

GREENVILLE OVERLOOK
Maintenance Corporation
Financial Report

OCTOBER 2020

Balance Sheet

Greenville Overlook

Balance Sheet As of 10/31/20

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Cash Checking SmSt - 5462	85,268.65			85,268.65
Cash Reserve SmSt - 5470		98,759.27		98,759.27
Due (to) from Reserves	(10,524.95)			(10,524.95)
Due to (from) Operating		10,524.95		10,524.95
TOTAL ASSETS	74,743.70	109,284.22	.00	184,027.92
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Prepaid Owner Assessments	1,991.39			1,991.39
Subtotal Current Liab.	1,991.39	.00	.00	1,991.39
RESERVES:				
Reserve Equity Prior Year		30,602.74		30,602.74
Reserves Contribution		120,359.82		120,359.82
Reserve Interest Earnings		90.97		90.97
Reserve Expense		(41,769.31)		(41,769.31)
Subtotal Reserves	.00	109,284.22	.00	109,284.22
EQUITY:				
Prior Year Net Inc/Loss	29,001.02			29,001.02
Current Year Net Income/(Loss)	43,751.29	.00	.00	43,751.29
Subtotal Equity	72,752.31	.00	.00	72,752.31
TOTAL LIABILITIES & EQUITY	74,743.70	109,284.22	.00	184,027.92

Bank Statement
w/Reconciliation

RECONCILIATION

Bank #: 01 Cash Checking SmSt - 5462 1020 Cash Checking SmSt - 5462
 G/L Acct Bal: 85,268.65
 Bank Balance: 88,345.15
 Statement date: 10/31/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
77	04/02/20	WHITEFORD, TAYLOR & PREST		2,813.50	
GJ-023	08/31/20	Reallocation		263.00	
		Total Outstanding		3,076.50	.00

Bank Reconciliation Summary

=====

Checkbook Balance	85,268.65	Reconciling Balance	88,345.15
Uncleared Checks, Credits	3,076.50+	Bank Stmt. Balance	88,345.15
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
10/01/20 -10/30/20

For 24-hour banking sign on to
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: 30

Beginning Balance on 10/01		90,890.55
Total Credits		1,003.26
Electronic Credits(2)	1,003.26	
Total Debits		-3,548.66
Checks(3)	-1,368.66	
Electronic Debits(1)	-2,180.00	
Ending Balance on 10/30		88,345.15

Credits

Electronic Credits	Date	Description	Reference	Amount
	10/02	UNION BANK ASSN CR CCD 0735-00000gre	54700170	331.50
	10/20	UNION BANK ASSN CR CCD 0735-00000GRE	50852929	671.76
2 Electronic Credits				1,003.26

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount	Number	Date	Reference	Amount
0106	10/06	07688776	14.76	0107	10/14	06851574	1,330.15	0108	10/07	06780522	23.75
3 Checks Paid											1,368.66

Electronic Debits	Date	Description	Reference	Amount
	10/27	UNION BANK IBTRANSFER CCD ITD2189962	58079199	2,180.00
1 Electronic Debits				2,180.00

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
10/01	90,890.55	10/02 - 10/05	91,222.05	10/06	91,207.29
10/07 - 10/13	91,183.54	10/14 - 10/19	89,853.39	10/20 - 10/26	90,525.15
10/27 - 10/30	88,345.15				

Check Images

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

16-49-01220

Date: 10/01/20

000106

Pay
Exactly FOURTEEN AND 76/100 DOLLARS*****

*****14.76

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

Signature Required
Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

#000106# 12200049640103895462

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

16-49-01220

Date: 10/01/20

000107

Pay
Exactly ONE THOUSAND THREE HUNDRED THIRTY AND 15/100 DOLLARS*****

*****1,330.15

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

Signature Required
Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

#000107# 12200049640103895462

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

16-49-01220

Date: 10/01/20

000108

Pay
Exactly TWENTY-THREE AND 75/100 DOLLARS*****

*****23.75

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

Signature Required
Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

#000108# 12200049640103895462

Statement
of Accounts

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

Page: 1 of 2
Statement Number: 0103895470
10/01/20 -10/30/20

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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: 30

Beginning Balance on 10/01		97,356.49	Interest	
Total Credits		2,183.96	Paid this period	3.96
Electronic Credits(1)	2,180.00		Paid year-to-date	46.07
Other Credits(1)	3.96		Interest Rates	
Total Debits		-781.18	Annual Percentage Yield Earned	0.05%
Checks(3)	-781.18			
Ending Balance on 10/30		98,759.27		

Credits

Electronic Credits	Date	Description	Reference	Amount
	10/27	UNION BANK IBTRANSFER CCD ITC2189962	58079201	2,180.00
		1 Electronic Credits		2,180.00
Other Credits	Date	Description	Reference	Amount
	10/30	INTEREST PAYMENT		3.96
		1 Other Credits		3.96

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount	Number	Date	Reference	Amount
0001	10/05	06828322	263.00	0005 *	10/05	07529800	259.09	0010 *	10/14	08301714	259.09
		3 Checks Paid									781.18

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
10/01 - 10/04	97,356.49	10/05 - 10/13	96,834.40	10/14 - 10/26	96,575.31
10/27 - 10/29	98,755.31	10/30	98,759.27		

Check Images

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000001

19-49-61220

Date: 08/31/20

Pay
Exactly TWO HUNDRED SIXTY-THREE AND 00/100 DOLLARS*****

To The
Order Of: YAN WANG
225 Athena Court
Wilmington DE 19808

Signature Required
Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

000001 12200049640403895470

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000005

19-49-61220

Date: 09/18/20

Pay
Exactly TWO HUNDRED FIFTY-NINE AND 09/100 DOLLARS*****

To The
Order Of: MIAO QING & ZHANG JIN
213 Athena Court
Wilmington DE 19808

Signature Required
Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

000005 12200049640403895470

GRE-Greenville Overlook
Po Box 858
Elkton MD 21922

Union Bank

000010

19-49-61220

Date: 09/18/20

Pay
Exactly TWO HUNDRED FIFTY-NINE AND 09/100 DOLLARS*****

To The
Order Of: YANG JUN ZHOU
205 Athena Court
Wilmington, DE 19808

Signature Required
Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

000010 12200049640403895470

Income/Expense Statement

Greenville Overlook

Income/Expense Statement
Period: 10/01/20 to 10/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Association Fees	331.44	8,833.33	(8,501.89)	106,580.89	88,333.30	18,247.59	106,000.00
06340	Late Fee	6.66	.00	6.66	135.40	.00	135.40	.00
06350	Collection & Legal Fees Reimb	.00	.00	.00	(3,807.50)	.00	(3,807.50)	.00
	Total Monthly Income	338.10	8,833.33	(8,495.23)	102,908.79	88,333.30	14,575.49	106,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,040.00	1,066.67	26.67	10,426.67	10,666.70	240.03	12,800.00
07020	Accounting & Audit Fees	.00	41.67	41.67	.00	416.70	416.70	500.00
07160	Collection & Legal Fees	.00	416.67	416.67	8,463.25	4,166.70	(4,296.55)	5,000.00
07280	Insurance	.00	211.67	211.67	2,091.00	2,116.70	25.70	2,540.00
07320	Office Expense	290.15	250.00	(40.15)	1,374.94	2,500.00	1,125.06	3,000.00
07450	Taxes	.00	.00	.00	115.00	.00	(115.00)	.00
	General & Administrative	1,330.15	1,986.68	656.53	22,470.86	19,866.80	(2,604.06)	23,840.00
Utilities								
08910	Electricity	23.75	40.00	16.25	130.87	400.00	269.13	480.00
08911	Water-Sprinkler	14.76	15.00	.24	147.77	150.00	2.23	180.00
	Utilities	38.51	55.00	16.49	278.64	550.00	271.36	660.00
Maintenance								
09020	Grounds Maintenance	(8,736.00)	.00	8,736.00	.00	.00	.00	.00
09025	Tree Maintenance	.00	833.33	833.33	1,000.00	8,333.30	7,333.30	10,000.00
09030	Landscape Enhancements	.00	.00	.00	500.00	.00	(500.00)	.00
09112	Landscaping Maintenance	8,736.00	2,184.00	(6,552.00)	15,288.00	19,656.00	4,368.00	21,840.00
09113	Snow Removal	.00	1,125.00	1,125.00	.00	11,250.00	11,250.00	13,500.00
09114	Basin Maintenance	.00	833.33	833.33	.00	8,333.30	8,333.30	10,000.00
	Maintenance	.00	4,975.66	4,975.66	16,788.00	47,572.60	30,784.60	55,340.00
Reserve Contributions								
09910	Reserves - Contribution	2,180.00	2,180.00	.00	19,620.00	21,800.00	2,180.00	26,160.00
	Reserve Contributions	2,180.00	2,180.00	.00	19,620.00	21,800.00	2,180.00	26,160.00
	TOTAL MONTHLY EXPENSES	3,548.66	9,197.34	5,648.68	59,157.50	89,789.40	30,631.90	106,000.00
===== INCOME/(LOSS) =====								
	CURRENT NET INCOME/(LOSS)	(3,210.56)	(364.01)	(2,846.55)	43,751.29	(1,456.10)	45,207.39	.00
=====								

Reserve Statement

Greenville Overlook

Reserve Statement As of 10/31/20

	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	48,715.00	73,824.82	2,180.00	120,359.82
Reserve Interest Earnings	48.81	50.05	7.89	90.97
Reserve Expense	(5,389.00)	0.00	36,380.31	(41,769.31)
Subtotal Reserves	<u>73,977.55</u>	<u>73,874.87</u>	<u>38,568.20</u>	<u>109,284.22</u>
TOTAL RESERVES	<u>73,977.55</u>	<u>73,874.87</u>	<u>38,568.20</u>	<u>109,284.22</u>

Aged Owner Balance

AGED OWNER BALANCES: AS OF Oct. 31, 2020
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
1420D		Shari Milewski	1.22	0.00	4.44	181.50	187.16	Final Notice
			-----	-----	-----	-----	-----	
		TOTAL:	1.22	0.00	4.44	181.50	187.16	

AGED OWNER BALANCES: AS OF Oct. 31, 2020
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	181.50	181.50
01		Late Fees	6340	1.22	0.00	4.44	0.00	5.66
GRAND TOTAL:				1.22	0.00	4.44	181.50	187.16

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
06310	Association Fees	181.50
06340	Late Fee	5.66
TOTAL		\$187.16

Owner Prepaid

PREPAYS AS OF Oct. 31, 2020
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Danielle Quercetti 232 Athena Court		232AT	PP	331.50
Mary Brady 313 Oracle Road		313OR	PP	333.66
Rago Sanjeev 421 Arcadia Way		421AW	PP	994.50
Ravi Dattani Trust 510 Chariot Court		510CC	PP	331.50
Chandra Kambhamettu 514 Chariot Court		514CC	PP	0.22
				=====
TOTAL HOMES:	5	TOTAL PREPAYS		1,991.38
		TOTAL DISTR: PP		1,991.38

Accounts Payable Open Items

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 10/31/20

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
ARTESIAN WATER COMPANY, INC		14.76	.00	.00	.00
BAY COUNTRY LANDSCAPE CO	410-398-0880	4,368.00	.00	.00	.00
FRANK HAJEK	410-838-8184	275.00	.00	.00	.00
	Totals:	4,657.76	.00	.00	.00
	Grand total:	4,657.76			

General Ledger Trial Balance

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/20
 Ending date: 10/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Cash Checking SmSt - 5462	87,814.05	1,003.26	3,548.66	2,545.40CR	85,268.65
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/20 AP0490 106 14.76 ARTESIAN WATER COMPANY, I					
	10/01/20 AP0490 107 1,330.15 ASPEN PROPERTY MANAGEMENT oct					
	10/01/20 AP0490 108 23.75 DELMARVA POWER					
	10/01/20 AR0000 AR04 331.50 Owner Cash Receipts					
	10/19/20 AR0000 AR04 671.76 Owner Cash Receipts					
	10/27/20 CR0000 102720 2,180.00 oct reserve transfer					
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	96,579.22	2,183.96	3.91	2,180.05	98,759.27
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/27/20 CR0000 102720 2,180.00 oct reserve transfer					
	10/31/20 GJ0026 MR 3.91 Interest Correction					
	10/31/20 RJ0001 MR 3.96 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	10,524.95CR	.00	.00	.00	10,524.95CR
1720	Due to (from) Operating	10,524.95	.00	.00	.00	10,524.95
3010	Accounts Payable	.00	.00	.00	.00	.00
3050	Unearned Income	.00	.00	.00	.00	.00
3310	Prepaid Owner Assessments	1,326.23CR	.00	665.16	665.16CR	1,991.39CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/20 AR0000 AR04 331.50 Owner Cash Receipts					
	10/19/20 AR0000 AR04 333.66 Owner Cash Receipts					
5010	Reserve Equity Prior Year	30,602.74CR	.00	.00	.00	30,602.74CR
5020	Reserves Contribution	118,179.82CR	.00	2,180.00	2,180.00CR	120,359.82CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/20
 Ending date: 10/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10/31/20	RJ0001 MR		2,180.00	Reserve Entries		
5025	Reserve Interest Earnings	90.92CR	3.91	3.96	.05CR	90.97CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/20 GJ0026 MR 3.91 Interest Correction					
	10/31/20 RJ0001 MR 3.96 Reserve Entries					
5050	Reserve Expense	41,769.31	.00	.00	.00	41,769.31
5510	Prior Year Net Inc/Loss	29,001.02CR	.00	.00	.00	29,001.02CR
6310	Association Fees	106,249.45CR	.00	331.44	331.44CR	106,580.89CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/19/20 AR0000 AR04 331.44 Owner Cash Receipts					
6340	Late Fee	128.74CR	15.54	22.20	6.66CR	135.40CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/02/20 AR0000 AR06 15.54 Owner Expense Adjust.					
	10/02/20 AR0000 AR06 15.54 Owner Expense Adjust.					
	10/19/20 AR0000 AR04 6.66 Owner Cash Receipts					
6350	Collection & Legal Fees Reimbu	3,807.50	.00	.00	.00	3,807.50
6390	Owner Interest	.00	.00	.00	.00	.00
7010	Management Fees	9,386.67	1,040.00	.00	1,040.00	10,426.67
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/20 AP0490 107 1,040.00 ASPEN PROPERTY MANAGEMENT oct					
7160	Collection & Legal Fees	8,463.25	.00	.00	.00	8,463.25
7280	Insurance	2,091.00	.00	.00	.00	2,091.00
7320	Office Expense	1,084.79	290.15	.00	290.15	1,374.94
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/20 AP0490 107 290.15 ASPEN PROPERTY MANAGEMENT oct					
7450	Taxes	115.00	.00	.00	.00	115.00
8910	Electricity	107.12	23.75	.00	23.75	130.87
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/20 AP0490 108 23.75 DELMARVA POWER					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/20
 Ending date: 10/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8911	Water-Sprinkler	133.01	14.76	.00	14.76	147.77
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/20 AP0490 106 14.76 ARTESIAN WATER COMPANY, I					
9020	Grounds Maintenance	8,736.00	.00	8,736.00	8,736.00CR	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/07/20 GJ0025 1072020 8,736.00 I&E Cleanup					
9025	Tree Maintenance	1,000.00	.00	.00	.00	1,000.00
9030	Landscape Enhancements	500.00	.00	.00	.00	500.00
9112	Landscaping Maintenance	6,552.00	8,736.00	.00	8,736.00	15,288.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/07/20 GJ0025 1072020 8,736.00 I&E Cleanup					
9910	Reserves - Contribution	17,440.00	2,180.00	.00	2,180.00	19,620.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/20 RJ0001 MR 2,180.00 Reserve Entries					
Gnd Total:		.00	15,491.33	15,491.33	.00	.00