

Greenwich Association, Inc.

Report on Compilation of Financial Statements

November 30, 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 November 30, 2019, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 11 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 11 Months ended November 30, 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

December 23, 2019

Greenwich Association, Inc.

Balance Sheet

November 30, 2019

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 200,110
	<u>200,110</u>
Cash - Reserves	
Popular Community Bank- Reserves	41,679
	<u>41,679</u>
Cash - Security	
Popular Community Bank- Escrow	103,488
	<u>103,488</u>
	<u>345,277</u>
Other Assets	
Maintenance Receivables	66,043
Allowance for Doubtful Accounts	(26,931)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Due from Operating	107,137
Prepaid Insurance	29,746
Prepaid Expenses	900
	<u>176,895</u>
	<u>\$ 522,172</u>

Greenwich Association, Inc.

Balance Sheet

November 30, 2019

Liabilities and Members' Equity

Accounts Payable	\$	17,084
Accrued Expenses		4,002
Insurance Payable		43,970
Prepaid Maintenance		55,088
Security Deposits		103,500
Comcast 10 Year Contract		21,916
Due to Reserves		<u>107,137</u>
		<u>352,697</u>
Reserve Fund Balances		
Reserves - General (Pooled)		148,795
Reserves - Interest		<u>23</u>
		<u>148,818</u>
Operating Fund Balance		
Fund Balance		48,436
Current Year Revenue (Expense)		<u>(27,779)</u>
		<u>20,657</u>
		<u>169,475</u>
	\$	<u><u>522,172</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 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)	\$ 979,781	\$ 980,414	\$ (633)	\$ 1,069,542
Reserve Assessment	8,845	8,845	-	97,294	97,293	1	106,137
Legal Fees	-	-	-	2,050	-	2,050	-
Laundry	1,971	2,208	(237)	22,850	24,292	(1,442)	26,500
Key Income	25	-	25	1,250	-	1,250	-
Insurance Claim	-	-	-	10,604	-	10,604	-
Interest Income	10	-	10	146	-	146	-
Late Fee	1,075	250	825	3,550	2,750	800	3,000
Screening Fee	-	-	-	820	-	820	-
Bank Charges	75	-	75	91	-	91	-
Gate Card Income	-	42	(42)	1,610	458	1,152	500
Filter Income	-	8	(8)	24	92	(68)	100
Miscellaneous Income	470	83	387	16,103	917	15,186	1,000
Deffered Comcast Income	322	322	-	3,545	3,545	-	3,867
Reserve Interest	(6)	-	(6)	(23)	-	(23)	-
	<u>101,871</u>	<u>100,887</u>	<u>984</u>	<u>1,139,695</u>	<u>1,109,761</u>	<u>29,934</u>	<u>1,210,646</u>
Total Revenues	<u>101,871</u>	<u>100,887</u>	<u>984</u>	<u>1,139,695</u>	<u>1,109,761</u>	<u>29,934</u>	<u>1,210,646</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 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)	12,855	4,583	(8,272)	5,000
Legal Fees	267	833	566	15,265	9,167	(6,098)	10,000
Management Fees	1,550	2,519	969	20,928	27,713	6,785	30,233
Bank Charges	-	167	167	492	1,833	1,341	2,000
Screening Fees	-	-	-	280	-	(280)	-
License & Permit	-	167	167	6,417	1,833	(4,584)	2,000
Property Taxes	1,426	117	(1,309)	4,697	1,283	(3,414)	1,400
Stationary / Printing	1,076	83	(993)	1,941	917	(1,024)	1,000
Office Help	2,169	3,999	1,830	47,640	43,989	(3,651)	47,988
Office Supplies	98	250	152	2,862	2,750	(112)	3,000
Postage and Mail	-	300	300	1,980	3,300	1,320	3,600
Bad Debt Expense	2,380	1,667	(713)	5,445	18,333	12,888	20,000
	<u>10,231</u>	<u>10,519</u>	<u>288</u>	<u>120,802</u>	<u>115,701</u>	<u>(5,101)</u>	<u>126,221</u>
Community Room/Building:							
Greenwich Park Monthly Expense	4,516	6,107	1,591	47,183	67,173	19,990	73,280
	<u>4,516</u>	<u>6,107</u>	<u>1,591</u>	<u>47,183</u>	<u>67,173</u>	<u>19,990</u>	<u>73,280</u>
Contracts:							
Park Security	-	3,944	3,944	-	43,384	43,384	47,328
Sanitation	1,570	1,900	330	18,073	20,900	2,827	22,800
Elevator	900	900	-	11,900	9,900	(2,000)	10,800
Elevator Phone	-	75	75	450	825	375	900
Cooling Tower	527	465	(62)	5,560	5,110	(450)	5,575
Security Cameras	-	83	83	-	917	917	1,000
Lawn Maintenance	2,115	833	(1,282)	13,316	9,167	(4,149)	10,000
Pest Control	653	1,092	439	7,180	12,014	4,834	13,106
Maintenance Staff	7,271	7,094	(177)	95,829	78,035	(17,794)	85,129
	<u>13,036</u>	<u>16,386</u>	<u>3,350</u>	<u>152,308</u>	<u>180,252</u>	<u>27,944</u>	<u>196,638</u>
Insurance:							
Insurance	14,873	15,433	560	177,251	169,762	(7,489)	185,195
	<u>14,873</u>	<u>15,433</u>	<u>560</u>	<u>177,251</u>	<u>169,762</u>	<u>(7,489)</u>	<u>185,195</u>
Repairs and Maintenance:							
Maintenance Supplies	300	250	(50)	3,272	2,750	(522)	3,000
R&M - Electrical	-	937	937	3,963	10,305	6,342	11,242
R&M - Fire Alarm	-	333	333	2,774	3,667	893	4,000
R&M - General	2,683	6,750	4,067	99,360	74,250	(25,110)	81,000
R&M - Access Control	-	36	36	150	397	247	433
R&M - Trash Chute	-	417	417	2,127	4,583	2,456	5,000
R&M - Tree Trimming	-	417	417	-	4,583	4,583	5,000
R&M - Air Conditioning Systems	-	417	417	17,686	4,583	(13,103)	5,000
R&M - Parking Repairs	-	208	208	-	2,292	2,292	2,500
R&M - Roof Repairs	-	833	833	126,802	9,167	(117,635)	10,000
R&M - Plumbing	-	1,667	1,667	5,600	18,333	12,733	20,000
R&M - Generator & Water Tower	300	417	117	760	4,583	3,823	5,000
R&M - Sprinkler	-	-	-	4,766	-	(4,766)	-
R&M - Elevators	-	-	-	7,063	-	(7,063)	-
40 Year Certification	-	4,583	4,583	13,544	50,417	36,873	55,000
	<u>3,283</u>	<u>17,265</u>	<u>13,982</u>	<u>287,867</u>	<u>189,910</u>	<u>(97,957)</u>	<u>207,175</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 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	17,939	17,083	(856)	160,742	187,917	27,175	205,000
Electricity	5,349	6,250	901	59,457	68,750	9,293	75,000
Telephone	1,078	1,333	255	9,333	14,667	5,334	16,000
Gas	1,484	1,667	183	14,564	18,333	3,769	20,000
	<u>25,850</u>	<u>26,333</u>	<u>483</u>	<u>244,096</u>	<u>289,667</u>	<u>45,571</u>	<u>316,000</u>
Reserve Transfer:							
Reserves - Deferred Maintenance	8,845	8,845	-	97,294	97,293	(1)	106,137
	<u>8,845</u>	<u>8,845</u>	<u>-</u>	<u>97,294</u>	<u>97,293</u>	<u>(1)</u>	<u>106,137</u>
Special Assessment Expenses:							
Special Assessment Expense	-	-	-	40,674	-	(40,674)	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>40,674</u>	<u>-</u>	<u>(40,674)</u>	<u>-</u>
Total Expenses	<u>80,634</u>	<u>100,888</u>	<u>20,254</u>	<u>1,167,475</u>	<u>1,109,758</u>	<u>(57,717)</u>	<u>1,210,646</u>
Excess Revenues (Expenses)	<u>\$ 21,237</u>	<u>\$ (1)</u>	<u>\$ 21,238</u>	<u>\$ (27,780)</u>	<u>\$ 3</u>	<u>\$ (27,783)</u>	<u>\$ -</u>

Greenwich Association, Inc.

General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				135,538.68		
11/01/19	CCARD2019		CCARD Unit GAI-1-714		722.15	
	1101					
11/01/19	Dep.1		LockBoxCR Batch # 1911010931		2,973.34	
11/02/19	DP44		Miscellaneous Income		25.00	
11/02/19	DP45		Miscellaneous Income		50.00	
11/04/19	Dep.2		LockBoxCR Batch # 1911041190		3,693.40	
11/05/19	AUTO.1		Teco People's Gas		(694.03)	
11/05/19	Dep.4		LockBoxCR Batch # 1911051514		7,325.78	
11/06/19	1170		American Service Inds.		(7,271.47)	
11/06/19	1171		AT&T COMMUNICATION SYSTEMS S.E.		(217.64)	
11/06/19	1172		Avesta Biscayne		(4,515.61)	
11/06/19	1173		City of North Miami		(834.99)	
11/06/19	1174		FPL Energy Services		(789.49)	
11/06/19	1175		Generator Service Inc.		(300.00)	
11/06/19	1176		Jorge Hernandez		(278.73)	
11/06/19	1177		Juda Eskew & Associates, P.A.		(1,265.00)	
11/06/19	1178		Juda Eskew & Associates, P.A.		(662.92)	
11/06/19	1179		Quill Corporation		(97.86)	
11/06/19	1180		Suncoast Elevator Solutions, Inc.		(900.00)	
11/06/19	1181		Sunrise Management		(3,719.00)	
11/06/19	AUTO.6		IPFS Corporation		(14,656.83)	
11/06/19	Dep.3		EFTCR Batch # 1911051332		21,932.13	
11/06/19	Dep.5		LockBoxCR Batch # 1911061694		2,612.35	
11/07/19	Dep.6		ManCR Batch # 1911071865		366.05	
11/07/19	Dep.7		LockBoxCR Batch # 1911071968		7,181.44	
11/07/19	DP46		Miscellaneous Income		1,971.49	
11/07/19	DP46		Miscellaneous Income		50.00	
11/08/19	ACHWEB201		ACHWEB Unit GAI-1-701		1,204.60	
	91108					
11/08/19	AUTO.2		AT&T		(860.84)	
11/08/19	Dep.8		LockBoxCR Batch # 1911082148		366.05	
11/11/19	ACHWEB201		ACHWEB Unit GAI-1-901		589.80	
	91111					
11/12/19	Dep.9		LockBoxCR Batch # 1911122380		2,892.55	
11/12/19	R-		R-CK Unit GAI-1-810		(366.05)	
	CK20191112					
11/12/19	R-		R-CK Unit GAI-1-1105		(366.05)	
	CK20191112					
11/12/19	R-		R-CK Unit GAI-1-PH16		(589.80)	
	CK20191112					
11/13/19	AUTO.3		FPL		(38.90)	
11/13/19	AUTO.4		FPL		(101.41)	
11/13/19	AUTO.5		FPL		(5,208.82)	
11/13/19	Dep.10		LockBoxCR Batch # 1911132560		8,606.42	
11/14/19	ACHWEB201		ACHWEB Unit GAI-1-1110		366.05	
	91114					
11/14/19	Dep.11		LockBoxCR Batch # 1911142800		7,033.07	
11/14/19	XR03		Transfer Funds - Closeout Account		15,151.69	
11/15/19	ACHWEB201		ACHWEB Unit GAI-1-208		380.00	
	91115					
11/15/19	ACHWEB201		ACHWEB Unit GAI-1-PH02		1,089.80	
	91115					
11/15/19	CCARD2019		CCARD Unit GAI-1-314		366.05	
	1115					
11/15/19	Dep.12		LockBoxCR Batch # 1911152974		599.30	
11/15/19	Dep.13		ManCR Batch # 1911163088		13,765.06	
11/15/19	XR06		Reserve Funding		(8,844.79)	
11/18/19	Dep.14		LockBoxCR Batch # 1911183183		1,098.15	
11/18/19	DP46		Miscellaneous Income		50.00	
11/18/19	DP47		Miscellaneous Income		220.37	

Greenwich Association, Inc.

General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/18/19	DP48		Miscellaneous Income		50.00	
11/19/19	Dep.15		LockBoxCR Batch # 1911193361		1,416.45	
11/20/19	1182		A & I ENTERPRISES CONSTRUCTION INC.		(1,210.00)	
11/20/19	1183		A+ Fire Protection Inc.		(700.00)	
11/20/19	1184		ABC Locksmith		(197.95)	
11/20/19	1185		ChemAqua		(527.30)	
11/20/19	1186		City of North Miami		(20.08)	
11/20/19	1187		Ecolo Odor Control		(299.60)	
11/20/19	1188		Florida Fire Safety		(136.43)	
11/20/19	1189		Great American Business Products		(160.00)	
11/20/19	1190		Juda Eskew & Associates, P.A.		(412.92)	
11/20/19	1191		Miami Dade Exterminators Co.		(652.70)	
11/20/19	1192		Miami Shores Landscape		(1,500.00)	
11/20/19	1193		Miami Shores Landscape		(615.00)	
11/20/19	1194		Miami-Dade Tax Collector		(1,426.45)	
11/20/19	1195		Ricardo Rastelli		(1,416.41)	
11/20/19	1196		Robert H. Yaffe, P.A.		(267.47)	
11/20/19	1197		Suncoast Elevator Solutions, Inc.		(900.00)	
11/20/19	1198		Waste Pro - Pembroke Pines		(3,140.96)	
11/20/19	Dep.16		LockBoxCR Batch # 1911203449		1,900.19	
11/21/19	Dep.17		LockBoxCR Batch # 1911213584		1,055.85	
11/21/19	DP49		Miscellaneous Income		50.00	
11/22/19	Dep.18		LockBoxCR Batch # 1911223727		2,947.38	
11/25/19	Dep.19		LockBoxCR Batch # 1911253926		1,961.90	
11/26/19	Dep.20		LockBoxCR Batch # 1911264090		366.00	
11/27/19	Dep.21		LockBoxCR Batch # 1911274228		589.80	
11/29/19	ACHWEB201 91129		ACHWEB Unit GAI-1-504		3,369.45	
11/30/19	Dep.22		LockBoxCR Batch # 1912024451		4,482.78	
11/30/19	Dep.23		LockBoxCR Batch # 1912034631		9,859.70	
11/30/19	INT		Interest Income		2.92	
Totals for 1030					<u>64,571.01</u>	<u>200,109.69</u>
1035 Popular Community Bank- S/A					0.53	
Totals for 1035					<u>0.00</u>	<u>0.53</u>
1040 Popular Community Bank- Reserves					32,828.49	
11/15/19	XR06		Reserve Funding		8,844.79	
11/30/19	INT		Interest Income		5.94	
Totals for 1040					<u>8,850.73</u>	<u>41,679.22</u>
1045 Popular Community Bank- Escrow					12,050.77	
11/02/19	DP07		Security Deposit		2,400.00	
11/14/19	XR02		Transfer Fudns - Close Out Account		90,236.31	
11/20/19	1004		Mandala House, Inc.		(1,200.00)	
11/30/19	INT		Interest Income		1.03	
Totals for 1045					<u>91,437.34</u>	<u>103,488.11</u>
1200 Maintenance Receivables					71,055.58	
11/01/19	CCARD2019 1101		CCARD Unit GAI-1-714		(722.15)	
11/01/19	Dep.1		LockBoxCR Batch # 1911010931		(2,973.34)	
11/01/19	RE02.1		Reclass Prepaid Maintenance		(46,425.18)	
11/04/19	Dep.2		LockBoxCR Batch # 1911041190		(3,693.40)	
11/05/19	Dep.4		LockBoxCR Batch # 1911051514		(7,325.78)	
11/06/19	Dep.3		EFTCR Batch # 1911051332		(21,932.13)	
11/06/19	Dep.5		LockBoxCR Batch # 1911061694		(2,612.35)	
11/07/19	Dep.6		ManCR Batch # 1911071865		(366.05)	
11/07/19	Dep.7		LockBoxCR Batch # 1911071968		(7,181.44)	

Greenwich Association, Inc.

General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/08/19	ACHWEB201 91108		ACHWEB Unit GAI-1-701		(1,204.60)	
11/08/19	Dep.8		LockBoxCR Batch # 1911082148		(366.05)	
11/11/19	ACHWEB201 91111		ACHWEB Unit GAI-1-901		(589.80)	
11/12/19	Dep.9		LockBoxCR Batch # 1911122380		(2,892.55)	
11/12/19	R- CK20191112		R-CK Unit GAI-1-810		366.05	
11/12/19	R- CK20191112		R-CK Unit GAI-1-1105		366.05	
11/12/19	R- CK20191112		R-CK Unit GAI-1-PH16		589.80	
11/13/19	Dep.10		LockBoxCR Batch # 1911132560		(8,606.42)	
11/14/19	ACHWEB201 91114		ACHWEB Unit GAI-1-1110		(366.05)	
11/14/19	Dep.11		LockBoxCR Batch # 1911142800		(7,033.07)	
11/15/19	ACHWEB201 91115		ACHWEB Unit GAI-1-208		(380.00)	
11/15/19	ACHWEB201 91115		ACHWEB Unit GAI-1-PH02		(1,089.80)	
11/15/19	CCARD2019 1115		CCARD Unit GAI-1-314		(366.05)	
11/15/19	Dep.12		LockBoxCR Batch # 1911152974		(599.30)	
11/15/19	Dep.13		ManCR Batch # 1911163088		(13,765.06)	
11/18/19	Dep.14		LockBoxCR Batch # 1911183183		(1,098.15)	
11/19/19	Dep.15		LockBoxCR Batch # 1911193361		(1,416.45)	
11/20/19	1195		Ricardo Rastelli - Inv #11/12/19 - Refund for Maintenance EFT Overpayment GAI-1-1410		1,416.41	
11/20/19	Dep.16		LockBoxCR Batch # 1911203449		(1,900.19)	
11/21/19	Dep.17		LockBoxCR Batch # 1911213584		(1,055.85)	
11/22/19	Dep.18		LockBoxCR Batch # 1911223727		(2,947.38)	
11/25/19	Dep.19		LockBoxCR Batch # 1911253926		(1,961.90)	
11/26/19	ADJ.20		ADJ 11/26/2019		(2,379.60)	
11/26/19	Dep.20		LockBoxCR Batch # 1911264090		(366.00)	
11/27/19	Dep.21		LockBoxCR Batch # 1911274228		(589.80)	
11/29/19	ACHWEB201 91129		ACHWEB Unit GAI-1-504		(3,369.45)	
11/30/19	CHG.1		GenMaint 11/01/2019 - 11/30/2019		97,929.24	
11/30/19	Dep.22		LockBoxCR Batch # 1912024451		(4,482.78)	
11/30/19	Dep.23		LockBoxCR Batch # 1912034631		(9,859.70)	
11/30/19	GJ.1		B/C 11/01/2019 - 11/30/2019		75.00	
11/30/19	LFE.1		GenLate 11/01/2019 - 11/30/2019		1,350.00	
11/30/19	LFE.2		L/CR 11/01/2019 - 11/30/2019		(275.00)	
11/30/19	RE02		Reclass Prepaid Maintenance		55,088.29	
			Totals for 1200		<u>(5,011.98)</u>	<u>66,043.60</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				44,618.91		
11/30/19	INS		Expense Prepaid Insurance		(14,872.98)	
			Totals for 1850		<u>(14,872.98)</u>	<u>29,745.93</u>

Greenwich Association, Inc.
General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1860 Prepaid Expenses				0.00		
11/20/19	1197		Suncoast Elevator Solutions, Inc. - Inv #26483 - 12/01/19-12/31/19		900.00	
Totals for 1860					<u>900.00</u>	<u>900.00</u>
4010 Accounts Payable				(1,570.48)		
11/01/19	RE01.1		Record Accounts Payable		1,570.48	
11/30/19	RE01		Record Accounts Payable		(17,084.08)	
Totals for 4010					<u>(15,513.60)</u>	<u>(17,084.08)</u>
4012 Accrued Expenses				(4,000.08)		
Totals for 4012					<u>0.00</u>	<u>(4,000.08)</u>
4015 Insurance Payable				(58,627.32)		
11/06/19	AUTO.6		IPFS Corporation - GAA-866998 Payment 9 of 11		14,656.83	
Totals for 4015					<u>14,656.83</u>	<u>(43,970.49)</u>
4150 Prepaid Maintenance				(46,425.18)		
11/01/19	RE02.1		Reclass Prepaid Maintenance		46,425.18	
11/30/19	RE02		Reclass Prepaid Maintenance		(55,088.29)	
Totals for 4150					<u>(8,663.11)</u>	<u>(55,088.29)</u>
4165 Security Deposits				(102,300.00)		
11/02/19	DP07		Security Deposit - Barbara Greve Eduardo Angel Lara - PH14		(1,200.00)	
11/02/19	DP07		Security Deposit - Dwayne Feliciano Unit 413		(1,200.00)	
11/20/19	1004		Mandala House, Inc. - Inv #11/19/19 - Security Deposit Refund GAI-1-111		1,200.00	
Totals for 4165					<u>(1,200.00)</u>	<u>(103,500.00)</u>
4170 Comcast 10 Year Contract				(22,238.21)		
11/30/19	GJ03		Recognize Cable Income		322.29	
Totals for 4170					<u>322.29</u>	<u>(21,915.92)</u>
4200 Due to Reserves				(107,137.00)		
Totals for 4200					<u>0.00</u>	<u>(107,137.00)</u>
5500 Reserves - General (Pooled)				(139,950.10)		
11/30/19	RES		Record Reserve Funding		(8,845.00)	
Totals for 5500					<u>(8,845.00)</u>	<u>(148,795.10)</u>
5505 Reserves - Interest				(17.06)		
11/30/19	RESIT		Reserve Interest Transfer		(5.94)	
Totals for 5505					<u>(5.94)</u>	<u>(23.00)</u>
5800 Fund Balance				(48,436.78)		
Totals for 5800					<u>0.00</u>	<u>(48,436.78)</u>
6010 Owner Assessments				(890,697.20)		
11/30/19	CHG.1		GenMaint 11/01/2019 - 11/30/2019		(89,084.24)	
Totals for 6010					<u>(89,084.24)</u>	<u>(979,781.44)</u>
6012 Reserve Assessment				(88,449.16)		
11/30/19	CHG.1		GenMaint 11/01/2019 - 11/30/2019		(8,845.00)	
Totals for 6012					<u>(8,845.00)</u>	<u>(97,294.16)</u>
6015 Legal Fees				(2,050.00)		
Totals for 6015					<u>0.00</u>	<u>(2,050.00)</u>

Greenwich Association, Inc.
General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6025 Laundry				(20,878.99)		
11/07/19	DP46		Miscellaneous Income		(1,971.49)	
			Totals for 6025		<u>(1,971.49)</u>	<u>(22,850.48)</u>
6030 Key Income				(1,225.00)		
11/02/19	DP44		Miscellaneous Income		(25.00)	
			Totals for 6030		<u>(25.00)</u>	<u>(1,250.00)</u>
6035 Insurance Claim				(10,604.43)		
			Totals for 6035		<u>0.00</u>	<u>(10,604.43)</u>
6040 Interest Income				(135.70)		
11/30/19	INT		Interest Income		(9.89)	
			Totals for 6040		<u>(9.89)</u>	<u>(145.59)</u>
6045 Late Fee				(2,475.00)		
11/30/19	LFE.1		GenLate 11/01/2019 - 11/30/2019		(1,350.00)	
11/30/19	LFE.2		L/CR 11/01/2019 - 11/30/2019		275.00	
			Totals for 6045		<u>(1,075.00)</u>	<u>(3,550.00)</u>
6055 Screening Fee				(820.00)		
			Totals for 6055		<u>0.00</u>	<u>(820.00)</u>
6060 Bank Charges				(16.32)		
11/30/19	GJ.1		B/C 11/01/2019 - 11/30/2019		(75.00)	
			Totals for 6060		<u>(75.00)</u>	<u>(91.32)</u>
6065 Gate Card Income				(1,610.00)		
			Totals for 6065		<u>0.00</u>	<u>(1,610.00)</u>
6070 Filter Income				(24.00)		
			Totals for 6070		<u>0.00</u>	<u>(24.00)</u>
6075 Miscellaneous Income				(15,633.11)		
11/02/19	DP45		Miscellaneous Income - Water Shutdown		(50.00)	
11/07/19	DP46		Miscellaneous Income - Waster Shut Off		(50.00)	
11/18/19	DP46		Miscellaneous Income - Docs		(50.00)	
11/18/19	DP47		Miscellaneous Income - Refund		(220.37)	
11/18/19	DP48		Miscellaneous Income - Waster Shut Off		(50.00)	
11/21/19	DP49		Miscellanoeous Income - FOB		(50.00)	
11/30/19	GJ04		Adjustment to Close Executive SA		0.70	
			Totals for 6075		<u>(469.67)</u>	<u>(16,102.78)</u>
6080 Deffered Comcast Income				(3,222.90)		
11/30/19	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(3,545.19)</u>
6085 Reserve Interest				17.06		
11/30/19	RESIT		Reserve Interest Transfer		5.94	
			Totals for 6085		<u>5.94</u>	<u>23.00</u>
7020 Water & Sewer				142,802.87		
11/06/19	1173		City of North Miami - Inv #10/30/19 - 61-01-01990-00 09/02/19-10/01/19		834.99	
11/20/19	1186		City of North Miami - Inv #10/31/19 - 41-88-14938-01 - 09/02/19-10/01/19		20.08	
11/30/19	RE01		Record Accounts Payable		17,084.08	
			Totals for 7020		<u>17,939.15</u>	<u>160,742.02</u>

Greenwich Association, Inc.
General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7030 Electricity				54,108.36		
11/13/19	AUTO.3		FPL - 64563-31005 - 09/24/19-10/24/19		38.90	
11/13/19	AUTO.4		FPL - 56006-15271 - 09/24/19-10/24/19		101.41	
11/13/19	AUTO.5		FPL - 34752-18123 - 09/24/19-10/24/19		5,208.82	
Totals for 7030					<u>5,349.13</u>	<u>59,457.49</u>
7035 Telephone				8,254.53		
11/06/19	1171		AT&T COMMUNICATION SYSTEMS S.E. - Inv #10/02/19 - 130271463 -09/03/19-10/02/19		217.64	
11/08/19	AUTO.2		AT&T - 305 895-1158 030 0446 10/22/19-11/21/19		860.84	
Totals for 7035					<u>1,078.48</u>	<u>9,333.01</u>
7045 Gas				13,080.06		
11/05/19	AUTO.1		Teco People's Gas - 211011672295 - 09/11/19-10/10/19		694.03	
11/06/19	1174		FPL Energy Services - Inv #10/23/19 - 1100231747 09/11/19-10/09/19		789.49	
Totals for 7045					<u>1,483.52</u>	<u>14,563.58</u>
7110 Maintenance Supplies				2,972.24		
11/20/19	1187		Ecolo Odor Control - Inv #34180 - Maintenance Supplies		299.60	
Totals for 7110					<u>299.60</u>	<u>3,271.84</u>
7120 R&M - Electrical				3,963.35		
Totals for 7120					<u>0.00</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				96,677.01		
11/06/19	1176		Jorge Hernandez - Inv #11/1/19 - Replenish Petty Cash		278.73	
11/20/19	1182		A & I ENTERPRISES CONSTRUCTION INC. - Inv #18009 - Ran Snake in Garbage Room Floor Drain		300.00	
11/20/19	1182		A & I ENTERPRISES CONSTRUCTION INC. - Inv #17198 - Replace Section of Cast Iron Pipe Garbage Rm		610.00	
11/20/19	1182		A & I ENTERPRISES CONSTRUCTION INC. - Inv #17403 - Cleared Main Line Kitchen at Office		300.00	
11/20/19	1183		A+ Fire Protection Inc. - Inv #11/12/19 - Deposit on Maintenance Contract		700.00	
11/20/19	1184		ABC Locksmith - Inv #105269 - New Medeco Cylinder		197.95	
11/20/19	1188		Florida Fire Safety - Inv #86850 - Troubleshoot Fire Alarm Panel		136.43	
11/20/19	1189		Great American Business Products - Inv #42843060 - Paw Pal Bags on a Roll		160.00	
Totals for 7130					<u>2,683.11</u>	<u>99,360.12</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				17,686.19		
Totals for 7150					<u>0.00</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>

Greenwich Association, Inc.

General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7170	R&M - Plumbing			5,600.00		
			Totals for 7170		<u>0.00</u>	<u>5,600.00</u>
7180	R&M - Generator & Water Tower			460.00		
11/06/19	1175		Generator Service Inc. - Inv #12398 - Complaint Service Call - Unit Failed During Outag		<u>300.00</u>	
			Totals for 7180		<u>300.00</u>	<u>760.00</u>
7185	R&M - Sprinkler			4,766.16		
			Totals for 7185		<u>0.00</u>	<u>4,766.16</u>
7190	R&M - Elevators			7,062.50		
			Totals for 7190		<u>0.00</u>	<u>7,062.50</u>
7195	40 Year Certification			13,544.22		
			Totals for 7195		<u>0.00</u>	<u>13,544.22</u>
7305	Sanitation			16,502.80		
11/01/19	RE01.1		Record Accounts Payable		<u>(1,570.48)</u>	
11/20/19	1198		Waste Pro - Pembroke Pines - Inv #0000848523 - 075109 - 10/01/19-10/31/19		<u>3,140.96</u>	
			Totals for 7305		<u>1,570.48</u>	<u>18,073.28</u>
7310	Elevator			11,000.00		
11/06/19	1180		Suncoast Elevator Solutions, Inc. - Inv #26283 - 11/01/19-11/30/19		<u>900.00</u>	
			Totals for 7310		<u>900.00</u>	<u>11,900.00</u>
7315	Elevator Phone			450.00		
			Totals for 7315		<u>0.00</u>	<u>450.00</u>
7325	Cooling Tower			5,033.16		
11/20/19	1185		ChemAqua - Inv #3738394 - 11/01/19-11/30/19		<u>527.30</u>	
			Totals for 7325		<u>527.30</u>	<u>5,560.46</u>
7345	Lawn Maintenance			11,201.00		
11/20/19	1192		Miami Shores Landscape - Inv #20192014 - 10/01/19- 10/31/19		<u>1,500.00</u>	
11/20/19	1193		Miami Shores Landscape - Inv #20192015 - Removal of Grass along the entrance		<u>615.00</u>	
			Totals for 7345		<u>2,115.00</u>	<u>13,316.00</u>
7360	Pest Control			6,527.00		
11/20/19	1191		Miami Dade Exterminators Co. - Inv #13768 - 11/01/19-11/30/19		<u>652.70</u>	
			Totals for 7360		<u>652.70</u>	<u>7,179.70</u>
7370	Maintenance Staff			88,557.70		
11/06/19	1170		American Service Inds. - Inv #9356 - 11/01/19- 11/30/19		<u>7,271.47</u>	
			Totals for 7370		<u>7,271.47</u>	<u>95,829.17</u>
7500	Accounting Fees			11,590.00		
11/06/19	1177		Juda Eskew & Associates, P.A. - Inv #57117 - 11/01/19-11/30/19		<u>1,265.00</u>	
			Totals for 7500		<u>1,265.00</u>	<u>12,855.00</u>
7505	Legal Fees			14,997.88		
11/20/19	1196		Robert H. Yaffe, P.A. - Inv #2551 - Professional Services		<u>267.47</u>	
			Totals for 7505		<u>267.47</u>	<u>15,265.35</u>

Greenwich Association, Inc.
General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7510 Management Fees				19,377.60		
11/06/19	1181		Sunrise Management - Inv #11/02/19 - 11/01/19-11/30/19		1,550.00	
Totals for 7510					<u>1,550.00</u>	<u>20,927.60</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				6,417.25		
Totals for 7525					<u>0.00</u>	<u>6,417.25</u>
7526 Property Taxes				3,270.43		
11/20/19	1194		Miami-Dade Tax Collector - Inv #11/06/19 - 2019 Real Estate Tax Folio 06-2229-095-1240		1,426.45	
Totals for 7526					<u>1,426.45</u>	<u>4,696.88</u>
7530 Stationary / Printing				865.00		
11/06/19	1178		Juda Eskew & Associates, P.A. - Inv #57174 - Second Notice of Annual Membership, Proxy		662.92	
11/20/19	1190		Juda Eskew & Associates, P.A. - Inv #57191 - Notice of Budget Meeting & Proposed 2020 Budget		412.92	
Totals for 7530					<u>1,075.84</u>	<u>1,940.84</u>
7536 Office Help				45,470.50		
11/06/19	1181		Sunrise Management - Inv #11/08/19 - 10/21/19-11/03/19		2,169.00	
Totals for 7536					<u>2,169.00</u>	<u>47,639.50</u>
7540 Office Supplies				2,763.89		
11/06/19	1179		Quill Corporation - Inv #1951700 - Office Supplies		11.22	
11/06/19	1179		Quill Corporation - Inv #1971846 - Office Supplies		86.64	
Totals for 7540					<u>97.86</u>	<u>2,861.75</u>
7545 Postage and Mail				1,979.92		
Totals for 7545					<u>0.00</u>	<u>1,979.92</u>
7550 Greenwich Park Monthly Expense				42,667.34		
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Landscape 09/01/19-09/30/19		423.00	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Storm Preparation Pumps		21.60	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Clubhouse Fire Marshal Permits		998.46	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Clubhouse Structural Drawings		648.00	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Monthly Rust Prevention 09/01/19-09/30/19		120.60	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Trash Bags for Common Cleaning		101.57	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Pool Maintenance 09/01/19-09/30/19		306.00	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Kings III - Elevator Alarm/Phone 09/01/19-09/30/1		16.89	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Spectrotel - Elevator Alarm/Phone 09/01/19-09/30/		81.42	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - FPL 08/23/19-09/24/19		783.18	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Clubhouse Elevator Maintenance 09/01/19-09/30/19		51.00	

Greenwich Association, Inc.

General Ledger

November 1, 2019 - November 30, 2019

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Gas for Hot Tub 08/10/19-09/09/19		29.29	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Common Area Cleaning 09/01/19-09/30/19		390.60	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Pest Control 09/01/19-09/30/19		76.50	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Security 09/01/19-09/30/19		1,858.09	
11/06/19	1172		Avesta Biscayne - Inv #September 2019 - Credits		(1,390.59)	
			Totals for 7550		<u>4,515.61</u>	<u>47,182.95</u>
7555 Insurance				162,378.01		
11/30/19	INS		Expense Prepaid Insurance		14,872.98	
			Totals for 7555		<u>14,872.98</u>	<u>177,250.99</u>
7805 Reserves - Deferred Maintenance				88,449.16		
11/30/19	RES		Record Reserve Funding		8,845.00	
			Totals for 7805		<u>8,845.00</u>	<u>97,294.16</u>
7810 Bad Debt Expense				3,065.78		
11/26/19	ADJ.20		ADJ 11/26/2019 - Adjustment Security Deposit Prior Per Jorge Mgmt. (GAI-1-708)		1,200.00	
11/26/19	ADJ.20		ADJ 11/26/2019 - Check Deposited 04-08-19 (GAI-1-515)		589.80	
11/26/19	ADJ.20		ADJ 11/26/2019 - Check Deposited 03-07-19 (GAI-1-515)		589.80	
			Totals for 7810		<u>2,379.60</u>	<u>5,445.38</u>
7900 Special Assessment Expense				40,673.69		
			Totals for 7900		<u>0.00</u>	<u>40,673.69</u>
			Report Total			<u>0.00</u>

Net Revenue/(Expense)	
Current Period	<u>21,236.89</u>
Year-to-Date	<u>(27,778.81)</u>

Distribution count = 216

Greenwich Association, Inc.

Journals

November 1, 2019 - November 30, 2019

Date	Reference	Account	Description	Amount
Journal: General				
11/20/19	1004	1045	Mandala House, Inc.	(1,200.00)
11/20/19	1004	4165	Inv #11/19/19 - Security Deposit Refund GAI-1-111	1,200.00
11/06/19	1170	1030	American Service Inds.	(7,271.47)
11/06/19	1170	7370	Inv #9356 - 11/01/19-11/30/19	7,271.47
11/06/19	1171	1030	AT&T COMMUNICATION SYSTEMS S.E.	(217.64)
11/06/19	1171	7035	Inv #10/02/19 - 130271463 -09/03/19- 10/02/19	217.64
11/06/19	1172	1030	Avesta Biscayne	(4,515.61)
11/06/19	1172	7550	Inv #September 2019 - Landscape 09/01/19-09/30/19	423.00
11/06/19	1172	7550	Inv #September 2019 - Storm Preparation Pumps	21.60
11/06/19	1172	7550	Inv #September 2019 - Clubhouse Fire Marshal Permits	998.46
11/06/19	1172	7550	Inv #September 2019 - Clubhouse Structural Drawings	648.00
11/06/19	1172	7550	Inv #September 2019 - Monthly Rust Prevention 09/01/19-09/30/19	120.60
11/06/19	1172	7550	Inv #September 2019 - Trash Bags for Common Cleaning	101.57
11/06/19	1172	7550	Inv #September 2019 - Pool Maintenance 09/01/19-09/30/19	306.00
11/06/19	1172	7550	Inv #September 2019 - Kings III - Elevator Alarm/Phone 09/01/19-09/30/1	16.89
11/06/19	1172	7550	Inv #September 2019 - Spectrotel - Elevator Alarm/Phone 09/01/19-09/30/	81.42
11/06/19	1172	7550	Inv #September 2019 - FPL 08/23/19- 09/24/19	783.18
11/06/19	1172	7550	Inv #September 2019 - Clubhouse Elevator Maintenance 09/01/19-09/30/19	51.00
11/06/19	1172	7550	Inv #September 2019 - Gas for Hot Tub 08/10/19-09/09/19	29.29
11/06/19	1172	7550	Inv #September 2019 - Common Area Cleaning 09/01/19-09/30/19	390.60
11/06/19	1172	7550	Inv #September 2019 - Pest Control 09/01/19-09/30/19	76.50
11/06/19	1172	7550	Inv #September 2019 - Security 09/01/19- 09/30/19	1,858.09
11/06/19	1172	7550	Inv #September 2019 - Credits	(1,390.59)
11/06/19	1173	1030	City of North Miami	(834.99)
11/06/19	1173	7020	Inv #10/30/19 - 61-01-01990-00 09/02/19- 10/01/19	834.99
11/06/19	1174	1030	FPL Energy Services	(789.49)
11/06/19	1174	7045	Inv #10/23/19 - 1100231747 09/11/19- 10/09/19	789.49
11/06/19	1175	1030	Generator Service Inc.	(300.00)
11/06/19	1175	7180	Inv #12398 - Complaint Service Call - Unit Failed During Outag	300.00
11/06/19	1176	1030	Jorge Hernandez	(278.73)
11/06/19	1176	7130	Inv #11/1/19 - Replenish Petty Cash	278.73
11/06/19	1177	1030	Juda Eskew & Associates, P.A.	(1,265.00)
11/06/19	1177	7500	Inv #57117 - 11/01/19-11/30/19	1,265.00
11/06/19	1178	1030	Juda Eskew & Associates, P.A.	(662.92)

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
11/06/19	1178	7530	Inv #57174 - Second Notice of Annual Membership, Proxy	662.92
11/06/19	1179	1030	Quill Corporation	(97.86)
11/06/19	1179	7540	Inv #1951700 - Office Supplies	11.22
11/06/19	1179	7540	Inv #1971846 - Office Supplies	86.64
11/06/19	1180	1030	Suncoast Elevator Solutions, Inc.	(900.00)
11/06/19	1180	7310	Inv #26283 - 11/01/19-11/30/19	900.00
11/06/19	1181	1030	Sunrise Management	(3,719.00)
11/06/19	1181	7510	Inv #11/02/19 - 11/01/19-11/30/19	1,550.00
11/06/19	1181	7536	Inv #11/08/19 - 10/21/19-11/03/19	2,169.00
11/20/19	1182	1030	A & I ENTERPRISES CONSTRUCTION INC.	(1,210.00)
11/20/19	1182	7130	Inv #18009 - Ran Snake in Garbage Room Floor Drain	300.00
11/20/19	1182	7130	Inv #17198 - Replace Section of Cast Iron Pipe Garbage Rm	610.00
11/20/19	1182	7130	Inv #17403 - Cleared Main Line Kitchen at Office	300.00
11/20/19	1183	1030	A+ Fire Protection Inc.	(700.00)
11/20/19	1183	7130	Inv #11/12/19 - Deposit on Maintenance Contract	700.00
11/20/19	1184	1030	ABC Locksmith	(197.95)
11/20/19	1184	7130	Inv #105269 - New Medeco Cylinder	197.95
11/20/19	1185	1030	ChemAqua	(527.30)
11/20/19	1185	7325	Inv #3738394 - 11/01/19-11/30/19	527.30
11/20/19	1186	1030	City of North Miami	(20.08)
11/20/19	1186	7020	Inv #10/31/19 - 41-88-14938-01 - 09/02/19-10/01/19	20.08
11/20/19	1187	1030	Ecolo Odor Control	(299.60)
11/20/19	1187	7110	Inv #34180 - Maintenance Supplies	299.60
11/20/19	1188	1030	Florida Fire Safety	(136.43)
11/20/19	1188	7130	Inv #86850 - Troubleshoot Fire Alarm Panel	136.43
11/20/19	1189	1030	Great American Business Products	(160.00)
11/20/19	1189	7130	Inv #42843060 - Paw Pal Bags on a Roll	160.00
11/20/19	1190	1030	Juda Eskew & Associates, P.A.	(412.92)
11/20/19	1190	7530	Inv #57191 - Notice of Budget Meeting & Proposed 2020 Budget	412.92
11/20/19	1191	1030	Miami Dade Exterminators Co.	(652.70)
11/20/19	1191	7360	Inv #13768 - 11/01/19-11/30/19	652.70
11/20/19	1192	1030	Miami Shores Landscape	(1,500.00)
11/20/19	1192	7345	Inv #20192014 - 10/01/19-10/31/19	1,500.00
11/20/19	1193	1030	Miami Shores Landscape	(615.00)
11/20/19	1193	7345	Inv #20192015 - Removal of Grass along the entrance	615.00
11/20/19	1194	1030	Miami-Dade Tax Collector	(1,426.45)

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
11/20/19	1194	7526	Inv #11/06/19 - 2019 Real Estate Tax Folio 06-2229-095-1240	1,426.45
11/20/19	1195	1030	Ricardo Rastelli	(1,416.41)
11/20/19	1195	1200	Inv #11/12/19 - Refund for Maintenance EFT Overpayment GAI-1-1410	1,416.41
11/20/19	1196	1030	Robert H. Yaffe, P.A.	(267.47)
11/20/19	1196	7505	Inv #2551 - Professional Services	267.47
11/20/19	1197	1030	Suncoast Elevator Solutions, Inc.	(900.00)
11/20/19	1197	1860	Inv #26483 - 12/01/19-12/31/19	900.00
11/20/19	1198	1030	Waste Pro - Pembroke Pines	(3,140.96)
11/20/19	1198	7305	Inv #0000848523 - 075109 - 10/01/19- 10/31/19	3,140.96
11/08/19	ACHWEB20191 108	1030	ACHWEB Unit GAI-1-701	1,204.60
11/08/19	ACHWEB20191 108	1200	ACHWEB Unit GAI-1-701	(1,204.60)
11/11/19	ACHWEB20191 111	1030	ACHWEB Unit GAI-1-901	589.80
11/11/19	ACHWEB20191 111	1200	ACHWEB Unit GAI-1-901	(589.80)
11/14/19	ACHWEB20191 114	1030	ACHWEB Unit GAI-1-1110	366.05
11/14/19	ACHWEB20191 114	1200	ACHWEB Unit GAI-1-1110	(366.05)
11/15/19	ACHWEB20191 115	1030	ACHWEB Unit GAI-1-208	380.00
11/15/19	ACHWEB20191 115	1200	ACHWEB Unit GAI-1-208	(380.00)
11/15/19	ACHWEB20191 115	1030	ACHWEB Unit GAI-1-PH02	1,089.80
11/15/19	ACHWEB20191 115	1200	ACHWEB Unit GAI-1-PH02	(1,089.80)
11/29/19	ACHWEB20191 129	1030	ACHWEB Unit GAI-1-504	3,369.45
11/29/19	ACHWEB20191 129	1200	ACHWEB Unit GAI-1-504	(3,369.45)
11/26/19	ADJ.20	7810	Adjustment Security Deposit Prior Per Jorge Mgmt. (GAI-1-708)	1,200.00
11/26/19	ADJ.20	7810	Check Deposited 04-08-19 (GAI-1-515)	589.80
11/26/19	ADJ.20	7810	Check Deposited 03-07-19 (GAI-1-515)	589.80
11/26/19	ADJ.20	1200	ADJ 11/26/2019	(2,379.60)
11/05/19	AUTO.1	1030	Teco People's Gas	(694.03)
11/05/19	AUTO.1	7045	211011672295 - 09/11/19-10/10/19	694.03
11/08/19	AUTO.2	1030	AT&T	(860.84)
11/08/19	AUTO.2	7035	305 895-1158 030 0446 10/22/19-11/21/19	860.84
11/13/19	AUTO.3	1030	FPL	(38.90)
11/13/19	AUTO.3	7030	64563-31005 - 09/24/19-10/24/19	38.90
11/13/19	AUTO.4	1030	FPL	(101.41)

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
11/13/19	AUTO.4	7030	56006-15271 - 09/24/19-10/24/19	101.41
11/13/19	AUTO.5	1030	FPL	(5,208.82)
11/13/19	AUTO.5	7030	34752-18123 - 09/24/19-10/24/19	5,208.82
11/06/19	AUTO.6	1030	IPFS Corporation	(14,656.83)
11/06/19	AUTO.6	4015	GAA-866998 Payment 9 of 11	14,656.83
11/01/19	CCARD201911 01	1030	CCARD Unit GAI-1-714	722.15
11/01/19	CCARD201911 01	1200	CCARD Unit GAI-1-714	(722.15)
11/15/19	CCARD201911 15	1030	CCARD Unit GAI-1-314	366.05
11/15/19	CCARD201911 15	1200	CCARD Unit GAI-1-314	(366.05)
11/30/19	CHG.1	1200	GenMaint 11/01/2019 - 11/30/2019	97,929.24
11/30/19	CHG.1	6010	GenMaint 11/01/2019 - 11/30/2019	(89,084.24)
11/30/19	CHG.1	6012	GenMaint 11/01/2019 - 11/30/2019	(8,845.00)
11/01/19	Dep.1	1030	LockBoxCR Batch # 1911010931	2,973.34
11/01/19	Dep.1	1200	LockBoxCR Batch # 1911010931	(2,973.34)
11/04/19	Dep.2	1030	LockBoxCR Batch # 1911041190	3,693.40
11/04/19	Dep.2	1200	LockBoxCR Batch # 1911041190	(3,693.40)
11/06/19	Dep.3	1030	EFTCR Batch # 1911051332	21,932.13
11/06/19	Dep.3	1200	EFTCR Batch # 1911051332	(21,932.13)
11/05/19	Dep.4	1030	LockBoxCR Batch # 1911051514	7,325.78
11/05/19	Dep.4	1200	LockBoxCR Batch # 1911051514	(7,325.78)
11/06/19	Dep.5	1030	LockBoxCR Batch # 1911061694	2,612.35
11/06/19	Dep.5	1200	LockBoxCR Batch # 1911061694	(2,612.35)
11/07/19	Dep.6	1030	ManCR Batch # 1911071865	366.05
11/07/19	Dep.6	1200	ManCR Batch # 1911071865	(366.05)
11/07/19	Dep.7	1030	LockBoxCR Batch # 1911071968	7,181.44
11/07/19	Dep.7	1200	LockBoxCR Batch # 1911071968	(7,181.44)
11/08/19	Dep.8	1030	LockBoxCR Batch # 1911082148	366.05
11/08/19	Dep.8	1200	LockBoxCR Batch # 1911082148	(366.05)
11/12/19	Dep.9	1030	LockBoxCR Batch # 1911122380	2,892.55
11/12/19	Dep.9	1200	LockBoxCR Batch # 1911122380	(2,892.55)
11/13/19	Dep.10	1030	LockBoxCR Batch # 1911132560	8,606.42
11/13/19	Dep.10	1200	LockBoxCR Batch # 1911132560	(8,606.42)
11/14/19	Dep.11	1030	LockBoxCR Batch # 1911142800	7,033.07
11/14/19	Dep.11	1200	LockBoxCR Batch # 1911142800	(7,033.07)
11/15/19	Dep.12	1030	LockBoxCR Batch # 1911152974	599.30
11/15/19	Dep.12	1200	LockBoxCR Batch # 1911152974	(599.30)
11/15/19	Dep.13	1030	ManCR Batch # 1911163088	13,765.06

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
11/15/19	Dep.13	1200	ManCR Batch # 1911163088	(13,765.06)
11/18/19	Dep.14	1030	LockBoxCR Batch # 1911183183	1,098.15
11/18/19	Dep.14	1200	LockBoxCR Batch # 1911183183	(1,098.15)
11/19/19	Dep.15	1030	LockBoxCR Batch # 1911193361	1,416.45
11/19/19	Dep.15	1200	LockBoxCR Batch # 1911193361	(1,416.45)
11/20/19	Dep.16	1030	LockBoxCR Batch # 1911203449	1,900.19
11/20/19	Dep.16	1200	LockBoxCR Batch # 1911203449	(1,900.19)
11/21/19	Dep.17	1030	LockBoxCR Batch # 1911213584	1,055.85
11/21/19	Dep.17	1200	LockBoxCR Batch # 1911213584	(1,055.85)
11/22/19	Dep.18	1030	LockBoxCR Batch # 1911223727	2,947.38
11/22/19	Dep.18	1200	LockBoxCR Batch # 1911223727	(2,947.38)
11/25/19	Dep.19	1030	LockBoxCR Batch # 1911253926	1,961.90
11/25/19	Dep.19	1200	LockBoxCR Batch # 1911253926	(1,961.90)
11/26/19	Dep.20	1030	LockBoxCR Batch # 1911264090	366.00
11/26/19	Dep.20	1200	LockBoxCR Batch # 1911264090	(366.00)
11/27/19	Dep.21	1030	LockBoxCR Batch # 1911274228	589.80
11/27/19	Dep.21	1200	LockBoxCR Batch # 1911274228	(589.80)
11/30/19	Dep.22	1030	LockBoxCR Batch # 1912024451	4,482.78
11/30/19	Dep.22	1200	LockBoxCR Batch # 1912024451	(4,482.78)
11/30/19	Dep.23	1030	LockBoxCR Batch # 1912034631	9,859.70
11/30/19	Dep.23	1200	LockBoxCR Batch # 1912034631	(9,859.70)
11/02/19	DP07	1045	Security Deposit	2,400.00
11/02/19	DP07	4165	Barbara Greve Eduardo Angel Lara - PH14	(1,200.00)
11/02/19	DP07	4165	Dwayne Feliciano Unit 413	(1,200.00)
11/02/19	DP44	1030	Miscellaneous Income	25.00
11/02/19	DP44	6030	Miscellaneous Income	(25.00)
11/02/19	DP45	1030	Miscellaneous Income	50.00
11/02/19	DP45	6075	Water Shutdown	(50.00)
11/07/19	DP46	1030	Miscellaneous Income	1,971.49
11/07/19	DP46	6025	Miscellaneous Income	(1,971.49)
11/07/19	DP46	1030	Miscellaneous Income	50.00
11/07/19	DP46	6075	Waster Shut Off	(50.00)
11/18/19	DP46	1030	Miscellaneous Income	50.00
11/18/19	DP46	6075	Docs	(50.00)
11/18/19	DP47	1030	Miscellaneous Income	220.37
11/18/19	DP47	6075	Refund	(220.37)
11/18/19	DP48	1030	Miscellaneous Income	50.00
11/18/19	DP48	6075	Waster Shut Off	(50.00)
11/21/19	DP49	1030	Miscellanoeus Income	50.00

Greenwich Association, Inc.
Journals

November 1, 2019 - November 30, 2019

Date	Reference	Account	Description	Amount
11/21/19	DP49	6075	FOB	(50.00)
11/30/19	GJ.1	1200	B/C 11/01/2019 - 11/30/2019	75.00
11/30/19	GJ.1	6060	B/C 11/01/2019 - 11/30/2019	(75.00)
11/30/19	GJ03	4170	Recognize Cable Income	322.29
11/30/19	GJ03	6080	Recognize Cable Income	(322.29)
11/30/19	GJ04	1015	Adjustment to Close Executive SA	(0.70)
11/30/19	GJ04	6075	Adjustment to Close Executive SA	0.70
11/30/19	INS	7555	Expense Prepaid Insurance	14,872.98
11/30/19	INS	1850	Expense Prepaid Insurance	(14,872.98)
11/30/19	INT	1030	Interest Income	2.92
11/30/19	INT	1040	Interest Income	5.94
11/30/19	INT	1045	Interest Income	1.03
11/30/19	INT	6040	Interest Income	(9.89)
11/30/19	LFE.1	1200	GenLate 11/01/2019 - 11/30/2019	1,350.00
11/30/19	LFE.1	6045	GenLate 11/01/2019 - 11/30/2019	(1,350.00)
11/30/19	LFE.2	6045	L/CR 11/01/2019 - 11/30/2019	275.00
11/30/19	LFE.2	1200	L/CR 11/01/2019 - 11/30/2019	(275.00)
11/12/19	R-CK20191112	1030	R-CK Unit GAI-1-810	(366.05)
11/12/19	R-CK20191112	1200	R-CK Unit GAI-1-810	366.05
11/12/19	R-CK20191112	1030	R-CK Unit GAI-1-1105	(366.05)
11/12/19	R-CK20191112	1200	R-CK Unit GAI-1-1105	366.05
11/12/19	R-CK20191112	1030	R-CK Unit GAI-1-PH16	(589.80)
11/12/19	R-CK20191112	1200	R-CK Unit GAI-1-PH16	589.80
11/30/19	RE01	7020	Record Accounts Payable	17,084.08
11/30/19	RE01	4010	Record Accounts Payable	(17,084.08)
11/01/19	RE01.1	7305	Record Accounts Payable	(1,570.48)
11/01/19	RE01.1	4010	Record Accounts Payable	1,570.48
11/30/19	RE02	1200	Reclass Prepaid Maintenance	55,088.29
11/30/19	RE02	4150	Reclass Prepaid Maintenance	(55,088.29)
11/01/19	RE02.1	1200	Reclass Prepaid Maintenance	(46,425.18)
11/01/19	RE02.1	4150	Reclass Prepaid Maintenance	46,425.18
11/30/19	RES	5500	Record Reserve Funding	(8,845.00)
11/30/19	RES	7805	Record Reserve Funding	8,845.00
11/30/19	RESIT	6085	Reserve Interest Transfer	5.94
11/30/19	RESIT	5505	Reserve Interest Transfer	(5.94)
11/14/19	XR02	1025	Transfer Fudns - Close Out Account	(90,236.31)
11/14/19	XR02	1045	Transfer Fudns - Close Out Account	90,236.31
11/14/19	XR03	1010	Transfer Funds - Closeout Account	(15,151.69)
11/14/19	XR03	1030	Transfer Funds - Closeout Account	15,151.69

Greenwich Association, Inc.

Journals

November 1, 2019 - November 30, 2019

Date	Reference	Account	Description	Amount
11/15/19	XR06	1030	Reserve Funding	(8,844.79)
11/15/19	XR06	1040	Reserve Funding	8,844.79
Transaction Balance for General				<u>0.00</u>

Transaction Totals

Total Debits	<u>538,355.66</u>
Total Credits	<u>538,355.66</u>
Account Hash Total	<u>724394.0000</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)

November 1, 2019 - November 30, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	194,419.32
Open Deposits & Additions				
ACHWEB2019	11/29/19	1200	ACHWEB Unit GAI-1-504	3,369.45
	1129			
Dep.22	11/30/19	1200	LockBoxCR Batch # 1912024451	4,482.78
Dep.23	11/30/19	1200	LockBoxCR Batch # 1912034631	9,859.70
			Total	<u>17,711.93</u>
Open Checks & Payments				
1125	09/25/19	7180	ALEX ELECTRIC SERVICES, INC	195.00
1145	10/09/19	7120	ALEX ELECTRIC SERVICES, INC	793.35
1171	11/06/19	7035	AT&T COMMUNICATION SYSTEMS S.E.	217.64
1182	11/20/19	7130	A & I ENTERPRISES CONSTRUCTION INC.	1,210.00
1183	11/20/19	7130	A+ Fire Protection Inc.	700.00
1184	11/20/19	7130	ABC Locksmith	197.95
1185	11/20/19	7325	ChemAqua	527.30
1186	11/20/19	7020	City of North Miami	20.08
1187	11/20/19	7110	Ecolo Odor Control	299.60
1188	11/20/19	7130	Florida Fire Safety	136.43
1189	11/20/19	7130	Great American Business Products	160.00
1190	11/20/19	7530	Juda Eskew & Associates, P.A.	412.92
1194	11/20/19	7526	Miami-Dade Tax Collector	1,426.45
1195	11/20/19	1200	Ricardo Rastelli	1,416.41
1196	11/20/19	7505	Robert H. Yaffe, P.A.	267.47
1197	11/20/19	1860	Suncoast Elevator Solutions, Inc.	900.00
1198	11/20/19	7305	Waste Pro - Pembroke Pines	3,140.96
			Total	<u>12,021.56</u>
			Reconciled Bank Balance	<u><u>200,109.69</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance			172,926.09	
+ Cleared Deposits & Additions			113,022.58	
- Cleared Checks & Payments			<u>91,529.35</u>	
Ending Bank Balance			194,419.32	
Reconciled Bank Information				
+ Open Deposits & Additions			17,711.93	
- Open Checks & Payments			<u>12,021.56</u>	
Reconciled Bank Balance			<u><u>200,109.69</u></u>	
General Ledger Information				
Unadjusted General Ledger Balance			200,109.69	
+/- Total Adjustments			<u>0.00</u>	
Adjusted General Ledger Balance			<u><u>200,109.69</u></u>	
Unreconciled Amount			<u><u>0.00</u></u>	

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 November 1, 2019 - November 30, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	0.53
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>0.53</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	40,674.22
			+ Cleared Deposits & Additions	0.00
			- Cleared Checks & Payments	<u>40,673.69</u>
			Ending Bank Balance	0.53
 Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</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)

November 1, 2019 - November 30, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	41,679.22
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>41,679.22</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				32,828.49
			+ Cleared Deposits & Additions	8,850.73
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	41,679.22
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>41,679.22</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	41,679.22
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>41,679.22</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

November 1, 2019 - November 30, 2019

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
Ending Bank Balance				104,688.11
Open Deposits & Additions				
Total				<u>0.00</u>
Open Checks & Payments				
1004	11/20/19	4165	Mandala House, Inc.	1,200.00
Total				<u>1,200.00</u>
Reconciled Bank Balance				<u><u>103,488.11</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				13,250.77
+ Cleared Deposits & Additions				92,637.34
- Cleared Checks & Payments				<u>1,200.00</u>
Ending Bank Balance				104,688.11
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,200.00</u>
Reconciled Bank Balance				<u><u>103,488.11</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				103,488.11
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>103,488.11</u></u>
Unreconciled Amount				<u><u>0.00</u></u>