

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

June 30, 2022

Greenville Overlook
Balance Sheet
 As of June 30, 2022

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	100,668.17
Total Operating Accounts	100,668.17
Reserve Accounts	
Pacific Western MM	105,000.44
Total Reserve Accounts	105,000.44
Total Checking/Savings	205,668.61
Accounts Receivable	
Accounts Receivable	4,207.51
Total Accounts Receivable	4,207.51
Total Current Assets	209,876.12
TOTAL ASSETS	209,876.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	13,085.68
Total Accounts Payable	13,085.68
Other Current Liabilities	
Prepaid Assessments	2,795.69
Total Other Current Liabilities	2,795.69
Total Current Liabilities	15,881.37
Total Liabilities	15,881.37
Equity	
Operating Equity	83,908.47
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	5,370.00
Interest	41.28
Total Reserves	105,000.44
Net Income	5,085.84
Total Equity	193,994.75
TOTAL LIABILITIES & EQUITY	209,876.12

Greenville Overlook
Budget Comparison - Monthly

June 2022

	Jun 22	Budget	\$ Over Budget
Expense			
Administrative Expenses			
Office Expenses	9.48	50.00	-40.52
Management	1,200.00	1,200.00	0.00
Legal Fees - General	200.00	200.00	0.00
Community Expenses	0.00	200.00	-200.00
Total Administrative Expenses	1,409.48	1,650.00	-240.52
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	32.28	40.00	-7.72
Total Utilities	47.05	55.00	-7.95
Grounds Expenses			
Landscape Management	3,110.00	3,111.11	-1.11
General Maintenance	125.00	0.00	125.00
Tree Maintenance	113.75	125.00	-11.25
Total Grounds Expenses	3,348.75	3,236.11	112.64
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	5,700.28	5,836.11	-135.83
Net Income	-5,700.28	-5,836.11	135.83

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

	Jan - Jun 22	Budget	\$ Over Budget
Income			
Income			
Association Fees	53,000.00	53,000.00	0.00
Misc. Income	2,778.59	0.00	2,778.59
Total Income	55,778.59	53,000.00	2,778.59
Total Income	55,778.59	53,000.00	2,778.59
Expense			
Administrative Expenses			
Office Expenses	847.10	700.00	147.10
Management	7,200.00	7,200.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	1,400.00	1,200.00	200.00
Community Expenses	397.62	1,200.00	-802.38
Total Administrative Expenses	11,956.72	13,000.00	-1,043.28
Utilities			
Water - Sprinkler	88.62	90.00	-1.38
Utilities - Electric	189.91	240.00	-50.09
Total Utilities	278.53	330.00	-51.47
Grounds Expenses			
Landscape Management	12,440.00	12,444.45	-4.45
General Maintenance	1,623.75	0.00	1,623.75
Tree Maintenance	4,848.75	4,875.00	-26.25
Basin Management	10,850.00	10,000.00	850.00
Snow Removal	3,325.00	11,625.00	-8,300.00
Total Grounds Expenses	33,087.50	38,944.45	-5,856.95
Reserve Expense			
Contributions	5,370.00	5,370.00	0.00
Total Reserve Expense	5,370.00	5,370.00	0.00
Total Expense	50,692.75	57,644.45	-6,951.70
Net Income	5,085.84	-4,644.45	9,730.29

Greenville Overlook
Account QuickReport

As of June 30, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
06/03/2022		Artesian	Acct # 1988918026	-14.77
06/17/2022	1038	Gable Brothers, Inc.	Management Fee - June	-1,200.00
06/17/2022	1039	Rickerman Tree Service, Inc.	Invoice # 15230	-2,033.75
06/23/2022		Ace Property Solutions, Inc.	Invoice # 1765	-113.75
06/30/2022			June Reserve Contribution	-895.00
Total Pacific Western Checking				<u>-4,257.27</u>
Total Operating Accounts				<u>-4,257.27</u>
TOTAL				<u><u>-4,257.27</u></u>

Greenville Overlook
Expense Account Detail
January through June 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
02/18/2022	1018	Anju Vaidya	Prior Board Meeting Expenses	324.06
02/28/2022		Gable Brothers, Inc.	February	11.75
03/31/2022		Gable Brothers, Inc.	March	4.23
03/31/2022		Gable Brothers, Inc.	Certified Mail - Violation Letters	15.16
04/08/2022	993621570	Southdata, Inc.	Board Meeting Notice & Agenda	162.22
04/30/2022		Gable Brothers, Inc.	April	10.98
05/31/2022		Gable Brothers, Inc.	May	22.76
05/31/2022		Gable Brothers, Inc.	Certified Mail - Violation Letter	7.58
06/30/2022		Gable Brothers, Inc.	June	9.48
Total Office Expenses				847.10
Management				
01/01/2022		Gable Brothers, Inc.	January	1,200.00
02/01/2022		Gable Brothers, Inc.	February	1,200.00
03/01/2022		Gable Brothers, Inc.	March	1,200.00
04/01/2022		Gable Brothers, Inc.	April	1,200.00
05/01/2022		Gable Brothers, Inc.	May	1,200.00
06/01/2022		Gable Brothers, Inc.	June	1,200.00
Total Management				7,200.00
Insurance				
02/04/2022		Nationwide	Annual Premium	2,087.00
Total Insurance				2,087.00
Taxes				
02/23/2022		DE Division of Corporations	Annual Franchise Tax	25.00
Total Taxes				25.00
Legal Fees - General				
01/18/2022	64289573	Whiteford, Taylor & Preston, LLC	Retainer	200.00
02/18/2022	64293187	Whiteford, Taylor & Preston, LLC	Retainer	200.00
03/18/2022	64296159	Whiteford, Taylor & Preston, LLC	Retainer	200.00
03/31/2022	64285412	Whiteford, Taylor & Preston, LLC	Retainer - November 2021	200.00
04/18/2022	64299302	Whiteford, Taylor & Preston, LLC	Retainer	200.00
05/12/2022	64301691	Whiteford, Taylor & Preston, LLC	Retainer	200.00
06/16/2022	64305260	Whiteford, Taylor & Preston, LLC	Retainer	200.00
Total Legal Fees - General				1,400.00
Community Expenses				
04/15/2022		Karina Chara	Easter Egg Hunt	233.81
04/25/2022	1031	Jennifer Fletcher	Easter Egg Hunt & Community Meeting	163.81
Total Community Expenses				397.62
Total Administrative Expenses				11,956.72
Utilities				
Water - Sprinkler				
01/11/2022		Artesian	January	14.77
02/08/2022		Artesian	February	14.77
03/11/2022		Artesian	March	14.77
04/11/2022		Artesian	April	14.77
05/09/2022		Artesian	May	14.77
06/10/2022		Artesian	June	14.77
Total Water - Sprinkler				88.62

Date	Num	Name	Memo	Amount
Utilities - Electric				
01/21/2022		Delmarva Power	January	34.10
02/17/2022		Delmarva Power	February	28.49
03/17/2022		Delmarva Power	March	32.35
04/18/2022		Delmarva Power	April	32.87
05/19/2022		Delmarva Power	May	29.82
06/20/2022		Delmarva Power	June	32.28
Total Utilities - Electric				189.91
Total Utilities				278.53
Grounds Expenses				
Landscape Management				
03/31/2022		Michael Mitsdarfer	Accrue March Services	3,110.00
04/30/2022		Michael Mitsdarfer	Accrue April Services	3,110.00
05/31/2022		Michael Mitsdarfer	Accrue May Services	3,110.00
06/30/2022		Michael Mitsdarfer	Accrue June Services	3,110.00
Total Landscape Management				12,440.00
General Maintenance				
02/25/2022	56311	Delcollo Security Technologies, Inc.	Firewall Blocking Video - Entrance Cameras	125.00
04/01/2022	30691	McDonald Lawn & Landscape	Clear Blocked Drainage @ Odyssey & Athena	490.00
05/14/2022	30822	McDonald Lawn & Landscape	Cut Swale & Rip Rap behind Arcadia Way	490.00
05/14/2022	30822	McDonald Lawn & Landscape	Reset 2 Stop Signs in Concrete	250.00
05/25/2022	15230	Rickerman Tree Service, Inc.	Remove Vines in Black Cherry @ 226 Athena	143.75
06/30/2022	31833	McDonald Lawn & Landscape	Reset Stop Sign in Concrete	125.00
Total General Maintenance				1,623.75
Tree Maintenance				
03/01/2022	1717	Ace Property Solutions, Inc.	Deposit	1,400.00
04/05/2022	1717	Ace Property Solutions, Inc.	Balance Due	1,445.00
05/25/2022	15230	Rickerman Tree Service, Inc.	Drop Dead Tulip Poplar @ 147 Odyssey	627.50
05/25/2022	15230	Rickerman Tree Service, Inc.	Remove Dead Ash @ 323 Oracle	1,262.50
06/02/2022	1765	Ace Property Solutions, Inc.	Weed Whack 18" Tall Areas & Untangle Vines	113.75
Total Tree Maintenance				4,848.75
Basin Management				
04/01/2022	30691	McDonald Lawn & Landscape	Repair SWM Basin Violations	5,600.00
04/01/2022	30691	McDonald Lawn & Landscape	Disposal Fees	270.00
04/25/2022	30770	McDonald Lawn & Landscape	Remaining SWM Basins into Compliance	4,800.00
04/25/2022	30770	McDonald Lawn & Landscape	Disposal Fees	180.00
Total Basin Management				10,850.00
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				33,087.50
Reserve Expense				
Contributions				
01/31/2022			January Reserve Contribution	895.00
02/28/2022			February Reserve Contribution	895.00
03/31/2022			March Reserve Contribution	895.00
04/30/2022			April Reserve Contribution	895.00
05/31/2022			May Reserve Contribution	895.00
06/30/2022			June Reserve Contribution	895.00
Total Contributions				5,370.00
Total Reserve Expense				5,370.00
TOTAL				50,692.75

Greenville Overlook
A/P Aging Summary

As of June 30, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Delmarva Power	32.28	0.00	0.00	0.00	0.00	32.28
Gable Brothers, Inc.	9.48	30.34	0.00	0.00	0.00	39.82
Karina Chara	0.00	0.00	0.00	233.81	0.00	233.81
McDonald Lawn & Lanscape	125.00	0.00	0.00	0.00	0.00	125.00
Michael Mitsdarfer	3,110.00	3,110.00	3,110.00	3,110.00	0.00	12,440.00
Whiteford, Taylor & Preston, LLC	0.00	200.00	0.00	0.00	0.00	200.00
TOTAL	3,276.76	3,355.11	3,110.00	3,343.81	0.00	13,085.68

Greenville Overlook
Reconciliation Detail

Pacific Western Checking, Period Ending 06/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						103,961.81
Cleared Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	05/31/2022	1037	Gable Brothers, Inc.	X	-30.37	-30.37
Bill Pmt -Check	06/03/2022		Artesian	X	-14.77	-45.14
Bill Pmt -Check	06/17/2022	1039	Rickerman Tree Service, Inc.	X	-2,033.75	-2,078.89
Bill Pmt -Check	06/17/2022	1038	Gable Brothers, Inc.	X	-1,200.00	-3,278.89
Bill Pmt -Check	06/23/2022		Ace Property Solutions, Inc.	X	-113.75	-3,392.64
General Journal	06/30/2022			X	-895.00	-4,287.64
Total Checks and Payments					-4,287.64	-4,287.64
Deposits and Credits - 3 items						
Deposit	06/14/2022			X	331.25	331.25
Deposit	06/17/2022			X	331.50	662.75
Deposit	06/21/2022			X	331.25	994.00
Total Deposits and Credits					994.00	994.00
Total Cleared Transactions					-3,293.64	-3,293.64
Cleared Balance					-3,293.64	100,668.17
Register Balance as of 06/30/2022					-3,293.64	100,668.17

Last statement: May 31, 2022
This statement: June 30, 2022
Total days in statement period: 30

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

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1002180915
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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	\$103,961.81
Enclosures	3	Total additions	994.00
Low balance	\$100,668.17	Total subtractions	4,287.64
Average balance	\$103,510.18	Ending balance	\$100,668.17
Avg collected balance	\$103,510		

CHECKS

Number	Date	Amount	Number	Date	Amount
1037	06-17	30.37	1039	06-27	2,033.75
1038	06-17	1,200.00			

DEBITS

Date	Description	Subtractions
06-03	' ACH Debit ARTESIANWATER E-VIEW PMT 220603	14.77
06-24	' ACH Debit ACE PROPERTY SOL SALE 220624	113.75
06-30	' ACH Debit PACIFICWESTERNBK IBTRANSFER June Reserve Contr ibution	895.00

CREDITS

Date	Description	Additions
06-13	' ACH Credit PACIFICWESTERNBK ASSN CR 220613 0806-00000035	331.25

GABLE BROTHERS, INC
June 30, 2022

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<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-17	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220617 RDC DEPOSIT	331.50
06-21	' ACH Credit PACIFICWESTERNBK ASSN CR 220621 0806-00000035	331.25

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	103,961.81	06-17	103,379.42	06-27	101,563.17
06-03	103,947.04	06-21	103,710.67	06-30	100,668.17
06-13	104,278.29	06-24	103,596.92		

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 06/30/2022

Type	Date	Name	Clr	Amount	Balance
Beginning Balance					104,092.61
Cleared Transactions					
Deposits and Credits - 2 items					
Deposit	06/30/2022		X	12.83	12.83
General Journal	06/30/2022		X	895.00	907.83
Total Deposits and Credits				907.83	907.83
Total Cleared Transactions				907.83	907.83
Cleared Balance				907.83	105,000.44
Register Balance as of 06/30/2022				907.83	105,000.44

Last statement: May 31, 2022
This statement: June 30, 2022
Total days in statement period: 30

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

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1002547923
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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	\$104,092.61
Low balance	\$104,092.61	Total additions	907.83
Average balance	\$104,122.44	Total subtractions	0.00
Avg collected balance	\$104,122	Ending balance	\$105,000.44
Interest paid year to date	\$37.97		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-30	' ACH Credit PACIFICWESTERNBK IBTRANSFER June Reserve Contr ibution	895.00
06-30	' Interest Credit	12.83

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	104,092.61	06-30	105,000.44		

INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	30
Average balance for APY	\$104,122.44
Interest earned	\$12.83

GABLE BROTHERS, INC
June 30, 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 June 30, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
113OD - Blansfield	0.00	0.00	0.00	0.00	696.63	696.63
116OD - Jaggavarapu / Kalakota	0.00	0.00	0.00	0.00	331.25	331.25
121OD - Singh	0.00	0.00	0.00	0.00	331.25	331.25
124OD - Miao	0.00	0.00	0.00	0.00	331.25	331.25
136OD - Smith	0.00	0.00	0.00	0.00	331.25	331.25
142OD - Milewski	0.00	0.00	0.00	0.00	519.63	519.63
175OD - Sheridan	0.00	0.00	0.00	0.00	10.00	10.00
220AT - Mengden	0.00	0.00	0.00	0.00	331.25	331.25
313OR - Brady / McGovern	0.00	0.00	0.00	0.00	331.25	331.25
323OR - Thacker	0.00	0.00	0.00	0.00	331.25	331.25
415AW - Kelly	0.00	0.00	0.00	0.00	331.25	331.25
425AW - Murray, Jr.	0.00	0.00	0.00	0.00	331.25	331.25
TOTAL	0.00	0.00	0.00	0.00	4,207.51	4,207.51