

***Greenville Overlook Maintenance Corp.***

FINANCIAL STATEMENT

Febraury 28, 2023

Greenville Overlook  
**Balance Sheet**  
As of February 28, 2023

	Feb 28, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	55,245.52
Total Operating Accounts	55,245.52
Reserve Accounts	
Pacific Western MM	40,847.65
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	185,347.84
Total Checking/Savings	240,593.36
Accounts Receivable	
Accounts Receivable	14,013.52
Total Accounts Receivable	14,013.52
Total Current Assets	254,606.88
<b>TOTAL ASSETS</b>	<b>254,606.88</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	868.44
Total Accounts Payable	868.44
Other Current Liabilities	
Prepaid Assessments	1,794.47
Total Other Current Liabilities	1,794.47
Total Current Liabilities	2,662.91
Total Liabilities	2,662.91
Equity	
Operating Equity	29,441.54
Reserves	
Prior Year Fund Balance	185,737.15
Current Year Contributions	1,790.00
Interest	220.69
Expenses	
Reserve Study	-2,400.00
Total Expenses	-2,400.00
Total Reserves	185,347.84
Net Income	37,154.59
Total Equity	251,943.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>254,606.88</b>

Greenville Overlook  
 Budget Comparison - Monthly  
 February 2023

	Feb 23	Budget	\$ Over Budget
<b>Income</b>			
Income			
Income			
Late Fees	82.46	0.00	82.46
Total Income	82.46	0.00	82.46
Total Income	82.46	0.00	82.46
<b>Expense</b>			
Administrative Expenses			
Office Expenses	407.56	400.00	7.56
Management	1,260.00	1,260.00	0.00
Insurance	2,044.00	2,700.00	-656.00
Taxes	25.00	0.00	25.00
Legal Fees - General	200.00	200.00	0.00
Total Administrative Expenses	3,936.56	4,560.00	-623.44
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	30.72	40.00	-9.28
Total Utilities	45.49	55.00	-9.51
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	4,877.05	5,510.00	-632.95
Net Income	-4,794.59	-5,510.00	715.41

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

	Jan - Feb 23	Budget	\$ Over Budget
<b>Income</b>			
Income			
Association Fees	53,000.00	53,000.00	0.00
Late Fees	123.40	0.00	123.40
<b>Total Income</b>	<b>53,123.40</b>	<b>53,000.00</b>	<b>123.40</b>
<b>Total Income</b>	<b>53,123.40</b>	<b>53,000.00</b>	<b>123.40</b>
<b>Expense</b>			
Administrative Expenses			
Office Expenses	642.83	600.00	42.83
Management	2,520.00	2,520.00	0.00
Insurance	2,044.00	2,700.00	-656.00
Taxes	25.00	0.00	25.00
Legal Fees - General	400.00	400.00	0.00
<b>Total Administrative Expenses</b>	<b>5,631.83</b>	<b>6,220.00</b>	<b>-588.17</b>
Utilities			
Water - Sprinkler	29.54	30.00	-0.46
Utilities - Electric	67.44	80.00	-12.56
<b>Total Utilities</b>	<b>96.98</b>	<b>110.00</b>	<b>-13.02</b>
Grounds Expenses			
Basin Repairs	8,450.00	8,000.00	450.00
<b>Total Grounds Expenses</b>	<b>8,450.00</b>	<b>8,000.00</b>	<b>450.00</b>
Reserve Expense			
Contributions	1,790.00	1,790.00	0.00
<b>Total Reserve Expense</b>	<b>1,790.00</b>	<b>1,790.00</b>	<b>0.00</b>
<b>Total Expense</b>	<b>15,968.81</b>	<b>16,120.00</b>	<b>-151.19</b>
<b>Net Income</b>	<b>37,154.59</b>	<b>36,880.00</b>	<b>274.59</b>

Greenville Overlook  
 Checking Account Detail

As of February 28, 2023

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
02/02/2023	1078	Steinar Nerbovik	Refund - Paid by Previous Owner	-331.25
02/02/2023	1079	Delmarva Power	Acct # 5501 2488 510	-36.72
02/02/2023	1080	Gable Brothers, Inc.	February	-1,260.00
02/06/2023		Artesian	Acct # 1988918026	-14.77
02/07/2023	1081	Bustamante Engineers, Inc.	Deposit	-2,400.00
02/07/2023	1082	Nationwide	Acct # 342374525	-2,044.00
02/14/2023	1083	Southdata, Inc.	Invoice # 993864933	-219.88
02/22/2023		DE Division of Corporations	DE File # 4774080	-25.00
02/28/2023			February Reserve Contribution	-895.00
Total Pacific Western Checking				-7,226.62
Total Operating Accounts				-7,226.62
TOTAL				-7,226.62

Greenville Overlook  
Expense Account Detail  
January through February 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
02/08/2023	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
<b>Total Office Expenses</b>				<b>642.83</b>
<b>Management</b>				
01/01/2023		Gable Brothers, Inc.	January	1,260.00
02/01/2023		Gable Brothers, Inc.	February	1,260.00
<b>Total Management</b>				<b>2,520.00</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		Whiteford, Taylor & Preston, LLC	Retainer	200.00
02/17/2023	64331507	Whiteford, Taylor & Preston, LLC	Retainer	200.00
<b>Total Legal Fees - General</b>				<b>400.00</b>
<b>Total Administrative Expenses</b>				<b>5,631.83</b>
<b>Utilities</b>				
<b>Water - Sprinkler</b>				
01/09/2023		Artesian	January	14.77
02/08/2023		Artesian	February	14.77
<b>Total Water - Sprinkler</b>				<b>29.54</b>
<b>Utilities - Electric</b>				
01/20/2023		Delmarva Power	January	36.72
02/20/2023		Delmarva Power	February	30.72
<b>Total Utilities - Electric</b>				<b>67.44</b>
<b>Total Utilities</b>				<b>96.98</b>
<b>Grounds Expenses</b>				
<b>Basin Repairs</b>				
01/12/2023	34726	McDonald Lawn & Lanscape	Mulch Installation per NCC Inspection	8,450.00
<b>Total Basin Repairs</b>				<b>8,450.00</b>
<b>Total Grounds Expenses</b>				<b>8,450.00</b>
<b>Reserve Expense</b>				
<b>Contributions</b>				
01/31/2023			January Reserve Contribution	895.00
02/28/2023			February Reserve Contribution	895.00
<b>Total Contributions</b>				<b>1,790.00</b>
<b>Total Reserve Expense</b>				<b>1,790.00</b>
<b>TOTAL</b>				<b>15,968.81</b>

Greenville Overlook  
A/P Aging Summary

As of February 28, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Delmarva Power	30.72	0.00	0.00	0.00	0.00	30.72
Gable Brothers, Inc.	62.68	15.39	0.00	0.00	0.00	78.07
Southdata, Inc.	0.00	344.88	0.00	0.00	0.00	344.88
Whiteford, Taylor & Preston, LLC	0.00	200.00	200.00	0.00	0.00	400.00
<b>TOTAL</b>	<b>93.40</b>	<b>575.04</b>	<b>200.00</b>	<b>0.00</b>	<b>0.00</b>	<b>868.44</b>

Greenville Overlook  
Reconciliation Detail

Pacific Western Checking, Period Ending 02/28/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						19,075.01
Cleared Transactions						
Checks and Payments - 10 items						
Bill Pmt -Check	01/30/2023	1077	Gable Brothers, Inc.	X	-1,260.00	-1,260.00
Bill Pmt -Check	02/02/2023	1080	Gable Brothers, Inc.	X	-1,260.00	-2,520.00
Check	02/02/2023	1078	Steinar Nerbovik	X	-331.25	-2,851.25
Bill Pmt -Check	02/02/2023	1079	Delmarva Power	X	-36.72	-2,887.97
Bill Pmt -Check	02/06/2023		Artesian	X	-14.77	-2,902.74
Bill Pmt -Check	02/07/2023	1081	Bustamante Engineers, Inc.	X	-2,400.00	-5,302.74
Bill Pmt -Check	02/07/2023	1082	Nationwide	X	-2,044.00	-7,346.74
Bill Pmt -Check	02/14/2023	1083	Southdata, Inc.	X	-219.88	-7,566.62
Check	02/22/2023		DE Division of Corporations	X	-25.00	-7,591.62
General Journal	02/28/2023			X	-895.00	-8,486.62
Total Checks and Payments					-8,486.62	-8,486.62
Deposits and Credits - 20 items						
Deposit	01/31/2023			X	331.25	331.25
Deposit	02/01/2023			X	663.00	994.25
Deposit	02/02/2023			X	662.75	1,657.00
Deposit	02/06/2023			X	6,956.25	8,613.25
Deposit	02/07/2023			X	1,987.50	10,600.75
Transfer	02/07/2023			X	2,400.00	13,000.75
Deposit	02/08/2023			X	2,981.25	15,982.00
Deposit	02/09/2023			X	4,306.25	20,288.25
Deposit	02/10/2023			X	662.50	20,950.75
Deposit	02/10/2023			X	2,650.00	23,600.75
Deposit	02/13/2023			X	3,643.75	27,244.50
Deposit	02/14/2023			X	2,649.00	29,893.50
Deposit	02/15/2023			X	2,318.75	32,212.25
Deposit	02/17/2023			X	850.88	33,063.13
Deposit	02/17/2023			X	1,987.50	35,050.63
Deposit	02/21/2023			X	3,312.50	38,363.13
Deposit	02/22/2023			X	1,325.00	39,688.13
Deposit	02/24/2023			X	331.25	40,019.38
Deposit	02/27/2023			X	2,319.00	42,338.38
Deposit	02/28/2023			X	2,318.75	44,657.13
Total Deposits and Credits					44,657.13	44,657.13
Total Cleared Transactions					36,170.51	36,170.51
Cleared Balance					36,170.51	55,245.52
Register Balance as of 02/28/2023					36,170.51	55,245.52



Last statement: January 31, 2023  
This statement: February 28, 2023  
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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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	\$19,075.01
Enclosures	6	Total additions	44,657.13
Low balance	\$18,212.01	Total subtractions	8,486.62
Average balance	\$39,234.09	Ending balance	\$55,245.52
Avg collected balance	\$39,234		

**CHECKS**

Number	Date	Amount	Number	Date	Amount
1077	02-01	1,260.00	1081	02-13	2,400.00
1078	02-06	331.25	1083 *	02-21	219.88
1079	02-07	36.72	* Skip in check sequence		
1080	02-02	1,260.00			

**DEBITS**

Date	Description	Subtractions
02-06	' ACH Debit ARTESIANWATER E-VIEW PMT 230206	14.77
02-10	' ACH Debit NWEDI-342374525 EDI PYMNTS 230210	2,044.00
02-24	' ACH Debit Corp E Corp E-CHECK 230224 0119392209	25.00
02-28	' ACH Debit PACIFICWESTERNBK IBTRANSFER February Reserve C ontribution	895.00

GABLE BROTHERS, INC  
February 28, 2023

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**CREDITS**

<b>Date</b>	<b>Description</b>	<b>Additions</b>
02-01	' ACH Credit PACIFICWESTERNBK ASSN CR 230201 0806-00000035	663.00
02-02	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230202 RDC DEPOSIT	331.25
02-02	' ACH Credit PACIFICWESTERNBK ASSN CR 230202 0806-00000035	662.75
02-06	' ACH Credit PACIFICWESTERNBK ASSN CR 230206 0806-00000035	6,956.25
02-07	' ACH Credit PACIFICWESTERNBK ASSN CR 230207 0806-00000035	1,987.50
02-07	' ACH Credit PACIFICWESTERNBK IBTRANSFER Deposit for Reserv e Study	2,400.00
02-08	' ACH Credit PACIFICWESTERNBK ASSN CR 230208 0806-00000035	2,981.25
02-09	' ACH Credit PACIFICWESTERNBK ASSN CR 230209 0806-00000035	4,306.25
02-10	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230210 RDC DEPOSIT	662.50
02-10	' ACH Credit PACIFICWESTERNBK ASSN CR 230210 0806-00000035	2,650.00
02-13	' ACH Credit PACIFICWESTERNBK ASSN CR 230213 0806-00000035	3,643.75
02-14	' ACH Credit PACIFICWESTERNBK ASSN CR 230214 0806-00000035	2,649.00
02-15	' ACH Credit PACIFICWESTERNBK ASSN CR 230215 0806-00000035	2,318.75
02-17	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230217 RDC DEPOSIT	850.88
02-17	' ACH Credit PACIFICWESTERNBK ASSN CR 230217 0806-00000035	1,987.50

GABLE BROTHERS, INC  
February 28, 2023

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<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-21	' ACH Credit PACIFICWESTERNBK ASSN CR 230221 0806-00000035	3,312.50
02-22	' ACH Credit PACIFICWESTERNBK ASSN CR 230222 0806-00000035	1,325.00
02-24	' ACH Credit PACIFICWESTERNBK ASSN CR 230224 0806-00000035	331.25
02-27	' ACH Credit PACIFICWESTERNBK ASSN CR 230227 0806-00000035	2,319.00
02-28	' ACH Credit PACIFICWESTERNBK ASSN CR 230228 0806-00000035	2,318.75

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	19,075.01	02-09	36,460.52	02-21	49,871.52
02-01	18,478.01	02-10	37,729.02	02-22	51,196.52
02-02	18,212.01	02-13	38,972.77	02-24	51,502.77
02-06	24,822.24	02-14	41,621.77	02-27	53,821.77
02-07	29,173.02	02-15	43,940.52	02-28	55,245.52
02-08	32,154.27	02-17	46,778.90		

**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 02/28/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						186,758.37
Cleared Transactions						
Checks and Payments - 3 items						
Transfer	02/07/2023			X	-2,400.00	-2,400.00
Transfer	02/23/2023			X	-73,136.40	-75,536.40
Transfer	02/23/2023			X	-71,363.79	-146,900.19
Total Checks and Payments					-146,900.19	-146,900.19
Deposits and Credits - 2 items						
Deposit	02/28/2023			X	94.47	94.47
General Journal	02/28/2023			X	895.00	989.47
Total Deposits and Credits					989.47	989.47
Total Cleared Transactions					-145,910.72	-145,910.72
Cleared Balance					-145,910.72	40,847.65
Register Balance as of 02/28/2023					-145,910.72	40,847.65

Last statement: January 31, 2023  
This statement: February 28, 2023  
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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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	\$186,758.37
Low balance	\$39,858.18	Total additions	989.47
Average balance	\$153,940.29	Total subtractions	146,900.19
Avg collected balance	\$153,940	Ending balance	\$40,847.65
Interest paid year to date	\$220.69		

#### DEBITS

Date	Description	Subtractions
02-07	' ACH Debit PACIFICWESTERNBK IBTRANSFER Deposit for Reserve Study	2,400.00
02-23	' ACH Debit TREASURY DIRECT TREAS DRCT 230223	71,363.79
02-23	' ACH Debit TREASURY DIRECT TREAS DRCT 230223	73,136.40

#### CREDITS

Date	Description	Additions
02-28	' ACH Credit PACIFICWESTERNBK IBTRANSFER February Reserve Contribution	895.00
02-28	' Interest Credit	94.47

#### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	186,758.37	02-23	39,858.18		
02-07	184,358.37	02-28	40,847.65		

GABLE BROTHERS, INC  
February 28, 2023

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**INTEREST INFORMATION**

Annual percentage yield earned	0.80%
Interest-bearing days	28
Average balance for APY	\$153,940.29
Interest earned	\$94.47

**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, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
102OD - Scarborough	2.86	0.00	331.25	0.00	0.00	334.11
111OD - Qian	0.00	0.00	1.00	0.00	0.00	1.00
113OD - Blansfield	12.70	10.79	341.94	10.25	1,108.71	1,484.39
114OD - Dong / Shen	0.00	0.00	331.25	0.00	0.00	331.25
116OD - Jaggavarapu / Kalakota	9.17	10.05	338.07	6.54	707.62	1,071.45
118OD - Cai / Du	0.00	0.00	331.25	0.00	0.00	331.25
132OD - Dam / Hoang	0.00	0.00	331.25	0.00	0.00	331.25
136OD - Smith	2.86	0.00	331.25	0.00	0.00	334.11
141OD - Tomaszewski	0.00	0.00	331.25	0.00	0.00	331.25
142OD - Milewski	2.86	0.00	331.25	0.00	0.00	334.11
143OD - Bhatia	2.86	0.00	0.00	0.00	331.25	334.11
159OD - Saunders	0.00	0.00	331.25	0.00	0.00	331.25
162OD - Fischel	0.00	0.00	331.25	0.00	0.00	331.25
167OD - Gandhi	2.86	0.00	331.25	0.00	0.00	334.11
168OD - Mazzuca	0.00	0.00	331.25	0.00	0.00	331.25
185OD - Young	2.85	0.00	330.75	0.00	0.00	333.60
207AT - Sadashiv / Kupsad	0.00	0.00	331.00	0.00	0.00	331.00
210AT - Doctor / Tabassum	2.86	0.00	331.25	0.00	0.00	334.11
220AT - Mengden	9.17	10.05	338.07	6.54	707.62	1,071.45
231AT - Akbar	2.86	0.00	331.25	0.00	0.00	334.11
232AT - Quercetti	2.86	0.00	331.00	0.00	0.00	333.86
303OR - Slipski	0.00	0.00	331.25	0.00	0.00	331.25
313OR - Brady / McGovern	9.17	10.05	338.07	6.54	707.62	1,071.45
322OR - Flickinger, Trust	2.86	0.00	331.25	0.00	0.00	334.11
323OR - Thacker	0.00	0.00	331.25	0.00	331.25	662.50
326OR - Strukelj	0.00	0.00	331.25	0.00	0.00	331.25
416AW - Lappalainen / Singh	0.00	0.00	331.25	0.00	0.00	331.25
425AW - Murray, Jr.	2.86	0.00	0.00	0.00	331.25	334.11
508CC - Velasquez	2.86	0.00	331.25	0.00	0.00	334.11
510CC - Dattani Trust	2.86	0.00	331.00	0.00	0.00	333.86
520CC - Nardo	0.00	0.00	331.25	0.00	0.00	331.25
522CC - Gao / Huang	2.86	0.00	331.25	0.00	0.00	334.11
<b>TOTAL</b>	<b>80.24</b>	<b>40.94</b>	<b>9,637.15</b>	<b>29.87</b>	<b>4,225.32</b>	<b>14,013.52</b>