

Greenville Overlook
Maintenance Corporation
Financial Reports
November 2021

Balance Sheet

Greenville Overlook

Balance Sheet
As of 11/30/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1020	Cash Checking SmSt - 5462	73,423.90			73,423.90
1070	Cash Reserve SmSt - 5470		121,054.20		121,054.20
1710	Due (to) from Reserves	23,264.91			23,264.91
1720	Due (to) from Operating		(23,264.91)		(23,264.91)
	TOTAL ASSETS	96,688.81	97,789.29	.00	194,478.10
		96,688.81	97,789.29	.00	194,478.10
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3310	Prepaid Owner Assessments	3,457.44			3,457.44
	Subtotal Current Liab.	3,457.44	.00	.00	3,457.44
RESERVES:					
5010	Reserve Equity Prior Year		30,602.74		30,602.74
5020	Reserves Contribution		146,674.29		146,674.29
5025	Reserve Interest Earnings		154.97		154.97
5050	Reserve Expense		(79,642.71)		(79,642.71)
	Subtotal Reserves	.00	97,789.29	.00	97,789.29
EQUITY:					
5510	Prior Year Net Inc/Loss	59,305.09			59,305.09
	Current Year Net Income/(Loss)	33,926.28	.00	.00	33,926.28
	Subtotal Equity	93,231.37	.00	.00	93,231.37
	TOTAL LIABILITIES & EQUITY	96,688.81	97,789.29	.00	194,478.10

Bank Statement
w/Reconciliation

RECONCILIATION

Bank #: 01 Cash Checking SmSt - 5462 1020 Cash Checking SmSt - 5462
 G/L Acct Bal: 73,423.90
 Bank Balance: 73,423.90
 Statement date: 11/30/21

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	------------------	--------------------

OUTSTANDING ITEMS:

Total Outstanding			.00	.00
-------------------	--	--	-----	-----

Bank Reconciliation Summary

=====

Checkbook Balance	73,423.90	Reconciling Balance	73,423.90
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	73,423.90
Uncleared Deposits, Debits	0.00	Difference	0.00



PACIFIC WESTERN BANK
P.O. Box 131207
Carlsbad, CA 92013-1207
Return Service Requested

Last statement: October 31, 2021
This statement: November 30, 2021
Total days in statement period: 30

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

Page 1 of 2
0103895470
(0)

Direct inquiries to:
888-928-3936

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

Hoa Business MMA Analyzed

Account number	0103895470	Beginning balance	\$119,251.35
Low balance	\$119,251.35	Total additions	1,802.85
Average balance	\$119,730.80	Total subtractions	0.00
Avg collected balance	\$119,730	Ending balance	\$121,054.20
Interest paid year to date	\$8.17		

CREDITS

Date	Description	Additions
11-23	' ACH Credit PACIFICWESTERNBK IBTRANSFER November Reserve T ransfer	1,797.92
11-30	' Interest Credit	4.93

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	119,251.35	11-23	121,049.27	11-30	121,054.20

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	30
Average balance for APY	\$119,730.80
Interest earned	\$4.93



PACIFIC WESTERN BANK
P.O. Box 131207
Carlsbad, CA 92013-1207
Return Service Requested

GREENVILLE OVERLOOK MAINTENANCE
November 30, 2021

Page 2 of 2
0103895470

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



PACIFIC WESTERN BANK
P.O. Box 131207
Carlsbad, CA 92013-1207
Return Service Requested

Last statement: October 31, 2021
This statement: November 30, 2021
Total days in statement period: 30

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

Page 1 of 2
0103895462
(0)

Direct inquiries to:
888-928-3936

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

Analyzed Checking

Account number	0103895462	Beginning balance	\$80,707.85
Low balance	\$73,423.90	Total additions	331.50
Average balance	\$77,452.77	Total subtractions	7,615.45
Avg collected balance	\$77,452	Ending balance	\$73,423.90

CHECKS

Number	Date	Amount	Number	Date	Amount
176	11-10	14.77	179	11-15	1,075.85
177	11-16	29.91	180	11-22	2,364.00
178	11-10	2,333.00			

DEBITS

Date	Description	Subtractions
11-23	ACH Debit PACIFICWESTERNBK IBTRANSFER November Reserve T ransfer	1,797.92

CREDITS

Date	Description	Additions
11-16	ACH Credit PACIFICWESTERNBK ASSN CR 211116 0735-00000GRE	331.50

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	80,707.85	11-15	77,284.23	11-22	75,221.82
11-10	78,360.08	11-16	77,585.82	11-23	73,423.90



PACIFIC WESTERN BANK
P.O. Box 131207
Carlsbad, CA 92013-1207
Return Service Requested

GREENVILLE OVERLOOK MAINTENANCE
November 30, 2021

Page 2 of 2
0103895462

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

Income/Expense Statement

Greenville Overlook

Income/Expense Statement
Period: 11/01/21 to 11/30/21

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)	105,667.00	97,166.63	8,500.37	106,000.00
06340	Late Fee	.00	.00	.00	106.71	.00	106.71	.00
06350	Collection & Legal Fees Reimb	.00	.00	.00	(634.50)	.00	(634.50)	.00
06920	Misc. Income	.00	.00	.00	100.00	.00	100.00	.00
06921	Aspen Admin Fee Income	.00	.00	.00	25.00	.00	25.00	.00
	Total Monthly Income	.00	8,833.33	(8,833.33)	105,264.21	97,166.63	8,097.58	106,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,040.00	1,066.67	26.67	11,440.00	11,733.37	293.37	12,800.00
07020	Accounting & Audit Fees	.00	41.67	41.67	.00	458.37	458.37	500.00
07160	Collection & Legal Fees	2,333.00	416.67	(1,916.33)	5,837.19	4,583.37	(1,253.82)	5,000.00
07280	Insurance	.00	.00	.00	2,140.00	2,625.00	485.00	2,625.00
07320	Office Expense	35.85	208.33	172.48	2,524.28	2,291.63	(232.65)	2,500.00
07410	Community Expense	.00	416.67	416.67	.00	4,583.37	4,583.37	5,000.00
07450	Taxes	.00	.00	.00	250.00	.00	(250.00)	.00
07890	Misc. G & A	.00	.00	.00	50.00	.00	(50.00)	.00
	General & Administrative	3,408.85	2,150.01	(1,258.84)	22,241.47	26,275.11	4,033.64	28,425.00
Utilities								
08910	Electricity	29.91	40.00	10.09	297.33	440.00	142.67	480.00
08911	Water-Sprinkler	14.77	15.00	.23	162.57	165.00	2.43	180.00
	Utilities	44.68	55.00	10.32	459.90	605.00	145.10	660.00
Maintenance								
09010	Tree & Shrub Care	.00	.00	.00	194.99	.00	(194.99)	.00
09020	Grounds Maintenance	(11,853.49)	.00	11,853.49	2,364.00	.00	(2,364.00)	.00
09025	Tree Maintenance	.00	833.33	833.33	7,354.96	9,166.63	1,811.67	10,000.00
09112	Landscaping Maintenance	14,217.49	2,184.00	(12,033.49)	18,945.49	21,840.00	2,894.51	21,840.00
09113	Snow Removal	.00	.00	.00	.00	10,125.00	10,125.00	13,500.00
09114	Basin Maintenance	.00	833.33	833.33	.00	9,166.63	9,166.63	10,000.00
	Maintenance	2,364.00	3,850.66	1,486.66	28,859.44	50,298.26	21,438.82	55,340.00
Reserve Contributions								
09910	Reserves - Contribution	1,797.92	1,797.92	.00	19,777.12	19,777.12	.00	21,575.00
	Reserve Contributions	1,797.92	1,797.92	.00	19,777.12	19,777.12	.00	21,575.00
	TOTAL MONTHLY EXPENSES	7,615.45	7,853.59	238.14	71,337.93	96,955.49	25,617.56	106,000.00
=====								
INCOME/(LOSS)								
	CURRENT NET INCOME/(LOSS)	(7,615.45)	979.74	(8,595.19)	33,926.28	211.14	33,715.14	.00

Reserve Statement

Greenville Overlook

Reserve Statement As of 11/30/21

	BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
RESERVES:			
Reserve Equity Prior Year	30,602.74	0.00	30,602.74
Reserves Contribution	126,897.17	19,777.12	146,674.29
Reserve Interest Earnings	102.28	52.69	154.97
Reserve Expense	(41,769.31)	(37,873.40)	(79,642.71)
Subtotal Reserves	<u>115,832.88</u>	<u>(18,043.59)</u>	<u>97,789.29</u>
TOTAL RESERVES	<u>115,832.88</u>	<u>(18,043.59)</u>	<u>97,789.29</u>
	=====	=====	=====

Aged Owner Balance

AGED OWNER BALANCES: AS OF Nov. 30, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
113OD		Erin Blansfield -CE	27.22	0.00	2.22	335.94	365.38	Attorney Action
142OD		Shari Milewski	1.22	0.00	1.22	185.94	188.38	Attorney Action
		TOTAL:	28.44	0.00	3.44	521.88	553.76	

AGED OWNER BALANCES: AS OF Nov. 30, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
-----------	--------	------	---------	---------	---------	---------	-------	--------

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	6310	0.00	0.00	0.00	513.00	513.00
01		Late Fees	6340	3.44	0.00	3.44	8.88	15.76
03		Aspen Admin Fee	6921	25.00	0.00	0.00	0.00	25.00
GRAND TOTAL:				28.44	0.00	3.44	521.88	553.76

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
06310	Association Fees	513.00
06340	Late Fee	15.76
06921	Aspen Admin Fee Income	25.00
TOTAL		\$553.76

Owner Prepaid

PREPAYS AS OF Nov. 30, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Shu Dong 114 Odyssey Drive		114OD	PP	2.22
Kayla Martell 115 Odyssey Drive		115OD	PP	331.50
Andrea Mazzuca 168 Odyssey Drive		168OD	PP	2.22
James Young 185 Odyssey Drive		185OD	PP	331.50
Lei Zhang 187 Odyssey Drive		187OD	PP	1,132.50
Danielle Quercetti 232 Athena Court		232AT	PP	331.50
Ramya Varadarajan 421 Arcadia Way		421AW	PP	994.50
Ravi Dattani Trust 510 Chariot Court		510CC	PP	331.50
				=====
TOTAL HOMES:	8	TOTAL PREPAYS		3,457.44
		TOTAL DISTR:	PP	3,457.44

Accounts Payable Open Items

A/P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 11/30/21

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
--------	--------	---------	-----------	------	--------

Grand total: 0.00

General Ledger Trial Balance

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/21
 Ending date: 11/30/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Cash Checking SmSt - 5462	80,707.85	331.50	7,615.45	7,283.95CR	73,423.90
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/02/21 AP0828 176 14.77 ARTESIAN WATER COMPANY, I					
	11/02/21 AP0828 177 29.91 DELMARVA POWER					
	11/02/21 AP0828 178 2,333.00 WHITEFORD, TAYLOR & PREST					
	11/13/21 AP0843 179 1,075.85 ASPEN PROPERTY MANAGEMENT					
	11/16/21 AP0845 180 2,364.00 BAY COUNTRY LANDSCAPE CO					
	11/16/21 AR0000 AR04 331.50 Owner Cash Receipts					
	11/23/21 CR0000 112321 1,797.92 November Reserve Transfe					
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	119,251.35	1,802.85	.00	1,802.85	121,054.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/23/21 CR0000 112321 1,797.92 November Reserve Transfe					
	11/30/21 RJ0001 1130 4.93 Reserve Entries					
1310	Assessments Receivable	.00	.00	.00	.00	.00
1340	Late Fees Receivable	.00	.00	.00	.00	.00
1360	Misc. Owner Receivables	.00	.00	.00	.00	.00
1620	Prepaid Expenses	.00	.00	.00	.00	.00
1710	Due (to) from Reserves	23,264.91	.00	.00	.00	23,264.91
1720	Due (to) from Operating	23,264.91CR	.00	.00	.00	23,264.91CR
3010	Accounts Payable	.00	.00	.00	.00	.00
3050	Unearned Income	.00	.00	.00	.00	.00
3310	Prepaid Owner Assessments	3,125.94CR	.00	331.50	331.50CR	3,457.44CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/16/21 AR0000 AR04 331.50 Owner Cash Receipts					
5010	Reserve Equity Prior Year	30,602.74CR	.00	.00	.00	30,602.74CR
5020	Reserves Contrlbution	144,876.37CR	.00	1,797.92	1,797.92CR	146,674.29CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/30/21 RJ0001 1130 1,797.92 Reserve Entries					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/21
 Ending date: 11/30/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5025	Reserve Interest Earnings	150.04CR	.00	4.93	4.93CR	154.97CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/30/21 RJ0001 1130 4.93 Reserve Entries					
5050	Reserve Expense	79,642.71	.00	.00	.00	79,642.71
5510	Prior Year Net Inc/Loss	59,305.09CR	.00	.00	.00	59,305.09CR
6310	Association Fees	105,667.00CR	.00	.00	.00	105,667.00CR
6340	Late Fee	106.71CR	.00	.00	.00	106.71CR
6350	Collection & Legal Fees Reimbu	634.50	.00	.00	.00	634.50
6920	Misc. Income	100.00CR	.00	.00	.00	100.00CR
6921	Aspen Admin Fee Income	25.00CR	25.00	25.00	.00	25.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/12/21 AR0000 AR06 25.00 Owner Expense Adjust.					
	11/12/21 AR0000 AR06 25.00 Owner Expense Adjust.					
7010	Management Fees	10,400.00	1,040.00	.00	1,040.00	11,440.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/13/21 AP0843 179 1,040.00 ASPEN PROPERTY MANAGEMENT					
7160	Collection & Legal Fees	3,504.19	2,333.00	.00	2,333.00	5,837.19
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/02/21 AP0828 178 2,333.00 WHITEFORD, TAYLOR & PREST					
7280	Insurance	2,140.00	.00	.00	.00	2,140.00
7320	Office Expense	2,488.43	35.85	.00	35.85	2,524.28
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/13/21 AP0843 179 35.85 ASPEN PROPERTY MANAGEMENT					
7410	Community Expense	.00	.00	.00	.00	.00
7450	Taxes	250.00	.00	.00	.00	250.00
7890	Misc. G & A	50.00	.00	.00	.00	50.00
8910	Electricity	267.42	29.91	.00	29.91	297.33

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/21
 Ending date: 11/30/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/02/21 AP0828 177	29.91		DELMARVA POWER		
8911	Water-Sprinkler	147.80	14.77	.00	14.77	162.57
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/02/21 AP0828 176	14.77		ARTESIAN WATER COMPANY, I		
9010	Tree & Shrub Care	194.99	.00	.00	.00	194.99
9020	Grounds Maintenance	14,217.49	2,364.00	14,217.49	11,853.49CR	2,364.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/16/21 AP0845 180	2,364.00		BAY COUNTRY LANDSCAPE CO		
	11/16/21 GJ0041 111621		14,217.49	Ground Maint to Landscape		
9025	Tree Maintenance	7,354.96	.00	.00	.00	7,354.96
9112	Landscaping Maintenance	4,728.00	14,217.49	.00	14,217.49	18,945.49
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/16/21 GJ0041 111621	14,217.49		Ground Maint to Landscape		
9910	Reserves - Contribution	17,979.20	1,797.92	.00	1,797.92	19,777.12
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/30/21 RJ0001 1130	1,797.92		Reserve Entries		
Gnd Total:		.00	23,992.29	23,992.29	.00	.00