

Greenville Overlook Maintenance Corp.

FINANCIAL STATEMENT

March 31, 2022

Greenville Overlook
Balance Sheet
 As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
Pacific Western Checking	122,469.17
Total Operating Accounts	122,469.17
Reserve Accounts	
Pacific Western MM	102,291.47
Total Reserve Accounts	102,291.47
Total Checking/Savings	224,760.64
Accounts Receivable	
Accounts Receivable	4,207.51
Total Accounts Receivable	4,207.51
Total Current Assets	228,968.15
TOTAL ASSETS	228,968.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,588.26
Total Accounts Payable	3,588.26
Other Current Liabilities	
Prepaid Assessments	1,801.69
Total Other Current Liabilities	1,801.69
Total Current Liabilities	5,389.95
Total Liabilities	5,389.95
Equity	
Operating Equity	83,908.47
Reserves	
Prior Year Fund Balance	99,589.16
Current Year Contributions	2,685.00
Interest	17.31
Total Reserves	102,291.47
Net Income	37,378.26
Total Equity	223,578.20
TOTAL LIABILITIES & EQUITY	228,968.15

Greenville Overlook
 Budget Comparison - Monthly
 March 2022

	Mar 22	Budget	\$ Over Budget
Income			
Income			
Misc. Income	2,308.59	0.00	2,308.59
Total Income	2,308.59	0.00	2,308.59
Total Income	2,308.59	0.00	2,308.59
Expense			
Administrative Expenses			
Office Expenses	19.39	50.00	-30.61
Management	1,200.00	1,200.00	0.00
Legal Fees - General	400.00	200.00	200.00
Community Expenses	0.00	200.00	-200.00
Total Administrative Expenses	1,619.39	1,650.00	-30.61
Utilities			
Water - Sprinkler	14.77	15.00	-0.23
Utilities - Electric	32.35	40.00	-7.65
Total Utilities	47.12	55.00	-7.88
Grounds Expenses			
Landscape Management	3,110.00	3,111.12	-1.12
Tree Maintenance	1,400.00	1,400.00	0.00
Snow Removal	0.00	3,875.00	-3,875.00
Total Grounds Expenses	4,510.00	8,386.12	-3,876.12
Reserve Expense			
Contributions	895.00	895.00	0.00
Total Reserve Expense	895.00	895.00	0.00
Total Expense	7,071.51	10,986.12	-3,914.61
Net Income	-4,762.92	-10,986.12	6,223.20

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

	Jan - Mar 22	Budget	\$ Over Budget
Income			
Income			
Income			
Association Fees	53,000.00	53,000.00	0.00
Misc. Income	2,308.59	0.00	2,308.59
Total Income	55,308.59	53,000.00	2,308.59
Total Income	55,308.59	53,000.00	2,308.59
Expense			
Administrative Expenses			
Office Expenses	634.08	550.00	84.08
Management	3,600.00	3,600.00	0.00
Insurance	2,087.00	2,700.00	-613.00
Taxes	25.00	0.00	25.00
Legal Fees - General	800.00	600.00	200.00
Community Expenses	0.00	600.00	-600.00
Total Administrative Expenses	7,146.08	8,050.00	-903.92
Utilities			
Water - Sprinkler	44.31	45.00	-0.69
Utilities - Electric	94.94	120.00	-25.06
Total Utilities	139.25	165.00	-25.75
Grounds Expenses			
Landscape Management	3,110.00	3,111.12	-1.12
General Maintenance	125.00	0.00	125.00
Tree Maintenance	1,400.00	1,400.00	0.00
Snow Removal	3,325.00	11,625.00	-8,300.00
Total Grounds Expenses	7,960.00	16,136.12	-8,176.12
Reserve Expense			
Contributions	2,685.00	2,685.00	0.00
Total Reserve Expense	2,685.00	2,685.00	0.00
Total Expense	17,930.33	27,036.12	-9,105.79
Net Income	37,378.26	25,963.88	11,414.38

Greenville Overlook
Account QuickReport

As of March 31, 2022

Date	Num	Name	Memo	Amount
Operating Accounts				
Pacific Western Checking				
03/01/2022		Ace Property Solutions, Inc.	Invoice # 1717	-1,400.00
03/04/2022		Artesian	Acct # 1988918026	-14.77
03/04/2022	1020	Delmarva Power	Acct # 5501 2488 510	-28.49
03/04/2022	1021	Gable Brothers, Inc.	Management Fee - March	-1,200.00
03/29/2022	1022	Whiteford, Taylor & Preston, LLC	Invoice # 64283356	-119.03
03/29/2022	1023	Whiteford, Taylor & Preston, LLC	Invoice # 64283356	-200.00
03/29/2022	1024	Whiteford, Taylor & Preston, LLC	Invoice # 64283356	-1,659.00
03/29/2022	1025	Whiteford, Taylor & Preston, LLC	Invoice # 64283356	-1,261.50
03/29/2022	1026	Whiteford, Taylor & Preston, LLC	Invoice # 64289573	-200.00
03/29/2022	1027	Whiteford, Taylor & Preston, LLC	Invoice # 64293187	-200.00
03/29/2022	1028	Delcollo Security Technologies, Inc.	Invopice # 56311	-125.00
03/31/2022			March Reserve Contribution	-895.00
Total Pacific Western Checking				-7,302.79
Total Operating Accounts				-7,302.79
TOTAL				-7,302.79

Greenville Overlook
Expense Account Detail

January through March 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
Total Office Expenses				634.08
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
Total Management				3,600.00
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
Total Legal Fees - General				800.00
Total Administrative Expenses				7,146.08
Utilities				
Water - Sprinkler				
01/11/2022		Artesian	January	14.77
02/08/2022		Artesian	February	14.77
03/11/2022		Artesian	March	14.77
Total Water - Sprinkler				44.31
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
Total Utilities - Electric				94.94
Total Utilities				139.25
Grounds Expenses				
Landscape Management				
03/31/2022		Michael Mitsdarfer	Accrue March Services	3,110.00
Total Landscape Management				3,110.00
Tree Maintenance				
03/01/2022	1717	Ace Property Solutions, Inc.	Deposit	1,400.00
Total Tree Maintenance				1,400.00

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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				7,835.00
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
Total Contributions				<u>2,685.00</u>
Total Reserve Expense				<u>2,685.00</u>
TOTAL				<u><u>17,805.33</u></u>

Greenville Overlook
A/P Aging Summary

As of March 31, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Artesian	0.00	14.77	0.00	0.00	0.00	14.77
Delmarva Power	0.00	32.35	0.00	0.00	0.00	32.35
Gable Brothers, Inc.	19.39	11.75	0.00	0.00	0.00	31.14
Michael Mitsdarfer	3,110.00	0.00	0.00	0.00	0.00	3,110.00
Whiteford, Taylor & Preston, LLC	200.00	200.00	0.00	0.00	0.00	400.00
TOTAL	3,329.39	258.87	0.00	0.00	0.00	3,588.26

Greenville Overlook
Reconciliation Detail

Pacific Western Checking, Period Ending 03/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						123,388.69
Cleared Transactions						
Checks and Payments - 7 items						
Check	02/18/2022	1018	Anju Vaidya	X	-324.06	-324.06
Bill Pmt -Check	02/18/2022	1019	Delaware Corporate Services, Inc.	X	-100.00	-424.06
Bill Pmt -Check	03/01/2022		Ace Property Solutions, Inc.	X	-1,400.00	-1,824.06
Bill Pmt -Check	03/04/2022	1021	Gable Brothers, Inc.	X	-1,200.00	-3,024.06
Bill Pmt -Check	03/04/2022	1020	Delmarva Power	X	-28.49	-3,052.55
Bill Pmt -Check	03/04/2022	AW01V7FF	Artesian	X	-14.77	-3,067.32
General Journal	03/31/2022			X	-895.00	-3,962.32
Total Checks and Payments					-3,962.32	-3,962.32
Deposits and Credits - 4 items						
Deposit	03/03/2022			X	2,308.59	2,308.59
Deposit	03/07/2022			X	331.25	2,639.84
Deposit	03/09/2022			X	331.25	2,971.09
Transfer	03/29/2022			X	4,861.24	7,832.33
Total Deposits and Credits					7,832.33	7,832.33
Total Cleared Transactions					3,870.01	3,870.01
Cleared Balance					3,870.01	127,258.70
Uncleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	02/08/2022	1016	Michael Mitsdarfer		-1,025.00	-1,025.00
Bill Pmt -Check	03/29/2022	1024	Whiteford, Taylor & Preston, LLC		-1,659.00	-2,684.00
Bill Pmt -Check	03/29/2022	1025	Whiteford, Taylor & Preston, LLC		-1,261.50	-3,945.50
Bill Pmt -Check	03/29/2022	1023	Whiteford, Taylor & Preston, LLC		-200.00	-4,145.50
Bill Pmt -Check	03/29/2022	1026	Whiteford, Taylor & Preston, LLC		-200.00	-4,345.50
Bill Pmt -Check	03/29/2022	1027	Whiteford, Taylor & Preston, LLC		-200.00	-4,545.50
Bill Pmt -Check	03/29/2022	1028	Delcollo Security Technologies, Inc.		-125.00	-4,670.50
Bill Pmt -Check	03/29/2022	1022	Whiteford, Taylor & Preston, LLC		-119.03	-4,789.53
Total Checks and Payments					-4,789.53	-4,789.53
Total Uncleared Transactions					-4,789.53	-4,789.53
Register Balance as of 03/31/2022					-919.52	122,469.17

Last statement: February 28, 2022
This statement: March 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
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Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Analyzed Checking

Account number	1002180915	Beginning balance	\$123,388.69
Enclosures	4	Total additions	7,832.33
Low balance	\$121,664.63	Total subtractions	3,962.32
Average balance	\$123,634.98	Ending balance	\$127,258.70
Avg collected balance	\$123,634		

CHECKS

Number	Date	Amount	Number	Date	Amount
1018	03-01	324.06	1020	03-14	28.49
1019	03-09	100.00	1021	03-04	1,200.00

DEBITS

Date	Description	Subtractions
03-01	' ACH Debit ACE PROPERTY SOL SALE 220301	1,400.00
03-07	' ACH Debit ARTESIANWATER E-VIEW PMT 220307	14.77
03-31	' ACH Debit PACIFICWESTERNBK IBTRANSFER March Reserve Cont ribution	895.00

CREDITS

Date	Description	Additions
03-03	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220303 RDC DEPOSIT	2,308.59

GABLE BROTHERS, INC
March 31, 2022

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<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-04	' ACH Credit PACIFICWESTERNBK ASSN CR 220304 0806-00000035	331.25
03-08	' ACH Credit PACIFICWESTERNBK ASSN CR 220308 0806-00000035	331.25
03-29	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220329 RDC DEPOSIT	4,861.24

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	123,388.69	03-07	123,089.70	03-29	128,153.70
03-01	121,664.63	03-08	123,420.95	03-31	127,258.70
03-03	123,973.22	03-09	123,320.95		
03-04	123,104.47	03-14	123,292.46		

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 03/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						101,388.85
Cleared Transactions						
Deposits and Credits - 3 items						
Deposit	03/29/2022			X	3.31	3.31
Deposit	03/31/2022			X	4.31	7.62
General Journal	03/31/2022			X	895.00	902.62
Total Deposits and Credits					902.62	902.62
Total Cleared Transactions					902.62	902.62
Cleared Balance					902.62	102,291.47
Register Balance as of 03/31/2022					902.62	102,291.47

Last statement: February 28, 2022
This statement: March 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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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	\$101,388.85
Low balance	\$101,388.85	Total additions	902.62
Average balance	\$101,418.04	Total subtractions	0.00
Avg collected balance	\$101,418	Ending balance	\$102,291.47
Interest paid year to date	\$14.00		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-29	' ACH Credit PACIFICWESTERNBK RDC DEP CR 220329 RDC DEPOSIT	3.31
03-31	' ACH Credit PACIFICWESTERNBK IBTRANSFER March Reserve Cont ribution	895.00
03-31	' Interest Credit	4.31

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	101,388.85	03-29	101,392.16	03-31	102,291.47

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	31
Average balance for APY	\$101,418.04
Interest earned	\$4.31

GABLE BROTHERS, INC
March 31, 2022

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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 March 31, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
113OD - Blansfield	0.00	0.00	0.00	331.25	365.38	696.63
116OD - Jaggavarapu / Kalakota	0.00	0.00	0.00	331.25	0.00	331.25
121OD - Singh	0.00	0.00	0.00	331.25	0.00	331.25
124OD - Miao	0.00	0.00	0.00	331.25	0.00	331.25
136OD - Smith	0.00	0.00	0.00	331.25	0.00	331.25
142OD - Milewski	0.00	0.00	0.00	331.25	188.38	519.63
175OD - Sheridan	0.00	0.00	0.00	10.00	0.00	10.00
220AT - Mengden	0.00	0.00	0.00	331.25	0.00	331.25
313OR - Brady / McGovern	0.00	0.00	0.00	331.25	0.00	331.25
323OR - Thacker	0.00	0.00	0.00	331.25	0.00	331.25
415AW - Kelly	0.00	0.00	0.00	331.25	0.00	331.25
425AW - Murray, Jr.	0.00	0.00	0.00	331.25	0.00	331.25
TOTAL	0.00	0.00	0.00	3,653.75	553.76	4,207.51