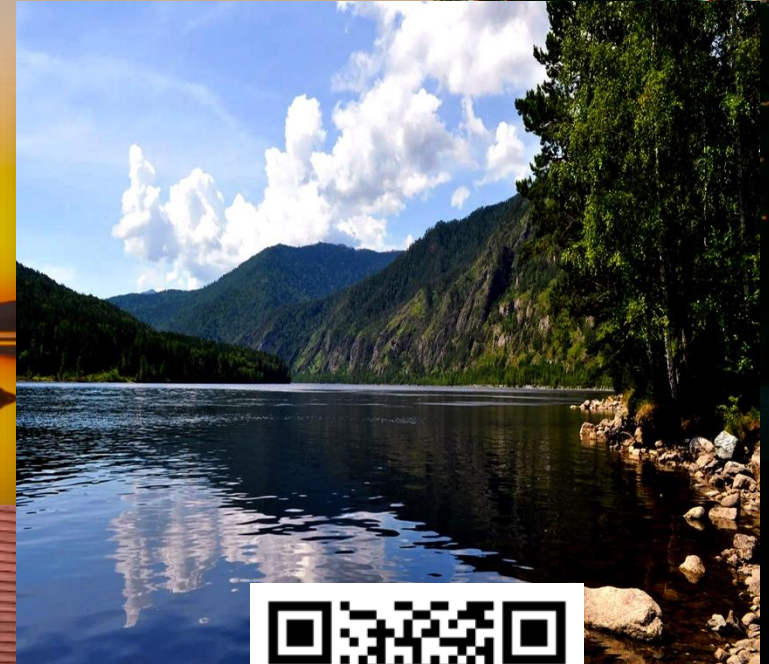




Evergreen Valley Timeshare  
Owner's Association  
Annual Owner's Meeting  
June 7, 2025



# Agenda

- 1) Call to Order
- 2) Proof of Notice
- 3) Certification of Proxies & Verification of Quorum
- 4) Approval of Minutes from 2024 Annual Meeting
- 5) President's Report
- 6) Treasurer's Report - Presentation of Financial Statements
- 7) Ratification of 2025 Budget (pre-approved by Board of Directors)
- 8) Villa's Roof Replacement Project
- 9) Lemonjuice Reimagination update
- 10) Questions & Discussion
- 11) Other Business
- 12) Adjourn



## Evergreen Valley Timeshare Owner's Association

Annual Owner's Meeting  
June 7, 2025



# President's Report





# Treasurer's Report





Financials  
Alliance  
Operating  
Reconciliation

EVERGREEN INN AND VILLAS  
1010 Cash - Alliance Operating Acctxx8487, Period Ending 04/30/2025

RECONCILIATION REPORT

Reconciled on: 06/05/2025

Reconciled by: Melinda Goodwin

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	0.00
Checks and payments cleared (1)	-18.50
Deposits and other credits cleared (1)	25.00
Statement ending balance	6.50
Register balance as of 04/30/2025	6.50
Cleared transactions after 04/30/2025	0.00
Uncleared transactions after 04/30/2025	-16,950.99
Register balance as of 06/05/2025	-16,944.49

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/30/2025	Journal	29		-18.50
Total				-18.50

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/30/2025	Journal	29		25.00
Total				25.00

Additional Information

Uncleared checks and payments after 04/30/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/09/2025	Bill Payment		Hastings Law Office, P.A.	-701.50
05/19/2025	Bill Payment	Online Payment	Liberty Mutual Insurance	-4,058.73
05/21/2025	Bill Payment	Online Payment	Central Maine Power Acctxx2...	-1,338.79
05/21/2025	Bill Payment	Online Payment	Central Maine Power Acctxx9...	-618.43
05/21/2025	Bill Payment	Online Payment	Central Maine Power Acctxx5...	-47.25
05/21/2025	Bill Payment	Online Payment	Central Maine Power Acctxx5...	-258.22
05/21/2025	Bill Payment	Online Payment	Central Maine Power Acctxx5...	-48.79
05/21/2025	Bill Payment	Online Payment	Central Maine Power Acctxx5...	-22.33
05/22/2025	Bill Payment	Online Payment	Consolidated Communication...	-726.86
05/22/2025	Bill Payment		Water Treatment Equipment, I...	-525.38
06/02/2025	Bill Payment		DrummondWoodsum	-7,630.34
06/02/2025	Bill Payment	Online Payment	Dish Network LLC Acctbx3350...	-339.48
06/02/2025	Bill Payment	Online Payment	Dish Network LLC Acctbx3350...	-634.89
Total				-16,950.99

# Financials

## Alliance

## Operating

## Statement



**Alliance Association Bank**  
Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.  
PO Box 26237 • Las Vegas, NV 89126-0237  
Return Service Requested

EVERGREEN VALLEY TIMESHARE OWNERS  
C/O HPP PROPERTY SERVICES LLC  
OPR  
7380 W SAND LAKE RD SUITE 130  
ORLANDO FL 32819-5285

Last statement: March 31, 2025  
This statement: April 30, 2025  
Total days in statement period: 30

Page 1  
XXXXXX8487  
( 0)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

### AAB Community Checking

Account number	XXXXXX8487	Beginning balance	\$0.00
Low balance	\$-18.50	Total additions	25.37
Average balance	\$5.23	Total subtractions	18.87
Avg collected balance	\$5	Ending balance	\$6.50

### DEBITS

Date	Description	Subtractions
04-03	' ACH Debit MERCHANT BANKCD DEPOSIT 250403 496144844883	18.50
04-22	' ACH Debit Bill.com ACCTVERIFY 250422 015CHECZHKGKCEB	0.37

### CREDITS

Date	Description	Additions
04-04	' Online Transfer Cr REF 0941106L FUNDS TRANSFER FRMDEP XXXXXX7004 FROM TO COVER DEFICIT	25.00
04-22	' ACH Credit Bill.com ACCTVERIFY 250422 015CHECZHKGKCEB	0.37

EVERGREEN VALLEY TIMESHARE OWNERS  
April 30, 2025

Page 2  
XXXXXX8487

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	0.00	04-04	6.50		
04-03	-18.50	04-22	6.50		

### INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	30
Average balance for APY	\$5.85
Interest earned	\$0.00

### OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Bank

Financials:  
Camden  
Bank  
Statement

Camden  
NATIONAL BANK

Evergreen Valley Timeshare  
Owners Association  
82 Mountain Rd  
Stoneham, ME 04231-3344

Page: 2 of 6  
Statement Date: 04/30/25  
Primary Account: 529862

Business Connect Checking				Account: 529862	
Account Title: Evergreen Valley Timeshare Owners Association					
Business Connect Checking		Acct. Enclosures		19	
Account Number		529862		Statement Dates 4/01/25 thru 4/30/25	
Balance Last Statement		\$95,991.77		Days in the statement period 30	
9 Deposits/Credits		\$14,026.72		Average Ledger Bal. \$76,597.00	
58 Checks/Debits		\$40,567.65		Average Collected Bal. \$76,597.00	
Service Fee		\$0.00			
Interest Paid		\$0.00			
Balance This Statement		\$69,450.84			

Transaction Activity				
Date	Description	Withdrawal(-)	Deposit(+)	Balance
4/01	MERCHANT SERVICEMERCH DEP CC 1841010148 042000011548647 515632216800343		270.00	96,261.77
4/01	Liberty Mutual Small CommCC 9613130001 021000026383128 102447279504997	4,058.73-		92,203.04
4/01	Check 112023	4,000.00-		88,203.04
4/02	BEST WESTERN HOTELS DBT CRD 1747 03/31/25 20466922 CORNWALL CD C#4966	210.57-		87,992.47
4/02	MERCHANT SERVICEMERCH FEE CC 1841010148 042000013459349 515632216800343	1,070.31-		86,922.16
4/03	Check 112097	280.00-		86,642.16
4/04	MERCHANT SERVICEMERCH DEP CC 1841010148 042000016283212 515632216800343		740.00	87,382.16
4/04	PROGRESSIVE *INSURANCE DBT CRD 1514 04/03/25 28449570 800-776-4737 OH C#2050	475.50-		86,906.66
4/04	Bill Pay Check 5000001 ELECTRICAL SYSTEMS OF MAINE	77.20-		86,829.46
4/07	TELUS AURORA GATEWAY # DBT CRD 1227 04/05/25 28391614 AURORA CD C#4966	130.73-		86,698.73
4/07	ENTERPRISE RENT-A-CAR DBT CRD 1013 04/06/25 48331877 NORTH CONWAY NH C#4966	717.83-		85,980.90
4/07	Check 112022	2,500.00-		83,480.90
4/08	MERCHANT SERVICEMERCH DEP CC 1841010148 042000017592098 515632216800343		300.00	83,780.90
4/08	LS LOVELL HARDWARE IN DBT CRD 0922 04/07/25 17794219 120-72562939 ME C#2050	21.08-		83,759.82
4/08	ENTERPRISE RENT-A-CAR DBT CRD 0948 04/07/25 33136254 NORTH CONWAY NH C#4966	960.86-		82,798.96
4/08	Bill Paid-EVERETT PROPANE Co #5	2,929.04-		79,869.92
4/08	DISH NETWORK COR8003333474PP 2880336997 111000029079205	159.19-		79,710.73
4/08	Check 112024	171.00-		79,539.73
4/09	IN *MAINE TOURISM ASSO DBT CRD 0903 04/08/25 05941797 207-6235643 ME C#2050	360.00-		79,179.73
4/09	FRYEBURG IRVING DBT CRD 1354 04/08/25 79849847 FRYEBURG ME C#2050	20.36-		79,159.37
4/09	CENTERLOVELLMARKET DBT CRD 1430 04/08/25 02548224 LOVELL ME C#2050	4.13-		79,155.24
4/09	Check 112096	393.75-		78,761.49
4/10	ZOOM.COM 888-799-9666 DBT CRD 1128 04/09/25 93208616 ZOOM.US CA C#4966	16.95-		78,744.54
4/10	WAL-MART #2140 POS DEB 1057 04/10/25 99133100 46	110.23-		78,634.31

Camden  
NATIONAL BANK

Evergreen Valley Timeshare  
Owners Association  
82 Mountain Rd  
Stoneham, ME 04231-3344

Page: 3 of 6  
Statement Date: 04/30/25  
Primary Account: 529862

Transaction Activity (Continued)				
Date	Description	Withdrawal(-)	Deposit(+)	Balance
	N SOUTH RD NORTH CONWAY NH C#2050			
4/10	NNT SHIPHAPPENS 560369 POS DEB 1204 04/10/25 51007729 231 MAIN STREET NORWAY ME C#2050	33.76-		78,600.55
4/10	IRS USATAXPYMTCC 3387702000 061036010037883 225550003129771	197.94-		78,402.61
4/10	Bill Pay Check 5000000 655 - CONSOLIDATED COMMUNICATIONS	600.42-		77,802.19
4/11	Check 111991	1,713.62-		76,088.57
4/11	Check 111998	5,000.00-		71,088.57
4/11	Check 112089	700.00-		70,388.57
4/14	STARBUCKS STORE 13715 DBT CRD 0934 04/10/25 24877763 NORTH CONWAY NH C#2050	7.60-		70,380.97
4/14	Indeed USI25-01635810 POS DEB 1031 04/14/25 00362076 Champion Grandview Austin TX C#2050	135.16-		70,245.81
4/15	MERCHANT SERVICEMERCH DEP CC 1841010148 042000016956364 515632216800343		100.00	70,345.81
4/15	LOWE S #2374 POS DEB 1010 04/15/25 10339579 32 MOUNTAIN VALLEY CONWAY NH C#2050	44.55-		70,301.26
4/15	Check 112098	493.00-		69,808.26
4/16	MERCHANT SERVICEMERCH DEP CC 1841010148 042000012567303 515632216800343		10,816.00	80,624.26
4/16	WARRENS FLORIST DBT CRD 1516 04/15/25 29700846 207-6478441 ME C#2050	89.62-		80,534.64
4/16	Check 112025	362.50-		80,172.14
4/16	Check 112100	376.25-		79,795.89
4/16	Check 112101	175.00-		79,620.89
4/17	ME BUREAU OF TAXINTRNET DRCC 1016000001 042000012500880 1281117	1,454.51-		78,166.38
4/18	USPS PO 2247550051 DBT CRD 0854 04/17/25 00548770 LOVELL ME C#2050	73.00-		78,093.38
4/18	RCI 317-805-8000 DBT CRD 1136 04/17/25 97883260 317-805-8000 IN C#4966	299.00-		77,794.38
4/18	Check 112026	1,150.00-		76,644.38
4/21	MERCHANT SERVICEMERCH DEP CC 1841010148 042000014929716 515632216800343		175.00	76,819.38
4/21	MERCHANT SERVICEMERCH DEP CC 1841010148 042000015043773 515632216800343		1,356.65	78,176.03
4/21	Bill Paid-CENTRAL MAINE POWE COMPANY Conf #7	44.44-		78,131.59
4/21	Bill Paid-CENTRAL MAINE POWE COMPANY Conf #8	56.80-		78,074.79
4/21	Bill Paid-CENTRAL MAINE POWE COMPANY Conf #9	250.39-		77,824.40
4/21	Bill Paid-CCI TG Conf #6	591.48-		77,232.92
4/21	DISH NETWORK COR8003333474PP 2880336997 111000024584964	634.89-		76,598.03
4/22	MERCHANT SERVICEMERCH DEP CC 1841010148 042000018721810 515632216800343	2,258.00-		74,340.03
4/22	CMP CMP PMT PP 3010042740 211274453714563	2,435.52-		71,904.51
4/24	EVIIVO CORP COLL CC 1831807543 011500128854834 INCGRP0118	185.89-		71,718.62
4/25	SIMPLE.BIZ WEBSITES DBT CRD 0428 04/23/25 41086315 888-207-7023 NC C#4966	123.00-		71,595.62
4/25	ENTERPRISE RENT-A-CAR DBT CRD 1039 04/24/25 63414755 NORTH CONWAY NH C#4966	113.22-		71,482.40
4/25	DUNKIN #337608 Q35 DBT CRD 1416 04/24/25 94066285 N CONWAY NH C#2050	4.76-		71,477.64
4/25	Check 112027	43.00-		71,434.64
4/25	Check 112028	111.00-		71,323.64

Financials:  
Camden  
Bank  
Statement



Evergreen Valley Timeshare  
Owners Association  
82 Mountain Rd  
Stoneham, ME 04231-3344

Page: 4 of 6  
Statement Date: 04/30/25  
Primary Account: 529862

Transaction Activity (Continued)				
Date	Description	Withdrawal(-)	Deposit(+)	Balance
4/28	MERCHANT SERVICEMERCH DEP CC 1841010148 042000011228257 515632216800343		175.00	71,498.64
4/28	COMPUTER PORT DBT CRD 1450 04/24/25 14006684 CENTER CONWAY NH C#2050	280.00-		71,218.64
4/28	CONSOLIDATED COMM NNE DBT CRD 1024 04/25/25 54578603 877-2127445 IL C#2050	234.95-		70,983.69
4/28	BETTYS PLAZA LAUNDRY, DBT CRD 1418 04/26/25 95202552 SOUTH PARIS ME C#2050	192.50-		70,791.19
4/30	ENTERPRISE RENT-A-CAR POS CRE 0000 04/29/25 77928083 NORTH CONWAY NH C#4966		94.07	70,885.26
4/30	ENTERPRISE RENT-A-CAR DBT CRD 0818 04/29/25 78835211 NORTH CONWAY NH C#4966	474.42-		70,410.84
4/30	Check 112031	660.00-		69,750.84
4/30	Check 112092	300.00-		69,450.84

Summary by Check Number								
Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
4/11	111991	1,713.62	4/25	112027	43.00	4/15	112098	493.00
4/11	111998*	5,000.00	4/25	112028	111.00	4/16	112100*	376.25
4/07	112022*	2,500.00	4/30	112031*	660.00	4/16	112101	175.00
4/01	112023	4,000.00	4/11	112089*	700.00	4/10	5000000*	600.42
4/08	112024	171.00	4/30	112092*	300.00	4/04	5000001	77.20
4/16	112025	362.50	4/09	112096*	393.75			
4/18	112026	1,150.00	4/03	112097	280.00			

\* Denotes Missing Check Number

Itemization of Overdraft and Returned Item Fees		
	Total For This Period	Total Year-to-Date
Total Overdraft item fees	0.00	34.00
Total Return item fees	0.00	0.00



# Financials: Camden Bank Statement

Date 04/30/25  
Primary Acct No. 529862 Page 5 of 6

Date 04/30/25  
Primary Acct No. 529862 Page 6 of 6

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
111991  
DATE 04/11/2025  
PAY TO THE ORDER OF M.K. Creative Consulting Inc.  
\$1713.62  
Seventeen hundred & thirteen  
M.K. Creative Consulting  
4187 Kavan Road  
Guelph, Ontario Canada  
N1G 2A7  
Robert K. O'Neil

04/11/2025 111991 \$1713.62

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112022  
DATE 04/07/2025  
PAY TO THE ORDER OF Hastings Law Office P.A.  
\$2500.00  
Two thousand five hundred  
Hastings Law Office P.A.  
1000  
Mary Crown

04/07/2025 112022 \$2500.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112024  
DATE 04/08/2025  
PAY TO THE ORDER OF Scott Henry  
\$171.00  
One hundred seventy one  
Scott Henry  
1000  
Mary Crown

04/08/2025 112024 \$171.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112026  
DATE 04/18/2025  
PAY TO THE ORDER OF New Life Carpet Cleaning  
\$1150.00  
One thousand one hundred & fifty  
New Life Carpet Cleaning  
1000  
Mary Crown

04/18/2025 112026 \$1150.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112028  
DATE 04/25/2025  
PAY TO THE ORDER OF Lovell U.C.C.  
\$111.00  
One hundred and eleven  
Lovell U.C.C.  
1000  
Mary Crown

04/25/2025 112028 \$111.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112029  
DATE 04/11/2025  
PAY TO THE ORDER OF Richard Crown  
\$700.00  
Seven hundred  
Richard Crown  
1000  
Robert K. O'Neil

04/11/2025 112029 \$700.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
111998  
DATE 04/11/2025  
PAY TO THE ORDER OF M.K. Creative Consulting Inc.  
\$5000.00  
Five thousand  
M.K. Creative Consulting  
4187 Kavan Road  
Guelph, Ontario Canada  
N1G 2A7  
Robert K. O'Neil

04/11/2025 111998 \$5000.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112023  
DATE 04/01/2025  
PAY TO THE ORDER OF Travis Fox  
\$4000.00  
Four thousand  
Travis Fox  
1000  
Mary Crown

04/01/2025 112023 \$4000.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112025  
DATE 04/16/2025  
PAY TO THE ORDER OF Richard Strachan  
\$362.50  
Three hundred sixty two  
Richard Strachan  
1000  
Mary Crown

04/16/2025 112025 \$362.50

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112027  
DATE 04/25/2025  
PAY TO THE ORDER OF Lower United Church  
\$43.00  
Forty three  
Lower United Church  
1000  
Mary Crown

04/25/2025 112027 \$43.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112031  
DATE 04/30/2025  
PAY TO THE ORDER OF Hydrex Appliances and Heating  
\$660.00  
Six hundred sixty  
Hydrex Appliances and Heating  
1000  
Mary Crown

04/30/2025 112031 \$660.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112032  
DATE 04/30/2025  
PAY TO THE ORDER OF Kyla Crown  
\$300.00  
Three hundred  
Kyla Crown  
1000  
Robert K. O'Neil

04/30/2025 112032 \$300.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112096  
DATE 04/09/2025  
PAY TO THE ORDER OF Diana J. Curtis, aka New England Prof Serv  
\$393.75  
Three hundred ninety three and 75/100  
Diana J. Curtis, aka New England Prof Serv  
99 South Hill Road  
Vancouver, BC V6V 0A8  
Mary Crown

04/09/2025 112096 \$393.75

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112098  
DATE 04/15/2025  
PAY TO THE ORDER OF Eastern Alliance Insurance  
\$493.00  
Four hundred ninety three  
Eastern Alliance Insurance  
PO Box 4402  
Chelmsford, MA 01824  
Mary Crown

04/15/2025 112098 \$493.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112101  
DATE 04/16/2025  
PAY TO THE ORDER OF Diana J. Curtis, aka New England Prof Serv  
\$175.00  
One hundred seventy five  
Diana J. Curtis, aka New England Prof Serv  
99 South Hill Road  
Vancouver, BC V6V 0A8  
Mary Crown

04/16/2025 112101 \$175.00

Apply to account: 010049728 - Memorial Group  
DATE 04/10/2025  
AMOUNT \*\*\$600.42  
DIX HUNDRED DOLLARS AND 42/100  
MEMORIAL GROUP  
1000  
Camden Bank

04/10/2025 5000000 \$600.42

Apply to account: 010049728 - Memorial Group  
DATE 04/04/2025  
AMOUNT \*\*\$77.20  
SEVENTY SEVEN DOLLARS AND 20/100  
MEMORIAL GROUP  
1000  
Camden Bank

04/04/2025 5000001 \$77.20

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112097  
DATE 04/03/2025  
PAY TO THE ORDER OF Diana J. Curtis, aka New England Prof Serv  
\$280.00  
Two hundred eighty  
Diana J. Curtis, aka New England Prof Serv  
99 South Hill Road  
Vancouver, BC V6V 0A8  
Mary Crown

04/03/2025 112097 \$280.00

EVERGREEN VALLEY TIMESHARE  
OWNERS ASSOCIATION  
112100  
DATE 04/16/2025  
PAY TO THE ORDER OF Diana J. Curtis, aka New England Prof Serv  
\$376.25  
Three hundred seventy six and 25/100  
Diana J. Curtis, aka New England Prof Serv  
99 South Hill Road  
Vancouver, BC V6V 0A8  
Mary Crown

04/16/2025 112100 \$376.25

Apply to account: 010049728 - Memorial Group  
DATE 04/10/2025  
AMOUNT \*\*\$600.42  
DIX HUNDRED DOLLARS AND 42/100  
MEMORIAL GROUP  
1000  
Camden Bank

04/10/2025 5000000 \$600.42

# Financials:

## Camden

## Reconciliation

## Report

EVERGREEN INN AND VILLAS	
1000 Northway Bank #529862, Period Ending 04/30/2025	
RECONCILIATION REPORT	
Reconciled on: 05/29/2025	
Reconciled by: Melinda Goodwin	
Any changes made to transactions after this date aren't included in this report.	
Summary	USD
Statement beginning balance	99,081.32
Checks and payments cleared (60)	-43,665.55
Deposits and other credits cleared (9)	14,035.07
Statement ending balance	69,450.84
Uncleared transactions as of 04/30/2025	-203.47
Register balance as of 04/30/2025	69,247.37
Cleared transactions after 04/30/2025	0.00
Uncleared transactions after 04/30/2025	-613.62
Register balance as of 05/29/2025	68,633.75

Details

Checks and payments cleared (60)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/10/2025	Bill Payment	112059	Hatstat Excavation	-2,800.00
03/31/2025	Check	112023	Travis Fox	-4,000.00
04/01/2025	Check	debit 110	Liberty Mutual Insurance	-4,058.73
04/02/2025	Check	112097	Diana J Curtis, dba New Engl...	-280.00
04/02/2025	Journal	12		-1,070.31
04/02/2025	Check	debit 112	Best Western Plus	-210.57
04/04/2025	Check	echeck	Dish Network LLC Acctbx3350...	-159.19
04/04/2025	Check	debit 113	Progressive	-475.50
04/04/2025	Check	debit 114	Aurora Home Hardware Center	-130.73
04/07/2025	Check	112024	Scott Henry	-171.00
04/07/2025	Bill Payment	112022	Hastings Law Office, P.A.	-2,500.00
04/07/2025	Check	debit 116	Lovell Hardware & Building S...	-21.08
04/07/2025	Check	debit 115	Enterprise Rent-A-Car	-717.83
04/07/2025	Check	debit 117	Maine Tourism Association	-360.00
04/08/2025	Check		Enterprise Rent-A-Car	-960.86
04/08/2025	Check	debit 120	Zoom.com	-16.95
04/08/2025	Check	debit 119	Center Lovell Market	-4.13
04/08/2025	Check	debit 118	Irving	-20.36
04/08/2025	Check	E-pay	Internal Revenue Service	-197.94
04/08/2025	Check	112096	Diana J Curtis, dba New Engl...	-393.75
04/08/2025	Check	112098	Eastern Alliance Insurance	-493.00
04/08/2025	Check	conf 5	Everett Propane	-2,929.04
04/10/2025	Check	500000	Consolidated Communication...	-600.42
04/10/2025	Check	500001	ESM Electrical Systems of M...	-77.20
04/10/2025	Check		Maine Revenue Services	-1,454.51
04/10/2025	Check	debit 121	Starbucks	-7.60
04/10/2025	Check	debit 122	Walmart	-110.23
04/10/2025	Check	debit 123	Shiphappens	-33.76
04/11/2025	Check	111998	MK Creative Consulting Inc	-5,000.00
04/11/2025	Check	111991	MK Creative Consulting Inc	-1,713.62
04/11/2025	Check	112089	Richard Crown	-700.00
04/14/2025	Expense		Indeed	-135.16
04/15/2025	Expense		Lowes	-44.55
04/15/2025	Check	112100	Diana J Curtis, dba New Engl...	-376.25
04/16/2025	Check	112025	Richard Strachan	-362.50
04/16/2025	Expense		Warrens Florist	-89.62
04/18/2025	Check	112026	New Life Carpet	-1,150.00
04/18/2025	Expense		USPS	-73.00
04/18/2025	Expense	To print	RCI	-299.00
04/18/2025	Expense		CCI TG	-591.48

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/21/2025	Bill Payment		Central Maine Power Acctbx5...	-44.44
04/21/2025	Bill Payment		Central Maine Power Acctbx5...	-56.80
04/21/2025	Bill Payment		Central Maine Power Acctbx9...	-250.39
04/21/2025	Bill Payment		Central Maine Power Acctbx2...	-2,435.52
04/21/2025	Expense		Dish Network 8255707029606...	-634.89
04/22/2025	Journal	11		-2,258.00
04/24/2025	Expense		eviivo	-185.89
04/25/2025	Expense		Simple Biz	-123.00
04/25/2025	Expense		Enterprise Rent-A-Car	-113.22
04/25/2025	Expense		Dunkin Donuts	-4.76
04/25/2025	Check	112028	Lovell United Church of Christ	-111.00
04/25/2025	Check	112027	Lovell United Church of Christ	-43.00
04/26/2025	Expense		Computer Port, Inc.	-280.00
04/28/2025	Expense		Betty's Laundry	-192.50
04/28/2025	Expense		Consolidated Communication...	-234.95
04/30/2025	Expense		Enterprise Rent-A-Car	-474.42
04/30/2025	Check	112101	Diana J Curtis, dba New Engl...	-175.00
04/30/2025	Check	112092	Crown, Kyla	-300.00
04/30/2025	Check	112031	Hydes Appliance & Heating	-660.00
04/30/2025	Journal	14		-297.90

Total -43,665.55

Deposits and other credits cleared (9)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/31/2025	Deposit		Barbie Merriam	270.00
04/30/2025	Journal	13		175.00
04/30/2025	Deposit		Enterprise Rent-A-Car	94.07
04/30/2025	Journal	13		175.00
04/30/2025	Journal	13		100.00
04/30/2025	Journal	13		10,816.00
04/30/2025	Journal	13		1,365.00
04/30/2025	Journal	13		740.00
04/30/2025	Journal	13		300.00

Total 14,035.07

Additional Information

Uncleared checks and payments as of 04/30/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/04/2013	Journal			-103.47
05/28/2014	Journal			-100.00

Total -203.47

Uncleared deposits and other credits as of 04/30/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/14/2012	Deposit			0.00
03/24/2025	Check	112090	Richard Crown	0.00
03/24/2025	Check	112091	Richard Crown	0.00
03/24/2025	Check	112092	Crown, Kyla	0.00
03/24/2025	Check	112089	Richard Crown	0.00
03/24/2025	Check	112094	Crown, Kyla	0.00
03/24/2025	Check	112093	Crown, Kyla	0.00

Total 0.00

Uncleared checks and payments after 04/30/2025



# Financials: Camden Reconciliation Report

5/29/25, 4:46 PM

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DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/21/2025	Bill Payment		Central Maine Power Acctbx5...	-613.62
Total				-613.62

Uncleared deposits and other credits after 04/30/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/12/2025	Expense	Wire	MK Creative Consulting Inc	0.00
Total				0.00

**Financials:**  
**January - April**  
**Profit and Loss**

**Profit and Loss**  
**January - April, 2025**

	<b>Total</b>
<b>Income</b>	
4001 Exempt Room Rental	5,002.29
4006 Owner Rental	497.15
4007 Non Owner Rental	20,832.69
4008 Non Owner Rental NON	
<b>TAXABLE</b>	1,760.67
AirBNB	454.04
Eviivo	2,453.18
MVW	1,145.00
<b>Total 4007 Non Owner Rental</b>	<b>\$ 26,645.58</b>
4110 WOV Maint Fee	12,981.48
2020 Maintenance Fees	9,990.00
2024 2024 Maintenance Fee	800.00
2025 CONDO 3 BDRM	3,120.00
 2026 MAINTENANCE FEES 2026	650.00
Innsbrook	510.00
MF 2025 ST MORTIZ	1,810.00



# Financials:

## January - April

### Profit and Loss

WOV Maint Fee;ASPEN	6,063.70
WOV Maint Fee;MF	
INNSBROOK	15,060.02
<b>Total 4110 WOVS Maint Fee</b>	<b>\$ 50,985.20</b>
4112 Deed Purchase Fee	1,400.00
4114 Fees Charged	0.00
4120 Upgrade Fee	210.00
4202 Extra Cleaning Fee	100.00
4250 Pet Cleaning	775.00
4500 Store Items	45.40
<b>Total Income</b>	<b>\$ 85,660.62</b>
<b>Gross Profit</b>	<b>\$ 85,660.62</b>
<b>Expenses</b>	
6000 Advertising	501.15
6110 Automobile Expense	20.00
6120 Bank Fees	1,510.55
6125 Commission Paid	2,963.55
6130 Credit Card Fees	2,113.25
6160 Dues and Subscriptions	350.95
6180 Insurance	18,342.10
6200 Interest Expense	708.59
Loan LOC Interest	536.14

# Financials:

January - April  
Profit and Loss

<b>Total 6200 Interest Expense</b>	<b>\$</b>	<b>1,244.73</b>
<b>6211 Service Charge</b>		<b>7.12</b>
<b>6230 Licenses, Permits, Fees</b>		<b>-292.92</b>
<b>6245 Penalties, Late Pmt Fees</b>		<b>352.27</b>
<b>6250 Postage, Delivery and Shipping</b>		<b>451.56</b>
<b>6260 Printing and Reproduction</b>		<b>266.38</b>
<b>6275 Laundry Expense</b>		<b>2,553.20</b>
<b>6280 Legal Fees</b>		<b>673.24</b>
<b>6285 Management Fees</b>		<b>6,500.00</b>
<b>6286 Accounting Fees</b>		<b>3,000.00</b>
<b>6290 Real Estate Property Taxes</b>		<b>73.76</b>
<b>6302 Driveway Plowing &amp; Sanding</b>		<b>4,000.00</b>
<b>6305 Equipment</b>		<b>4,962.19</b>
<b>6308 Repairs Water Damage</b>		<b>77.20</b>
<b>6309 Repairs &amp; Maintenance</b>		<b>1,444.48</b>
<b>6310 Repairs &amp; Maintenance - Inn</b>		<b>0.00</b>
<b>6311 Bldg &amp; Grounds Maint.</b>		<b>612.48</b>
<b>6312 Bldg &amp; Grounds Maint. Condos 1-5</b>		<b>1,150.00</b>



# Financials:

## January - April

### Profit and Loss

<b>6325 Water Testing</b>	221.00
<b>6330 Equipment Repairs</b>	660.00
<b>6351 Travel</b>	6,379.67
<b>6352 Meals</b>	1,696.22
<b>6353 Website Domain Registration</b>	420.00
<b>6390 Utilities_Dish</b>	
<b>Network_Condos</b>	1,431.96
<b>6391 Utilitiy_Dish Network_Inn</b>	1,269.78
<b>6392 Electric - Condos</b>	3,198.48
<b>6393 Utility-Electric- Main Inn</b>	30,717.94
<b>6395 Utility-Propane</b>	6,659.37
<b>6396 Internet</b>	600.42
<b>6397 Telephone - Condo</b>	234.95
<b>6398 Telephone - Inn</b>	842.76
<b>6399 Software</b>	185.89
<b>6444 Promotions</b>	0.00
<b>6451 Subcontractors -</b>	
<b>Maintenance</b>	2,033.50
<b>6452 Subcontractors -</b>	
<b>Housekeeping</b>	1,184.07
<b>6453 - Subcontractors - Asst Mg</b>	4,411.00

# Financials:

January - April  
Profit and Loss

<b>6560 Payroll Expenses</b>	403.45
<b>6561 Payroll-Salary &amp; Wages</b>	10,519.54
<b>6562 Payroll Taxes</b>	829.50
<b>6565 - STAFF EXPENSE</b>	573.72
<b>6655 Consulting</b>	6,007.99
<b>6696 Shipping Charges</b>	33.76
<b>6770 Supplies</b>	11,469.52
<b>6771 Supplies - Office</b>	964.10
<b>6772 Supplies - Inn</b>	4,930.63
<b>6778 Supplies - Housekeeping</b>	712.00
<b>6800 Reimbursed Expenses</b>	0.00
<b>6990 Bank Service Charges</b>	-15.50
<b>Total Expenses</b>	<hr/> <b>\$ 151,452.96</b>
<b>Net Operating Income</b>	<hr/> <b>-\$ 65,792.34</b>
<b>Other Income</b>	
<b>7010 Interest Income</b>	33.55
<b>Total Other Income</b>	<hr/> <b>\$ 33.55</b>
<b>Net Other Income</b>	<hr/> <b>\$ 33.55</b>
<b>Net Income</b>	<hr/> <b>-\$ 65,758.79</b>

# Financials:

## April Profit and Loss

### Profit and Loss

April 2025

	Total
Income	
4007 Non Owner Rental	10,023.00
4250 Pet Cleaning	350.00
Total Income	\$ 10,373.00
Gross Profit	\$ 10,373.00
Expenses	
6000 Advertising	495.16
6120 Bank Fees	1,070.31
6160 Dues and Subscriptions	315.95
6180 Insurance	5,089.19
6200 Interest Expense	708.59
6230 Licenses, Permits, Fees	-295.92
6250 Postage, Delivery and Shipping	73.00
6260 Printing and Reproduction	266.38
6275 Laundry Expense	192.50
6280 Legal Fees	-9,326.76
6285 Management Fees	3,250.00
6286 Accounting Fees	1,500.00
6308 Repairs Water Damage	77.20
6309 Repairs & Maintenance	65.63
6312 Bldg & Grounds Maint.Condos 1-5	1,150.00
6330 Equipment Repairs	660.00
6351 Travel	3,103.19
6352 Meals	166.36
6353 Website Domain Registration	123.00
6390 Utilities_Dish Network_Condos	794.08
6392 Electric - Condos	1,022.15
6393 Utility-Electric- Main Inn	1,930.27

6395 Utility-Propane	2,022.90
6396 Internet	600.42
6397 Telephone - Condo	234.95
6399 Software	185.89
6451 Subcontractors - Maintenance	533.50
6452 Subcontractors - Housekeeping	300.00
6453 - Subcontractors - Asst Mg	1,225.00
6560 Payroll Expenses	298.64
6561 Payroll-Salary & Wages	3,715.78
6562 Payroll Taxes	416.61
6655 Consulting	9,333.34
6696 Shipping Charges	33.76
6770 Supplies	1,844.35
6771 Supplies - Office	1,981.51
6772 Supplies - Inn	781.88
6990 Bank Service Charges	18.50
Total Expenses	\$ 35,957.31
Net Operating Income	-\$ 25,584.31
Other Income	
7010 Interest Income	9.12
Total Other Income	\$ 9.12
Net Other Income	\$ 9.12
Net Income	-\$ 25,575.19



Financials:

Balance Sheet

4.30.25

Balance Sheet

As of April 30, 2025

ASSETS

Current Assets

Bank Accounts

1000 Northway Bank #529862	69,247.37
1001 Norway Savings Bank #8990050178	149.65
1002 Norway Saving BK-PR#8730002208	1,369.78
1003 NSB-Owners Assoc 5980	3,619.73
1004 NSB- Capital 110169790	0.00
1005 Wholly Owned Res 8980	9.01
1006 Petty Cash	534.65
1007 CD 1110158730	33,970.12
1010 Cash - Alliance Operating Acctx8487	6.50

Total Bank Accounts	\$ 108,906.81
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Accounts Receivable

1200 Accounts Receivable	16,504.55
1201 In Collections	3,654.00
1202 In House Payment Arrangements	26,424.00
1203 Uncollectable accounts	12,291.00

Total Accounts Receivable	\$ 58,873.55
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Other Current Assets

1100 Undeposited Funds	25.00
1210 Allowance for Doubtful Accounts	-42,369.00
1255.36 A/R Lemonjuice	-20,179.36
1300 Inventory Asset	8,276.74

Total Other Current Assets	-\$ 54,246.62
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Total Current Assets	\$ 113,533.74
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Fixed Assets

1405 Fixed Assets

Total

1400 Office Equipment	2,428.07
1401 Capital Improvements-Interior	22,465.27
1402 Tables & Chairs	19,434.83
1403 Capital Improvements	55,337.56
1404 Roof Repairs	1,373.61
1410 Accumulated Depreciation	-101,039.34

Total 1405 Fixed Assets	\$ 0.00
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Total Fixed Assets	\$ 0.00
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TOTAL ASSETS	\$ 113,533.74
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LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 Accounts Payable	36,330.24
Total Accounts Payable	\$ 36,330.24

Other Current Liabilities

2100 Payroll Liabilities	2,448.79
2101 941 Taxes Prior Year	0.00
2150 Sales Tax Payable	0.00
2151 Use Tax	0.00
2152 Due to KPW	0.00
2200 N/P Norway Saving Bk- LOC	16,110.78
2203 Loans	0.00
2204 Note Payable KPW	0.00
2205 Due to Merchant Services	0.00
2209 Bob Bahre Cash Injection	0.00
2210 Holiday Property Partners Lemon	188,334.00
25500 *Sales Tax Payable	0.00
Maine Revenue Services (P/R) Payable	0.00
Sales Tax Payable	24.25
Total Maine Revenue Services (P/R) Payable	\$ 24.25
Maine State Treasurer Payable	0.00
Sales Tax Payable	-24.25

# Financials:

## Balance Sheet

4.30.25

Total Maine State Treasurer Payable	- \$	24.25
Sales Tax Agency Payable		0.00
Sales Tax Payable		0.00
Total Sales Tax Agency Payable	\$	0.00
Total Other Current Liabilities	\$	206,893.57
Total Current Liabilities	\$	243,223.81
Total Liabilities	\$	243,223.81
Equity		
3000 Opening Bal Equity		2,799.78
3001 Retained Earnings		-66,731.06
Net Income		-65,758.79
Total Equity	- \$	129,690.07
TOTAL LIABILITIES AND EQUITY	\$	113,533.74



# Ratification of 2025 Budget





*Resorts Reimagined™*

# Pathway to a Successful Reimagination of Evergreen Valley Inn & Villas





# Lemonjuice Reimagination Update

**Project Charter:** Evergreen Valley Repositioning & Management Partnership

**Project Title:** Evergreen Valley Timeshare Owners Association (EVTOA)

**Project Sponsors:** EVTOA Board, Jeff Ingram, Sr. VP of Real Estate Development

**Project Manager:** Kate Koeppen, Project Manager

**Resort Operations:** Aubrey Vaczi, VP of Operations

**Stakeholders:** Evergreen Valley Inn Owners, Town of Stoneham, ME

## Purpose and Objectives

The purpose of this project is to:

- Transition management responsibilities of Evergreen Valley Inn to Lemonjuice Solutions.
- Administer and operate the Resort Property for the benefit of the Owners.
- Execute a repositioning strategy to terminate the existing timeshare regime and facilitate the sale of repositioned units to improve financial stability.



# Action Plan / Milestones

Event	Start Date	Finish Date	Primary Activities
Title Plant Start	5/9/2025	Est. 6 mo. Nov. 2025	<ul style="list-style-type: none"><li>Identify all Evergreen deeds</li><li>Identify all taxes and associated liens with each deed</li><li>Develop cloud strategy</li></ul>
Lien + Foreclose non-paying owners	Immediately following title plant	Est. 3 mo. Feb. 2026	<ul style="list-style-type: none"><li>Strategy and process provided to board for approval</li><li>Identify all non-paying owner's w/deeds</li><li>Initiate lien &amp; foreclosure processes</li></ul>
Rectify any deed issues that exist	Immediately following title plant	Est. 3 mo. Feb. 2026	<ul style="list-style-type: none"><li>Identify any intervals that are assigned more than one deed</li><li>Provide corrective deeds as needed</li></ul>
Provide owners with appraisal results of property	Immediately following deed correction	30-day dispute period follows; Assume 3/1 send date	<ul style="list-style-type: none"><li>Complete appraisal with Certified Maine Appraiser (This can be done now)</li><li>Provide the value to owners and allow for 30 days for owners to dispute value.</li></ul>



Event	Start Date	Finish Date	Primary Activities
<b>Prepare Governing Documents for the Villas</b>	Feb. 2026	Immediately Upon Termination Vote	<ul style="list-style-type: none"> <li>• Draft Maine compliant documents</li> <li>• Prepare separate budgets</li> </ul>
<b>Hold Termination Vote</b>	Follows 30-day dispute period	Mid-April 2026	<ul style="list-style-type: none"> <li>• Notice meeting with proxies</li> <li>• Hold Vote and share results</li> <li>• Note: Owners continue to have access until sold.</li> </ul>
<b>Prepare Properties for Sale (45-60 days)</b>	4/30/2026	6/29/2026	<ul style="list-style-type: none"> <li>• Prepare documents for auction company</li> <li>• Provide documents, market nationally</li> <li>• Determine sales method for Villas</li> </ul>
<b>Properties Sold/ Closing</b>	45 days from auction close	8/13/2026	
<b>Distribution to owners</b>	45 days after sales close		



# Questions & Discussion







To learn more, contact  
Owner Support at  
[evergreenreimagined@lemonjuice.biz](mailto:evergreenreimagined@lemonjuice.biz),  
207-805-5773 or  
visit [evergreenresort.info](http://evergreenresort.info)