

Financial Statement Summary Analysis



Association: Greenville Overlook Maintenance Corporation
Period ending: June 30, 2018
Prepared by: Angela Castor

Cash, (Net of Reserves):	47,122
Total Reserves (please see Balance Sheet for detail)	30,372
Total AR: (please see AR Delinquency Report for summary by aging and homeowner)	2,489
Allowance for Doubtful Accounts Over 90 day balance per AR Delinquency Report	
Total AP: (please see Open AP report for detail)	-

Insurance:

Policy type:	Expiration
Condo	12/18/2018
Umbrella	12/18/2018
Crime	12/18/2018
D&O	12/18/2018
Workers Comp	12/18/2018

	Current Month	Current YTD	Cumulative To-Date
Net surplus/(deficit) for Mth, YTD & Cumulative: (please see Income Statement for detail budget variances)	(2,262)	17,390	71,737

Significant budget variances analysis for MONTH:

Account Group	Variance	Reason
74100 Landscaping Maintenance	(2,590)	Includes a March 2018 Premier Landscaping invoice

2470 GREENVILLE OVERLOOK MAINTENANCE CORPORATION
PROFIT & LOSS VARIANCE
06/30/2018

C/O FirstService Residential
400 Campus Drive Suite 101
Collegeville PA 19426

FirstService Residential
400 Campus Dr.
Suite 101
Collegeville PA 19426

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	7,901	8,833	(932)	47,405	52,998	(5,594)	106,000
64050	LATE INTEREST	168	0	168	168	0	168	0
64300	NSF CHARGES	0	0	0	35	0	35	0
68000	INTEREST INCOME	29	0	29	196	0	196	0
69050	DEVELOPER CONTRIBUTION	0	0	0	5,636	0	5,636	0
	GROSS OPERATING INCOME	8,098	8,833	(735)	53,440	52,998	442	106,000
	OPERATING EXPENSES							
	GENERAL MAINTENANCE & REPAIR							
72350	GENERAL MAINT & REPAIR	0	217	217	2,258	1,302	(956)	2,600
	TOTAL GENERAL MAINTENANCE	0	217	217	2,258	1,302	(956)	2,600
	GROUNDS MAINTENANCE							
74100	LANDSCAPING MAINTENANCE	5,990	3,400	(2,590)	11,980	13,600	1,620	34,000
74300	SNOW & ICE REMOVAL	0	0	0	0	10,125	10,125	13,500
74760	BASIN MAINTENANCE	932	833	(99)	3,728	4,998	1,270	10,000
	TOTAL GROUNDS MAINTENANCE	6,922	4,233	(2,689)	15,708	28,723	13,015	57,500
	UTILITIES							
76200	ELECTRIC	29	42	13	219	252	33	500
76405	WATER-SPRINKLER	2	300	298	4	1,800	1,796	3,600
	TOTAL UTILITIES	32	342	310	223	2,052	1,829	4,100
	TAXES & INSURANCE							
77500	PROPERTY/LIAB INSURANCE	474	417	(57)	2,845	2,502	(343)	5,000
	TOTAL TAXES & INSURANCE	474	417	(57)	2,845	2,502	(343)	5,000
	ADMINISTRATIVE & OTHER EXPENSES							
78160	PRINTING & POSTAGE	383	183	(200)	1,052	1,098	46	2,200
78400	BANK FEES	0	25	25	0	150	150	300
	TOTAL ADMINISTRATIVE & OTH	383	208	(175)	1,052	1,248	196	2,500
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	2,145	2,400	255	12,910	14,400	1,490	28,800
81200	LEGAL GENERAL	195	42	(153)	195	252	57	500
81400	ACCOUNTING/AUDIT	208	208	0	858	1,248	390	2,500
	TOTAL PROFESSIONAL SERVICE	2,548	2,650	102	13,963	15,900	1,937	31,800
	TOTAL OPERATING EXPENSES	10,360	8,067	(2,293)	36,049	51,727	15,678	103,500
	NET OPERATING INCOME	(2,262)	766	(3,028)	17,390	1,271	16,119	2,500
	RESERVE EXPENSE							
88001	RESERVES REPAIR & REPLACEM	0	0	0	0	0	0	2,500
	TOTAL RESERVE EXPENSE	0	0	0	0	0	0	2,500
	NET INCOME / (LOSS)	(2,262)	766	(3,028)	17,390	1,271	16,119	0

C/O FirstService Residential
400 Campus Drive Suite 101
Collegeville PA 19426

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ACCOUNT #		ENDING BALANCE	TOTAL
	ASSETS		
	CURRENT ASSETS		
	CASH		
11900	CASH OPERATING BANKUNITED	47,122	
12261 2470N1	OPEN SPACE/COMMON FA NEC Bank	<u>30,372</u>	
	TOTAL CASH		77,495
	RECEIVABLES		
21000	ACCOUNTS RECEIVABLE	<u>2,489</u>	
	TOTAL RECEIVABLES		2,489
	PREPAID EXPENSES		
26000 INSURE	PREPAID EXPENSE - INSURANCE	<u>2,339</u>	
	TOTAL PREPAIDS		2,339
	TOTAL CURRENT ASSETS		82,322
	TOTAL ASSETS		<u>82,322</u>
	LIABILITIES & FUND BALANCE		
	CURRENT LIABILITIES		
	ACCOUNTS PAYABLE		
21005	PREPAID ASSESSMENTS	<u>8,004</u>	
	TOTAL ACCOUNTS PAYABLE		8,004
	ACCRUED EXPENSES		
43010 AUDIT	ACCRUED EXPENSES - AUDIT	2,018	
43010 EXPENS	ACCRUED EXPENSES - EXPENSES	<u>563</u>	
	TOTAL ACCRUED EXPENSES		2,581
	FUND BALANCE		
	OPERATING FUND		
51001	PRIOR OPERATING FUND BALANCE	4,470	
51031	OPEN SPACE/COMMON FACILITIES	49,877	
	CURRENT YEAR PROFIT / (LOSS)	<u>17,390</u>	
	TOTAL OPERATING FUND		71,737
	TOTAL LIABILITIES & FUND BALANCE		<u>82,322</u>

Delinquent Report
2470 GREENVILLE OVERLOOK MAI
06/30/2018

GO



FirstService Residential
400 Campus Dr.
Suite 101
Collegeville PA 19426

Unit Space	R Sts Type	Resident Co-Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
GO-ARCA - ARCADIA WAY										
0418	01 C	Betty Boiron	10/10/2014	<i>New Resident - Move In paperwork in progress</i>		355.53	24.03		331.50	
GO-ATHE - ATHENA COURT										
0220	01 C	Karen Mengden	04/24/2016			355.53	24.03		331.50	
GO-ODYS - ODYSSEY DR										
0116	01 C	Dharmendra Kalakota	12/22/2016			355.53	24.03		331.50	
0118	01 C	Murali Ramaraju	06/02/2016			355.53	24.03		331.50	
0147	01 C	Valerie Johns	10/30/2013			355.53	24.03		331.50	
0167	01 C	Nishit Gandhi	03/13/2014	<i>- Paid 0.00 Balance</i>		355.53	24.03		331.50	
GO-ORAC - ORACLE RD										
0307	01 C	Pradyumna Godbole	08/20/2014	<i>- Paid 0.00 Balance</i>		355.53	24.03		331.50	
Entity Totals						2,488.71	168.21	0.00	2,320.50	0.00
Prepays						0.00	0.00	0.00	0.00	0.00
Net						2,488.71	168.21	0.00	2,320.50	0.00
Net Distribution										
A4	ASSOC. FEES-BIENNIAL					2,320.50	0.00	0.00	2,320.50	0.00
LI	LATE INTEREST					168.21	168.21	0.00	0.00	0.00

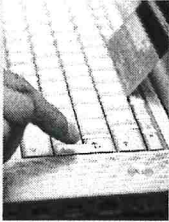
Statement Date: June 30, 2018

Account Number: *****0045

Customer Service Information

	Client Care:	877-779-BANK (2265)
	Web Site:	www.bankunited.com
	Bank Address:	BankUnited P.O. Box 521599 Miami, FL 33152-1599

>001861 8880009 0001 008229 10Z
 GREENVILLE OVERLOOK MAINTENANCE HOA ASSN
 OPERATING ACCOUNT
 C/O FIRSTSERVICE RES MIDATLANTIC LLC
 400 CAMPUS DR. STE 101
 COLLEGEVILLE PA 19426


Customer Message Center

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COMMERCIAL ANALYSIS CHECKING Account ***0045**
Account Summary

Statement Balance as of 05/31/2018			\$52,768.32
Plus	16	Deposits and Other Credits	\$14,302.56
Less	8	Withdrawals, Checks, and Other Debits	\$19,918.49
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 06/30/2018			\$47,152.39

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
06/01/2018	GREENVILLE OVERL Settlement 000004139563161 FirstService Residenti		\$663.00	\$53,431.32
06/04/2018	GREENVILLE OVERL Settlement 000004148643673 FirstService Residenti		\$331.50	\$53,762.82
06/04/2018	CHECK #10418	\$30.00		\$53,732.82
06/04/2018	AVIDPAY SERVICE AVIDPAY CK10420 GREENVILLE OVERLOOK MA	\$17,308.00		\$36,424.82

Statement Date: June 30, 2018

Account Number: *****0045

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
06/15/2018	NovelPay STL CC NP STL CC 13921323 GREENVILLE OVERLOOK MA		\$331.50	\$36,756.32
06/15/2018	GREENVILLE OVERL Settlement 000004226157525 FirstService Residenti		\$331.50	\$37,087.82
06/15/2018	GREENVILLE OVERL Settlement 000004226158801 FirstService Residenti		\$331.50	\$37,419.32
06/15/2018	CHECK #10421	\$2,115.00		\$35,304.32
06/15/2018	CHECK #10422	\$38.61		\$35,265.71
06/18/2018	NovelPay STL CC NP STL CC 13925568 GREENVILLE OVERLOOK MA		\$331.50	\$35,597.21
06/19/2018	NovelPay STL CC NP STL CC 13931243 GREENVILLE OVERLOOK MA		\$331.50	\$35,928.71
06/19/2018	GREENVILLE OVERL Settlement 000004233936429 FirstService Residenti		\$1,657.50	\$37,586.21
06/20/2018	AVIDPAY SERVICE AVIDPAY CK10423 GREENVILLE OVERLOOK MA	\$14.39		\$37,571.82
06/21/2018	GREENVILLE OVERL Settlement 000004247081901 FirstService Residenti		\$663.00	\$38,234.82
06/25/2018	GREENVILLE OVERL Settlement 000004256150533 FirstService Residenti		\$331.50	\$38,566.32
06/26/2018	GREENVILLE OVERL Settlement 000004258364913 FirstService Residenti		\$2,652.00	\$41,218.32
06/27/2018	NovelPay STL CC NP STL CC 13957706 GREENVILLE OVERLOOK MA		\$331.50	\$41,549.82

Statement Date: June 30, 2018
 Account Number: *****0045

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
06/27/2018	VANCO PAYMENTS GATEWAY FIRST SERVICE MID ATLA		\$1,018.53	\$42,568.35
06/27/2018	AVIDPAY SERVICE AVIDPAY CK10424 GREENVILLE OVERLOOK MA	\$178.00		\$42,390.35
06/27/2018	AVIDPAY SERVICE AVIDPAY CK10425 GREENVILLE OVERLOOK MA	\$195.00		\$42,195.35
06/28/2018	GREENVILLE OVERL Settlement 000004272035909 FirstService Residenti		\$3,007.53	\$45,202.88
06/28/2018	RDC Deposit		\$331.50	\$45,534.38
06/29/2018	GREENVILLE OVERL Settlement 000004276847241 FirstService Residenti		\$1,657.50	\$47,191.88
06/29/2018	AVIDPAY SERVICE AVIDPAY CK10427 GREENVILLE OVERLOOK MA	\$39.49		\$47,152.39

Check Transactions

<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>	<i>Check #</i>	<i>Date</i>	<i>Amount</i>
10418	06/04	\$30.00	10421*	06/15	\$2,115.00	10422	06/15	\$38.61

Items denoted with an "*" indicate processed checks out of sequence.

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	\$52,768.32	06/18	\$35,597.21	06/25	\$38,566.32	06/29	\$47,152.39
06/01	\$53,431.32	06/19	\$37,586.21	06/26	\$41,218.32		
06/04	\$36,424.82	06/20	\$37,571.82	06/27	\$42,195.35		
06/15	\$35,265.71	06/21	\$38,234.82	06/28	\$45,534.38		

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY GUARD PROGRAM™ FEATURES

GREENVILLE OVERLOOK MAI
C/O FirstService Residential
400 Campus Drive Suite 101
Collegeville, PA 19426

BANKUNITED
MAIL FL 03-00202870 010418

Date 05/30/2018 Check 010418 Pay This Amount \$*****30.00

Thirty and no/100 DOLLARS*****

Pay to the order of

FSResidential MD
21 CHRISTOPHER WAY
ATTN: CORPORATE ACCTG.
EATONTOWN, NJ 07724

Scott M. Gray

Andrew J. ...

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

⑆010418⑆ ⑆267090594⑆ 9852580045⑆

#10418 06/04/18 \$30.00

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY GUARD PROGRAM™ FEATURES

GREENVILLE OVERLOOK MAI
C/O FirstService Residential
400 Campus Drive Suite 101
Collegeville, PA 19426

BANKUNITED
MAIL FL 03-00202870 010421

Date 06/13/2018 Check 010421 Pay This Amount \$*****2,115.00

Two Thousand One Hundred Fifteen and no/100 DOLLARS*****

Pay to the order of

FSResidentialMidAtlantic
21 CHRISTOPHER WAY
ATTN: CORPORATE ACCTG.
EATONTOWN, NJ 07724

Scott M. Gray

Andrew J. ...

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

⑆010421⑆ ⑆267090594⑆ 9852580045⑆

#10421 06/15/18 \$2,115.00

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY GUARD PROGRAM™ FEATURES

GREENVILLE OVERLOOK MAI
C/O FirstService Residential
400 Campus Drive Suite 101
Collegeville, PA 19426

BANKUNITED
MAIL FL 03-00630270 010422

Date 06/13/2018 Check 010422 Pay This Amount \$*****38.61

Thirty-Eight and 61/100 DOLLARS*****

Pay to the order of

FSResidential MD
21 CHRISTOPHER WAY
ATTN: CORPORATE ACCTG.
EATONTOWN, NJ 07724

Scott M. Gray

Andrew J. ...

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

⑆010422⑆ ⑆267090594⑆ 9852580045⑆

#10422 06/15/18 \$38.61



NORTHEAST
COMMUNITY BANK

325 Hamilton Avenue
White Plains, New York 10601

Return Service Requested

Account Number: 212005540
Statement Date: 06/30/18
Page Number 1 of 1

1
**GREENVILLE OVERLOOK MAINTENANCE CORP
FIRSTSERVICE RESIDENTIAL MIDATLANTIC LL
21 CHRISTOPHER WAY
EATONTOWN NJ 07724**

Summary of Deposit Accounts

AP	ACCOUNT	BALANCE	INT-RATE%	YTD-INT	YTD-PENALTY	MATURITY
CK	212005540	30,372.49	1.150	196.33		

***** **NOW Account 212005540** *****

Statement from 06/01/18 Thru 06/30/18
Average Stmt Balance 30,343.80
Interest Earned 28.69
*Annual Percentage Yield Earned 1.16%

Summary of Activity Since Your Last Statement

Previous Statement Date: 05/31/18

Beginning Balance	+ Deposits	+ Interest Paid	- Withdrawals	- Service Charge	= Ending Balance
30,343.80	.00	28.69	.00	.00	30,372.49

Interest Rate Summary

Date	Rate	Date	Rate	Date	Rate	Date	Rate
06/01	1.150%	06/29	1.150%				

Detail Transactions

All Transactions by Date

Date	Transaction / Description	Amount	Balance
05/31	Balance Forward ----->		30,343.80
06/30	Interest Credited Deposit	28.69	30,372.49

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FirstService Residential

#2470- Greenville Overlook Maintanenced
 Account # 77500 Property Insurance
 For the Period Ending 6/30/18

Prepared by: Angela Castor

Carrier	Policy #	Type	Period	Premium	Expense
Community Assoc	CAU505285-1	Condo-PKG	12/18/17-12/18/18	2,038.00	169.83
JGS Insurance	PPP7464443	Umbrella	12/18/17-12/18/18	1,480.00	123.33
JGS Insurance	WIB-CI-10002029-0	Crime	12/18/17-12/18/18	300.00	25.00
JGS Insurance	#618764788	D&O	12/18/17-12/18/18	1372.00	114.33
Antrust North Amercia	WWC331930	Workers Compenation	12/18/17-12/18/18	500.00	41.67
				5,690.00	474.17

Date	Description	Debit	Credit	Balance
				(214.14)
January	JGS Insurance	1,372.00	474.17	683.69
	JGS Insurance	300.00		983.69
	JGS Insurance	1,480.00		2,463.69
	Amtrust North	500.00		2,963.69
	CAU Installment	678.00		3,641.69
February	CAU Installment	178.00	474.17	3,345.52
		178.00		3,523.52
March	CAU Installment	178.00	474.17	3,227.35
April	CAU Installment	178.00	474.17	2,931.18
May	CAU Installment	178.00	474.17	2,635.01
June	CAU Installment	178.00	474.17	2,338.84
July				
August				
September				
October				
November				
December				

Act. #77500

Debit	Credit	Balance
		474.17
474.17		474.17
		474.17
		474.17
		474.17
474.17		948.34
		948.34
474.17		1422.51
474.17		1896.68
474.17		2370.85
474.17		2845.02

Policy Type	Due Date	Amount	Date Paid
JGS Insurance		1,372.00	1/9/18
JGS Insurance		300.00	1/9/18
JGS Insurance		1,480.00	1/9/2018
Amtrust North		500.00	1/9/2018
CAU Installment		678.00	1/9/2018
CAU Installment		178.00	2/6/2018
CAU Installment		178.00	2/27/2017
CAU Installment		178.00	3/20/2018
CAU Installment		178.00	4/24/2018
CAU Installment		178.00	5/9/2018
CAU Installment		178.00	6/26/2018

FirstService Residential

2470-Greenville Overlook maint Corp
Revenue Reconciliation

Prepared by: Angela Castor

ASSOCIATION RECONCILIATION				CAPITAL CONTRIBUTION RECON.			
Settlement date	Month	Unit #	Total unit	Total Fees	Cap Contribution	Total Cap Con	Resale
2018							
January 2018							
12/19/2017	GO-ODYS 113 01		113				
	Total Settled Units		142				
February 2018							
	Total Settled Units		142				
March 2018							
10/31/2017	GO-ATHE 230 01		230				
	Total Settled Units		143				
April 2018							
	Total Settled Units		143				
May 2018	Assoc fee \$331.50 @ 143 units		47,404.50				
	Bi-Annual fees						
	June18 assoc Fees		-7900.75				
			39,503.75	39,503.75			
June 2018	Bi Annual Assoc fee \$331.50 @ 143 units		7,900.75				
			7,900.75	47,404.50			

FirstService Residential

2470 Greenville Overlook Maintenance Corp
SETTLEMENT FEE (1X)
 For the period ending June 30, 2018
 Site has 160 units when fully settled.

prepared by: Angela Castor

The New Construction / Settlement Fee is \$35.00

Period	Total Units Settled	New Units Settled	Total Fee Per Unit	Total Fee Due	Initial Amount Billed	Add'l BILLED	Balance Due
Balance Forward 2017	141			35.00	pd in Feb 2017		
Jan-18	142	1	35.00	35.00	35.00		-
Feb-18	142	0	35.00	0.00			-
Mar-18	143	1	35.00	35.00	35.00		-
Apr-18	143	0	35.00	0.00			-
May-18	143	0	35.00	0.00			-
Jun-18	143	0	35.00	0.00		-	-
Jul-18			35.00	0.00		-	-
Aug-18			35.00	0.00		-	-
Sep-18			35.00	0.00		-	-
Oct-18			35.00	-		-	-
Nov-18			35.00	-			-
Dec-18			35.00	-			-
			-				-
			-				-
Totals 2018				70.00	70.00	-	-

Note: This schedule to be used for settling communities

FirstService Residential

2470-Greenville Overlook maint
 For the period ending 6/30/18
 Site has 160 units when fully settled.

Prepared by: Angela Castor

Account #81100 - Management Fees for Settling Communities

The management fee is the greater of \$1800.00 or \$15 per settled unit up to \$2400.00
 The New Construction/Settlement Fee is \$35.00 per unit.

Period	Total Units Settled	Mgmt Fee Per Unit	Total Fee Per Unit	\$15 per settlement per month	Initial Amount Billed	Add'l Billed	Balance Due		Cumulative Mgmt Fee	General Ledger Balance	Accrual entry
2017	141										
Balance Forward											
Jan-18	142	15.00	2130.00	2,130.00	2,040.00		90.00		2,130.00	2,130.00	90.00
Feb-18	142	15.00	2130.00	2,130.00	2,040.00		90.00		4,260.00	4,260.00	90.00
Mar-18	143	15.00	2145.00	2,145.00	2,115.00		30.00		6,405.00	6,405.00	30.00
Apr-18	143	15.00	2145.00	2,145.00	2,115.00		30.00		8,550.00	8,550.00	30.00
May-18	143	15.00	2145.00	2,145.00	2,115.00		30.00		10,695.00	10,695.00	30.00
Jun-18	143	15.00	2145.00	2,145.00	2,115.00	-	30.00		12,840.00	12,840.00	30.00
Jul-18		15.00	0.00	-			-		12,840.00	12,840.00	-
Aug-18		15.00	0.00	-			-		12,840.00	12,840.00	-
Sep-18		15.00	0.00	-			-		12,840.00	12,840.00	-
Oct-18		15.00	0.00	-			-		12,840.00	12,840.00	-
Nov-18		15.00	0.00	-			-		12,840.00	12,840.00	-
Dec-18		15.00	0.00	-			-		12,840.00	12,840.00	-
			-				-				
			-				-				
Totals 2018			12,840.00	12,840.00	12,540.00	-					

Note: This schedule to be used for settling communities

FirstService Residential

2470-Greenville Overlook Maint
Accrued Expenses - 43010 EXPENS
For the Period Ending 6/30/2018

Prepared by: Angela Castor

Date	Description	GL#	Debit	Credit	Balance
6/30/2018	est 6/21-6/30 Electric	76200		15.00	(15.00)
6/30/2018	est. water	76405		148.00	(163.00)
6/30/2018	6/18 P&P	78160		249.90	(412.90)
6/30/2018	6/18 P&P	78160		119.92	(532.82)
6/30/2018	6/18 Mgt Fee	81100		30.00	(562.82)
					(562.82)
					(562.82)
					(562.82)
					(562.82)