

Greenwich Association, Inc.

Report on Compilation of Financial Statements

December 31, 2020

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 December 31, 2020 , and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 12 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 12 Months ended December 31, 2020, and for the year ended December 31, 2020, 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 01, 2021

Greenwich Association, Inc.

Balance Sheet

December 31, 2020

Assets

| | |
|---------------------------------------|-------------------|
| Cash - Operating | |
| Popular Community Bank- Operating | \$ 206,905 |
| | <u>206,905</u> |
| Cash - Reserves | |
| Popular Community Bank- Reserves | 190,302 |
| | <u>190,302</u> |
| Cash - Security | |
| Popular Community Bank- Escrow | 115,527 |
| | <u>115,527</u> |
| Cash - Special Assessment | |
| Popular Community Bank- S/A | 465 |
| | <u>465</u> |
| | <u>513,199</u> |
| Other Assets | |
| Maintenance Receivables | 42,658 |
| Allowance for Doubtful Accounts | (6,328) |
| Special Assessment Receivables #6 | 4,795 |
| Allowance for Doubtful Accounts - S/A | (4,795) |
| Due from Operating | 9,133 |
| Prepaid Insurance | 32,625 |
| Prepaid Expenses | 1,984 |
| | <u>80,072</u> |
| | <u>\$ 593,271</u> |

Greenwich Association, Inc.

Balance Sheet

December 31, 2020

Liabilities and Members' Equity

| | | |
|--|----|-----------------------|
| Accounts Payable | \$ | 68,134 |
| Insurance Payable | | 3,209 |
| Prepaid Maintenance | | 49,970 |
| Security Deposits | | 115,525 |
| Deferred Cable Contract | | 17,727 |
| Due to Reserves | | <u>9,133</u> |
| | | <u>263,698</u> |
| Reserve Contract Liabilities / Fund Balances | | |
| Reserves - General (Pooled) | | 199,099 |
| Reserves - Interest | | <u>338</u> |
| | | <u>199,437</u> |
| Operating Fund Balance | | |
| Fund Balance | | 30,898 |
| Current Year Revenue (Expense) | | <u>99,238</u> |
| | | <u>130,136</u> |
| | | <u>329,573</u> |
| | \$ | <u><u>593,271</u></u> |

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 12 Months ended December 31, 2020

| | 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 | \$ 92,382 | \$ 92,383 | \$ (1) | \$ 1,108,582 | \$ 1,108,593 | \$ (11) | \$ 1,108,593 |
| Reserve Assessment | - | 7,255 | (7,255) | - | 87,061 | (87,061) | 87,061 |
| Fee Income | - | - | - | 100 | - | 100 | - |
| Laundry | - | 2,208 | (2,208) | 20,738 | 26,500 | (5,762) | 26,500 |
| Key Income | 25 | - | 25 | 750 | - | 750 | - |
| Interest Income | 59 | - | 59 | 369 | - | 369 | - |
| Late Fee | - | 83 | (83) | 1,775 | 1,000 | 775 | 1,000 |
| Screening Fee | 120 | - | 120 | 480 | - | 480 | - |
| Bank Charges | 25 | - | 25 | 325 | - | 325 | - |
| Gate Card Income | - | 42 | (42) | 650 | 500 | 150 | 500 |
| Filter Income | - | 8 | (8) | 29 | 100 | (71) | 100 |
| Miscellaneous Income | 125 | 83 | 42 | 3,490 | 1,000 | 2,490 | 1,000 |
| Deferred Comcast Income | 322 | 322 | - | 3,867 | 3,867 | - | 3,867 |
| Reserve Interest Transfer | (55) | - | (55) | (302) | - | (302) | - |
| Bad Debt Expense | 584 | (1,667) | 2,251 | 610 | (20,000) | 20,610 | (20,000) |
| | <u>93,587</u> | <u>100,717</u> | <u>(7,130)</u> | <u>1,141,463</u> | <u>1,208,621</u> | <u>(67,158)</u> | <u>1,208,621</u> |
| Reserve Income | | | | | | | |
| Reserve Income | - | - | - | 45,601 | - | 45,601 | - |
| | - | - | - | 45,601 | - | 45,601 | - |
| Total Revenues | <u>93,587</u> | <u>100,717</u> | <u>(7,130)</u> | <u>1,187,064</u> | <u>1,208,621</u> | <u>(21,557)</u> | <u>1,208,621</u> |

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 12 Months ended December 31, 2020

| | 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 | - | 15,180 | 15,180 | - | 15,180 |
| Year End Accounting | - | 417 | 417 | 4,000 | 5,000 | 1,000 | 5,000 |
| Legal Fees | - | 1,000 | 1,000 | 53,595 | 12,000 | (41,595) | 12,000 |
| Legal Fee Recovery | - | - | - | (307) | - | 307 | - |
| Management Fees | 1,550 | 1,550 | - | 18,600 | 18,600 | - | 18,600 |
| License & Permit | 240 | 167 | (73) | 8,110 | 2,000 | (6,110) | 2,000 |
| Professional Fees | - | - | - | 1,595 | - | (1,595) | - |
| Office Help | 6,673 | 5,000 | (1,673) | 57,110 | 60,000 | 2,890 | 60,000 |
| Office Supplies | - | 250 | 250 | 2,271 | 3,000 | 729 | 3,000 |
| Postage and Mail | 577 | 333 | (244) | 3,382 | 4,000 | 618 | 4,000 |
| | <u>10,305</u> | <u>9,982</u> | <u>(323)</u> | <u>163,536</u> | <u>119,780</u> | <u>(43,756)</u> | <u>119,780</u> |
| Community Room/Building: | | | | | | | |
| Greenwich Park Monthly Expense | 4,818 | 6,107 | 1,289 | 65,354 | 73,280 | 7,926 | 73,280 |
| | <u>4,818</u> | <u>6,107</u> | <u>1,289</u> | <u>65,354</u> | <u>73,280</u> | <u>7,926</u> | <u>73,280</u> |
| Contracts: | | | | | | | |
| Sanitation | (221) | 1,900 | 2,121 | 21,195 | 22,800 | 1,605 | 22,800 |
| Elevator | 900 | 900 | - | 16,550 | 10,800 | (5,750) | 10,800 |
| Elevator Phone | 75 | 75 | - | 1,575 | 900 | (675) | 900 |
| Cooling Tower | 460 | 500 | 40 | 6,507 | 6,000 | (507) | 6,000 |
| Lawn Maintenance | 1,000 | 1,000 | - | 12,020 | 12,000 | (20) | 12,000 |
| Pest Control | 653 | 683 | 30 | 8,271 | 8,200 | (71) | 8,200 |
| Maintenance Staff | 7,432 | 7,175 | (257) | 89,304 | 86,100 | (3,204) | 86,100 |
| | <u>10,299</u> | <u>12,233</u> | <u>1,934</u> | <u>155,422</u> | <u>146,800</u> | <u>(8,622)</u> | <u>146,800</u> |
| Insurance: | | | | | | | |
| Insurance | 16,679 | 15,833 | (846) | 186,025 | 190,000 | 3,975 | 190,000 |
| | <u>16,679</u> | <u>15,833</u> | <u>(846)</u> | <u>186,025</u> | <u>190,000</u> | <u>3,975</u> | <u>190,000</u> |
| Repairs and Maintenance: | | | | | | | |
| Maintenance Supplies | 1,000 | 250 | (750) | 5,190 | 3,000 | (2,190) | 3,000 |
| R&M - Electrical | 1,095 | 583 | (512) | 9,431 | 7,000 | (2,431) | 7,000 |
| R&M - Fire Alarm | - | 333 | 333 | 883 | 4,000 | 3,117 | 4,000 |
| R&M - General | 19,652 | 7,500 | (12,152) | 77,989 | 90,000 | 12,011 | 90,000 |
| R&M - Access Control | - | 50 | 50 | - | 600 | 600 | 600 |
| R&M - Trash Chute | 259 | 417 | 158 | 9,293 | 5,000 | (4,293) | 5,000 |
| R&M - Tree Trimming | 760 | 417 | (343) | 19,375 | 5,000 | (14,375) | 5,000 |
| R&M - Air Conditioning Systems | - | 625 | 625 | 6,846 | 7,500 | 654 | 7,500 |
| R&M - Parking Repairs | - | 208 | 208 | - | 2,500 | 2,500 | 2,500 |
| R&M - Roof Repairs | 425 | 417 | (8) | 425 | 5,000 | 4,575 | 5,000 |
| R&M - Plumbing | 337 | 1,250 | 913 | 4,721 | 15,000 | 10,279 | 15,000 |
| R&M - Generator & Water Tower | - | 417 | 417 | 6,074 | 5,000 | (1,074) | 5,000 |
| R&M - Sprinkler | - | 167 | 167 | - | 2,000 | 2,000 | 2,000 |
| R&M - Elevators | 1,260 | 208 | (1,052) | 3,954 | 2,500 | (1,454) | 2,500 |
| 40 Year Certification | - | 3,750 | 3,750 | - | 45,000 | 45,000 | 45,000 |
| | <u>24,788</u> | <u>16,592</u> | <u>(8,196)</u> | <u>144,181</u> | <u>199,100</u> | <u>54,919</u> | <u>199,100</u> |

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 12 Months ended December 31, 2020

| | 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 | 35,449 | 16,250 | (19,199) | 237,031 | 195,000 | (42,031) | 195,000 |
| Electricity | 5,100 | 6,250 | 1,150 | 58,420 | 75,000 | 16,580 | 75,000 |
| Telephone | 539 | 550 | 11 | 13,777 | 6,600 | (7,177) | 6,600 |
| Gas | 2,656 | 1,500 | (1,156) | 18,479 | 18,000 | (479) | 18,000 |
| | <u>43,744</u> | <u>24,550</u> | <u>(19,194)</u> | <u>327,707</u> | <u>294,600</u> | <u>(33,107)</u> | <u>294,600</u> |
| Reserve Transfer: | | | | | | | |
| Reserves - Deferred Maintenance | - | 8,167 | 8,167 | - | 98,000 | 98,000 | 98,000 |
| Reserve Transfer | - | 7,255 | 7,255 | - | 87,061 | 87,061 | 87,061 |
| | <u>-</u> | <u>15,422</u> | <u>15,422</u> | <u>-</u> | <u>185,061</u> | <u>185,061</u> | <u>185,061</u> |
| Reserve Expenses | | | | | | | |
| Reserve Expense | - | - | - | 45,601 | - | (45,601) | - |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>45,601</u> | <u>-</u> | <u>(45,601)</u> | <u>-</u> |
| Total Expenses | <u>110,633</u> | <u>100,719</u> | <u>(9,914)</u> | <u>1,087,826</u> | <u>1,208,621</u> | <u>120,795</u> | <u>1,208,621</u> |
| Excess Revenues (Expenses) | <u>\$ (17,046)</u> | <u>\$ (2)</u> | <u>\$ (17,044)</u> | <u>\$ 99,238</u> | <u>\$ -</u> | <u>\$ 99,238</u> | <u>\$ -</u> |

Greenwich Association, Inc.

General Ledger

December 1, 2020 - December 31, 2020

| Date | Reference | Journal | Description | Beginning Balance | Current Amount | Period End Balance |
|---|------------|---------|--|----------------------|-------------------|-----------------------|
| 1030 Popular Community Bank- Operating | | | | 235,910.20 | | |
| 12/02/20 | 1575 | | A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE | | (337.00) | |
| 12/02/20 | 1576 | | America Service Inds. | | (7,431.90) | |
| 12/02/20 | 1577 | | Avesta Biscayne | | (4,818.22) | |
| 12/02/20 | 1578 | | Florida's Choice Contracting | | (14,051.01) | |
| 12/02/20 | 1579 | | Juda, Eskew & Associates, P.A. | | (323.70) | |
| 12/02/20 | 1580 | | Juda, Eskew & Associates, P.A. | | (1,265.00) | |
| 12/02/20 | 1581 | | Miami Dade Exterminators Co. | | (652.70) | |
| 12/02/20 | 1582 | | Popular Bank | | (900.00) | |
| 12/02/20 | 1583 | | Suncoast Elevator Solutions, Inc. | | (900.00) | |
| 12/02/20 | 1584 | | Sunrise Management | | (2,169.00) | |
| 12/02/20 | 1585 | | Sunrise Management | | (1,550.00) | |
| 12/02/20 | ACHWEB202 | | ACHWEB Unit GAI-1-PH10 | | 372.43 | |
| | 01202 | | | | | |
| 12/02/20 | Dep.1 | | EFTCR Batch # 2012012641 | | 604.38 | |
| 12/02/20 | Dep.2 | | LockBoxCR Batch # 2012022928 | | 972.52 | |
| 12/03/20 | 1571 | | VOID - Professional Inspection Group, Inc. | | 480.00 | |
| 12/03/20 | 1586 | | Professional Inspection Group, Inc. | | (1,740.00) | |
| 12/03/20 | Dep.3 | | LockBoxCR Batch # 2012033084 | | 372.43 | |
| 12/04/20 | AUTO.5 | | Teco People's Gas | | (782.26) | |
| 12/04/20 | Dep.4 | | LockBoxCR Batch # 2012043422 | | 7,348.53 | |
| 12/07/20 | Dep.6 | | LockBoxCR Batch # 2012073827 | | 562.94 | |
| 12/08/20 | AUTO.6 | | IPFS Corporation | | (16,483.33) | |
| 12/08/20 | Dep.5 | | EFTCR Batch # 2012073650 | | 33,091.34 | |
| 12/08/20 | Dep.7 | | LockBoxCR Batch # 2012084012 | | 10,396.85 | |
| 12/09/20 | AUTO.4 | | AT&T | | (538.50) | |
| 12/09/20 | CCARD2020 | | CCARD Unit GAI-1-1003 | | 473.00 | |
| | 1209 | | | | | |
| 12/09/20 | CCARD2020 | | CCARD Unit GAI-1-211 | | 372.43 | |
| | 1209 | | | | | |
| 12/09/20 | Dep.8 | | LockBoxCR Batch # 2012094222 | | 3,279.62 | |
| 12/09/20 | DP01 | | Miscellaneous Income | | 25.00 | |
| 12/10/20 | 1587 | | Allied Roofing | | (425.00) | |
| 12/10/20 | CCARD2020 | | CCARD Unit GAI-1-603 | | 372.08 | |
| | 1210 | | | | | |
| 12/10/20 | CCARD2020 | | CCARD Unit GAI-1-208 | | 372.43 | |
| | 1210 | | | | | |
| 12/10/20 | Dep.9 | | LockBoxCR Batch # 2012104422 | | 1,117.29 | |
| 12/11/20 | Dep.10 | | LockBoxCR Batch # 2012114618 | | 5,453.31 | |
| 12/11/20 | R- | | R-CK Unit GAI-1-603 | | (372.43) | |
| | CK20201211 | | | | | |
| 12/12/20 | ACHWEB202 | | ACHWEB Unit GAI-1-512 | | 372.43 | |
| | 01212 | | | | | |
| 12/13/20 | ACHWEB202 | | ACHWEB Unit GAI-1-901 | | 600.09 | |
| | 01213 | | | | | |
| 12/13/20 | AUTO.1 | | FPL | | (4,960.78) | |
| 12/13/20 | AUTO.2 | | FPL | | (99.91) | |
| 12/13/20 | AUTO.3 | | FPL | | (43.69) | |
| 12/14/20 | Dep.11 | | LockBoxCR Batch # 2012144944 | | 2,834.67 | |
| 12/15/20 | ACHWEB202 | | ACHWEB Unit GAI-1-1110 | | 372.43 | |
| | 01215 | | | | | |
| 12/15/20 | Dep.12 | | ManCR Batch # 2012155073 | | 8,284.94 | |
| 12/15/20 | Dep.13 | | ManCR Batch # 2012155082 | | 620.00 | |
| 12/15/20 | Dep.14 | | LockBoxCR Batch # 2012155181 | | 2,462.24 | |
| 12/16/20 | 1588 | | A-1 Balers & Compactors | | (259.48) | |
| 12/16/20 | 1589 | | City of North Miami | | (18,428.63) | |
| 12/16/20 | 1590 | | Extrabit Industries Inc. | | (250.00) | |
| 12/16/20 | 1591 | | FPL Energy Services | | (956.45) | |
| 12/16/20 | 1592 | | Green Horizon Services, Inc. | | (760.00) | |
| 12/16/20 | 1593 | | Rossi Marble Restoration & Polishing | | (3,328.00) | |
| 12/16/20 | 1594 | | Sunrise Management | | (2,169.00) | |

Greenwich Association, Inc.

General Ledger

December 1, 2020 - December 31, 2020

| Date | Reference | Journal | Description | Beginning Balance | Current Amount | Period End Balance |
|--|------------------|----------------|--|--------------------------|-----------------------|---------------------------|
| 12/16/20 | 1595 | | Wright National Flood Insurance Company | | (15,946.00) | |
| 12/16/20 | 1596 | | ACG Engineering Services, Inc. | | (240.00) | |
| 12/16/20 | 1597 | | AGI International, Inc. | | (460.10) | |
| 12/16/20 | 1598 | | ALEX ELECTRIC SERVICES, INC | | (1,094.50) | |
| 12/16/20 | DP02 | | Miscellaneous Income | | 120.00 | |
| 12/16/20 | DP03 | | Miscellaneous Income | | 125.00 | |
| 12/17/20 | Dep.15 | | LockBoxCR Batch # 2012175479 | | 372.43 | |
| 12/18/20 | 1599 | | Jorge Hernandez | | (1,000.00) | |
| 12/18/20 | Dep.16 | | LockBoxCR Batch # 2012185690 | | 4,643.59 | |
| 12/21/20 | Dep.17 | | LockBoxCR Batch # 2012215839 | | 935.37 | |
| 12/22/20 | Dep.18 | | LockBoxCR Batch # 2012225976 | | 1,800.27 | |
| 12/28/20 | CCARD2020 | | CCARD Unit GAI-1-603 | | 397.43 | |
| | 1228 | | | | | |
| 12/29/20 | 1600 | | City of North Miami | | (20.08) | |
| 12/29/20 | 1601 | | DPBR Div. FL Condos, Timeshares and Mobile Homes | | (884.00) | |
| 12/29/20 | 1602 | | Juda Eskew & Associates, P.A. | | (253.60) | |
| 12/29/20 | 1603 | | Popular Bank | | (1,000.00) | |
| 12/29/20 | 1604 | | Servpro of North Miami | | (1,643.09) | |
| 12/29/20 | 1605 | | Sunrise Management | | (2,169.00) | |
| 12/31/20 | 1455 | | On Site Delivery Tech | | 270.00 | |
| 12/31/20 | Dep.19 | | LockBoxCR Batch # 2101046469 | | 2,689.90 | |
| 12/31/20 | Dep.20 | | LockBoxCR Batch # 2101057143 | | 4,551.98 | |
| 12/31/20 | INT | | Interest Income | | 4.09 | |
| 12/31/20 | RESF | | Monthly Reserve Funding | | (7,255.00) | |
| 12/31/20 | XR01 | | Reserve Transfer | | (8,167.00) | |
| | | | Totals for 1030 | | <u>(29,004.92)</u> | <u>206,905.28</u> |
| 1035 Popular Community Bank- S/A | | | | 465.53 | | |
| 12/31/20 | INT | | Interest Income | | 0.01 | |
| | | | Totals for 1035 | | <u>0.01</u> | <u>465.54</u> |
| 1040 Popular Community Bank- Reserves | | | | 174,825.16 | | |
| 12/31/20 | INT | | Interest Income | | 54.72 | |
| 12/31/20 | RESF | | Monthly Reserve Funding | | 7,255.00 | |
| 12/31/20 | XR01 | | Reserve Transfer | | 8,167.00 | |
| | | | Totals for 1040 | | <u>15,476.72</u> | <u>190,301.88</u> |
| 1045 Popular Community Bank- Escrow | | | | 114,326.91 | | |
| 12/09/20 | DP01 | | Security Deposit | | 1,200.00 | |
| | | | Totals for 1045 | | <u>1,200.00</u> | <u>115,526.91</u> |
| 1200 Maintenance Receivables | | | | 39,857.96 | | |
| 12/01/20 | RE02.1 | | Reclass Prepaid Maintenance | | (51,105.01) | |
| 12/02/20 | ACHWEB202 | | ACHWEB Unit GAI-1-PH10 | | (372.43) | |
| | 01202 | | | | | |
| 12/02/20 | Dep.1 | | EFTCR Batch # 2012012641 | | (604.38) | |
| 12/02/20 | Dep.2 | | LockBoxCR Batch # 2012022928 | | (972.52) | |
| 12/03/20 | Dep.3 | | LockBoxCR Batch # 2012033084 | | (372.43) | |
| 12/04/20 | Dep.4 | | LockBoxCR Batch # 2012043422 | | (7,348.53) | |
| 12/07/20 | Dep.6 | | LockBoxCR Batch # 2012073827 | | (562.94) | |
| 12/08/20 | Dep.5 | | EFTCR Batch # 2012073650 | | (33,091.34) | |
| 12/08/20 | Dep.7 | | LockBoxCR Batch # 2012084012 | | (10,396.85) | |
| 12/09/20 | CCARD2020 | | CCARD Unit GAI-1-1003 | | (473.00) | |
| | 1209 | | | | | |
| 12/09/20 | CCARD2020 | | CCARD Unit GAI-1-211 | | (372.43) | |
| | 1209 | | | | | |
| 12/09/20 | Dep.8 | | LockBoxCR Batch # 2012094222 | | (3,279.62) | |
| 12/10/20 | CCARD2020 | | CCARD Unit GAI-1-603 | | (372.08) | |
| | 1210 | | | | | |

Greenwich Association, Inc.
General Ledger

December 1, 2020 - December 31, 2020

| Date | Reference | Journal | Description | Beginning Balance | Current Amount | Period End Balance |
|---|------------|---------|---|-------------------|--------------------|--------------------|
| 12/10/20 | CCARD2020 | | CCARD Unit GAI-1-208 | | (372.43) | |
| | 1210 | | | | | |
| 12/10/20 | Dep.9 | | LockBoxCR Batch # 2012104422 | | (1,117.29) | |
| 12/11/20 | Dep.10 | | LockBoxCR Batch # 2012114618 | | (5,453.31) | |
| 12/11/20 | R- | | R-CK Unit GAI-1-603 | | 372.43 | |
| | CK20201211 | | | | | |
| 12/12/20 | ACHWEB202 | | ACHWEB Unit GAI-1-512 | | (372.43) | |
| | 01212 | | | | | |
| 12/13/20 | ACHWEB202 | | ACHWEB Unit GAI-1-901 | | (600.09) | |
| | 01213 | | | | | |
| 12/14/20 | Dep.11 | | LockBoxCR Batch # 2012144944 | | (2,834.67) | |
| 12/15/20 | ACHWEB202 | | ACHWEB Unit GAI-1-1110 | | (372.43) | |
| | 01215 | | | | | |
| 12/15/20 | Dep.12 | | ManCR Batch # 2012155073 | | (8,284.94) | |
| 12/15/20 | Dep.13 | | ManCR Batch # 2012155082 | | (620.00) | |
| 12/15/20 | Dep.14 | | LockBoxCR Batch # 2012155181 | | (2,462.24) | |
| 12/17/20 | Dep.15 | | LockBoxCR Batch # 2012175479 | | (372.43) | |
| 12/18/20 | Dep.16 | | LockBoxCR Batch # 2012185690 | | (4,643.59) | |
| 12/21/20 | Dep.17 | | LockBoxCR Batch # 2012215839 | | (935.37) | |
| 12/22/20 | Dep.18 | | LockBoxCR Batch # 2012225976 | | (1,800.27) | |
| 12/28/20 | CCARD2020 | | CCARD Unit GAI-1-603 | | (397.43) | |
| | 1228 | | | | | |
| 12/31/20 | CHG.1 | | GenMaint 12/01/2020 - 12/31/2020 | | 99,636.82 | |
| 12/31/20 | Dep.19 | | LockBoxCR Batch # 2101046469 | | (2,689.90) | |
| 12/31/20 | Dep.20 | | LockBoxCR Batch # 2101057143 | | (4,551.98) | |
| 12/31/20 | GJ.1 | | B/C 12/01/2020 - 12/31/2020 | | 25.00 | |
| 12/31/20 | RE02 | | Reclass Prepaid Maintenance | | 49,970.11 | |
| | | | Totals for 1200 | | <u>2,800.00</u> | <u>42,657.96</u> |
| 1205 Allowance for Doubtful Accounts | | | | (6,913.14) | | |
| 12/31/20 | GJ02 | | Record Bad Debt Recovery | | 584.30 | |
| | | | Totals for 1205 | | <u>584.30</u> | <u>(6,328.84)</u> |
| 1210 Special Assessment Receivables #6 | | | | 4,795.00 | | |
| | | | 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 | | | | 17,300.00 | | |
| 12/31/20 | GJ01 | | Adjust Due to Reserves for Additional Transfer | | (8,167.00) | |
| | | | Totals for 1500 | | <u>(8,167.00)</u> | <u>9,133.00</u> |
| 1850 Prepaid Insurance | | | | 33,357.68 | | |
| 12/31/20 | GJ04 | | Record Flood Insurance Renewal | | 15,946.00 | |
| 12/31/20 | INS | | Expense Prepaid Insurance | | (16,678.85) | |
| | | | Totals for 1850 | | <u>(732.85)</u> | <u>32,624.83</u> |
| 1860 Prepaid Expenses | | | | 1,100.00 | | |
| 12/29/20 | 1601 | | DPBR Div. FL Condos, Timeshares and Mobile Homes - Inv #52151 - File 52151 - PR1P010004 - 2021 Renewal | | 884.00 | |
| | | | Totals for 1860 | | <u>884.00</u> | <u>1,984.00</u> |
| 4010 Accounts Payable | | | | (50,451.71) | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | 50,451.71 | |
| 12/31/20 | RE01 | | Record Accounts Payable | | (68,134.50) | |
| | | | Totals for 4010 | | <u>(17,682.79)</u> | <u>(68,134.50)</u> |
| 4015 Insurance Payable | | | | (19,692.52) | | |
| 12/08/20 | AUTO.6 | | IPFS Corporation - GAA-985191 - Payment 9 of 10 | | 16,483.33 | |

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| 12/16/20 | 1595 | | Wright National Flood Insurance Company - Inv #11/01/20 - 09 1151059193 07 - 12/07/20-12/06/21 | | 15,946.00 | |
| 12/31/20 | GJ04 | | Renewal Record Flood Insurance Renewal | | <u>(15,946.00)</u> | |
| | | | Totals for 4015 | | <u>16,483.33</u> | <u>(3,209.19)</u> |
| 4150 | Prepaid Maintenance | | | (51,105.01) | | |
| 12/01/20 | RE02.1 | | Reclass Prepaid Maintenance | | 51,105.01 | |
| 12/31/20 | RE02 | | Reclass Prepaid Maintenance | | <u>(49,970.11)</u> | |
| | | | Totals for 4150 | | <u>1,134.90</u> | <u>(49,970.11)</u> |
| 4165 | Security Deposits | | | (114,325.00) | | |
| 12/09/20 | DP01 | | Security Deposit - North Miami Investments LLC GAI -1- 912 | | <u>(1,200.00)</u> | |
| | | | Totals for 4165 | | <u>(1,200.00)</u> | <u>(115,525.00)</u> |
| 4170 | Deferred Cable Contract | | | (18,048.44) | | |
| 12/31/20 | GJ03 | | Recognize Cable Income | | <u>322.29</u> | |
| | | | Totals for 4170 | | <u>322.29</u> | <u>(17,726.15)</u> |
| 4200 | Due to Reserves | | | (17,300.00) | | |
| 12/31/20 | GJ01 | | Adjust Due to Reserves for Additional Transfer | | <u>8,167.00</u> | |
| | | | Totals for 4200 | | <u>8,167.00</u> | <u>(9,133.00)</u> |
| 5500 | Reserves - General (Pooled) | | | (191,844.20) | | |
| 12/31/20 | RES | | Record Reserve Funding | | <u>(7,255.00)</u> | |
| | | | Totals for 5500 | | <u>(7,255.00)</u> | <u>(199,099.20)</u> |
| 5505 | Reserves - Interest | | | (283.05) | | |
| 12/31/20 | RESIT | | Reserve Interest Transfer | | <u>(54.72)</u> | |
| | | | Totals for 5505 | | <u>(54.72)</u> | <u>(337.77)</u> |
| 5800 | Fund Balance | | | (30,898.14) | | |
| | | | Totals for 5800 | | <u>0.00</u> | <u>(30,898.14)</u> |
| 6010 | Owner Assessments | | | (1,016,200.02) | | |
| 12/31/20 | CHG.1 | | GenMaint 12/01/2020 - 12/31/2020 | | (99,636.82) | |
| 12/31/20 | RES | | Record Reserve Funding | | <u>7,255.00</u> | |
| | | | Totals for 6010 | | <u>(92,381.82)</u> | <u>(1,108,581.84)</u> |
| 6013 | Fee Income | | | (100.00) | | |
| | | | Totals for 6013 | | <u>0.00</u> | <u>(100.00)</u> |
| 6025 | Laundry | | | (20,737.84) | | |
| | | | Totals for 6025 | | <u>0.00</u> | <u>(20,737.84)</u> |
| 6030 | Key Income | | | (725.00) | | |
| 12/09/20 | DP01 | | Miscellaneous Income | | <u>(25.00)</u> | |
| | | | Totals for 6030 | | <u>(25.00)</u> | <u>(750.00)</u> |
| 6040 | Interest Income | | | (310.37) | | |
| 12/31/20 | INT | | Interest Income | | <u>(58.82)</u> | |
| | | | Totals for 6040 | | <u>(58.82)</u> | <u>(369.19)</u> |
| 6045 | Late Fee | | | (1,775.00) | | |
| | | | Totals for 6045 | | <u>0.00</u> | <u>(1,775.00)</u> |
| 6055 | Screening Fee | | | (360.00) | | |
| 12/16/20 | DP02 | | Miscellaneous Income | | <u>(120.00)</u> | |

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| | | | | Totals for 6055 | <u>(120.00)</u> | <u>(480.00)</u> |
| 6060 Bank Charges | | | | (300.00) | | |
| 12/31/20 | GJ.1 | | B/C 12/01/2020 - 12/31/2020 | | <u>(25.00)</u> | |
| | | | | Totals for 6060 | <u>(25.00)</u> | <u>(325.00)</u> |
| 6065 Gate Card Income | | | | (650.00) | | |
| | | | | Totals for 6065 | <u>0.00</u> | <u>(650.00)</u> |
| 6070 Filter Income | | | | (28.50) | | |
| | | | | Totals for 6070 | <u>0.00</u> | <u>(28.50)</u> |
| 6075 Miscellaneous Income | | | | (3,364.65) | | |
| 12/16/20 | DP03 | | Miscellaneous Income | | <u>(125.00)</u> | |
| | | | | Totals for 6075 | <u>(125.00)</u> | <u>(3,489.65)</u> |
| 6080 Deferred Comcast Income | | | | (3,545.19) | | |
| 12/31/20 | GJ03 | | Recognize Cable Income | | <u>(322.29)</u> | |
| | | | | Totals for 6080 | <u>(322.29)</u> | <u>(3,867.48)</u> |
| 6085 Reserve Interest Transfer | | | | 247.55 | | |
| 12/31/20 | RESIT | | Reserve Interest Transfer | | <u>54.72</u> | |
| | | | | Totals for 6085 | <u>54.72</u> | <u>302.27</u> |
| 6200 Reserve Income | | | | (45,600.90) | | |
| | | | | Totals for 6200 | <u>0.00</u> | <u>(45,600.90)</u> |
| 7020 Water & Sewer | | | | 201,581.99 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | <u>(20,000.00)</u> | |
| 12/16/20 | 1589 | | City of North Miami - Inv #11/30/20 - 61-01-01990-00 - 10/02/20-11/01/20 | | <u>18,428.63</u> | |
| 12/29/20 | 1600 | | City of North Miami - Inv #12/10/20 - 41-88-14938-01 - 10/02/20-11/01/20 | | <u>20.08</u> | |
| 12/31/20 | RE01 | | Record Accounts Payable | | <u>37,000.00</u> | |
| | | | | Totals for 7020 | <u>35,448.71</u> | <u>237,030.70</u> |
| 7030 Electricity | | | | 53,319.63 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | <u>(5,104.38)</u> | |
| 12/13/20 | AUTO.1 | | FPL - 34752-18123 - 10/23/20-11/23/20 | | <u>4,960.78</u> | |
| 12/13/20 | AUTO.2 | | FPL - 56006-15271 - 10/23/20-11/23/20 | | <u>99.91</u> | |
| 12/13/20 | AUTO.3 | | FPL - 64563-31005 - 10/23/20-11/23/20 | | <u>43.69</u> | |
| 12/31/20 | RE01 | | Record Accounts Payable | | <u>5,100.00</u> | |
| | | | | Totals for 7030 | <u>5,100.00</u> | <u>58,419.63</u> |
| 7035 Telephone | | | | 13,238.21 | | |
| 12/09/20 | AUTO.4 | | AT&T - 305 895-1156 030 0446 - 11/22/20-12/21/20 | | <u>538.50</u> | |
| | | | | Totals for 7035 | <u>538.50</u> | <u>13,776.71</u> |
| 7045 Gas | | | | 15,822.47 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | <u>(782.26)</u> | |
| 12/04/20 | AUTO.5 | | Teco People's Gas - 211011672295 - 10/08/20-11/06/20 | | <u>782.26</u> | |
| 12/16/20 | 1591 | | FPL Energy Services - Inv #11/23/20 - 1100237147 - 10/08/20-11/06/20 | | <u>956.45</u> | |
| 12/31/20 | RE01 | | Record Accounts Payable | | <u>1,700.00</u> | |
| | | | | Totals for 7045 | <u>2,656.45</u> | <u>18,478.92</u> |
| 7110 Maintenance Supplies | | | | 4,190.40 | | |
| 12/29/20 | 1603 | | Popular Bank - Inv #12/15/20 - 4484 6702 0100 4907 Supplies | | <u>1,000.00</u> | |

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| Totals for 7110 | | | | | <u>1,000.00</u> | <u>5,190.40</u> |
| 7120 R&M - Electrical | | | | 8,336.48 | | |
| 12/16/20 | 1598 | | ALEX ELECTRIC SERVICES, INC - Inv #39330 - Checked the Pump of Water Sprinkler System | | 630.00 | |
| 12/16/20 | 1598 | | ALEX ELECTRIC SERVICES, INC - Inv #39346 - Remove and Install 6 Lamps | | <u>464.50</u> | |
| Totals for 7120 | | | | | <u>1,094.50</u> | <u>9,430.98</u> |
| 7125 R&M - Fire Alarm | | | | 882.75 | | |
| Totals for 7125 | | | | | <u>0.00</u> | <u>882.75</u> |
| 7130 R&M - General | | | | 58,336.65 | | |
| 12/02/20 | 1578 | | Florida's Choice Contracting - Inv #19-109-5 - Drop 10 & 15 | | 14,051.01 | |
| 12/02/20 | 1582 | | Popular Bank - Inv #11/15/20 - 4484 6702 0100 4907 Supplies | | 900.00 | |
| 12/16/20 | 1593 | | Rossi Marble Restoration & Polishing - Inv #1985 - Marble Restoration Completed on 11/19/20 | | 3,328.00 | |
| 12/29/20 | 1604 | | Servpro of North Miami - Inv #4680572 - Water Damage Restoration | | 1,643.09 | |
| 12/31/20 | 1455 | | On Site Delivery Tech - Inv #06/18/20 - Power Box Installation | | <u>(270.00)</u> | |
| Totals for 7130 | | | | | <u>19,652.10</u> | <u>77,988.75</u> |
| 7140 R&M - Trash Chute | | | | 9,033.96 | | |
| 12/16/20 | 1588 | | A-1 Balers & Compactors - Inv #32199 - Repaired Damaged Hose | | <u>259.48</u> | |
| Totals for 7140 | | | | | <u>259.48</u> | <u>9,293.44</u> |
| 7145 R&M - Tree Trimming | | | | 18,615.00 | | |
| 12/16/20 | 1592 | | Green Horizon Services, Inc. - Inv #307606 - 12/01/20-12/31/20 | | <u>760.00</u> | |
| Totals for 7145 | | | | | <u>760.00</u> | <u>19,375.00</u> |
| 7150 R&M - Air Conditioning Systems | | | | 6,846.11 | | |
| Totals for 7150 | | | | | <u>0.00</u> | <u>6,846.11</u> |
| 7160 R&M - Roof Repairs | | | | 0.00 | | |
| 12/10/20 | 1587 | | Allied Roofing - Inv #12/04/20 - 50% Deposit on Contract | | <u>425.00</u> | |
| Totals for 7160 | | | | | <u>425.00</u> | <u>425.00</u> |
| 7170 R&M - Plumbing | | | | 4,384.00 | | |
| 12/02/20 | 1575 | | A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #20726 - Supplied and Installed Return Valve | | <u>337.00</u> | |
| Totals for 7170 | | | | | <u>337.00</u> | <u>4,721.00</u> |
| 7180 R&M - Generator & Water Tower | | | | 6,073.95 | | |
| Totals for 7180 | | | | | <u>0.00</u> | <u>6,073.95</u> |
| 7190 R&M - Elevators | | | | 2,694.45 | | |
| 12/03/20 | 1571 | | VOID - Professional Inspection Group, Inc. - VOID - Inv #13036 - Annual Elevator Inspection - Pressure Test | | (480.00) | |
| 12/03/20 | 1586 | | Professional Inspection Group, Inc. - Inv #13036 - Annual Elevator Inspection - Pressure Test | | 480.00 | |
| 12/03/20 | 1586 | | Professional Inspection Group, Inc. - Inv #10858 - Annual Elevator Inspection - Pressure Test | | 480.00 | |
| 12/03/20 | 1586 | | Professional Inspection Group, Inc. - Inv #13536 - Elevator Re-Inspection | | 390.00 | |
| 12/03/20 | 1586 | | Professional Inspection Group, Inc. - Inv #11304 - Elevator Re-Inspection | | <u>390.00</u> | |
| Totals for 7190 | | | | | <u>1,260.00</u> | <u>3,954.45</u> |

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| 7305 Sanitation | | | | 21,416.32 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | (5,021.07) | |
| 12/31/20 | RE01 | | Record Accounts Payable | | 4,800.00 | |
| Totals for 7305 | | | | | <u>(221.07)</u> | <u>21,195.25</u> |
| 7310 Elevator | | | | 15,650.00 | | |
| 12/02/20 | 1583 | | Suncoast Elevator Solutions, Inc. - Inv #29483 - 12/01/20-12/31/20 | | 900.00 | |
| Totals for 7310 | | | | | <u>900.00</u> | <u>16,550.00</u> |
| 7315 Elevator Phone | | | | 1,500.00 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | (375.00) | |
| 12/31/20 | RE01 | | Record Accounts Payable | | 450.00 | |
| Totals for 7315 | | | | | <u>75.00</u> | <u>1,575.00</u> |
| 7325 Cooling Tower | | | | 6,046.84 | | |
| 12/16/20 | 1597 | | AGI International, Inc. - Inv #28067 - 12/01/20- 12/31/20 | | 460.10 | |
| Totals for 7325 | | | | | <u>460.10</u> | <u>6,506.94</u> |
| 7345 Lawn Maintenance | | | | 11,020.00 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | (5,000.00) | |
| 12/31/20 | RE01 | | Record Accounts Payable | | 6,000.00 | |
| Totals for 7345 | | | | | <u>1,000.00</u> | <u>12,020.00</u> |
| 7360 Pest Control | | | | 7,618.41 | | |
| 12/02/20 | 1581 | | Miami Dade Exterminators Co. - Inv #14800 - 12/01/20-12/31/20 | | 652.70 | |
| Totals for 7360 | | | | | <u>652.70</u> | <u>8,271.11</u> |
| 7370 Maintenance Staff | | | | 81,872.40 | | |
| 12/02/20 | 1576 | | America Service Inds. - Inv #11354 - 12/01/20- 12/31/20 | | 7,431.90 | |
| Totals for 7370 | | | | | <u>7,431.90</u> | <u>89,304.30</u> |
| 7500 Accounting Fees | | | | 13,915.00 | | |
| 12/02/20 | 1580 | | Juda, Eskew & Associates, P.A. - Inv #61984 - 12/01/20-12/31/20 | | 1,265.00 | |
| Totals for 7500 | | | | | <u>1,265.00</u> | <u>15,180.00</u> |
| 7502 Year End Accounting | | | | 4,000.00 | | |
| Totals for 7502 | | | | | <u>0.00</u> | <u>4,000.00</u> |
| 7505 Legal Fees | | | | 53,594.83 | | |
| Totals for 7505 | | | | | <u>0.00</u> | <u>53,594.83</u> |
| 7506 Legal Fee Recovery | | | | (307.40) | | |
| Totals for 7506 | | | | | <u>0.00</u> | <u>(307.40)</u> |
| 7510 Management Fees | | | | 17,050.00 | | |
| 12/02/20 | 1585 | | Sunrise Management - Inv #12/02/20 - 12/01/20- 12/31/20 | | 1,550.00 | |
| Totals for 7510 | | | | | <u>1,550.00</u> | <u>18,600.00</u> |
| 7525 License & Permit | | | | 7,869.71 | | |
| 12/16/20 | 1596 | | ACG Engineering Services, Inc. - Inv #4835 - Site Inspection - East Facade | | 240.00 | |
| Totals for 7525 | | | | | <u>240.00</u> | <u>8,109.71</u> |

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| 7535 | Professional Fees | | | 1,595.25 | | |
| | | | Totals for 7535 | | <u>0.00</u> | <u>1,595.25</u> |
| 7536 | Office Help | | | 50,437.00 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | (2,169.00) | |
| 12/02/20 | 1584 | | Sunrise Management - Inv #11/22/20 - 11/08/20-11/22/20 | | 2,169.00 | |
| 12/16/20 | 1590 | | Extrabit Industries Inc. - Inv #1762 - 11/01/20-11/30/20 | | 250.00 | |
| 12/16/20 | 1594 | | Sunrise Management - Inv #12/07/20 - 11/22/20-12/06/20 | | 2,169.00 | |
| 12/18/20 | 1599 | | Jorge Hernandez - Inv #12/11/20 - Christmas Bonus for Staff | | 1,000.00 | |
| 12/29/20 | 1605 | | Sunrise Management - Inv #12/22/20 - 12/06/20-12/20/20 | | 2,169.00 | |
| 12/31/20 | RE01 | | Record Accounts Payable | | <u>1,084.50</u> | |
| | | | Totals for 7536 | | <u>6,672.50</u> | <u>57,109.50</u> |
| 7540 | Office Supplies | | | 2,271.41 | | |
| | | | Totals for 7540 | | <u>0.00</u> | <u>2,271.41</u> |
| 7545 | Postage and Mail | | | 2,805.08 | | |
| 12/02/20 | 1579 | | Juda, Eskew & Associates, P.A. - Inv #61706 - 2nd Notice of Annual Meeting | | 323.70 | |
| 12/29/20 | 1602 | | Juda Eskew & Associates, P.A. - Inv #62058 - First Notice of Annual Meeting | | <u>253.60</u> | |
| | | | Totals for 7545 | | <u>577.30</u> | <u>3,382.38</u> |
| 7550 | Greenwich Park Monthly Expense | | | 60,535.92 | | |
| 12/01/20 | RE01.1 | | Record Accounts Payable | | (12,000.00) | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Landscape Services 10/01/20-10/31/20 | | 423.00 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Blacktop Patch | | 37.74 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Rust Prevention 10/01/20-10/31/20 | | 59.22 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Sprinkler Parts | | 70.88 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Sprinkler Parts | | 124.31 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Trash Bags Common Area | | 18.10 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Trash Bags Common Area | | 59.66 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Service Call Office | | 85.71 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Service Call Clubhouse | | 96.30 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Service Call Clubhouse | | 96.30 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Service Call Clubhouse | | 162.75 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Pool Maintenance 10/01/20-10/31/20 | | 306.00 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Kings III Elevator Phone 10/01/20-10/31/20 | | 17.74 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Spetrocel Elevator Phone 10/01/20-10/31/20 | | 79.26 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - FPL 09/24/20-10/23/20 | | 488.74 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Clubhouse Elevator 10/01/20-10/31/20 | | 52.43 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Gas Hot Tub 09/10/20-10/07/20 | | 84.43 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Cleaning 10/01/20-10/31/20 | | 390.60 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Irrigation Entrance 08/02/20-09/01/20 | | 103.88 | |

Greenwich Association, Inc.

General Ledger

December 1, 2020 - December 31, 2020

| Date | Reference | Journal | Description | Beginning Balance | Current Amount | Period End Balance |
|------------------------------|------------------|----------------|---|--------------------------|-----------------------|---------------------------|
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Irrigation 1470 NE 123 ST 08/02/20-09/01/2 | | 54.60 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Pool and Spa 08/02/20-09/01/20 | | 69.05 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Pest Control 10/01/20-10/31/20 | | 79.56 | |
| 12/02/20 | 1577 | | Avesta Biscayne - Inv #Oct 2020 - Security 10/01/20- 10/31/20 | | 1,857.96 | |
| 12/31/20 | RE01 | | Record Accounts Payable | | 12,000.00 | |
| | | | Totals for 7550 | | <u>4,818.22</u> | <u>65,354.14</u> |
| 7555 Insurance | | | | 169,345.93 | | |
| 12/31/20 | INS | | Expense Prepaid Insurance | | 16,678.85 | |
| | | | Totals for 7555 | | <u>16,678.85</u> | <u>186,024.78</u> |
| 7800 Reserve Expense | | | | 45,600.90 | | |
| | | | Totals for 7800 | | <u>0.00</u> | <u>45,600.90</u> |
| 7810 Bad Debt Expense | | | | (26.16) | | |
| 12/31/20 | GJ02 | | Record Bad Debt Recovery | | (584.30) | |
| | | | Totals for 7810 | | <u>(584.30)</u> | <u>(610.46)</u> |
| | | | Report Total | | | <u>0.00</u> |

| | |
|------------------------------|--------------------|
| Net Revenue/(Expense) | |
| Current Period | <u>(17,044.73)</u> |
| Year-to-Date | <u>99,237.70</u> |

Distribution count = 220

Greenwich Association, Inc.
Journals

December 1, 2020 - December 31, 2020

| Date | Reference | Account | Description | Amount |
|-------------------------|------------------|----------------|--|---------------|
| Journal: General | | | | |
| 12/31/20 | 1455 | 1030 | On Site Delivery Tech | 270.00 |
| 12/31/20 | 1455 | 7130 | Inv #06/18/20 - Power Box Installation | (270.00) |
| 12/03/20 | 1571 | 1030 | VOID - Professional Inspection Group, Inc. | 480.00 |
| 12/03/20 | 1571 | 7190 | VOID - Inv #13036 - Annual Elevator Inspection - Pressure Test | (480.00) |
| 12/02/20 | 1575 | 1030 | A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE | (337.00) |
| 12/02/20 | 1575 | 7170 | Inv #20726 - Supplied and Installed Return Valve | 337.00 |
| 12/02/20 | 1576 | 1030 | America Service Inds. | (7,431.90) |
| 12/02/20 | 1576 | 7370 | Inv #11354 - 12/01/20-12/31/20 | 7,431.90 |
| 12/02/20 | 1577 | 1030 | Avesta Biscayne | (4,818.22) |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Landscape Services 10/01/20-10/31/20 | 423.00 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Blacktop Patch | 37.74 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Rust Prevention 10/01/20-10/31/20 | 59.22 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Sprinkler Parts | 70.88 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Sprinkler Parts | 124.31 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Trash Bags Common Area | 18.10 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Trash Bags Common Area | 59.66 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Service Call Office | 85.71 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Service Call Clubhouse | 96.30 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Service Call Clubhouse | 96.30 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Service Call Clubhouse | 162.75 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Pool Maintenance 10/01/20-10/31/20 | 306.00 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Kings III Elevator Phone 10/01/20-10/31/20 | 17.74 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Spetrocel Elevator Phone 10/01/20-10/31/20 | 79.26 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - FPL 09/24/20-10/23/20 | 488.74 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Clubhouse Elevator 10/01/20-10/31/20 | 52.43 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Gas Hot Tub 09/10/20-10/07/20 | 84.43 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Cleaning 10/01/20-10/31/20 | 390.60 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Irrigation Entrance 08/02/20-09/01/20 | 103.88 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Irrigation 1470 NE 123 ST 08/02/20-09/01/2 | 54.60 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Pool and Spa 08/02/20-09/01/20 | 69.05 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Pest Control 10/01/20-10/31/20 | 79.56 |
| 12/02/20 | 1577 | 7550 | Inv #Oct 2020 - Security 10/01/20-10/31/20 | 1,857.96 |
| 12/02/20 | 1578 | 1030 | Florida's Choice Contracting | (14,051.01) |
| 12/02/20 | 1578 | 7130 | Inv #19-109-5 - Drop 10 & 15 | 14,051.01 |
| 12/02/20 | 1579 | 1030 | Juda, Eskew & Associates, P.A. | (323.70) |
| 12/02/20 | 1579 | 7545 | Inv #61706 - 2nd Notice of Annual Meeting | 323.70 |
| 12/02/20 | 1580 | 1030 | Juda, Eskew & Associates, P.A. | (1,265.00) |
| 12/02/20 | 1580 | 7500 | Inv #61984 - 12/01/20-12/31/20 | 1,265.00 |

Greenwich Association, Inc.
Journals

December 1, 2020 - December 31, 2020

| Date | Reference | Account | Description | Amount |
|-------------|------------------|----------------|---|---------------|
| 12/02/20 | 1581 | 1030 | Miami Dade Exterminators Co. | (652.70) |
| 12/02/20 | 1581 | 7360 | Inv #14800 - 12/01/20-12/31/20 | 652.70 |
| 12/02/20 | 1582 | 1030 | Popular Bank | (900.00) |
| 12/02/20 | 1582 | 7130 | Inv #11/15/20 - 4484 6702 0100 4907 Supplies | 900.00 |
| 12/02/20 | 1583 | 1030 | Suncoast Elevator Solutions, Inc. | (900.00) |
| 12/02/20 | 1583 | 7310 | Inv #29483 - 12/01/20-12/31/20 | 900.00 |
| 12/02/20 | 1584 | 1030 | Sunrise Management | (2,169.00) |
| 12/02/20 | 1584 | 7536 | Inv #11/22/20 - 11/08/20-11/22/20 | 2,169.00 |
| 12/02/20 | 1585 | 1030 | Sunrise Management | (1,550.00) |
| 12/02/20 | 1585 | 7510 | Inv #12/02/20 - 12/01/20-12/31/20 | 1,550.00 |
| 12/03/20 | 1586 | 1030 | Professional Inspection Group, Inc. | (1,740.00) |
| 12/03/20 | 1586 | 7190 | Inv #13036 - Annual Elevator Inspection - Pressure Test | 480.00 |
| 12/03/20 | 1586 | 7190 | Inv #10858 - Annual Elevator Inspection - Pressure Test | 480.00 |
| 12/03/20 | 1586 | 7190 | Inv #13536 - Elevator Re-Inspection | 390.00 |
| 12/03/20 | 1586 | 7190 | Inv #11304 - Elevator Re-Inspection | 390.00 |
| 12/10/20 | 1587 | 1030 | Allied Roofing | (425.00) |
| 12/10/20 | 1587 | 7160 | Inv #12/04/20 - 50% Deposit on Contract | 425.00 |
| 12/16/20 | 1588 | 1030 | A-1 Balers & Compactors | (259.48) |
| 12/16/20 | 1588 | 7140 | Inv #32199 - Repaired Damaged Hose | 259.48 |
| 12/16/20 | 1589 | 1030 | City of North Miami | (18,428.63) |
| 12/16/20 | 1589 | 7020 | Inv #11/30/20 - 61-01-01990-00 - 10/02/20-11/01/20 | 18,428.63 |
| 12/16/20 | 1590 | 1030 | Extrabit Industries Inc. | (250.00) |
| 12/16/20 | 1590 | 7536 | Inv #1762 - 11/01/20-11/30/20 | 250.00 |
| 12/16/20 | 1591 | 1030 | FPL Energy Services | (956.45) |
| 12/16/20 | 1591 | 7045 | Inv #11/23/20 - 1100237147 - 10/08/20- 11/06/20 | 956.45 |
| 12/16/20 | 1592 | 1030 | Green Horizon Services, Inc. | (760.00) |
| 12/16/20 | 1592 | 7145 | Inv #307606 - 12/01/20-12/31/20 | 760.00 |
| 12/16/20 | 1593 | 1030 | Rossi Marble Restoration & Polishing | (3,328.00) |
| 12/16/20 | 1593 | 7130 | Inv #1985 - Marble Restoration Completed on 11/19/20 | 3,328.00 |
| 12/16/20 | 1594 | 1030 | Sunrise Management | (2,169.00) |
| 12/16/20 | 1594 | 7536 | Inv #12/07/20 - 11/22/20-12/06/20 | 2,169.00 |
| 12/16/20 | 1595 | 1030 | Wright National Flood Insurance Company | (15,946.00) |
| 12/16/20 | 1595 | 4015 | Inv #11/01/20 - 09 1151059193 07 - 12/07/20-12/06/21 Renewal | 15,946.00 |
| 12/16/20 | 1596 | 1030 | ACG Engineering Services, Inc. | (240.00) |
| 12/16/20 | 1596 | 7525 | Inv #4835 - Site Inspection - East Facade | 240.00 |
| 12/16/20 | 1597 | 1030 | AGI International, Inc. | (460.10) |
| 12/16/20 | 1597 | 7325 | Inv #28067 - 12/01/20-12/31/20 | 460.10 |

Greenwich Association, Inc.
Journals

December 1, 2020 - December 31, 2020

| Date | Reference | Account | Description | Amount |
|-------------|--------------------|----------------|---|---------------|
| 12/16/20 | 1598 | 1030 | ALEX ELECTRIC SERVICES, INC | (1,094.50) |
| 12/16/20 | 1598 | 7120 | Inv #39330 - Checked the Pump of Water Sprinkler System | 630.00 |
| 12/16/20 | 1598 | 7120 | Inv #39346 - Remove and Install 6 Lamps | 464.50 |
| 12/18/20 | 1599 | 1030 | Jorge Hernandez | (1,000.00) |
| 12/18/20 | 1599 | 7536 | Inv #12/11/20 - Christmas Bonus for Staff | 1,000.00 |
| 12/29/20 | 1600 | 1030 | City of North Miami | (20.08) |
| 12/29/20 | 1600 | 7020 | Inv #12/10/20 - 41-88-14938-01 - 10/02/20-11/01/20 | 20.08 |
| 12/29/20 | 1601 | 1030 | DPBR Div. FL Condos, Timeshares and Mobile Homes | (884.00) |
| 12/29/20 | 1601 | 1860 | Inv #52151 - File 52151 - PR1P010004 - 2021 Renewal | 884.00 |
| 12/29/20 | 1602 | 1030 | Juda Eskew & Associates, P.A. | (253.60) |
| 12/29/20 | 1602 | 7545 | Inv #62058 - First Notice of Annual Meeting | 253.60 |
| 12/29/20 | 1603 | 1030 | Popular Bank | (1,000.00) |
| 12/29/20 | 1603 | 7110 | Inv #12/15/20 - 4484 6702 0100 4907 Supplies | 1,000.00 |
| 12/29/20 | 1604 | 1030 | Servpro of North Miami | (1,643.09) |
| 12/29/20 | 1604 | 7130 | Inv #4680572 - Water Damage Restoration | 1,643.09 |
| 12/29/20 | 1605 | 1030 | Sunrise Management | (2,169.00) |
| 12/29/20 | 1605 | 7536 | Inv #12/22/20 - 12/06/20-12/20/20 | 2,169.00 |
| 12/02/20 | ACHWEB20201 202 | 1030 | ACHWEB Unit GAI-1-PH10 | 372.43 |
| 12/02/20 | ACHWEB20201 202 | 1200 | ACHWEB Unit GAI-1-PH10 | (372.43) |
| 12/12/20 | ACHWEB20201 212 | 1030 | ACHWEB Unit GAI-1-512 | 372.43 |
| 12/12/20 | ACHWEB20201 212 | 1200 | ACHWEB Unit GAI-1-512 | (372.43) |
| 12/13/20 | ACHWEB20201 213 | 1030 | ACHWEB Unit GAI-1-901 | 600.09 |
| 12/13/20 | ACHWEB20201 213 | 1200 | ACHWEB Unit GAI-1-901 | (600.09) |
| 12/15/20 | ACHWEB20201 215 | 1030 | ACHWEB Unit GAI-1-1110 | 372.43 |
| 12/15/20 | ACHWEB20201 215 | 1200 | ACHWEB Unit GAI-1-1110 | (372.43) |
| 12/13/20 | AUTO.1 | 1030 | FPL | (4,960.78) |
| 12/13/20 | AUTO.1 | 7030 | 34752-18123 - 10/23/20-11/23/20 | 4,960.78 |
| 12/13/20 | AUTO.2 | 1030 | FPL | (99.91) |
| 12/13/20 | AUTO.2 | 7030 | 56006-15271 - 10/23/20-11/23/20 | 99.91 |
| 12/13/20 | AUTO.3 | 1030 | FPL | (43.69) |
| 12/13/20 | AUTO.3 | 7030 | 64563-31005 - 10/23/20-11/23/20 | 43.69 |
| 12/09/20 | AUTO.4 | 1030 | AT&T | (538.50) |

Greenwich Association, Inc.
Journals

December 1, 2020 - December 31, 2020

| Date | Reference | Account | Description | Amount |
|-------------|-------------------|----------------|---|---------------|
| 12/09/20 | AUTO.4 | 7035 | 305 895-1156 030 0446 - 11/22/20-12/21/20 | 538.50 |
| 12/04/20 | AUTO.5 | 1030 | Teco People's Gas | (782.26) |
| 12/04/20 | AUTO.5 | 7045 | 211011672295 - 10/08/20-11/06/20 | 782.26 |
| 12/08/20 | AUTO.6 | 1030 | IPFS Corporation | (16,483.33) |
| 12/08/20 | AUTO.6 | 4015 | GAA-985191 - Payment 9 of 10 | 16,483.33 |
| 12/09/20 | CCARD202012 09 | 1030 | CCARD Unit GAI-1-1003 | 473.00 |
| 12/09/20 | CCARD202012 09 | 1200 | CCARD Unit GAI-1-1003 | (473.00) |
| 12/09/20 | CCARD202012 09 | 1030 | CCARD Unit GAI-1-211 | 372.43 |
| 12/09/20 | CCARD202012 09 | 1200 | CCARD Unit GAI-1-211 | (372.43) |
| 12/10/20 | CCARD202012 10 | 1030 | CCARD Unit GAI-1-603 | 372.08 |
| 12/10/20 | CCARD202012 10 | 1200 | CCARD Unit GAI-1-603 | (372.08) |
| 12/10/20 | CCARD202012 10 | 1030 | CCARD Unit GAI-1-208 | 372.43 |
| 12/10/20 | CCARD202012 10 | 1200 | CCARD Unit GAI-1-208 | (372.43) |
| 12/28/20 | CCARD202012 28 | 1030 | CCARD Unit GAI-1-603 | 397.43 |
| 12/28/20 | CCARD202012 28 | 1200 | CCARD Unit GAI-1-603 | (397.43) |
| 12/31/20 | CHG.1 | 1200 | GenMaint 12/01/2020 - 12/31/2020 | 99,636.82 |
| 12/31/20 | CHG.1 | 6010 | GenMaint 12/01/2020 - 12/31/2020 | (99,636.82) |
| 12/02/20 | Dep.1 | 1030 | EFTCR Batch # 2012012641 | 604.38 |
| 12/02/20 | Dep.1 | 1200 | EFTCR Batch # 2012012641 | (604.38) |
| 12/02/20 | Dep.2 | 1030 | LockBoxCR Batch # 2012022928 | 972.52 |
| 12/02/20 | Dep.2 | 1200 | LockBoxCR Batch # 2012022928 | (972.52) |
| 12/03/20 | Dep.3 | 1030 | LockBoxCR Batch # 2012033084 | 372.43 |
| 12/03/20 | Dep.3 | 1200 | LockBoxCR Batch # 2012033084 | (372.43) |
| 12/04/20 | Dep.4 | 1030 | LockBoxCR Batch # 2012043422 | 7,348.53 |
| 12/04/20 | Dep.4 | 1200 | LockBoxCR Batch # 2012043422 | (7,348.53) |
| 12/08/20 | Dep.5 | 1030 | EFTCR Batch # 2012073650 | 33,091.34 |
| 12/08/20 | Dep.5 | 1200 | EFTCR Batch # 2012073650 | (33,091.34) |
| 12/07/20 | Dep.6 | 1030 | LockBoxCR Batch # 2012073827 | 562.94 |
| 12/07/20 | Dep.6 | 1200 | LockBoxCR Batch # 2012073827 | (562.94) |
| 12/08/20 | Dep.7 | 1030 | LockBoxCR Batch # 2012084012 | 10,396.85 |
| 12/08/20 | Dep.7 | 1200 | LockBoxCR Batch # 2012084012 | (10,396.85) |
| 12/09/20 | Dep.8 | 1030 | LockBoxCR Batch # 2012094222 | 3,279.62 |
| 12/09/20 | Dep.8 | 1200 | LockBoxCR Batch # 2012094222 | (3,279.62) |

Greenwich Association, Inc.
Journals

December 1, 2020 - December 31, 2020

| Date | Reference | Account | Description | Amount |
|-------------|------------------|----------------|--|---------------|
| 12/10/20 | Dep.9 | 1030 | LockBoxCR Batch # 2012104422 | 1,117.29 |
| 12/10/20 | Dep.9 | 1200 | LockBoxCR Batch # 2012104422 | (1,117.29) |
| 12/11/20 | Dep.10 | 1030 | LockBoxCR Batch # 2012114618 | 5,453.31 |
| 12/11/20 | Dep.10 | 1200 | LockBoxCR Batch # 2012114618 | (5,453.31) |
| 12/14/20 | Dep.11 | 1030 | LockBoxCR Batch # 2012144944 | 2,834.67 |
| 12/14/20 | Dep.11 | 1200 | LockBoxCR Batch # 2012144944 | (2,834.67) |
| 12/15/20 | Dep.12 | 1030 | ManCR Batch # 2012155073 | 8,284.94 |
| 12/15/20 | Dep.12 | 1200 | ManCR Batch # 2012155073 | (8,284.94) |
| 12/15/20 | Dep.13 | 1030 | ManCR Batch # 2012155082 | 620.00 |
| 12/15/20 | Dep.13 | 1200 | ManCR Batch # 2012155082 | (620.00) |
| 12/15/20 | Dep.14 | 1030 | LockBoxCR Batch # 2012155181 | 2,462.24 |
| 12/15/20 | Dep.14 | 1200 | LockBoxCR Batch # 2012155181 | (2,462.24) |
| 12/17/20 | Dep.15 | 1030 | LockBoxCR Batch # 2012175479 | 372.43 |
| 12/17/20 | Dep.15 | 1200 | LockBoxCR Batch # 2012175479 | (372.43) |
| 12/18/20 | Dep.16 | 1030 | LockBoxCR Batch # 2012185690 | 4,643.59 |
| 12/18/20 | Dep.16 | 1200 | LockBoxCR Batch # 2012185690 | (4,643.59) |
| 12/21/20 | Dep.17 | 1030 | LockBoxCR Batch # 2012215839 | 935.37 |
| 12/21/20 | Dep.17 | 1200 | LockBoxCR Batch # 2012215839 | (935.37) |
| 12/22/20 | Dep.18 | 1030 | LockBoxCR Batch # 2012225976 | 1,800.27 |
| 12/22/20 | Dep.18 | 1200 | LockBoxCR Batch # 2012225976 | (1,800.27) |
| 12/31/20 | Dep.19 | 1030 | LockBoxCR Batch # 2101046469 | 2,689.90 |
| 12/31/20 | Dep.19 | 1200 | LockBoxCR Batch # 2101046469 | (2,689.90) |
| 12/31/20 | Dep.20 | 1030 | LockBoxCR Batch # 2101057143 | 4,551.98 |
| 12/31/20 | Dep.20 | 1200 | LockBoxCR Batch # 2101057143 | (4,551.98) |
| 12/09/20 | DP01 | 1030 | Miscellaneous Income | 25.00 |
| 12/09/20 | DP01 | 6030 | Miscellaneous Income | (25.00) |
| 12/09/20 | DP01 | 1045 | Security Deposit | 1,200.00 |
| 12/09/20 | DP01 | 4165 | North Miami Investments LLC GAI -1-912 | (1,200.00) |
| 12/16/20 | DP02 | 1030 | Miscellaneous Income | 120.00 |
| 12/16/20 | DP02 | 6055 | Miscellaneous Income | (120.00) |
| 12/16/20 | DP03 | 1030 | Miscellaneous Income | 125.00 |
| 12/16/20 | DP03 | 6075 | Miscellaneous Income | (125.00) |
| 12/31/20 | GJ.1 | 1200 | B/C 12/01/2020 - 12/31/2020 | 25.00 |
| 12/31/20 | GJ.1 | 6060 | B/C 12/01/2020 - 12/31/2020 | (25.00) |
| 12/31/20 | GJ01 | 1500 | Adjust Due to Reserves for Additional Transfer | (8,167.00) |
| 12/31/20 | GJ01 | 4200 | Adjust Due to Reserves for Additional Transfer | 8,167.00 |
| 12/31/20 | GJ02 | 1205 | Record Bad Debt Recovery | 584.30 |
| 12/31/20 | GJ02 | 7810 | Record Bad Debt Recovery | (584.30) |

Greenwich Association, Inc.
Journals

December 1, 2020 - December 31, 2020

| Date | Reference | Account | Description | Amount |
|--|------------------|----------------|--------------------------------|---------------|
| 12/31/20 | GJ03 | 4170 | Recognize Cable Income | 322.29 |
| 12/31/20 | GJ03 | 6080 | Recognize Cable Income | (322.29) |
| 12/31/20 | GJ04 | 1850 | Record Flood Insurance Renewal | 15,946.00 |
| 12/31/20 | GJ04 | 4015 | Record Flood Insurance Renewal | (15,946.00) |
| 12/31/20 | INS | 7555 | Expense Prepaid Insurance | 16,678.85 |
| 12/31/20 | INS | 1850 | Expense Prepaid Insurance | (16,678.85) |
| 12/31/20 | INT | 1030 | Interest Income | 4.09 |
| 12/31/20 | INT | 1035 | Interest Income | 0.01 |
| 12/31/20 | INT | 1040 | Interest Income | 54.72 |
| 12/31/20 | INT | 6040 | Interest Income | (58.82) |
| 12/11/20 | R-CK20201211 | 1030 | R-CK Unit GAI-1-603 | (372.43) |
| 12/11/20 | R-CK20201211 | 1200 | R-CK Unit GAI-1-603 | 372.43 |
| 12/31/20 | RE01 | 7020 | Record Accounts Payable | 37,000.00 |
| 12/31/20 | RE01 | 7030 | Record Accounts Payable | 5,100.00 |
| 12/31/20 | RE01 | 7045 | Record Accounts Payable | 1,700.00 |
| 12/31/20 | RE01 | 7305 | Record Accounts Payable | 4,800.00 |
| 12/31/20 | RE01 | 7345 | Record Accounts Payable | 6,000.00 |
| 12/31/20 | RE01 | 7315 | Record Accounts Payable | 450.00 |
| 12/31/20 | RE01 | 7550 | Record Accounts Payable | 12,000.00 |
| 12/31/20 | RE01 | 7536 | Record Accounts Payable | 1,084.50 |
| 12/31/20 | RE01 | 4010 | Record Accounts Payable | (68,134.50) |
| 12/01/20 | RE01.1 | 7020 | Record Accounts Payable | (20,000.00) |
| 12/01/20 | RE01.1 | 7030 | Record Accounts Payable | (5,104.38) |
| 12/01/20 | RE01.1 | 7045 | Record Accounts Payable | (782.26) |
| 12/01/20 | RE01.1 | 7305 | Record Accounts Payable | (5,021.07) |
| 12/01/20 | RE01.1 | 7345 | Record Accounts Payable | (5,000.00) |
| 12/01/20 | RE01.1 | 7315 | Record Accounts Payable | (375.00) |
| 12/01/20 | RE01.1 | 7536 | Record Accounts Payable | (2,169.00) |
| 12/01/20 | RE01.1 | 7550 | Record Accounts Payable | (12,000.00) |
| 12/01/20 | RE01.1 | 4010 | Record Accounts Payable | 50,451.71 |
| 12/31/20 | RE02 | 1200 | Reclass Prepaid Maintenance | 49,970.11 |
| 12/31/20 | RE02 | 4150 | Reclass Prepaid Maintenance | (49,970.11) |
| 12/01/20 | RE02.1 | 1200 | Reclass Prepaid Maintenance | (51,105.01) |
| 12/01/20 | RE02.1 | 4150 | Reclass Prepaid Maintenance | 51,105.01 |
| 12/31/20 | RES | 5500 | Record Reserve Funding | (7,255.00) |
| 12/31/20 | RES | 6010 | Record Reserve Funding | 7,255.00 |
| 12/31/20 | RESF | 1030 | Monthly Reserve Funding | (7,255.00) |
| 12/31/20 | RESF | 1040 | Monthly Reserve Funding | 7,255.00 |
| 12/31/20 | RESIT | 6085 | Reserve Interest Transfer | 54.72 |
| 12/31/20 | RESIT | 5505 | Reserve Interest Transfer | (54.72) |
| 12/31/20 | XR01 | 1030 | Reserve Transfer | (8,167.00) |
| 12/31/20 | XR01 | 1040 | Reserve Transfer | 8,167.00 |
| Transaction Balance for General | | | | <u>0.00</u> |

Transaction Totals

Greenwich Association, Inc.

Journals

December 1, 2020 - December 31, 2020

| Date | Reference | Account | Description | Amount |
|--------------------|-----------|--------------------|-------------|--------|
| Total Debits | | <u>592,837.84</u> | | |
| Total Credits | | <u>592,837.84</u> | | |
| Account Hash Total | | <u>825662.0000</u> | | |

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)

December 1, 2020 - December 31, 2020

| Reference | Date | GL Account | Description | Amount |
|--|----------|------------|--|--------------------------|
| Reconciled Bank Information | | | | |
| | | | Ending Bank Balance | 207,013.92 |
| Open Deposits & Additions | | | | |
| Dep.19 | 12/31/20 | 1200 | LockBoxCR Batch # 2101046469 | 2,689.90 |
| Dep.20 | 12/31/20 | 1200 | LockBoxCR Batch # 2101057143 | 4,551.98 |
| | | | Total | <u>7,241.88</u> |
| Open Checks & Payments | | | | |
| 1558 | 11/18/20 | 7130 | 1.2.3. Locksmith, Corp. | 240.75 |
| 1583 | 12/02/20 | 7310 | Suncoast Elevator Solutions, Inc. | 900.00 |
| 1596 | 12/16/20 | 7525 | ACG Engineering Services, Inc. | 240.00 |
| 1600 | 12/29/20 | 7020 | City of North Miami | 20.08 |
| 1601 | 12/29/20 | 1860 | DPBR Div. FL Condos, Timeshares and Mobile Homes | 884.00 |
| 1602 | 12/29/20 | 7545 | Juda Eskew & Associates, P.A. | 253.60 |
| 1603 | 12/29/20 | 7110 | Popular Bank | 1,000.00 |
| 1604 | 12/29/20 | 7130 | Servpro of North Miami | 1,643.09 |
| 1605 | 12/29/20 | 7536 | Sunrise Management | 2,169.00 |
| | | | Total | <u>7,350.52</u> |
| | | | Reconciled Bank Balance | <u><u>206,905.28</u></u> |
| Bank Account Reconciliation Summary | | | | |
| Bank Statement Information | | | | |
| Beginning Bank Balance | | | | 259,781.99 |
| + Cleared Deposits & Additions | | | | 95,829.00 |
| - Cleared Checks & Payments | | | | 148,597.07 |
| Ending Bank Balance | | | | <u>207,013.92</u> |
| Reconciled Bank Information | | | | |
| + Open Deposits & Additions | | | | 7,241.88 |
| - Open Checks & Payments | | | | 7,350.52 |
| Reconciled Bank Balance | | | | <u><u>206,905.28</u></u> |
| General Ledger Information | | | | |
| Unadjusted General Ledger Balance | | | | 206,905.28 |
| +/- Total Adjustments | | | | 0.00 |
| Adjusted General Ledger Balance | | | | <u><u>206,905.28</u></u> |
| Unreconciled Amount | | | | <u><u>0.00</u></u> |

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 December 1, 2020 - December 31, 2020

| Reference | Date | GL Account | Description | Amount |
|--|------|------------|--|----------------------|
| Reconciled Bank Information | | | | |
| | | | Ending Bank Balance | 465.54 |
| Open Deposits & Additions | | | | |
| | | | Total | <u>0.00</u> |
| Open Checks & Payments | | | | |
| | | | Total | <u>0.00</u> |
| | | | Reconciled Bank Balance | <u><u>465.54</u></u> |
| Bank Account Reconciliation Summary | | | | |
| Bank Statement Information | | | | |
| | | | Beginning Bank Balance | 465.53 |
| | | | + Cleared Deposits & Additions | 0.01 |
| | | | - Cleared Checks & Payments | <u>0.00</u> |
| | | | Ending Bank Balance | 465.54 |
| Reconciled Bank Information | | | | |
| | | | + Open Deposits & Additions | 0.00 |
| | | | - Open Checks & Payments | <u>0.00</u> |
| | | | Reconciled Bank Balance | <u><u>465.54</u></u> |
| General Ledger Information | | | | |
| | | | Unadjusted General Ledger Balance | 465.54 |
| | | | +/- Total Adjustments | <u>0.00</u> |
| | | | Adjusted General Ledger Balance | <u><u>465.54</u></u> |
| | | | Unreconciled Amount | <u><u>0.00</u></u> |

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

December 1, 2020 - December 31, 2020

| Reference | Date | GL Account | Description | Amount |
|--|------|------------|--------------------------------|--------------------------|
| Reconciled Bank Information | | | | |
| | | | Ending Bank Balance | 190,301.88 |
| Open Deposits & Additions | | | | Total <u>0.00</u> |
| Open Checks & Payments | | | | Total <u>0.00</u> |
| | | | Reconciled Bank Balance | <u><u>190,301.88</u></u> |
| Bank Account Reconciliation Summary | | | | |
| Bank Statement Information | | | | |
| Beginning Bank Balance | | | | 174,825.16 |
| + Cleared Deposits & Additions | | | | 15,476.72 |
| - Cleared Checks & Payments | | | | <u>0.00</u> |
| Ending Bank Balance | | | | 190,301.88 |
| Reconciled Bank Information | | | | |
| + Open Deposits & Additions | | | | 0.00 |
| - Open Checks & Payments | | | | <u>0.00</u> |
| Reconciled Bank Balance | | | | <u><u>190,301.88</u></u> |
| General Ledger Information | | | | |
| Unadjusted General Ledger Balance | | | | 190,301.88 |
| +/- Total Adjustments | | | | <u>0.00</u> |
| Adjusted General Ledger Balance | | | | <u><u>190,301.88</u></u> |
| Unreconciled Amount | | | | <u><u>0.00</u></u> |

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

December 1, 2020 - December 31, 2020

| Reference | Date | GL Account | Description | Amount |
|--|------|------------|--|--------------------------|
| Reconciled Bank Information | | | | |
| | | | Ending Bank Balance | 115,526.91 |
| Open Deposits & Additions | | | | |
| | | | Total | <u>0.00</u> |
| Open Checks & Payments | | | | |
| | | | Total | <u>0.00</u> |
| | | | Reconciled Bank Balance | <u><u>115,526.91</u></u> |
| Bank Account Reconciliation Summary | | | | |
| Bank Statement Information | | | | |
| | | | | 113,126.91 |
| | | | + Cleared Deposits & Additions | 2,400.00 |
| | | | - Cleared Checks & Payments | <u>0.00</u> |
| | | | Ending Bank Balance | 115,526.91 |
| Reconciled Bank Information | | | | |
| | | | + Open Deposits & Additions | 0.00 |
| | | | - Open Checks & Payments | <u>0.00</u> |
| | | | Reconciled Bank Balance | <u><u>115,526.91</u></u> |
| General Ledger Information | | | | |
| | | | | 115,526.91 |
| | | | +/- Total Adjustments | <u>0.00</u> |
| | | | Adjusted General Ledger Balance | <u><u>115,526.91</u></u> |
| | | | Unreconciled Amount | <u><u>0.00</u></u> |