

Financial Statement Summary Analysis



Association: Greenville Overlook Maint 2887
 Period ending: March 31, 2025
 Accountant: Ibrahim Kamara

Total Operating Cash	\$47,296
Total Prior Management Operating Cash	\$1,023
Total Reserve Cash	\$269,146
Total Cash	\$317,464
Total Accounts Receivable	\$21,000
Less: Allowance for Doubtful Accounts	\$0
Net Accounts Receivable	\$21,000
Accounts Receivable - Over 90 Days	\$0
Total Accounts Payable	\$7,116
Total Accrued Expense	\$875

Reserve Fund Analysis

Total Reserve Cash	\$269,146
Total Other Reserve Assets/Liabilities (Net)	\$0
Total Reserve Fund Balance	\$270,804
Difference	(\$1,658) 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 (Loss)	(\$3,633)	(\$110)	(\$3,523)	\$7,518	\$4,470	\$3,048
Reserve Income (Loss)	\$1,670	\$1,658	\$12	\$4,986	\$4,974	\$12
Total Income (Loss)	(\$1,963)	\$1,548	(\$3,511)	\$12,504	\$9,444	\$3,060

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

General Ledger #	Account Description	Variance	Explanation
74301	SNOW REMOVAL	(\$5,050)	SNOW REMOVAL STREETS, SIDEWAYS - MIKE MITSDARFER LAWN
81200	LEGAL GENERAL	\$2,905	RECLASS FEB FROM PRIOR MGMT OPEN PAYABLES

04/24/2025
10:08 PM

2887 GREENVILLE OVERLOOK MAINT CORP
BALANCE SHEET
03/31/2025

Page: 1

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
	ASSETS			
	CURRENT ASSETS			
	CASH			
11930	CASH OPERATING - ALLIANCE ASSOCIATION BA	47,296	0	47,296
12050	CASH OPERATING-FORMER MGMT CO.	1,023	0	1,023
13001 PRIOR	RESERVE PRIOR MGMT	0	146,816	146,816
13014 2887A1	ALLIANCE BANK RES AAB RES MM #1398	0	122,330	122,330
	TOTAL CASH	48,319	269,146	317,464
	RECEIVABLES			
21000	ACCOUNTS RECEIVABLE	21,000	0	21,000
	TOTAL RECEIVABLES	21,000	0	21,000
	PREPAID EXPENSES			
26100	PREPAID INSURANCE	983	0	983
	TOTAL PREPAIDS	983	0	983
	TOTAL CURRENT ASSETS	70,302	269,146	339,448
	DUE TO/FROM	(1,658)	1,658	0
	TOTAL ASSETS	68,644	270,804	339,448
	LIABILITIES & FUND BALANCE			
	CURRENT LIABILITIES			
	ACCOUNTS PAYABLE			
42100	ACCOUNTS PAYABLE	2,252	0	2,252
42110	PRIOR ACCOUNTS PAYABLE	4,864	0	4,864
21005	PREPAID ASSESSMENTS	2,748	0	2,748
	TOTAL ACCOUNTS PAYABLE	9,864	0	9,864
	ACCRUED EXPENSES			
43010 AUDIT	ACCRUED EXPENSES - AUDIT	875	0	875
	TOTAL ACCRUED EXPENSES	875	0	875
	OTHER LIABILITIES			
44000	UNEARNED REVENUE	26,500	0	26,500
	TOTAL OTHER LIABILITIES	26,500	0	26,500
	FUND BALANCE			
	OPERATING FUND			
51001	PRIOR OPERATING FUND BALANCE	23,886	0	23,886
	CURRENT YEAR SURPLUS/(DEFICIT)	7,518	0	7,518
	TOTAL OPERATING FUND	31,405	0	31,405
	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	4,986	4,986
	TOTAL RESERVE FUND	0	270,804	270,804
	TOTAL LIABILITIES & FUND BALANCE	68,644	270,804	339,448

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

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	26,500	26,499	1	106,000
64100	LEGAL INCOME	0	0	0	3,899	0	3,899	0
65066	MISC INCOME	0	0	0	200	0	200	0
68000	INTEREST INCOME	1	0	1	2	0	2	0
	GROSS OPERATING INCOME	8,835	8,833	2	30,601	26,499	4,102	106,000
	OPERATING EXPENSES							
	GROUNDS MAINTENANCE							
74079	GENERAL MAINTENANCE	0	292	292	0	876	876	3,500
74127	LANDSCAPING	0	2,200	2,200	0	2,200	2,200	22,000
74157	BASIN MANAGEMENT	0	1,200	1,200	0	1,200	1,200	12,000
74226	TREE MAINTENANCE	0	0	0	0	0	0	10,000
74301	SNOW REMOVAL	6,050	1,000	(5,050)	9,275	5,000	(4,275)	5,000
74760	BASIN M&R	0	0	0	0	0	0	2,500
	TOTAL GROUNDS MAINTENANCE	6,050	4,692	(1,358)	9,275	9,276	1	55,000
	UTILITIES							
76200	ELECTRIC	43	44	1	134	132	(2)	525
76405	WATER-SPRINKLER	16	125	109	31	375	344	1,500
76713	INTERNET/CABLE	178	208	30	356	624	268	2,500
	TOTAL UTILITIES	237	377	140	521	1,131	610	4,525
	TAXES & INSURANCE							
77516	INSURANCE	98	104	6	197	312	115	1,250
	TOTAL TAXES & INSURANCE	98	104	6	197	312	115	1,250
	ADMINISTRATIVE & OTHER EXPENSES							
78101	OFFICE EXPENSE	0	188	188	191	564	373	2,251
79282	COMMUNITY EXPENSE	0	42	42	0	126	126	500
	TOTAL ADMINISTRATIVE & OTH	0	230	230	191	690	499	2,751
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	1,298	1,298	0	(66)	3,894	3,960	15,574
81200	LEGAL GENERAL	2,252	292	(1,960)	7,116	876	(6,240)	3,500
81401	AUDIT FEES	875	292	(583)	875	876	1	3,500
	TOTAL PROFESSIONAL SERVICE	4,425	1,882	(2,543)	7,925	5,646	(2,279)	22,574
	TOTAL OPERATING EXPENSES	10,810	7,285	(3,525)	18,108	17,055	(1,053)	86,100
	NET OPERATING INCOME	(1,975)	1,548	(3,523)	12,493	9,444	3,049	19,900
	RESERVE EXPENSE							
88001	RESERVES RESERVE FUNDING	1,658	1,658	0	4,975	4,974	(1)	19,900
	TOTAL RESERVE EXPENSE	1,658	1,658	0	4,975	4,974	(1)	19,900
	NET INCOME / (LOSS)	(3,633)	(110)	(3,523)	7,518	4,470	3,048	0

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

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	1,658	1,658	0	4,975	4,974	1	19,900
91130	RESERVE INTEREST INCOME	<u>11</u>	<u>0</u>	<u>11</u>	<u>11</u>	<u>0</u>	<u>11</u>	<u>0</u>
	TOTAL RESERVE CONTRIBUTION	1,670	1,658	12	4,986	4,974	12	19,900
	NET RES INCOME/(LOSS)	<u>1,670</u>	<u>1,658</u>	<u>12</u>	<u>4,986</u>	<u>4,974</u>	<u>12</u>	<u>19,900</u>

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Actual	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	1	0	0	0	0	0	0	0	0	0	2
	GROSS OPERATING INCOME	8,833	12,933	8,835	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,833	8,837	110,102
	OPERATING EXPENSES													
	GROUNDS MAINTENANCE													
74079	GENERAL MAINTENANCE	0	0	0	292	292	292	292	292	292	292	292	288	2,624
74127	LANDSCAPING	0	0	0	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	19,800
74157	BASIN MANAGEMENT	0	0	0	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	10,800
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	6,050	0	0	0	0	0	0	0	0	0	9,275
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	6,050	3,692	7,442	6,192	6,192	6,192	4,942	3,692	3,692	3,688	54,999
	UTILITIES													
76200	ELECTRIC	0	91	43	44	44	44	44	44	44	44	44	41	527
76405	WATER-SPRINKLER	0	15	16	125	125	125	125	125	125	125	125	125	1,156
76713	INTERNET/CABLE	0	178	178	208	208	208	208	208	208	208	208	212	2,232
	TOTAL UTILITIES	0	284	237	377	377	377	377	377	377	377	377	378	3,915
	TAXES & INSURANCE													
77516	INSURANCE	0	98	98	104	104	104	104	104	104	104	104	106	1,135
	TOTAL TAXES & INSURANCE	0	98	98	104	104	104	104	104	104	104	104	106	1,135
	ADMINISTRATIVE & OTHER EXPENSES													
78101	OFFICE EXPENSE	0	191	0	188	188	188	188	188	188	188	188	183	1,878
79282	COMMUNITY EXPENSE	0	0	0	42	42	42	42	42	42	42	42	38	374
	TOTAL ADMINISTRATIVE &	0	191	0	230	230	230	230	230	230	230	230	221	2,252
	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	2,252	292	292	292	292	292	292	292	292	288	9,740
81401	AUDIT FEES	0	0	875	292	292	292	292	292	292	292	292	288	3,499
	TOTAL PROFESSIONAL SERV	1,298	2,202	4,425	1,882	1,882	1,882	1,882	1,882	1,882	1,882	1,882	1,872	24,853
	TOTAL OPERATING EXPENSE	1,298	6,000	10,810	6,285	10,035	8,785	8,785	8,785	7,535	6,285	6,285	6,265	87,153
	NET OPERATING INCOME	7,536	6,933	(1,975)	2,548	(1,202)	48	48	48	1,298	2,548	2,548	2,572	22,949
	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	(3,633)	890	(2,860)	(1,610)	(1,610)	(1,610)	(360)	890	890	910	3,048

DESCRIPTION		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025
60200	OPERATING INCOME													
	ASSOCIATION FEES	0	0	0	0	0	0	0	0	0	0	8,833	8,833	8,833
64100	LEGAL INCOME	0	0	0	0	0	0	0	0	0	0	0	3,899	0
65066	MISC INCOME	0	0	0	0	0	0	0	0	0	0	0	200	0
68000	INTEREST INCOME	0	0	0	0	0	0	0	0	0	0	0	1	1
	GROSS OPERATING INCOME	0	0	0	0	0	0	0	0	0	0	8,833	12,933	8,835
	OPERATING EXPENSES													
	GROUNDS MAINTENANCE													
74301	SNOW REMOVAL	0	0	0	0	0	0	0	0	0	0	0	3,225	6,050
	TOTAL GROUNDS MAINTENAN	0	0	0	0	0	0	0	0	0	0	0	3,225	6,050
	UTILITIES													
76200	ELECTRIC	0	0	0	0	0	0	0	0	0	0	0	91	43
76405	WATER-SPRINKLER	0	0	0	0	0	0	0	0	0	0	0	15	16
76713	INTERNET/CABLE	0	0	0	0	0	0	0	0	0	0	0	178	178
	TOTAL UTILITIES	0	0	0	0	0	0	0	0	0	0	0	284	237
	TAXES & INSURANCE													
77516	INSURANCE	0	0	0	0	0	0	0	0	0	0	0	98	98
	TOTAL TAXES & INSURANCE	0	0	0	0	0	0	0	0	0	0	0	98	98
	ADMINISTRATIVE & OTHER EXPENSES													
78101	OFFICE EXPENSE	0	0	0	0	0	0	0	0	0	0	0	191	0
	TOTAL ADMINISTRATIVE &	0	0	0	0	0	0	0	0	0	0	0	191	0
	PROFESSIONAL SERVICES													
81100	MANAGEMENT FEES	0	0	0	0	0	1,320	1,320	1,320	0	0	1,298	(2,662)	1,298
81200	LEGAL GENERAL	0	0	0	0	0	0	0	0	0	0	0	4,864	2,252
81401	AUDIT FEES	0	0	0	0	0	0	0	0	0	0	0	0	875
	TOTAL PROFESSIONAL SERV	0	0	0	0	0	1,320	1,320	1,320	0	0	1,298	2,202	4,425
	TOTAL OPERATING EXPENSE	0	0	0	0	0	1,320	1,320	1,320	0	0	1,298	6,000	10,810
	NET OPERATING INCOME	0	0	0	0	0	(1,320)	(1,320)	(1,320)	0	0	7,536	6,933	(1,975)
	RESERVE EXPENSE													
88001	RESERVES RESERVE FUNDIN	0	0	0	0	0	0	0	0	0	0	0	3,317	1,658
	TOTAL RESERVE EXPENSE	0	0	0										



Get more bank for your buck.

Treasury and *investment* solutions that help our clients navigate the complex association banking landscape.

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

Creating value one step at a time.

FirstService Financial is an affiliate of your management company and receives a fee from the financial institutions listed above 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.



Get more bank for your buck.

Treasury and *investment* solutions that help our clients navigate the complex association banking landscape.

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

Creating value one step at a time.

FirstService Financial is an affiliate of your management company and receives a fee from the financial institutions listed above 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.

Optimizing the financial health of our communities

Exclusive monthly rates

Best Rate

4.40%

Since 1997, FirstService Financial has provided FirstService Residential clients with financial solutions to streamline, maximize, monitor, and protect their community reserves.

Top 10 average rate

4.30%

With over 35 long-term banking partners and a secure management signer process, we're able to securely manage reserve funds of up to \$100M at a rate of 3x the industry average.

Let our dedicated team of financial experts find and create customized solutions that meet your community's unique needs.

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.