

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

October 31, 2024

Greenville Overlook

Balance Sheet

As of October 31, 2024

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	56,061.27
Total Operating Accounts	56,061.27
Reserve Accounts	
Pacific Western MM	36,486.61
Treasury Direct Account	
T-Bill 11//21/24	73,043.50
T-Bill 02/20/25	71,439.62
T-Bill 04/03/25	73,401.81
Total Treasury Direct Account	217,884.93
Total Reserve Accounts	254,371.54
Total Checking/Savings	310,432.81
Accounts Receivable	
Accounts Receivable	10,410.24
Total Accounts Receivable	10,410.24
Total Current Assets	320,843.05
TOTAL ASSETS	320,843.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	447.20
Total Accounts Payable	447.20
Other Current Liabilities	
Accrued Landscape Maintenance	18,725.00
Prepaid Assessments	2,483.60
Total Other Current Liabilities	21,208.60
Total Current Liabilities	21,655.80
Total Liabilities	21,655.80
Equity	
Operating Equity	25,773.90
Reserves	
Prior Year Fund Balance	218,965.46
Current Year Contributions	28,800.00
Interest	8,253.58
Expenses	
Bank Fees	-35.00
Reserve Study	-1,612.50
Total Expenses	-1,647.50
Total Reserves	254,371.54
Net Income	19,041.81
Total Equity	299,187.25
TOTAL LIABILITIES & EQUITY	320,843.05

Greenville Overlook
 Budget Comparison - Monthly
 October 2024

	Oct 24	Budget	\$ Over Budget
Income			
Income			
Misc. Income	200.00	0.00	200.00
Total Income	200.00	0.00	200.00
Total Income	200.00	0.00	200.00
Expense			
Administrative Expenses			
Office Expenses	211.90	30.00	181.90
Management	1,320.00	1,320.00	0.00
Legal Fees - General	510.00	250.00	260.00
Total Administrative Expenses	2,041.90	1,600.00	441.90
Utilities			
Water - Sprinkler	15.05	28.00	-12.95
Utilities - Electric	44.15	39.50	4.65
Flock Cameras	6,300.00	0.00	6,300.00
Internet - Cameras	178.00	208.35	-30.35
Total Utilities	6,537.20	275.85	6,261.35
Grounds Expenses			
Landscape Management	2,675.00	2,675.00	0.00
Basin Management	1,150.00	1,150.00	0.00
Total Grounds Expenses	3,825.00	3,825.00	0.00
Total Expense	12,404.10	5,700.85	6,703.25
Net Income	-12,204.10	-5,700.85	-6,503.25

Greenville Overlook
Budget Comparison - YTD
January through October 2024

	Jan - Oct 24	Budget	\$ Over Budget
Income			
Income			
Income			
Association Fees	113,000.00	120,000.00	-7,000.00
Late Fees	265.87	0.00	265.87
Legal Income	663.51	0.00	663.51
Misc. Income	3,225.00	0.00	3,225.00
Total Income	117,154.38	120,000.00	-2,845.62
Total Income	117,154.38	120,000.00	-2,845.62
Expense			
Administrative Expenses			
Office Expenses	2,173.04	1,340.00	833.04
Management	13,200.00	13,200.00	0.00
Accounting & Audit	450.00	450.00	0.00
Insurance	1,155.00	1,250.00	-95.00
Taxes	658.00	875.00	-217.00
Legal Fees - General	3,567.50	2,500.00	1,067.50
Legal Fees - Collections	663.51	0.00	663.51
Total Administrative Expenses	21,867.05	19,615.00	2,252.05
Utilities			
Water - Sprinkler	128.57	968.00	-839.43
Utilities - Electric	426.97	395.50	31.47
Flock Cameras	6,300.00	0.00	6,300.00
Internet - Cameras	1,979.98	2,083.30	-103.32
Total Utilities	8,835.52	3,446.80	5,388.72
Grounds Expenses			
Landscape Management	19,325.00	19,325.00	0.00
General Maintenance	385.00	385.00	0.00
Tree Maintenance	6,225.00	6,225.00	0.00
Basin Management	9,200.00	9,200.00	0.00
Snow Removal	3,475.00	3,750.00	-275.00
Total Grounds Expenses	38,610.00	38,885.00	-275.00
Reserve Expense			
Contributions	28,800.00	28,800.00	0.00
Total Reserve Expense	28,800.00	28,800.00	0.00
Total Expense	98,112.57	90,746.80	7,365.77
Net Income	19,041.81	29,253.20	-10,211.39