

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

December 31, 2022

Greenville Overlook
Balance Sheet
 As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	37,133.23
Total Operating Accounts	37,133.23
Reserve Accounts	
Pacific Western MM	185,737.15
Total Reserve Accounts	185,737.15
Total Checking/Savings	222,870.38
Accounts Receivable	
Accounts Receivable	6,526.26
Total Accounts Receivable	6,526.26
Total Current Assets	229,396.64
TOTAL ASSETS	229,396.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,694.72
Total Accounts Payable	11,694.72
Other Current Liabilities	
Prepaid Assessments	2,800.44
Total Other Current Liabilities	2,800.44
Total Current Liabilities	14,495.16
Total Liabilities	14,495.16
Equity	
Operating Equity	8,908.47
Reserves	
Prior Year Fund Balance	174,589.16
Current Year Contributions	10,740.00
Interest	407.99
Total Reserves	185,737.15
Net Income	20,255.86
Total Equity	214,901.48
TOTAL LIABILITIES & EQUITY	229,396.64

Greenville Overlook
Profit & Loss Budget vs. Actual
 January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
Income			
Income			
Association Fees	106,000.00	106,000.00	0.00
Misc. Income	2,778.59	0.00	2,778.59
Total Income	108,778.59	106,000.00	2,778.59
Total Income	108,778.59	106,000.00	2,778.59
Expense			
Administrative Expenses			
Office Expenses	1,673.37	2,500.00	-826.63
Management	14,400.00	14,400.00	0.00
Accounting & Audit	2,000.00	6,000.00	-4,000.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	2,770.00	3,000.00	-230.00
Community Expenses	1,803.17	2,500.00	-696.83
Total Administrative Expenses	24,758.54	31,100.00	-6,341.46
Utilities			
Water - Sprinkler	150.08	180.00	-29.92
Utilities - Electric	386.61	480.00	-93.39
Total Utilities	536.69	660.00	-123.31
Grounds Expenses			
Landscape Management	19,315.00	28,000.00	-8,685.00
General Maintenance	2,123.75	0.00	2,123.75
Tree Maintenance	5,373.75	10,000.00	-4,626.25
Basin Management	11,500.00	10,000.00	1,500.00
Basin Repairs	10,850.00	0.00	10,850.00
Snow Removal	3,325.00	15,500.00	-12,175.00
Total Grounds Expenses	52,487.50	63,500.00	-11,012.50
Reserve Expense			
Contributions	10,740.00	10,740.00	0.00
Total Reserve Expense	10,740.00	10,740.00	0.00
Total Expense	88,522.73	106,000.00	-17,477.27
Net Income	20,255.86	0.00	20,255.86

Greenville Overlook
Account QuickReport

As of December 31, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
12/13/2022	1066	Michael Mitsdarfer	2022	-19,840.00
12/13/2022	1067	Gable Brothers, Inc.	Postage & Supplies	-44.44
12/13/2022	1068	Southdata, Inc.	Invoice # 993766282	-249.83
12/13/2022	1069	Whiteford, Taylor & Preston, LLC	Invoice # 64321217	-200.00
12/13/2022	1070	Delmarva Power	Acct # 5501 2488 510	-32.07
12/13/2022	1071	Gable Brothers, Inc.	Management Fee - December	-1,200.00
12/20/2022		418AW - Liu / Zhang	Returned ECheck - 418AW - Liu / Zhang	-331.25
12/27/2022		Artesian	Acct # 1988918026	-14.77
12/27/2022	1072	Delcollo Security Technologies, Inc.	Invopice # 57450	-250.00
12/27/2022	1073	Delmarva Power	Acct # 5501 2488 510	-33.59
12/30/2022			December Reserve Contribution	-895.00
Total Pacific Western Checking				-23,090.95
Total Operating Accounts				-23,090.95
TOTAL				-23,090.95

**Greenville Overlook
Reconciliation Detail**

Pacific Western Checking, Period Ending 12/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						59,980.48
Cleared Transactions						
Checks and Payments - 9 items						
Bill Pmt -Check	11/02/2022	1061	Danielle Quercetti	X	-1,081.55	-1,081.55
Bill Pmt -Check	12/13/2022	1066	Michael Mitsdarfer	X	-19,840.00	-20,921.55
Bill Pmt -Check	12/13/2022	1071	Gable Brothers, Inc.	X	-1,200.00	-22,121.55
Bill Pmt -Check	12/13/2022	1068	Southdata, Inc.	X	-249.83	-22,371.38
Bill Pmt -Check	12/13/2022	1069	Whiteford, Taylor & Preston, LLC	X	-200.00	-22,571.38
Bill Pmt -Check	12/13/2022	1067	Gable Brothers, Inc.	X	-44.44	-22,615.82
Bill Pmt -Check	12/13/2022	1070	Delmarva Power	X	-32.07	-22,647.89
General Journal	12/20/2022		418AW - Liu / Zhang	X	-331.25	-22,979.14
General Journal	12/30/2022			X	-895.00	-23,874.14
Total Checks and Payments					-23,874.14	-23,874.14
Deposits and Credits - 4 items						
Deposit	12/15/2022			X	331.25	331.25
Deposit	12/21/2022			X	331.25	662.50
Deposit	12/27/2022			X	331.25	993.75
Deposit	12/30/2022			X	331.50	1,325.25
Total Deposits and Credits					1,325.25	1,325.25
Total Cleared Transactions					-22,548.89	-22,548.89
Cleared Balance					-22,548.89	37,431.59
Uncleared Transactions						
Checks and Payments - 3 items						
Bill Pmt -Check	12/27/2022	1072	Delcollo Security Technologies, Inc.		-250.00	-250.00
Bill Pmt -Check	12/27/2022	1073	Delmarva Power		-33.59	-283.59
Bill Pmt -Check	12/27/2022		Artesian		-14.77	-298.36
Total Checks and Payments					-298.36	-298.36
Total Uncleared Transactions					-298.36	-298.36
Register Balance as of 12/31/2022					-22,847.25	37,133.23

Last statement: November 30, 2022
This statement: December 31, 2022
Total days in statement period: 31

GABLE BROTHERS, INC
GREENVILLE OVERLOOK MAINTENANCE CORP
PROPERTY MANAGEMENT TRUST ACCOUNT
1806 BREEN LN
WILMINGTON DE 19810-4507

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1002180915
(7)

Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Hoa Analyzed Bus Chk

Account number	1002180915	Beginning balance	\$59,980.48
Enclosures	7	Total additions	1,325.25
Low balance	\$37,431.59	Total subtractions	23,874.14
Average balance	\$50,629.30	Ending balance	\$37,431.59
Avg collected balance	\$50,629		

CHECKS

Number	Date	Amount	Number	Date	Amount
1061	12-23	1,081.55	1069	12-19	200.00
1066 *	12-19	19,840.00	1070	12-30	32.07
1067	12-14	44.44	1071	12-14	1,200.00
1068	12-20	249.83	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
12-20	' ACH Debit PACIFICWESTERNBK IBTRANSFER ACH RTN - 12/15/20 22 - 20365386 - 3359	331.25
12-30	' ACH Debit PACIFICWESTERNBK IBTRANSFER December Reserve C ontribution	895.00

CREDITS

Date	Description	Additions
12-15	' ACH Credit PACIFICWESTERNBK ASSN CR 221215 0806-00000035	331.25

GABLE BROTHERS, INC
December 31, 2022

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Date	Description	Additions
12-21	' ACH Credit PACIFICWESTERNBK ASSN CR 221221 0806-00000035	331.25
12-27	' ACH Credit PACIFICWESTERNBK RDC DEP CR 221227 RDC DEPOSIT	331.25
12-30	' ACH Credit PACIFICWESTERNBK RDC DEP CR 221230 RDC DEPOSIT	331.50

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	59,980.48	12-19	39,027.29	12-23	37,695.91
12-14	58,736.04	12-20	38,446.21	12-27	38,027.16
12-15	59,067.29	12-21	38,777.46	12-30	37,431.59

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 Pacific Western Bank

Greenville Overlook
 Reconciliation Detail
 Pacific Western MM, Period Ending 12/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						184,716.61
Cleared Transactions						
Deposits and Credits - 2 items						
General Journal	12/30/2022			X	895.00	895.00
Deposit	12/31/2022			X	125.54	1,020.54
Total Deposits and Credits					1,020.54	1,020.54
Total Cleared Transactions					1,020.54	1,020.54
Cleared Balance					1,020.54	185,737.15
Register Balance as of 12/31/2022					1,020.54	185,737.15



PACIFIC WESTERN BANK
P.O. Box 131207
Carlsbad, CA 92013-1207
Return Service Requested

Last statement: November 30, 2022
This statement: December 31, 2022
Total days in statement period: 31

GABLE BROTHERS, INC
GREENVILLE OVERLOOK MAINTENANCE CORP
PROPERTY MANAGEMENT TRUST ACCOUNT
1806 BREEN LN
WILMINGTON DE 19810-4507

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1002547923
(0)

Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Hoa Business MMA Analyzed

Account number	1002547923	Beginning balance	\$184,716.61
Low balance	\$184,716.61	Total additions	1,020.54
Average balance	\$184,774.35	Total subtractions	0.00
Avg collected balance	\$184,774	Ending balance	\$185,737.15
Interest paid year to date	\$404.68		

CREDITS

Date	Description	Additions
12-30	' ACH Credit PACIFICWESTERNBK IBTRANSFER December Reserve C ontribution	895.00
12-31	' Interest Credit	125.54

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	184,716.61	12-30	185,611.61	12-31	185,737.15

INTEREST INFORMATION

Annual percentage yield earned	0.80%
Interest-bearing days	31
Average balance for APY	\$184,774.35
Interest earned	\$125.54

GABLE BROTHERS, INC
December 31, 2022

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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 Pacific Western Bank

Greenville Overlook
A/R Aging Summary

As of December 31, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
113OD - Blansfield	0.00	0.00	0.00	0.00	1,027.88	1,027.88
116OD - Jaggavarapu / Kalakota	0.00	0.00	0.00	0.00	662.50	662.50
142OD - Milewski	0.00	0.00	0.00	0.00	850.88	850.88
143OD - Bhatia	0.00	0.00	0.00	0.00	331.25	331.25
175OD - Sheridan	0.00	0.00	0.00	0.00	10.00	10.00
210AT - Doctor / Tabassum	0.00	0.00	0.00	0.00	331.25	331.25
220AT - Mengden	0.00	0.00	0.00	0.00	662.50	662.50
313OR - Brady / McGovern	0.00	0.00	0.00	0.00	662.50	662.50
323OR - Thacker	0.00	0.00	0.00	0.00	331.25	331.25
324OR - Park	0.00	0.00	0.00	0.00	331.25	331.25
405AW - Innasimuthu / Nathaniel	0.00	0.00	0.00	0.00	331.25	331.25
414AW - Mittal	0.00	0.00	0.00	0.00	331.25	331.25
425AW - Murray, Jr.	0.00	0.00	0.00	0.00	662.50	662.50
TOTAL	0.00	0.00	0.00	0.00	6,526.26	6,526.26