

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

August 31, 2022

Greenville Overlook
Balance Sheet
As of August 31, 2022

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	141,401.10
Total Operating Accounts	141,401.10
Reserve Accounts	
Pacific Western MM	106,841.67
Total Reserve Accounts	106,841.67
Total Checking/Savings	248,242.77
Accounts Receivable	
Accounts Receivable	9,503.73
Total Accounts Receivable	9,503.73
Total Current Assets	257,746.50
TOTAL ASSETS	257,746.50
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	18,947.65
Total Accounts Payable	18,947.65
Other Current Liabilities	
Prepaid Assessments	1,471.41
Total Other Current Liabilities	1,471.41
Total Current Liabilities	20,419.06
Total Liabilities	20,419.06
Equity	
Operating Equity	83,908.47
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	7,160.00
Interest	92.51
Total Reserves	106,841.67
Net Income	46,577.30
Total Equity	237,327.44
TOTAL LIABILITIES & EQUITY	257,746.50

Greenville Overlook
 Budget Comparison - Monthly
 August 2022

Expense	Aug 22	Budget	\$ Over Budget
Administrative Expenses			
Office Expenses	187.49	50.00	137.49
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	1,587.49	1,650.00	-62.51
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	31.53	40.00	-8.47
Total Utilities	46.30	55.00	-8.70
Grounds Expenses			
Landscape Management	3,110.00	3,111.11	-1.11
General Maintenance	250.00	0.00	250.00
Total Grounds Expenses	3,360.00	3,111.11	248.89
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	5,888.79	5,711.11	177.68
Net Income	-5,888.79	-5,711.11	-177.68

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

	Jan - Aug 22	Budget	\$ Over Budget
Income			
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	1,201.32	1,200.00	1.32
Management	9,600.00	9,600.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	1,800.00	1,600.00	200.00
Community Expenses	397.62	1,600.00	-1,202.38
Total Administrative Expenses	15,110.94	16,700.00	-1,589.06
Utilities			
Water - Sprinkler	118.16	120.00	-1.84
Utilities - Electric	254.69	320.00	-65.31
Total Utilities	372.85	440.00	-67.15
Grounds Expenses			
Landscape Management	18,660.00	18,666.67	-6.67
General Maintenance	1,873.75	0.00	1,873.75
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	39,557.50	45,166.67	-5,609.17
Reserve Expense			
Contributions	7,160.00	7,160.00	0.00
Total Reserve Expense	7,160.00	7,160.00	0.00
Total Expense	62,201.29	69,466.67	-7,265.38
Net Income	46,577.30	36,533.33	10,043.97

Greenville Overlook
Account QuickReport

As of August 31, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
08/05/2022		Artesian	Acct # 1988918026	-14.77
08/10/2022	1046	Steinar Nerbovik	Refund - Paid by Previous Owner	-331.25
08/11/2022	1047	Gable Brothers, Inc.	Management Fee - August	-1,200.00
08/24/2022	1048	Gable Brothers, Inc.	Postage & Supplies	-6.32
08/24/2022	1049	Whiteford, Taylor & Preston, LLC	Invoice # 64308353	-200.00
08/24/2022	1050	Whiteford, Taylor & Preston, LLC	Invoice # 64311893	-200.00
08/30/2022			August Reserve Contribution	-895.00
08/31/2022	1051	Delmarva Power	Acct # 5501 2488 510	-31.53
08/31/2022	1052	Southdata, Inc.	Invoice # 993716101	-164.61
Total Pacific Western Checking				-3,043.48
Total Operating Accounts				-3,043.48
TOTAL				-3,043.48

Greenville Overlook
Expense Account Detail
January through August 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
08/12/2022	993716101	Southdata, Inc.	BOD Meeting Notice	164.61
08/31/2022		Gable Brothers, Inc.	August	6.70
08/31/2022		Gable Brothers, Inc.	Certified Mail - Violation Letters	16.18
Total Office Expenses				1,201.32
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
08/01/2022		Gable Brothers, Inc.	August	1,200.00
Total Management				9,600.00
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
05/18/2022	64301691	Whiteford, Taylor & Preston, LLC	Retainer	200.00
06/17/2022	64305260	Whiteford, Taylor & Preston, LLC	Retainer	200.00
07/20/2022	64308353	Whiteford, Taylor & Preston, LLC	Retainer	200.00
08/18/2022	64311893	Whiteford, Taylor & Preston, LLC	Retainer	200.00
Total Legal Fees - General				1,800.00
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				15,110.94

Date	Num	Name	Memo	Amount
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
08/08/2022		Artesian	August	14.77
Total Water - Sprinkler				118.16
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
08/18/2022		Delmarva Power	August	31.53
Total Utilities - Electric				254.69
Total Utilities				372.85
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
08/31/2022		Michael Mitsdarfer	Accrue August Services	3,110.00
Total Landscape Management				18,660.00
General Maintenance				
02/25/2022	56311	Delcollo Security Technologies, Inc.	Firewall Blocking Video - Entrance Cameras	125.00
04/01/2022	30691	McDonald Lawn & Landscape	Clear Blocked Drainage @ Odyssey & Athena	490.00
05/14/2022	30822	McDonald Lawn & Landscape	Cut Swale & Rip Rap behind Arcadia Way	490.00
05/14/2022	30822	McDonald Lawn & Landscape	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 & Landscape	Reset Stop Sign in Concrete	125.00
08/25/2022	1257060	Hoffman's Exterminating Co, Inc.	Remove Bald Face Hornets Nest	250.00
Total General Maintenance				1,873.75
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 & 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

Date	Num	Name	Memo	Amount
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				<u>3,325.00</u>
Total Grounds Expenses				39,557.50
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
08/30/2022			August Reserve Contribution	895.00
Total Contributions				<u>7,160.00</u>
Total Reserve Expense				<u>7,160.00</u>
TOTAL				<u><u>62,201.29</u></u>

Greenville Overlook
A/P Aging Summary

As of August 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.	22.88	0.00	0.00	0.00	0.00	22.88
Hoffman's Exterminating Co, Inc.	250.00	0.00	0.00	0.00	0.00	250.00
Michael Mitsdarfer	3,110.00	3,110.00	3,110.00	3,110.00	6,220.00	18,660.00
TOTAL	<u>3,382.88</u>	<u>3,124.77</u>	<u>3,110.00</u>	<u>3,110.00</u>	<u>6,220.00</u>	<u>18,947.65</u>

Greenville Overlook
Reconciliation Detail

Pacific Western Checking, Period Ending 08/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						135,097.55
Cleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	07/25/2022	1042	Whiteford, Taylor & Preston, LLC	X	-200.00	-200.00
Bill Pmt -Check	07/26/2022	1045	Southdata, Inc.	X	-160.41	-360.41
Bill Pmt -Check	08/05/2022		Artesian	X	-14.77	-375.18
Check	08/10/2022	1046	Steinar Nerbovik	X	-331.25	-706.43
Bill Pmt -Check	08/11/2022	1047	Gable Brothers, Inc.	X	-1,200.00	-1,906.43
Bill Pmt -Check	08/24/2022	1050	Whiteford, Taylor & Preston, LLC	X	-200.00	-2,106.43
Bill Pmt -Check	08/24/2022	1049	Whiteford, Taylor & Preston, LLC	X	-200.00	-2,306.43
General Journal	08/30/2022			X	-895.00	-3,201.43
Total Checks and Payments					-3,201.43	-3,201.43
Deposits and Credits - 14 items						
Deposit	08/01/2022			X	662.50	662.50
Deposit	08/04/2022			X	1,987.50	2,650.00
Deposit	08/05/2022			X	662.50	3,312.50
Deposit	08/05/2022			X	993.75	4,306.25
Deposit	08/09/2022			X	993.75	5,300.00
Deposit	08/10/2022			X	662.50	5,962.50
Deposit	08/12/2022			X	331.25	6,293.75
Deposit	08/12/2022			X	331.25	6,625.00
Deposit	08/15/2022			X	662.50	7,287.50
Deposit	08/18/2022			X	331.25	7,618.75
Deposit	08/19/2022			X	331.25	7,950.00
Deposit	08/23/2022			X	997.50	8,947.50
Deposit	08/24/2022			X	331.25	9,278.75
Deposit	08/30/2022			X	662.50	9,941.25
Total Deposits and Credits					9,941.25	9,941.25
Total Cleared Transactions					6,739.82	6,739.82
Cleared Balance					6,739.82	141,837.37
Uncleared Transactions						
Checks and Payments - 4 items						
Bill Pmt -Check	07/26/2022	1044	Karina Chara		-233.81	-233.81
Bill Pmt -Check	08/24/2022	1048	Gable Brothers, Inc.		-6.32	-240.13
Bill Pmt -Check	08/31/2022	1052	Southdata, Inc.		-164.61	-404.74
Bill Pmt -Check	08/31/2022	1051	Delmarva Power		-31.53	-436.27
Total Checks and Payments					-436.27	-436.27
Total Uncleared Transactions					-436.27	-436.27
Register Balance as of 08/31/2022					6,303.55	141,401.10

Last statement: July 31, 2022
This statement: August 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
(6)

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	\$135,097.55
Enclosures	6	Total additions	9,941.25
Low balance	\$135,599.64	Total subtractions	3,201.43
Average balance	\$140,753.60	Ending balance	\$141,837.37
Avg collected balance	\$140,753		

CHECKS

Number	Date	Amount	Number	Date	Amount
1042	08-08	200.00	1049 *	08-30	200.00
1045 *	08-02	160.41	1050	08-30	200.00
1046	08-30	331.25	* Skip in check sequence		
1047	08-12	1,200.00			

DEBITS

Date	Description	Subtractions
08-05	' ACH Debit ARTESIANWATER E-VIEW PMT 220805	14.77
08-31	' ACH Debit PACIFICWESTERNBK IBTRANSFER August Reserve Con tribution	895.00

CREDITS

Date	Description	Additions
08-01	' ACH Credit PACIFICWESTERNBK ASSN CR 220801 0806-00000035	662.50

GABLE BROTHERS, INC
August 31, 2022

Page 2
1002180915

Date	Description	Additions
08-03	' ACH Credit PACIFICWESTERNBK ASSN CR 220803 0806-00000035	1,987.50
08-04	' ACH Credit PACIFICWESTERNBK ASSN CR 220804 0806-00000035	662.50
08-05	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220805 RDC DEPOSIT	993.75
08-08	' ACH Credit PACIFICWESTERNBK ASSN CR 220808 0806-00000035	993.75
08-09	' ACH Credit PACIFICWESTERNBK ASSN CR 220809 0806-00000035	662.50
08-11	' ACH Credit PACIFICWESTERNBK ASSN CR 220811 0806-00000035	331.25
08-12	' ACH Credit PACIFICWESTERNBK ASSN CR 220812 0806-00000035	331.25
08-15	' ACH Credit PACIFICWESTERNBK ASSN CR 220815 0806-00000035	662.50
08-17	' ACH Credit PACIFICWESTERNBK ASSN CR 220817 0806-00000035	331.25
08-19	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220819 RDC DEPOSIT	331.25
08-22	' ACH Credit PACIFICWESTERNBK ASSN CR 220822 0806-00000035	997.50
08-23	' ACH Credit PACIFICWESTERNBK ASSN CR 220823 0806-00000035	331.25
08-29	' ACH Credit PACIFICWESTERNBK ASSN CR 220829 0806-00000035	662.50

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	135,097.55	08-05	139,228.62	08-15	140,809.87
08-01	135,760.05	08-08	140,022.37	08-17	141,141.12
08-02	135,599.64	08-09	140,684.87	08-19	141,472.37
08-03	137,587.14	08-11	141,016.12	08-22	142,469.87
08-04	138,249.64	08-12	140,147.37	08-23	142,801.12

GABLE BROTHERS, INC
August 31, 2022

Page 3
1002180915

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-29	143,463.62	08-30	142,732.37	08-31	141,837.37

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 08/31/2022

Type	Date	Name	Clr	Amount	Balance
Beginning Balance					105,915.17
Cleared Transactions					
Deposits and Credits - 2 items					
General Journal	08/30/2022		X	895.00	895.00
Deposit	08/31/2022		X	31.50	926.50
Total Deposits and Credits				926.50	926.50
Total Cleared Transactions				926.50	926.50
Cleared Balance				926.50	106,841.67
Register Balance as of 08/31/2022				926.50	106,841.67

Last statement: July 31, 2022
This statement: August 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	\$105,915.17
Low balance	\$105,915.17	Total additions	926.50
Average balance	\$105,944.04	Total subtractions	0.00
Avg collected balance	\$105,944	Ending balance	\$106,841.67
Interest paid year to date	\$89.20		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-31	' ACH Credit PACIFICWESTERNBK IBTRANSFER August Reserve Con tribution	895.00
08-31	' Interest Credit	31.50

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	105,915.17	08-31	106,841.67		

INTEREST INFORMATION

Annual percentage yield earned	0.35%
Interest-bearing days	31
Average balance for APY	\$105,944.04
Interest earned	\$31.50

GABLE BROTHERS, INC
August 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