

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

September 30, 2024

Greenville Overlook
Balance Sheet
As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	65,442.63
Total Operating Accounts	65,442.63
Reserve Accounts	
Pacific Western MM	109,895.43
Treasury Direct Account	
T-Bill 11//21/24	73,043.50
T-Bill 02/20/25	71,439.62
Total Treasury Direct Account	144,483.12
Total Reserve Accounts	254,378.55
Total Checking/Savings	319,821.18
Accounts Receivable	
Accounts Receivable	10,858.84
Total Accounts Receivable	10,858.84
Total Current Assets	330,680.02
TOTAL ASSETS	330,680.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	445.47
Total Accounts Payable	445.47
Other Current Liabilities	
Accrued Landscape Maintenance	16,050.00
Prepaid Assessments	2,483.35
Total Other Current Liabilities	18,533.35
Total Current Liabilities	18,978.82
Total Liabilities	18,978.82
Equity	
Operating Equity	25,773.90
Reserves	
Prior Year Fund Balance	218,965.46
Current Year Contributions	28,800.00
Interest	8,225.59
Expenses	
Reserve Study	-1,612.50
Total Expenses	-1,612.50
Total Reserves	254,378.55
Net Income	31,548.75
Total Equity	311,701.20
TOTAL LIABILITIES & EQUITY	330,680.02

Greenville Overlook
 Budget Comparison - Monthly
 September 2024

	Sep 24	Budget	\$ Over Budget
Income			
Income			
Misc. Income	225.00	0.00	225.00
Total Income	225.00	0.00	225.00
Total Income	225.00	0.00	225.00
Expense			
Administrative Expenses			
Office Expenses	13.58	15.00	-1.42
Management	1,320.00	1,320.00	0.00
Legal Fees - General	210.00	250.00	-40.00
Total Administrative Expenses	1,543.58	1,585.00	-41.42
Utilities			
Water - Sprinkler	4.38	215.00	-210.62
Utilities - Electric	39.51	39.50	0.01
Internet - Cameras	178.00	208.35	-30.35
Total Utilities	221.89	462.85	-240.96
Grounds Expenses			
Landscape Management	2,675.00	2,675.00	0.00
Basin Management	1,150.00	1,150.00	0.00
Total Grounds Expenses	3,825.00	3,825.00	0.00
Reserve Expense			
Contributions	5,760.00	5,760.00	0.00
Total Reserve Expense	5,760.00	5,760.00	0.00
Total Expense	11,350.47	11,632.85	-282.38
Net Income	-11,125.47	-11,632.85	507.38

Greenville Overlook
 Budget Comparison - YTD
 January through September 2024

	Jan - Sep 24	Budget	\$ Over Budget
Income			
Income			
Income			
Association Fees	113,000.00	120,000.00	-7,000.00
Late Fees	202.22	0.00	202.22
Legal Income	663.51	0.00	663.51
Misc. Income	3,025.00	0.00	3,025.00
Total Income	116,890.73	120,000.00	-3,109.27
Total Income	116,890.73	120,000.00	-3,109.27
Expense			
Administrative Expenses			
Office Expenses	1,579.60	1,310.00	269.60
Management	11,880.00	11,880.00	0.00
Accounting & Audit	450.00	450.00	0.00
Insurance	1,155.00	1,250.00	-95.00
Taxes	658.00	875.00	-217.00
Legal Fees - General	3,057.50	2,250.00	807.50
Legal Fees - Collections	663.51	0.00	663.51
Total Administrative Expenses	19,443.61	18,015.00	1,428.61
Utilities			
Water - Sprinkler	128.57	940.00	-811.43
Utilities - Electric	382.82	356.00	26.82
Internet - Cameras	1,801.98	1,874.95	-72.97
Total Utilities	2,313.37	3,170.95	-857.58
Grounds Expenses			
Landscape Management	16,650.00	16,650.00	0.00
General Maintenance	385.00	385.00	0.00
Tree Maintenance	6,225.00	6,225.00	0.00
Basin Management	8,050.00	8,050.00	0.00
Snow Removal	3,475.00	3,750.00	-275.00
Total Grounds Expenses	34,785.00	35,060.00	-275.00
Reserve Expense			
Contributions	28,800.00	28,800.00	0.00
Total Reserve Expense	28,800.00	28,800.00	0.00
Total Expense	85,341.98	85,045.95	296.03
Net Income	31,548.75	34,954.05	-3,405.30