

Greenwich Association, Inc.

Report on Compilation of Financial Statements

January 31, 2021

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 January 31, 2021, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 1 Month 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 1 Month ended January 31, 2021, and for the year ended December 31, 2021, 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

February 24, 2021

Greenwich Association, Inc.

Balance Sheet

January 31, 2021

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 202,875
	<u>202,875</u>
Cash - Reserves	
Popular Community Bank- Reserves	196,746
	<u>196,746</u>
Cash - Security	
Popular Community Bank- Escrow	116,727
	<u>116,727</u>
Cash - Special Assessment	
Popular Community Bank- S/A	895
	<u>895</u>
	<u>517,243</u>
Other Assets	
Maintenance Receivables	52,238
Allowance for Doubtful Accounts	(6,329)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Due from Operating	9,133
Prepaid Insurance	14,617
	<u>69,659</u>
	<u>\$ 586,902</u>

Greenwich Association, Inc.

Balance Sheet

January 31, 2021

Liabilities and Members' Equity

Accounts Payable	\$	59,325
Prepaid Maintenance		44,637
Prepaid Special Assessment		430
Security Deposits		116,725
Deferred Cable Contract		17,404
Due to Reserves		<u>9,133</u>
		<u>247,654</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		205,489
Reserves - Interest		<u>391</u>
		<u>205,880</u>
Operating Fund Balance		
Fund Balance		130,136
Current Year Revenue (Expense)		<u>3,232</u>
		<u>133,368</u>
		<u>339,248</u>
	\$	<u><u>586,902</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 1 Month ended January 31, 2021

	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	\$ 93,247	\$ 93,248	\$ (1)	\$ 93,247	\$ 93,248	\$ (1)	\$ 1,118,978
Reserve Assessment	-	6,390	(6,390)	-	6,390	(6,390)	76,676
Laundry	2,389	2,208	181	2,389	2,208	181	26,500
Key Income	250	-	250	250	-	250	-
Interest Income	57	-	57	57	-	57	-
Late Fee	(150)	83	(233)	(150)	83	(233)	1,000
Gate Card Income	-	42	(42)	-	42	(42)	500
Filter Income	4	8	(4)	4	8	(4)	100
Miscellaneous Income	1,073	83	990	1,073	83	990	1,000
Deferred Comcast Income	322	322	-	322	322	-	3,867
Reserve Interest Transfer	(54)	-	(54)	(54)	-	(54)	-
Bad Debt Expense	-	(1,667)	1,667	-	(1,667)	1,667	(20,000)
	<u>97,138</u>	<u>100,717</u>	<u>(3,579)</u>	<u>97,138</u>	<u>100,717</u>	<u>(3,579)</u>	<u>1,208,621</u>
Total Revenues	<u>97,138</u>	<u>100,717</u>	<u>(3,579)</u>	<u>97,138</u>	<u>100,717</u>	<u>(3,579)</u>	<u>1,208,621</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 1 Month ended January 31, 2021

	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	1,265	-	1,265	1,265	-	15,180
Year End Accounting	-	417	417	-	417	417	5,000
Legal Fees	25	1,167	1,142	25	1,167	1,142	14,000
Management Fees	1,550	1,550	-	1,550	1,550	-	18,600
License & Permit	1,148	417	(731)	1,148	417	(731)	5,000
Office Help	3,854	5,167	1,313	3,854	5,167	1,313	62,000
Office Supplies	-	250	250	-	250	250	3,000
Postage and Mail	1,807	333	(1,474)	1,807	333	(1,474)	4,000
	9,649	10,566	917	9,649	10,566	917	126,780
Community Room/Building:							
Greenwich Park Monthly Expense	3,274	6,107	2,833	3,274	6,107	2,833	73,280
	3,274	6,107	2,833	3,274	6,107	2,833	73,280
Contracts:							
Sanitation	2,654	2,000	(654)	2,654	2,000	(654)	24,000
Elevator	1,125	1,500	375	1,125	1,500	375	18,000
Elevator Phone	75	75	-	75	75	-	900
Cooling Tower	460	500	40	460	500	40	6,000
Lawn Maintenance	1,000	1,000	-	1,000	1,000	-	12,000
Pest Control	867	683	(184)	867	683	(184)	8,200
Maintenance Staff	7,602	10,167	2,565	7,602	10,167	2,565	122,000
	13,783	15,925	2,142	13,783	15,925	2,142	191,100
Insurance:							
Insurance	31,282	19,167	(12,115)	31,282	19,167	(12,115)	230,000
	31,282	19,167	(12,115)	31,282	19,167	(12,115)	230,000
Repairs and Maintenance:							
Maintenance Supplies	3,173	250	(2,923)	3,173	250	(2,923)	3,000
R&M - Electrical	335	667	332	335	667	332	8,000
R&M - Fire Alarm	-	333	333	-	333	333	4,000
R&M - General	4,773	7,724	2,951	4,773	7,724	2,951	92,685
R&M - Access Control	-	50	50	-	50	50	600
R&M - Trash Chute	1,030	417	(613)	1,030	417	(613)	5,000
R&M - Tree Trimming	-	833	833	-	833	833	10,000
R&M - Air Conditioning Systems	-	625	625	-	625	625	7,500
R&M - Parking Repairs	-	208	208	-	208	208	2,500
R&M - Roof Repairs	-	417	417	-	417	417	5,000
R&M - Plumbing	1,106	1,000	(106)	1,106	1,000	(106)	12,000
R&M - Generator & Water Tower	-	417	417	-	417	417	5,000
R&M - Sprinkler	-	167	167	-	167	167	2,000
R&M - Elevators	-	208	208	-	208	208	2,500
40 Year Certification	-	3,750	3,750	-	3,750	3,750	45,000
	10,417	17,066	6,649	10,417	17,066	6,649	204,785

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 1 Month ended January 31, 2021

	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	17,464	17,333	(131)	17,464	17,333	(131)	208,000
Electricity	4,652	5,833	1,181	4,652	5,833	1,181	70,000
Telephone	949	833	(116)	949	833	(116)	10,000
Gas	2,437	1,500	(937)	2,437	1,500	(937)	18,000
	<u>25,502</u>	<u>25,499</u>	<u>(3)</u>	<u>25,502</u>	<u>25,499</u>	<u>(3)</u>	<u>306,000</u>
Reserve Transfer:							
Reserve Transfer	-	6,390	6,390	-	6,390	6,390	76,676
	<u>-</u>	<u>6,390</u>	<u>6,390</u>	<u>-</u>	<u>6,390</u>	<u>6,390</u>	<u>76,676</u>
Total Expenses	<u>93,907</u>	<u>100,720</u>	<u>6,813</u>	<u>93,907</u>	<u>100,720</u>	<u>6,813</u>	<u>1,208,621</u>
Excess Revenues (Expenses)	<u>\$ 3,231</u>	<u>\$ (3)</u>	<u>\$ 3,234</u>	<u>\$ 3,231</u>	<u>\$ (3)</u>	<u>\$ 3,234</u>	<u>\$ -</u>

Greenwich Association, Inc.

General Ledger

January 1, 2021 - January 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030	Popular Community Bank- Operating			206,905.28		
01/04/21	1606		Coastal Elevator Communication & Consultant Servic		(225.00)	
01/04/21	1607		Juda Eskew & Associates, P.A.		(1,265.00)	
01/04/21	1608		Suncoast Elevator Solutions, Inc.		(900.00)	
01/04/21	DP02		Miscellaneous Income		75.00	
01/04/21	DP03		Miscellaneous Income		423.26	
01/04/21	DP04		Miscellaneous Income		50.00	
01/04/21	DPO1		Miscellaneous Income		50.00	
01/05/21	AUTO.1		Teco People's Gas		(968.81)	
01/05/21	AUTO.6		IPFS Corporation		(16,483.33)	
01/06/21	Dep.2		LockBoxCR Batch # 2101067975		1,704.62	
01/07/21	Dep.1		EFTCR Batch # 2101067352		33,091.34	
01/07/21	Dep.4		LockBoxCR Batch # 2101078207		6,363.29	
01/07/21	DP05		Miscellaneous Income		25.00	
01/08/21	AUTO.2		AT&T		(538.50)	
01/08/21	Dep.5		LockBoxCR Batch # 2101088537		1,153.38	
01/09/21	DP06		Miscellaneous Income		28.50	
01/09/21	DP07		Miscellaneous Income		50.00	
01/10/21	CCARD2021 0110		CCARD Unit GAI-1-211		372.43	
01/11/21	AUTO.3		FPL Energy Services		(34.18)	
01/11/21	AUTO.4		FPL Energy Services		(99.91)	
01/11/21	AUTO.5		FPL Energy Services		(4,518.32)	
01/11/21	Dep.6		LockBoxCR Batch # 2101118803		11,824.95	
01/12/21	Dep.7		LockBoxCR Batch # 2101129077		6,567.74	
01/13/21	1609		1.2.3. Locksmith, Corp.		(1,223.30)	
01/13/21	1610		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(1,106.00)	
01/13/21	1611		A-1 Balers & Compactors		(248.24)	
01/13/21	1612		AGI International, Inc.		(460.10)	
01/13/21	1613		All Ready Chute, Inc.		(534.00)	
01/13/21	1614		AT&T		(273.58)	
01/13/21	1615		Excel Security Inc		(1,450.08)	
01/13/21	1616		FPL Energy Services		(1,167.72)	
01/13/21	1617		JAR Painting Group Inc.		(1,800.00)	
01/13/21	1618		Juda Eskew & Associates, P.A.		(706.76)	
01/13/21	1619		Miami Dade Exterminators Co.		(866.70)	
01/13/21	1620		Miami-Dade Fire Rescue Dept., Finance Bureau		(264.41)	
01/13/21	1621		Sunrise Management		(4,019.00)	
01/13/21	1622		Waste Pro - Pembroke Pines		(3,753.90)	
01/13/21	Dep.8		LockBoxCR Batch # 2101139343		1,142.29	
01/13/21	DP08		Miscellaneous Income		50.00	
01/13/21	DP09		Miscellaneous Income		50.00	
01/14/21	CCARD2021 0114		CCARD Unit GAI-1-1003		470.00	
01/14/21	Dep.9		LockBoxCR Batch # 2101149636		3,625.27	
01/15/21	ACHWEB202 10115		ACHWEB Unit GAI-1-PH10		372.43	
01/15/21	ACHWEB202 10115		ACHWEB Unit GAI-1-512		372.43	
01/15/21	ACHWEB202 10115		ACHWEB Unit GAI-1-1110		372.43	
01/15/21	Dep.10		LockBoxCR Batch # 2101159857		7,365.25	
01/15/21	DP10		Miscellaneous Income		2,389.00	
01/15/21	DP11		Miscellaneous Income		50.00	
01/18/21	DP12		Miscellaneous Income		75.00	
01/19/21	Dep.11		LockBoxCR Batch # 2101190193		2,089.81	
01/21/21	Dep.12		LockBoxCR Batch # 2101210579		600.09	
01/22/21	Dep.13		LockBoxCR Batch # 2101220786		935.37	
01/25/21	Dep.14		ManCR Batch # 2101250957		1,400.00	
01/25/21	Dep.15		LockBoxCR Batch # 2101251092		1,717.38	

Greenwich Association, Inc.

General Ledger

January 1, 2021 - January 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/26/21	DP13		Miscellaneous Income		50.00	
01/27/21	1623		A-1 Balers & Compactors		(248.24)	
01/27/21	1624		ALEX ELECTRIC SERVICES, INC		(335.00)	
01/27/21	1625		America Service Inds.		(3,173.00)	
01/27/21	1626		America Service Inds.		(7,601.55)	
01/27/21	1627		AT&T		(136.69)	
01/27/21	1628		Avesta Biscayne		(4,973.44)	
01/27/21	1629		Avesta Biscayne		(4,300.73)	
01/27/21	1630		City of North Miami		(20.08)	
01/27/21	1631		City of North Miami		(19,444.32)	
01/27/21	1632		Jonathan R. Rubin, P.A.		(25.00)	
01/27/21	1633		Popular Bank		(300.00)	
01/27/21	1634		Sunrise Management		(2,469.00)	
01/27/21	Dep.16		LockBoxCR Batch # 2101271411		1,307.80	
01/28/21	Dep.17		LockBoxCR Batch # 2101281576		1,725.97	
01/28/21	DP14		Miscellaneous Income		300.00	
01/28/21	DP15		Miscellaneous Income		50.00	
01/31/21	INT		Interest Income		3.75	
01/31/21	RESF		Monthly Reserve Funding		(6,390.00)	
Totals for 1030					<u>(4,030.11)</u>	<u>202,875.17</u>
1035 Popular Community Bank- S/A				465.54		
01/06/21	Dep.3		LockBoxCR Batch # 2101068076		429.86	
01/31/21	INT		Interest Income		0.01	
Totals for 1035					<u>429.87</u>	<u>895.41</u>
1040 Popular Community Bank- Reserves				190,301.88		
01/31/21	INT		Interest Income		53.70	
01/31/21	RESF		Monthly Reserve Funding		6,390.00	
Totals for 1040					<u>6,443.70</u>	<u>196,745.58</u>
1045 Popular Community Bank- Escrow				115,526.91		
01/15/21	DP01		Security Deposit		1,200.00	
Totals for 1045					<u>1,200.00</u>	<u>116,726.91</u>
1200 Maintenance Receivables				42,657.96		
01/01/21	RE02.1		Reclass Prepaid Maintenance		(49,970.11)	
01/06/21	Dep.2		LockBoxCR Batch # 2101067975		(1,704.62)	
01/07/21	Dep.1		EFTCR Batch # 2101067352		(33,091.34)	
01/07/21	Dep.4		LockBoxCR Batch # 2101078207		(6,363.29)	
01/08/21	Dep.5		LockBoxCR Batch # 2101088537		(1,153.38)	
01/10/21	CCARD2021 0110		CCARD Unit GAI-1-211		(372.43)	
01/11/21	Dep.6		LockBoxCR Batch # 2101118803		(11,824.95)	
01/12/21	Dep.7		LockBoxCR Batch # 2101129077		(6,567.74)	
01/13/21	Dep.8		LockBoxCR Batch # 2101139343		(1,142.29)	
01/14/21	CCARD2021 0114		CCARD Unit GAI-1-1003		(470.00)	
01/14/21	Dep.9		LockBoxCR Batch # 2101149636		(3,625.27)	
01/15/21	ACHWEB202 10115		ACHWEB Unit GAI-1-PH10		(372.43)	
01/15/21	ACHWEB202 10115		ACHWEB Unit GAI-1-512		(372.43)	
01/15/21	ACHWEB202 10115		ACHWEB Unit GAI-1-1110		(372.43)	
01/15/21	Dep.10		LockBoxCR Batch # 2101159857		(7,365.25)	
01/19/21	Dep.11		LockBoxCR Batch # 2101190193		(2,089.81)	
01/21/21	Dep.12		LockBoxCR Batch # 2101210579		(600.09)	
01/22/21	Dep.13		LockBoxCR Batch # 2101220786		(935.37)	
01/25/21	Dep.14		ManCR Batch # 2101250957		(1,400.00)	

Greenwich Association, Inc.
General Ledger

January 1, 2021 - January 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/25/21	Dep.15		LockBoxCR Batch # 2101251092		(1,717.38)	
01/27/21	Dep.16		LockBoxCR Batch # 2101271411		(1,307.80)	
01/28/21	Dep.17		LockBoxCR Batch # 2101281576		(1,725.97)	
01/31/21	CHG.1		GenMaint 01/01/2021 - 01/31/2021		99,636.82	
01/31/21	LFE.1		L/CR 01/01/2021 - 01/31/2021		(150.00)	
01/31/21	RE02		Reclass Prepaid Maintenance		44,637.04	
			Totals for 1200		<u>9,579.48</u>	<u>52,237.44</u>
1205 Allowance for Doubtful Accounts				(6,328.84)		
			Totals for 1205		<u>0.00</u>	<u>(6,328.84)</u>
1210 Special Assessment Receivables #6				4,795.00		
01/06/21	Dep.3		LockBoxCR Batch # 2101068076		(429.86)	
01/31/21	RE03		Reclass Prepaid SA		429.86	
			Totals for 1210		<u>0.00</u>	<u>4,795.00</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				9,133.00		
			Totals for 1500		<u>0.00</u>	<u>9,133.00</u>
1850 Prepaid Insurance				32,624.83		
01/31/21	INS		Expense Prepaid Insurance		(18,007.68)	
			Totals for 1850		<u>(18,007.68)</u>	<u>14,617.15</u>
4010 Accounts Payable				(68,134.50)		
01/01/21	RE01.1		Record Accounts Payable		68,134.50	
01/31/21	RE01		Record Accounts Payable		(59,325.00)	
			Totals for 4010		<u>8,809.50</u>	<u>(59,325.00)</u>
4150 Prepaid Maintenance				(49,970.11)		
01/01/21	RE02.1		Reclass Prepaid Maintenance		49,970.11	
01/31/21	RE02		Reclass Prepaid Maintenance		(44,637.04)	
			Totals for 4150		<u>5,333.07</u>	<u>(44,637.04)</u>
4155 Prepaid Special Assessment				0.00		
01/31/21	RE03		Reclass Prepaid SA		(429.86)	
			Totals for 4155		<u>(429.86)</u>	<u>(429.86)</u>
4165 Security Deposits				(115,525.00)		
01/15/21	DP01		Security Deposit - Julio Sanchez 1111		(1,200.00)	
			Totals for 4165		<u>(1,200.00)</u>	<u>(116,725.00)</u>
4170 Deferred Cable Contract				(17,726.15)		
01/31/21	GJ03		Recognize Cable Income		322.29	
			Totals for 4170		<u>322.29</u>	<u>(17,403.86)</u>
4200 Due to Reserves				(9,133.00)		
			Totals for 4200		<u>0.00</u>	<u>(9,133.00)</u>
5500 Reserves - General (Pooled)				(199,099.20)		
01/31/21	RES		Record Reserve Funding		(6,390.00)	
			Totals for 5500		<u>(6,390.00)</u>	<u>(205,489.20)</u>
5505 Reserves - Interest				(337.77)		
01/31/21	RESIT		Reserve Interest Transfer		(53.70)	
			Totals for 5505		<u>(53.70)</u>	<u>(391.47)</u>

Greenwich Association, Inc.

General Ledger

January 1, 2021 - January 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5800	Fund Balance			(130,135.84)		
			Totals for 5800		<u>0.00</u>	<u>(130,135.84)</u>
6010	Owner Assessments			0.00		
01/31/21	CHG.1		GenMaint 01/01/2021 - 01/31/2021		(99,636.82)	
01/31/21	RES		Record Reserve Funding		6,390.00	
			Totals for 6010		<u>(93,246.82)</u>	<u>(93,246.82)</u>
6025	Laundry			0.00		
01/15/21	DP10		Miscellaneous Income		(2,389.00)	
			Totals for 6025		<u>(2,389.00)</u>	<u>(2,389.00)</u>
6030	Key Income			0.00		
01/04/21	DP02		Miscellaneous Income - Key		(75.00)	
01/04/21	DPO1		Miscellaneous Income - FOB		(50.00)	
01/07/21	DP05		Miscellaneous Income - FOB		(25.00)	
01/09/21	DP06		Miscellaneous Income - Key		(25.00)	
01/18/21	DP12		Miscellaneous Income - FOB		(75.00)	
			Totals for 6030		<u>(250.00)</u>	<u>(250.00)</u>
6040	Interest Income			0.00		
01/31/21	INT		Interest Income		(57.46)	
			Totals for 6040		<u>(57.46)</u>	<u>(57.46)</u>
6045	Late Fee			0.00		
01/31/21	LFE.1		L/CR 01/01/2021 - 01/31/2021		150.00	
			Totals for 6045		<u>150.00</u>	<u>150.00</u>
6070	Filter Income			0.00		
01/09/21	DP06		Miscellaneous Income - Filter		(3.50)	
			Totals for 6070		<u>(3.50)</u>	<u>(3.50)</u>
6075	Miscellaneous Income			0.00		
01/04/21	DP03		Miscellaneous Income - Refund		(423.26)	
01/04/21	DP04		Miscellaneous Income - Water Shut Off		(50.00)	
01/09/21	DP07		Miscellaneous Income - Water Shut Off		(50.00)	
01/13/21	DP08		Miscellaneous Income - Violation		(50.00)	
01/13/21	DP09		Miscellaneous Income - Water		(50.00)	
01/15/21	DP11		Miscellaneous Income - Water Shut Off		(50.00)	
01/26/21	DP13		Miscellaneous Income - Water Shut Off		(50.00)	
01/28/21	DP14		Miscellaneous Income - Violation		(300.00)	
01/28/21	DP15		Miscellaneous Income - Water Shut Off		(50.00)	
			Totals for 6075		<u>(1,073.26)</u>	<u>(1,073.26)</u>
6080	Deferred Comcast Income			0.00		
01/31/21	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(322.29)</u>
6085	Reserve Interest Transfer			0.00		
01/31/21	RESIT		Reserve Interest Transfer		53.70	
			Totals for 6085		<u>53.70</u>	<u>53.70</u>
7020	Water & Sewer			0.00		
01/01/21	RE01.1		Record Accounts Payable		(37,000.00)	
01/27/21	1630		City of North Miami - Inv #01/04/21 - 41-88-14938-01 - 11/02/20-12/01/20		20.08	
01/27/21	1631		City of North Miami - Inv #12/30/20 - 61-01-01990-00 - 11/02/20-12/01/20		19,444.32	

Greenwich Association, Inc.

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/31/21	RE01		Record Accounts Payable		35,000.00	
			Totals for 7020		<u>17,464.40</u>	<u>17,464.40</u>
7030 Electricity				0.00		
01/01/21	RE01.1		Record Accounts Payable		(5,100.00)	
01/11/21	AUTO.3		FPL Energy Services - 64563-310005 - 11/23/20-12/22/20		34.18	
01/11/21	AUTO.4		FPL Energy Services - 56006-15271 - 11/23/20-12/22/20		99.91	
01/11/21	AUTO.5		FPL Energy Services - 34752-18123 - 11/23/20-12/22/20		4,518.32	
01/31/21	RE01		Record Accounts Payable		5,100.00	
			Totals for 7030		<u>4,652.41</u>	<u>4,652.41</u>
7035 Telephone				0.00		
01/08/21	AUTO.2		AT&T - 305 895-1156 030 0446 - 12/22/20-01/21/21		538.50	
01/13/21	1614		AT&T - Inv #01/02/21 - 308072533		273.58	
01/27/21	1627		AT&T - Inv #12/27/20 - 308072533 - 12/28/20-1/27/21		136.69	
			Totals for 7035		<u>948.77</u>	<u>948.77</u>
7045 Gas				0.00		
01/01/21	RE01.1		Record Accounts Payable		(1,700.00)	
01/05/21	AUTO.1		Teco People's Gas - 211011672295 - 11/07/20-12/10/20		968.81	
01/13/21	1616		FPL Energy Services - Inv #12/21/20 - 1100231747 - 11/07/20-12/10/20		1,167.72	
01/31/21	RE01		Record Accounts Payable		2,000.00	
			Totals for 7045		<u>2,436.53</u>	<u>2,436.53</u>
7110 Maintenance Supplies				0.00		
01/27/21	1625		America Service Inds. - Inv #11614 - Marble Stain Removal Completed 12/29/20		300.00	
01/27/21	1625		America Service Inds. - Inv #11452 - Carpet Cleaning Completed 12/7/20		2,873.00	
			Totals for 7110		<u>3,173.00</u>	<u>3,173.00</u>
7120 R&M - Electrical				0.00		
01/27/21	1624		ALEX ELECTRIC SERVICES, INC - Inv #39640 - Install an Outlet in the Lobby by MC Cable		335.00	
			Totals for 7120		<u>335.00</u>	<u>335.00</u>
7130 R&M - General				0.00		
01/13/21	1609		1.2.3. Locksmith, Corp. - Inv #3053 - Electric Strike, Rec. Repair		294.25	
01/13/21	1609		1.2.3. Locksmith, Corp. - Inv #3054 - 2 Motion Scanners, Alarms, Power Supplies, Wire		929.05	
01/13/21	1615		Excel Security Inc - Inv #01/04/21 - Security Service for Holiday 12/31/20-01/02/21		1,450.08	
01/13/21	1617		JAR Painting Group Inc. - Inv #000488 - Drywall Work at Units 602/604		1,400.00	
01/13/21	1617		JAR Painting Group Inc. - Inv #000489 - Drywall Work Unit 604		400.00	
01/27/21	1633		Popular Bank - Inv #01/15/21 - 4484 6702 0100 4907 - Supplies		300.00	
			Totals for 7130		<u>4,773.38</u>	<u>4,773.38</u>
7140 R&M - Trash Chute				0.00		
01/13/21	1611		A-1 Balers & Compactors - Inv #32249 - Checked Unit, Installed Rim on Top Compactor		248.24	
01/13/21	1613		All Ready Chute, Inc. - Inv #45481 - Odor Control Services 01/01/21-03/31/21		534.00	
01/27/21	1623		A-1 Balers & Compactors - Inv #32249 - Field Service - Checked Unit Installed Rim		248.24	

Greenwich Association, Inc.

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7140					<u>1,030.48</u>	<u>1,030.48</u>
7170 R&M - Plumbing				0.00		
01/13/21	1610		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #20993 - Replaced Broken Spout and Overflow Gasket		231.00	
01/13/21	1610		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #20771 - Removed Vent Piping from Heater		<u>875.00</u>	
Totals for 7170					<u>1,106.00</u>	<u>1,106.00</u>
7305 Sanitation				0.00		
01/01/21	RE01.1		Record Accounts Payable		(4,800.00)	
01/13/21	1622		Waste Pro - Pembroke Pines - Inv #0000949888 - 075109 - 12/01/20-12/31/20		3,753.90	
01/31/21	RE01		Record Accounts Payable		<u>3,700.00</u>	
Totals for 7305					<u>2,653.90</u>	<u>2,653.90</u>
7310 Elevator				0.00		
01/04/21	1606		Coastal Elevator Communication & Consultant Serv - Inv #1830 - 01/01/21-03/31/21		225.00	
01/04/21	1608		Suncoast Elevator Solutions, Inc. - Inv #29736 - 01/01/21-01/31/21		<u>900.00</u>	
Totals for 7310					<u>1,125.00</u>	<u>1,125.00</u>
7315 Elevator Phone				0.00		
01/01/21	RE01.1		Record Accounts Payable		(450.00)	
01/31/21	RE01		Record Accounts Payable		<u>525.00</u>	
Totals for 7315					<u>75.00</u>	<u>75.00</u>
7325 Cooling Tower				0.00		
01/13/21	1612		AGI International, Inc. - Inv #28264 - 1/01/21-01/31/21		<u>460.10</u>	
Totals for 7325					<u>460.10</u>	<u>460.10</u>
7345 Lawn Maintenance				0.00		
01/01/21	RE01.1		Record Accounts Payable		(6,000.00)	
01/31/21	RE01		Record Accounts Payable		<u>7,000.00</u>	
Totals for 7345					<u>1,000.00</u>	<u>1,000.00</u>
7360 Pest Control				0.00		
01/13/21	1619		Miami Dade Exterminators Co. - Inv #14913 - 01/01/21-01/31/21		<u>866.70</u>	
Totals for 7360					<u>866.70</u>	<u>866.70</u>
7370 Maintenance Staff				0.00		
01/27/21	1626		America Service Inds. - Inv #11518 - 01/01/21-01/31/21		<u>7,601.55</u>	
Totals for 7370					<u>7,601.55</u>	<u>7,601.55</u>
7500 Accounting Fees				0.00		
01/04/21	1607		Juda Eskew & Associates, P.A. - Inv #62306 - 01/01/21-01/31/21		<u>1,265.00</u>	
Totals for 7500					<u>1,265.00</u>	<u>1,265.00</u>
7505 Legal Fees				0.00		
01/27/21	1632		Jonathan R. Rubin, P.A. - Inv #25904 - File 08-3370.210 = Harvey Ruvin Interpleader		<u>25.00</u>	
Totals for 7505					<u>25.00</u>	<u>25.00</u>
7510 Management Fees				0.00		

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/13/21	1621		Sunrise Management - Inv #01/03/21 - 01/01/21-01/31/21		1,550.00	
Totals for 7510					<u>1,550.00</u>	<u>1,550.00</u>
7525 License & Permit				0.00		
01/13/21	1620		Miami-Dade Fire Rescue Dept., Finance Bureau - Inv #1472958 - Permit 00124-01785 Reinspection		264.41	
01/31/21	GJ04		Expense Prepaid DBPR Fees		884.00	
Totals for 7525					<u>1,148.41</u>	<u>1,148.41</u>
7536 Office Help				0.00		
01/01/21	RE01.1		Record Accounts Payable		(1,084.50)	
01/13/21	1621		Sunrise Management - Inv #01/03/21 - 12/21/20-01/03/20		2,469.00	
01/27/21	1634		Sunrise Management - Inv #01/18/21 - 01/03/21-01/17/21		2,469.00	
Totals for 7536					<u>3,853.50</u>	<u>3,853.50</u>
7545 Postage and Mail				0.00		
01/13/21	1618		Juda Eskew & Associates, P.A. - Inv #62060 - Notice of Budget Meeting		706.76	
01/31/21	GJ02		Expense Prepaid 2021 Coupons		1,100.00	
Totals for 7545					<u>1,806.76</u>	<u>1,806.76</u>
7550 Greenwich Park Monthly Expense				0.00		
01/01/21	RE01.1		Record Accounts Payable		(12,000.00)	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Landscape 12/01/20-12/31/20		423.00	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Rust Prevention 12/01/20-12/31/20		59.22	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Irrigation Parts		89.68	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Puppy Glove Pickup Bags		32.46	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Trash Bags & Paper Towels Common Area		59.65	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Reinstall and Reweld Visitors Gate		518.40	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Visitor Gate Arm		160.20	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Arm Resident Gate		113.40	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Pool Maintenance 12/01/20-12/31/20		306.00	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Kings III Elevator Alarm Phone 12/01/20-12/31/20		17.74	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Spectrotel Elevator Alarm Phone 12/01/20-12/31/20		71.29	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Electric 11/23/20-12/22/20		374.93	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Clubhouse Elevator Maintenance 12/01/20-12/31/20		52.53	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Gas for Hot Tub 11/07/20-12/09/20		170.53	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Common Area Cleaning 12/01/20-12/31/20		390.60	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Irrigation at Entrance 10/02/20-11/01/20		70.59	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Irrigation at 1470 NE 1q23 St. 10/02/20-11/01/20		61.26	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Pool and Spa Water 10/02/20-11/01/20		64.44	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Pest Control 12/01/20-12/31/20		79.56	
01/27/21	1628		Avesta Biscayne - Inv #Dec 2020 - Security 12/01/20-12/31/20		1,857.96	

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Landscap 11/01/20-11/30/21		423.00	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Rust Prevention 11/01/20-11/30/21		59.22	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Irrigation PArts		74.18	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Puppy Glove Pickup Bags		32.46	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Trash Bags and Towels for Common Area		35.43	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Pool Maintenance 11/01/20-11/30/20		306.00	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Black Algae Treatment (Pool)		81.00	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Kings III Elevator Alarm 11/01/20-11/30/20		17.74	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Spectrotel Elevator Alarm 11/01/20-11/30/20		74.89	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Electric 10/23/20-11/23/20		486.29	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Clubhouse Elev. Maintenance 11/01/20-11/30/20		52.53	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Gas for Tub 10/08/20-11/06/20		124.88	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Common Area Cleaning 11/01/20-11/30/20		390.60	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Irrigation Entrance 09/02/20-10/01/20		97.22	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Irrigation 1470 NE 123 St. 09/02/20-10/01/20		47.94	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Pool and Spa Water 09/02/20-10/01/20		59.83	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Pest Control 11/01/20-11/30/20		79.56	
01/27/21	1629		Avesta Biscayne - Inv #Nov 2020 - Security 11/01/20-11/30/20		1,857.96	
01/31/21	RE01		Record Accounts Payable		6,000.00	
Totals for 7550					<u>3,274.17</u>	<u>3,274.17</u>
7555 Insurance				0.00		
01/31/21	GJ01		Adjust Insurance Payable to Actual		13,274.14	
01/31/21	INS		Expense Prepaid Insurance		18,007.68	
Totals for 7555					<u>31,281.82</u>	<u>31,281.82</u>
Report Total						<u>0.00</u>

Net Revenue/(Expense)

Current Period		<u>3,231.75</u>
Year-to-Date		<u>3,231.75</u>

Distribution count = 231

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
Journal: General				
01/04/21	1606	1030	Coastal Elevator Communication & Consultant Servc	(225.00)
01/04/21	1606	7310	Inv #1830 - 01/01/21-03/31/21	225.00
01/04/21	1607	1030	Juda Eskew & Associates, P.A.	(1,265.00)
01/04/21	1607	7500	Inv #62306 - 01/01/21-01/31/21	1,265.00
01/04/21	1608	1030	Suncoast Elevator Solutions, Inc.	(900.00)
01/04/21	1608	7310	Inv #29736 - 01/01/21-01/31/21	900.00
01/13/21	1609	1030	1.2.3. Locksmith, Corp.	(1,223.30)
01/13/21	1609	7130	Inv #3053 - Electric Strike, Rec. Repair	294.25
01/13/21	1609	7130	Inv #3054 - 2 Motion Scanners, Alarms, Power Supplies, Wire	929.05
01/13/21	1610	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(1,106.00)
01/13/21	1610	7170	Inv #20993 - Replaced Broken Spout and Overflow Gasket	231.00
01/13/21	1610	7170	Inv #20771 - Removed Vent Piping from Heater	875.00
01/13/21	1611	1030	A-1 Balers & Compactors	(248.24)
01/13/21	1611	7140	Inv #32249 - Checked Unit, Installed Rim on Top Compactor	248.24
01/13/21	1612	1030	AGI International, Inc.	(460.10)
01/13/21	1612	7325	Inv #28264 - 1/01/21-01/31/21	460.10
01/13/21	1613	1030	All Ready Chute, Inc.	(534.00)
01/13/21	1613	7140	Inv #45481 - Odor Control Services 01/01/21-03/31/21	534.00
01/13/21	1614	1030	AT&T	(273.58)
01/13/21	1614	7035	Inv #01/02/21 - 308072533	273.58
01/13/21	1615	1030	Excel Security Inc	(1,450.08)
01/13/21	1615	7130	Inv #01/04/21 - Security Service for Holiday 12/31/20-01/02/21	1,450.08
01/13/21	1616	1030	FPL Energy Services	(1,167.72)
01/13/21	1616	7045	Inv #12/21/20 - 1100231747 -11/07/20-12/10/20	1,167.72
01/13/21	1617	1030	JAR Painting Group Inc.	(1,800.00)
01/13/21	1617	7130	Inv #000489 - Drywall Work Unit 604	400.00
01/13/21	1617	7130	Inv #000488 - Drywall Work at Units 602/604	1,400.00
01/13/21	1618	1030	Juda Eskew & Associates, P.A.	(706.76)
01/13/21	1618	7545	Inv #62060 - Notice of Budget Meeting	706.76
01/13/21	1619	1030	Miami Dade Exterminators Co.	(866.70)
01/13/21	1619	7360	Inv #14913 - 01/01/21-01/31/21	866.70
01/13/21	1620	1030	Miami-Dade Fire Rescue Dept., Finance Bureau	(264.41)
01/13/21	1620	7525	Inv #1472958 - Permit 00124-01785 Reinspection	264.41

Greenwich Association, Inc.
Journals

January 1, 2021 - January 31, 2021

Date	Reference	Account	Description	Amount
01/13/21	1621	1030	Sunrise Management	(4,019.00)
01/13/21	1621	7510	Inv #01/03/21 - 01/01/21-01/31/21	1,550.00
01/13/21	1621	7536	Inv #01/03/21 - 12/21/20-01/03/20	2,469.00
01/13/21	1622	1030	Waste Pro - Pembroke Pines	(3,753.90)
01/13/21	1622	7305	Inv #0000949888 - 075109 - 12/01/20-12/31/20	3,753.90
01/27/21	1623	1030	A-1 Balers & Compactors	(248.24)
01/27/21	1623	7140	Inv #32249 - Field Service - Checked Unit Installed Rim	248.24
01/27/21	1624	1030	ALEX ELECTRIC SERVICES, INC	(335.00)
01/27/21	1624	7120	Inv #39640 - Install an Outlet in the Lobby by MC Cable	335.00
01/27/21	1625	1030	America Service Inds.	(3,173.00)
01/27/21	1625	7110	Inv #11614 - Marble Stain Removal Completed 12/29/20	300.00
01/27/21	1625	7110	Inv #11452 - Carpet Cleaning Completed 12/7/20	2,873.00
01/27/21	1626	1030	America Service Inds.	(7,601.55)
01/27/21	1626	7370	Inv #11518 - 01/01/21-01/31/21	7,601.55
01/27/21	1627	1030	AT&T	(136.69)
01/27/21	1627	7035	Inv #12/27/20 - 308072533 - 12/28/20-1/27/21	136.69
01/27/21	1628	1030	Avesta Biscayne	(4,973.44)
01/27/21	1628	7550	Inv #Dec 2020 - Landscape 12/01/20-12/31/20	423.00
01/27/21	1628	7550	Inv #Dec 2020 - Rust Prevention 12/01/20-12/31/20	59.22
01/27/21	1628	7550	Inv #Dec 2020 - Irrigation Parts	89.68
01/27/21	1628	7550	Inv #Dec 2020 - Puppy Glove Pickup Bags	32.46
01/27/21	1628	7550	Inv #Dec 2020 - Trash Bags & Paper Towels Common Area	59.65
01/27/21	1628	7550	Inv #Dec 2020 - Reinstall and Reweld Visitors Gate	518.40
01/27/21	1628	7550	Inv #Dec 2020 - Visitor Gate Arm	160.20
01/27/21	1628	7550	Inv #Dec 2020 - Arm Resident Gate	113.40
01/27/21	1628	7550	Inv #Dec 2020 - Pool Maintenance 12/01/20-12/31/20	306.00
01/27/21	1628	7550	Inv #Dec 2020 - Kings III Elevator Alarm Phone 12/01/20-12/31/20	17.74
01/27/21	1628	7550	Inv #Dec 2020 - Spectrotel Elevator Alarm Phone 12/01/20-12/31/20	71.29
01/27/21	1628	7550	Inv #Dec 2020 - Electric 11/23/20-12/22/20	374.93
01/27/21	1628	7550	Inv #Dec 2020 - Clubhouse Elevator Maintenance 12/01/20-12/31/20	52.53
01/27/21	1628	7550	Inv #Dec 2020 - Gas for Hot Tub 11/07/20-12/09/20	170.53
01/27/21	1628	7550	Inv #Dec 2020 - Common Area Cleaning 12/01/20-12/31/20	390.60
01/27/21	1628	7550	Inv #Dec 2020 - Irrigation at Entrance 10/02/20-11/01/20	70.59
01/27/21	1628	7550	Inv #Dec 2020 - Irrigation at 1470 NE 1q23 St. 10/02/20-11/01/20	61.26
01/27/21	1628	7550	Inv #Dec 2020 - Pool and Spa Water 10/02/20-11/01/20	64.44
01/27/21	1628	7550	Inv #Dec 2020 - Pest Control 12/01/20-12/31/20	79.56

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
01/27/21	1628	7550	Inv #Dec 2020 - Security 12/01/20-12/31/20	1,857.96
01/27/21	1629	1030	Avesta Biscayne	(4,300.73)
01/27/21	1629	7550	Inv #Nov 2020 - Landscap 11/01/20-11/30/21	423.00
01/27/21	1629	7550	Inv #Nov 2020 - Rust Prevention 11/01/20-11/30/21	59.22
01/27/21	1629	7550	Inv #Nov 2020 - Irrigation PArts	74.18
01/27/21	1629	7550	Inv #Nov 2020 - Puppy Glove Pickup Bags	32.46
01/27/21	1629	7550	Inv #Nov 2020 - Trash Bags and Towels for Common Area	35.43
01/27/21	1629	7550	Inv #Nov 2020 - Pool Maintenance 11/01/20-11/30/20	306.00
01/27/21	1629	7550	Inv #Nov 2020 - Black Algae Treatment (Pool)	81.00
01/27/21	1629	7550	Inv #Nov 2020 - Kings III Elevator Alarm 11/01/20-11/30/20	17.74
01/27/21	1629	7550	Inv #Nov 2020 - Spectrotel Elevator Alarm 11/01/20-11/30/20	74.89
01/27/21	1629	7550	Inv #Nov 2020 - Electric 10/23/20-11/23/20	486.29
01/27/21	1629	7550	Inv #Nov 2020 - Clubhouse Elev. Maintenance 11/01/20-11/30/20	52.53
01/27/21	1629	7550	Inv #Nov 2020 - Gas for Tub 10/08/20-11/06/20	124.88
01/27/21	1629	7550	Inv #Nov 2020 - Common Area Cleaning 11/01/20-11/30/20	390.60
01/27/21	1629	7550	Inv #Nov 2020 - Irrigation Entrance 09/02/20-10/01/20	97.22
01/27/21	1629	7550	Inv #Nov 2020 - Irrigation 1470 NE 123 St. 09/02/20-10/01/20	47.94
01/27/21	1629	7550	Inv #Nov 2020 - Pool and Spa Water 09/02/20-10/01/20	59.83
01/27/21	1629	7550	Inv #Nov 2020 - Pest Control 11/01/20-11/30/20	79.56
01/27/21	1629	7550	Inv #Nov 2020 - Security 11/01/20-11/30/20	1,857.96
01/27/21	1630	1030	City of North Miami	(20.08)
01/27/21	1630	7020	Inv #01/04/21 - 41-88-14938-01 - 11/02/20-12/01/20	20.08
01/27/21	1631	1030	City of North Miami	(19,444.32)
01/27/21	1631	7020	Inv #12/30/20 - 61-01-01990-00 - 11/02/20-12/01/20	19,444.32
01/27/21	1632	1030	Jonathan R. Rubin, P.A.	(25.00)
01/27/21	1632	7505	Inv #25904 - File 08-3370.210 = Harvey Ruvlin Interpleader	25.00
01/27/21	1633	1030	Popular Bank	(300.00)
01/27/21	1633	7130	Inv #01/15/21 - 4484 6702 0100 4907 - Supplies	300.00
01/27/21	1634	1030	Sunrise Management	(2,469.00)
01/27/21	1634	7536	Inv #01/18/21 - 01/03/21-01/17/21	2,469.00
01/15/21	ACHWEB20210115	1030	ACHWEB Unit GAI-1-PH10	372.43
01/15/21	ACHWEB20210115	1200	ACHWEB Unit GAI-1-PH10	(372.43)
01/15/21	ACHWEB20210115	1030	ACHWEB Unit GAI-1-512	372.43

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
01/15/21	ACHWEB20210 115	1200	ACHWEB Unit GAI-1-512	(372.43)
01/15/21	ACHWEB20210 115	1030	ACHWEB Unit GAI-1-1110	372.43
01/15/21	ACHWEB20210 115	1200	ACHWEB Unit GAI-1-1110	(372.43)
01/05/21	AUTO.1	1030	Teco People's Gas	(968.81)
01/05/21	AUTO.1	7045	211011672295 - 11/07/20-12/10/20	968.81
01/08/21	AUTO.2	1030	AT&T	(538.50)
01/08/21	AUTO.2	7035	305 895-1156 030 0446 - 12/22/20-01/21/21	538.50
01/11/21	AUTO.3	1030	FPL Energy Services	(34.18)
01/11/21	AUTO.3	7030	64563-310005 - 11/23/20-12/22/20	34.18
01/11/21	AUTO.4	1030	FPL Energy Services	(99.91)
01/11/21	AUTO.4	7030	56006-15271 - 11/23/20-12/22/20	99.91
01/11/21	AUTO.5	1030	FPL Energy Services	(4,518.32)
01/11/21	AUTO.5	7030	34752-18123 - 11/23/20-12/22/20	4,518.32
01/05/21	AUTO.6	1030	IPFS Corporation	(16,483.33)
01/05/21	AUTO.6	4015	GAA-985191 Payment 10 of 10	16,483.33
01/10/21	CCARD202101 10	1030	CCARD Unit GAI-1-211	372.43
01/10/21	CCARD202101 10	1200	CCARD Unit GAI-1-211	(372.43)
01/14/21	CCARD202101 14	1030	CCARD Unit GAI-1-1003	470.00
01/14/21	CCARD202101 14	1200	CCARD Unit GAI-1-1003	(470.00)
01/31/21	CHG.1	1200	GenMaint 01/01/2021 - 01/31/2021	99,636.82
01/31/21	CHG.1	6010	GenMaint 01/01/2021 - 01/31/2021	(99,636.82)
01/07/21	Dep.1	1030	EFTCR Batch # 2101067352	33,091.34
01/07/21	Dep.1	1200	EFTCR Batch # 2101067352	(33,091.34)
01/06/21	Dep.2	1030	LockBoxCR Batch # 2101067975	1,704.62
01/06/21	Dep.2	1200	LockBoxCR Batch # 2101067975	(1,704.62)
01/06/21	Dep.3	1035	LockBoxCR Batch # 2101068076	429.86
01/06/21	Dep.3	1210	LockBoxCR Batch # 2101068076	(429.86)
01/07/21	Dep.4	1030	LockBoxCR Batch # 2101078207	6,363.29
01/07/21	Dep.4	1200	LockBoxCR Batch # 2101078207	(6,363.29)
01/08/21	Dep.5	1030	LockBoxCR Batch # 2101088537	1,153.38
01/08/21	Dep.5	1200	LockBoxCR Batch # 2101088537	(1,153.38)
01/11/21	Dep.6	1030	LockBoxCR Batch # 2101118803	11,824.95
01/11/21	Dep.6	1200	LockBoxCR Batch # 2101118803	(11,824.95)
01/12/21	Dep.7	1030	LockBoxCR Batch # 2101129077	6,567.74
01/12/21	Dep.7	1200	LockBoxCR Batch # 2101129077	(6,567.74)

Greenwich Association, Inc.**Journals**

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Date	Reference	Account	Description	Amount
01/13/21	Dep.8	1030	LockBoxCR Batch # 2101139343	1,142.29
01/13/21	Dep.8	1200	LockBoxCR Batch # 2101139343	(1,142.29)
01/14/21	Dep.9	1030	LockBoxCR Batch # 2101149636	3,625.27
01/14/21	Dep.9	1200	LockBoxCR Batch # 2101149636	(3,625.27)
01/15/21	Dep.10	1030	LockBoxCR Batch # 2101159857	7,365.25
01/15/21	Dep.10	1200	LockBoxCR Batch # 2101159857	(7,365.25)
01/19/21	Dep.11	1030	LockBoxCR Batch # 2101190193	2,089.81
01/19/21	Dep.11	1200	LockBoxCR Batch # 2101190193	(2,089.81)
01/21/21	Dep.12	1030	LockBoxCR Batch # 2101210579	600.09
01/21/21	Dep.12	1200	LockBoxCR Batch # 2101210579	(600.09)
01/22/21	Dep.13	1030	LockBoxCR Batch # 2101220786	935.37
01/22/21	Dep.13	1200	LockBoxCR Batch # 2101220786	(935.37)
01/25/21	Dep.14	1030	ManCR Batch # 2101250957	1,400.00
01/25/21	Dep.14	1200	ManCR Batch # 2101250957	(1,400.00)
01/25/21	Dep.15	1030	LockBoxCR Batch # 2101251092	1,717.38
01/25/21	Dep.15	1200	LockBoxCR Batch # 2101251092	(1,717.38)
01/27/21	Dep.16	1030	LockBoxCR Batch # 2101271411	1,307.80
01/27/21	Dep.16	1200	LockBoxCR Batch # 2101271411	(1,307.80)
01/28/21	Dep.17	1030	LockBoxCR Batch # 2101281576	1,725.97
01/28/21	Dep.17	1200	LockBoxCR Batch # 2101281576	(1,725.97)
01/15/21	DP01	1045	Security Deposit	1,200.00
01/15/21	DP01	4165	Julio Sanchez 1111	(1,200.00)
01/04/21	DP02	1030	Miscellaneous Income	75.00
01/04/21	DP02	6030	Key	(75.00)
01/04/21	DP03	1030	Miscellaneous Income	423.26
01/04/21	DP03	6075	Refund	(423.26)
01/04/21	DP04	1030	Miscellaneous Income	50.00
01/04/21	DP04	6075	Water Shut Off	(50.00)
01/07/21	DP05	1030	Miscellaneous Income	25.00
01/07/21	DP05	6030	FOB	(25.00)
01/09/21	DP06	1030	Miscellaneous Income	28.50
01/09/21	DP06	6030	Key	(25.00)
01/09/21	DP06	6070	Filter	(3.50)
01/09/21	DP07	1030	Miscellaneous Income	50.00
01/09/21	DP07	6075	Water Shut Off	(50.00)
01/13/21	DP08	1030	Miscellaneous Income	50.00
01/13/21	DP08	6075	Violation	(50.00)
01/13/21	DP09	1030	Miscellaneous Income	50.00
01/13/21	DP09	6075	Water	(50.00)

Greenwich Association, Inc.
Journals

January 1, 2021 - January 31, 2021

Date	Reference	Account	Description	Amount
01/15/21	DP10	1030	Miscellaneous Income	2,389.00
01/15/21	DP10	6025	Miscellaneous Income	(2,389.00)
01/15/21	DP11	1030	Miscellaneous Income	50.00
01/15/21	DP11	6075	Water Shut Off	(50.00)
01/18/21	DP12	1030	Miscellaneous Income	75.00
01/18/21	DP12	6030	FOB	(75.00)
01/26/21	DP13	1030	Miscellaneous Income	50.00
01/26/21	DP13	6075	Water Shut Off	(50.00)
01/28/21	DP14	1030	Miscellaneous Income	300.00
01/28/21	DP14	6075	Violation	(300.00)
01/28/21	DP15	1030	Miscellaneous Income	50.00
01/28/21	DP15	6075	Water Shut Off	(50.00)
01/04/21	DPO1	1030	Miscellaneous Income	50.00
01/04/21	DPO1	6030	FOB	(50.00)
01/31/21	GJ01	4015	Adjust Insurance Payable to Actual	(13,274.14)
01/31/21	GJ01	7555	Adjust Insurance Payable to Actual	13,274.14
01/31/21	GJ02	1860	Expense Prepaid 2021 Coupons	(1,100.00)
01/31/21	GJ02	7545	Expense Prepaid 2021 Coupons	1,100.00
01/31/21	GJ03	4170	Recognize Cable Income	322.29
01/31/21	GJ03	6080	Recognize Cable Income	(322.29)
01/31/21	GJ04	7525	Expense Prepaid DBPR Fees	884.00
01/31/21	GJ04	1860	Expense Prepaid DBPR Fees	(884.00)
01/31/21	INS	7555	Expense Prepaid Insurance	18,007.68
01/31/21	INS	1850	Expense Prepaid Insurance	(18,007.68)
01/31/21	INT	1030	Interest Income	3.75
01/31/21	INT	1035	Interest Income	0.01
01/31/21	INT	1040	Interest Income	53.70
01/31/21	INT	6040	Interest Income	(57.46)
01/31/21	LFE.1	6045	L/CR 01/01/2021 - 01/31/2021	150.00
01/31/21	LFE.1	1200	L/CR 01/01/2021 - 01/31/2021	(150.00)
01/31/21	RE01	7020	Record Accounts Payable	35,000.00
01/31/21	RE01	7030	Record Accounts Payable	5,100.00
01/31/21	RE01	7045	Record Accounts Payable	2,000.00
01/31/21	RE01	7305	Record Accounts Payable	3,700.00
01/31/21	RE01	7345	Record Accounts Payable	7,000.00
01/31/21	RE01	7315	Record Accounts Payable	525.00
01/31/21	RE01	7550	Record Accounts Payable	6,000.00
01/31/21	RE01	4010	Record Accounts Payable	(59,325.00)
01/01/21	RE01.1	7020	Record Accounts Payable	(37,000.00)
01/01/21	RE01.1	7030	Record Accounts Payable	(5,100.00)
01/01/21	RE01.1	7045	Record Accounts Payable	(1,700.00)
01/01/21	RE01.1	7305	Record Accounts Payable	(4,800.00)
01/01/21	RE01.1	7345	Record Accounts Payable	(6,000.00)

Greenwich Association, Inc.
Journals

January 1, 2021 - January 31, 2021

Date	Reference	Account	Description	Amount
01/01/21	RE01.1	7315	Record Accounts Payable	(450.00)
01/01/21	RE01.1	7550	Record Accounts Payable	(12,000.00)
01/01/21	RE01.1	7536	Record Accounts Payable	(1,084.50)
01/01/21	RE01.1	4010	Record Accounts Payable	68,134.50
01/31/21	RE02	1200	Reclass Prepaid Maintenance	44,637.04
01/31/21	RE02	4150	Reclass Prepaid Maintenance	(44,637.04)
01/01/21	RE02.1	1200	Reclass Prepaid Maintenance	(49,970.11)
01/01/21	RE02.1	4150	Reclass Prepaid Maintenance	49,970.11
01/31/21	RE03	1210	Reclass Prepaid SA	429.86
01/31/21	RE03	4155	Reclass Prepaid SA	(429.86)
01/31/21	RES	5500	Record Reserve Funding	(6,390.00)
01/31/21	RES	6010	Record Reserve Funding	6,390.00
01/31/21	RESF	1030	Monthly Reserve Funding	(6,390.00)
01/31/21	RESF	1040	Monthly Reserve Funding	6,390.00
01/31/21	RESIT	6085	Reserve Interest Transfer	53.70
01/31/21	RESIT	5505	Reserve Interest Transfer	(53.70)
Transaction Balance for General				0.00

Transaction Totals

Total Debits	<u>544,616.38</u>
Total Credits	<u>544,616.38</u>
Account Hash Total	<u>992088.0000</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)

January 1, 2021 - January 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	247,366.27
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
1558	11/18/20	7130	1.2.3. Locksmith, Corp.	240.75
1609	01/13/21	7130	1.2.3. Locksmith, Corp.	1,223.30
1623	01/27/21	7140	A-1 Balers & Compactors	248.24
1624	01/27/21	7120	ALEX ELECTRIC SERVICES, INC	335.00
1625	01/27/21	7110	America Service Inds.	3,173.00
1626	01/27/21	7370	America Service Inds.	7,601.55
1627	01/27/21	7035	AT&T	136.69
1628	01/27/21	7550	Avesta Biscayne	4,973.44
1629	01/27/21	7550	Avesta Biscayne	4,300.73
1630	01/27/21	7020	City of North Miami	20.08
1631	01/27/21	7020	City of North Miami	19,444.32
1632	01/27/21	7505	Jonathan R. Rubin, P.A.	25.00
1633	01/27/21	7130	Popular Bank	300.00
1634	01/27/21	7536	Sunrise Management	2,469.00
AUTO.7	01/02/21	7030	FPL	99.91
AUTO.8	01/02/21	7030	FPL	4,518.32
AUTO.9	01/02/21	7030	FPL	34.18
			Total	<u>49,143.51</u>
			Reconciled Bank Balance	<u><u>198,222.76</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance			207,013.92	
+ Cleared Deposits & Additions			95,535.66	
- Cleared Checks & Payments			<u>55,183.31</u>	
Ending Bank Balance			247,366.27	
Reconciled Bank Information				
+ Open Deposits & Additions			0.00	
- Open Checks & Payments			<u>49,143.51</u>	
Reconciled Bank Balance			<u><u>198,222.76</u></u>	
General Ledger Information				
Unadjusted General Ledger Balance			198,222.76	
+/- Total Adjustments			<u>0.00</u>	
Adjusted General Ledger Balance			<u><u>198,222.76</u></u>	
Unreconciled Amount			<u><u>0.00</u></u>	

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)

January 1, 2021 - January 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	895.41
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>895.41</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	465.54
			+ Cleared Deposits & Additions	429.87
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	895.41
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>895.41</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	895.41
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>895.41</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

January 1, 2021 - January 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	196,745.58
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>196,745.58</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				190,301.88
			+ Cleared Deposits & Additions	6,443.70
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	196,745.58
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>196,745.58</u></u>
General Ledger Information				
				196,745.58
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>196,745.58</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

January 1, 2021 - January 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	116,726.91
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>116,726.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				115,526.91
			+ Cleared Deposits & Additions	1,200.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	116,726.91
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>116,726.91</u></u>
General Ledger Information				
				116,726.91
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>116,726.91</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>