

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

July 31, 2022

Greenville Overlook
Balance Sheet
As of July 31, 2022

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	134,503.33
Total Operating Accounts	134,503.33
Reserve Accounts	
Pacific Western MM	105,915.17
Total Reserve Accounts	105,915.17
Total Checking/Savings	240,418.50
Accounts Receivable	
Accounts Receivable	19,445.01
Total Accounts Receivable	19,445.01
Total Current Assets	259,863.51
TOTAL ASSETS	259,863.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	15,771.09
Total Accounts Payable	15,771.09
Other Current Liabilities	
Prepaid Assessments	1,802.69
Total Other Current Liabilities	1,802.69
Total Current Liabilities	17,573.78
Total Liabilities	17,573.78
Equity	
Operating Equity	83,908.47
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	6,265.00
Interest	61.01
Total Reserves	105,915.17
Net Income	52,466.09
Total Equity	242,289.73
TOTAL LIABILITIES & EQUITY	259,863.51

Greenville Overlook
 Budget Comparison - Monthly
 July 2022

	Jul 22	Budget	\$ Over Budget
Income			
Income			
Association Fees	53,000.00	53,000.00	0.00
Total Income	53,000.00	53,000.00	0.00
Total Income	53,000.00	53,000.00	0.00
Expense			
Administrative Expenses			
Office Expenses	166.73	450.00	-283.27
Management	1,200.00	1,200.00	0.00
Legal Fees - General	200.00	200.00	0.00
Community Expenses	0.00	200.00	-200.00
Total Administrative Expenses	1,566.73	2,050.00	-483.27
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	33.25	40.00	-6.75
Total Utilities	48.02	55.00	-6.98
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	5,619.75	6,111.11	-491.36
Net Income	47,380.25	46,888.89	491.36

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

	Jan - Jul 22	Budget	\$ Over Budget
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	1,013.83	1,150.00	-136.17
Management	8,400.00	8,400.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	1,600.00	1,400.00	200.00
Community Expenses	397.62	1,400.00	-1,002.38
Total Administrative Expenses	13,523.45	15,050.00	-1,526.55
Utilities			
Water - Sprinkler	103.39	105.00	-1.61
Utilities - Electric	223.16	280.00	-56.84
Total Utilities	326.55	385.00	-58.45
Grounds Expenses			
Landscape Management	15,550.00	15,555.56	-5.56
General Maintenance	1,623.75	0.00	1,623.75
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	36,197.50	42,055.56	-5,858.06
Reserve Expense			
Contributions	6,265.00	6,265.00	0.00
Total Reserve Expense	6,265.00	6,265.00	0.00
Total Expense	56,312.50	63,755.56	-7,443.06
Net Income	52,466.09	42,244.44	10,221.65

Greenville Overlook
Account QuickReport

As of July 31, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
07/04/2022		Artesian	Acct # 1988918026	-14.77
07/25/2022	1040	Gable Brothers, Inc.	Management Fee - July	-1,200.00
07/25/2022	1041	McDonald Lawn & Lanscape	Invoice # 31833	-125.00
07/25/2022	1042	Whiteford, Taylor & Preston, LLC	Invoice # 64305260	-200.00
07/25/2022		Delmarva Power	June & July	-65.53
07/26/2022	1043	Gable Brothers, Inc.	Postage & Supplies	-39.82
07/26/2022	1044	Karina Chara	Expense Reimbursement	-233.81
07/26/2022	1045	Southdata, Inc.	Invoice # 993693556	-160.41
07/31/2022			July Reserve Contribution	-895.00
Total Pacific Western Checking				-2,934.34
Total Operating Accounts				-2,934.34
TOTAL				-2,934.34

Greenville Overlook
Expense Account Detail
January through July 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
Total Office Expenses				1,013.83
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
Total Management				8,400.00
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
05/12/2022	64301691	Whiteford, Taylor & Preston, LLC	Retainer	200.00
06/16/2022	64305260	Whiteford, Taylor & Preston, LLC	Retainer	200.00
07/20/2022	64308353	Whiteford, Taylor & Preston, LLC	Retainer	200.00
Total Legal Fees - General				1,600.00
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				13,523.45
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
Total Water - Sprinkler				103.39

Date	Num	Name	Memo	Amount
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
Total Utilities - Electric				223.16
Total Utilities				326.55
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
Total Landscape Management				15,550.00
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
Total General Maintenance				1,623.75
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
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				36,197.50

Date	Num	Name	Memo	Amount
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
Total Contributions				<u>6,265.00</u>
Total Reserve Expense				<u>6,265.00</u>
TOTAL				<u><u>56,312.50</u></u>

Greenville Overlook
A/P Aging Summary

As of July 31, 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
Gable Brothers, Inc.	6.32	0.00	0.00	0.00	0.00	6.32
Michael Mitsdarfer	3,110.00	3,110.00	3,110.00	3,110.00	3,110.00	15,550.00
Whiteford, Taylor & Preston, LLC	0.00	200.00	0.00	0.00	0.00	200.00
TOTAL	<u>3,116.32</u>	<u>3,324.77</u>	<u>3,110.00</u>	<u>3,110.00</u>	<u>3,110.00</u>	<u>15,771.09</u>

Greenville Overlook
 Reconciliation Detail
 Pacific Western Checking, Period Ending 07/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						100,668.17
Cleared Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	07/04/2022		Artesian	X	-14.77	-14.77
Bill Pmt -Check	07/25/2022	1040	Gable Brothers, Inc.	X	-1,200.00	-1,214.77
Bill Pmt -Check	07/25/2022	1041	McDonald Lawn & Lanscape	X	-125.00	-1,339.77
Bill Pmt -Check	07/25/2022		Delmarva Power	X	-65.53	-1,405.30
Bill Pmt -Check	07/26/2022	1043	Gable Brothers, Inc.	X	-39.82	-1,445.12
General Journal	07/31/2022			X	-895.00	-2,340.12
Total Checks and Payments					-2,340.12	-2,340.12
Deposits and Credits - 18 items						
Deposit	07/08/2022			X	331.50	331.50
Deposit	07/12/2022			X	331.25	662.75
Deposit	07/12/2022			X	5,300.00	5,962.75
Deposit	07/13/2022			X	993.75	6,956.50
Deposit	07/14/2022			X	2,981.25	9,937.75
Deposit	07/15/2022			X	662.50	10,600.25
Deposit	07/15/2022			X	3,975.00	14,575.25
Deposit	07/18/2022			X	1,656.25	16,231.50
Deposit	07/19/2022			X	4,968.75	21,200.25
Deposit	07/20/2022			X	3,975.00	25,175.25
Deposit	07/21/2022			X	1,656.50	26,831.75
Deposit	07/22/2022			X	2,650.00	29,481.75
Deposit	07/25/2022			X	331.25	29,813.00
Deposit	07/26/2022			X	2,319.00	32,132.00
Deposit	07/27/2022			X	993.75	33,125.75
Deposit	07/28/2022			X	1,656.25	34,782.00
Deposit	07/29/2022			X	662.50	35,444.50
Deposit	07/29/2022			X	1,325.00	36,769.50
Total Deposits and Credits					36,769.50	36,769.50
Total Cleared Transactions					34,429.38	34,429.38
Cleared Balance					34,429.38	135,097.55
Uncleared Transactions						
Checks and Payments - 3 items						
Bill Pmt -Check	07/25/2022	1042	Whiteford, Taylor & Preston, LLC		-200.00	-200.00
Bill Pmt -Check	07/26/2022	1044	Karina Chara		-233.81	-433.81
Bill Pmt -Check	07/26/2022	1045	Southdata, Inc.		-160.41	-594.22
Total Checks and Payments					-594.22	-594.22
Total Uncleared Transactions					-594.22	-594.22
Register Balance as of 07/31/2022					33,835.16	134,503.33

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 6 items						
Deposit	08/01/2022				662.50	662.50
Deposit	08/04/2022				1,987.50	2,650.00
Deposit	08/05/2022				662.50	3,312.50
Deposit	08/05/2022				993.75	4,306.25
Deposit	08/09/2022				993.75	5,300.00
Deposit	08/10/2022				662.50	5,962.50
Total Deposits and Credits					5,962.50	5,962.50
Total New Transactions					4,416.48	4,416.48
Ending Balance					38,251.64	138,919.81

Last statement: June 30, 2022
This statement: July 31, 2022
Total days in statement period: 31

GABLE BROTHERS, INC
GREENVILLE OVERLOOK MAINTENANCE CORP
PROPERTY MANAGEMENT TRUST ACCOUNT
1806 BREEN LN
WILMINGTON DE 19810-4507

Page 1
1002180915
(3)

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	\$100,668.17
Enclosures	3	Total additions	36,769.50
Low balance	\$100,653.40	Total subtractions	2,340.12
Average balance	\$117,291.47	Ending balance	\$135,097.55
Avg collected balance	\$117,291		

CHECKS

Number	Date	Amount	Number	Date	Amount
1040	07-27	1,200.00	1043 *	07-27	39.82
1041	07-29	125.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
07-05	' ACH Debit ARTESIANWATER E-VIEW PMT 220705	14.77
07-26	' ACH Debit Delmarva Pw SDPY DELMARVA P 220726	65.53
07-29	' ACH Debit PACIFICWESTERNBK IBTRANSFER July Reserve Contr ibution	895.00

CREDITS

Date	Description	Additions
07-08	' ACH Credit PACIFICWESTERNBK ASSN CR 220708 0806-00000035	331.25

GABLE BROTHERS, INC
July 31, 2022

Page 2
1002180915

Date	Description	Additions
07-08	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220708 RDC DEPOSIT	331.50
07-11	' ACH Credit PACIFICWESTERNBK ASSN CR 220711 0806-00000035	5,300.00
07-12	' ACH Credit PACIFICWESTERNBK ASSN CR 220712 0806-00000035	993.75
07-13	' ACH Credit PACIFICWESTERNBK ASSN CR 220713 0806-00000035	2,981.25
07-14	' ACH Credit PACIFICWESTERNBK ASSN CR 220714 0806-00000035	3,975.00
07-15	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220715 RDC DEPOSIT	662.50
07-15	' ACH Credit PACIFICWESTERNBK ASSN CR 220715 0806-00000035	1,656.25
07-18	' ACH Credit PACIFICWESTERNBK ASSN CR 220718 0806-00000035	4,968.75
07-19	' ACH Credit PACIFICWESTERNBK ASSN CR 220719 0806-00000035	3,975.00
07-20	' ACH Credit PACIFICWESTERNBK ASSN CR 220720 0806-00000035	1,656.50
07-21	' ACH Credit PACIFICWESTERNBK ASSN CR 220721 0806-00000035	2,650.00
07-22	' ACH Credit PACIFICWESTERNBK ASSN CR 220722 0806-00000035	331.25
07-25	' ACH Credit PACIFICWESTERNBK ASSN CR 220725 0806-00000035	2,319.00
07-26	' ACH Credit PACIFICWESTERNBK ASSN CR 220726 0806-00000035	993.75
07-27	' ACH Credit PACIFICWESTERNBK ASSN CR 220727 0806-00000035	1,656.25
07-28	' ACH Credit PACIFICWESTERNBK ASSN CR 220728 0806-00000035	662.50

GABLE BROTHERS, INC
July 31, 2022

Page 3
1002180915

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-29	ACH Credit PACIFICWESTERNBK ASSN CR 220729 0806-00000035	1,325.00

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	100,668.17	07-14	114,566.15	07-22	130,466.40
07-05	100,653.40	07-15	116,884.90	07-25	132,785.40
07-08	101,316.15	07-18	121,853.65	07-26	133,713.62
07-11	106,616.15	07-19	125,828.65	07-27	134,130.05
07-12	107,609.90	07-20	127,485.15	07-28	134,792.55
07-13	110,591.15	07-21	130,135.15	07-29	135,097.55

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 07/31/2022

Type	Date	Name	Clr	Amount	Balance
Beginning Balance					105,000.44
Cleared Transactions					
Deposits and Credits - 2 items					
Deposit	07/31/2022		X	19.73	19.73
General Journal	07/31/2022		X	895.00	914.73
Total Deposits and Credits				914.73	914.73
Total Cleared Transactions				914.73	914.73
Cleared Balance				914.73	105,915.17
Register Balance as of 07/31/2022				914.73	105,915.17

Last statement: June 30, 2022
This statement: July 31, 2022
Total days in statement period: 31

GABLE BROTHERS, INC
GREENVILLE OVERLOOK MAINTENANCE CORP
PROPERTY MANAGEMENT TRUST ACCOUNT
1806 BREEN LN
WILMINGTON DE 19810-4507

Page 1
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	\$105,000.44
Low balance	\$105,000.44	Total additions	914.73
Average balance	\$105,087.05	Total subtractions	0.00
Avg collected balance	\$105,087	Ending balance	\$105,915.17
Interest paid year to date	\$57.70		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
07-29	' ACH Credit PACIFICWESTERNBK IBTRANSFER July Reserve Contr ibution	895.00
07-31	' Interest Credit	19.73

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	105,000.44	07-29	105,895.44	07-31	105,915.17

INTEREST INFORMATION

Annual percentage yield earned	0.22%
Interest-bearing days	31
Average balance for APY	\$105,087.05
Interest earned	\$19.73

GABLE BROTHERS, INC
July 31, 2022

Page 2
1002547923

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