

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

January 31, 2022

Greenville Overlook
Balance Sheet
 As of January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	99,585.21
Aspen Account	5,000.00
	104,585.21
Total Operating Accounts	104,585.21
Reserve Accounts	
Pacific Western MM	123,754.21
	123,754.21
Total Reserve Accounts	123,754.21
Total Checking/Savings	228,339.42
Accounts Receivable	
Accounts Receivable	11,485.01
	11,485.01
Total Accounts Receivable	11,485.01
Total Current Assets	239,824.43
Other Assets	
Due to Operating	23,264.92
	23,264.92
Total Other Assets	23,264.92
TOTAL ASSETS	263,089.35
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,021.44
	3,021.44
Total Accounts Payable	3,021.44
Other Current Liabilities	
Due from Reserves	23,264.92
Prepaid Assessments	1,801.69
	25,066.61
Total Other Current Liabilities	25,066.61
Total Current Liabilities	28,088.05
Total Liabilities	28,088.05
Equity	
Operating Equity	87,259.75
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	895.00
Interest	5.14
	100,489.30
Total Reserves	100,489.30
Net Income	47,252.25
	235,001.30
Total Equity	235,001.30
TOTAL LIABILITIES & EQUITY	263,089.35

Greenville Overlook
 Budget Comparison - Monthly
 January 2022

	Jan 22	Budget	\$ Over Budget
Income			
Income			
Association Fees	53,000.00	53,000.00	0.00
Total Income	53,000.00	53,000.00	0.00
Total Income	53,000.00	53,000.00	0.00
Expense			
Administrative Expenses			
Office Expenses	278.88	450.00	-171.12
Management	1,200.00	1,200.00	0.00
Total Administrative Expenses	1,478.88	1,650.00	-171.12
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	34.10	40.00	-5.90
Total Utilities	48.87	55.00	-6.13
Grounds Expenses			
Snow Removal	3,325.00	3,875.00	-550.00
Total Grounds Expenses	3,325.00	3,875.00	-550.00
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	5,747.75	6,475.00	-727.25
Net Income	47,252.25	46,525.00	727.25

Greenville Overlook
Account QuickReport

As of January 31, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
01/03/2022	1003	Lon Chen	Expense Reimbursement	-193.60
01/03/2022	1004	Ace Property Solutions, Inc.	Balance Due	-507.48
01/10/2022	1005	Bay Country Landscape	Invoice # 21-2502	-2,364.00
01/10/2022	1006	Gable Brothers, Inc.	Management Fee - January	-1,200.00
01/10/2022	1007	Michael Mitsdarfer	01/04/21 - Salt Application	-450.00
01/21/2022		328OR - Lacay	Returned ECheck - 328OR Lacay	-331.25
01/26/2022	1008	Delmarva Power	Acct # 5501 2488 510	-34.10
01/26/2022	1009	Gable Brothers, Inc.	Postage & Supplies	-143.84
01/26/2022	1010	Southdata, Inc.	Invoice # 993534761	-147.21
01/26/2022	1011	Aspen Property Management, Inc.	Invoice # 19596	-150.00
01/26/2022	1012	Aspen Property Management, Inc.	Invoice # 19531	-127.01
01/31/2022			January Reserve Contribution	-895.00
Total Pacific Western Checking				-6,543.49
Total Operating Accounts				-6,543.49
TOTAL				-6,543.49

Greenville Overlook
Expense Account Detail

January 2022

Date	Num	Name	Memo	Amount
Administrative Expenses				
Office Expenses				
01/01/2022	993534761	Southdata, Inc.	Semi-Annual Invoices	147.21
01/31/2022		Gable Brothers, Inc.	January	131.67
Total Office Expenses				278.88
Management				
01/01/2022		Gable Brothers, Inc.	January	1,200.00
Total Management				1,200.00
Total Administrative Expenses				1,478.88
Utilities				
Water - Sprinkler				
01/11/2022		Artesian	January	14.77
Total Water - Sprinkler				14.77
Utilities - Electric				
01/21/2022		Delmarva Power	January	34.10
Total Utilities - Electric				34.10
Total Utilities				48.87
Grounds Expenses				
Snow Removal				
01/04/2022		Michael Mitsdarfer	01/04 - Salt Application	450.00
01/07/2022		Michael Mitsdarfer	01/07 - Plowing & Salt Application	1,025.00
01/16/2022		Michael Mitsdarfer	01/16 - Plowing & Salt Application	825.00
01/29/2022		Michael Mitsdarfer	01/29 - Plowing & Salt Application	1,025.00
Total Snow Removal				3,325.00
Total Grounds Expenses				3,325.00
Reserve Expense				
Contributions				
01/31/2022			January Reserve Contribution	895.00
Total Contributions				895.00
Total Reserve Expense				895.00
TOTAL				5,747.75

Greenville Overlook
A/P Aging Summary

As of January 31, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Gable Brothers, Inc.	131.67	0.00	0.00	0.00	0.00	131.67
Michael Mitsdarfer	1,025.00	1,850.00	0.00	0.00	0.00	2,875.00
TOTAL	1,156.67	1,864.77	0.00	0.00	0.00	3,021.44

**Greenville Overlook
Reconciliation Detail**

Pacific Western Checking, Period Ending 01/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						67,209.13
Cleared Transactions						
Checks and Payments - 9 items						
Bill Pmt -Check	12/30/2021	1002	Delmarva Power	X	-26.80	-26.80
Bill Pmt -Check	01/03/2022	1004	Ace Property Solutions, Inc.	X	-507.48	-534.28
Bill Pmt -Check	01/03/2022	1003	Lon Chen	X	-193.60	-727.88
Bill Pmt -Check	01/10/2022	1005	Bay Country Landscape	X	-2,364.00	-3,091.88
Bill Pmt -Check	01/10/2022	1006	Gable Brothers, Inc.	X	-1,200.00	-4,291.88
Bill Pmt -Check	01/10/2022	1007	Michael Mitsdarfer	X	-450.00	-4,741.88
General Journal	01/21/2022		328OR - Lacay	X	-331.25	-5,073.13
Bill Pmt -Check	01/26/2022	1009	Gable Brothers, Inc.	X	-143.84	-5,216.97
General Journal	01/31/2022			X	-895.00	-6,111.97
Total Checks and Payments					-6,111.97	-6,111.97
Deposits and Credits - 18 items						
Deposit	01/10/2022			X	5,631.25	5,631.25
Deposit	01/11/2022			X	1,987.50	7,618.75
Deposit	01/13/2022			X	2,650.00	10,268.75
Deposit	01/14/2022			X	331.25	10,600.00
Deposit	01/17/2022			X	2,981.25	13,581.25
Deposit	01/18/2022			X	4,637.50	18,218.75
Deposit	01/20/2022			X	331.50	18,550.25
Deposit	01/20/2022			X	662.50	19,212.75
Deposit	01/21/2022			X	7,618.75	26,831.50
Deposit	01/24/2022			X	662.50	27,494.00
Deposit	01/25/2022			X	2,981.25	30,475.25
Deposit	01/27/2022			X	331.25	30,806.50
Deposit	01/27/2022			X	2,319.00	33,125.50
Deposit	01/28/2022			X	662.50	33,788.00
Deposit	01/31/2022			X	662.50	34,450.50
Deposit	01/31/2022			X	993.75	35,444.25
Deposit	01/31/2022			X	1,987.50	37,431.75
Deposit	01/31/2022			X	3,312.50	40,744.25
Total Deposits and Credits					40,744.25	40,744.25
Total Cleared Transactions					34,632.28	34,632.28
Cleared Balance					34,632.28	101,841.41
Uncleared Transactions						
Checks and Payments - 5 items						
General Journal	12/31/2021				-1,797.88	-1,797.88
Bill Pmt -Check	01/26/2022	1011	Aspen Property Management, Inc.		-150.00	-1,947.88
Bill Pmt -Check	01/26/2022	1010	Southdata, Inc.		-147.21	-2,095.09
Bill Pmt -Check	01/26/2022	1012	Aspen Property Management, Inc.		-127.01	-2,222.10
Bill Pmt -Check	01/26/2022	1008	Delmarva Power		-34.10	-2,256.20
Total Checks and Payments					-2,256.20	-2,256.20
Total Uncleared Transactions					-2,256.20	-2,256.20
Register Balance as of 01/31/2022					32,376.08	99,585.21

Last statement: December 31, 2021
This statement: January 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

Analyzed Checking

Account number	1002180915	Beginning balance	\$67,209.13
Enclosures	7	Total additions	40,744.25
Low balance	\$67,209.13	Total subtractions	6,111.97
Average balance	\$80,845.89	Ending balance	\$101,841.41
Avg collected balance	\$80,845		

CHECKS

Number	Date	Amount	Number	Date	Amount
1002	01-18	26.80	1006	01-10	1,200.00
1003	01-18	193.60	1007	01-24	450.00
1004	01-11	507.48	1009 *	01-26	143.84
1005	01-14	2,364.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
01-21	' ACH Debit PACIFICWESTERNBK IBTRANSFER ACH RTN - 1/18/202 2 - 18723881 - 3105	331.25
01-31	' ACH Debit PACIFICWESTERNBK IBTRANSFER January Reserve Co ntribution	895.00

CREDITS

Date	Description	Additions
01-10	' ACH Credit PACIFICWESTERNBK ASSN CR 220110 0806-00000035	5,631.25

GABLE BROTHERS, INC
 January 31, 2022

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Date	Description	Additions
01-11	' ACH Credit PACIFICWESTERNBK ASSN CR 220111 0806-00000035	1,987.50
01-13	' ACH Credit PACIFICWESTERNBK ASSN CR 220113 0806-00000035	2,650.00
01-14	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220114 RDC DEPOSIT	331.25
01-14	' ACH Credit PACIFICWESTERNBK ASSN CR 220114 0806-00000035	2,981.25
01-18	' ACH Credit PACIFICWESTERNBK ASSN CR 220118 0806-00000035	4,637.50
01-19	' ACH Credit PACIFICWESTERNBK ASSN CR 220119 0806-00000035	662.50
01-20	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220120 RDC DEPOSIT	331.50
01-20	' ACH Credit PACIFICWESTERNBK ASSN CR 220120 0806-00000035	7,618.75
01-21	' ACH Credit PACIFICWESTERNBK ASSN CR 220121 0806-00000035	662.50
01-24	' ACH Credit PACIFICWESTERNBK ASSN CR 220124 0806-00000035	2,981.25
01-25	' ACH Credit PACIFICWESTERNBK ASSN CR 220125 0806-00000035	2,319.00
01-26	' ACH Credit PACIFICWESTERNBK ASSN CR 220126 0806-00000035	331.25
01-27	' ACH Credit PACIFICWESTERNBK ASSN CR 220127 0806-00000035	1,987.50
01-28	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220128 RDC DEPOSIT	662.50
01-28	' ACH Credit PACIFICWESTERNBK ASSN CR 220128 0806-00000035	993.75
01-31	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220131 RDC DEPOSIT	662.50

GABLE BROTHERS, INC
January 31, 2022

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<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-31	ACH Credit PACIFICWESTERNBK ASSN CR 220131 0806-00000035	3,312.50

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	67,209.13	01-18	81,136.00	01-25	94,930.25
01-10	71,640.38	01-19	81,798.50	01-26	95,117.66
01-11	73,120.40	01-20	89,748.75	01-27	97,105.16
01-13	75,770.40	01-21	90,080.00	01-28	98,761.41
01-14	76,718.90	01-24	92,611.25	01-31	101,841.41

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 01/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						121,056.19
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	01/31/2022			X	5.14	5.14
General Journal	01/31/2022			X	895.00	900.14
Total Deposits and Credits					900.14	900.14
Total Cleared Transactions					900.14	900.14
Cleared Balance						121,956.33
Uncleared Transactions						
Deposits and Credits - 1 item						
General Journal	12/31/2021				1,797.88	1,797.88
Total Deposits and Credits					1,797.88	1,797.88
Total Uncleared Transactions					1,797.88	1,797.88
Register Balance as of 01/31/2022						123,754.21

Last statement: December 31, 2021
This statement: January 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	\$121,056.19
Low balance	\$121,056.19	Total additions	900.14
Average balance	\$121,085.06	Total subtractions	0.00
Avg collected balance	\$121,085	Ending balance	\$121,956.33
Interest paid year to date	\$5.14		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-31	' ACH Credit PACIFICWESTERNBK IBTRANSFER January Reserve Co ntribution	895.00
01-31	' Interest Credit	5.14

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	121,056.19	01-31	121,956.33		

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	31
Average balance for APY	\$121,085.06
Interest earned	\$5.14

GABLE BROTHERS, INC
January 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 January 31, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
102OD - Scarborough	0.00	331.25	0.00	0.00	0.00	331.25
108OD - Criscimagna	0.00	331.25	0.00	0.00	0.00	331.25
109OD - Zhao	0.00	331.25	0.00	0.00	0.00	331.25
110OD - Wen / Wu	0.00	331.25	0.00	0.00	0.00	331.25
113OD - Blansfield	0.00	331.25	0.00	365.38	0.00	696.63
116OD - Jaggavarapu / Kalakota	0.00	331.25	0.00	0.00	0.00	331.25
121OD - Singh	0.00	331.25	0.00	0.00	0.00	331.25
124OD - Miao	0.00	331.25	0.00	0.00	0.00	331.25
126OD - Devi / Kumar	0.00	331.25	0.00	0.00	0.00	331.25
132OD - Dam / Hoang	0.00	331.25	0.00	0.00	0.00	331.25
136OD - Smith	0.00	331.25	0.00	0.00	0.00	331.25
137OD - Avallone	0.00	331.25	0.00	0.00	0.00	331.25
142OD - Milewski	0.00	331.25	0.00	188.38	0.00	519.63
162OD - Fischel	0.00	331.25	0.00	0.00	0.00	331.25
174OD - Andersen	0.00	331.25	0.00	0.00	0.00	331.25
175OD - Sheridan	0.00	331.25	0.00	0.00	0.00	331.25
179OD - Crowe	0.00	331.25	0.00	0.00	0.00	331.25
220AT - Mengden	0.00	331.25	0.00	0.00	0.00	331.25
304OR - Cao / Wang	0.00	331.25	0.00	0.00	0.00	331.25
307OR - Godbole (PP)	0.00	331.25	0.00	0.00	0.00	331.25
308OR - Agarwal / Varshney	0.00	331.25	0.00	0.00	0.00	331.25
313OR - Brady / McGovern	0.00	331.25	0.00	0.00	0.00	331.25
322OR - Flickinger, Trust	0.00	331.25	0.00	0.00	0.00	331.25
323OR - Thacker	0.00	331.25	0.00	0.00	0.00	331.25
408AW - DeCarlo	0.00	331.25	0.00	0.00	0.00	331.25
412AW - Okubo / Penweixi	0.00	331.25	0.00	0.00	0.00	331.25
414AW - Mittal	0.00	331.25	0.00	0.00	0.00	331.25
415AW - Kelly	0.00	331.25	0.00	0.00	0.00	331.25
416AW - Lappalainen / Singh	0.00	331.25	0.00	0.00	0.00	331.25
425AW - Murray, Jr.	0.00	331.25	0.00	0.00	0.00	331.25
508CC - Velasquez	0.00	331.25	0.00	0.00	0.00	331.25
514CC - Kambhamettu	0.00	331.25	0.00	0.00	0.00	331.25
522CC - Gao / Huang	0.00	331.25	0.00	0.00	0.00	331.25
TOTAL	0.00	10,931.25	0.00	553.76	0.00	11,485.01