

***Greenville Overlook Maintenance Corp.***

FINANCIAL STATEMENT

May 31, 2023

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

	May 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	60,331.47
Total Operating Accounts	60,331.47
Reserve Accounts	
Pacific Western MM	43,616.98
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	188,117.17
Total Checking/Savings	248,448.64
Accounts Receivable	
Accounts Receivable	2,214.22
Total Accounts Receivable	2,214.22
Total Current Assets	250,662.86
<b>TOTAL ASSETS</b>	<b>250,662.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,837.55
Total Accounts Payable	3,837.55
Other Current Liabilities	
Accrued Landscape Maintenance	6,570.00
Prepaid Assessments	3,351.32
Total Other Current Liabilities	9,921.32
Total Current Liabilities	13,758.87
Total Liabilities	13,758.87
Equity	
Operating Equity	29,076.16
Reserves	
Prior Year Fund Balance	185,737.15
Current Year Contributions	4,475.00
Interest	305.02
Expenses	
Reserve Study	-2,400.00
Total Expenses	-2,400.00
Total Reserves	188,117.17
Retained Earnings	365.38
Net Income	19,345.28
Total Equity	236,903.99
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>250,662.86</b>

Greenville Overlook  
 Budget Comparison - Monthly  
 May 2023

	May 23	Budget	\$ Over Budget
<b>Income</b>			
Income			
Late Fees	20.95	0.00	20.95
Total Income	20.95	0.00	20.95
Total Income	20.95	0.00	20.95
<b>Expense</b>			
Administrative Expenses			
Office Expenses	22.05	25.00	-2.95
Management	1,260.00	1,260.00	0.00
Accounting & Audit	450.00	450.00	0.00
Total Administrative Expenses	1,732.05	1,735.00	-2.95
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	37.15	40.00	-2.85
Internet - Cameras	3,292.16	0.00	3,292.16
Total Utilities	3,344.08	55.00	3,289.08
Grounds Expenses			
Landscape Management	3,285.00	3,285.00	0.00
Total Grounds Expenses	3,285.00	3,285.00	0.00
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	9,256.13	5,970.00	3,286.13
Net Income	-9,235.18	-5,970.00	-3,265.18

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

	Jan - May 23	Budget	\$ Over Budget
<b>Income</b>			
Income			
Association Fees	53,000.00	53,000.00	0.00
Late Fees	212.55	0.00	212.55
<b>Total Income</b>	<b>53,212.55</b>	<b>53,000.00</b>	<b>212.55</b>
<b>Total Income</b>	<b>53,212.55</b>	<b>53,000.00</b>	<b>212.55</b>
<b>Expense</b>			
<b>Administrative Expenses</b>			
Office Expenses	875.06	850.00	25.06
Management	6,300.00	6,300.00	0.00
Accounting & Audit	450.00	450.00	0.00
Insurance	2,044.00	2,700.00	-656.00
Taxes	25.00	0.00	25.00
Legal Fees - General	800.00	800.00	0.00
<b>Total Administrative Expenses</b>	<b>10,494.06</b>	<b>11,100.00</b>	<b>-605.94</b>
<b>Utilities</b>			
Water - Sprinkler	73.85	75.00	-1.15
Utilities - Electric	171.54	200.00	-28.46
Internet - Cameras	3,632.82	0.00	3,632.82
<b>Total Utilities</b>	<b>3,878.21</b>	<b>275.00</b>	<b>3,603.21</b>
<b>Grounds Expenses</b>			
Landscape Management	6,570.00	6,570.00	0.00
Basin Repairs	8,450.00	8,000.00	450.00
<b>Total Grounds Expenses</b>	<b>15,020.00</b>	<b>14,570.00</b>	<b>450.00</b>
<b>Reserve Expense</b>			
Contributions	4,475.00	4,475.00	0.00
<b>Total Reserve Expense</b>	<b>4,475.00</b>	<b>4,475.00</b>	<b>0.00</b>
<b>Total Expense</b>	<b>33,867.27</b>	<b>30,420.00</b>	<b>3,447.27</b>
<b>Net Income</b>	<b>19,345.28</b>	<b>22,580.00</b>	<b>-3,234.72</b>

Greenville Overlook  
Checking Account Detail

As of May 31, 2023

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Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
05/02/2023	1092	Gable Brothers, Inc.	May	-1,260.00
05/02/2023	1093	Verizon	357-150-723-0001-72 & 157-151-762-0001-82	-340.66
05/02/2023	1094	Whiteford, Taylor & Preston, LLC	Invoice # 64337732	-200.00
05/08/2023		Artesian	Acct # 1988918026	-14.77
05/12/2023		Delmarva Power	Acct # 5501 2488 510	-33.43
05/31/2023			May Reserve Contribution	-895.00
Total Pacific Western Checking				<u>-2,743.86</u>
Total Operating Accounts				<u>-2,743.86</u>
TOTAL				<u><u>-2,743.86</u></u>

Greenville Overlook  
Expense Account Detail  
January through May 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
04/12/2023	993920186	Southdata, Inc.	Semi-Annual Invoices	176.58
04/30/2023		Gable Brothers, Inc.	April	21.42
05/31/2023		Gable Brothers, Inc.	May	13.92
05/31/2023		Gable Brothers, Inc.	Certified Mail - Collections	8.13
<b>Total Office Expenses</b>				<b>875.06</b>
<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
04/01/2023		Gable Brothers, Inc.	April	1,260.00
05/01/2023		Gable Brothers, Inc.	May	1,260.00
<b>Total Management</b>				<b>6,300.00</b>
<b>Accounting &amp; Audit</b>				
05/09/2023		Robert C. Bezgin, CPA	2022 Tax Return	450.00
<b>Total Accounting &amp; Audit</b>				<b>450.00</b>
<b>Insurance</b>				
02/04/2023		Nationwide	Annual Premium	2,044.00
<b>Total Insurance</b>				<b>2,044.00</b>
<b>Taxes</b>				
02/22/2023		DE Division of Corporations	Annual Franchise Tax	25.00
<b>Total Taxes</b>				<b>25.00</b>
<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
04/17/2023	64337732	Whiteford, Taylor & Preston, LLC	Retainer	200.00
<b>Total Legal Fees - General</b>				<b>800.00</b>
<b>Total Administrative Expenses</b>				<b>10,494.06</b>
<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
04/08/2023		Artesian	April	14.77
05/10/2023		Artesian	May	14.77
<b>Total Water - Sprinkler</b>				<b>73.85</b>
<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
04/21/2023		Delmarva Power	April	33.43
05/19/2023		Delmarva Power	May	37.15
<b>Total Utilities - Electric</b>				<b>171.54</b>
<b>Internet - Cameras</b>				
04/25/2023		Verizon	357-150-723-0001-72 (April)	170.33
04/25/2023		Verizon	157-151-762-0001-82 (April)	170.33
05/03/2023	39777313	Pace Electrical & Generator Services	Install Receptacles - Internet Services	2,655.00
05/03/2023	58080	Delcollo Security Technologies, Inc.	Set Up Remote Connections for NVRs	312.50
05/25/2023		Verizon	357-150-723-0001-72 (May)	162.33
05/25/2023		Verizon	157-151-762-0001-82 (May)	162.33
<b>Total Internet - Cameras</b>				<b>3,632.82</b>
<b>Total Utilities</b>				<b>3,878.21</b>

Date	Num	Name	Memo	Amount
Grounds Expenses				
Landscape Management				
04/30/2023			Accrue April	3,285.00
05/31/2023			Accrue May	3,285.00
Total Landscape Management				6,570.00
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				15,020.00
Reserve Expense				
Contributions				
01/31/2023			January Reserve Contribution	895.00
02/28/2023			February Reserve Contribution	895.00
03/31/2023			March Reserve Contribution	895.00
04/30/2023			April Reserve Contribution	895.00
05/31/2023			May Reserve Contribution	895.00
Total Contributions				4,475.00
Total Reserve Expense				4,475.00
TOTAL				33,867.27

Greenville Overlook  
A/P Aging Summary

As of May 31, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	14.77	0.00	0.00	0.00	0.00	14.77
Delcollo Security Technologies, Inc.	0.00	312.50	0.00	0.00	0.00	312.50
Delmarva Power	37.15	0.00	0.00	0.00	0.00	37.15
Gable Brothers, Inc.	22.05	0.00	21.42	0.00	0.00	43.47
Pace Electrical & Generator Services	0.00	2,655.00	0.00	0.00	0.00	2,655.00
Robert C. Bezgin, CPA	0.00	450.00	0.00	0.00	0.00	450.00
Verizon	324.66	0.00	0.00	0.00	0.00	324.66
<b>TOTAL</b>	<b>398.63</b>	<b>3,417.50</b>	<b>21.42</b>	<b>0.00</b>	<b>0.00</b>	<b>3,837.55</b>



# Greenville Overlook Reconciliation Detail

Pacific Western Checking, Period Ending 05/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						62,670.24
Cleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	04/27/2023	1091	Gable Brothers, Inc.	X	-1,260.00	-1,260.00
Bill Pmt -Check	04/27/2023	1090	Southdata, Inc.	X	-176.58	-1,436.58
Bill Pmt -Check	05/02/2023	1092	Gable Brothers, Inc.	X	-1,260.00	-2,696.58
Bill Pmt -Check	05/02/2023	1093	Verizon	X	-340.66	-3,037.24
Bill Pmt -Check	05/02/2023	1094	Whiteford, Taylor & Preston, LLC	X	-200.00	-3,237.24
Bill Pmt -Check	05/08/2023		Artesian	X	-14.77	-3,252.01
Bill Pmt -Check	05/12/2023		Delmarva Power	X	-33.43	-3,285.44
General Journal	05/31/2023			X	-895.00	-4,180.44
Total Checks and Payments					-4,180.44	-4,180.44
Deposits and Credits - 2 items						
Deposit	05/05/2023			X	1,512.43	1,512.43
Deposit	05/31/2023			X	341.42	1,853.85
Total Deposits and Credits					1,853.85	1,853.85
Total Cleared Transactions					-2,326.59	-2,326.59
Cleared Balance					-2,326.59	60,343.65
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	04/27/2023	1089	Gable Brothers, Inc.		-12.18	-12.18
Total Checks and Payments					-12.18	-12.18
Total Uncleared Transactions					-12.18	-12.18
Register Balance as of 05/31/2023					-2,338.77	60,331.47

Last statement: April 30, 2023  
This statement: May 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	\$62,670.24
Enclosures	5	Total additions	1,853.85
Low balance	\$60,343.65	Total subtractions	4,180.44
Average balance	\$61,140.17	Ending balance	\$60,343.65
Avg collected balance	\$61,140		

### CHECKS

Number	Date	Amount	Number	Date	Amount
1090	05-02	176.58	1093	05-09	340.66
1091	05-01	1,260.00	1094	05-09	200.00
1092	05-08	1,260.00			

### DEBITS

Date	Description	Subtractions
05-08	' ACH Debit ARTESIANWATER E-VIEW PMT 230508	14.77
05-12	' ACH Debit DELMARVA POWER DIRECT PAY 230512	33.43
05-31	' ACH Debit PACIFICWESTERNBK IBTRANSFER May Reserve Contri bution	895.00

### CREDITS

Date	Description	Additions
05-05	' ACH Credit PACIFICWESTERNBK ASSN CR 230505 0806-00000035	1,512.43

GABLE BROTHERS, INC  
May 31, 2023

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<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-30	' ACH Credit PACIFICWESTERNBK ASSN CR 230530 0806-00000035	341.42

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	62,670.24	05-05	62,746.09	05-12	60,897.23
05-01	61,410.24	05-08	61,471.32	05-30	61,238.65
05-02	61,233.66	05-09	60,930.66	05-31	60,343.65

**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 05/31/2023

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Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						42,692.95
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	05/31/2023			X	29.03	29.03
General Journal	05/31/2023			X	895.00	924.03
Total Deposits and Credits					924.03	924.03
Total Cleared Transactions					924.03	924.03
Cleared Balance					924.03	43,616.98
Register Balance as of 05/31/2023					924.03	43,616.98

Last statement: April 30, 2023  
This statement: May 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	\$42,692.95
Low balance	\$42,692.95	Total additions	924.03
Average balance	\$42,721.82	Total subtractions	0.00
Avg collected balance	\$42,721	Ending balance	\$43,616.98
Interest paid year to date	\$305.02		

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-31	' ACH Credit PACIFICWESTERNBK IBTRANSFER May Reserve Contri bution	895.00
05-31	' Interest Credit	29.03

### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	42,692.95	05-31	43,616.98		

### INTEREST INFORMATION

Annual percentage yield earned	0.80%
Interest-bearing days	31
Average balance for APY	\$42,721.82
Interest earned	\$29.03

GABLE BROTHERS, INC  
May 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 May 31, 2023

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	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
113OD - Blansfield (L)	14.45	0.00	13.86	14.18	1,484.39	1,526.88
142OD - Milewski	3.25	0.00	3.12	3.19	334.11	343.67
143OD - Bhatia	3.25	0.00	3.12	3.19	334.11	343.67
<b>TOTAL</b>	<b>20.95</b>	<b>0.00</b>	<b>20.10</b>	<b>20.56</b>	<b>2,152.61</b>	<b>2,214.22</b>