

Financial Statement Summary Analysis



Association: GREENVILLE OVERLOOK MAINT
 Period ending: July 31, 2025
 Accountant: Katie Mazzamuto

Total Operating Cash	\$ 54,474
Total Working Capital Fund	\$ -
Total Reserve Cash	\$ 279,270
Total Cash	\$ 333,744

Total Accounts Receivable	\$ 22,570
Less: Allowance for Doubtful Accounts	\$ -
Net Accounts Receivable	\$ 22,570

Accounts Receivable - Over 90 Days	\$ 14,983
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Total Accounts Payable	\$ -
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Total Accrued Expense	\$ 2,102
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Reserve Fund Analysis

Total Reserve Cash	\$279,270
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Total Other Reserve Assets/Liabilities (Net)	\$0
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Total Reserve Fund Balance	\$279,271
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Difference	(\$1)	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash
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Insurance:

Policy type:	Expiration

CURRENT MONTH

YEAR TO DATE

	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)
Operating Income (Loss)	\$2,809	(\$1,610)	\$4,419	6,782	(\$720)	7,502
Reserve Income (Loss)	\$1,719	\$1,658	\$61	\$13,453	\$11,606	\$1,847
Total Income (Loss)	\$4,528	\$48	\$4,480	\$20,235	\$10,886	\$9,349

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

General Ledger #	Account Description	Variance	Explanation

08/22/2025
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2887 GREENVILLE OVERLOOK MAINT CORP
BALANCE SHEET
07/31/2025

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	54,474	0	54,474
13001 PRIOR	RESERVE PRIOR MGMT	0	73,414	73,414
13014 2887A1	ALLIANCE BANK RES AAB RES MM #1398	0	205,856	205,856
	TOTAL CASH	54,474	279,270	333,744
	RECEIVABLES			
21000	ACCOUNTS RECEIVABLE	22,570	0	22,570
	TOTAL RECEIVABLES	22,570	0	22,570
	PREPAID EXPENSES			
26100	PREPAID INSURANCE	590	0	590
	TOTAL PREPAIDS	590	0	590
	TOTAL CURRENT ASSETS	77,634	279,270	356,905
	DUE TO/FROM	0	0	0
	TOTAL ASSETS	77,634	279,271	356,905
	LIABILITIES & FUND BALANCE			
	CURRENT LIABILITIES			
	ACCOUNTS PAYABLE			
21005	PREPAID ASSESSMENTS	697	0	697
	TOTAL ACCOUNTS PAYABLE	697	0	697
	ACCRUED EXPENSES			
43010 AUDIT	ACCRUED EXPENSES - AUDIT	2,042	0	2,042
43100	ACCRUED EXPENSES	60	0	60
	TOTAL ACCRUED EXPENSES	2,102	0	2,102
	OTHER LIABILITIES			
44000	UNEARNED REVENUE	44,167	0	44,167
	TOTAL OTHER LIABILITIES	44,167	0	44,167
	FUND BALANCE			
	OPERATING FUND			
51001	PRIOR OPERATING FUND BALANCE	23,886	0	23,886
	CURRENT YEAR SURPLUS/(DEFICIT)	6,782	0	6,782
	TOTAL OPERATING FUND	30,669	0	30,669
	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	13,453	13,453
	TOTAL RESERVE FUND	0	279,270	279,270
	TOTAL LIABILITIES & FUND BALANCE	77,634	279,270	356,905

08/22/2025
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2887 GREENVILLE OVERLOOK MAINT CORP
MONTHLY COMPARATIVE BALANCE SHEET
07/31/2025

Page: 1

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KING OF PRUSSIA PA 19406

ACCOUNT #		CURRENT MONTH	PRIOR MONTH	VARIANCE
	CURRENT ASSETS			
	CASH			
11930	CASH OPERATING - ALLIANCE ASSN. BANK	54,474	38,384	16,089
13001 PRIOR	RESERVE PRIOR MGMT	73,414	73,414	0
13014 2887A1	ALLIANCE BANK RES AAB RES MM #1398	205,856	204,137	1,719
	TOTAL CASH	333,744	315,935	17,809
	RECEIVABLES			
21000	ACCOUNTS RECEIVABLE	22,570	19,401	3,169
	TOTAL RECEIVABLES	22,570	19,401	3,169
	PREPAID EXPENSES			
26100	PREPAID INSURANCE	590	688	(98)
	TOTAL PREPAIDS	590	688	(98)
	TOTAL CURRENT ASSETS	356,905	336,025	20,880
	TOTAL ASSETS	356,905	336,025	20,880
	LIABILITIES & FUND BALANCE			
	CURRENT LIABILITIES			
21005	ACCOUNTS PAYABLE			
	PREPAID ASSESSMENTS	697	28,816	28,119
	TOTAL ACCOUNTS PAYABLE	697	28,816	28,119
	ACCRUED EXPENSES			
43100	ACCRUED EXPENSES	60	47	(13)
43010 AUDIT	ACCRUED EXPENSES - AUDIT	2,042	1,750	(292)
	TOTAL ACCRUED EXPENSES	2,102	1,797	(305)
	OTHER LIABILITIES			
44000	UNEARNED REVENUE	44,167	0	(44,167)
	TOTAL OTHER LIABILITIES	44,167	0	(44,167)
	FUND BALANCES			
	OPERATING FUND			
51001	PRIOR OPERATING FUND BALANCE	23,886	23,886	0
	CURR YR OPER INCOME/(LOSS)	6,782	3,974	(2,809)
	TOTAL OPERATING FUND	30,669	27,860	(2,809)
	RESERVE FUND			
57600 INTRR	PRIOR YR RESERVE FND INTEREST	3,632	3,632	0
57600 RR	PRIOR YR RESERVE FND RESERVE/REPLACEMENT	262,185	262,185	0
	CURR YR RES INCOME/(LOSS)	13,453	11,733	(1,719)
	TOTAL RESERVE FUND	279,270	277,551	(1,719)
	TOTAL LIABILITIES & FUND BALANCE	356,905	336,025	(20,880)

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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	61,833	61,831	2	106,000
64100	LEGAL INCOME	613	0	613	4,512	0	4,512	0
64300	NSF CHARGES	0	0	0	46	0	46	0
65066	MISC INCOME	0	0	0	200	0	200	0
68000	INTEREST INCOME	1	0	1	5	0	5	0
	GROSS OPERATING INCOME	9,447	8,833	614	66,596	61,831	4,765	106,000
	OPERATING EXPENSES							
	GROUNDS MAINTENANCE							
74079	GENERAL MAINTENANCE	0	292	292	785	2,044	1,259	3,500
74127	LANDSCAPING	0	2,200	2,200	0	11,000	11,000	22,000
74157	BASIN MANAGEMENT	0	1,200	1,200	2,530	6,000	3,470	12,000
74226	TREE MAINTENANCE	0	2,500	2,500	0	7,500	7,500	10,000
74301	SNOW REMOVAL	0	0	0	9,275	5,000	(4,275)	5,000
74760	BASIN M&R	0	0	0	0	1,250	1,250	2,500
	TOTAL GROUNDS MAINTENANCE	0	6,192	6,192	12,590	32,794	20,204	55,000
	UTILITIES							
76200	ELECTRIC	45	44	(1)	314	308	(6)	525
76405	WATER-SPRINKLER	16	125	109	108	875	767	1,500
76713	INTERNET/CABLE	178	208	30	1,068	1,456	388	2,500
	TOTAL UTILITIES	238	377	139	1,490	2,639	1,149	4,525
	TAXES & INSURANCE							
77100	FEDERAL INCOME TAX	0	0	0	5,479	0	(5,479)	0
77516	INSURANCE	98	104	6	590	728	138	1,250
	TOTAL TAXES & INSURANCE	98	104	6	6,069	728	(5,341)	1,250
	ADMINISTRATIVE & OTHER EXPENSES							
78101	OFFICE EXPENSE	27	188	161	266	1,316	1,050	2,251
79282	COMMUNITY EXPENSE	0	42	42	0	294	294	500
	TOTAL ADMINISTRATIVE & OTH	27	230	203	266	1,610	1,344	2,751
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	1,298	1,298	0	5,125	9,086	3,961	15,574
81200	LEGAL GENERAL	3,027	292	(2,735)	20,249	2,044	(18,205)	3,500
81401	AUDIT FEES	292	292	0	2,417	2,044	(373)	3,500
	TOTAL PROFESSIONAL SERVICE	4,617	1,882	(2,735)	27,790	13,174	(14,616)	22,574
	TOTAL OPERATING EXPENSES	4,980	8,785	3,805	48,206	50,945	2,739	86,100
	NET OPERATING INCOME	4,467	48	4,419	18,391	10,886	7,505	19,900
	RESERVE EXPENSE							
88001	RESERVES RESERVE FUNDING	1,658	1,658	0	11,608	11,606	(2)	19,900
	TOTAL RESERVE EXPENSE	1,658	1,658	0	11,608	11,606	(2)	19,900
	NET INCOME / (LOSS)	2,809	(1,610)	4,419	6,782	(720)	7,502	0

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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	11,608	11,606	2	19,900
91130	RESERVE INTEREST INCOME	<u>61</u>	<u>0</u>	<u>61</u>	<u>1,845</u>	<u>0</u>	<u>1,845</u>	<u>0</u>
	TOTAL RESERVE CONTRIBUTION	1,719	1,658	61	13,453	11,606	1,847	19,900
	NET RES INCOME/(LOSS)	<u>1,719</u>	<u>1,658</u>	<u>61</u>	<u>13,453</u>	<u>11,606</u>	<u>1,847</u>	<u>19,900</u>

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1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED
60200	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	106,002
64100	LEGAL INCOME	0	3,899	0	0	0	0	613	0	0	0	0	0	4,512
64300	NSF CHARGES	0	0	0	0	46	0	0	0	0	0	0	0	46
65066	MISC INCOME	0	200	0	0	0	0	0	0	0	0	0	0	200
68000	INTEREST INCOME	0	1	1	1	1	0	1	0	0	0	0	0	5
	GROSS OPERATING INCOME	8,833	12,933	8,835	8,834	8,880	8,834	9,447	8,833	8,833	8,833	8,833	8,837	110,765
	OPERATING EXPENSES													
	GROUNDS MAINTENANCE													
74079	GENERAL MAINTENANCE	0	0	0	0	0	785	0	292	292	292	292	288	2,241
74127	LANDSCAPING	0	0	0	0	0	0	0	2,200	2,200	2,200	2,200	2,200	11,000
74157	BASIN MANAGEMENT	0	0	0	2,530	0	0	0	1,200	1,200	1,200	1,200	1,200	8,530
74226	TREE MAINTENANCE	0	0	0	0	0	0	0	2,500	0	0	0	0	2,500
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	0	0	0	0	1,250	0	0	0	1,250
	TOTAL GROUNDS MAINTENAN	0	3,225	6,050	2,530	0	785	0	6,192	4,942	3,692	3,692	3,688	34,796
	UTILITIES													
76200	ELECTRIC	0	91	43	85	46	4	45	44	44	44	44	41	531
76405	WATER-SPRINKLER	0	15	16	31	15	16	16	125	125	125	125	125	733
76713	INTERNET/CABLE	0	178	178	356	0	178	178	208	208	208	208	212	2,112
	TOTAL UTILITIES	0	284	237	471	62	198	238	377	377	377	377	378	3,376
	TAXES & INSURANCE													
77100	FEDERAL INCOME TAX	0	0	0	5,479	0	0	0	0	0	0	0	0	5,479
77516	INSURANCE	0	98	98	98	98	98	98	104	104	104	104	106	1,112
	TOTAL TAXES & INSURANCE	0	98	98	5,577	98	98	98	104	104	104	104	106	6,591
	ADMINISTRATIVE & OTHER EXPENSES													
78101	OFFICE EXPENSE	0	191	0	26	22	0	27	188	188	188	188	183	1,201
79282	COMMUNITY EXPENSE	0	0	0	0	0	0	0	42	42	42	42	38	206
	TOTAL ADMINISTRATIVE &	0	191	0	26	22	0	27	230	230	230	230	221	1,407
	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	11,613
81200	LEGAL GENERAL	0	4,864	2,252	1,500	7,201	1,404	3,027	292	292	292	292	288	21,705
81401	AUDIT FEES	0	0	875	667	292	292	292	292	292	292	292	288	3,873
	TOTAL PROFESSIONAL SERV	1,298	2,202	4,425	3,465	8,791	2,994	4,617	1,882	1,882	1,882	1,882	1,872	37,190
	TOTAL OPERATING EXPENSE	1,298	6,000	10,810	12,070	8,973	4,075	4,980	8,785	7,535	6,285	6,285	6,265	83,361
	NET OPERATING INCOME	7,536	6,933	(1,975)	(3,235)	(93)	4,759	4,467	48	1,298	2,548	2,548	2,572	27,405
	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	19,902
	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	19,902
	NET INCOME / (LOSS)	7,536	3,616	(3,633)	(4,894)	(1,751)	3,100	2,809	(1,610)	(360)	890	890	910	7,502

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1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

DESCRIPTION	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025
OPERATING INCOME													
60200 ASSOCIATION FEES	0	0	0	0	0	0	8,833	8,833	8,833	8,833	8,833	8,833	8,833
64100 LEGAL INCOME	0	0	0	0	0	0	0	3,899	0	0	0	0	613
64300 NSF CHARGES	0	0	0	0	0	0	0	0	0	0	46	0	0
65066 MISC INCOME	0	0	0	0	0	0	0	200	0	0	0	0	0
68000 INTEREST INCOME	0	0	0	0	0	0	0	1	1	1	1	0	1
GROSS OPERATING INCOME	0	0	0	0	0	0	8,833	12,933	8,835	8,834	8,880	8,834	9,447
OPERATING EXPENSES													
74079 GROUNDS MAINTENANCE	0	0	0	0	0	0	0	0	0	0	0	785	0
74157 GENERAL MAINTENANCE	0	0	0	0	0	0	0	0	0	2,530	0	0	0
74301 BASIN MANAGEMENT	0	0	0	0	0	0	0	3,225	6,050	0	0	0	0
74301 SNOW REMOVAL	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL GROUNDS MAINTENAN	0	0	0	0	0	0	0	3,225	6,050	2,530	0	785	0
UTILITIES													
76200 ELECTRIC	0	0	0	0	0	0	0	91	43	85	46	4	45
76405 WATER-SPRINKLER	0	0	0	0	0	0	0	15	16	31	15	16	16
76713 INTERNET/CABLE	0	0	0	0	0	0	0	178	178	356	0	178	178
TOTAL UTILITIES	0	0	0	0	0	0	0	284	237	471	62	198	238
TAXES & INSURANCE													
77100 FEDERAL INCOME TAX	0	0	0	0	0	0	0	0	0	5,479	0	0	0
77516 INSURANCE	0	0	0	0	0	0	0	98	98	98	98	98	98
TOTAL TAXES & INSURANCE	0	0	0	0	0	0	0	98	98	5,577	98	98	98
ADMINISTRATIVE & OTHER EXPENSES													
78101 OFFICE EXPENSE	0	0	0	0	0	0	0	191	0	26	22	0	27
TOTAL ADMINISTRATIVE &	0	0	0	0	0	0	0	191	0	26	22	0	27
PROFESSIONAL SERVICES													
81100 MANAGEMENT FEES	0	1,320	1,320	1,320	0	0	1,298	(2,662)	1,298	1,298	1,298	1,298	1,298
81200 LEGAL GENERAL	0	0	0	0	0	0	0	4,864	2,252	1,500	7,201	1,404	3,027
81401 AUDIT FEES	0	0	0	0	0	0	0	0	875	667	292	292	292
TOTAL PROFESSIONAL SERV	0	1,320	1,320	1,320	0	0	1,298	2,202	4,425	3,465	8,791	2,994	4,617
TOTAL OPERATING EXPENSE	0	1,320	1,320	1,320	0	0	1,298	6,000	10,810	12,070	8,973	4,075	4,980
NET OPERATING INCOME	0	(1,320)	(1,320)	(1,320)	0	0	7,536	6,933	(1,975)	(3,235)	(93)	4,759	4,467
RESERVE EXPENSE													
88001 RESERVES RESERVE FUNDIN	0	0	0	0	0	0	0	3,317	1,658	1,658	1,658	1,658	1,658
TOTAL RESERVE EXPENSE	0	0	0	0	0	0	0	3,317	1,658	1,658	1,658	1,658	1,658
NET INCOME / (LOSS)	0	(1,320)	(1,320)	(1,320)	0	0	7,536	3,616	(3,633)	(4,894)	(1,751)	3,100	2,809

