

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

June 30, 2023

Greenville Overlook

Balance Sheet

As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	54,338.92
Total Operating Accounts	54,338.92
Reserve Accounts	
Pacific Western MM	44,540.68
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	189,040.87
Total Checking/Savings	243,379.79
Accounts Receivable	
Accounts Receivable	2,747.45
Total Accounts Receivable	2,747.45
Total Current Assets	246,127.24
TOTAL ASSETS	246,127.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,952.44
Total Accounts Payable	5,952.44
Other Current Liabilities	
Accrued Landscape Maintenance	9,855.00
Prepaid Assessments	3,351.32
Total Other Current Liabilities	13,206.32
Total Current Liabilities	19,158.76
Total Liabilities	19,158.76
Equity	
Operating Equity	29,441.54
Reserves	
Prior Year Fund Balance	185,737.15
Current Year Contributions	5,370.00
Interest	333.72
Expenses	
Reserve Study	-4,488.08
Total Expenses	-4,488.08
Total Reserves	186,952.79
Net Income	10,574.15
Total Equity	226,968.48
TOTAL LIABILITIES & EQUITY	246,127.24

Greenville Overlook
Budget Comparison - Monthly

June 2023

	Jun 23	Budget	\$ Over Budget
Income			
Income			
Late Fees	20.48	0.00	20.48
Total Income	20.48	0.00	20.48
Total Income	20.48	0.00	20.48
Expense			
Administrative Expenses			
Office Expenses	11.70	12.00	-0.30
Management	1,260.00	1,260.00	0.00
Legal Fees - General	200.00	200.00	0.00
Legal Fees - Collections	17.59	0.00	17.59
Total Administrative Expenses	1,489.29	1,472.00	17.29
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	40.13	40.00	0.13
Internet - Cameras	324.66	0.00	324.66
Total Utilities	379.56	55.00	324.56
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	6,048.85	5,707.00	341.85
Net Income	-6,028.37	-5,707.00	-321.37

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

	Jan - Jun 23	Budget	\$ Over Budget
Income			
Income			
Association Fees	53,000.00	53,000.00	0.00
Late Fees	233.03	0.00	233.03
Legal Income	512.75	0.00	512.75
Total Income	<u>53,745.78</u>	<u>53,000.00</u>	<u>745.78</u>
Total Income	53,745.78	53,000.00	745.78
Expense			
Administrative Expenses			
Office Expenses	886.76	862.00	24.76
Management	7,560.00	7,560.00	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	1,400.00	1,200.00	200.00
Legal Fees - Collections	530.34	0.00	530.34
Total Administrative Expenses	<u>12,896.10</u>	<u>12,772.00</u>	<u>124.10</u>
Utilities			
Water - Sprinkler	88.62	90.00	-1.38
Utilities - Electric	211.67	240.00	-28.33
Internet - Cameras	3,957.48	0.00	3,957.48
Total Utilities	<u>4,257.77</u>	<u>330.00</u>	<u>3,927.77</u>
Grounds Expenses			
Landscape Management	9,855.00	9,855.00	0.00
General Maintenance	2,342.76	3,000.00	-657.24
Basin Repairs	8,450.00	8,000.00	450.00
Total Grounds Expenses	<u>20,647.76</u>	<u>20,855.00</u>	<u>-207.24</u>
Reserve Expense			
Contributions	5,370.00	5,370.00	0.00
Total Reserve Expense	<u>5,370.00</u>	<u>5,370.00</u>	<u>0.00</u>
Total Expense	<u>43,171.63</u>	<u>39,327.00</u>	<u>3,844.63</u>
Net Income	<u>10,574.15</u>	<u>13,673.00</u>	<u>-3,098.85</u>

Greenville Overlook
Checking Account Detail

As of June 30, 2023

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
06/05/2023		Artesian	Acct # 1988918026	-14.77
06/06/2023	1095	Delcollo Security Technologies, Inc.	Invoice # 58080	-312.50
06/06/2023	1096	Gable Brothers, Inc.	Postage & Supplies	-21.42
06/06/2023	1097	Pace Electrical & Generator Services	Invoice # 39777313	-2,655.00
06/06/2023	1098	Robert C. Bezgin, CPA	2022 Tax Return	-450.00
06/06/2023	1099	Gable Brothers, Inc.	Postage & Supplies	-22.05
06/06/2023	1100	Verizon	357-150-723-0001-72 & 157-151-762-0001-82	-324.66
06/06/2023	1101	Gable Brothers, Inc.	June	-1,260.00
06/09/2023		Delmarva Power	Acct # 5501 2488 510	-37.15
06/30/2023			June Reserve Contribution	-895.00
Total Pacific Western Checking				-5,992.55
Total Operating Accounts				-5,992.55
TOTAL				-5,992.55

**Greenville Overlook
Expense Account Detail**

January through June 2023

Date	Num	Name	Memo	Amount
Administrative Expenses				
Office Expenses				
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.	Board Meeting Notice & Agenda	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
06/30/2023		Gable Brothers, Inc.	June	11.70
Total Office Expenses				886.76
Management				
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
06/01/2023		Gable Brothers, Inc.	June	1,260.00
Total Management				7,560.00
Accounting & Audit				
05/09/2023		Robert C. Bezgin, CPA	2022 Tax Return	450.00
Total Accounting & Audit				450.00
Insurance				
02/04/2023		Nationwide	Annual Premium	2,044.00
Total Insurance				2,044.00
Taxes				
02/22/2023		DE Division of Corporations	Annual Franchise Tax	25.00
Total Taxes				25.00
Legal Fees - General				
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
05/18/2023	64340808	Whiteford, Taylor & Preston, LLC	Retainer	200.00
05/31/2023	64342823	Whiteford, Taylor & Preston, LLC	Retainer	200.00
06/30/2023	64346898	Whiteford, Taylor & Preston, LLC	Retainer	200.00
Total Legal Fees - General				1,400.00
Legal Fees - Collections				
05/31/2023	64342823	Whiteford, Taylor & Preston, LLC	220AT - Mengden	109.63
05/31/2023	64342823	Whiteford, Taylor & Preston, LLC	113OD - Blansfield	403.12
06/30/2023	64346898	Whiteford, Taylor & Preston, LLC	113OD - Blansfield	17.59
Total Legal Fees - Collections				530.34
Total Administrative Expenses				12,896.10
Utilities				
Water - Sprinkler				
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
06/09/2023		Artesian	June	14.77
Total Water - Sprinkler				88.62
Utilities - Electric				
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
06/22/2023		Delmarva Power	June	40.13
Total Utilities - Electric				211.67
Internet - Cameras				
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
06/25/2023		Verizon	357-150-723-0001-72 (June)	162.33
06/25/2023		Verizon	157-151-762-0001-82 (June)	162.33
Total Internet - Cameras				3,957.48
Total Utilities				4,257.77
Grounds Expenses				
Landscape Management				
04/30/2023			Accrue April	3,285.00

Date	Num	Name	Memo	Amount
05/31/2023			Accrue May	3,285.00
06/30/2023			Accrue June	3,285.00
Total Landscape Management				9,855.00
General Maintenance				
04/12/2023	34974	McDonald Lawn & Lanscape	Entrance Lighting Repairs & Replacements	2,342.76
Total General Maintenance				2,342.76
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				20,647.76
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
06/30/2023			June Reserve Contribution	895.00
Total Contributions				5,370.00
Total Reserve Expense				5,370.00
TOTAL				43,171.63

Greenville Overlook
A/P Aging Summary

As of June 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	14.77	0.00	0.00	0.00	0.00	14.77
Bustamante Engineers, Inc.	0.00	2,088.08	0.00	0.00	0.00	2,088.08
Delmarva Power	40.13	0.00	0.00	0.00	0.00	40.13
Gable Brothers, Inc.	11.70	0.00	0.00	0.00	0.00	11.70
McDonald Lawn & Lanscape	0.00	0.00	0.00	2,342.76	0.00	2,342.76
Verizon	324.66	0.00	0.00	0.00	0.00	324.66
Whiteford, Taylor & Preston, LLC	217.59	712.75	200.00	0.00	0.00	1,130.34
TOTAL	608.85	2,800.83	200.00	2,342.76	0.00	5,952.44

Greenville Overlook
Reconciliation Detail

Pacific Western Checking, Period Ending 06/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						60,343.65
Cleared Transactions						
Checks and Payments - 11 items						
Bill Pmt -Check	04/27/2023	1089	Gable Brothers, Inc.	X	-12.18	-12.18
Bill Pmt -Check	06/05/2023		Artesian	X	-14.77	-26.95
Bill Pmt -Check	06/06/2023	1097	Pace Electrical & Generator Services	X	-2,655.00	-2,681.95
Bill Pmt -Check	06/06/2023	1101	Gable Brothers, Inc.	X	-1,260.00	-3,941.95
Bill Pmt -Check	06/06/2023	1098	Robert C. Bezgin, CPA	X	-450.00	-4,391.95
Bill Pmt -Check	06/06/2023	1100	Verizon	X	-324.66	-4,716.61
Bill Pmt -Check	06/06/2023	1095	Delcollo Security Technologies, Inc.	X	-312.50	-5,029.11
Bill Pmt -Check	06/06/2023	1099	Gable Brothers, Inc.	X	-22.05	-5,051.16
Bill Pmt -Check	06/06/2023	1096	Gable Brothers, Inc.	X	-21.42	-5,072.58
Bill Pmt -Check	06/09/2023		Delmarva Power	X	-37.15	-5,109.73
General Journal	06/30/2023			X	-895.00	-6,004.73
Total Checks and Payments					-6,004.73	-6,004.73
Total Cleared Transactions					-6,004.73	-6,004.73
Cleared Balance					-6,004.73	54,338.92
Register Balance as of 06/30/2023					-6,004.73	54,338.92

Last statement: May 31, 2023
This statement: June 30, 2023
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
(8)

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	\$60,343.65
Enclosures	8	Total additions	.00
Low balance	\$54,338.92	Total subtractions	6,004.73
Average balance	\$56,524.40	Ending balance	\$54,338.92
Avg collected balance	\$56,524		

CHECKS

Number	Date	Amount	Number	Date	Amount
1089	06-06	12.18	1099	06-06	22.05
1095 *	06-12	312.50	1100	06-09	324.66
1096	06-06	21.42	1101	06-06	1,260.00
1097	06-09	2,655.00	* Skip in check sequence		
1098	06-13	450.00			

DEBITS

Date	Description	Subtractions
06-05	' ACH Debit ARTESIANWATER E-VIEW PMT 230605	14.77
06-09	' ACH Debit DELMARVA POWER DIRECT PAY 230609	37.15
06-30	' ACH Debit PACIFICWESTERNBK IBTRANSFER June Reserve Contr ibution	895.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
05-31	60,343.65	06-06	59,013.23	06-12	55,683.92
06-05	60,328.88	06-09	55,996.42	06-13	55,233.92

GABLE BROTHERS, INC
June 30, 2023

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<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	54,338.92				

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 06/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						43,616.98
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	06/30/2023			X	28.70	28.70
General Journal	06/30/2023			X	895.00	923.70
Total Deposits and Credits					923.70	923.70
Total Cleared Transactions					923.70	923.70
Cleared Balance					923.70	44,540.68
Register Balance as of 06/30/2023					923.70	44,540.68

Last statement: May 31, 2023
This statement: June 30, 2023
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	\$43,616.98
Low balance	\$43,616.98	Total additions	923.70
Average balance	\$43,646.81	Total subtractions	0.00
Avg collected balance	\$43,646	Ending balance	\$44,540.68
Interest paid year to date	\$333.72		

CREDITS

Date	Description	Additions
06-30	' ACH Credit PACIFICWESTERNBK IBTRANSFER June Reserve Contr ibution	895.00
06-30	' Interest Credit	28.70

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
05-31	43,616.98	06-30	44,540.68		

INTEREST INFORMATION

Annual percentage yield earned	0.80%
Interest-bearing days	30
Average balance for APY	\$43,646.81
Interest earned	\$28.70

GABLE BROTHERS, INC
June 30, 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 June 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
113OD - Blansfield (L)	14.12	417.57	0.00	13.86	1,498.57	1,944.12
142OD - Milewski	3.18	3.25	0.00	3.12	337.30	346.85
143OD - Bhatia	3.18	3.25	0.00	3.12	337.30	346.85
220AT - Mengden (L)	0.00	109.63	0.00	0.00	0.00	109.63
TOTAL	<u>20.48</u>	<u>533.70</u>	<u>0.00</u>	<u>20.10</u>	<u>2,173.17</u>	<u>2,747.45</u>