

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

September 30, 2023

Greenville Overlook
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	83,999.23
Total Operating Accounts	83,999.23
Reserve Accounts	
Pacific Western MM	48,341.99
Treasury Direct Account	
T-Bill 11/30/23	73,987.63
T-Bill 02/23/24	73,136.40
Total Treasury Direct Account	147,124.03
Total Reserve Accounts	195,466.02
Total Checking/Savings	279,465.25
Accounts Receivable	
Accounts Receivable	2,754.80
Total Accounts Receivable	2,754.80
Total Current Assets	282,220.05
TOTAL ASSETS	282,220.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,038.70
Total Accounts Payable	2,038.70
Other Current Liabilities	
Accrued Landscape Maintenance	19,710.00
Prepaid Assessments	1,619.03
Total Other Current Liabilities	21,329.03
Total Current Liabilities	23,367.73
Total Liabilities	23,367.73
Equity	
Operating Equity	29,441.54
Reserves	
Prior Year Fund Balance	185,737.15
Current Year Contributions	8,055.00
Interest	4,073.87
Expenses	
Reserve Study	-4,938.08
Total Expenses	-4,938.08
Total Reserves	192,927.94
Net Income	36,482.84
Total Equity	258,852.32
TOTAL LIABILITIES & EQUITY	282,220.05

Greenville Overlook
 Budget Comparison - Monthly
 September 2023

	Sep 23	Budget	\$ Over Budget
Income			
Income			
Late Fees	25.14	0.00	25.14
Total Income	25.14	0.00	25.14
Total Income	25.14	0.00	25.14
Expense			
Administrative Expenses			
Office Expenses	25.76	30.00	-4.24
Management	1,260.00	1,260.00	0.00
Total Administrative Expenses	1,285.76	1,290.00	-4.24
Utilities			
Utilities - Electric	40.00	40.00	0.00
Internet - Cameras	364.66	0.00	364.66
Total Utilities	404.66	40.00	364.66
Grounds Expenses			
Landscape Management	3,285.00	3,285.00	0.00
Basin Management	1,150.00	1,150.00	0.00
Total Grounds Expenses	4,435.00	4,435.00	0.00
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	7,020.42	6,660.00	360.42
Net Income	-6,995.28	-6,660.00	-335.28

Greenville Overlook
 Budget Comparison - YTD
 January through September 2023

	Jan - Sep 23	Budget	\$ Over Budget
Income			
Income			
Income			
Association Fees	106,000.00	106,000.00	0.00
Late Fees	317.61	0.00	317.61
Legal Income	655.34	0.00	655.34
Total Income	106,972.95	106,000.00	972.95
Total Income	106,972.95	106,000.00	972.95
Expense			
Administrative Expenses			
Office Expenses	1,101.55	1,082.00	19.55
Management	11,340.00	11,340.00	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	1,600.00	1,600.00	0.00
Legal Fees - Collections	655.34	0.00	655.34
Community Expenses	176.88	175.00	1.88
Total Administrative Expenses	17,392.77	17,347.00	45.77
Utilities			
Water - Sprinkler	118.16	120.00	-1.84
Utilities - Electric	327.96	360.00	-32.04
Internet - Cameras	6,043.46	0.00	6,043.46
Total Utilities	6,489.58	480.00	6,009.58
Grounds Expenses			
Landscape Management	19,710.00	19,710.00	0.00
General Maintenance	2,342.76	3,000.00	-657.24
Basin Management	8,050.00	8,050.00	0.00
Basin Repairs	8,450.00	8,000.00	450.00
Total Grounds Expenses	38,552.76	38,760.00	-207.24
Reserve Expense			
Contributions	8,055.00	8,055.00	0.00
Total Reserve Expense	8,055.00	8,055.00	0.00
Total Expense	70,490.11	64,642.00	5,848.11
Net Income	36,482.84	41,358.00	-4,875.16

Greenville Overlook
Checking Account Detail

As of September 30, 2023

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
09/05/2023		Artesian	Acct # 1988918026	-14.77
09/06/2023	1113	Bustamante Engineers, Inc.	Invoice # BEI-23-446	-2,088.08
09/06/2023	1114	Delcollo Security Technologies, Inc.	Invoice # 58492	-468.75
09/06/2023	1115	Gable Brothers, Inc.	Postage & Supplies	-20.72
09/06/2023	1116	Whiteford, Taylor & Preston, LLC	Invoice # 64350107	-325.00
09/06/2023	1117	Gable Brothers, Inc.	September	-1,260.00
09/06/2023	1118	Verizon	357-150-723-0001-72 & 157-151-762-0001-82	-396.66
09/06/2023	1119	Delcollo Security Technologies, Inc.	Invoice # 58576	-531.25
09/06/2023		McDonald Lawn & Landscape	Invoice # 36525	-1,150.00
09/06/2023		McDonald Lawn & Landscape	Invoice # 36972	-1,150.00
09/11/2023		Delmarva Power	Acct # 5501 2488 510	-39.72
09/29/2023			September Reserve Contribution	-895.00
Total Pacific Western Checking				-8,339.95
Total Operating Accounts				-8,339.95
TOTAL				-8,339.95

Greenville Overlook
Expense Account Detail
January through September 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
07/01/2023	993976647	Southdata, Inc.	Semi-Annual Invoices	160.03
07/31/2023		Gable Brothers, Inc.	July	1.80
07/31/2023		Gable Brothers, Inc.	Certified Mail - Collections	18.92
08/31/2023		Gable Brothers, Inc.	August	8.28
09/30/2023		Gable Brothers, Inc.	September	25.76
Total Office Expenses				1,101.55
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
07/01/2023		Gable Brothers, Inc.	July	1,260.00
08/01/2023		Gable Brothers, Inc.	August	1,260.00
09/01/2023		Gable Brothers, Inc.	September	1,260.00
Total Management				11,340.00
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
06/16/2023	64342823	Whiteford, Taylor & Preston, LLC	Retainer	200.00
07/19/2023	64346898	Whiteford, Taylor & Preston, LLC	Retainer	200.00
08/14/2023	64350107	Whiteford, Taylor & Preston, LLC	Retainer	200.00
Total Legal Fees - General				1,600.00
Legal Fees - Collections				
06/16/2023	64342823	Whiteford, Taylor & Preston, LLC	220AT - Mengden	109.63
06/16/2023	64342823	Whiteford, Taylor & Preston, LLC	113OD - Blansfield	403.12
07/19/2023	64346898	Whiteford, Taylor & Preston, LLC	113OD - Blansfield	17.59
08/14/2023	64350107	Whiteford, Taylor & Preston, LLC	113OD - Blansfield	125.00
Total Legal Fees - Collections				655.34
Community Expenses				
07/06/2023		113OD - Blansfield	Waive Interest per WTP Firm Policy	176.88
Total Community Expenses				176.88
Total Administrative Expenses				17,392.77

Date	Num	Name	Memo	Amount
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
07/12/2023		Artesian	July	14.77
08/09/2023		Artesian	August	14.77
Total Water - Sprinkler				118.16
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
07/21/2023		Delmarva Power	July	36.57
08/21/2023		Delmarva Power	August	39.72
09/21/2023		Delmarva Power	Accrue September	40.00
Total Utilities - Electric				327.96
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
07/25/2023		Verizon	357-150-723-0001-72 (July)	162.33
07/25/2023		Verizon	157-151-762-0001-82 (July)	162.33
08/16/2023	58492	Delcollo Security Technologies, Inc.	Set Up Remote Connections for NVRs	468.75
08/25/2023		Verizon	357-150-723-0001-72 (August)	198.33
08/25/2023		Verizon	157-151-762-0001-82 (August)	198.33
08/30/2023	58576	Delcollo Security Technologies, Inc.	No Internet - Verizon Reconfigured Modems for NVRs	531.25
09/25/2023		Verizon	357-150-723-0001-72 (September)	182.33
09/25/2023		Verizon	157-151-762-0001-82 (September)	182.33
Total Internet - Cameras				6,043.46
Total Utilities				6,489.58
Grounds Expenses				
Landscape Management				
04/30/2023			Accrue April	3,285.00
05/31/2023			Accrue May	3,285.00
06/30/2023			Accrue June	3,285.00
07/01/2023			Accrue July	3,285.00
08/31/2023			Accrue August	3,285.00
09/30/2023			Accrue September	3,285.00
Total Landscape Management				19,710.00
General Maintenance				
04/12/2023	34974	McDonald Lawn & Landscape	Entrance Lighting Repairs & Replacements	2,342.76
Total General Maintenance				2,342.76
Basin Management				
03/31/2023	35885	McDonald Lawn & Landscape	March Maintenance - Storm Water Basins	1,150.00
04/30/2023	35886	McDonald Lawn & Landscape	April Maintenance - Storm Water Basins	1,150.00
05/31/2023	35887	McDonald Lawn & Landscape	May Maintenance - Storm Water Basins	1,150.00
06/30/2023	35888	McDonald Lawn & Landscape	June Maintenance - Storm Water Basins	1,150.00
07/31/2023	36525	McDonald Lawn & Landscape	July Maintenance - Storm Water Basins	1,150.00
08/31/2023	36972	McDonald Lawn & Landscape	August Maintenance - Storm Water Basins	1,150.00
09/30/2023		McDonald Lawn & Landscape	Accrue September - Storm Water Basins	1,150.00
Total Basin Management				8,050.00
Basin Repairs				
01/12/2023	34726	McDonald Lawn & Landscape	Mulch Installation per NCC Inspection	8,450.00
Total Basin Repairs				8,450.00
Total Grounds Expenses				38,552.76

Date	Num	Name	Memo	Amount
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
07/31/2023			July Reserve Contribution	895.00
08/31/2023			August Reserve Contribution	895.00
09/29/2023			September Reserve Contribution	895.00
Total Contributions				<u>8,055.00</u>
Total Reserve Expense				<u>8,055.00</u>
TOTAL				<u><u>70,490.11</u></u>

Greenville Overlook
A/P Aging Summary

As of September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Bustamante Engineers, Inc.	0.00	450.00	0.00	0.00	0.00	450.00
Delmarva Power	40.00	0.00	0.00	0.00	0.00	40.00
Gable Brothers, Inc.	25.76	8.28	0.00	0.00	0.00	34.04
McDonald Lawn & Lanscape	1,150.00	0.00	0.00	0.00	0.00	1,150.00
Verizon	364.66	0.00	0.00	0.00	0.00	364.66
TOTAL	1,580.42	458.28	0.00	0.00	0.00	2,038.70

Greenville Overlook
Reconciliation Detail

Pacific Western Checking, Period Ending 09/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						86,673.83
Cleared Transactions						
Checks and Payments - 12 items						
Bill Pmt -Check	09/05/2023		Artesian	X	-14.77	-14.77
Bill Pmt -Check	09/06/2023	1113	Bustamante Engineers, Inc.	X	-2,088.08	-2,102.85
Bill Pmt -Check	09/06/2023	1117	Gable Brothers, Inc.	X	-1,260.00	-3,362.85
Bill Pmt -Check	09/06/2023		McDonald Lawn & Lanscape	X	-1,150.00	-4,512.85
Bill Pmt -Check	09/06/2023		McDonald Lawn & Lanscape	X	-1,150.00	-5,662.85
Bill Pmt -Check	09/06/2023	1119	Delcollo Security Technologies, Inc.	X	-531.25	-6,194.10
Bill Pmt -Check	09/06/2023	1114	Delcollo Security Technologies, Inc.	X	-468.75	-6,662.85
Bill Pmt -Check	09/06/2023	1118	Verizon	X	-396.66	-7,059.51
Bill Pmt -Check	09/06/2023	1116	Whiteford, Taylor & Preston, LLC	X	-325.00	-7,384.51
Bill Pmt -Check	09/06/2023	1115	Gable Brothers, Inc.	X	-20.72	-7,405.23
Bill Pmt -Check	09/11/2023		Delmarva Power	X	-39.72	-7,444.95
General Journal	09/29/2023			X	-895.00	-8,339.95
Total Checks and Payments					-8,339.95	-8,339.95
Deposits and Credits - 12 items						
Deposit	09/01/2023			X	331.25	331.25
Deposit	09/05/2023			X	662.50	993.75
Deposit	09/08/2023			X	331.25	1,325.00
Deposit	09/11/2023			X	331.25	1,656.25
Deposit	09/12/2023			X	334.42	1,990.67
Deposit	09/13/2023			X	334.42	2,325.09
Deposit	09/15/2023			X	334.42	2,659.51
Deposit	09/18/2023			X	334.16	2,993.67
Deposit	09/18/2023			X	668.84	3,662.51
Deposit	09/22/2023			X	1,003.00	4,665.51
Deposit	09/25/2023			X	331.00	4,996.51
Deposit	09/29/2023			X	668.84	5,665.35
Total Deposits and Credits					5,665.35	5,665.35
Total Cleared Transactions					-2,674.60	-2,674.60
Cleared Balance					-2,674.60	83,999.23
Register Balance as of 09/30/2023					-2,674.60	83,999.23

Last statement: August 31, 2023
This statement: September 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
(7)

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	\$86,673.83
Enclosures	7	Total additions	5,665.35
Low balance	\$82,891.39	Total subtractions	8,339.95
Average balance	\$84,588.00	Ending balance	\$83,999.23
Avg collected balance	\$84,588		

CHECKS

Number	Date	Amount	Number	Date	Amount
1113	09-14	2,088.08	1117	09-06	1,260.00
1114	09-18	468.75	1118	09-12	396.66
1115	09-06	20.72	1119	09-18	531.25
1116	09-13	325.00			

DEBITS

Date	Description	Subtractions
09-05	' ACH Debit ARTESIANWATER E-VIEW PMT 230905	14.77
09-08	' ACH Debit MCDONALD LAWN AN SALE 230908	1,150.00
09-08	' ACH Debit MCDONALD LAWN AN SALE 230908	1,150.00
09-11	' ACH Debit DELMARVA POWER DIRECT PAY 230911	39.72
09-29	' ACH Debit PACIFICWESTERNBK IBTRANSFER September Reserve Contribution	895.00

GABLE BROTHERS, INC
September 30, 2023

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CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-01	' ACH Credit PACIFICWESTERNBK ASSN CR 230901 0806-00000035	331.25
09-05	' ACH Credit PACIFICWESTERNBK ASSN CR 230905 0806-00000035	662.50
09-08	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230908 RDC DEPOSIT	331.25
09-11	' ACH Credit PACIFICWESTERNBK ASSN CR 230911 0806-00000035	331.25
09-12	' ACH Credit PACIFICWESTERNBK ASSN CR 230912 0806-00000035	334.42
09-13	' ACH Credit PACIFICWESTERNBK ASSN CR 230913 0806-00000035	334.42
09-14	' ACH Credit PACIFICWESTERNBK ASSN CR 230914 0806-00000035	668.84
09-15	' ACH Credit PACIFICWESTERNBK ASSN CR 230915 0806-00000035	334.42
09-18	' ACH Credit PACIFICWESTERNBK ASSN CR 230918 0806-00000035	334.16
09-22	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230922 RDC DEPOSIT	1,003.00
09-25	' ACH Credit PACIFICWESTERNBK ASSN CR 230925 0806-00000035	331.00
09-29	' ACH Credit PACIFICWESTERNBK RDC DEP CR 230929 RDC DEPOSIT	668.84

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	86,673.83	09-11	84,694.87	09-18	82,891.39
09-01	87,005.08	09-12	84,632.63	09-22	83,894.39
09-05	87,652.81	09-13	84,642.05	09-25	84,225.39
09-06	86,372.09	09-14	83,222.81	09-29	83,999.23
09-08	84,403.34	09-15	83,557.23		

GABLE BROTHERS, INC
September 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
Reconciliation Detail
 Pacific Western MM, Period Ending 09/30/2023

Type	Date	Name	Clr	Amount	Balance
Beginning Balance					47,415.77
Cleared Transactions					
Deposits and Credits - 2 items					
General Journal	09/29/2023		X	895.00	895.00
Deposit	09/30/2023		X	31.22	926.22
Total Deposits and Credits				926.22	926.22
Total Cleared Transactions				926.22	926.22
Cleared Balance				926.22	48,341.99
Register Balance as of 09/30/2023				926.22	48,341.99

Last statement: August 31, 2023
This statement: September 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	\$47,415.77
Low balance	\$47,415.77	Total additions	926.22
Average balance	\$47,475.44	Total subtractions	0.00
Avg collected balance	\$47,475	Ending balance	\$48,341.99
Interest paid year to date	\$437.66		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-29	' ACH Credit PACIFICWESTERNBK IBTRANSFER September Reserve Contribution	895.00
09-30	' Interest Credit	31.22

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	47,415.77	09-29	48,310.77	09-30	48,341.99

INTEREST INFORMATION

Annual percentage yield earned	0.80%
Interest-bearing days	30
Average balance for APY	\$47,475.44
Interest earned	\$31.22

GABLE BROTHERS, INC
September 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 September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
142OD - Milewski	6.39	6.54	0.00	6.48	678.10	697.51
143OD - Bhatia	6.39	6.54	0.00	6.48	678.10	697.51
167OD - Gandhi	3.09	3.17	0.00	0.00	331.25	337.51
175OD - Sheridan	0.00	0.00	0.00	0.00	10.00	10.00
313OR - Brady / McGovern	3.09	3.17	0.00	0.00	331.25	337.51
514CC - Kambhamettu	3.09	3.17	0.00	0.00	331.25	337.51
520CC - Nardo	3.09	3.16	0.00	0.00	331.00	337.25
TOTAL	25.14	25.75	0.00	12.96	2,690.95	2,754.80