

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





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				USE
•				
Statement beginning b Checks and payments	alancecleared (1)			
Deposits and other cre	cuits cleared (1)			23.00
Statement ending bala	nce			6.50
Register balance as of	04/30/2025			6.50
Cleared transactions a	fter 04/30/2025			0.00
Uncleared transactions	s alter 04/30/2025			-10,930.98
9				
Details				
Checks and payments	cleared (1)			
	cleared (1) TYPE	REF NO.	PAYEE	AMOUNT (USD)
DATE		REF NO. 29	PAYEE	AMOUNT (USD)
Checks and payments DATE 04/30/2025 Total	TYPE		PAYEE	, ,
DATE 04/30/2025	TYPE Journal		PAYEE	-18.50
DATE 04/30/2025	TYPE Journal		PAYEE	-18.50
DATE 04/30/2025 Total Deposits and other cre	TYPE Journal	29		-18.50

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 Acctxx3350	-339.48
06/02/2025	Bill Payment	Online Payment	Dish Network LLC Acctxx3350	-634.89
Total				-16,950.99

Financials Alliance Operating Statement



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

CREDITS

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

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

Balance This Statement

Business Connect Checking

Evergreen Valley Timeshare Owners Association 82 Mountain Rd Stoneham, ME 04231-3344 Page: 2 of 6 Statement Date: 04/30/25 Primary Account: 529862

Account: 529862

Account Title: Evergreen Valley Timeshare Owners Association

Acct. Enclosures **Business Connect Checking** Account Number 529862 Statement Dates 4/01/25 thru 4/30/25 **Balance Last Statement** \$95,991.77 Days in the statement period 30 Average Ledger Bal. 9 Deposits/Credits \$14,026.72 \$76,597.00 58 Checks/Debits \$40,567.65 Average Collected Bal. \$76,597.00 Service Fee \$.00 Interest Paid \$.00

\$69,450.84

Trans	saction 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	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		16.95-		78,744.54
4/10	WAL-MART #2140 POS DEB 1057 04/10/25 99133100 46	110.23-		78,634.31



Transaction Activity (Continued)

Evergreen Valley Timeshare Owners Association 82 Mountain Rd Stoneham, ME 04231-3344 Page: 3 of 6
Statement Date: 04/30/25
Primary Account: 529862

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
	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

Trans	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			

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

^{*} 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

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Date

Primary Acct No.

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5/2025	112027	\$43.00
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/2025	112031	\$660.00
7/2023	112031	\$660.00
PRESENTATION OF THE REST.	commence acres contract the property and	CHEST PRINCIPLE AND CO. CHEST I RESERVE FRANCIS TOTAL
		NORTHMAT BLANK 112092
VERGREEN VALLEY TIME OWNERS ASSOCIATION (2) MOLETING POLICY 870% Brown, Mr. 94891 (277) 721-1819	N	
		DATE _ 3/2/4/2026
Kyta Grown	-	* 3ao-eo
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04/30/25

529862

Page 5 of 6

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EVERGREEN VALLEY TIMESHA OWNERS ASSOCIATION BIOGRAPHICAN BIOGRAPHICAN GOZ (BES) 3000		SEEHWAY BANK	112096
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Cartom Allance insurance			
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EVERGREEN VALLEY TIMESHAP DWINERS ASSOCIATION	RE K	SHEDIT!	152101
OWNERS ASSOCIATION (1 HQUITAN GAD 91 H-HAM, MI 0420 (201) 574-2300		DATE	4/15/2025
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One Hundred Seventy-Five and 00/100***			"DOLLARS
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		No. C	nun /
Invoice #15 4/15/25			
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411510 Fe 40	117004250 529862#		
	112101	\$1	175.00
04/16/2025	112101		175.00
04/16/2025	112101	(S) Service	175.00
04/16/2025	112101		
04/16/2025	112101	(S) Service	245253347
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04/30/25 Page 6 of 6 Primary Acct No. 529862 YNN
In use _____Drama_I Gentra, that How England Prof. Seas:_____ Type House of Dancy and 60H60; Glans J Cunis, sits New England Prof Serv 99 Euron Hill Read Waterland, ME 04088 Daglown

******* ******* ************ 04/03/2025 112097 \$280.00

Date

PAY TOTEL SERVE OF Diseas J Curtis, dog New England Prof Sony Thuse Hundred Seventy-Six and 25(190 Invoice #14.4-15-25... #112100# #011700425# 529862#

04/16/2025 112100 \$376.25

Apple to account 000442778 - Memoral Group

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By 62224 - Memora 3005000000 SECTION OF SECTION **\$600.42 Camden Signature on either account to the check Void After 90 Days #0005000000# #211273309# 52384 ##

04/10/2025 5000000 \$600.42 5/29/25, 4:46 PM about:blank

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.

TYPE

Summary	USD
Statement beginning balance	99,081.32
Checks and payments cleared (60)	-43 665 55
Denosits and other credits cleared (9)	14,035.07
Statement ending balance	60 4E0 94
Uncleared transactions as of 04/30/2025	0.00 613.62 68.633.75

PAYEE

REF NO.

Details

DATE

Checks and payments cleared (60)

DAIL	TIFE	KEI NO.	FAILL	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 Acctxx3350	-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 Electricial 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	•	CCITG	-591.48
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AMOUNT (USD	PAYEE	REF NO.	TYPE	DATE
-44.4	Central Maine Power Acctxx5		Bill Payment	04/21/2025
-56.8	Central Maine Power Acctxx5		Bill Payment	04/21/2025
-250.3	Central Maine Power Acctxx9		Bill Payment	04/21/2025
-2,435.5	Central Maine Power Acctxx2		Bill Payment	04/21/2025
-634.8	Dish Network 8255707029606		Expense	04/21/2025
-2,258.0		11	Journal	04/22/2025
-185.8	eviivo		Expense	04/24/2025
-123.0	Simple Biz		Expense	04/25/2025
-113.2	Enterprise Rent-A-Car		Expense	04/25/2025
-4.7	Dunkin Donuts		Expense	04/25/2025
-111.0	Lovell United Church of Christ	112028	Check	04/25/2025
-43.0	Lovell United Church of Christ	112027	Check	04/25/2025
-280.0	Computer Port, Inc.		Expense	04/26/2025
-192.5	Betty's Laundry		Expense	04/28/2025
-234.9	Consolidated Communication		Expense	04/28/2025
-474.4	Enterprise Rent-A-Car		Expense	04/30/2025
-175.0	Diana J Curtis, dba New Engl	112101	Check	04/30/2025
-300.0	Crown, Kyla	112092	Check	04/30/2025
-660.0	Hydes Appliance & Heating	112031	Check	04/30/2025
-297.9		14	Journal	04/30/2025

Total -43,665.55

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

14,035.07

2/3

Additional Information

Total

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 c	of 04/30/2025	
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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

AMOUNT (USD)

Financials: Camden Reconciliation Report

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DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/21/2025	Bill Payment		Central Maine Power Acctxx5	-613.62
Total				-613.62
Uncleared deposits a	nd other credits after 04/30/2025	5		
DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/12/2025	Expense	Wire	MK Creative Consulting Inc	0.00
Total				0.00

January - April Profit and Loss

Profit and Loss January - April, 2025

	Total
Income	
4001 Exempt Room Rental	5,002.29
4006 Owner Rental	497.15
4007 Non Owner Rental	20,832.69
4008 Non Owner Rental NON	
TAXABLE	1,760.67
AirBNB	454.04
Eviivo	2,453.18
$\mathbf{M}\mathbf{V}\mathbf{W}$	 1,145.00
Total 4007 Non Owner Rental	\$ 26,645.58
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

January - April Profit and Loss

WOV Maint Fee;ASPEN		6,063.70
WOV Maint Fee;MF		
INNSBROOK		15,060.02
Total 4110 WOV Maint Fee	\$	50,985.20
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
Total Income		85,660.62
	Ψ	00,000.0=
Gross Profit	<u> </u>	85,660.62
		·
Gross Profit		·
Gross Profit Expenses		85,660.62
Gross Profit Expenses 6000 Advertising		85,660.62 501.15
Gross Profit Expenses 6000 Advertising 6110 Automobile Expense		85,660.62 501.15 20.00
Gross Profit Expenses 6000 Advertising 6110 Automobile Expense 6120 Bank Fees		501.15 20.00 1,510.55
Gross Profit Expenses 6000 Advertising 6110 Automobile Expense 6120 Bank Fees 6125 Commission Paid		501.15 20.00 1,510.55 2,963.55
Gross Profit Expenses 6000 Advertising 6110 Automobile Expense 6120 Bank Fees 6125 Commission Paid 6130 Credit Card Fees		501.15 20.00 1,510.55 2,963.55 2,113.25
Gross Profit Expenses 6000 Advertising 6110 Automobile Expense 6120 Bank Fees 6125 Commission Paid 6130 Credit Card Fees 6160 Dues and Subscriptions		501.15 20.00 1,510.55 2,963.55 2,113.25 350.95

January - April Profit and Loss

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

January - April Profit and Loss

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

January - April Profit and Loss

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

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			
6260 Printing and Reproduction			
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	

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

Thursday, Jun 05, 2025 02:40:46 PM GMT-7 - Accrual Basis

Balance Sheet

Balance Sheet 4.30.25

As of April 30, 2025

A3 01 April 00, 2020				
et			1401 Capital Improvements-Interior	22,465.27
		Total	1402 Tables & Chairs	19,434.83
ASSETS			1403 Capital Improvements	55,337.56
Current Assets			1404 Roof Repairs	1,373.61
Bank Accounts			1410 Accumulated Depreciation	 -101,039.34
1000 Northway Bank #529862		69,247.37	Total 1405 Fixed Assets	\$ 0.00
1001 Norway Savings Bank #8990050178		149.65	Total Fixed Assets	\$ 0.00
1002 Norway Saving BK-PR#8730002208		1,369.78	TOTAL ASSETS	\$ 113,533.74
1003 NSB-Owners Assoc 5980		3,619.73	LIABILITIES AND EQUITY	
1004 NSB- Capital 110169790		0.00	Liabilities	
		9.01	Current Liabilities	
1005 Wholly Owned Res 8980			Accounts Payable	
1006 Petty Cash		534.65	2000 Accounts Payable	 36,330.24
1007 CD 1110158730		33,970.12	Total Accounts Payable	\$ 36,330.24
1010 Cash - Alliance Operating Acctxx8487		6.50	Other Current Liabilities	0.440.70
Total Bank Accounts	\$	108,906.81	2100 Payroll Liabilities	2,448.79
Accounts Receivable			2101 941 Taxes Prior Year	0.00
1200 Accounts Receivable		16,504.55	2150 Sales Tax Payable	0.00
1201 In Collections		3,654.00	2151 Use Tax	0.00
1202 In House Payment Arrangements		26,424.00	2152 Due to KPW 2200 N/P Norway Saving Bk- LOC	16,110.78
1203 Uncollectable accounts		12,291.00	2200 N/F Norway Saving Bk- LOC	0.00
Total Accounts Receivable	\$	58,873.55	2204 Note Payable KPW	0.00
Other Current Assets			2205 Due to Merchant Services	0.00
1100 Undeposited Funds		25.00	2209 Bob Bahre Cash Injection	0.00
1210 Allowance for Doubtful Accounts		-42,369.00	2210 Holiday Property Partners Lemon	188,334.00
1255.36 A/R Lemonjuice		-20,179.36	25500 *Sales Tax Payable	0.00
1300 Inventory Asset		8,276.74	Maine Revenue Services (P/R) Payable	0.00
Total Other Current Assets	-\$	54,246.62	Sales Tax Payable	24.25
Total Current Assets	\$	113,533.74	Total Maine Revenue Services (P/R) Payable	\$ 24.25
Fixed Assets			Maine State Treasurer Payable	0.00
1405 Fixed Assets			Sales Tax Payable	-24.25

1400 Office Equipment

2,428.07

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

Thursday, Jun 05, 2025 02:33:28 PM GMT-7 - Accrual Basis





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

Title Plant Start	5/9/2025	Est. 6 mo. Nov. 2025	 Identify all Evergreen deeds Identify all taxes and associated liens with each deed Develop cloud strategy
Lien + Foreclose non-paying owners	Immediately following title plant	Est. 3 mo. Feb. 2026	 Strategy and process provided to board for approval Identify all non-paying owner's w/deeds Initiate lien & foreclosure processes
Rectify any deed issues that exist	Immediately following title plant	Est. 3 mo. Feb. 2026	 Identify any intervals that are assigned more than one deed Provide corrective deeds as needed
Provide owners with appraisal results of property	Immediately following deed correction	30-day dispute period follows; Assume 3/1 send date	 Complete appraisal with Certified Maine Appraiser (This can be done now) Provide the value to owners and allow for 30 days for owners to dispute value.

Finish Date

Primary Activities

Event	Start Date	Finish Date	Primary Activities
Prepare Governing Documents for the Villas	Feb. 2026	Immediately Upon Termination Vote	 Draft Maine compliant documents Prepare separate budgets
Hold Termination Vote	Follows 30- day dispute period	Mid-April 2026	 Notice meeting with proxies Hold Vote and share results Note: Owners continue to have access until sold.
Prepare Properties for Sale (45-60 days)	4/30/2026	6/29/2026	 Prepare documents for auction company Provide documents, market nationally Determine sales method for Villas
Properties Sold/ Closing	45 days from auction close	8/13/2026	
Distribution to owners	45 days after sales close		





To learn more, contact
Owner Support at
evergreenreimagined@lemonjuice.biz,
207-805-5773 or
visit evergreenresort.info