.23)	1,000.00
83450	SECURITY-R&M GATE	222.24	125.00	(97.24)	222.24	125.00	(97.24)	1,500.00
83475	SECURITY-ELECTRIC	131.61	166.67	35.06	131.61	166.67	35.06	2,000.00
84500	SECURITY-TELEPHONE	.00	75.00	75.00	.00	75.00	75.00	900.00
84525	SECURITY-OFFICE SUPPLIES	.00	58.33	58.33	.00	58.33	58.33	700.00
84550	SECURITY-R&M GOLF CART	250.00	265.00	15.00	250.00	265.00	15.00	3,180.00
	<b>TOTAL SHARED EXPENSES</b>	<b>19,281.90</b>	<b>19,681.66</b>	<b>399.76</b>	<b>19,281.90</b>	<b>19,681.66</b>	<b>399.76</b>	<b>236,180.00</b>
<b>RESERVE FUNDING:</b>								
85000	RESERVE TRANSFERS	2,500.00	2,500.00	.00	2,500.00	2,500.00	.00	30,000.00
	<b>RESERVE FUNDING:</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>.00</b>	<b>30,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>56,691.00</b>	<b>55,914.99</b>	<b>(776.01)</b>	<b>56,691.00</b>	<b>55,914.99</b>	<b>(776.01)</b>	<b>679,041.25</b>
	<b>Current Year Net Income/(loss)</b>	<b>(111.38)</b>	<b>671.78</b>	<b>(783.16)</b>	<b>(111.38)</b>	<b>671.78</b>	<b>(783.16)</b>	<b>.00</b>