

Greenville Overlook Homeowners Association
Financial Reports
MAY 2019

Balance Sheet

Greenville Overlook

Balance Sheet As of 05/31/19

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Cash Checking SmSt - 5462	70,013.27			70,013.27
Cash Reserve SmSt - 5470		35,435.39		35,435.39
Assessments Receivable	2,983.50			2,983.50
Late Fees Receivable	456.60			456.60
Misc. Owner Receivables	528.52			528.52
Prepaid Expenses	3,548.57			3,548.57
Due (to) from Reserves	(27,715.00)			(27,715.00)
Due to (from) Operating		27,715.00		27,715.00
TOTAL ASSETS	49,815.46	63,150.39	.00	112,965.85
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	2,266.65			2,266.65
Prepaid Owner Assessments	1,429.70			1,429.70
Subtotal Current Liab.	3,696.35	.00	.00	3,696.35
RESERVES:				
Reserve Equity Prior Year		30,602.74		30,602.74
Reserves Contribution		37,923.35		37,923.35
Reserve Interest Earnings		13.30		13.30
Reserve Expense		(5,389.00)		(5,389.00)
Subtotal Reserves	.00	63,150.39	.00	63,150.39
EQUITY:				
Prior Year Net Inc/Loss	45,875.92			45,875.92
Current Year Net Income/(Loss)	243.19	.00	.00	243.19
Subtotal Equity	46,119.11	.00	.00	46,119.11
TOTAL LIABILITIES & EQUITY	49,815.46	63,150.39	.00	112,965.85
	=====	=====	=====	=====

Bank Statement
w/Reconciliation

RECONCILIATION

Bank #: 01 Cash Checking SmSt - 5462 1020 Cash Checking SmSt - 5462
 G/L Acct Bal: 70,013.27
 Bank Balance: 70,013.27
 Statement date: 05/31/19

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding	_____			.00	.00
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Bank Reconciliation Summary

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Checkbook Balance	70,013.27	Reconciling Balance	70,013.27
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	70,013.27
Uncleared Deposits, Debits	0.00	Difference	0.00

Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 2
Statement Number: 0103895462
05/01/19 -05/31/19

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Homeowners Association Services Online
Banking on www.hoabankservices.com

For customer service call 1-888-705-0600
Monday - Friday: 8 AM - 6 PM ET

Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at hoabankservices.com

GREENVILLE OVERLOOK MAINTENANCE
CORPORATION
C/O ASPEN PROPERTY MANAGEMENT INC
PO BOX 858
ELKTON MD 21922

Analyzed Business Checking Summary

Account number: 0103895462

Days in statement period: 31

Beginning Balance on 05/01		76,849.09
Total Debits		-6,835.82
Checks(4)	-5,294.15	
Electronic Debits(1)	-1,541.67	
Ending Balance on 05/31		70,013.27

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount	Number	Date	Reference	Amount
0013	05/08	08304188	44.00	0014	05/01	08270680	1,128.15	0015	05/07	07582414	195.00
5556 *	05/20	07606580	3,927.00								
4 Checks Paid											5,294.15

Electronic Debits	Date	Description	Reference	Amount
	05/23	UNION BANK IBTRANSFER CCD	ITD1947990 53244606	1,541.67
1 Electronic Debits				1,541.67

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
05/01 - 05/06	75,720.94	05/07	75,525.94	05/08 - 05/19	75,481.94
05/20 - 05/22	71,554.94	05/23 - 05/31	70,013.27		

Check Images

GRE-Greenville Overlook
 Po Box 858
 Elkton MD 21922

Union Bank
 16-49-01220

000013
 Date: 05/01/19

Pay
 Exactly FORTY-FOUR AND 00/100 DOLLARS*****

*****44.00

To The
 Order Of: ARTESIAN WATER COMPANY, INC
 684 Churchmans Road
 Newark, DE 19702

Signature Required
 Authorized Signature

⑆000013⑆ ⑆122000496⑆0103895462

GRE-Greenville Overlook
 Po Box 858
 Elkton MD 21922

Union Bank
 16-49-01220

000014
 Date: 05/01/19

Pay
 Exactly ONE THOUSAND ONE HUNDRED TWENTY-EIGHT AND 15/100 DOLLARS*****

*****1,128.15

To The
 Order Of: ASPEN PROPERTY MANAGEMENT
 14 S. Main Street
 North East, MD 21901

Signature Required
 Authorized Signature

⑆000014⑆ ⑆122000496⑆0103895462

GRE-Greenville Overlook
 Po Box 858
 Elkton MD 21922

Union Bank
 16-49-01220

000015
 Date: 05/01/19

Pay
 Exactly ONE HUNDRED NINETY-FIVE AND 00/100 DOLLARS*****

*****195.00

To The
 Order Of: WHITEFORD, TAYLOR & PRESTON
 405 North King Street
 Suite 500
 Wilmington, DE 19801

Signature Required
 Authorized Signature

⑆000015⑆ ⑆122000496⑆0103895462

GRE-Greenville Overlook
 Po Box 858
 Elkton MD 21922

Union Bank
 16-49-01220

000016
 Date: 05/15/19

Pay
 Exactly THREE THOUSAND NINE HUNDRED TWENTY-SEVEN AND 00/100 DOLLARS*****

*****3,927.00

To The
 Order Of: PREMIER LANDSCAPING SERVICES
 880 Dixie Line Road
 Newark, DE 19713

Signature Required
 Authorized Signature

⑆000016⑆ ⑆122000496⑆0103895462

Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 1
Statement Number: 0103895470
05/01/19 -05/31/19

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GREENVILLE OVERLOOK MAINTENANCE
CORPORATION
C/O ASPEN PROPERTY MANAGEMENT INC
PO BOX 858
ELKTON MD 21922

Business MoneyMarket Account Summary

Account number: 0103895470

Days in statement period: 31

Beginning Balance on 05/01		33,889.36	Interest	
Total Credits		1,546.03	Paid this period	4.36
Electronic Credits(1)	1,541.67		Paid year-to-date	12.04
Other Credits(1)	4.36		Interest Rates	
Ending Balance on 05/31		35,435.39	Annual Percentage Yield Earned	0.15%

Credits

Electronic Credits	Date	Description	Reference	Amount
	05/23	UNION BANK IBTRANSFER CCD ITC1947990	53244608	1,541.67
		1 Electronic Credits		1,541.67
Other Credits	Date	Description	Reference	Amount
	05/31	INTEREST PAYMENT		4.36
		1 Other Credits		4.36

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
05/01 - 05/22	33,889.36	05/23 - 05/30	35,431.03	05/31	35,435.39

Income/Expense Statement

Greenville Overlook

Income/Expense Statement
Period: 05/01/19 to 05/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Association Fees	.00	8,833.33	(8,833.33)	54,528.89	44,166.65	10,362.24	106,000.00
	Total Monthly Income	.00	8,833.33	(8,833.33)	54,528.89	44,166.65	10,362.24	106,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,040.00	1,066.67	26.67	5,200.00	5,333.35	133.35	12,800.00
07020	Accounting & Audit Fees	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
07160	Collection & Legal Fees	195.00	41.67	(153.33)	780.00	208.35	(571.65)	500.00
07280	Insurance	.00	416.67	416.67	(134.99)	2,083.35	2,218.34	5,000.00
07320	Office Expense	88.15	208.33	120.18	816.36	1,041.65	225.29	2,500.00
07450	Taxes	.00	.00	.00	315.00	.00	(315.00)	.00
	General & Administrative	1,323.15	1,941.67	618.52	6,976.37	9,708.35	2,731.98	23,300.00
Utilities								
08910	Electricity	.00	41.67	41.67	.00	208.35	208.35	500.00
08911	Water-Sprinkler	44.00	300.00	256.00	58.50	1,500.00	1,441.50	3,600.00
	Utilities	44.00	341.67	297.67	58.50	1,708.35	1,649.85	4,100.00
Maintenance								
09111	General Maintenance	.00	216.67	216.67	.00	1,083.35	1,083.35	2,600.00
09112	Landscaping Maintenance	2,995.00	2,833.33	(161.67)	8,985.00	14,166.65	5,181.65	34,000.00
09113	Snow Removal	.00	1,125.00	1,125.00	.00	5,625.00	5,625.00	13,500.00
09114	Basin Maintenance	932.00	833.33	(98.67)	403.48	4,166.65	3,763.17	10,000.00
09530	Storm Water Management	.00	.00	.00	2,439.00	.00	(2,439.00)	.00
	Maintenance	3,927.00	5,008.33	1,081.33	11,827.48	25,041.65	13,214.17	60,100.00
Reserve Contributions								
09910	Reserves - Contribution	1,541.67	.00	(1,541.67)	35,423.35	.00	(35,423.35)	.00
09911	Reserve Expense	.00	1,541.67	1,541.67	.00	7,708.35	7,708.35	18,500.00
	Reserve Contributions	1,541.67	1,541.67	.00	35,423.35	7,708.35	(27,715.00)	18,500.00
	TOTAL MONTHLY EXPENSES	6,835.82	8,833.34	1,997.52	54,285.70	44,166.70	(10,119.00)	106,000.00
===== INCOME/(LOSS) =====								
	CURRENT NET INCOME/(LOSS)	(6,835.82)	(.01)	(6,835.81)	243.19	(.05)	243.24	.00

Reserve Statement

Greenville Overlook

Reserve Statement As of 05/31/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserve Equity Prior Year	30,602.74	0.00	0.00	30,602.74
Reserves Contribution	2,500.00	35,423.35	0.00	37,923.35
Reserve Interest Earnings	0.00	13.30	0.00	13.30
Reserve Expense	(5,389.00)	0.00	0.00	(5,389.00)
Subtotal Reserves	<u>27,713.74</u>	<u>35,436.65</u>	<u>0.00</u>	<u>63,150.39</u>
TOTAL RESERVES	<u>27,713.74</u>	<u>35,436.65</u>	<u>0.00</u>	<u>63,150.39</u>

Aged Owner Balance

AGED OWNER BALANCES: AS OF May 31, 2019
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
118OD		Raji Alavandar -CE	0.00	0.00	0.00	1066.60	1066.60	Attorney Action
142OD		Shari Milewski	0.00	0.00	0.00	337.03	337.03	Final Notice
211AT		Deepak Vedamurthy -PP	0.00	0.00	0.00	331.50	331.50	
514CC		Chandra Kambhamettu	0.00	0.00	0.00	23.83	23.83	
			-----	-----	-----	-----	-----	
		TOTAL:	0.00	0.00	0.00	1758.96	1758.96	

AGED OWNER BALANCES: AS OF May 31, 2019
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	6310	0.00	0.00	0.00	1758.96	1758.96
GRAND TOTAL:				0.00	0.00	0.00	1758.96	1758.96

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
06310	Association Fees	1758.96
	TOTAL	\$1758.96

Owner Prepaid

PREPAYS AS OF May 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Abdullah Kesen 135 Odyssey Drive		135OD	PP-A1	24.03
Rhonelse Barnett-Smith 136 Odyssey Drive		136OD	PP-A1	331.50
Timothy Tomaszewski 141 Odyssey Drive		141OD	PP-A1	31.50
Evelyn Spigiel 153 Odyssey Drive		153OD	PP-A1	331.50
Ashok Patel 171 Odyssey Drive		171OD	PP-A1	331.50
Neha Kumar 224 Athena Court		224AT	PP-A1	24.03
Cheryl Slipski 303 Oracle Road		303OR	PP-A1	331.50
Hongjuan Cao 304 Oracle Road		304OR	PP	0.10
Chandra Kambhamettu 514 Chariot Court		514CC	PP-A1	24.03
TOTAL HOMES: 9				=====
TOTAL PREPAYS				1,429.69
TOTAL DISTR: PP-A1				1,429.59
PP				0.10

Accounts Payable Open Items

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 05/31/19

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
	Totals:	.00	.00	.00	.00
	Grand total:	.00			

General Ledger Trial Balance

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 Profit center: "All"

Starting date: 05/01/19
 Ending date: 05/31/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Cash Checking SmSt - 5462	76,849.09	.00	6,835.82	6,835.82CR	70,013.27
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/01/19 AP0115 13 44.00 ARTESIAN WATER COMPANY, I					
	05/01/19 AP0115 14 1,128.15 ASPEN PROPERTY MANAGEMENT					
	05/01/19 AP0115 15 195.00 WHITEFORD, TAYLOR & PREST					
	05/15/19 AP0130 16 3,927.00 PREMIER LANDSCAPING SERVI					
	05/21/19 CR0000 May 1,541.67 May Cap Con					
1030	Cash Checking - Op - Prev Mngm	.00	.00	.00	.00	.00
1063	MM - Prev Mngm	.00	.00	.00	.00	.00
1070	Cash Reserve SmSt - 5470	33,889.36	1,546.03	.00	1,546.03	35,435.39
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/21/19 CR0000 May 1,541.67 May Cap Con					
	05/31/19 RJ0001 MR 4.36 Reserve Entries					
1310	Assessments Receivable	2,983.50	.00	.00	.00	2,983.50
1340	Late Fees Receivable	456.60	.00	.00	.00	456.60
1360	Misc. Owner Receivables	528.52	.00	.00	.00	528.52
1620	Prepaid Expenses	3,548.57	.00	.00	.00	3,548.57
1710	Due (to) from Reserves	27,715.00CR	.00	.00	.00	27,715.00CR
1720	Due to (from) Operating	27,715.00	.00	.00	.00	27,715.00
3010	Accounts Payable	2,266.65CR	.00	.00	.00	2,266.65CR
3310	Prepaid Owner Assessments	1,429.70CR	.00	.00	.00	1,429.70CR
5010	Reserve Equity Prior Year	30,602.74CR	.00	.00	.00	30,602.74CR
5020	Reserves Contribution	36,381.68CR	.00	1,541.67	1,541.67CR	37,923.35CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/31/19 RJ0001 MR 1,541.67 Reserve Entries					
5025	Reserve Interest Earnings	8.94CR	.00	4.36	4.36CR	13.30CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/31/19 RJ0001 MR 4.36 Reserve Entries					
5050	Reserve Expense	5,389.00	.00	.00	.00	5,389.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 Profit center: "All"

Starting date: 05/01/19
 Ending date: 05/31/19

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5510	Prior Year Net Inc/Loss	45,875.92CR	.00	.00	.00	45,875.92CR
6310	Association Fees	54,528.89CR	.00	.00	.00	54,528.89CR
7010	Management Fees	4,160.00	1,040.00	.00	1,040.00	5,200.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/01/19 AP0115 14 1,040.00 ASPEN PROPERTY MANAGEMENT					
7160	Collection & Legal Fees	585.00	195.00	.00	195.00	780.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/01/19 AP0115 15 195.00 WHITEFORD, TAYLOR & PREST					
7280	Insurance	134.99CR	.00	.00	.00	134.99CR
7320	Office Expense	728.21	88.15	.00	88.15	816.36
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/01/19 AP0115 14 88.15 ASPEN PROPERTY MANAGEMENT					
7450	Taxes	315.00	.00	.00	.00	315.00
8911	Water-Sprinkler	14.50	44.00	.00	44.00	58.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/01/19 AP0115 13 44.00 ARTESIAN WATER COMPANY, I					
9112	Landscaping Maintenance	5,990.00	2,995.00	.00	2,995.00	8,985.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/15/19 AP0130 16 2,995.00 PREMIER LANDSCAPING SERVI					
9114	Basin Maintenance	528.52CR	932.00	.00	932.00	403.48
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/15/19 AP0130 16 932.00 PREMIER LANDSCAPING SERVI					
9530	Storm Water Management	2,439.00	.00	.00	.00	2,439.00
9910	Reserves - Contribution	33,881.68	1,541.67	.00	1,541.67	35,423.35
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/31/19 RJ0001 MR 1,541.67 Reserve Entries					
Gnd Total:		.00	8,381.85	8,381.85	.00	.00