

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

April 30, 2022

Greenville Overlook
Balance Sheet
 As of April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	107,674.27
Total Operating Accounts	107,674.27
Reserve Accounts	
Pacific Western MM	103,190.67
Total Reserve Accounts	103,190.67
Total Checking/Savings	210,864.94
Accounts Receivable	
Accounts Receivable	4,207.51
Total Accounts Receivable	4,207.51
Total Current Assets	215,072.45
TOTAL ASSETS	215,072.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	6,898.01
Total Accounts Payable	6,898.01
Other Current Liabilities	
Prepaid Assessments	1,801.69
Total Other Current Liabilities	1,801.69
Total Current Liabilities	8,699.70
Total Liabilities	8,699.70
Equity	
Operating Equity	83,908.47
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	3,580.00
Interest	21.51
Total Reserves	103,190.67
Net Income	19,273.61
Total Equity	206,372.75
TOTAL LIABILITIES & EQUITY	215,072.45

Greenville Overlook
 Budget Comparison - Monthly
 April 2022

	Apr 22	Budget	\$ Over Budget
Income			
Income			
Misc. Income	470.00	0.00	470.00
Total Income	470.00	0.00	470.00
Total Income	470.00	0.00	470.00
Expense			
Administrative Expenses			
Office Expenses	173.20	50.00	123.20
Management	1,200.00	1,200.00	0.00
Legal Fees - General	200.00	200.00	0.00
Community Expenses	163.81	200.00	-36.19
Total Administrative Expenses	1,737.01	1,650.00	87.01
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	32.87	40.00	-7.13
Total Utilities	47.64	55.00	-7.36
Grounds Expenses			
Landscape Management	3,110.00	3,111.11	-1.11
General Maintenance	490.00	0.00	490.00
Tree Maintenance	1,445.00	0.00	1,445.00
Basin Management	10,850.00	10,000.00	850.00
Total Grounds Expenses	15,895.00	13,111.11	2,783.89
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	18,574.65	15,711.11	2,863.54
Net Income	-18,104.65	-15,711.11	-2,393.54

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

	Jan - Apr 22	Budget	\$ Over Budget
Income			
Income			
Association Fees	53,000.00	53,000.00	0.00
Misc. Income	2,778.59	0.00	2,778.59
Total Income	55,778.59	53,000.00	2,778.59
Total Income	55,778.59	53,000.00	2,778.59
Expense			
Administrative Expenses			
Office Expenses	807.28	600.00	207.28
Management	4,800.00	4,800.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	1,000.00	800.00	200.00
Community Expenses	163.81	800.00	-636.19
Total Administrative Expenses	8,883.09	9,700.00	-816.91
Utilities			
Water - Sprinkler	59.08	60.00	-0.92
Utilities - Electric	127.81	160.00	-32.19
Total Utilities	186.89	220.00	-33.11
Grounds Expenses			
Landscape Management	6,220.00	6,222.23	-2.23
General Maintenance	615.00	0.00	615.00
Tree Maintenance	2,845.00	1,400.00	1,445.00
Basin Management	10,850.00	10,000.00	850.00
Snow Removal	3,325.00	11,625.00	-8,300.00
Total Grounds Expenses	23,855.00	29,247.23	-5,392.23
Reserve Expense			
Contributions	3,580.00	3,580.00	0.00
Total Reserve Expense	3,580.00	3,580.00	0.00
Total Expense	36,504.98	42,747.23	-6,242.25
Net Income	19,273.61	10,252.77	9,020.84

Greenville Overlook
Account QuickReport

As of April 30, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
04/04/2022		Artesian	Acct # 1988918026	-14.77
04/06/2022		Ace Property Solutions, Inc.	Invoice # 1717	-1,445.00
04/06/2022	1029	Gable Brothers, Inc.	Postage & Supplies	-11.75
04/06/2022	1030	Gable Brothers, Inc.	Management Fee - April	-1,200.00
04/11/2022		Delmarva Power	Acct # 5501 2488 510	-32.35
04/25/2022	1031	Jennifer Fletcher	Expense Reimbursement	-163.81
04/25/2022	1032	Southdata, Inc.	Invoice # 993621570	-162.22
04/28/2022		McDonald Lawn & Landscape	Invoice # 30691	-6,360.00
04/28/2022		McDonald Lawn & Landscape	Invoice # 30770	-4,980.00
04/30/2022			April Reserve Contribution	-895.00
Total Pacific Western Checking				-15,264.90
Total Operating Accounts				-15,264.90
TOTAL				-15,264.90

**Greenville Overlook
Expense Account Detail**

January through April 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
Total Office Expenses				807.28
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
Total Management				4,800.00
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
Total Legal Fees - General				1,000.00
Community Expenses				
04/25/2022	1031	Jennifer Fletcher	Easter Egg Hunt & Community Meeting	163.81
Total Community Expenses				163.81
Total Administrative Expenses				8,883.09
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
Total Water - Sprinkler				59.08
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
Total Utilities - Electric				127.81
Total Utilities				186.89
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
Total Landscape Management				6,220.00

Date	Num	Name	Memo	Amount
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
Total Tree Maintenance				2,845.00
Basin Management				
04/01/2022	30691	McDonald Lawn & Landscape	Repair SWM Basin Violations	5,600.00
04/01/2022	30691	McDonald Lawn & Landscape	Disposal Fees	270.00
04/25/2022	30770	McDonald Lawn & Landscape	Remaining SWM Basins into Compliance	4,800.00
04/25/2022	30770	McDonald Lawn & Landscape	Disposal Fees	180.00
Total Basin Management				10,850.00
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				3,325.00
Total Grounds Expenses				23,240.00
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
Total Contributions				3,580.00
Total Reserve Expense				3,580.00
TOTAL				35,889.98

Greenville Overlook
A/P Aging Summary

As of April 30, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Delmarva Power	0.00	32.87	0.00	0.00	0.00	32.87
Gable Brothers, Inc.	10.98	19.39	0.00	0.00	0.00	30.37
Michael Mitsdarfer	3,110.00	3,110.00	0.00	0.00	0.00	6,220.00
Whiteford, Taylor & Preston, LLC	0.00	400.00	200.00	0.00	0.00	600.00
TOTAL	3,120.98	3,577.03	200.00	0.00	0.00	6,898.01

Greenville Overlook
Reconciliation Detail
Pacific Western Checking, Period Ending 04/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						127,258.70
Cleared Transactions						
Checks and Payments - 16 items						
Bill Pmt -Check	02/08/2022	1016	Michael Mitsdarfer	X	-1,025.00	-1,025.00
Bill Pmt -Check	03/29/2022	1024	Whiteford, Taylor & Preston, LLC	X	-1,659.00	-2,684.00
Bill Pmt -Check	03/29/2022	1025	Whiteford, Taylor & Preston, LLC	X	-1,261.50	-3,945.50
Bill Pmt -Check	03/29/2022	1027	Whiteford, Taylor & Preston, LLC	X	-200.00	-4,145.50
Bill Pmt -Check	03/29/2022	1026	Whiteford, Taylor & Preston, LLC	X	-200.00	-4,345.50
Bill Pmt -Check	03/29/2022	1023	Whiteford, Taylor & Preston, LLC	X	-200.00	-4,545.50
Bill Pmt -Check	03/29/2022	1028	Delcollo Security Technologies, Inc.	X	-125.00	-4,670.50
Bill Pmt -Check	03/29/2022	1022	Whiteford, Taylor & Preston, LLC	X	-119.03	-4,789.53
Bill Pmt -Check	04/04/2022		Artesian	X	-14.77	-4,804.30
Bill Pmt -Check	04/06/2022		Ace Property Solutions, Inc.	X	-1,445.00	-6,249.30
Bill Pmt -Check	04/06/2022	1030	Gable Brothers, Inc.	X	-1,200.00	-7,449.30
Bill Pmt -Check	04/06/2022	1029	Gable Brothers, Inc.	X	-11.75	-7,461.05
Bill Pmt -Check	04/11/2022		Delmarva Power	X	-32.35	-7,493.40
Bill Pmt -Check	04/28/2022		McDonald Lawn & Lanscape	X	-6,360.00	-13,853.40
Bill Pmt -Check	04/28/2022		McDonald Lawn & Lanscape	X	-4,980.00	-18,833.40
General Journal	04/30/2022			X	-895.00	-19,728.40
Total Checks and Payments					-19,728.40	-19,728.40
Deposits and Credits - 1 item						
Deposit	04/28/2022			X	470.00	470.00
Total Deposits and Credits					470.00	470.00
Total Cleared Transactions					-19,258.40	-19,258.40
Cleared Balance					-19,258.40	108,000.30
Uncleared Transactions						
Checks and Payments - 2 items						
Check	04/25/2022	1031	Jennifer Fletcher		-163.81	-163.81
Bill Pmt -Check	04/25/2022	1032	Southdata, Inc.		-162.22	-326.03
Total Checks and Payments					-326.03	-326.03
Total Uncleared Transactions					-326.03	-326.03
Register Balance as of 04/30/2022					-19,584.43	107,674.27

Last statement: March 31, 2022
This statement: April 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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1002180915
(10)

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	\$127,258.70
Enclosures	10	Total additions	470.00
Low balance	\$108,000.30	Total subtractions	19,728.40
Average balance	\$119,847.75	Ending balance	\$108,000.30
Avg collected balance	\$119,847		

CHECKS

Number	Date	Amount	Number	Date	Amount
1016	04-04	1,025.00	1027	04-01	200.00
1022 *	04-01	119.03	1028	04-01	125.00
1023	04-01	200.00	1029	04-12	11.75
1024	04-01	1,659.00	1030	04-12	1,200.00
1025	04-01	1,261.50			
1026	04-01	200.00			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
04-07	' ACH Debit ACE PROPERTY SOL SALE 220407	1,445.00
04-08	' ACH Debit ARTESIANWATER E-VIEW PMT 220408	14.77
04-12	' ACH Debit Delmarva Pw SDPY DELMARVA P 220412	32.35
04-29	' ACH Debit PACIFICWESTERNBK IBTRANSFER April Reserve Cont ribution	895.00
04-29	' ACH Debit MCDONALD LAWN AN SALE 220429	4,980.00

GABLE BROTHERS, INC
April 30, 2022

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<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
04-29	' ACH Debit MCDONALD LAWN AN SALE 220429	6,360.00

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-28	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220428 RDC DEPOSIT	470.00

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	127,258.70	04-07	121,024.17	04-28	120,235.30
04-01	123,494.17	04-08	121,009.40	04-29	108,000.30
04-04	122,469.17	04-12	119,765.30		

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 04/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						102,291.47
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	04/30/2022			X	4.20	4.20
General Journal	04/30/2022			X	895.00	899.20
Total Deposits and Credits					899.20	899.20
Total Cleared Transactions					899.20	899.20
Cleared Balance					899.20	103,190.67
Register Balance as of 04/30/2022					899.20	103,190.67

Last statement: March 31, 2022
This statement: April 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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1002547923
(0)

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	\$102,291.47
Low balance	\$102,291.47	Total additions	899.20
Average balance	\$102,351.14	Total subtractions	0.00
Avg collected balance	\$102,351	Ending balance	\$103,190.67
Interest paid year to date	\$18.20		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-29	' ACH Credit PACIFICWESTERNBK IBTRANSFER April Reserve Cont ribution	895.00
04-30	' Interest Credit	4.20

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	102,291.47	04-29	103,186.47	04-30	103,190.67

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	30
Average balance for APY	\$102,351.14
Interest earned	\$4.20

GABLE BROTHERS, INC
April 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

Greenville Overlook
A/R Aging Summary
As of April 30, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
113OD - Blansfield	0.00	0.00	0.00	0.00	696.63	696.63
116OD - Jaggavarapu / Kalakota	0.00	0.00	0.00	0.00	331.25	331.25
121OD - Singh	0.00	0.00	0.00	0.00	331.25	331.25
124OD - Miao	0.00	0.00	0.00	0.00	331.25	331.25
136OD - Smith	0.00	0.00	0.00	0.00	331.25	331.25
142OD - Milewski	0.00	0.00	0.00	0.00	519.63	519.63
175OD - Sheridan	0.00	0.00	0.00	0.00	10.00	10.00
220AT - Mengden	0.00	0.00	0.00	0.00	331.25	331.25
313OR - Brady / McGovern	0.00	0.00	0.00	0.00	331.25	331.25
323OR - Thacker	0.00	0.00	0.00	0.00	331.25	331.25
415AW - Kelly	0.00	0.00	0.00	0.00	331.25	331.25
425AW - Murray, Jr.	0.00	0.00	0.00	0.00	331.25	331.25
TOTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,207.51</u>	<u>4,207.51</u>