

Greenville Overlook
Balance Sheet
 As of May 31, 2022

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	103,931.44
Total Operating Accounts	103,931.44
Reserve Accounts	
Pacific Western MM	104,092.61
Total Reserve Accounts	104,092.61
Total Checking/Savings	208,024.05
Accounts Receivable	
Accounts Receivable	4,207.51
Total Accounts Receivable	4,207.51
Total Current Assets	212,231.56
TOTAL ASSETS	212,231.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,642.67
Total Accounts Payable	11,642.67
Other Current Liabilities	
Prepaid Assessments	1,801.69
Total Other Current Liabilities	1,801.69
Total Current Liabilities	13,444.36
Total Liabilities	13,444.36
Equity	
Operating Equity	83,908.47
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	4,475.00
Interest	28.45
Total Reserves	104,092.61
Net Income	10,786.12
Total Equity	198,787.20
TOTAL LIABILITIES & EQUITY	212,231.56

Greenville Overlook
 Budget Comparison - Monthly
 May 2022

Expense	May 22	Budget	\$ Over Budget
Administrative Expenses			
Office Expenses	30.34	50.00	-19.66
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	1,430.34	1,650.00	-219.66
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	29.82	40.00	-10.18
Total Utilities	44.59	55.00	-10.41
Grounds Expenses			
Landscape Management	3,110.00	3,111.11	-1.11
General Maintenance	883.75	0.00	883.75
Tree Maintenance	1,890.00	1,900.00	-10.00
Total Grounds Expenses	5,883.75	5,011.11	872.64
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	8,253.68	7,611.11	642.57
Net Income	-8,253.68	-7,611.11	-642.57

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

	Jan - May 22	Budget	\$ Over Budget
Income			
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	837.62	650.00	187.62
Management	6,000.00	6,000.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	1,200.00	1,000.00	200.00
Community Expenses	397.62	1,000.00	-602.38
Total Administrative Expenses	10,547.24	11,350.00	-802.76
Utilities			
Water - Sprinkler	73.85	75.00	-1.15
Utilities - Electric	157.63	200.00	-42.37
Total Utilities	231.48	275.00	-43.52
Grounds Expenses			
Landscape Management	9,330.00	9,333.34	-3.34
General Maintenance	1,498.75	0.00	1,498.75
Tree Maintenance	4,735.00	4,750.00	-15.00
Basin Management	10,850.00	10,000.00	850.00
Snow Removal	3,325.00	11,625.00	-8,300.00
Total Grounds Expenses	29,738.75	35,708.34	-5,969.59
Reserve Expense			
Contributions	4,475.00	4,475.00	0.00
Total Reserve Expense	4,475.00	4,475.00	0.00
Total Expense	44,992.47	51,808.34	-6,815.87
Net Income	10,786.12	1,191.66	9,594.46

Greenville Overlook
Account QuickReport

As of May 31, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
05/03/2022		Artesian	Acct # 1988918026	-14.77
05/10/2022		Delmarva Power	Acct # 5501 2488 510	-32.87
05/23/2022	1033	Gable Brothers, Inc.	Management Fee - May	-1,200.00
05/23/2022	1034	McDonald Lawn & Lanscape	Invoice # 30822	-740.00
05/23/2022	1035	Whiteford, Taylor & Preston, LLC	Invoice # 64301691	-800.00
05/23/2022	1036	Delmarva Power	Acct # 5501 2488 510	-29.82
05/31/2022			May Reserve Contribution	-895.00
05/31/2022	1037	Gable Brothers, Inc.	Postage & Supplies	-30.37
Total Pacific Western Checking				-3,742.83
Total Operating Accounts				-3,742.83
TOTAL				-3,742.83

Greenville Overlook
Expense Account Detail
January through May 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
Total Office Expenses				837.62
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
Total Management				6,000.00
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
Total Legal Fees - General				1,200.00
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				10,547.24
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
Total Water - Sprinkler				73.85
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
Total Utilities - Electric				157.63
Total Utilities				231.48

Date	Num	Name	Memo	Amount
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
Total Landscape Management				9,330.00
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
Total General Maintenance				1,498.75
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
Total Tree Maintenance				4,735.00
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				29,738.75
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
Total Contributions				4,475.00
Total Reserve Expense				4,475.00
TOTAL				44,992.47

Greenville Overlook
A/P Aging Summary

As of May 31, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Gable Brothers, Inc.	30.34	0.00	0.00	0.00	0.00	30.34
Karina Chara	0.00	0.00	233.81	0.00	0.00	233.81
Michael Mitsdarfer	3,110.00	3,110.00	3,110.00	0.00	0.00	9,330.00
Rickerman Tree Service, Inc.	2,033.75	0.00	0.00	0.00	0.00	2,033.75
TOTAL	5,174.09	3,124.77	3,343.81	0.00	0.00	11,642.67

Greenville Overlook Reconciliation Detail

Pacific Western Checking, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						108,000.30
Cleared Transactions						
Checks and Payments - 9 items						
Check	04/25/2022	1031	Jennifer Fletcher	X	-163.81	-163.81
Bill Pmt -Check	04/25/2022	1032	Southdata, Inc.	X	-162.22	-326.03
Bill Pmt -Check	05/03/2022		Artesian	X	-14.77	-340.80
Bill Pmt -Check	05/10/2022		Delmarva Power	X	-32.87	-373.67
Bill Pmt -Check	05/23/2022	1033	Gable Brothers, Inc.	X	-1,200.00	-1,573.67
Bill Pmt -Check	05/23/2022	1035	Whiteford, Taylor & Preston, LLC	X	-800.00	-2,373.67
Bill Pmt -Check	05/23/2022	1034	McDonald Lawn & Landscape	X	-740.00	-3,113.67
Bill Pmt -Check	05/23/2022	1036	Delmarva Power	X	-29.82	-3,143.49
General Journal	05/31/2022			X	-895.00	-4,038.49
Total Checks and Payments					-4,038.49	-4,038.49
Total Cleared Transactions					-4,038.49	-4,038.49
Cleared Balance					-4,038.49	103,961.81
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	05/31/2022		Gable Brothers, Inc.		-30.37	-30.37
Total Checks and Payments					-30.37	-30.37
Total Uncleared Transactions					-30.37	-30.37
Register Balance as of 05/31/2022					-4,068.86	103,931.44

Last statement: April 30, 2022
This statement: May 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

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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	\$108,000.30
Enclosures	6	Total additions	.00
Low balance	\$103,961.81	Total subtractions	4,038.49
Average balance	\$107,159.85	Ending balance	\$103,961.81
Avg collected balance	\$107,159		

CHECKS

Number	Date	Amount	Number	Date	Amount
1031	05-10	163.81	1034	05-31	740.00
1032	05-02	162.22	1035	05-27	800.00
1033	05-23	1,200.00	1036	05-31	29.82

DEBITS

Date	Description	Subtractions
05-03	' ACH Debit ARTESIANWATER E-VIEW PMT 220503	14.77
05-11	' ACH Debit Delmarva Pw SDPY DELMARVA P 220511	32.87
05-31	' ACH Debit PACIFICWESTERNBK IBTRANSFER May Reserve Contri bution	895.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
04-30	108,000.30	05-10	107,659.50	05-27	105,626.63
05-02	107,838.08	05-11	107,626.63	05-31	103,961.81
05-03	107,823.31	05-23	106,426.63		

GABLE BROTHERS, INC
May 31, 2022

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1002180915

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 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						103,190.67
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	05/31/2022			X	6.94	6.94
General Journal	05/31/2022			X	895.00	901.94
Total Deposits and Credits					901.94	901.94
Total Cleared Transactions					901.94	901.94
Cleared Balance					901.94	104,092.61
Register Balance as of 05/31/2022					901.94	104,092.61

