

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

February 28, 2022

Greenville Overlook

Balance Sheet

As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	121,939.63
Aspen Account	4,861.24
Total Operating Accounts	126,800.87
Reserve Accounts	
Pacific Western MM	101,388.85
Total Reserve Accounts	101,388.85
Total Checking/Savings	228,189.72
Accounts Receivable	
Accounts Receivable	4,870.01
Total Accounts Receivable	4,870.01
Total Current Assets	233,059.73
TOTAL ASSETS	233,059.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,819.54
Total Accounts Payable	3,819.54
Other Current Liabilities	
Prepaid Assessments	1,801.69
Total Other Current Liabilities	1,801.69
Total Current Liabilities	5,621.23
Total Liabilities	5,621.23
Equity	
Operating Equity	83,908.47
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	1,790.00
Interest	9.69
Total Reserves	101,388.85
Net Income	42,141.18
Total Equity	227,438.50
TOTAL LIABILITIES & EQUITY	233,059.73

Greenville Overlook
 Budget Comparison - Monthly
 February 2022

Expense	Feb 22	Budget	\$ Over Budget
Administrative Expenses			
Office Expenses	11.75	50.00	-38.25
Management	1,200.00	1,200.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Legal Fees - General	200.00	200.00	0.00
Community Expenses	474.06	200.00	274.06
Total Administrative Expenses	3,972.81	4,350.00	-377.19
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	28.49	40.00	-11.51
Total Utilities	43.26	55.00	-11.74
Grounds Expenses			
Snow Removal	0.00	3,875.00	-3,875.00
Total Grounds Expenses	0.00	3,875.00	-3,875.00
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	4,911.07	9,175.00	-4,263.93
Net Income	-4,911.07	-9,175.00	4,263.93

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

	Jan - Feb 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	290.63	500.00	-209.37
Management	2,400.00	2,400.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Legal Fees - General	400.00	400.00	0.00
Community Expenses	474.06	400.00	74.06
Total Administrative Expenses	5,651.69	6,400.00	-748.31
Utilities			
Water - Sprinkler	29.54	30.00	-0.46
Utilities - Electric	62.59	80.00	-17.41
Total Utilities	92.13	110.00	-17.87
Grounds Expenses			
Snow Removal	3,325.00	7,750.00	-4,425.00
Total Grounds Expenses	3,325.00	7,750.00	-4,425.00
Reserve Expense			
Contributions	1,790.00	1,790.00	0.00
Total Reserve Expense	1,790.00	1,790.00	0.00
Total Expense	10,858.82	16,050.00	-5,191.18
Net Income	42,141.18	36,950.00	5,191.18

Greenville Overlook
Account QuickReport
As of February 28, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
02/01/2022	1013	Nationwide	Acct # 342374525	-2,087.00
02/04/2022	1014	Gable Brothers, Inc.	Management Fee - February	-1,200.00
02/04/2022	1015	Michael Mitsdarfer	Snow Removal	-1,850.00
02/07/2022	AW01U5KW	Artesian	Acct # 1988918026	-14.77
02/08/2022	1016	Michael Mitsdarfer	Snow Removal	-1,025.00
02/15/2022	1017	Gable Brothers, Inc.	Postage & Supplies	-131.67
02/18/2022	1018	Anju Vaidya	Expense Reimbursement	-324.06
02/18/2022	1019	Delaware Corporate Services, Inc.	Invoice # DCS/21/11/798	-100.00
02/23/2022		DE Division of Corporations	DE File # 4774080	-25.00
02/28/2022			February Reserve Contribution	-895.00
Total Pacific Western Checking				-7,652.50
Total Operating Accounts				-7,652.50
TOTAL				-7,652.50

Greenville Overlook
Expense Account Detail

January through February 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
02/28/2022		Gable Brothers, Inc.	February	11.75
Total Office Expenses				290.63
Management				
01/01/2022		Gable Brothers, Inc.	January	1,200.00
02/01/2022		Gable Brothers, Inc.	February	1,200.00
Total Management				2,400.00
Insurance				
02/04/2022		Nationwide	Annual Premium	2,087.00
Total Insurance				2,087.00
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
Total Legal Fees - General				400.00
Community Expenses				
02/18/2022	1018	Anju Vaidya	Prior Board Meeting Expenses	324.06
02/23/2022		DE Division of Corporations	Annual Franchise Tax	25.00
02/25/2022	56311	Delcollo Security Technologies, Inc.	Firewall Blocking Video - Entrance Cameras	125.00
Total Community Expenses				474.06
Total Administrative Expenses				5,651.69
Utilities				
Water - Sprinkler				
01/11/2022		Artesian	January	14.77
02/08/2022		Artesian	February	14.77
Total Water - Sprinkler				29.54
Utilities - Electric				
01/21/2022		Delmarva Power	January	34.10
02/17/2022		Delmarva Power	February	28.49
Total Utilities - Electric				62.59
Total Utilities				92.13
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
02/28/2022			February Reserve Contribution	895.00
Total Contributions				1,790.00
Total Reserve Expense				1,790.00
TOTAL				10,858.82

Greenville Overlook
A/P Aging Summary
As of February 28, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Delcollo Security Technologies, Inc.	125.00	0.00	0.00	0.00	0.00	125.00
Delmarva Power	0.00	28.49	0.00	0.00	0.00	28.49
Gable Brothers, Inc.	11.75	0.00	0.00	0.00	0.00	11.75
Whiteford, Taylor & Preston, LLC	200.00	0.00	200.00	0.00	3,239.53	3,639.53
TOTAL	336.75	43.26	200.00	0.00	3,239.53	3,819.54

**Greenville Overlook
Reconciliation Detail**

Pacific Western Checking, Period Ending 02/28/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						101,841.41
Cleared Transactions						
Checks and Payments - 11 items						
General Journal	12/31/2021			X	-1,797.88	-1,797.88
Bill Pmt -Check	01/26/2022	1011	Aspen Property Management, Inc.	X	-150.00	-1,947.88
Bill Pmt -Check	01/26/2022	1010	Southdata, Inc.	X	-147.21	-2,095.09
Bill Pmt -Check	01/26/2022	1008	Delmarva Power	X	-34.10	-2,129.19
Bill Pmt -Check	02/01/2022	1013	Nationwide	X	-2,087.00	-4,216.19
Bill Pmt -Check	02/04/2022	1015	Michael Mitsdarfer	X	-1,850.00	-6,066.19
Bill Pmt -Check	02/04/2022	1014	Gable Brothers, Inc.	X	-1,200.00	-7,266.19
Bill Pmt -Check	02/07/2022	AW01U5KW	Artesian	X	-14.77	-7,280.96
Bill Pmt -Check	02/15/2022	1017	Gable Brothers, Inc.	X	-131.67	-7,412.63
Check	02/23/2022		DE Division of Corporations	X	-25.00	-7,437.63
General Journal	02/28/2022			X	-895.00	-8,332.63
Total Checks and Payments					-8,332.63	-8,332.63
Deposits and Credits - 14 items						
Deposit	02/02/2022			X	662.50	662.50
Deposit	02/04/2022			X	331.25	993.75
Deposit	02/04/2022			X	662.50	1,656.25
Deposit	02/07/2022			X	331.25	1,987.50
Deposit	02/08/2022			X	662.50	2,650.00
Deposit	02/08/2022			X	1,325.00	3,975.00
Deposit	02/10/2022			X	331.25	4,306.25
Deposit	02/14/2022			X	331.25	4,637.50
Deposit	02/15/2022			X	331.25	4,968.75
Deposit	02/15/2022			X	331.25	5,300.00
Deposit	02/16/2022			X	331.25	5,631.25
Transfer	02/23/2022			X	23,264.91	28,896.16
Deposit	02/28/2022			X	331.25	29,227.41
Deposit	02/28/2022			X	652.50	29,879.91
Total Deposits and Credits					29,879.91	29,879.91
Total Cleared Transactions					21,547.28	21,547.28
Cleared Balance					21,547.28	123,388.69
Uncleared Transactions						
Checks and Payments - 3 items						
Bill Pmt -Check	02/08/2022	1016	Michael Mitsdarfer		-1,025.00	-1,025.00
Check	02/18/2022	1018	Anju Vaidya		-324.06	-1,349.06
Bill Pmt -Check	02/18/2022	1019	Delaware Corporate Services, Inc.		-100.00	-1,449.06
Total Checks and Payments					-1,449.06	-1,449.06
Total Uncleared Transactions					-1,449.06	-1,449.06
Register Balance as of 02/28/2022					20,098.22	121,939.63

Last statement: January 31, 2022
This statement: February 28, 2022
Total days in statement period: 28

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

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(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	\$101,841.41
Enclosures	7	Total additions	29,879.91
Low balance	\$100,535.45	Total subtractions	8,332.63
Average balance	\$106,380.71	Ending balance	\$123,388.69
Avg collected balance	\$106,380		

CHECKS

Number	Date	Amount	Number	Date	Amount
1008	02-07	34.10	1014	02-04	1,200.00
1010 *	02-01	147.21	1015	02-23	1,850.00
1011	02-22	150.00	1017 *	02-22	131.67
1013 *	02-08	2,087.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
02-04	' ACH Debit PACIFICWESTERNBK IBTRANSFER December Reserve C ontribution	1,797.88
02-08	' ACH Debit ARTESIANWATER E-VIEW PMT 220208	14.77
02-25	' ACH Debit Corp E Corp E-CHECK 220225 1152584470	25.00
02-28	' ACH Debit PACIFICWESTERNBK IBTRANSFER February Reserve C ontribution	895.00

GABLE BROTHERS, INC
February 28, 2022

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CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-01	' ACH Credit PACIFICWESTERNBK ASSN CR 220201 0806-00000035	662.50
02-02	' ACH Credit PACIFICWESTERNBK ASSN CR 220202 0806-00000035	331.25
02-03	' ACH Credit PACIFICWESTERNBK ASSN CR 220203 0806-00000035	662.50
02-04	' ACH Credit PACIFICWESTERNBK ASSN CR 220204 0806-00000035	331.25
02-07	' ACH Credit PACIFICWESTERNBK ASSN CR 220207 0806-00000035	1,325.00
02-08	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220208 RDC DEPOSIT	662.50
02-09	' ACH Credit PACIFICWESTERNBK ASSN CR 220209 0806-00000035	331.25
02-10	' ACH Credit PACIFICWESTERNBK ASSN CR 220210 0806-00000035	331.25
02-14	' ACH Credit PACIFICWESTERNBK ASSN CR 220214 0806-00000035	331.25
02-15	' ACH Credit PACIFICWESTERNBK ASSN CR 220215 0806-00000035	331.25
02-15	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220215 RDC DEPOSIT	331.25
02-23	' ACH Credit PACIFICWESTERNBK IBTRANSFER Due To Operating	23,264.91
02-24	' ACH Credit PACIFICWESTERNBK ASSN CR 220224 0806-00000035	331.25
02-28	' ACH Credit PACIFICWESTERNBK ASSN CR 220228 0806-00000035	652.50

GABLE BROTHERS, INC
February 28, 2022

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DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	101,841.41	02-08	100,535.45	02-23	123,324.94
02-01	102,356.70	02-09	100,866.70	02-24	123,656.19
02-02	102,687.95	02-10	101,197.95	02-25	123,631.19
02-03	103,350.45	02-14	101,529.20	02-28	123,388.69
02-04	100,683.82	02-15	102,191.70		
02-07	101,974.72	02-22	101,910.03		

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 02/28/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						121,956.33
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	02/23/2022			X	-23,264.91	-23,264.91
Total Checks and Payments					-23,264.91	-23,264.91
Deposits and Credits - 3 items						
General Journal	12/31/2021			X	1,797.88	1,797.88
Deposit	02/28/2022			X	4.55	1,802.43
General Journal	02/28/2022			X	895.00	2,697.43
Total Deposits and Credits					2,697.43	2,697.43
Total Cleared Transactions					-20,567.48	-20,567.48
Cleared Balance					-20,567.48	101,388.85
Register Balance as of 02/28/2022					-20,567.48	101,388.85

Last statement: January 31, 2022
This statement: February 28, 2022
Total days in statement period: 28

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	\$121,956.33
Low balance	\$100,489.30	Total additions	2,697.43
Average balance	\$118,608.21	Total subtractions	23,264.91
Avg collected balance	\$118,608	Ending balance	\$101,388.85
Interest paid year to date	\$9.69		

DEBITS

Date	Description	Subtractions
02-23	' ACH Debit PACIFICWESTERNBK IBTRANSFER Due To Operating	23,264.91

CREDITS

Date	Description	Additions
02-04	' ACH Credit PACIFICWESTERNBK IBTRANSFER December Reserve C ontribution	1,797.88
02-28	' ACH Credit PACIFICWESTERNBK IBTRANSFER February Reserve C ontribution	895.00
02-28	' Interest Credit	4.55

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	121,956.33	02-23	100,489.30		
02-04	123,754.21	02-28	101,388.85		

GABLE BROTHERS, INC
February 28, 2022

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INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	28
Average balance for APY	\$118,608.21
Interest earned	\$4.55

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 February 28, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
113OD - Blansfield	0.00	0.00	331.25	365.38	0.00	696.63
116OD - Jaggavarapu / Kalakota	0.00	0.00	331.25	0.00	0.00	331.25
121OD - Singh	0.00	0.00	331.25	0.00	0.00	331.25
124OD - Miao	0.00	0.00	331.25	0.00	0.00	331.25
136OD - Smith	0.00	0.00	331.25	0.00	0.00	331.25
142OD - Milewski	0.00	0.00	331.25	188.38	0.00	519.63
175OD - Sheridan	0.00	0.00	10.00	0.00	0.00	10.00
220AT - Mengden	0.00	0.00	331.25	0.00	0.00	331.25
313OR - Brady / McGovern	0.00	0.00	331.25	0.00	0.00	331.25
322OR - Flickinger, Trust	0.00	0.00	331.25	0.00	0.00	331.25
323OR - Thacker	0.00	0.00	331.25	0.00	0.00	331.25
415AW - Kelly	0.00	0.00	331.25	0.00	0.00	331.25
425AW - Murray, Jr.	0.00	0.00	331.25	0.00	0.00	331.25
514CC - Kambhamettu	0.00	0.00	331.25	0.00	0.00	331.25
TOTAL	<u>0.00</u>	<u>0.00</u>	<u>4,316.25</u>	<u>553.76</u>	<u>0.00</u>	<u>4,870.01</u>