

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

September 30, 2022

Greenville Overlook
Balance Sheet
 As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	66,278.83
Total Operating Accounts	66,278.83
Reserve Accounts	
Pacific Western MM	182,769.57
Total Reserve Accounts	182,769.57
Total Checking/Savings	249,048.40
Accounts Receivable	
Accounts Receivable	7,516.26
Total Accounts Receivable	7,516.26
Total Current Assets	256,564.66
TOTAL ASSETS	256,564.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	22,632.61
Total Accounts Payable	22,632.61
Other Current Liabilities	
Prepaid Assessments	1,471.44
Total Other Current Liabilities	1,471.44
Total Current Liabilities	24,104.05
Total Liabilities	24,104.05
Equity	
Operating Equity	8,908.47
Reserves	
Prior Year Fund Balance	174,589.16
Current Year Contributions	8,055.00
Interest	125.41
Total Reserves	182,769.57
Net Income	40,782.57
Total Equity	232,460.61
TOTAL LIABILITIES & EQUITY	256,564.66

Greenville Overlook
 Budget Comparison - Monthly
 September 2022

Expense	Sep 22	Budget	\$ Over Budget
Administrative Expenses			
Office Expenses	170.67	50.00	120.67
Management	1,200.00	1,200.00	0.00
Legal Fees - General	370.00	370.00	0.00
Community Expenses	0.00	200.00	-200.00
Total Administrative Expenses	1,740.67	1,820.00	-79.33
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	34.29	40.00	-5.71
Total Utilities	49.06	55.00	-5.94
Grounds Expenses			
Landscape Management	3,110.00	3,111.11	-1.11
Total Grounds Expenses	3,110.00	3,111.11	-1.11
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	5,794.73	5,881.11	-86.38
Net Income	-5,794.73	-5,881.11	86.38

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

	Jan - Sep 22	Budget	\$ Over Budget
Income			
Income			
Income			
Association Fees	106,000.00	106,000.00	0.00
Misc. Income	2,778.59	0.00	2,778.59
Total Income	108,778.59	106,000.00	2,778.59
Total Income	108,778.59	106,000.00	2,778.59
Expense			
Administrative Expenses			
Office Expenses	1,371.99	1,250.00	121.99
Management	10,800.00	10,800.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	2,170.00	1,970.00	200.00
Community Expenses	397.62	1,800.00	-1,402.38
Total Administrative Expenses	16,851.61	18,520.00	-1,668.39
Utilities			
Water - Sprinkler	132.93	135.00	-2.07
Utilities - Electric	288.98	360.00	-71.02
Total Utilities	421.91	495.00	-73.09
Grounds Expenses			
Landscape Management	21,770.00	21,777.78	-7.78
General Maintenance	1,873.75	0.00	1,873.75
Tree Maintenance	4,848.75	4,875.00	-26.25
Basin Management	10,850.00	10,000.00	850.00
Snow Removal	3,325.00	11,625.00	-8,300.00
Total Grounds Expenses	42,667.50	48,277.78	-5,610.28
Reserve Expense			
Contributions	8,055.00	8,055.00	0.00
Total Reserve Expense	8,055.00	8,055.00	0.00
Total Expense	67,996.02	75,347.78	-7,351.76
Net Income	40,782.57	30,652.22	10,130.35

Greenville Overlook
Account QuickReport

As of September 30, 2022

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Operating Accounts				
Pacific Western Checking				
09/01/2022	1053	Gable Brothers, Inc.	Management Fee - September	-1,200.00
09/02/2022		Artesian	Acct # 1988918026	-14.77
09/30/2022			September Reserve Contribution	-895.00
Total Pacific Western Checking				<u>-2,109.77</u>
Total Operating Accounts				<u>-2,109.77</u>
TOTAL				<u><u>-2,109.77</u></u>

Greenville Overlook
Expense Account Detail
January through September 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
02/18/2022	1018	Anju Vaidya	Prior Board Meeting Expenses	324.06
02/28/2022		Gable Brothers, Inc.	February	11.75
03/31/2022		Gable Brothers, Inc.	March	4.23
03/31/2022		Gable Brothers, Inc.	Certified Mail - Violation Letters	15.16
04/08/2022	993621570	Southdata, Inc.	Board Meeting Notice & Agenda	162.22
04/30/2022		Gable Brothers, Inc.	April	10.98
05/31/2022		Gable Brothers, Inc.	May	22.76
05/31/2022		Gable Brothers, Inc.	Certified Mail - Violation Letter	7.58
06/30/2022		Gable Brothers, Inc.	June	9.48
07/01/2022	993693556	Southdata, Inc.	Semi-Annual Invoices	160.41
07/31/2022		Gable Brothers, Inc.	July	6.32
08/12/2022	993716101	Southdata, Inc.	BOD Meeting Notice	164.61
08/31/2022		Gable Brothers, Inc.	August	6.70
08/31/2022		Gable Brothers, Inc.	Certified Mail - Violation Letters	16.18
09/28/2022	993747593	Southdata, Inc.	Candidate Solicitation Mailing	165.14
09/30/2022		Gable Brothers, Inc.	September	5.53
Total Office Expenses				1,371.99
Management				
01/01/2022		Gable Brothers, Inc.	January	1,200.00
02/01/2022		Gable Brothers, Inc.	February	1,200.00
03/01/2022		Gable Brothers, Inc.	March	1,200.00
04/01/2022		Gable Brothers, Inc.	April	1,200.00
05/01/2022		Gable Brothers, Inc.	May	1,200.00
06/01/2022		Gable Brothers, Inc.	June	1,200.00
07/01/2022		Gable Brothers, Inc.	July	1,200.00
08/01/2022		Gable Brothers, Inc.	August	1,200.00
09/01/2022		Gable Brothers, Inc.	September	1,200.00
Total Management				10,800.00
Insurance				
02/04/2022		Nationwide	Annual Premium	2,087.00
Total Insurance				2,087.00
Taxes				
02/23/2022		DE Division of Corporations	Annual Franchise Tax	25.00
Total Taxes				25.00
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
03/18/2022	64296159	Whiteford, Taylor & Preston, LLC	Retainer	200.00
03/31/2022	64285412	Whiteford, Taylor & Preston, LLC	Retainer - November 2021	200.00
04/18/2022	64299302	Whiteford, Taylor & Preston, LLC	Retainer	200.00
05/18/2022	64301691	Whiteford, Taylor & Preston, LLC	Retainer	200.00
06/17/2022	64305260	Whiteford, Taylor & Preston, LLC	Retainer	200.00
07/20/2022	64308353	Whiteford, Taylor & Preston, LLC	Retainer	200.00
08/18/2022	64311893	Whiteford, Taylor & Preston, LLC	Retainer	200.00
09/16/2022	64314583	Whiteford, Taylor & Preston, LLC	Retainer	200.00
09/16/2022	64314583	Whiteford, Taylor & Preston, LLC	Client Communications	170.00
Total Legal Fees - General				2,170.00
Community Expenses				
04/15/2022		Karina Chara	Easter Egg Hunt	233.81
04/25/2022	1031	Jennifer Fletcher	Easter Egg Hunt & Community Meeting	163.81
Total Community Expenses				397.62
Total Administrative Expenses				16,851.61

Date	Num	Name	Memo	Amount
Utilities				
Water - Sprinkler				
01/11/2022		Artesian	January	14.77
02/08/2022		Artesian	February	14.77
03/11/2022		Artesian	March	14.77
04/11/2022		Artesian	April	14.77
05/09/2022		Artesian	May	14.77
06/10/2022		Artesian	June	14.77
07/11/2022		Artesian	July	14.77
08/08/2022		Artesian	August	14.77
09/09/2022		Artesian	September	14.77
Total Water - Sprinkler				132.93
Utilities - Electric				
01/21/2022		Delmarva Power	January	34.10
02/17/2022		Delmarva Power	February	28.49
03/17/2022		Delmarva Power	March	32.35
04/18/2022		Delmarva Power	April	32.87
05/19/2022		Delmarva Power	May	29.82
06/20/2022		Delmarva Power	June	32.28
07/20/2022		Delmarva Power	July	33.25
08/18/2022		Delmarva Power	August	31.53
09/22/2022		Delmarva Power	September	34.29
Total Utilities - Electric				288.98
Total Utilities				421.91
Grounds Expenses				
Landscape Management				
03/31/2022		Michael Mitsdarfer	Accrue March Services	3,110.00
04/30/2022		Michael Mitsdarfer	Accrue April Services	3,110.00
05/31/2022		Michael Mitsdarfer	Accrue May Services	3,110.00
06/30/2022		Michael Mitsdarfer	Accrue June Services	3,110.00
07/31/2022		Michael Mitsdarfer	Accrue July Services	3,110.00
08/31/2022		Michael Mitsdarfer	Accrue August Services	3,110.00
09/30/2022		Michael Mitsdarfer	Accrue September Services	3,110.00
Total Landscape Management				21,770.00
General Maintenance				
02/25/2022	56311	Delcollo Security Technologies, Inc.	Firewall Blocking Video - Entrance Cameras	125.00
04/01/2022	30691	McDonald Lawn & Lanscape	Clear Blocked Drainage @ Odyssey & Athena	490.00
05/14/2022	30822	McDonald Lawn & Lanscape	Cut Swale & Rip Rap behind Arcadia Way	490.00
05/14/2022	30822	McDonald Lawn & Lanscape	Reset 2 Stop Signs in Concrete	250.00
05/25/2022	15230	Rickerman Tree Service, Inc.	Remove Vines in Black Cherry @ 226 Athena	143.75
06/30/2022	31833	McDonald Lawn & Lanscape	Reset Stop Sign in Concrete	125.00
08/25/2022	1257060	Hoffman's Exterminating Co, Inc.	Remove Bald Face Hornets Nest	250.00
Total General Maintenance				1,873.75
Tree Maintenance				
03/01/2022	1717	Ace Property Solutions, Inc.	Deposit	1,400.00
04/05/2022	1717	Ace Property Solutions, Inc.	Balance Due	1,445.00
05/25/2022	15230	Rickerman Tree Service, Inc.	Drop Dead Tulip Poplar @ 147 Odyssey	627.50
05/25/2022	15230	Rickerman Tree Service, Inc.	Remove Dead Ash @ 323 Oracle	1,262.50
06/02/2022	1765	Ace Property Solutions, Inc.	Weed Whack 18" Tall Areas & Untangle Vines	113.75
Total Tree Maintenance				4,848.75
Basin Management				
04/01/2022	30691	McDonald Lawn & Lanscape	Repair SWM Basin Violations	5,600.00
04/01/2022	30691	McDonald Lawn & Lanscape	Disposal Fees	270.00
04/25/2022	30770	McDonald Lawn & Lanscape	Remaining SWM Basins into Compliance	4,800.00
04/25/2022	30770	McDonald Lawn & Lanscape	Disposal Fees	180.00
Total Basin Management				10,850.00

Date	Num	Name	Memo	Amount
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				<u>3,325.00</u>
Total Grounds Expenses				42,667.50
Reserve Expense				
Contributions				
01/31/2022			January Reserve Contribution	895.00
02/28/2022			February Reserve Contribution	895.00
03/31/2022			March Reserve Contribution	895.00
04/30/2022			April Reserve Contribution	895.00
05/31/2022			May Reserve Contribution	895.00
06/30/2022			June Reserve Contribution	895.00
07/31/2022			July Reserve Contribution	895.00
08/30/2022			August Reserve Contribution	895.00
09/30/2022			September Reserve Contribution	895.00
Total Contributions				<u>8,055.00</u>
Total Reserve Expense				<u>8,055.00</u>
TOTAL				<u><u>67,996.02</u></u>

Greenville Overlook
A/P Aging Summary

As of September 30, 2022

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Delmarva Power	34.29	0.00	0.00	0.00	0.00	34.29
Gable Brothers, Inc.	5.53	22.88	0.00	0.00	0.00	28.41
Hoffman's Exterminating Co, Inc.	0.00	250.00	0.00	0.00	0.00	250.00
Michael Mitsdarfer	3,110.00	3,110.00	3,110.00	3,110.00	9,330.00	21,770.00
Southdata, Inc.	165.14	0.00	0.00	0.00	0.00	165.14
Whiteford, Taylor & Preston, LLC	0.00	370.00	0.00	0.00	0.00	370.00
TOTAL	<u>3,314.96</u>	<u>3,767.65</u>	<u>3,110.00</u>	<u>3,110.00</u>	<u>9,330.00</u>	<u>22,632.61</u>

Greenville Overlook Reconciliation Detail

Pacific Western Checking, Period Ending 09/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						141,837.37
Cleared Transactions						
Checks and Payments - 7 items						
Bill Pmt -Check	07/26/2022	1044	Karina Chara	X	-233.81	-233.81
Bill Pmt -Check	08/31/2022	1052	Southdata, Inc.	X	-164.61	-398.42
Bill Pmt -Check	08/31/2022	1051	Delmarva Power	X	-31.53	-429.95
Bill Pmt -Check	09/01/2022	1053	Gable Brothers, Inc.	X	-1,200.00	-1,629.95
Bill Pmt -Check	09/02/2022		Artesian	X	-14.77	-1,644.72
Transfer	09/28/2022			X	-75,000.00	-76,644.72
General Journal	09/30/2022			X	-895.00	-77,539.72
Total Checks and Payments					-77,539.72	-77,539.72
Deposits and Credits - 5 items						
Deposit	09/09/2022			X	331.25	331.25
Deposit	09/16/2022			X	662.50	993.75
Deposit	09/23/2022			X	331.25	1,325.00
Deposit	09/29/2022			X	331.25	1,656.25
Deposit	09/30/2022			X	331.25	1,987.50
Total Deposits and Credits					1,987.50	1,987.50
Total Cleared Transactions					-75,552.22	-75,552.22
Cleared Balance					-75,552.22	66,285.15
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	08/24/2022	1048	Gable Brothers, Inc.		-6.32	-6.32
Total Checks and Payments					-6.32	-6.32
Total Uncleared Transactions					-6.32	-6.32
Register Balance as of 09/30/2022					-75,558.54	66,278.83

Last statement: August 31, 2022
This statement: September 30, 2022
Total days in statement period: 30

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	\$141,837.37
Enclosures	4	Total additions	1,987.50
Low balance	\$66,285.15	Total subtractions	77,539.72
Average balance	\$133,474.80	Ending balance	\$66,285.15
Avg collected balance	\$133,474		

CHECKS

Number	Date	Amount	Number	Date	Amount
1044	09-08	233.81	1053	09-01	1,200.00
1051 *	09-07	31.53	* Skip in check sequence		
1052	09-07	164.61			

DEBITS

Date	Description	Subtractions
09-02	' ACH Debit ARTESIANWATER E-VIEW PMT 220902	14.77
09-28	' ACH Debit PACIFICWESTERNBK IBTRANSFER Contributions	75,000.00
09-30	' ACH Debit PACIFICWESTERNBK IBTRANSFER September Reserve Contribution	895.00

CREDITS

Date	Description	Additions
09-08	' ACH Credit PACIFICWESTERNBK ASSN CR 220908 0806-00000035	331.25

GABLE BROTHERS, INC
September 30, 2022

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Date	Description	Additions
09-16	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220916 RDC DEPOSIT	662.50
09-23	' ACH Credit PACIFICWESTERNBK ASSN CR 220923 0806-00000035	331.25
09-28	' ACH Credit PACIFICWESTERNBK ASSN CR 220928 0806-00000035	331.25
09-30	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220930 RDC DEPOSIT	331.25

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	141,837.37	09-07	140,426.46	09-23	141,517.65
09-01	140,637.37	09-08	140,523.90	09-28	66,848.90
09-02	140,622.60	09-16	141,186.40	09-30	66,285.15

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 09/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						106,841.67
Cleared Transactions						
Deposits and Credits - 3 items						
Transfer	09/28/2022			X	75,000.00	75,000.00
Deposit	09/30/2022			X	32.90	75,032.90
General Journal	09/30/2022			X	895.00	75,927.90
Total Deposits and Credits					75,927.90	75,927.90
Total Cleared Transactions					75,927.90	75,927.90
Cleared Balance					75,927.90	182,769.57
Register Balance as of 09/30/2022					75,927.90	182,769.57
Ending Balance					75,927.90	182,769.57

Last statement: August 31, 2022
This statement: September 30, 2022
Total days in statement period: 30

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	\$106,841.67
Low balance	\$106,841.67	Total additions	75,927.90
Average balance	\$114,371.50	Total subtractions	0.00
Avg collected balance	\$114,371	Ending balance	\$182,769.57
Interest paid year to date	\$122.10		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-28	' ACH Credit PACIFICWESTERNBK IBTRANSFER Contributions	75,000.00
09-30	' ACH Credit PACIFICWESTERNBK IBTRANSFER September Reserve Contribution	895.00
09-30	' Interest Credit	32.90

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	106,841.67	09-28	181,841.67	09-30	182,769.57

INTEREST INFORMATION

Annual percentage yield earned	0.35%
Interest-bearing days	30
Average balance for APY	\$114,371.50
Interest earned	\$32.90

GABLE BROTHERS, INC
September 30, 2022

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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