

Financial Statement Summary Analysis



Association: Greenville Overlook Maint 2887
 Period ending: February 28, 2025
 Accountant: Ibrahim Kamara

Total Operating Cash	\$55,243
Total Prior Management Operating Cash	\$1,066
Total Reserve Cash	\$265,817
Total Cash	\$322,127

Total Accounts Receivable	\$26,584
Less: Allowance for Doubtful Accounts	\$0
Net Accounts Receivable	\$26,584

Accounts Receivable - Over 90 Days

Total Accounts Payable	\$7,207
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Total Accrued Expense	\$0
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Reserve Fund Analysis

Total Reserve Cash	\$265,817
Total Other Reserve Assets/Liabilities (Net)	\$0
Total Reserve Fund Balance	\$269,134
Difference	(\$3,317) Should Equal Zero.

If Positive, Reserves Owes Operating Cash. If (negative), Operating owes Reserves Cash.

Insurance:

Policy type:	Expiration
PACKAGE	2/1/2026

	ACTUAL	CURRENT MONTH		ACTUAL	YEAR TO DATE	
		BUDGET	VARIANCE Favorable (Unfavorable)		BUDGET	VARIANCE Favorable (Unfavorable)
Operating Income	\$3,616	\$2,290	\$1,326	\$11,152	\$4,580	\$6,572
(Loss)						
Reserve Income	\$3,317	\$1,658	\$1,659	\$3,317	\$3,316	\$1
(Loss)						
Total Income	\$6,933	\$3,948	\$2,985	\$14,469	\$7,896	\$6,573
(Loss)						

Operating Budget Variances Current Month - In Excess of \$2,500

General Ledger #	Account Description	Variance	Explanation
64100	LEGAL INCOME	\$3,899	BEGINNING BALANCE
81100	MANAGEMENT FEES	\$3,960	ACH CREDIT 3 MONTHS MANAGEMENT FEES

03/31/2025
10:02 PM

2887 GREENVILLE OVERLOOK MAINT CORP
BALANCE SHEET
02/28/2025

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G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
	ASSETS			
	CURRENT ASSETS			
	CASH			
11930	CASH OPERATING - ALLIANCE ASSOCIATION BA	55,243	0	55,243
12050	CASH OPERATING-FORMER MGMT CO.	1,066	0	1,066
13001 PRIOR	RESERVE PRIOR MGMT	0	265,817	265,817
	TOTAL CASH	56,309	265,817	322,127
	RECEIVABLES			
21000	ACCOUNTS RECEIVABLE	26,584	0	26,584
	TOTAL RECEIVABLES	26,584	0	26,584
	PREPAID EXPENSES			
26100	PREPAID INSURANCE	1,082	0	1,082
	TOTAL PREPAIDS	1,082	0	1,082
	TOTAL CURRENT ASSETS	83,975	265,817	349,792
	DUE TO/FROM	(3,317)	3,317	0
	TOTAL ASSETS	80,658	269,134	349,792
	LIABILITIES & FUND BALANCE			
	CURRENT LIABILITIES			
	ACCOUNTS PAYABLE			
42100	ACCOUNTS PAYABLE	43	0	43
42110	PRIOR ACCOUNTS PAYABLE	7,164	0	7,164
21005	PREPAID ASSESSMENTS	3,079	0	3,079
	TOTAL ACCOUNTS PAYABLE	10,287	0	10,287
	OTHER LIABILITIES			
44000	UNEARNED REVENUE	35,333	0	35,333
	TOTAL OTHER LIABILITIES	35,333	0	35,333
	FUND BALANCE			
	OPERATING FUND			
51001	PRIOR OPERATING FUND BALANCE	23,886	0	23,886
	CURRENT YEAR SURPLUS/(DEFICIT)	11,152	0	11,152
	TOTAL OPERATING FUND	35,038	0	35,038
	RESERVE FUND			
57600 INTRR	PRIOR YR RESERVE FND INTEREST	0	3,632	3,632
57600 RR	PRIOR YR RESERVE FND RESERVE/REPLACEMENT	0	262,185	262,185
	NET CURRENT YR SURPLUS/(DEFICIT)	0	3,317	3,317
	TOTAL RESERVE FUND	0	269,134	269,134
	TOTAL LIABILITIES & FUND BALANCE	80,658	269,134	349,792

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ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	OPERATING INCOME							
60200	ASSOCIATION FEES	8,833	8,833	0	17,667	17,666	1	106,000
64100	LEGAL INCOME	3,899	0	3,899	3,899	0	3,899	0
65066	MISC INCOME	200	0	200	200	0	200	0
68000	INTEREST INCOME	1	0	1	1	0	1	0
	GROSS OPERATING INCOME	12,933	8,833	4,100	21,767	17,666	4,101	106,000
	OPERATING EXPENSES							
	GROUNDS MAINTENANCE							
74079	GENERAL MAINTENANCE	0	292	292	0	584	584	3,500
74127	LANDSCAPING	0	0	0	0	0	0	22,000
74157	BASIN MANAGEMENT	0	0	0	0	0	0	12,000
74226	TREE MAINTENANCE	0	0	0	0	0	0	10,000
74301	SNOW REMOVAL	3,225	2,000	(1,225)	3,225	4,000	775	5,000
74760	BASIN M&R	0	0	0	0	0	0	2,500
	TOTAL GROUNDS MAINTENANCE	3,225	2,292	(933)	3,225	4,584	1,359	55,000
	UTILITIES							
76200	ELECTRIC	91	44	(47)	91	88	(3)	525
76405	WATER-SPRINKLER	15	125	110	15	250	235	1,500
76713	INTERNET/CABLE	178	208	30	178	416	238	2,500
	TOTAL UTILITIES	284	377	93	284	754	470	4,525
	TAXES & INSURANCE							
77516	INSURANCE	98	104	6	98	208	110	1,250
	TOTAL TAXES & INSURANCE	98	104	6	98	208	110	1,250
	ADMINISTRATIVE & OTHER EXPENSES							
78101	OFFICE EXPENSE	191	188	(3)	191	376	185	2,251
79282	COMMUNITY EXPENSE	0	42	42	0	84	84	500
	TOTAL ADMINISTRATIVE & OTH	191	230	39	191	460	269	2,751
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	(2,662)	1,298	3,960	(1,364)	2,596	3,960	15,574
81200	LEGAL GENERAL	4,864	292	(4,572)	4,864	584	(4,280)	3,500
81401	AUDIT FEES	0	292	292	0	584	584	3,500
	TOTAL PROFESSIONAL SERVICE	2,202	1,882	(320)	3,500	3,764	264	22,574
	TOTAL OPERATING EXPENSES	6,000	4,885	(1,115)	7,298	9,770	2,472	86,100
	NET OPERATING INCOME	6,933	3,948	2,985	14,469	7,896	6,573	19,900
	RESERVE EXPENSE							
88001	RESERVES RESERVE FUNDING	3,317	1,658	(1,659)	3,317	3,316	(1)	19,900
	TOTAL RESERVE EXPENSE	3,317	1,658	(1,659)	3,317	3,316	(1)	19,900
	NET INCOME / (LOSS)	3,616	2,290	1,326	11,152	4,580	6,572	0

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ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
CURRENT RESERVE CONTRIBUTIONS								
91120	RESERVE CONTRIBUTION	3,317	1,658	1,659	3,317	3,316	1	19,900
	TOTAL RESERVE CONTRIBUTION	3,317	1,658	1,659	3,317	3,316	1	19,900
	NET RES INCOME/(LOSS)	3,317	1,658	1,659	3,317	3,316	1	19,900

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ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED
	OPERATING INCOME													
60200	ASSOCIATION FEES	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,837	106,001
64100	LEGAL INCOME	0	3,899	0	0	0	0	0	0	0	0	0	0	3,899
65066	MISC INCOME	0	200	0	0	0	0	0	0	0	0	0	0	200
68000	INTEREST INCOME	0	1	0	0	0	0	0	0	0	0	0	0	1
	GROSS OPERATING INCOME	8,833	12,933	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,837	110,101
	OPERATING EXPENSES													
	GROUNDS MAINTENANCE													
74079	GENERAL MAINTENANCE	0	0	292	292	292	292	292	292	292	292	292	288	2,916
74127	LANDSCAPING	0	0	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	22,000
74157	BASIN MANAGEMENT	0	0	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	12,000
74226	TREE MAINTENANCE	0	0	0	0	2,500	2,500	2,500	2,500	0	0	0	0	10,000
74301	SNOW REMOVAL	0	3,225	1,000	0	0	0	0	0	0	0	0	0	4,225
74760	BASIN M&R	0	0	0	0	1,250	0	0	0	1,250	0	0	0	2,500
	TOTAL GROUNDS MAINTENAN	0	3,225	4,692	3,692	7,442	6,192	6,192	6,192	4,942	3,692	3,692	3,688	53,641
	UTILITIES													
76200	ELECTRIC	0	91	44	44	44	44	44	44	44	44	44	41	528
76405	WATER-SPRINKLER	0	15	125	125	125	125	125	125	125	125	125	125	1,265
76713	INTERNET/CABLE	0	178	208	208	208	208	208	208	208	208	208	212	2,262
	TOTAL UTILITIES	0	284	377	377	377	377	377	377	377	377	377	378	4,055
	TAXES & INSURANCE													
77516	INSURANCE	0	98	104	104	104	104	104	104	104	104	104	106	1,140
	TOTAL TAXES & INSURANCE	0	98	104	104	104	104	104	104	104	104	104	106	1,140
	ADMINISTRATIVE & OTHER EXPENSES													
78101	OFFICE EXPENSE	0	191	188	188	188	188	188	188	188	188	188	183	2,066
79282	COMMUNITY EXPENSE	0	0	42	42	42	42	42	42	42	42	42	38	416
	TOTAL ADMINISTRATIVE &	0	191	230	230	230	230	230	230	230	230	230	221	2,482
	PROFESSIONAL SERVICES													
81100	MANAGEMENT FEES	1,298	(2,662)	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,296	11,614
81200	LEGAL GENERAL	0	4,864	292	292	292	292	292	292	292	292	292	288	7,780
81401	AUDIT FEES	0	0	292	292	292	292	292	292	292	292	292	288	2,916
	TOTAL PROFESSIONAL SERV	1,298	2,202	1,882	1,882	1,882	1,882	1,882	1,882	1,882	1,882	1,882	1,872	22,310
	TOTAL OPERATING EXPENSE	1,298	6,000	7,285	6,285	10,035	8,785	8,785	8,785	7,535	6,285	6,285	6,265	83,628
	NET OPERATING INCOME	7,536	6,933	1,548	2,548	(1,202)	48	48	48	1,298	2,548	2,548	2,572	26,473
	RESERVE EXPENSE													
88001	RESERVES RESERVE FUNDIN	0	3,317	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,662	19,901
	TOTAL RESERVE EXPENSE	0	3,317	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,662	19,901
	NET INCOME / (LOSS)	7,536	3,616	(110)	890	(2,860)	(1,610)	(1,610)	(1,610)	(360)	890	890	910	6,572

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DESCRIPTION		Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025
60200	OPERATING INCOME	0	0	0	0	0	0	0	0	0	0	0	8,833	8,833
64100	ASSOCIATION FEES	0	0	0	0	0	0	0	0	0	0	0	0	3,899
65066	LEGAL INCOME	0	0	0	0	0	0	0	0	0	0	0	0	200
68000	MISC INCOME	0	0	0	0	0	0	0	0	0	0	0	0	1
	INTEREST INCOME	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	GROSS OPERATING INCOME	0	0	0	0	0	0	0	0	0	0	0	8,833	12,933
	OPERATING EXPENSES													
74301	UTILITIES													
	GROUND MAINTENANCE													
	SNOW REMOVAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,225</u>
	TOTAL GROUNDS MAINTENAN	0	0	0	0	0	0	0	0	0	0	0	0	3,225
	UTILITIES													
76200	ELECTRIC	0	0	0	0	0	0	0	0	0	0	0	0	91
76405	WATER-SPRINKLER	0	0	0	0	0	0	0	0	0	0	0	0	15
76713	INTERNET/CABLE	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>178</u>
	TOTAL UTILITIES	0	0	0	0	0	0	0	0	0	0	0	0	284
	TAXES & INSURANCE													
77516	INSURANCE	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>98</u>
	TOTAL TAXES & INSURANCE	0	0	0	0	0	0	0	0	0	0	0	0	98
	ADMINISTRATIVE & OTHER EXPENSES													
78101	OFFICE EXPENSE	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>191</u>
	TOTAL ADMINISTRATIVE &	0	0	0	0	0	0	0	0	0	0	0	0	191
	PROFESSIONAL SERVICES													
81100	MANAGEMENT FEES	0	0	0	0	0	0	1,320	1,320	1,320	0	0	1,298	(2,662)
81200	LEGAL GENERAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,864</u>
	TOTAL PROFESSIONAL SERV	0	0	0	0	0	0	1,320	1,320	1,320	0	0	1,298	2,202
	TOTAL OPERATING EXPENSE	0	0	0	0	0	0	1,320	1,320	1,320	0	0	1,298	6,000
	NET OPERATING INCOME	0	0	0	0	0	0	(1,320)	(1,320)	(1,320)	0	0	7,536	6,933
	RESERVE EXPENSE													
88001	RESERVES RESERVE FUNDIN	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,317</u>
	TOTAL RESERVE EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	3,317
	NET INCOME / (LOSS)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(1,320)</u>	<u>(1,320)</u>	<u>(1,320)</u>	<u>0</u>	<u>0</u>	<u>7,536</u>	<u>3,616</u>



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MONEY MARKET ACCOUNTS

FirstService Financial Program Rates Effective February 4, 2025

Money Market Accounts	Total Assets	Balances < \$100k	Balances > \$100k	FDIC Cert. #
Alliance Association Bank	\$68B	0.15%	0.35%	57512
Dime Bank	\$6B	2.30%	4.05%	18200
Bank United	\$36B	2.75%	3.80%	58979
Capital One Bank	\$453B	0.65%	2.20%	33954
Peapack-Gladstone	\$6B	3.75%	3.75%	11035
CIBC	\$838B	3.70%	3.70%	33306
Community Advantage (Wintrust)**	\$52B	3.00%	3.00%	33935
Enterprise Bank & Trust	\$13B	4.08%	4.08%	27237
Encore Bank	\$3B	3.75%	3.75%	34562
First Virginia Community Bank	\$2B	4.15%	4.15%	58696
Metropolitan Commercial Bank**	\$6B	3.75%	3.75%	34699
Webster Bank	\$65B	3.95%	3.95%	30337
Washington Federal Bank	\$8B	4.00%	4.00%	32178
US Bank**	\$585B	0.50%	3.15%	6548

*American Deposit Management ("ADM") is a non-bank institutions that manage the Deposit In Place and Federally-Insured Cash Account ("FICA") Programs. **Indicates banks who have enhanced deposit insurance solutions.

Rates are not guaranteed and are subject to change based on market conditions

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CERTIFICATES OF DEPOSIT

CD Rates	Specials	1 yr	1.5 yr	2 yr	3 yr	5 yr
Average rates from FDIC as of February 4, 2025	(Jumbo Rates)	2.57%	N/A	2.20%	2.07%	2.07%
Alliance Association Bank	7 mo 4.15% 11 mo 4.00%	4.00%	3.85%	3.80%	3.25%	3.00%
Firsttrust Bank	12 months: 0.25%	0.25%	N/A	N/A	0.30%	0.35%
First Virginia Community Bank	6 months: 4.25%	4.10%	3.95%	N/A	N/A	N/A
First Citizens (CIT)	9 months: 4.10%	4.00%	3.25%	3.25%	2.75%	N/A
CDARS (through Alliance Bank)**	6 months: 4.15%	4.00%	N/A	3.50%	3.25%	3.00%
Encore Bank	6 months: 4.00%	3.74%				
Encore Bank	9 months: 3.88%					
Encore Bank	21 months: 3.45%					
Washington Federal Bank	7 months: 4.25%					
Washington Federal Bank	13 months: 3.90%		3.50%			

Rates are not guaranteed and are subject to change based on market conditions

**CDARS is a fixed rate sweep product that allows once client to put up to \$50 million per tax ID in CDs. Please contact us directly for more details

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CDs

6M: 4.65%

1Y: 4.75%

2Y: 3.80%

3Y: 3.25%

Contact Michael Pennisi via a [Zendesk ticket](#) for a review of your community's reserve funds, or visit firstservicefinancial.com

Rates accurate as of **10/8/2024**. FirstService Financial is an affiliate of your management company and receives a fee from financial institutions for their assistance with the development, placement, servicing and maintenance of their products. The interest rates noted above are net of the fee paid by the financial institution to FirstService Financial. Rates subject to change at anytime.