

***Greenville Overlook Maintenance Corp.***

FINANCIAL STATEMENT

March 31, 2023

Greenville Overlook  
**Balance Sheet**  
 As of March 31, 2023

	Mar 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	61,602.92
Total Operating Accounts	61,602.92
Reserve Accounts	
Pacific Western MM	41,770.43
Treasury Direct Account	
6 Month T-Bill @ 5.110%	71,363.79
12 Month T-Bill @ 5.040%	73,136.40
Total Treasury Direct Account	144,500.19
Total Reserve Accounts	186,270.62
Total Checking/Savings	247,873.54
Accounts Receivable	
Accounts Receivable	5,278.65
Total Accounts Receivable	5,278.65
Total Current Assets	253,152.19
<b>TOTAL ASSETS</b>	<b>253,152.19</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	60.47
Total Accounts Payable	60.47
Other Current Liabilities	
Prepaid Assessments	2,596.22
Total Other Current Liabilities	2,596.22
Total Current Liabilities	2,656.69
Total Liabilities	2,656.69
Equity	
Operating Equity	29,441.54
Reserves	
Prior Year Fund Balance	185,737.15
Current Year Contributions	2,685.00
Interest	248.47
Expenses	
Reserve Study	-2,400.00
Total Expenses	-2,400.00
Total Reserves	186,270.62
Net Income	34,783.34
Total Equity	250,495.50
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>253,152.19</b>

Greenville Overlook  
 Budget Comparison - Monthly  
 March 2023

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	<u>Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
Income			
Late Fees	49.94	0.00	49.94
Total Income	<u>49.94</u>	<u>0.00</u>	<u>49.94</u>
Total Income	49.94	0.00	49.94
Expense			
Administrative Expenses			
Office Expenses	12.18	25.00	-12.82
Management	1,260.00	1,260.00	0.00
Legal Fees - General	<u>200.00</u>	<u>200.00</u>	<u>0.00</u>
Total Administrative Expenses	1,472.18	1,485.00	-12.82
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	<u>33.52</u>	<u>40.00</u>	<u>-6.48</u>
Total Utilities	48.29	55.00	-6.71
Reserve Expense			
Contributions	<u>895.00</u>	<u>895.00</u>	<u>0.00</u>
Total Reserve Expense	<u>895.00</u>	<u>895.00</u>	<u>0.00</u>
Total Expense	<u>2,415.47</u>	<u>2,435.00</u>	<u>-19.53</u>
Net Income	<u><u>-2,365.53</u></u>	<u><u>-2,435.00</u></u>	<u><u>69.47</u></u>

Greenville Overlook  
**Profit & Loss Budget vs. Actual**  
 January through March 2023

	Jan - Mar 23	Budget	\$ Over Budget
<b>Income</b>			
Income			
Association Fees	53,000.00	53,000.00	0.00
Late Fees	167.62	0.00	167.62
Total Income	53,167.62	53,000.00	167.62
Total Income	53,167.62	53,000.00	167.62
<b>Expense</b>			
Administrative Expenses			
Office Expenses	655.01	625.00	30.01
Management	3,780.00	3,780.00	0.00
Insurance	2,044.00	2,700.00	-656.00
Taxes	25.00	0.00	25.00
Legal Fees - General	600.00	600.00	0.00
Total Administrative Expenses	7,104.01	7,705.00	-600.99
Utilities			
Water - Sprinkler	44.31	45.00	-0.69
Utilities - Electric	100.96	120.00	-19.04
Total Utilities	145.27	165.00	-19.73
Grounds Expenses			
Basin Repairs	8,450.00	8,000.00	450.00
Total Grounds Expenses	8,450.00	8,000.00	450.00
Reserve Expense			
Contributions	2,685.00	2,685.00	0.00
Total Reserve Expense	2,685.00	2,685.00	0.00
Total Expense	18,384.28	18,555.00	-170.72
Net Income	34,783.34	34,445.00	338.34

Greenville Overlook  
Checking Account Detail

As of March 31, 2023

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
03/06/2023		Artesian	Acct # 1988918026	-14.77
03/13/2023		Delmarva Power	Acct # 5501 2488 510	-30.72
03/22/2023	1084	Gable Brothers, Inc.	Postage & Supplies	-78.07
03/22/2023	1085	Southdata, Inc.	Invoice # 993870999	-344.88
03/22/2023	1086	Whiteford, Taylor & Preston, LLC	Invoice # 64331507	-400.00
03/22/2023	1087	Gable Brothers, Inc.	March	-1,260.00
03/30/2023	1088	Whiteford, Taylor & Preston, LLC	Invoice # 64333443	-200.00
03/31/2023			March Reserve Contribution	-895.00
Total Pacific Western Checking				-3,223.44
Total Operating Accounts				-3,223.44
TOTAL				-3,223.44

Greenville Overlook  
Expense Account Detail

January through March 2023

Date	Num	Name	Memo	Amount
<b>Administrative Expenses</b>				
<b>Office Expenses</b>				
01/31/2023	993864933	Southdata, Inc.	Semi-Annual Billing	219.88
01/31/2023		Gable Brothers, Inc.	January	15.39
02/02/2023	993870999	Southdata, Inc.	Spring Mailing	344.88
02/28/2023		Gable Brothers, Inc.	February	30.16
02/28/2023		Gable Brothers, Inc.	Certified Mail - Collections	32.52
03/31/2023		Gable Brothers, Inc.	March	12.18
<b>Total Office Expenses</b>				655.01
<b>Management</b>				
01/01/2023		Gable Brothers, Inc.	January	1,260.00
02/01/2023		Gable Brothers, Inc.	February	1,260.00
03/01/2023		Gable Brothers, Inc.	March	1,260.00
<b>Total Management</b>				3,780.00
<b>Insurance</b>				
02/04/2023		Nationwide	Annual Premium	2,044.00
<b>Total Insurance</b>				2,044.00
<b>Taxes</b>				
02/22/2023		DE Division of Corporations	Annual Franchise Tax	25.00
<b>Total Taxes</b>				25.00
<b>Legal Fees - General</b>				
01/17/2023	64327395	Whiteford, Taylor & Preston, LLC	Retainer	200.00
02/17/2023	64331507	Whiteford, Taylor & Preston, LLC	Retainer	200.00
03/17/2023	64333443	Whiteford, Taylor & Preston, LLC	Retainer	200.00
<b>Total Legal Fees - General</b>				600.00
<b>Total Administrative Expenses</b>				7,104.01
<b>Utilities</b>				
<b>Water - Sprinkler</b>				
01/09/2023		Artesian	January	14.77
02/08/2023		Artesian	February	14.77
03/08/2023		Artesian	March	14.77
<b>Total Water - Sprinkler</b>				44.31
<b>Utilities - Electric</b>				
01/20/2023		Delmarva Power	January	36.72
02/20/2023		Delmarva Power	February	30.72
03/21/2023		Delmarva Power	March	33.52
<b>Total Utilities - Electric</b>				100.96
<b>Total Utilities</b>				145.27
<b>Grounds Expenses</b>				
<b>Basin Repairs</b>				
01/12/2023	34726	McDonald Lawn & Landscape	Mulch Installation per NCC Inspection	8,450.00
<b>Total Basin Repairs</b>				8,450.00
<b>Total Grounds Expenses</b>				8,450.00
<b>Reserve Expense</b>				
<b>Contributions</b>				
01/31/2023			January Reserve Contribution	895.00
02/28/2023			February Reserve Contribution	895.00
03/31/2023			March Reserve Contribution	895.00
<b>Total Contributions</b>				2,685.00
<b>Total Reserve Expense</b>				2,685.00
<b>TOTAL</b>				18,384.28

Greenville Overlook  
Reconciliation Detail

Pacific Western Checking, Period Ending 03/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						55,245.52
Cleared Transactions						
Checks and Payments - 7 items						
Bill Pmt -Check	03/06/2023		Artesian	X	-14.77	-14.77
Bill Pmt -Check	03/13/2023		Delmarva Power	X	-30.72	-45.49
Bill Pmt -Check	03/22/2023	1087	Gable Brothers, Inc.	X	-1,260.00	-1,305.49
Bill Pmt -Check	03/22/2023	1086	Whiteford, Taylor & Preston, LLC	X	-400.00	-1,705.49
Bill Pmt -Check	03/22/2023	1085	Southdata, Inc.	X	-344.88	-2,050.37
Bill Pmt -Check	03/22/2023	1084	Gable Brothers, Inc.	X	-78.07	-2,128.44
General Journal	03/31/2023			X	-895.00	-3,023.44
Total Checks and Payments					-3,023.44	-3,023.44
Deposits and Credits - 14 items						
Deposit	03/01/2023			X	662.50	662.50
Deposit	03/02/2023			X	331.25	993.75
Deposit	03/02/2023			X	662.50	1,656.25
Deposit	03/07/2023			X	331.25	1,987.50
Deposit	03/08/2023			X	2,065.20	4,052.70
Deposit	03/09/2023			X	334.11	4,386.81
Deposit	03/09/2023			X	1,325.25	5,712.06
Deposit	03/13/2023			X	801.25	6,513.31
Deposit	03/14/2023			X	334.11	6,847.42
Deposit	03/17/2023			X	665.36	7,512.78
Deposit	03/21/2023			X	1,071.45	8,584.23
Deposit	03/23/2023			X	331.25	8,915.48
Deposit	03/24/2023			X	331.25	9,246.73
Deposit	03/29/2023			X	334.11	9,580.84
Total Deposits and Credits					9,580.84	9,580.84
Total Cleared Transactions					6,557.40	6,557.40
Cleared Balance					6,557.40	61,802.92
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	03/30/2023	1088	Whiteford, Taylor & Preston, LLC		-200.00	-200.00
Total Checks and Payments					-200.00	-200.00
Total Uncleared Transactions					-200.00	-200.00
Register Balance as of 03/31/2023					6,357.40	61,602.92

Last statement: February 28, 2023  
This statement: March 31, 2023  
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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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	\$55,245.52
Enclosures	4	Total additions	9,580.84
Low balance	\$55,908.02	Total subtractions	3,023.44
Average balance	\$61,196.05	Ending balance	\$61,802.92
Avg collected balance	\$61,196		

**CHECKS**

Number	Date	Amount	Number	Date	Amount
1084	03-27	78.07	1086	03-28	400.00
1085	03-28	344.88	1087	03-27	1,260.00

**DEBITS**

Date	Description	Subtractions
03-06	' ACH Debit ARTESIANWATER E-VIEW PMT 230306	14.77
03-13	' ACH Debit DELMARVA POWER DIRECT PAY 230313	30.72
03-31	' ACH Debit PACIFICWESTERNBK IBTRANSFER March Reserve Cont ribution	895.00

**CREDITS**

Date	Description	Additions
03-01	' ACH Credit PACIFICWESTERNBK ASSN CR 230301 0806-00000035	662.50



GABLE BROTHERS, INC  
March 31, 2023

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<b>Date</b>	<b>Description</b>	<b>Additions</b>
03-02	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230302 RDC DEPOSIT	331.25
03-02	' ACH Credit PACIFICWESTERNBK ASSN CR 230302 0806-00000035	662.50
03-07	' ACH Credit PACIFICWESTERNBK ASSN CR 230307 0806-00000035	331.25
03-08	' ACH Credit PACIFICWESTERNBK ASSN CR 230308 0806-00000035	2,065.20
03-09	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230309 RDC DEPOSIT	334.11
03-09	' ACH Credit PACIFICWESTERNBK ASSN CR 230309 0806-00000035	1,325.25
03-13	' ACH Credit PACIFICWESTERNBK ASSN CR 230313 0806-00000035	801.25
03-14	' ACH Credit PACIFICWESTERNBK ASSN CR 230314 0806-00000035	334.11
03-17	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230317 RDC DEPOSIT	665.36
03-21	' ACH Credit PACIFICWESTERNBK ASSN CR 230321 0806-00000035	1,071.45
03-23	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230323 RDC DEPOSIT	331.25
03-24	' ACH Credit PACIFICWESTERNBK ASSN CR 230324 0806-00000035	331.25
03-29	' ACH Credit PACIFICWESTERNBK ASSN CR 230329 0806-00000035	334.11

**DAILY BALANCES**

<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>
02-28	55,245.52	03-08	59,283.45	03-21	63,784.26
03-01	55,908.02	03-09	60,942.81	03-23	64,115.51
03-02	56,901.77	03-13	61,713.34	03-24	64,446.76
03-06	56,887.00	03-14	62,047.45	03-27	63,108.69
03-07	57,218.25	03-17	62,712.81	03-28	62,363.81

GABLE BROTHERS, INC  
March 31, 2023

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<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-29	62,697.92	03-31	61,802.92		

**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 03/31/2023

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Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						40,847.65
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	03/31/2023			X	27.78	27.78
General Journal	03/31/2023			X	895.00	922.78
Total Deposits and Credits					922.78	922.78
Total Cleared Transactions					922.78	922.78
Cleared Balance					922.78	41,770.43
Register Balance as of 03/31/2023					922.78	41,770.43

Last statement: February 28, 2023  
This statement: March 31, 2023  
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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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	\$40,847.65
Low balance	\$40,847.65	Total additions	922.78
Average balance	\$40,876.52	Total subtractions	0.00
Avg collected balance	\$40,876	Ending balance	\$41,770.43
Interest paid year to date	\$248.47		

### CREDITS

Date	Description	Additions
03-31	' ACH Credit PACIFICWESTERNBK IBTRANSFER March Reserve Cont ribution	895.00
03-31	' Interest Credit	27.78

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	40,847.65	03-31	41,770.43		

### INTEREST INFORMATION

Annual percentage yield earned	0.80%
Interest-bearing days	31
Average balance for APY	\$40,876.52
Interest earned	\$27.78

GABLE BROTHERS, INC  
March 31, 2023

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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 March 31, 2023

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	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
111OD - Qian	0.00	0.00	1.00	0.00	0.00	1.00
113OD - Blansfield	14.18	0.00	354.74	10.69	1,118.96	1,498.57
136OD - Smith	3.19	0.00	334.11	0.00	0.00	337.30
142OD - Milewski	3.19	0.00	334.11	0.00	0.00	337.30
143OD - Bhatia	3.19	0.00	2.86	0.00	331.25	337.30
167OD - Gandhi	3.19	0.00	334.11	0.00	0.00	337.30
185OD - Young	3.19	0.00	333.60	0.00	0.00	336.79
220AT - Mengden	10.24	0.00	350.47	6.82	714.16	1,081.69
232AT - Quercetti	3.19	0.00	333.86	0.00	0.00	337.05
508CC - Velasquez	3.19	0.00	334.11	0.00	0.00	337.30
510CC - Dattani Trust	3.19	0.00	333.86	0.00	0.00	337.05
TOTAL	<u>49.94</u>	<u>0.00</u>	<u>3,046.83</u>	<u>17.51</u>	<u>2,164.37</u>	<u>5,278.65</u>