

Greenwich Association, Inc.

Report on Compilation of Financial Statements

October 31, 2019

To the Board of Directors:
Greenwich Association, Inc.

The Association is responsible for the accompanying financial statements of Greenwich Association, Inc. which comprise the balance sheet as of October 31, 2019, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 10 Months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Greenwich Association, Inc. for the 1 Month and 10 Months ended October 31, 2019, and for the year ended December 31, 2019, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

The Association has elected to omit substantially all the disclosures, statements of fund balances and cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The Association has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Greenwich Association, Inc. .

Juda, Eskew & Associates, P.A.

Certified Public Accountants
Plantation, FL 33324-2744

November 12, 2019

Greenwich Association, Inc.

Balance Sheet

October 31, 2019

Assets

Cash - Operating	
Executive National - Operating (1010)	\$ 15,151
Popular Community Bank- Operating	<u>135,538</u>
	<u>150,689</u>
Cash - Reserves	
Popular Community Bank- Reserves	<u>32,828</u>
	<u>32,828</u>
Cash - Security	
Executive National - Security Deposit (1025)	90,237
Popular Community Bank- Escrow	<u>12,051</u>
	<u>102,288</u>
	<u>285,805</u>
Other Assets	
Maintenance Receivables	71,056
Allowance for Doubtful Accounts	(26,930)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Due from Operating	107,137
Prepaid Insurance	<u>44,619</u>
	<u>195,882</u>
	<u>\$ 481,687</u>

Greenwich Association, Inc.

Balance Sheet

October 31, 2019

Liabilities and Members' Equity

Accounts Payable	\$	1,570
Accrued Expenses		4,002
Insurance Payable		58,627
Prepaid Maintenance		46,426
Security Deposits		102,300
Comcast 10 Year Contract		22,238
Due to Reserves		<u>107,137</u>
		<u>342,300</u>
Reserve Fund Balances		
Reserves - General (Pooled)		139,950
Reserves - Interest		<u>17</u>
		<u>139,967</u>
Operating Fund Balance		
Fund Balance		48,436
Current Year Revenue (Expense)		<u>(49,016)</u>
		<u>(580)</u>
		<u>139,387</u>
	\$	<u><u>481,687</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 10 Months ended October 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Revenues							
Owner Assessments	\$ 89,084	\$ 89,129	\$ (45)	\$ 890,697	\$ 891,285	\$ (588)	\$ 1,069,542
Reserve Assessment	8,845	8,845	-	88,449	88,448	1	106,137
Legal Fees	-	-	-	2,050	-	2,050	-
Laundry	2,315	2,208	107	20,879	22,083	(1,204)	26,500
Key Income	-	-	-	1,225	-	1,225	-
Insurance Claim	-	-	-	10,604	-	10,604	-
Interest Income	13	-	13	136	-	136	-
Late Fee	1,000	250	750	2,475	2,500	(25)	3,000
Screening Fee	-	-	-	820	-	820	-
Bank Charges	(3)	-	(3)	16	-	16	-
Gate Card Income	175	42	133	1,610	417	1,193	500
Filter Income	3	8	(5)	24	83	(59)	100
Miscellaneous Income	8,275	83	8,192	15,633	833	14,800	1,000
Deffered Comcast Income	322	322	-	3,223	3,223	-	3,867
Reserve Interest	(5)	-	(5)	(17)	-	(17)	-
	<u>110,024</u>	<u>100,887</u>	<u>9,137</u>	<u>1,037,824</u>	<u>1,008,872</u>	<u>28,952</u>	<u>1,210,646</u>
Total Revenues	<u>110,024</u>	<u>100,887</u>	<u>9,137</u>	<u>1,037,824</u>	<u>1,008,872</u>	<u>28,952</u>	<u>1,210,646</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 10 Months ended October 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Operating Expenses							
Administrative:							
Accounting Fees	1,265	417	(848)	11,590	4,167	(7,423)	5,000
Legal Fees	-	833	833	14,998	8,333	(6,665)	10,000
Management Fees	1,550	2,519	969	19,378	25,194	5,816	30,233
Bank Charges	-	167	167	492	1,667	1,175	2,000
Screening Fees	-	-	-	280	-	(280)	-
License & Permit	3,450	167	(3,283)	6,417	1,667	(4,750)	2,000
Property Taxes	-	117	117	3,270	1,167	(2,103)	1,400
Stationary / Printing	565	83	(482)	865	833	(32)	1,000
Office Help	4,338	3,999	(339)	45,471	39,990	(5,481)	47,988
Office Supplies	-	250	250	2,764	2,500	(264)	3,000
Postage and Mail	1,100	300	(800)	1,980	3,000	1,020	3,600
Bad Debt Expense	366	1,667	1,301	3,066	16,667	13,601	20,000
	<u>12,634</u>	<u>10,519</u>	<u>(2,115)</u>	<u>110,571</u>	<u>105,185</u>	<u>(5,386)</u>	<u>126,221</u>
Community Room/Building:							
Greenwich Park Monthly Expense	<u>5,553</u>	<u>6,107</u>	<u>554</u>	<u>42,667</u>	<u>61,067</u>	<u>18,400</u>	<u>73,280</u>
	5,553	6,107	554	42,667	61,067	18,400	73,280
Contracts:							
Park Security	-	3,944	3,944	-	39,440	39,440	47,328
Sanitation	1,570	1,900	330	16,503	19,000	2,497	22,800
Elevator	2,900	900	(2,000)	11,000	9,000	(2,000)	10,800
Elevator Phone	-	75	75	450	750	300	900
Cooling Tower	527	465	(62)	5,033	4,646	(387)	5,575
Security Cameras	-	83	83	-	833	833	1,000
Lawn Maintenance	1,000	833	(167)	11,201	8,333	(2,868)	10,000
Pest Control	653	1,092	439	6,527	10,922	4,395	13,106
Maintenance Staff	<u>7,271</u>	<u>7,094</u>	<u>(177)</u>	<u>88,558</u>	<u>70,941</u>	<u>(17,617)</u>	<u>85,129</u>
	13,921	16,386	2,465	139,272	163,865	24,593	196,638
Insurance:							
Insurance	<u>14,873</u>	<u>15,433</u>	<u>560</u>	<u>162,378</u>	<u>154,329</u>	<u>(8,049)</u>	<u>185,195</u>
	14,873	15,433	560	162,378	154,329	(8,049)	185,195
Repairs and Maintenance:							
Maintenance Supplies	399	250	(149)	2,972	2,500	(472)	3,000
R&M - Electrical	793	937	144	3,963	9,368	5,405	11,242
R&M - Fire Alarm	-	333	333	2,774	3,333	559	4,000
R&M - General	3,678	6,750	3,072	96,677	67,500	(29,177)	81,000
R&M - Access Control	-	36	36	150	361	211	433
R&M - Trash Chute	-	417	417	2,127	4,167	2,040	5,000
R&M - Tree Trimming	-	417	417	-	4,167	4,167	5,000
R&M - Air Conditioning Systems	731	417	(314)	17,686	4,167	(13,519)	5,000
R&M - Parking Repairs	-	208	208	-	2,083	2,083	2,500
R&M - Roof Repairs	-	833	833	126,802	8,333	(118,469)	10,000
R&M - Plumbing	750	1,667	917	5,600	16,667	11,067	20,000
R&M - Generator & Water Tower	-	417	417	460	4,167	3,707	5,000
R&M - Sprinkler	-	-	-	4,766	-	(4,766)	-
R&M - Elevators	-	-	-	7,063	-	(7,063)	-
40 Year Certification	<u>-</u>	<u>4,583</u>	<u>4,583</u>	<u>13,544</u>	<u>45,833</u>	<u>32,289</u>	<u>55,000</u>
	6,351	17,265	10,914	284,584	172,646	(111,938)	207,175

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 10 Months ended October 31, 2019

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
Water & Sewer	15,738	17,083	1,345	142,803	170,833	28,030	205,000
Electricity	5,618	6,250	632	54,108	62,500	8,392	75,000
Telephone	1,400	1,333	(67)	8,255	13,333	5,078	16,000
Gas	1,527	1,667	140	13,080	16,667	3,587	20,000
	<u>24,283</u>	<u>26,333</u>	<u>2,050</u>	<u>218,246</u>	<u>263,333</u>	<u>45,087</u>	<u>316,000</u>
Reserve Transfer:							
Reserves - Deferred Maintenance	8,845	8,845	-	88,449	88,448	(1)	106,137
	<u>8,845</u>	<u>8,845</u>	<u>-</u>	<u>88,449</u>	<u>88,448</u>	<u>(1)</u>	<u>106,137</u>
Special Assessment Expenses:							
Special Assessment Expense	40,674	-	(40,674)	40,674	-	(40,674)	-
	<u>40,674</u>	<u>-</u>	<u>(40,674)</u>	<u>40,674</u>	<u>-</u>	<u>(40,674)</u>	<u>-</u>
Total Expenses	<u>127,134</u>	<u>100,888</u>	<u>(26,246)</u>	<u>1,086,841</u>	<u>1,008,873</u>	<u>(77,968)</u>	<u>1,210,646</u>
Excess Revenues (Expenses)	<u>\$ (17,110)</u>	<u>\$ (1)</u>	<u>\$ (17,109)</u>	<u>\$ (49,017)</u>	<u>\$ (1)</u>	<u>\$ (49,016)</u>	<u>\$ -</u>

Greenwich Association, Inc.

General Ledger

October 1, 2019 - October 31, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1010 Executive National - Operating (1010)				8,247.43		
10/31/19	1032		American Service Indus.		7,271.47	
10/31/19	GJ02		Bank Charges		(1.80)	
10/31/19	GJ04		Void O/S Bank Items from Prior		(366.05)	
10/31/19	INT		Interest Income		0.64	
Totals for 1010					<u>6,904.26</u>	<u>15,151.69</u>
1015 Executive National - S/A #6 (1015)				0.70		
Totals for 1015					<u>0.00</u>	<u>0.70</u>
1025 Executive National - Security Deposit (1025)				90,232.46		
10/31/19	INT		Interest Income		3.85	
Totals for 1025					<u>3.85</u>	<u>90,236.31</u>
1030 Popular Community Bank- Operating				132,570.58		
10/01/19	1141		American Service Inds.		(7,271.47)	
10/01/19	1142		Suncoast Elevator Solutions, Inc.		(900.00)	
10/02/19	1143		American Service Inds.		(7,271.47)	
10/02/19	Dep.1		LockBoxCR Batch # 1910026784		1,464.20	
10/03/19	Dep.3		LockBoxCR Batch # 1910037015		6,364.54	
10/04/19	Dep.2		EFTCR Batch # 1910036920		2,838.62	
10/04/19	Dep.4		ManCR Batch # 1910047109		901.08	
10/04/19	Dep.5		LockBoxCR Batch # 1910047211		6,008.19	
10/05/19	AUTO.2		FPL		(101.41)	
10/05/19	DP35		Miscellaneous Income		3.00	
10/05/19	DP36		Miscellaneous Income		125.00	
10/05/19	DP37		Miscellaneous Income		50.00	
10/07/19	AUTO.1		Teco People's Gas		(743.72)	
10/07/19	Dep.6		LockBoxCR Batch # 1910077450		7,113.54	
10/08/19	ACHWEB201 91008		ACHWEB Unit GAI-1-812		95.50	
10/08/19	AUTO.5		IPFS Corporation		(14,656.83)	
10/08/19	Dep.8		LockBoxCR Batch # 1910087819		5,193.41	
10/09/19	1079		VOID - Air Filters Company Inc.		285.38	
10/09/19	1144		A & I ENTERPRISES CONSTRUCTION INC.		(750.00)	
10/09/19	1145		ALEX ELECTRIC SERVICES, INC		(793.35)	
10/09/19	1146		ChemAqua		(527.30)	
10/09/19	1147		City of North Miami		(20.08)	
10/09/19	1148		City of North Miami		(15,718.05)	
10/09/19	1149		Ecolo Odor Control		(399.00)	
10/09/19	1150		Edwin Padilla		(1,200.00)	
10/09/19	1151		FPL Energy Services		(783.32)	
10/09/19	1152		Great American Business Products		(160.00)	
10/09/19	1153		HD Supply		(97.84)	
10/09/19	1154		Juda Eskew & Associates, P.A.		(1,100.00)	
10/09/19	1155		Juda, Eskew & Associates, P.A.		(1,265.00)	
10/09/19	1156		Miami Dade Exterminators Co.		(652.70)	
10/09/19	1157		Miami Shores Landscape		(2,000.00)	
10/09/19	1158		Suncoast Elevator Solutions, Inc.		(2,000.00)	
10/09/19	1159		Sunrise Management		(3,719.00)	
10/09/19	1160		Telplex Communications		(180.20)	
10/09/19	AUTO.6		AT&T		(861.27)	
10/09/19	Dep.7		EFTCR Batch # 1910087615		20,056.94	
10/09/19	Dep.9		LockBoxCR Batch # 1910098200		1,343.47	
10/09/19	Dep.10		ManCR Batch # 1910098284		366.05	
10/10/19	ACHWEB201 91010		ACHWEB Unit GAI-1-1110		366.05	
10/10/19	Dep.11		LockBoxCR Batch # 1910108403		4,665.65	
10/11/19	Dep.12		ManCR Batch # 1910118500		8,142.98	

Greenwich Association, Inc.

General Ledger

October 1, 2019 - October 31, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/11/19	Dep.13		LockBoxCR Batch # 1910118588		2,831.34	
10/14/19	ACHWEB201 91014		ACHWEB Unit GAI-1-PH02		1,089.80	
10/14/19	AUTO.3		FPL		(5,471.67)	
10/14/19	AUTO.4		FPL		(44.66)	
10/14/19	Dep.14		LockBoxCR Batch # 1910148783		1,826.40	
10/14/19	DP38		Miscellaneous Income		25.00	
10/14/19	DP39		Miscellaneous Income		2,314.77	
10/14/19	DP40		Miscellaneous Income		50.00	
10/15/19	Dep.15		LockBoxCR Batch # 1910158942		3,970.49	
10/15/19	DP41		Miscellaneous Income		25.00	
10/16/19	ACHWEB201 91016		ACHWEB Unit GAI-1-901		1,794.40	
10/16/19	Dep.16		LockBoxCR Batch # 1910169143		3,551.90	
10/17/19	Dep.17		LockBoxCR Batch # 1910179289		3,811.89	
10/17/19	DP42		Miscellaneous Income		75.00	
10/18/19	Dep.18		LockBoxCR Batch # 1910189406		366.05	
10/21/19	Dep.19		LockBoxCR Batch # 1910219575		1,651.44	
10/22/19	XR04		Transfer of Funds		(8,844.79)	
10/22/19	XR05		Transfer of Funds		(12,483.86)	
10/23/19	1161		American A-1 Garage Door Inc.		(520.00)	
10/23/19	1162		Avesta Biscayne		(5,552.87)	
10/23/19	1163		Juda Eskew & Associates, P.A.		(565.00)	
10/23/19	1164		Mike's A/C Service Inc.		(1,016.50)	
10/23/19	1165		Sunrise Management		(2,169.00)	
10/23/19	1166		Telplex Communications		(358.58)	
10/23/19	1167		Waste Pro - Pembroke Pines		(1,570.48)	
10/23/19	1168		A+ Fire Protection Inc.		(1,700.00)	
10/23/19	1169		U.S. Structures Engineering Group, Inc.		(3,450.00)	
10/23/19	Dep.20		LockBoxCR Batch # 1910239816		391.00	
10/24/19	Dep.21		LockBoxCR Batch # 1910249954		1,321.90	
10/25/19	Dep.22		ManCR Batch # 1910250092		1,025.00	
10/25/19	Dep.23		LockBoxCR Batch # 1910250143		553.29	
10/25/19	DP43		Miscellaneous Income		8,100.00	
10/28/19	Dep.24		LockBoxCR Batch # 1910280290		3,896.68	
10/29/19	Dep.25		LockBoxCR Batch # 1910290446		553.29	
10/30/19	Dep.26		ManCR Batch # 1910300522		553.29	
10/30/19	Dep.27		LockBoxCR Batch # 1910300604		2,420.05	
10/31/19	Dep.28		LockBoxCR Batch # 1910310771		2,302.75	
10/31/19	INT		Interest Income		3.19	
Totals for 1030					<u>2,968.10</u>	<u>135,538.68</u>
1035 Popular Community Bank- S/A				28,189.83		
10/22/19	XR05		Transfer of Funds		12,483.86	
10/23/19	1001		Pro-Max Restoration and Paint Corporation		(40,673.69)	
10/31/19	INT		Interest Income		0.53	
Totals for 1035					<u>(28,189.30)</u>	<u>0.53</u>
1040 Popular Community Bank- Reserves				23,979.14		
10/22/19	XR01		Transfer of Funds		8,844.79	
10/31/19	INT		Interest Income		4.56	
Totals for 1040					<u>8,849.35</u>	<u>32,828.49</u>
1045 Popular Community Bank- Escrow				13,200.54		
10/15/19	DP06		Security Deposit		1,200.00	
10/23/19	1002		Graciela West		(1,150.00)	
10/23/19	1003		Nina Jolley		(1,200.00)	
10/31/19	INT		Interest Income		0.23	
Totals for 1045					<u>(1,149.77)</u>	<u>12,050.77</u>

Greenwich Association, Inc.

General Ledger

October 1, 2019 - October 31, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1200 Maintenance Receivables				76,174.11		
10/01/19	RE02.1		Reclass Prepaid Maintenance		(51,641.77)	
10/02/19	Dep.1		LockBoxCR Batch # 1910026784		(1,464.20)	
10/03/19	Dep.3		LockBoxCR Batch # 1910037015		(6,364.54)	
10/04/19	Dep.2		EFTCR Batch # 1910036920		(2,838.62)	
10/04/19	Dep.4		ManCR Batch # 1910047109		(901.08)	
10/04/19	Dep.5		LockBoxCR Batch # 1910047211		(6,008.19)	
10/07/19	Dep.6		LockBoxCR Batch # 1910077450		(7,113.54)	
10/08/19	ACHWEB201 91008		ACHWEB Unit GAI-1-812		(95.50)	
10/08/19	Dep.8		LockBoxCR Batch # 1910087819		(5,193.41)	
10/09/19	Dep.7		EFTCR Batch # 1910087615		(20,056.94)	
10/09/19	Dep.9		LockBoxCR Batch # 1910098200		(1,343.47)	
10/09/19	Dep.10		ManCR Batch # 1910098284		(366.05)	
10/10/19	ACHWEB201 91010		ACHWEB Unit GAI-1-1110		(366.05)	
10/10/19	Dep.11		LockBoxCR Batch # 1910108403		(4,665.65)	
10/11/19	Dep.12		ManCR Batch # 1910118500		(8,142.98)	
10/11/19	Dep.13		LockBoxCR Batch # 1910118588		(2,831.34)	
10/14/19	ACHWEB201 91014		ACHWEB Unit GAI-1-PH02		(1,089.80)	
10/14/19	Dep.14		LockBoxCR Batch # 1910148783		(1,826.40)	
10/15/19	Dep.15		LockBoxCR Batch # 1910158942		(3,970.49)	
10/16/19	ACHWEB201 91016		ACHWEB Unit GAI-1-901		(1,794.40)	
10/16/19	Dep.16		LockBoxCR Batch # 1910169143		(3,551.90)	
10/17/19	Dep.17		LockBoxCR Batch # 1910179289		(3,811.89)	
10/18/19	Dep.18		LockBoxCR Batch # 1910189406		(366.05)	
10/21/19	Dep.19		LockBoxCR Batch # 1910219575		(1,651.44)	
10/23/19	Dep.20		LockBoxCR Batch # 1910239816		(391.00)	
10/24/19	Dep.21		LockBoxCR Batch # 1910249954		(1,321.90)	
10/25/19	Dep.22		ManCR Batch # 1910250092		(1,025.00)	
10/25/19	Dep.23		LockBoxCR Batch # 1910250143		(553.29)	
10/28/19	Dep.24		LockBoxCR Batch # 1910280290		(3,896.68)	
10/29/19	Dep.25		LockBoxCR Batch # 1910290446		(553.29)	
10/30/19	Dep.26		ManCR Batch # 1910300522		(553.29)	
10/30/19	Dep.27		LockBoxCR Batch # 1910300604		(2,420.05)	
10/31/19	CHG.1		GenMaint 10/01/2019 - 10/31/2019		97,929.24	
10/31/19	Dep.28		LockBoxCR Batch # 1910310771		(2,302.75)	
10/31/19	LFE.1		GenLate 10/01/2019 - 10/31/2019		1,150.00	
10/31/19	LFE.2		L/CR 10/01/2019 - 10/31/2019		(150.00)	
10/31/19	RE02		Reclass Prepaid Maintenance		46,425.18	
			Totals for 1200		<u>(5,118.53)</u>	<u>71,055.58</u>
1205 Allowance for Doubtful Accounts				(26,932.34)		
			Totals for 1205		<u>0.00</u>	<u>(26,932.34)</u>
1210 Special Assessment Receivables #6				4,794.99		
			Totals for 1210		<u>0.00</u>	<u>4,794.99</u>
1215 Allowance for Doubtful Accounts - S/A				(4,794.80)		
			Totals for 1215		<u>0.00</u>	<u>(4,794.80)</u>
1500 Due from Operating				107,137.00		
			Totals for 1500		<u>0.00</u>	<u>107,137.00</u>
1850 Prepaid Insurance				59,491.89		
10/31/19	INS		Expense Prepaid Insurance		(14,872.98)	

Greenwich Association, Inc.
General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
				Totals for 1850	<u>(14,872.98)</u>	<u>44,618.91</u>
4010	Accounts Payable			(2,570.48)		
10/01/19	RE01.1		Record Accounts Payable		2,570.48	
10/31/19	RE01		Record Accounts Payable		<u>(1,570.48)</u>	
				Totals for 4010	<u>1,000.00</u>	<u>(1,570.48)</u>
4012	Accrued Expenses			(4,000.08)		
				Totals for 4012	<u>0.00</u>	<u>(4,000.08)</u>
4015	Insurance Payable			(73,284.15)		
10/08/19	AUTO.5		IPFS Corporation - GAA-866998 Payment 8 of 11		<u>14,656.83</u>	
				Totals for 4015	<u>14,656.83</u>	<u>(58,627.32)</u>
4150	Prepaid Maintenance			(51,641.77)		
10/01/19	RE02.1		Reclass Prepaid Maintenance		51,641.77	
10/31/19	RE02		Reclass Prepaid Maintenance		<u>(46,425.18)</u>	
				Totals for 4150	<u>5,216.59</u>	<u>(46,425.18)</u>
4165	Security Deposits			(103,450.00)		
10/15/19	DP06		Security Deposit - Claudete Da Silva Unit 1214		(1,200.00)	
10/23/19	1002		Graciela West - Inv #10/21/19 - Security Deposit Refund		1,150.00	
10/23/19	1003		Nina Jolley - Inv #10/21/19 - Security Deposit Refund		<u>1,200.00</u>	
				Totals for 4165	<u>1,150.00</u>	<u>(102,300.00)</u>
4170	Comcast 10 Year Contract			(22,560.50)		
10/31/19	GJ03		Recognize Cable Income		322.29	
				Totals for 4170	<u>322.29</u>	<u>(22,238.21)</u>
4200	Due to Reserves			(107,137.00)		
				Totals for 4200	<u>0.00</u>	<u>(107,137.00)</u>
5500	Reserves - General (Pooled)			(131,105.10)		
10/31/19	RES		Record Reserve Funding		(8,845.00)	
				Totals for 5500	<u>(8,845.00)</u>	<u>(139,950.10)</u>
5505	Reserves - Interest			(12.50)		
10/31/19	RESIT		Reserve Interest Transfer		(4.56)	
				Totals for 5505	<u>(4.56)</u>	<u>(17.06)</u>
5800	Fund Balance			(48,436.78)		
				Totals for 5800	<u>0.00</u>	<u>(48,436.78)</u>
6010	Owner Assessments			(801,612.96)		
10/31/19	CHG.1		GenMaint 10/01/2019 - 10/31/2019		(89,084.24)	
				Totals for 6010	<u>(89,084.24)</u>	<u>(890,697.20)</u>
6012	Reserve Assessment			(79,604.16)		
10/31/19	CHG.1		GenMaint 10/01/2019 - 10/31/2019		(8,845.00)	
				Totals for 6012	<u>(8,845.00)</u>	<u>(88,449.16)</u>
6015	Legal Fees			(2,050.00)		
				Totals for 6015	<u>0.00</u>	<u>(2,050.00)</u>
6025	Laundry			(18,564.22)		
10/14/19	DP39		Miscellaneous Income		(2,314.77)	
				Totals for 6025	<u>(2,314.77)</u>	<u>(20,878.99)</u>

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6030	Key Income			(1,225.00)		
			Totals for 6030		<u>0.00</u>	<u>(1,225.00)</u>
6035	Insurance Claim			(10,604.43)		
			Totals for 6035		<u>0.00</u>	<u>(10,604.43)</u>
6040	Interest Income			(122.70)		
10/31/19	INT		Interest Income		(13.00)	
			Totals for 6040		<u>(13.00)</u>	<u>(135.70)</u>
6045	Late Fee			(1,475.00)		
10/31/19	LFE.1		GenLate 10/01/2019 - 10/31/2019		(1,150.00)	
10/31/19	LFE.2		L/CR 10/01/2019 - 10/31/2019		150.00	
			Totals for 6045		<u>(1,000.00)</u>	<u>(2,475.00)</u>
6055	Screening Fee			(820.00)		
			Totals for 6055		<u>0.00</u>	<u>(820.00)</u>
6060	Bank Charges			(18.85)		
10/31/19	GJ02		Bank Charges		2.53	
			Totals for 6060		<u>2.53</u>	<u>(16.32)</u>
6065	Gate Card Income			(1,435.00)		
10/05/19	DP36		Miscellaneous Income - Miscellaneous Income - FOB		(125.00)	
10/14/19	DP38		Miscellaneous Income		(25.00)	
10/15/19	DP41		Miscellaneous Income		(25.00)	
			Totals for 6065		<u>(175.00)</u>	<u>(1,610.00)</u>
6070	Filter Income			(21.00)		
10/05/19	DP35		Miscellaneous Income		(3.00)	
			Totals for 6070		<u>(3.00)</u>	<u>(24.00)</u>
6075	Miscellaneous Income			(7,358.11)		
10/05/19	DP37		Miscellaneous Income - Miscellaneous Income - Water		(50.00)	
10/14/19	DP40		Miscellaneous Income		(50.00)	
10/17/19	DP42		Miscellaneous Income		(75.00)	
10/25/19	DP43		Miscellaneous Income - April Marshall		(8,100.00)	
			Totals for 6075		<u>(8,275.00)</u>	<u>(15,633.11)</u>
6080	Deffered Comcast Income			(2,900.61)		
10/31/19	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(3,222.90)</u>
6085	Reserve Interest			12.50		
10/31/19	RESIT		Reserve Interest Transfer		4.56	
			Totals for 6085		<u>4.56</u>	<u>17.06</u>
7020	Water & Sewer			127,064.74		
10/09/19	1147		City of North Miami - 41-88-14938-01 - 08/02/19-09/01/19		20.08	
10/09/19	1148		City of North Miami - Inv #09/30/19 - 61-01-01990-00 - 08/02/19-09/01/19		15,718.05	
			Totals for 7020		<u>15,738.13</u>	<u>142,802.87</u>
7030	Electricity			48,490.62		
10/05/19	AUTO.2		FPL - 56006-15271 08/23/19-09/24/19		101.41	
10/14/19	AUTO.3		FPL - 34752-18123 - 08/23/19-09/24/19		5,471.67	
10/14/19	AUTO.4		FPL - 64563-31005 - 08/23/19-09/24/19		44.66	

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7030					<u>5,617.74</u>	<u>54,108.36</u>
7035 Telephone				6,854.48		
10/09/19	1160		Telplex Communications - Inv #163302 - Telephone		180.20	
10/09/19	AUTO.6		AT&T - 305 895-1156 030 0446 -09/22/19-10/21/19		861.27	
10/23/19	1166		Telplex Communications - Inv #163302191014 - 10/15/19-11/14/19		<u>358.58</u>	
Totals for 7035					<u>1,400.05</u>	<u>8,254.53</u>
7045 Gas				11,553.02		
10/07/19	AUTO.1		Teco People's Gas - 211011672295 08/01-09/10/19		743.72	
10/09/19	1151		FPL Energy Services - Inv #09/20/19 - 08/09/19-09/10/19		<u>783.32</u>	
Totals for 7045					<u>1,527.04</u>	<u>13,080.06</u>
7110 Maintenance Supplies				2,573.24		
10/09/19	1149		Ecolo Odor Control - Inv #34152 - Quarterly Billing for Odor Control		<u>399.00</u>	
Totals for 7110					<u>399.00</u>	<u>2,972.24</u>
7120 R&M - Electrical				3,170.00		
10/09/19	1145		ALEX ELECTRIC SERVICES, INC - Inv #36085 - Main A/C Water Cooling Tower Control and Power		<u>793.35</u>	
Totals for 7120					<u>793.35</u>	<u>3,963.35</u>
7125 R&M - Fire Alarm				2,774.28		
Totals for 7125					<u>0.00</u>	<u>2,774.28</u>
7130 R&M - General				92,999.17		
10/09/19	1150		Edwin Padilla - Inv #130 - Concrete Restoration on four Corners of Roof		1,200.00	
10/09/19	1152		Great American Business Products - Inv #42830927 - Bags on a Roll		160.00	
10/09/19	1153		HD Supply - Inv #9175690360 - Violat Sticker Tow Bill		97.84	
10/23/19	1161		American A-1 Garage Door Inc. - Inv #1723 - Repair Loop Detector Wires		145.00	
10/23/19	1161		American A-1 Garage Door Inc. - Inv #1722 - Remove Brackets on Lower Steps		375.00	
10/23/19	1168		A+ Fire Protection Inc. - Inv #10/22/19 - Replace 6" section of Pipe		<u>1,700.00</u>	
Totals for 7130					<u>3,677.84</u>	<u>96,677.01</u>
7135 R&M - Access Control				150.00		
Totals for 7135					<u>0.00</u>	<u>150.00</u>
7140 R&M - Trash Chute				2,127.12		
Totals for 7140					<u>0.00</u>	<u>2,127.12</u>
7150 R&M - Air Conditioning Systems				16,955.07		
10/09/19	1079		VOID - Air Filters Company Inc. - VOID - Inv #155952 - Air Filters		(285.38)	
10/23/19	1164		Mike's A/C Service Inc. - Inv #18459 - Repiped Cooling Tower Water Treatment		<u>1,016.50</u>	
Totals for 7150					<u>731.12</u>	<u>17,686.19</u>
7160 R&M - Roof Repairs				126,801.50		
Totals for 7160					<u>0.00</u>	<u>126,801.50</u>
7170 R&M - Plumbing				4,850.00		
10/09/19	1144		A & I ENTERPRISES CONSTRUCTION INC. - Inv #17793 - Ran Snake Thru Cleanout in Apt 106 to Clear Stop		450.00	

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/09/19	1144		A & I ENTERPRISES CONSTRUCTION INC. - Inv #17760 - Ran Snake to Clear Main Line Stoppage 2nd Floor		300.00	
			Totals for 7170		750.00	5,600.00
7180	R&M - Generator & Water Tower			460.00		
			Totals for 7180		0.00	460.00
7185	R&M - Sprinkler			4,766.16		
			Totals for 7185		0.00	4,766.16
7190	R&M - Elevators			7,062.50		
			Totals for 7190		0.00	7,062.50
7195	40 Year Certification			13,544.22		
			Totals for 7195		0.00	13,544.22
7305	Sanitation			14,932.32		
10/01/19	RE01.1		Record Accounts Payable		(1,570.48)	
10/23/19	1167		Waste Pro - Pembroke Pines - Inv #0000841998 - 075109 09/01/19-09/30/19		1,570.48	
10/31/19	RE01		Record Accounts Payable		1,570.48	
			Totals for 7305		1,570.48	16,502.80
7310	Elevator			8,100.00		
10/01/19	1142		Suncoast Elevator Solutions, Inc. - Inv #26015 - 10/01-10/31/19		900.00	
10/09/19	1158		Suncoast Elevator Solutions, Inc. - Inv #25957 - Provide Labor to Adjust Cabin Doors		2,000.00	
			Totals for 7310		2,900.00	11,000.00
7315	Elevator Phone			450.00		
			Totals for 7315		0.00	450.00
7325	Cooling Tower			4,505.86		
10/09/19	1146		ChemAqua - Inv #435918 - 10/01/19-10/31/19		527.30	
			Totals for 7325		527.30	5,033.16
7345	Lawn Maintenance			10,201.00		
10/01/19	RE01.1		Record Accounts Payable		(1,000.00)	
10/09/19	1157		Miami Shores Landscape - Inv #20191611 - 09/01/19-09/30/19		1,000.00	
10/09/19	1157		Miami Shores Landscape - Inv #20191607 - 08/01/19-08/31/19		1,000.00	
			Totals for 7345		1,000.00	11,201.00
7360	Pest Control			5,874.30		
10/09/19	1156		Miami Dade Exterminators Co. - Inv #13703 - 10/01/19-10/31/19		652.70	
			Totals for 7360		652.70	6,527.00
7370	Maintenance Staff			81,286.23		
10/01/19	1141		American Service Inds. - Inv #9207 - Janitorial Services 10/01-10/31/19		7,271.47	
10/02/19	1143		American Service Inds. - Inv #8611 - 06/01-06/30/19		7,271.47	
10/31/19	1032		American Service Indus. - Inv #8611 - Janitorial Services- 06/01-06/30/19		(7,271.47)	
			Totals for 7370		7,271.47	88,557.70
7500	Accounting Fees			10,325.00		

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/09/19	1155		Juda, Eskew & Associates, P.A. - Inv #56553 - 10/01/19-10/31/19		1,265.00	
			Totals for 7500		<u>1,265.00</u>	<u>11,590.00</u>
7505	Legal Fees			14,997.88		
			Totals for 7505		<u>0.00</u>	<u>14,997.88</u>
7510	Management Fees			17,827.60		
10/09/19	1159		Sunrise Management - Inv #09/29/19 - 10/01/19-10/31/19		1,550.00	
			Totals for 7510		<u>1,550.00</u>	<u>19,377.60</u>
7515	Bank Charges			491.95		
			Totals for 7515		<u>0.00</u>	<u>491.95</u>
7520	Screening Fees			280.00		
			Totals for 7520		<u>0.00</u>	<u>280.00</u>
7525	License & Permit			2,967.25		
10/23/19	1169		U.S. Structures Engineering Group, Inc. - Inv #4853 - Inspections		1,185.00	
10/23/19	1169		U.S. Structures Engineering Group, Inc. - Inv #4872 - Inspections		1,150.00	
10/23/19	1169		U.S. Structures Engineering Group, Inc. - Inv #4881 - Inspections		840.00	
10/23/19	1169		U.S. Structures Engineering Group, Inc. - Inv #4897 - Inspections		275.00	
			Totals for 7525		<u>3,450.00</u>	<u>6,417.25</u>
7526	Property Taxes			3,270.43		
			Totals for 7526		<u>0.00</u>	<u>3,270.43</u>
7530	Stationary / Printing			300.00		
10/23/19	1163		Juda Eskew & Associates, P.A. - Inv #56890 - 113 Late Letters		565.00	
			Totals for 7530		<u>565.00</u>	<u>865.00</u>
7536	Office Help			41,132.50		
10/09/19	1159		Sunrise Management - Inv #10/03/19 - 09/23/19-10/05/19		2,169.00	
10/23/19	1165		Sunrise Management - Inv #10/18/19 - 10/06/19-10/20/19		2,169.00	
			Totals for 7536		<u>4,338.00</u>	<u>45,470.50</u>
7540	Office Supplies			2,763.89		
			Totals for 7540		<u>0.00</u>	<u>2,763.89</u>
7545	Postage and Mail			879.92		
10/09/19	1154		Juda Eskew & Associates, P.A. - Inv #56688 - 2020 Maintenance Payment Coupon Books and EFT		1,100.00	
			Totals for 7545		<u>1,100.00</u>	<u>1,979.92</u>
7550	Greenwich Park Monthly Expense			37,114.47		
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Landscaping 08/01/19-08/31/19		423.00	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Repairs to Gym Equipment		113.97	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Storm Drain Pump		1,290.60	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Monthly Rust Prevention 08/01/19-08/31/19		120.60	

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Trash Bags for Common Area Cleaning		87.97	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Trash Bags for Cleaning		57.71	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Pool Maintenance 08/01/19-08/31/19		306.00	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Elevator Alarm/Phone Kings III 08/2019		16.89	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Elevator Alarm/Phone Spectrotel 08/2019		92.81	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - FPL Pool 1 07/24/19-08/23/19		207.15	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - FPL Pool 2 07/24/19-08/23/19		543.96	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Clubhouse Elevator 08/01/19-08/31/19		51.00	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Gas for Hot Tub 07/11/19-08/09/19		9.91	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Common Area Cleaning 08/01/19-08/31/19		390.60	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Pest Control 08/01/19-08/31/19		76.50	
10/23/19	1162		Avesta Biscayne - Inv #August 2019 - Security 08/01/19-08/31/19		1,764.20	
			Totals for 7550		<u>5,552.87</u>	<u>42,667.34</u>
7555 Insurance				147,505.03		
10/31/19	INS		Expense Prepaid Insurance		14,872.98	
			Totals for 7555		<u>14,872.98</u>	<u>162,378.01</u>
7805 Reserves - Deferred Maintenance				79,604.16		
10/31/19	RES		Record Reserve Funding		8,845.00	
			Totals for 7805		<u>8,845.00</u>	<u>88,449.16</u>
7810 Bad Debt Expense				2,699.73		
10/31/19	GJ04		Void O/S Bank Items from Prior		366.05	
			Totals for 7810		<u>366.05</u>	<u>3,065.78</u>
7900 Special Assessment Expense				0.00		
10/23/19	1001		Pro-Max Restoration and Paint Corporation - Inv #Application #15 - Progress Payment#15 SA Stucco Project		40,673.69	
			Totals for 7900		<u>40,673.69</u>	<u>40,673.69</u>
			Report Total			<u>0.00</u>
Net Revenue/(Expense)						
Current Period					<u>(17,109.60)</u>	
Year-to-Date					<u>(49,015.70)</u>	

Distribution count = 225

Greenwich Association, Inc.
Journals

October 1, 2019 - October 31, 2019

Date	Reference	Account	Description	Amount
Journal: General				
10/23/19	1001	1035	Pro-Max Restoration and Paint Corporation	(40,673.69)
10/23/19	1001	7900	Inv #Application #15 - Progress Payment#15 SA Stucco Project	40,673.69
10/23/19	1002	1045	Graciela West	(1,150.00)
10/23/19	1002	4165	Inv #10/21/19 - Security Deposit Refund	1,150.00
10/23/19	1003	1045	Nina Jolley	(1,200.00)
10/23/19	1003	4165	Inv #10/21/19 - Security Deposit Refund	1,200.00
10/31/19	1032	1010	American Service Indus.	7,271.47
10/31/19	1032	7370	Inv #8611 - Janitorial Services- 06/01- 06/30/19	(7,271.47)
10/09/19	1079	1030	VOID - Air Filters Company Inc.	285.38
10/09/19	1079	7150	VOID - Inv #155952 - Air Filters	(285.38)
10/01/19	1141	1030	American Service Inds.	(7,271.47)
10/01/19	1141	7370	Inv #9207 - Janitorial Services 10/01- 10/31/19	7,271.47
10/01/19	1142	1030	Suncoast Elevator Solutions, Inc.	(900.00)
10/01/19	1142	7310	Inv #26015 - 10/01-10/31/19	900.00
10/02/19	1143	1030	American Service Inds.	(7,271.47)
10/02/19	1143	7370	Inv #8611 - 06/01-06/30/19	7,271.47
10/09/19	1144	1030	A & I ENTERPRISES CONSTRUCTION INC.	(750.00)
10/09/19	1144	7170	Inv #17793 - Ran Snake Thru Cleanout in Apt 106 to Clear Stop	450.00
10/09/19	1144	7170	Inv #17760 - Ran Snake to Clear Main Line Stoppage 2nd Floor	300.00
10/09/19	1145	1030	ALEX ELECTRIC SERVICES, INC	(793.35)
10/09/19	1145	7120	Inv #36085 - Main A/C Water Cooling Tower Control and Power	793.35
10/09/19	1146	1030	ChemAqua	(527.30)
10/09/19	1146	7325	Inv #435918 - 10/01/19-10/31/19	527.30
10/09/19	1147	1030	City of North Miami	(20.08)
10/09/19	1147	7020	41-88-14938-01 - 08/02/19-09/01/19	20.08
10/09/19	1148	1030	City of North Miami	(15,718.05)
10/09/19	1148	7020	Inv #09/30/19 - 61-01-01990-00 - 08/02/19-09/01/19	15,718.05
10/09/19	1149	1030	Ecolo Odor Control	(399.00)
10/09/19	1149	7110	Inv #34152 - Quarterly Billing for Odor Control	399.00
10/09/19	1150	1030	Edwin Padilla	(1,200.00)
10/09/19	1150	7130	Inv #130 - Concrete Restoration on four Corners of Roof	1,200.00
10/09/19	1151	1030	FPL Energy Services	(783.32)
10/09/19	1151	7045	Inv #09/20/19 - 08/09/19-09/10/19	783.32
10/09/19	1152	1030	Great American Business Products	(160.00)
10/09/19	1152	7130	Inv #42830927 - Bags on a Roll	160.00

Greenwich Association, Inc.
Journals

October 1, 2019 - October 31, 2019

Date	Reference	Account	Description	Amount
10/09/19	1153	1030	HD Supply	(97.84)
10/09/19	1153	7130	Inv #9175690360 - Violat Sticker Tow Bill	97.84
10/09/19	1154	1030	Juda Eskew & Associates, P.A.	(1,100.00)
10/09/19	1154	7545	Inv #56688 - 2020 Maintenance Payment Coupon Books and EFT	1,100.00
10/09/19	1155	1030	Juda, Eskew & Assoicates, P.A.	(1,265.00)
10/09/19	1155	7500	Inv #56553 - 10/01/19-10/31/19	1,265.00
10/09/19	1156	1030	Miami Dade Exterminators Co.	(652.70)
10/09/19	1156	7360	Inv #13703 - 10/01/19-10/31/19	652.70
10/09/19	1157	1030	Miami Shores Landscape	(2,000.00)
10/09/19	1157	7345	Inv #20191611 - 09/01/19-09/30/19	1,000.00
10/09/19	1157	7345	Inv #20191607 - 08/01/19-08/31/19	1,000.00
10/09/19	1158	1030	Suncoast Elevator Solutions, Inc.	(2,000.00)
10/09/19	1158	7310	Inv #25957 - Provide Labor to Adjust Cabin Doors	2,000.00
10/09/19	1159	1030	Sunrise Management	(3,719.00)
10/09/19	1159	7510	Inv #09/29/19 - 10/01/19-10/31/19	1,550.00
10/09/19	1159	7536	Inv #10/03/19 - 09/23/19-10/05/19	2,169.00
10/09/19	1160	1030	Telplex Communications	(180.20)
10/09/19	1160	7035	Inv #163302 - Telephone	180.20
10/23/19	1161	1030	American A-1 Garage Door Inc.	(520.00)
10/23/19	1161	7130	Inv #1723 - Repair Loop Detector Wires	145.00
10/23/19	1161	7130	Inv #1722 - Remove Brackets on Lower Steps	375.00
10/23/19	1162	1030	Avesta Biscayne	(5,552.87)
10/23/19	1162	7550	Inv #August 2019 - Landscaping 08/01/19- 08/31/19	423.00
10/23/19	1162	7550	Inv #August 2019 - Repairs to Gym Equipment	113.97
10/23/19	1162	7550	Inv #August 2019 - Storm Drain Pump	1,290.60
10/23/19	1162	7550	Inv #August 2019 - Monthly Rust Prevention 08/01/19-08/31/19	120.60
10/23/19	1162	7550	Inv #August 2019 - Trash Bags for Common Area Cleaning	87.97
10/23/19	1162	7550	Inv #August 2019 - Trash Bags for Cleaning	57.71
10/23/19	1162	7550	Inv #August 2019 - Pool Maintenance 08/01/19-08/31/19	306.00
10/23/19	1162	7550	Inv #August 2019 - Elevator Alarm/Phone Kings III 08/2019	16.89
10/23/19	1162	7550	Inv #August 2019 - Elevator Alarm/Phone Spectrotel 08/2019	92.81
10/23/19	1162	7550	Inv #August 2019 - FPL Pool 1 07/24/19- 08/23/19	207.15
10/23/19	1162	7550	Inv #August 2019 - FPL Pool 2 07/24/19- 08/23/19	543.96
10/23/19	1162	7550	Inv #August 2019 - Clubhouse Elevator 08/01/19-08/31/19	51.00
10/23/19	1162	7550	Inv #August 2019 - Gas for Hot Tub 07/11/19-08/09/19	9.91
10/23/19	1162	7550	Inv #August 2019 - Common Area Cleaning 08/01/19-08/31/19	390.60
10/23/19	1162	7550	Inv #August 2019 - Pest Control 08/01/19- 08/31/19	76.50

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
10/23/19	1162	7550	Inv #August 2019 - Security 08/01/19-08/31/19	1,764.20
10/23/19	1163	1030	Juda Eskew & Associates, P.A.	(565.00)
10/23/19	1163	7530	Inv #56890 - 113 Late Letters	565.00
10/23/19	1164	1030	Mike's A/C Service Inc.	(1,016.50)
10/23/19	1164	7150	Inv #18459 - Repiped Cooling Tower Water Treatment	1,016.50
10/23/19	1165	1030	Sunrise Management	(2,169.00)
10/23/19	1165	7536	Inv #10/18/19 - 10/06/19-10/20/19	2,169.00
10/23/19	1166	1030	Telplex Communications	(358.58)
10/23/19	1166	7035	Inv #163302191014 - 10/15/19-11/14/19	358.58
10/23/19	1167	1030	Waste Pro - Pembroke Pines	(1,570.48)
10/23/19	1167	7305	Inv #0000841998 - 075109 09/01/19-09/30/19	1,570.48
10/23/19	1168	1030	A+ Fire Protection Inc.	(1,700.00)
10/23/19	1168	7130	Inv #10/22/19 - Replace 6" section of Pipe	1,700.00
10/23/19	1169	1030	U.S. Structures Engineering Group, Inc.	(3,450.00)
10/23/19	1169	7525	Inv #4853 - Inspections	1,185.00
10/23/19	1169	7525	Inv #4872 - Inspections	1,150.00
10/23/19	1169	7525	Inv #4881 - Inspections	840.00
10/23/19	1169	7525	Inv #4897 - Inspections	275.00
10/08/19	ACHWEB20191008	1030	ACHWEB Unit GAI-1-812	95.50
10/08/19	ACHWEB20191008	1200	ACHWEB Unit GAI-1-812	(95.50)
10/10/19	ACHWEB20191010	1030	ACHWEB Unit GAI-1-1110	366.05
10/10/19	ACHWEB20191010	1200	ACHWEB Unit GAI-1-1110	(366.05)
10/14/19	ACHWEB20191014	1030	ACHWEB Unit GAI-1-PH02	1,089.80
10/14/19	ACHWEB20191014	1200	ACHWEB Unit GAI-1-PH02	(1,089.80)
10/16/19	ACHWEB20191016	1030	ACHWEB Unit GAI-1-901	1,794.40
10/16/19	ACHWEB20191016	1200	ACHWEB Unit GAI-1-901	(1,794.40)
10/07/19	AUTO.1	1030	Teco People's Gas	(743.72)
10/07/19	AUTO.1	7045	211011672295 08/01-09/10/19	743.72
10/05/19	AUTO.2	1030	FPL	(101.41)
10/05/19	AUTO.2	7030	56006-15271 08/23/19-09/24/19	101.41
10/14/19	AUTO.3	1030	FPL	(5,471.67)
10/14/19	AUTO.3	7030	34752-18123 - 08/23/19-09/24/19	5,471.67
10/14/19	AUTO.4	1030	FPL	(44.66)
10/14/19	AUTO.4	7030	64563-31005 - 08/23/19-09/24/19	44.66

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
10/08/19	AUTO.5	1030	IPFS Corporation	(14,656.83)
10/08/19	AUTO.5	4015	GAA-866998 Payment 8 of 11	14,656.83
10/09/19	AUTO.6	1030	AT&T	(861.27)
10/09/19	AUTO.6	7035	305 895-1156 030 0446 -09/22/19-10/21/19	861.27
10/31/19	CHG.1	1200	GenMaint 10/01/2019 - 10/31/2019	97,929.24
10/31/19	CHG.1	6010	GenMaint 10/01/2019 - 10/31/2019	(89,084.24)
10/31/19	CHG.1	6012	GenMaint 10/01/2019 - 10/31/2019	(8,845.00)
10/02/19	Dep.1	1030	LockBoxCR Batch # 1910026784	1,464.20
10/02/19	Dep.1	1200	LockBoxCR Batch # 1910026784	(1,464.20)
10/04/19	Dep.2	1030	EFTCR Batch # 1910036920	2,838.62
10/04/19	Dep.2	1200	EFTCR Batch # 1910036920	(2,838.62)
10/03/19	Dep.3	1030	LockBoxCR Batch # 1910037015	6,364.54
10/03/19	Dep.3	1200	LockBoxCR Batch # 1910037015	(6,364.54)
10/04/19	Dep.4	1030	ManCR Batch # 1910047109	901.08
10/04/19	Dep.4	1200	ManCR Batch # 1910047109	(901.08)
10/04/19	Dep.5	1030	LockBoxCR Batch # 1910047211	6,008.19
10/04/19	Dep.5	1200	LockBoxCR Batch # 1910047211	(6,008.19)
10/07/19	Dep.6	1030	LockBoxCR Batch # 1910077450	7,113.54
10/07/19	Dep.6	1200	LockBoxCR Batch # 1910077450	(7,113.54)
10/09/19	Dep.7	1030	EFTCR Batch # 1910087615	20,056.94
10/09/19	Dep.7	1200	EFTCR Batch # 1910087615	(20,056.94)
10/08/19	Dep.8	1030	LockBoxCR Batch # 1910087819	5,193.41
10/08/19	Dep.8	1200	LockBoxCR Batch # 1910087819	(5,193.41)
10/09/19	Dep.9	1030	LockBoxCR Batch # 1910098200	1,343.47
10/09/19	Dep.9	1200	LockBoxCR Batch # 1910098200	(1,343.47)
10/09/19	Dep.10	1030	ManCR Batch # 1910098284	366.05
10/09/19	Dep.10	1200	ManCR Batch # 1910098284	(366.05)
10/10/19	Dep.11	1030	LockBoxCR Batch # 1910108403	4,665.65
10/10/19	Dep.11	1200	LockBoxCR Batch # 1910108403	(4,665.65)
10/11/19	Dep.12	1030	ManCR Batch # 1910118500	8,142.98
10/11/19	Dep.12	1200	ManCR Batch # 1910118500	(8,142.98)
10/11/19	Dep.13	1030	LockBoxCR Batch # 1910118588	2,831.34
10/11/19	Dep.13	1200	LockBoxCR Batch # 1910118588	(2,831.34)
10/14/19	Dep.14	1030	LockBoxCR Batch # 1910148783	1,826.40
10/14/19	Dep.14	1200	LockBoxCR Batch # 1910148783	(1,826.40)
10/15/19	Dep.15	1030	LockBoxCR Batch # 1910158942	3,970.49
10/15/19	Dep.15	1200	LockBoxCR Batch # 1910158942	(3,970.49)
10/16/19	Dep.16	1030	LockBoxCR Batch # 1910169143	3,551.90
10/16/19	Dep.16	1200	LockBoxCR Batch # 1910169143	(3,551.90)

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
10/17/19	Dep.17	1030	LockBoxCR Batch # 1910179289	3,811.89
10/17/19	Dep.17	1200	LockBoxCR Batch # 1910179289	(3,811.89)
10/18/19	Dep.18	1030	LockBoxCR Batch # 1910189406	366.05
10/18/19	Dep.18	1200	LockBoxCR Batch # 1910189406	(366.05)
10/21/19	Dep.19	1030	LockBoxCR Batch # 1910219575	1,651.44
10/21/19	Dep.19	1200	LockBoxCR Batch # 1910219575	(1,651.44)
10/23/19	Dep.20	1030	LockBoxCR Batch # 1910239816	391.00
10/23/19	Dep.20	1200	LockBoxCR Batch # 1910239816	(391.00)
10/24/19	Dep.21	1030	LockBoxCR Batch # 1910249954	1,321.90
10/24/19	Dep.21	1200	LockBoxCR Batch # 1910249954	(1,321.90)
10/25/19	Dep.22	1030	ManCR Batch # 1910250092	1,025.00
10/25/19	Dep.22	1200	ManCR Batch # 1910250092	(1,025.00)
10/25/19	Dep.23	1030	LockBoxCR Batch # 1910250143	553.29
10/25/19	Dep.23	1200	LockBoxCR Batch # 1910250143	(553.29)
10/28/19	Dep.24	1030	LockBoxCR Batch # 1910280290	3,896.68
10/28/19	Dep.24	1200	LockBoxCR Batch # 1910280290	(3,896.68)
10/29/19	Dep.25	1030	LockBoxCR Batch # 1910290446	553.29
10/29/19	Dep.25	1200	LockBoxCR Batch # 1910290446	(553.29)
10/30/19	Dep.26	1030	ManCR Batch # 1910300522	553.29
10/30/19	Dep.26	1200	ManCR Batch # 1910300522	(553.29)
10/30/19	Dep.27	1030	LockBoxCR Batch # 1910300604	2,420.05
10/30/19	Dep.27	1200	LockBoxCR Batch # 1910300604	(2,420.05)
10/31/19	Dep.28	1030	LockBoxCR Batch # 1910310771	2,302.75
10/31/19	Dep.28	1200	LockBoxCR Batch # 1910310771	(2,302.75)
10/15/19	DP06	1045	Security Deposit	1,200.00
10/15/19	DP06	4165	Claudete Da Silva Unit 1214	(1,200.00)
10/05/19	DP35	1030	Miscellaneous Income	3.00
10/05/19	DP35	6070	Miscellaneous Income	(3.00)
10/05/19	DP36	1030	Miscellaneous Income	125.00
10/05/19	DP36	6065	Miscellaneous Income - FOB	(125.00)
10/05/19	DP37	1030	Miscellaneous Income	50.00
10/05/19	DP37	6075	Miscellaneous Income - Water	(50.00)
10/14/19	DP38	1030	Miscellaneous Income	25.00
10/14/19	DP38	6065	Miscellaneous Income	(25.00)
10/14/19	DP39	1030	Miscellaneous Income	2,314.77
10/14/19	DP39	6025	Miscellaneous Income	(2,314.77)
10/14/19	DP40	1030	Miscellaneous Income	50.00
10/14/19	DP40	6075	Miscellaneous Income	(50.00)
10/15/19	DP41	1030	Miscellaneous Income	25.00

Greenwich Association, Inc.
Journals

October 1, 2019 - October 31, 2019

Date	Reference	Account	Description	Amount
10/15/19	DP41	6065	Miscellaneous Income	(25.00)
10/17/19	DP42	1030	Miscellaneous Income	75.00
10/17/19	DP42	6075	Miscellaneous Income	(75.00)
10/25/19	DP43	1030	Miscellaneous Income	8,100.00
10/25/19	DP43	6075	April Marshall	(8,100.00)
10/31/19	GJ02	1010	Bank Charges	(1.80)
10/31/19	GJ02	1020	Bank Charges	(15.00)
10/31/19	GJ02	1020	Bank Charges	14.27
10/31/19	GJ02	6060	Bank Charges	2.53
10/31/19	GJ03	4170	Recognize Cable Income	322.29
10/31/19	GJ03	6080	Recognize Cable Income	(322.29)
10/31/19	GJ04	1010	Void O/S Bank Items from Prior	(366.05)
10/31/19	GJ04	7810	Void O/S Bank Items from Prior	366.05
10/31/19	INS	7555	Expense Prepaid Insurance	14,872.98
10/31/19	INS	1850	Expense Prepaid Insurance	(14,872.98)
10/31/19	INT	1030	Interest Income	3.19
10/31/19	INT	1035	Interest Income	0.53
10/31/19	INT	1040	Interest Income	4.56
10/31/19	INT	1045	Interest Income	0.23
10/31/19	INT	1010	Interest Income	0.64
10/31/19	INT	1025	Interest Income	3.85
10/31/19	INT	6040	Interest Income	(13.00)
10/31/19	LFE.1	1200	GenLate 10/01/2019 - 10/31/2019	1,150.00
10/31/19	LFE.1	6045	GenLate 10/01/2019 - 10/31/2019	(1,150.00)
10/31/19	LFE.2	6045	L/CR 10/01/2019 - 10/31/2019	150.00
10/31/19	LFE.2	1200	L/CR 10/01/2019 - 10/31/2019	(150.00)
10/31/19	RE01	7305	Record Accounts Payable	1,570.48
10/31/19	RE01	4010	Record Accounts Payable	(1,570.48)
10/01/19	RE01.1	7305	Record Accounts Payable	(1,570.48)
10/01/19	RE01.1	7345	Record Accounts Payable	(1,000.00)
10/01/19	RE01.1	4010	Record Accounts Payable	2,570.48
10/31/19	RE02	1200	Reclass Prepaid Maintenance	46,425.18
10/31/19	RE02	4150	Reclass Prepaid Maintenance	(46,425.18)
10/01/19	RE02.1	1200	Reclass Prepaid Maintenance	(51,641.77)
10/01/19	RE02.1	4150	Reclass Prepaid Maintenance	51,641.77
10/31/19	RES	5500	Record Reserve Funding	(8,845.00)
10/31/19	RES	7805	Record Reserve Funding	8,845.00
10/31/19	RESIT	6085	Reserve Interest Transfer	4.56
10/31/19	RESIT	5505	Reserve Interest Transfer	(4.56)
10/22/19	XR01	1050	Transfer of Funds	(8,844.79)
10/22/19	XR01	1040	Transfer of Funds	8,844.79

Greenwich Association, Inc.

Journals

October 1, 2019 - October 31, 2019

Date	Reference	Account	Description	Amount
10/22/19	XR04	1030	Transfer of Funds	(8,844.79)
10/22/19	XR04	1050	Transfer of Funds	8,844.79
10/22/19	XR05	1030	Transfer of Funds	(12,483.86)
10/22/19	XR05	1035	Transfer of Funds	12,483.86
Transaction Balance for General				<u>0.00</u>

Transaction Totals

Total Debits	<u>503,021.53</u>
Total Credits	<u>503,021.53</u>
Account Hash Total	<u>776659.0000</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Executive Bank - Oper (1010)
 October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	15,151.69
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>15,151.69</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				15,152.85
			+ Cleared Deposits & Additions	0.64
			- Cleared Checks & Payments	<u>1.80</u>
			Ending Bank Balance	15,151.69
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>15,151.69</u></u>
General Ledger Information				
				15,151.69
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>15,151.69</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Executive Bank- Reserves (1020)
 October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	0.00
Open Deposits & Additions				Total <u>0.00</u>
Open Checks & Payments				Total <u>0.00</u>
Reconciled Bank Balance				<u><u>0.00</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	0.73
			+ Cleared Deposits & Additions	14.27
			- Cleared Checks & Payments	<u>15.00</u>
			Ending Bank Balance	0.00
 Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>0.00</u></u>
 General Ledger Information				
			Unadjusted General Ledger Balance	0.00
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>0.00</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Executive Bank- S/A (1015)

October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	0.70
Open Deposits & Additions				Total <u>0.00</u>
Open Checks & Payments				Total <u>0.00</u>
			Reconciled Bank Balance	<u><u>0.70</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				0.70
+ Cleared Deposits & Additions				0.00
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				0.70
 Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>0.00</u>
Reconciled Bank Balance				<u><u>0.70</u></u>
 General Ledger Information				
Unadjusted General Ledger Balance				0.70
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>0.70</u></u>
 Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Executive Bank- Security (1025)
 October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
Ending Bank Balance				90,236.31
Open Deposits & Additions				
Total				<u>0.00</u>
Open Checks & Payments				
Total				<u>0.00</u>
Reconciled Bank Balance				<u><u>90,236.31</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				91,432.46
+ Cleared Deposits & Additions				3.85
- Cleared Checks & Payments				<u>1,200.00</u>
Ending Bank Balance				90,236.31
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>0.00</u>
Reconciled Bank Balance				<u><u>90,236.31</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				90,236.31
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>90,236.31</u></u>
Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)

October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	172,926.09
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
1079	10/09/19	7150	VOID - Air Filters Company Inc.	(285.38)
1079	08/28/19	7150	Air Filters Company Inc.	285.38
1125	09/25/19	7180	ALEX ELECTRIC SERVICES, INC	195.00
1127	09/25/19	7160	Allied Roofing	25,049.50
1145	10/09/19	7120	ALEX ELECTRIC SERVICES, INC	793.35
1161	10/23/19	7130	American A-1 Garage Door Inc.	520.00
1163	10/23/19	7530	Juda Eskew & Associates, P.A.	565.00
1164	10/23/19	7150	Mike's A/C Service Inc.	1,016.50
1165	10/23/19	7536	Sunrise Management	2,169.00
1166	10/23/19	7035	Telplex Communications	358.58
1167	10/23/19	7305	Waste Pro - Pembroke Pines	1,570.48
1168	10/23/19	7130	A+ Fire Protection Inc.	1,700.00
1169	10/23/19	7525	U.S. Structures Engineering Group, Inc.	3,450.00
			Total	<u>37,387.41</u>
			Reconciled Bank Balance	<u><u>135,538.68</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				194,855.71
+ Cleared Deposits & Additions				115,974.08
- Cleared Checks & Payments				<u>137,903.70</u>
Ending Bank Balance				172,926.09
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>37,387.41</u>
Reconciled Bank Balance				<u><u>135,538.68</u></u>
 General Ledger Information				
Unadjusted General Ledger Balance				135,538.68
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>135,538.68</u></u>
Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)

October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
Ending Bank Balance				40,674.22
Open Deposits & Additions				
Total				<u>0.00</u>
Open Checks & Payments				
1001	10/23/19	7900	Pro-Max Restoration and Paint Corporation	40,673.69
Total				<u>40,673.69</u>
Reconciled Bank Balance				<u><u>0.53</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				28,189.83
+ Cleared Deposits & Additions				12,484.39
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				40,674.22
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>40,673.69</u>
Reconciled Bank Balance				<u><u>0.53</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				0.53
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>0.53</u></u>
Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	32,828.49
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>32,828.49</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	23,979.14
			+ Cleared Deposits & Additions	8,849.35
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	32,828.49
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>32,828.49</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	32,828.49
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>32,828.49</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

October 1, 2019 - October 31, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
Ending Bank Balance				13,250.77
Open Deposits & Additions				
Total				<u>0.00</u>
Open Checks & Payments				
1003	10/23/19	4165	Nina Jolley	1,200.00
Total				<u>1,200.00</u>
Reconciled Bank Balance				<u><u>12,050.77</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				13,200.54
+ Cleared Deposits & Additions				1,200.23
- Cleared Checks & Payments				<u>1,150.00</u>
Ending Bank Balance				13,250.77
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,200.00</u>
Reconciled Bank Balance				<u><u>12,050.77</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				12,050.77
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>12,050.77</u></u>
Unreconciled Amount				<u><u>0.00</u></u>