

Greenville Overlook
Maintenance Corporation
Financial Reports
MAY 2021

Balance Sheet

Greenville Overlook

Balance Sheet
 As of 05/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Cash Checking SmSt - 5462	83,853.45			83,853.45
Cash Reserve SmSt - 5470		111,095.85		111,095.85
TOTAL ASSETS	83,853.45	111,095.85	.00	194,949.30
	83,853.45	111,095.85	.00	194,949.30
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Prepaid Owner Assessments	4,313.88			4,313.88
Subtotal Current Liab.	4,313.88	.00	.00	4,313.88
RESERVES:				
Reserve Equity Prior Year		30,602.74		30,602.74
Reserves Contribution		135,886.77		135,886.77
Reserve Interest Earnings		125.65		125.65
Reserve Expense		(55,519.31)		(55,519.31)
Subtotal Reserves	.00	111,095.85	.00	111,095.85
EQUITY:				
Prior Year Net Inc/Loss	59,305.09			59,305.09
Current Year Net Income/(Loss)	20,234.48	.00	.00	20,234.48
Subtotal Equity	79,539.57	.00	.00	79,539.57
TOTAL LIABILITIES & EQUITY	83,853.45	111,095.85	.00	194,949.30

Bank Statement
w/Reconciliation

RECONCILIATION

Bank #: 01 Cash Checking SmSt - 5462 1020 Cash Checking SmSt - 5462
 G/L Acct Bal: 83,853.45
 Bank Balance: 83,853.45
 Statement date: 05/31/21

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



Checkbook Balance	83,853.45	Reconciling Balance	83,853.45
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	83,853.45
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
05/01/21 -05/28/21

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Banking on www.hoabankservices.com

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Norcross, GA 30092
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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: 28

Beginning Balance on 05/01		89,323.97
Total Credits		1,326.00
Electronic Credits(3)	1,326.00	
Total Debits		-6,796.52
Checks(6)	-4,998.60	
Electronic Debits(1)	-1,797.92	
Ending Balance on 05/28		83,853.45

Credits

Electronic Credits	Date	Description	Reference	Amount
	05/06	UNION BANK ASSN CR CCD 0735-00000gre	50972632	331.50
	05/18	UNION BANK ASSN CR CCD 0735-00000GRE	52392775	331.50
	05/27	UNION BANK ASSN CR CCD 0735-00000gre	51590349	663.00
3 Electronic Credits				1,326.00

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount	Number	Date	Reference	Amount
0139	05/12	07606270	14.77	0140	05/05	08290106	1,904.75	0141	05/10	07522630	2,364.00
0142	05/11	06770860	25.58	0143	05/07	07610102	250.00	0144	05/11	08424502	439.50
6 Checks Paid											4,998.60

Electronic Debits	Date	Description	Reference	Amount
	05/25	UNION BANK IBTRANSFER CCD ITD2276139	50263335	1,797.92
1 Electronic Debits				1,797.92

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
05/01 - 05/04	89,323.97	05/05	87,419.22	05/06	87,750.72
05/07 - 05/09	87,500.72	05/10	85,136.72	05/11	84,671.64
05/12 - 05/17	84,656.87	05/18 - 05/24	84,988.37	05/25 - 05/26	83,190.45
05/27 - 05/28	83,853.45				

Check Images

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000139

16-49-01220

Date: 05/04/21

Pay
Exactly FOURTEEN AND 77/100 DOLLARS*****14.77

To The
Order Of: ARTESIAN WATER COMPANY, INC
P.O. Box 15069
Wilmington, DE 19886

Signature Required

Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆000143⑆ ⑆22000496⑆0103895462

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000140

16-49-01220

Date: 05/04/21

Pay
Exactly ONE THOUSAND NINE HUNDRED FOUR AND 75/100 DOLLARS*****1,904.75

To The
Order Of: ASPEN PROPERTY MANAGEMENT
14 S. Main Street
North East, MD 21801

Signature Required

Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆000140⑆ ⑆22000496⑆0103895462

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GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000141

16-49-01220

Date: 05/04/21

Pay
Exactly TWO THOUSAND THREE HUNDRED SIXTY-FOUR AND 00/100 DOLLARS*****2,364.00

To The
Order Of: BAY COUNTRY LANDSCAPE CO
P.O. Box 671
Elkton, MD 21922

Signature Required

Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆000141⑆ ⑆22000496⑆0103895462

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GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000142

16-49-01220

Date: 05/04/21

Pay
Exactly TWENTY-FIVE AND 58/100 DOLLARS*****25.58

To The
Order Of: DELMARVA POWER
P.O BOX 13609
Philadelphia, PA 19101

Signature Required

Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆000142⑆ ⑆22000496⑆0103895462

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GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000143

16-49-01220

Date: 05/04/21

Pay
Exactly TWO HUNDRED FIFTY AND 00/100 DOLLARS*****250.00

To The
Order Of: FRANK HAJEK
26 W. Courtland Street
Bel Air MD 21014

Signature Required

Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆000143⑆ ⑆22000496⑆0103895462

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000144

16-49-01220

Date: 05/04/21

Pay
Exactly FOUR HUNDRED THIRTY-NINE AND 50/100 DOLLARS*****439.50

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

Signature Required

Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆000144⑆ ⑆22000496⑆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
05/01/21 -05/28/21

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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: 28

Beginning Balance on 05/01		109,293.75	Interest	
Total Credits		1,802.10	Paid this period	4.18
Electronic Credits(1)	1,797.92		Paid year-to-date	23.37
Other Credits(1)	4.18		Interest Rates	
Ending Balance on 05/28		111,095.85	Annual Percentage Yield Earned	0.05%

Credits

Electronic Credits	Date	Description	Reference	Amount
	05/25	UNION BANK IBTRANSFER CCD ITC2276139	50263337	1,797.92
		1 Electronic Credits		1,797.92
Other Credits	Date	Description	Reference	Amount
	05/28	INTEREST PAYMENT		4.18
		1 Other Credits		4.18

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
05/01 - 05/24	109,293.75	05/25 - 05/27	111,091.67	05/28	111,095.85

Income/Expense Statement

Greenville Overlook
 Income/Expense Statement
 Period: 05/01/21 to 05/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	Association Fees	.00	8,833.33	(8,833.33)	52,673.50	44,166.65	8,506.85	106,000.00
06340	Late Fee	.00	.00	.00	38.41	.00	38.41	.00
	Total Monthly Income	.00	8,833.33	(8,833.33)	52,711.91	44,166.65	8,545.26	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	41.67	41.67	.00	208.35	208.35	500.00
07160	Collection & Legal Fees	439.50	416.67	(22.83)	876.50	2,083.35	1,206.85	5,000.00
07280	Insurance	.00	.00	.00	2,140.00	2,625.00	485.00	2,625.00
07320	Office Expense	864.75	208.33	(656.42)	1,192.16	1,041.65	(150.51)	2,500.00
07410	Community Expense	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
07450	Taxes	250.00	.00	(250.00)	250.00	.00	(250.00)	.00
07890	Misc. G & A	.00	.00	.00	50.00	.00	(50.00)	.00
	General & Administrative	2,594.25	2,150.01	(444.24)	9,708.66	13,375.05	3,666.39	28,425.00
Utilities								
08910	Electricity	25.58	40.00	14.42	128.09	200.00	71.91	480.00
08911	Water-Sprinkler	14.77	15.00	.23	59.08	75.00	15.92	180.00
	Utilities	40.35	55.00	14.65	187.17	275.00	87.83	660.00
Maintenance								
09020	Grounds Maintenance	2,364.00	.00	(2,364.00)	2,364.00	.00	(2,364.00)	.00
09025	Tree Maintenance	.00	833.33	833.33	6,500.00	4,166.65	(2,333.35)	10,000.00
09112	Landscaping Maintenance	.00	2,184.00	2,184.00	4,728.00	8,736.00	4,008.00	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	4,166.65	4,166.65	10,000.00
	Maintenance	2,364.00	3,850.66	1,486.66	13,592.00	27,194.30	13,602.30	55,340.00
Reserve Contributions								
09910	Reserves - Contribution	1,797.92	1,797.92	.00	8,989.60	8,989.60	.00	21,575.00
	Reserve Contributions	1,797.92	1,797.92	.00	8,989.60	8,989.60	.00	21,575.00
	TOTAL MONTHLY EXPENSES	6,796.52	7,853.59	1,057.07	32,477.43	49,833.95	17,356.52	106,000.00
===== INCOME/(LOSS) =====								
	CURRENT NET INCOME/(LOSS)	(6,796.52)	979.74	(7,776.26)	20,234.48	(5,667.30)	25,901.78	.00
=====								

Reserve Statement

Greenville Overlook

Reserve Statement
As of 05/31/21

	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	126,897.17	8,989.60	0.00	135,886.77
Reserve Interest Earnings	102.28	23.37	0.00	125.65
Reserve Expense	(41,769.31)	0.00	13,750.00	(55,519.31)
Subtotal Reserves	115,832.88	9,012.97	13,750.00	111,095.85
TOTAL RESERVES	115,832.88	9,012.97	13,750.00	111,095.85

Aged Owner Balance

AGED OWNER BALANCES: AS OF May 31, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
142OD		Shari Milewski -CE	0.90	0.00	0.90	145.11	146.91	Attorney Action
311OR		Chirag Vora -CE	27.22	0.00	2.22	335.94	365.38	Attorney Action
416AW		Jaakko Lappalainen	0.00	0.00	0.00	100.00	100.00	Second Notice
		TOTAL:	28.12	0.00	3.12	581.05	612.29	

AGED OWNER BALANCES: AS OF May 31, 2021
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	466.50	466.50
01		Late Fees	6340	3.12	0.00	3.12	14.55	20.79
03		Aspen Admin Fee	6921	25.00	0.00	0.00	0.00	25.00
09		CC&R Admin Fee	6920	0.00	0.00	0.00	100.00	100.00
GRAND TOTAL:				28.12	0.00	3.12	581.05	612.29

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
06310	Association Fees	466.50
06340	Late Fee	20.79
06921	Aspen Admin Fee Income	25.00
06920	Misc. Income	100.00
TOTAL		\$612.29

Owner Prepaid

PREPAYS AS OF May 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Kayla Martell 115 Odyssey Drive		115OD	PP	663.00
\ishit Gandhi 167 Odyssey Drive		167OD	PP	331.50
Andrea Mazzuca 168 Odyssey Drive		168OD	PP	333.72
James Young 185 Odyssey Drive		185OD	PP	331.50
Danielle Quercetti 232 Athena Court		232AT	PP	663.00
Mary Brady 313 Oracle Road		313OR	PP	2.16
Ramya Varadarajan 421 Arcadia Way		421AW	PP	1,326.00
Ravi Dattani Trust 510 Chariot Court		510CC	PP	331.50
Nong Wang 527 Chariot Court		527CC	PP	331.50
TOTAL HOMES: 9				=====
TOTAL PREPAYS				4,313.88
TOTAL DISTR: PP				4,313.88

Accounts Payable Open Items

A/P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 05/31/21

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
ACEPRO ACE PROPERTY SOLUTIONS, INC	177	1528		05/24/21	4634.40
	180	1566		05/27/21	365.00
			Total:		4,999.40
ARTESI ARTESIAN WATER COMPANY, INC	178	1988918026		05/24/21	29.64
ASPE ASPEN PROPERTY MANAGEMENT	181	18069	JUNE2021	05/27/21	1352.91
BAY BAY COUNTRY LANDSCAPE CO	176	21-0960		05/24/21	2364.00
DELMA DELMARVA POWER	179	200241566234		05/27/21	25.59
WT&P WHITEFORD, TAYLOR & PRESTON	175	6426303		05/24/21	358.00
			Grand total:		9,129.54

General Ledger Trial Balance

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/21
 Ending date: 05/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Cash Checking SmSt - 5462	89,323.97	1,326.00	6,796.52	5,470.52CR	83,853.45
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/04/21 AP0713 139 14.77 ARTESIAN WATER COMPANY, I					
	05/04/21 AP0713 140 1,904.75 ASPEN PROPERTY MANAGEMENT MAY2021					
	05/04/21 AP0713 141 2,364.00 BAY COUNTRY LANDSCAPE CO					
	05/04/21 AP0713 142 25.58 DELMARVA POWER					
	05/04/21 AP0713 143 250.00 FRANK HAJEK					
	05/04/21 AP0713 144 439.50 WHITEFORD, TAYLOR & PREST					
	05/05/21 AR0000 AR04 331.50 Owner Cash Receipts					
	05/17/21 AR0000 AR04 331.50 Owner Cash Receipts					
	05/25/21 CR0000 052521 1,797.92 may reserve transfer					
	05/26/21 AR0000 AR04 663.00 Owner Cash Receipts					
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	109,293.75	1,802.10	.00	1,802.10	111,095.85
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/25/21 CR0000 052521 1,797.92 may reserve transfer					
	05/31/21 RJ0001 MR 4.18 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	.00	.00	.00	.00	.00
1720	Due to (from) Operating	.00	.00	.00	.00	.00
3010	Accounts Payable	.00	.00	.00	.00	.00
3050	Unearned Income	.00	.00	.00	.00	.00
3310	Prepaid Owner Assessments	2,987.88CR	.00	1,326.00	1,326.00CR	4,313.88CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/05/21 AR0000 AR04 331.50 Owner Cash Receipts					
	05/17/21 AR0000 AR04 331.50 Owner Cash Receipts					
	05/26/21 AR0000 AR04 663.00 Owner Cash Receipts					
5010	Reserve Equity Prior Year	30,602.74CR	.00	.00	.00	30,602.74CR

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/21
 Ending date: 05/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserves Contribution	134,088.85CR	.00	1,797.92	1,797.92CR	135,886.77CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/31/21 RJ0001 MR 1,797.92 Reserve Entries					
5025	Reserve Interest Earnings	121.47CR	.00	4.18	4.18CR	125.65CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/31/21 RJ0001 MR 4.18 Reserve Entries					
5050	Reserve Expense	55,519.31	.00	.00	.00	55,519.31
5510	Prior Year Net Inc/Loss	59,305.09CR	.00	.00	.00	59,305.09CR
6310	Association Fees	52,673.50CR	.00	.00	.00	52,673.50CR
6340	Late Fee	38.41CR	.00	.00	.00	38.41CR
6920	Misc. Income	.00	.00	.00	.00	.00
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					
	05/04/21 AP0713 140 1,040.00 ASPEN PROPERTY MANAGEMENT MAY2021					
7160	Collection & Legal Fees	437.00	439.50	.00	439.50	876.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/04/21 AP0713 144 439.50 WHITEFORD, TAYLOR & PREST					
7280	Insurance	2,140.00	.00	.00	.00	2,140.00
7320	Office Expense	327.41	864.75	.00	864.75	1,192.16
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/04/21 AP0713 140 864.75 ASPEN PROPERTY MANAGEMENT MAY2021					
7410	Community Expense	.00	.00	.00	.00	.00
7450	Taxes	.00	250.00	.00	250.00	250.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/04/21 AP0713 143 250.00 FRANK HAJEK Accounting & Audit Fees					
7890	Misc. G & A	50.00	.00	.00	.00	50.00
8910	Electricity	102.51	25.58	.00	25.58	128.09

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/21
 Ending date: 05/31/21

Acct#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/04/21 AP0713 142		25.58		DELMARVA POWER		
8911	Water-Sprinkler		44.31	14.77	.00	14.77	59.08
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/04/21 AP0713 139		14.77		ARTESIAN WATER COMPANY, I		
9020	Grounds Maintenance		.00	2,364.00	.00	2,364.00	2,364.00
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/04/21 AP0713 141		2,364.00		BAY COUNTRY LANDSCAPE CO		
9025	Tree Maintenance		6,500.00	.00	.00	.00	6,500.00
9112	Landscaping Maintenance		4,728.00	.00	.00	.00	4,728.00
9910	Reserves - Contribution		7,191.68	1,797.92	.00	1,797.92	8,989.60
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/21 RJ0001 MR		1,797.92		Reserve Entries		
Gnd Total:			.00	9,924.62	9,924.62	.00	.00