

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

January 31, 2023

Greenville Overlook
Balance Sheet
 As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	18,146.26
Total Operating Accounts	18,146.26
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 Current Assets	259,130.89
TOTAL ASSETS	259,130.89
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	256.60
Total Accounts Payable	256.60
Other Current Liabilities	
Prepaid Assessments	813.19
Total Other Current Liabilities	813.19
Total Current Liabilities	1,069.79
Total Liabilities	1,069.79
Equity	
Operating Equity	29,164.33
Reserves	
Prior Year Fund Balance	185,737.15
Current Year Contributions	895.00
Interest	126.22
Total Reserves	186,758.37
Net Income	42,138.40
Total Equity	258,061.10
TOTAL LIABILITIES & EQUITY	259,130.89

Greenville Overlook
 Budget Comparison - Monthly
 January 2023

	Jan 23	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	219.88	200.00	19.88
Management	1,260.00	1,260.00	0.00
Total Administrative Expenses	1,479.88	1,460.00	19.88
Utilities			
Utilities - Electric	36.72	40.00	-3.28
Total Utilities	36.72	40.00	-3.28
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 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 Accounts				
Pacific Western Checking				
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 Accounts				-22,314.49
TOTAL				-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
TOTAL				10,861.60

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

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						37,431.59
Cleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	12/27/2022	1072	Delcollo Security Technologies, Inc.	X	-250.00	-250.00
Bill Pmt -Check	12/27/2022	1073	Delmarva Power	X	-33.59	-283.59
Bill Pmt -Check	01/03/2023		Artesian	X	-2.38	-285.97
Bill Pmt -Check	01/12/2023	1075	McDonald Lawn & Lanscape	X	-8,450.00	-8,735.97
Bill Pmt -Check	01/12/2023	1076	Whiteford, Taylor & Preston, LLC	X	-200.00	-8,935.97
Bill Pmt -Check	01/12/2023	1074	Gable Brothers, Inc.	X	-7.11	-8,943.08
Bill Pmt -Check	01/23/2023		McDonald Lawn & Lanscape	X	-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 Credits - 4 items						
Deposit	01/13/2023			X	662.50	662.50
Deposit	01/25/2023			X	331.50	994.00
Deposit	01/30/2023			X	662.50	1,656.50
Deposit	01/31/2023			X	1,325.00	2,981.50
Total Deposits and Credits					2,981.50	2,981.50
Total Cleared Transactions					-18,356.58	-18,356.58
Cleared Balance					-18,356.58	19,075.01
Uncleared Transactions						
Checks and Payments - 1 item						
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 Credits - 1 item						
Deposit	01/31/2023				331.25	331.25
Total Deposits and Credits					331.25	331.25
Total Uncleared Transactions					-928.75	-928.75
Register Balance as of 01/31/2023					-19,285.33	18,146.26

Last statement: December 31, 2022
This statement: January 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	\$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 ARTESIANWATER E-VIEW PMT 230103	2.38
01-24	' ACH Debit MCDONALD LAWN AN SALE 230124	11,500.00
01-31	' ACH Debit PACIFICWESTERNBK IBTRANSFER January Reserve Co ntribution	895.00

CREDITS

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

GABLE BROTHERS, INC
January 31, 2023

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<u>Date</u>	<u>Description</u>	<u>Additions</u>
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

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

Thank you for banking with Pacific Western Bank

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

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						185,737.15
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	01/31/2023			X	126.22	126.22
General Journal	01/31/2023			X	895.00	1,021.22
Total Deposits and Credits					1,021.22	1,021.22
Total Cleared Transactions					1,021.22	1,021.22
Cleared Balance					1,021.22	186,758.37
Register Balance as of 01/31/2023					1,021.22	186,758.37



PACIFIC WESTERN BANK
P.O. Box 131207
Carlsbad, CA 92013-1207
Return Service Requested

Last statement: December 31, 2022
This statement: January 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	\$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 PACIFICWESTERNBK IBTRANSFER January Reserve Co ntribution	895.00
01-31	' Interest Credit	126.22

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	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