

Greenville Overlook Homeowners Association
Financial Reports
MARCH 2019

Balance Sheet

Greenville Overlook

Balance Sheet
As of 03/31/19

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Cash Checking SmSt - 5462	80,651.96			80,651.96
Cash Reserve SmSt - 5470		32,343.42		32,343.42
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	60,454.15	60,058.42	.00	120,512.57
	=====	=====	=====	=====
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		34,840.01		34,840.01
Reserve Interest Earnings		4.67		4.67
Reserve Expense		(5,389.00)		(5,389.00)
Subtotal Reserves	.00	60,058.42	.00	60,058.42
EQUITY:				
Prior Year Net Inc/Loss	45,875.92			45,875.92
Current Year Net Income/(Loss)	10,881.88	.00	.00	10,881.88
Subtotal Equity	56,757.80	.00	.00	56,757.80
TOTAL LIABILITIES & EQUITY	60,454.15	60,058.42	.00	120,512.57
	=====	=====	=====	=====

Bank Statement
w/Reconciliation

RECONCILIATION

Bank #: 01 Cash Checking SmSt - 5462 1020 Cash Checking SmSt - 5462
 G/L Acct Bal: 80,651.96
 Bank Balance: 80,651.96
 Statement date: 03/31/19

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	80,651.96	Reconciling Balance	80,651.96
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	80,651.96
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 3
Statement Number: 0103895462
03/01/19 -03/29/19

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Homeowners Association Services Online
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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: 29

Beginning Balance on 03/01		105,887.33
Total Credits		5,516.70
Electronic Credits(7)	5,516.70	
Total Debits		-30,752.07
Electronic Debits(2)	-29,256.67	
Checks(2)	-1,495.40	
Ending Balance on 03/29		80,651.96

Credits

Electronic Credits	Date	Description	Reference	Amount
	03/01	UNION BANK ASSN CR CCD 0735-00000gre	57142668	331.50
	03/06	UNION BANK ASSN CR CCD 0735-00000GRE	52244318	1,018.53
	03/14	UNION BANK ASSN CR CCD 0735-00000GRE	50725044	331.50
	03/19	UNION BANK ASSN CR CCD 0735-00000gre	55139410	639.17
	03/21	UNION BANK ASSN CR CCD 0735-00000GRE	57767781	663.00
	03/25	UNION BANK ASSN CR CCD 0735-00000gre	50290644	663.00
	03/28	UNION BANK ASSN CR CCD 0735-00000GRE	54876309	1,870.00
7 Electronic Credits				5,516.70

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount
0007	03/04	07512624	1,105.40	0008	03/07	06806234	390.00

2 Checks Paid

1,495.40

Electronic Debits	Date	Description	Reference	Amount
	03/05	UNION BANK IBTRANSFER CCD ITD1909539	52252910	27,715.00
	03/22	UNION BANK IBTRANSFER CCD ITD1917367	50296230	1,541.67
2 Electronic Debits				29,256.67

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
03/01 - 03/03	106,218.83	03/04	105,113.43	03/05	77,398.43
03/06	78,416.96	03/07 - 03/13	78,026.96	03/14 - 03/18	78,358.46
03/19 - 03/20	78,997.63	03/21	79,660.63	03/22 - 03/24	78,118.96
03/25 - 03/27	78,781.96	03/28 - 03/29	80,651.96		

Statement
of Accounts

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

Page: 1 of 1
Statement Number: 0103895470
03/01/19 -03/29/19

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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: 29

Beginning Balance on 03/01		3,083.52	Interest	
Total Credits		29,259.90	Paid this period	3.23
Other Credits(1)	3.23		Paid year-to-date	3.41
Electronic Credits(2)	29,256.67		Interest Rates	
Ending Balance on 03/29		32,343.42	Annual Percentage Yield Earned	0.15%

Credits

Electronic Credits	Date	Description	Reference	Amount
	03/05	UNION BANK IBTRANSFER CCD ITC1909539	52252912	27,715.00
	03/22	UNION BANK IBTRANSFER CCD ITC1917367	50296232	1,541.67
		2 Electronic Credits		29,256.67
Other Credits	Date	Description	Reference	Amount
	03/29	INTEREST PAYMENT		3.23
		1 Other Credits		3.23

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
03/01 - 03/04	3,083.52	03/05 - 03/21	30,798.52	03/22 - 03/28	32,340.19
03/29	32,343.42				

Income/Expense Statement

Greenville Overlook

Income/Expense Statement
Period: 03/01/19 to 03/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Association Fees	3,315.20	8,833.33	(5,518.13)	49,086.23	26,499.99	22,586.24	106,000.00
	Total Monthly Income	3,315.20	8,833.33	(5,518.13)	49,086.23	26,499.99	22,586.24	106,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,040.00	1,066.67	26.67	3,120.00	3,200.01	80.01	12,800.00
07020	Accounting & Audit Fees	.00	208.33	208.33	.00	624.99	624.99	2,500.00
07160	Collection & Legal Fees	390.00	41.67	(348.33)	390.00	125.01	(264.99)	500.00
07280	Insurance	(1,870.00)	416.67	2,286.67	2,184.00	1,250.01	(933.99)	5,000.00
07320	Office Expense	65.40	208.33	142.93	684.36	624.99	(59.37)	2,500.00
	General & Administrative	(374.60)	1,941.67	2,316.27	6,378.36	5,825.01	(553.35)	23,300.00
Utilities								
08910	Electricity	.00	41.67	41.67	.00	125.01	125.01	500.00
08911	Water-Sprinkler	.00	300.00	300.00	14.50	900.00	885.50	3,600.00
	Utilities	.00	341.67	341.67	14.50	1,025.01	1,010.51	4,100.00
Maintenance								
09111	General Maintenance	.00	216.67	216.67	.00	650.01	650.01	2,600.00
09112	Landscaping Maintenance	.00	2,833.33	2,833.33	.00	8,499.99	8,499.99	34,000.00
09113	Snow Removal	.00	1,125.00	1,125.00	.00	3,375.00	3,375.00	13,500.00
09114	Basin Maintenance	.00	833.33	833.33	(528.52)	2,499.99	3,028.51	10,000.00
	Maintenance	.00	5,008.33	5,008.33	(528.52)	15,024.99	15,553.51	60,100.00
Reserve Contributions								
09910	Reserves - Contribution	29,256.67	.00	(29,256.67)	32,340.01	.00	(32,340.01)	.00
09911	Reserve Expense	.00	1,541.67	1,541.67	.00	4,625.01	4,625.01	18,500.00
	Reserve Contributions	29,256.67	1,541.67	(27,715.00)	32,340.01	4,625.01	(27,715.00)	18,500.00
	TOTAL MONTHLY EXPENSES	28,882.07	8,833.34	(20,048.73)	38,204.35	26,500.02	(11,704.33)	106,000.00
===== INCOME/(LOSS) =====								
	CURRENT NET INCOME/(LOSS)	(25,566.87)	(.01)	(25,566.86)	10,881.88	(.03)	10,881.91	.00
=====								

Reserve Statement

Greenville Overlook

Reserve Statement As of 03/31/19

	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	32,340.01	0.00	34,840.01
Reserve Interest Earnings	0.00	4.67	0.00	4.67
Reserve Expense	(5,389.00)	0.00	0.00	(5,389.00)
Subtotal Reserves	<u>27,713.74</u>	<u>32,344.68</u>	<u>0.00</u>	<u>60,058.42</u>
TOTAL RESERVES	<u>27,713.74</u>	<u>32,344.68</u>	<u>0.00</u>	<u>60,058.42</u>

Aged Owner Balance

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
111OD		Andrew Engel	0.00	0.00	331.50	0.00	331.50	
113OD		Erin Blansfield	0.00	0.00	331.50	355.53	687.03	Final Notice
118OD		Raji Alavandar	0.00	0.00	331.50	735.10	1066.60	Final Notice
125OD		Ramesh Babu Bandfi	0.00	0.00	331.50	0.00	331.50	
142OD		Shari Milewski	0.00	0.00	331.50	355.53	687.03	Final Notice
167OD		Nishit Gandhi	0.00	0.00	331.50	0.00	331.50	Final Notice
207AT		Ravi Sadashiv	0.00	0.00	331.50	0.00	331.50	
211AT		Deepak Vedamurthy -PP	0.00	0.00	331.50	0.00	331.50	
217AT		Subo Sui	0.00	0.00	331.50	0.00	331.50	
220AT		Karen Mengden	0.00	0.00	331.50	735.10	1066.60	Final Notice
313OR		Mary Brady	0.00	0.00	331.50	355.53	687.03	Final Notice
404AW		Blaise Fletcher	0.00	0.00	331.50	0.00	331.50	Final Notice
503CC		Dhruval Patel	0.00	0.00	331.50	0.00	331.50	Final Notice
508CC		Evelio Velasquez	0.00	0.00	331.50	0.00	331.50	Final Notice
514CC		Chandra Kambhamettu	0.00	0.00	23.83	0.00	23.83	
			-----	-----	-----	-----	-----	
		TOTAL:	0.00	0.00	4664.83	2536.79	7201.62	

AGED OWNER BALANCES: AS OF Mar. 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	4664.83	2536.79	7201.62
GRAND TOTAL:				0.00	0.00	4664.83	2536.79	7201.62

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
06310	Association Fees	7201.62
	TOTAL	\$7201.62

Owner Prepaid

PREPAYS AS OF Mar. 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
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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

A/P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 03/31/19

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
FRAN	FRANK HAJEK	14 96501		03/27/19	315.00
PLS	PREMIER LANDSCAPING SERVICES	15 2147		03/27/19	932.00
		16 2146		03/27/19	2995.00
		17 2144		03/27/19	2995.00
		18 2145		03/27/19	1507.00
			Total:		8,429.00
WTP	WHITEFORD, TAYLOR & PRESTON	19 64189441		03/27/19	195.00
			Grand total:		8,939.00

General Ledger Trial Balance

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/19
 Ending date: 03/31/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Cash Checking SmSt - 5462	106,218.83	5,185.20	30,752.07	25,566.87CR	80,651.96
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/19 AP0085 7 1,105.40 ASPEN PROPERTY MANAGEMENT					
	03/01/19 AP0085 8 390.00 WHITEFORD, TAYLOR & PREST					
	03/05/19 AR0000 AR04 1,018.53 Owner Cash Receipts					
	03/05/19 CR0000 Mar 27,715.00 Reserve Transfer					
	03/13/19 AR0000 AR04 331.50 Owner Cash Receipts					
	03/18/19 AR0000 AR04 639.17 Owner Cash Receipts					
	03/20/19 AR0000 AR04 663.00 Owner Cash Receipts					
	03/22/19 AR0000 AR04 663.00 Owner Cash Receipts					
	03/22/19 CR0000 mar 1,541.67 Mar Cap Con					
	03/27/19 AR0000 2269 1,870.00 INS REFUND					
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	3,083.52	29,259.90	.00	29,259.90	32,343.42
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/05/19 CR0000 Mar 27,715.00 Reserve Transfer					
	03/22/19 CR0000 mar 1,541.67 Mar Cap Con					
	03/31/19 RJ0001 MR 3.23 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	5,583.34CR	.00	29,256.67	29,256.67CR	34,840.01CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/19 RJ0001 MR 1,541.67 Reserve Entries					
	03/31/19 RJ0001 MR 27,715.00 Reserve Entries					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/19
 Ending date: 03/31/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5025	Reserve Interest Earnings	1.44CR	.00	3.23	3.23CR	4.67CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/19 RJ0001 MR 3.23 Reserve Entries					
5050	Reserve Expense	5,389.00	.00	.00	.00	5,389.00
5510	Prior Year Net Inc/Loss	45,875.92CR	.00	.00	.00	45,875.92CR
6310	Association Fees	45,771.03CR	.00	3,315.20	3,315.20CR	49,086.23CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/05/19 AR0000 AR04 1,018.53 Owner Cash Receipts					
	03/13/19 AR0000 AR04 331.50 Owner Cash Receipts					
	03/18/19 AR0000 AR04 639.17 Owner Cash Receipts					
	03/20/19 AR0000 AR04 663.00 Owner Cash Receipts					
	03/22/19 AR0000 AR04 663.00 Owner Cash Receipts					
7010	Management Fees	2,080.00	1,040.00	.00	1,040.00	3,120.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/19 AP0085 7 1,040.00 ASPEN PROPERTY MANAGEMENT					
7160	Collection & Legal Fees	.00	390.00	.00	390.00	390.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/19 AP0085 8 195.00 WHITEFORD, TAYLOR & PREST					
	03/01/19 AP0085 8 195.00 WHITEFORD, TAYLOR & PREST					
7280	Insurance	4,054.00	.00	1,870.00	1,870.00CR	2,184.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/27/19 AR0000 2269 1,870.00 INS REFUND					
7320	Office Expense	618.96	65.40	.00	65.40	684.36
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/19 AP0085 7 65.40 ASPEN PROPERTY MANAGEMENT					
8911	Water-Sprinkler	14.50	.00	.00	.00	14.50
9114	Basin Maintenance	528.52CR	.00	.00	.00	528.52CR
9910	Reserves - Contribution	3,083.34	29,256.67	.00	29,256.67	32,340.01
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/19 RJ0001 MR 1,541.67 Reserve Entries					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/19
Ending date: 03/31/19

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
03/31/19	RJ0001 MR	27,715.00	Reserve Entries			
Gnd Total:		.00	65,197.17	65,197.17	.00	.00