Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

January 31, 2023

Greenville Overlook Balance Sheet As of January 31, 2023

ASSETS Current Assets Checking/Savings Operating Accounts Pacific Western Checking Total Operating Accounts Reserve Accounts Pacific Western MM 186,758.37 Total Reserve Accounts 186,758.37 Total Checking/Savings 204,904.63 Accounts Receivable Accounts Receivable 54,226.26 Total Accounts Receivable 54,226.26 Total Accounts Receivable 107AL ASSETS 259,130.89 TOTAL Current Liabilities 1,069,79 Total Current Liabilities 1,069,79 Total Current Liabilities 1,069,79 Total Current Year Contributions Interest 185,737.15 895.00 Interest 186,758.37 Net Income 42,138.40 TOTAL LIABILITIES & EQUITY 259,130.89		Jan 31, 23
Reserve Accounts186,758.37Total Reserve Accounts186,758.37Total Checking/Savings204,904.63Accounts Receivable54,226.26Accounts Receivable54,226.26Total Accounts Receivable54,226.26Total Current Assets259,130.89TOTAL ASSETS259,130.89LIABILITIES & EQUITY259,130.89Liabilities259,130.89Current Liabilities256.60Accounts Payable256.60Accounts Payable256.60Other Current Liabilities813.19Total Other Current Liabilities813.19Total Current Liabilities1,069.79Total Liabilities1,069.79Equity0perating EquityOperating Equity29,164.33Reserves185,737.15Prior Year Fund Balance185,737.15Current Year Contributions895.00Interest186,758.37Net Income42,138.40Total Equity258,061.10	Current Assets Checking/Savings Operating Accounts	18,146.26
Pacific Western MM186,758.37Total Reserve Accounts186,758.37Total Checking/Savings204,904.63Accounts Receivable54,226.26Accounts Receivable54,226.26Total Accounts Receivable54,226.26Total Current Assets259,130.89TOTAL ASSETS259,130.89LIABILITIES & EQUITY259,130.89Liabilities256.60Accounts Payable256.60Accounts Payable256.60Other Current Liabilities813.19Total Other Current Liabilities813.19Total Other Current Liabilities1,069.79Total Liabilities1,069.79Total Liabilities1,069.79Foral Liabilities185,737.15Prior Year Fund Balance185,737.15Current Year Contributions186,758.37Net Income42,138.40Total Equity258,061.10	Total Operating Accounts	18,146.26
Total Checking/Savings204,904.63Accounts Receivable54,226.26Accounts Receivable54,226.26Total Accounts Receivable54,226.26Total Current Assets259,130.89TOTAL ASSETS259,130.89LIABILITIES & EQUITY259,130.89LIABILITIES & EQUITY256.60Accounts Payable256.60Accounts Payable256.60Other Current Liabilities813.19Total Accounts Payable813.19Total Other Current Liabilities1,069.79Total Current Liabilities1,069.79Total Liabilities1,069.79Equity29,164.33Reserves895.00Prior Year Fund Balance185,737.15Current Year Contributions895.00Interest126.22Total Reserves186,758.37Net Income42,138.40Total Equity258,061.10		186,758.37
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Total Current Assets259,130.89TOTAL ASSETS259,130.89LIABILITIES & EQUITY259,130.89LIABILITIES & EQUITY256.60Current Liabilities256.60Accounts Payable256.60Other Current Liabilities813.19Total Accounts Payable813.19Total Other Current Liabilities813.19Total Other Current Liabilities1,069.79Total Current Liabilities1,069.79Total Liabilities1,069.79Equity29,164.33Reserves185,737.15Prior Year Fund Balance185,737.15Current Year Contributions895.00Interest126.22Total Reserves186,758.37Net Income42,138.40Total Equity258,061.10		54,226.26
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Net Income 42,138.40 Total Equity 258,061.10	Operating Equity Reserves Prior Year Fund Balance Current Year Contributions	185,737.15 895.00
Total Equity 258,061.10	Total Reserves	186,758.37
	Net Income	42,138.40
TOTAL LIABILITIES & EQUITY 259,130.89	Total Equity	258,061.10
	TOTAL LIABILITIES & EQUITY	259,130.89

Greenville Overlook Budget Comparison - Monthly January 2023

Income Income 53,000.00 53,000.00 0.00 Total Income 53,000.00 19.88 200.00 19.88 Administrative Expenses 219.88 200.00 19.88 1,260.00 Total Administrative Expenses 1,260.00 19.88 1,460.00 19.88 Utilities 1,260.00 19.88 1,460.00 19.88 Utilities 1,260.00 -3.28 6 Grounds Expenses 8,450.00 8,000.00 450.00 Reserve Expense 895.00 895.00 0.00 Total Grounds Expenses 895.00 895.00 0.00 Total Reserve Expense 895		Jan 23	Budget	\$ Over Budget
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Utilities - Electric 36.72 40.00 -3.28 Total Utilities 36.72 40.00 -3.28 Grounds Expenses 8,450.00 8,000.00 450.00 Total Grounds Expenses 8,450.00 8,000.00 450.00 Total Grounds Expenses 8,450.00 8,000.00 450.00 Total Grounds Expenses 8,450.00 8,000.00 450.00 Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 10,861.60 10,395.00 466.60	Total Administrative Expenses	1,479.88	1,460.00	19.88
Total Utilities 36.72 40.00 -3.28 Grounds Expenses 8,450.00 8,000.00 450.00 Total Grounds Expenses 8,450.00 8,000.00 450.00 Total Grounds Expenses 8,450.00 8,000.00 450.00 Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 10,861.60 10,395.00 466.60	Utilities			
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 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 10,861.60 10,395.00 466.60	Utilities - Electric	36.72	40.00	-3.28
Basin Repairs 8,450.00 8,000.00 450.00 Total Grounds Expenses 8,450.00 8,000.00 450.00 Reserve Expense Contributions 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 10,861.60 10,395.00 466.60	Total Utilities	36.72	40.00	-3.28
Basin Repairs 8,450.00 8,000.00 450.00 Total Grounds Expenses 8,450.00 8,000.00 450.00 Reserve Expense Contributions 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 10,861.60 10,395.00 466.60	Grounds Expenses			
Reserve Expense Contributions 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Reserve Expense 10,861.60 10,395.00 466.60		8,450.00	8,000.00	450.00
Contributions 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Expense 10,861.60 10,395.00 466.60	Total Grounds Expenses	8,450.00	8,000.00	450.00
Contributions 895.00 895.00 0.00 Total Reserve Expense 895.00 895.00 0.00 Total Expense 10,861.60 10,395.00 466.60	Reserve Expense			
Total Expense 10,861.60 10,395.00 466.60		895.00	895.00	0.00
	Total Reserve Expense	895.00	895.00	0.00
Net Income 42,138.40 42,605.00 -466.60	Total Expense	10,861.60	10,395.00	466.60
	Net Income	42,138.40	42,605.00	-466.60

Greenville Overlook Checking Account Detail As of January 31, 2023

Date	Num	Name	Memo	Amount
Operating Acco	ounts			
Pacific West	ern Check	sing		
01/03/2023		Artesian	Acct # 1988918026	-2.38
01/12/2023	1074	Gable Brothers, Inc.	Postage & Supplies	-7.11
01/12/2023	1075	McDonald Lawn & Lanscape	Invoice # 34726	-8,450.00
01/12/2023	1076	Whiteford, Taylor & Preston, LLC	Invoice # 64327395	-200.00
01/23/2023		McDonald Lawn & Lanscape	Invoice # 34017	-11,500.00
01/30/2023	1077	Gable Brothers, Inc.	January	-1,260.00
01/31/2023			January Reserve Contribution	-895.00
Total Pacific	Western (Checking		-22,314.49
Total Operating	g Account	S		-22,314.49
OTAL				-22,314.49

Greenville Overlook Expense Account Detail

January 2023

Date Num	Name	Memo	Amount
Administrative Expenses			
Office Expenses 01/31/2023 993864933	Southdata, Inc.	Semi-Annual Billing	219.88
Total Office Expenses			219.88
Management 01/01/2023	Gable Brothers, Inc.	January	1,260.00
Total Management			1,260.00
Total Administrative Expenses			1,479.88
Utilities			
Utilities - Electric 01/20/2023	Delmarva Power	January	36.72
Total Utilities - Electric			36.72
Total Utilities			36.72
Grounds Expenses			
Basin Repairs 01/12/2023 34726	McDonald Lawn & Lanscape	Mulch Installation per NCC Inspection	8,450.00
Total Basin Repairs			8,450.00
Total Grounds Expenses			8,450.00
Reserve Expense			
Contributions 01/31/2023		January Reserve Contribution	895.00
Total Contributions			895.00
Total Reserve Expense			895.00
OTAL			10,861.60

Greenville Overlook Reconciliation Detail Pacific Western Checking, Period Ending 01/31/2023

Туре	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						37,431.59
Cleared Transaction						
Checks and Paym	nents - 8 items					
Bill Pmt -Check	12/27/2022	1072	Delcollo Security Technologies, Inc.	Х	-250.00	-250.00
Bill Pmt -Check	12/27/2022	1073	Delmarva Power	Х	-33.59	-283.59
Bill Pmt -Check	01/03/2023		Artesian	Х	-2.38	-285.97
Bill Pmt -Check	01/12/2023	1075	McDonald Lawn & Lanscape	Х	-8,450.00	-8,735.97
Bill Pmt -Check	01/12/2023	1076	Whiteford, Taylor & Preston, LLC	Х	-200.00	-8,935.97
Bill Pmt -Check	01/12/2023	1074	Gable Brothers, Inc.	Х	-7.11	-8,943.08
Bill Pmt -Check	01/23/2023		McDonald Lawn & Lanscape	Х	-11,500.00	-20,443.08
General Journal	01/31/2023			X	-895.00	-21,338.08
Total Checks and	Payments				-21,338.08	-21,338.08
Deposits and Cree	dits - 4 items					
Deposit	01/13/2023			Х	662.50	662.50
Deposit	01/25/2023			Х	331.50	994.00
Deposit	01/30/2023			Х	662.50	1,656.50
Deposit	01/31/2023			X	1,325.00	2,981.50
Total Deposits and	d Credits			_	2,981.50	2,981.50
Total Cleared Trans	actions			_	-18,356.58	-18,356.58
Cleared Balance					-18,356.58	19,075.01
Uncleared Transact Checks and Paym						
Bill Pmt -Check	01/30/2023	1077	Gable Brothers, Inc.	_	-1,260.00	-1,260.00
Total Checks and	Payments				-1,260.00	-1,260.00
Deposits and Cree	dits - 1 item					
Deposit	01/31/2023			_	331.25	331.25
Total Deposits and	d Credits			_	331.25	331.25
Total Uncleared Tra	insactions			_	-928.75	-928.75
Register Balance as of (01/31/2023				-19,285.33	18,146.26



GABLE BROTHERS, INC GREENVILLE OVERLOOK MAINTENANCE CORP PROPERTY MANAGEMENT TRUST ACCOUNT 1806 BREEN LN WILMINGTON DE 19810-4507 Last statement: December 31, 2022 This statement: January 31, 2023 Total days in statement period: 31

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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	\$37,431.59
Enclosures	5	Total additions	2,981.50
Low balance	\$17,651.01	Total subtractions	21,338.08
Average balance	\$31,372.36	Ending balance	\$19,075.01
Avg collected balance	\$31,372		

CHECKS

Number	Date	Amount	Number	Date	Amount
1072	01-03	250.00	1075	01-20	8,450.00
1073	01-06	33.59	1076	01-18	200.00
1074	01-17	7.11			

DEBITS

Date	Description	Subtractions
01-03	' ACH Debit	2.38
	ARTESIANWATER E-VIEW PMT 230103	
01-24	' ACH Debit	11,500.00
	MCDONALD LAWN AN SALE 230124	
01-31	' ACH Debit	895.00
	PACIFICWESTERNBK IBTRANSFER January Reserve Co	
	ntribution	

CREDITS

Date	Description	Additions
01-13	' ACH Credit	662.50
	PACIFICWESTERNBK ASSN CR 230113	
	0806-00000035	



	BROTHERS, INC 31, 2023	Page 2 1002180915
Date	Description	Additions
01-25	ACH Credit PACIFICWESTERNBK ASSN CR 230125 0806-00000035	331.50
01-30	' ACH Credit PACIFICWESTERNBK ASSN CR 230130 0806-00000035	662.50
01-31	' ACH Credit PACIFICWESTERNBK ASSN CR 230131 0806-00000035	1,325.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
<u>12-31</u>	37,431.59	<u>01-17</u>	37,801.01	01-25	17,982.51
01-03	37,179.21	<u>01-18</u>	37,601.01	01-30	18,645.01
01-06	37,145.62	01-20	29,151.01	01-31	19,075.01
<u>01-13</u>	37,808.12	<u>01-24</u>	17,651.01		

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

Greenville Overlook Reconciliation Detail Pacific Western MM, Period Ending 01/31/2023

Туре	Date	Num	Name	Clr	Amount	Balance
Beginning Balance Cleared Transactio Deposits and Cro						185,737.15
Deposit	01/31/2023			х	126.22	126.22
General Journal	01/31/2023			Х	895.00	1,021.22
Total Deposits a	nd Credits			_	1,021.22	1,021.22
Total Cleared Tran	sactions			_	1,021.22	1,021.22
Cleared Balance				_	1,021.22	186,758.37
Register Balance as of	f 01/31/2023				1,021.22	186,758.37



GABLE BROTHERS, INC GREENVILLE OVERLOOK MAINTENANCE CORP PROPERTY MANAGEMENT TRUST ACCOUNT 1806 BREEN LN WILMINGTON DE 19810-4507 Last statement: December 31, 2022 This statement: January 31, 2023 Total days in statement period: 31

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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	\$185,737.15
Low balance	\$185,737.15	Total additions	1,021.22
Average balance	\$185,766.02	Total subtractions	0.00
Avg collected balance	\$185,766	Ending balance	\$186,758.37
Interest paid year to date	\$126.22		

CREDITS

Date	Description	Additions
01-31	' ACH Credit	895.00
	PACIFICWESTERNBK IBTRANSFER January Reserve Co	
	ntribution	
01-31	' Interest Credit	126.22

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
<u>12-31</u>	185,737.15	01-31	186,758.37		

INTEREST INFORMATION

Annual percentage yield earned	0.80%
Interest-bearing days	31
Average balance for APY	\$185,766.02
Interest earned	\$126.22



GABLE BROTHERS, INC January 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