

Greenwich Association, Inc.

Report on Compilation of Financial Statements

March 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 March 31, 2021, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 3 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 3 Months ended March 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

April 16, 2021

Greenwich Association, Inc.

Balance Sheet

March 31, 2021

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 175,630
	<u>175,630</u>
Cash - Reserves	
Popular Community Bank- Reserves	218,783
	<u>218,783</u>
Cash - Security	
Popular Community Bank- Escrow	123,927
	<u>123,927</u>
Cash - Special Assessment	
Popular Community Bank- S/A	895
	<u>895</u>
	<u>519,235</u>
Other Assets	
Maintenance Receivables	39,337
Allowance for Doubtful Accounts	(6,328)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Prepaid Insurance	197,006
	<u>230,015</u>
	<u>\$ 749,250</u>

Greenwich Association, Inc.

Balance Sheet

March 31, 2021

Liabilities and Members' Equity

Accounts Payable	\$	61,736
Insurance Payable		185,396
Prepaid Maintenance		44,737
Prepaid Special Assessment		430
Security Deposits		123,925
Deferred Cable Contract		16,759
		<hr/>
		432,983
		<hr/>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		218,269
Reserves - Interest		514
		<hr/>
		218,783
		<hr/>
Operating Fund Balance		
Fund Balance		130,136
Current Year Revenue (Expense)		(32,652)
		<hr/>
		97,484
		<hr/>
		316,267
		<hr/>
	\$	749,250
		<hr/>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 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)	\$ 279,740	\$ 279,744	\$ (4)	\$ 1,118,978
Reserve Assessment	-	6,390	(6,390)	-	19,169	(19,169)	76,676
Laundry	-	2,208	(2,208)	4,649	6,625	(1,976)	26,500
Key Income	-	-	-	275	-	275	-
Interest Income	72	-	72	187	-	187	-
Late Fee	(475)	83	(558)	(625)	250	(875)	1,000
Screening Fee	120	-	120	120	-	120	-
Gate Card Income	-	42	(42)	-	125	(125)	500
Filter Income	-	8	(8)	4	25	(21)	100
Miscellaneous Income	2,669	83	2,586	3,943	250	3,693	1,000
Deferred Comcast Income	322	322	-	967	967	-	3,867
Reserve Interest Transfer	(68)	-	(68)	(176)	-	(176)	-
Bad Debt Expense	(1,274)	(1,667)	393	(1,274)	(5,000)	3,726	(20,000)
	<u>94,613</u>	<u>100,717</u>	<u>(6,104)</u>	<u>287,810</u>	<u>302,155</u>	<u>(14,345)</u>	<u>1,208,621</u>
Total Revenues	<u>94,613</u>	<u>100,717</u>	<u>(6,104)</u>	<u>287,810</u>	<u>302,155</u>	<u>(14,345)</u>	<u>1,208,621</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 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	-	3,795	3,795	-	15,180
Year End Accounting	-	417	417	-	1,250	1,250	5,000
Legal Fees	637	1,167	530	3,557	3,500	(57)	14,000
Management Fees	1,550	1,550	-	4,650	4,650	-	18,600
License & Permit	420	417	(3)	1,568	1,250	(318)	5,000
Office Help	9,876	5,167	(4,709)	15,899	15,500	(399)	62,000
Office Supplies	3	250	247	473	750	277	3,000
Postage and Mail	-	333	333	1,807	1,000	(807)	4,000
	<u>13,751</u>	<u>10,566</u>	<u>(3,185)</u>	<u>31,749</u>	<u>31,695</u>	<u>(54)</u>	<u>126,780</u>
Community Room/Building:							
Greenwich Park Monthly Expense	4,274	6,107	1,833	10,274	18,320	8,046	73,280
	<u>4,274</u>	<u>6,107</u>	<u>1,833</u>	<u>10,274</u>	<u>18,320</u>	<u>8,046</u>	<u>73,280</u>
Contracts:							
Sanitation	1,877	2,000	123	4,585	6,000	1,415	24,000
Elevator	900	1,500	600	2,875	4,500	1,625	18,000
Elevator Phone	75	75	-	225	225	-	900
Cooling Tower	460	500	40	1,380	1,500	120	6,000
Lawn Maintenance	1,000	1,000	-	3,000	3,000	-	12,000
Pest Control	867	683	(184)	2,600	2,050	(550)	8,200
Maintenance Staff	7,602	10,167	2,565	22,805	30,500	7,695	122,000
	<u>12,781</u>	<u>15,925</u>	<u>3,144</u>	<u>37,470</u>	<u>47,775</u>	<u>10,305</u>	<u>191,100</u>
Insurance:							
Insurance	19,834	19,167	(667)	70,949	57,500	(13,449)	230,000
	<u>19,834</u>	<u>19,167</u>	<u>(667)</u>	<u>70,949</u>	<u>57,500</u>	<u>(13,449)</u>	<u>230,000</u>
Repairs and Maintenance:							
Maintenance Supplies	790	250	(540)	4,720	750	(3,970)	3,000
R&M - Electrical	-	667	667	335	2,000	1,665	8,000
R&M - Fire Alarm	883	333	(550)	2,341	1,000	(1,341)	4,000
R&M - General	39,031	7,724	(31,307)	72,148	23,171	(48,977)	92,685
R&M - Access Control	-	50	50	-	150	150	600
R&M - Trash Chute	936	417	(519)	2,149	1,250	(899)	5,000
R&M - Tree Trimming	760	833	73	1,820	2,500	680	10,000
R&M - Air Conditioning Systems	417	625	208	417	1,875	1,458	7,500
R&M - Parking Repairs	-	208	208	-	625	625	2,500
R&M - Roof Repairs	2,250	417	(1,833)	2,675	1,250	(1,425)	5,000
R&M - Plumbing	465	1,000	535	5,421	3,000	(2,421)	12,000
R&M - Generator & Water Tower	316	417	101	316	1,250	934	5,000
R&M - Sprinkler	-	167	167	-	500	500	2,000
R&M - Elevators	-	208	208	-	625	625	2,500
40 Year Certification	-	3,750	3,750	-	11,250	11,250	45,000
	<u>45,848</u>	<u>17,066</u>	<u>(28,782)</u>	<u>92,342</u>	<u>51,196</u>	<u>(41,146)</u>	<u>204,785</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 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	19,457	17,333	(2,124)	54,479	52,000	(2,479)	208,000
Electricity	4,871	5,833	962	14,638	17,500	2,862	70,000
Telephone	543	833	290	2,070	2,500	430	10,000
Gas	1,974	1,500	(474)	6,491	4,500	(1,991)	18,000
	<u>26,845</u>	<u>25,499</u>	<u>(1,346)</u>	<u>77,678</u>	<u>76,500</u>	<u>(1,178)</u>	<u>306,000</u>
Reserve Transfer:							
Reserve Transfer	-	6,390	6,390	-	19,169	19,169	76,676
	<u>-</u>	<u>6,390</u>	<u>6,390</u>	<u>-</u>	<u>19,169</u>	<u>19,169</u>	<u>76,676</u>
Total Expenses	<u>123,333</u>	<u>100,720</u>	<u>(22,613)</u>	<u>320,462</u>	<u>302,155</u>	<u>(18,307)</u>	<u>1,208,621</u>
Excess Revenues (Expenses)	<u>\$ (28,720)</u>	<u>\$ (3)</u>	<u>\$ (28,717)</u>	<u>\$ (32,652)</u>	<u>\$ -</u>	<u>\$ (32,652)</u>	<u>\$ -</u>

Greenwich Association, Inc.

General Ledger

March 1, 2021 - March 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				198,114.52		
03/01/21	1665		AGI International, Inc.		(460.10)	
03/01/21	1666		America Service Inds.		(7,601.55)	
03/01/21	1667		Suncoast Elevator Solutions, Inc.		(900.00)	
03/01/21	ACHWEB202		ACHWEB Unit GAI-1-701		1,800.27	
	10301					
03/01/21	Dep.1		LockBoxCR Batch # 2103016003		2,917.56	
03/02/21	Dep.2		LockBoxCR Batch # 2103026409		3,422.02	
03/03/21	AUTO.2		Brown & Brown of FL Inc.- Miami Division		(18,542.59)	
03/03/21	Dep.3		LockBoxCR Batch # 2103036800		1,862.15	
03/03/21	Dep.4		ManCR Batch # 2103036895		600.09	
03/04/21	Dep.5		LockBoxCR Batch # 2103046986		6,377.05	
03/05/21	Dep.6		LockBoxCR Batch # 2103057214		5,895.30	
03/08/21	AUTO.1		Teco People's Gas		(961.17)	
03/08/21	Dep.8		LockBoxCR Batch # 2103087998		2,052.65	
03/08/21	DP01		Miscellaneous Income		120.00	
03/08/21	DP02		Miscellaneous Income		150.00	
03/09/21	ACHWEB202		ACHWEB Unit GAI-1-512		372.43	
	10309					
03/09/21	ACHWEB202		ACHWEB Unit GAI-1-211		372.43	
	10309					
03/09/21	Dep.7		EFTCR Batch # 2103087782		33,616.32	
03/09/21	Dep.9		LockBoxCR Batch # 2103098211		6,314.84	
03/10/21	1668		1.2.3. Locksmith, Corp.		(304.95)	
03/10/21	1669		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(465.00)	
03/10/21	1670		Avesta Biscayne		(4,274.02)	
03/10/21	1671		Chute Master Indoor Environmental Svcs		(936.25)	
03/10/21	1672		City of North Miami		(20.08)	
03/10/21	1673		CLERK OF THE COURTS, Code Enforcement		(210.00)	
03/10/21	1674		CLERK OF THE COURTS, Code Enforcement		(210.00)	
03/10/21	1675		FPL Energy Services		(1,012.61)	
03/10/21	1676		Great American Business Products		(160.00)	
03/10/21	1677		Green Horizon Services, Inc.		(760.00)	
03/10/21	1678		Infinite Roofing Services		(2,250.00)	
03/10/21	1679		Miami Dade Exterminators Co.		(866.70)	
03/10/21	1680		Rodriguez Tiles Services, LLC		(1,925.00)	
03/10/21	1681		Rodriguez Tiles Services, LLC		(1,200.00)	
03/10/21	1682		Sherwin-Williams Company #702929		(647.92)	
03/10/21	1683		Sunrise Management		(4,938.00)	
03/10/21	1684		Sunrise Management		(1,550.00)	
03/10/21	1685		East Continental Supplies, LLC		(789.87)	
03/10/21	Dep.10		LockBoxCR Batch # 2103108428		2,173.61	
03/11/21	AUTO.3		AT&T		(543.34)	
03/11/21	Dep.11		LockBoxCR Batch # 2103118596		4,635.85	
03/11/21	DP03		Miscellaneous Income		2,169.43	
03/12/21	Dep.12		ManCR Batch # 2103128686		600.09	
03/12/21	Dep.13		LockBoxCR Batch # 2103128874		1,215.09	
03/13/21	CCARD2021		CCARD Unit GAI-1-1003		472.73	
	0313					
03/14/21	ACHWEB202		ACHWEB Unit GAI-1-1406		372.43	
	10314					
03/15/21	ACHWEB202		ACHWEB Unit GAI-1-1110		372.43	
	10315					
03/15/21	AUTO.4		FPL		(4,734.32)	
03/15/21	AUTO.5		FPL		(34.84)	
03/15/21	AUTO.6		FPL		(101.73)	
03/15/21	Dep.14		LockBoxCR Batch # 2103159105		4,179.53	
03/16/21	DP04		Miscellaneous Income		300.00	
03/17/21	Dep.15		LockBoxCR Batch # 2103179541		372.43	
03/17/21	DP04		Miscellaneous Income		50.00	

Greenwich Association, Inc.
General Ledger

March 1, 2021 - March 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/18/21	Dep.16		LockBoxCR Batch # 2103189645		4,668.50	
03/22/21	Dep.17		ManCR Batch # 2103229889		1,200.20	
03/22/21	Dep.18		LockBoxCR Batch # 2103229973		600.09	
03/24/21	1686		1.2.3. Locksmith, Corp.		(1,364.25)	
03/24/21	1687		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(125.00)	
03/24/21	1688		Air New Solutions		(417.00)	
03/24/21	1689		American A-1 Garage Door Inc.		(875.00)	
03/24/21	1690		City of North Miami		(19,437.35)	
03/24/21	1691		Florida Fire Safety, Inc		(882.75)	
03/24/21	1692		Florida's Choice Contracting		(25,157.80)	
03/24/21	1693		Generator Service Inc.		(315.65)	
03/24/21	1694		Great American Business Products		(160.00)	
03/24/21	1695		Hollander, Goode, Lopez		(330.00)	
03/24/21	1696		Juda, Eskew & Associates, P.A.		(1,265.00)	
03/24/21	1697		Rodriguez Tiles Services, LLC		(6,175.00)	
03/24/21	1698		Sherwin-Williams Company #702929		(267.69)	
03/24/21	1699		Sunrise Management		(4,938.00)	
03/24/21	1700		USA Building Restoration & Inspections		(668.77)	
03/24/21	1701		Waste Pro - Pembroke Pines		(3,753.90)	
03/24/21	Dep.19		LockBoxCR Batch # 2103240326		562.94	
03/26/21	Dep.20		LockBoxCR Batch # 2103260509		1,307.80	
03/28/21	CCARD2021 0328		CCARD Unit GAI-1-208		372.43	
03/28/21	CCARD2021 0328		CCARD Unit GAI-1-603		742.29	
03/29/21	Dep.21		LockBoxCR Batch # 2103290760		360.00	
03/30/21	Dep.22		LockBoxCR Batch # 2103301143		2,880.41	
03/31/21	Dep.23		ManCR Batch # 2103311239		8,284.94	
03/31/21	Dep.24		LockBoxCR Batch # 2103311332		1,704.62	
03/31/21	GJ06		Transfer to Balance the Reserves		(963.91)	
03/31/21	GJ11		Transfer to Balance the Reserves		1,928.00	
03/31/21	INT		Interest Income		4.07	
03/31/21	RESF		Monthly Reserve Funding		(6,390.00)	
			Totals for 1030		<u>(22,484.09)</u>	<u>175,630.43</u>
1035 Popular Community Bank- S/A				895.42		
03/31/21	INT		Interest Income		0.02	
			Totals for 1035		<u>0.02</u>	<u>895.44</u>
1040 Popular Community Bank- Reserves				213,288.26		
03/31/21	GJ06		Transfer to Balance the Reserves		963.91	
03/31/21	GJ11		Transfer to Balance the Reserves		(1,928.00)	
03/31/21	INT		Interest Income		68.37	
03/31/21	RESF		Monthly Reserve Funding		6,390.00	
			Totals for 1040		<u>5,494.28</u>	<u>218,782.54</u>
1045 Popular Community Bank- Escrow				121,526.91		
03/08/21	DP01		Security Deposit		1,200.00	
03/24/21	DP02		Security Deposit		1,200.00	
			Totals for 1045		<u>2,400.00</u>	<u>123,926.91</u>
1200 Maintenance Receivables				51,437.26		
03/01/21	ACHWEB202 10301		ACHWEB Unit GAI-1-701		(1,800.27)	
03/01/21	Dep.1		LockBoxCR Batch # 2103016003		(2,917.56)	
03/01/21	RE02.1		Reclass Prepaid Maintenance		(51,736.10)	
03/02/21	Dep.2		LockBoxCR Batch # 2103026409		(3,422.02)	
03/03/21	Dep.3		LockBoxCR Batch # 2103036800		(1,862.15)	
03/03/21	Dep.4		ManCR Batch # 2103036895		(600.09)	

Greenwich Association, Inc.
General Ledger

March 1, 2021 - March 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/04/21	Dep.5		LockBoxCR Batch # 2103046986		(6,377.05)	
03/05/21	Dep.6		LockBoxCR Batch # 2103057214		(5,895.30)	
03/08/21	Dep.8		LockBoxCR Batch # 2103087998		(2,052.65)	
03/09/21	ACHWEB202 10309		ACHWEB Unit GAI-1-512		(372.43)	
03/09/21	ACHWEB202 10309		ACHWEB Unit GAI-1-211		(372.43)	
03/09/21	Dep.7		EFTCR Batch # 2103087782		(33,616.32)	
03/09/21	Dep.9		LockBoxCR Batch # 2103098211		(6,314.84)	
03/10/21	Dep.10		LockBoxCR Batch # 2103108428		(2,173.61)	
03/11/21	Dep.11		LockBoxCR Batch # 2103118596		(4,635.85)	
03/12/21	Dep.12		ManCR Batch # 2103128686		(600.09)	
03/12/21	Dep.13		LockBoxCR Batch # 2103128874		(1,215.09)	
03/13/21	CCARD2021 0313		CCARD Unit GAI-1-1003		(472.73)	
03/14/21	ACHWEB202 10314		ACHWEB Unit GAI-1-1406		(372.43)	
03/15/21	ACHWEB202 10315		ACHWEB Unit GAI-1-1110		(372.43)	
03/15/21	Dep.14		LockBoxCR Batch # 2103159105		(4,179.53)	
03/17/21	Dep.15		LockBoxCR Batch # 2103179541		(372.43)	
03/18/21	Dep.16		LockBoxCR Batch # 2103189645		(4,668.50)	
03/22/21	Dep.17		ManCR Batch # 2103229889		(1,200.20)	
03/22/21	Dep.18		LockBoxCR Batch # 2103229973		(600.09)	
03/24/21	Dep.19		LockBoxCR Batch # 2103240326		(562.94)	
03/25/21	ADJ.29		ADJ 03/25/2021		(1,274.15)	
03/25/21	LEG.4		LEGAL 03/25/2021		(307.40)	
03/26/21	Dep.20		LockBoxCR Batch # 2103260509		(1,307.80)	
03/28/21	CCARD2021 0328		CCARD Unit GAI-1-208		(372.43)	
03/28/21	CCARD2021 0328		CCARD Unit GAI-1-603		(742.29)	
03/29/21	Dep.21		LockBoxCR Batch # 2103290760		(360.00)	
03/30/21	Dep.22		LockBoxCR Batch # 2103301143		(2,880.41)	
03/31/21	CHG.1		GenMaint 03/01/2021 - 03/31/2021		99,636.82	
03/31/21	Dep.23		ManCR Batch # 2103311239		(8,284.94)	
03/31/21	Dep.24		LockBoxCR Batch # 2103311332		(1,704.62)	
03/31/21	LFE.1		L/CR 03/01/2021 - 03/31/2021		(475.00)	
03/31/21	RE02		Reclass Prepaid Maintenance		44,737.15	
			Totals for 1200		<u>(12,100.20)</u>	<u>39,337.06</u>
1205 Allowance for Doubtful Accounts				(6,329.24)		
			Totals for 1205		<u>0.00</u>	<u>(6,329.24)</u>
1210 Special Assessment Receivables #6				4,795.00		
03/01/21	RE02.1		Reclass Prepaid Maintenance		(429.86)	
03/31/21	RE02		Reclass Prepaid Maintenance		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>
1850 Prepaid Insurance				216,839.86		
03/31/21	INS		Expense Prepaid Insurance		(19,833.52)	
			Totals for 1850		<u>(19,833.52)</u>	<u>197,006.34</u>
4010 Accounts Payable				(62,537.51)		
03/01/21	RE01.1		Record Accounts Payable		63,153.51	
03/31/21	RE01		Record Accounts Payable		(62,351.56)	
			Totals for 4010		<u>801.95</u>	<u>(61,735.56)</u>

Greenwich Association, Inc.
General Ledger

March 1, 2021 - March 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
4015 Insurance Payable				(203,935.49)		
03/03/21	AUTO.2		Brown & Brown of FL Inc.- Miami Division - Inv #4486393-14473865 2021-2022 Insurance Renewal Premium		18,539.59	
Totals for 4015					18,539.59	(185,395.90)
4150 Prepaid Maintenance				(51,736.10)		
03/01/21	RE02.1		Reclass Prepaid Maintenance		51,736.10	
03/31/21	RE02		Reclass Prepaid Maintenance		(44,737.15)	
Totals for 4150					6,998.95	(44,737.15)
4155 Prepaid Special Assessment				(429.86)		
03/01/21	RE02.1		Reclass Prepaid Maintenance		429.86	
03/31/21	RE02		Reclass Prepaid Maintenance		(429.86)	
Totals for 4155					0.00	(429.86)
4165 Security Deposits				(121,525.00)		
03/08/21	DP01		Security Deposit - Maria Matos #416		(1,200.00)	
03/24/21	DP02		Security Deposit		(1,200.00)	
Totals for 4165					(2,400.00)	(123,925.00)
4170 Deferred Cable Contract				(17,081.57)		
03/31/21	GJ03		Recognize Cable Income		322.29	
Totals for 4170					322.29	(16,759.28)
5500 Reserves - General (Pooled)				(211,879.20)		
03/31/21	RES		Record Reserve Funding		(6,390.00)	
Totals for 5500					(6,390.00)	(218,269.20)
5505 Reserves - Interest				(445.15)		
03/31/21	RESIT		Reserve Interest Transfer		(68.37)	
Totals for 5505					(68.37)	(513.52)
5800 Fund Balance				(130,135.84)		
Totals for 5800					0.00	(130,135.84)
6010 Owner Assessments				(186,493.64)		
03/31/21	CHG.1		GenMaint 03/01/2021 - 03/31/2021		(99,636.82)	
03/31/21	RES		Record Reserve Funding		6,390.00	
Totals for 6010					(93,246.82)	(279,740.46)
6025 Laundry				(4,649.03)		
Totals for 6025					0.00	(4,649.03)
6030 Key Income				(275.00)		
Totals for 6030					0.00	(275.00)
6040 Interest Income				(114.87)		
03/31/21	INT		Interest Income		(72.46)	
Totals for 6040					(72.46)	(187.33)
6045 Late Fee				150.00		
03/31/21	LFE.1		L/CR 03/01/2021 - 03/31/2021		475.00	
Totals for 6045					475.00	625.00
6055 Screening Fee				0.00		
03/08/21	DP01		Misscellaneous Income		(120.00)	
Totals for 6055					(120.00)	(120.00)

Greenwich Association, Inc.
General Ledger

March 1, 2021 - March 31, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6070	Filter Income			(3.50)		
			Totals for 6070		0.00	(3.50)
6075	Miscellaneous Income			(1,273.26)		
03/08/21	DP02		Miscellaneous Income - Parking		(150.00)	
03/11/21	DP03		Miscellaneous Income - Vending Machine		(2,169.43)	
03/16/21	DP04		Miscellaneous Income - Parking		(300.00)	
03/17/21	DP04		Miscellaneous Income - Water Shut Off		(50.00)	
			Totals for 6075		(2,669.43)	(3,942.69)
6080	Deferred Comcast Income			(644.58)		
03/31/21	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		(322.29)	(966.87)
6085	Reserve Interest Transfer			107.38		
03/31/21	RESIT		Reserve Interest Transfer		68.37	
			Totals for 6085		68.37	175.75
7020	Water & Sewer			35,022.05		
03/01/21	RE01.1		Record Accounts Payable		(35,000.00)	
03/10/21	1672		City of North Miami - Inv #02/26/21 - 41-88-14938-01 - 01/02/21-02/01/21		20.08	
03/24/21	1690		City of North Miami - Inv #03/01/21 - 61-01-01990-00 - 01/02/21-02/01/21		19,437.35	
03/31/21	RE01		Record Accounts Payable		35,000.00	
			Totals for 7020		19,457.43	54,479.48
7030	Electricity			9,767.25		
03/01/21	RE01.1		Record Accounts Payable		(5,100.00)	
03/15/21	AUTO.4		FPL - 34752-18123 - 01/25/21-02/23/21		4,734.32	
03/15/21	AUTO.5		FPL - 64563-31005 - 01/25/21-02/23/21		34.84	
03/15/21	AUTO.6		FPL - 56006-15271 - 01/25/21-02/23/21		101.73	
03/31/21	RE01		Record Accounts Payable		5,100.00	
			Totals for 7030		4,870.89	14,638.14
7035	Telephone			1,526.75		
03/11/21	AUTO.3		AT&T - 305 895-1156 030 0446 - 02/22/21-03/21/21		543.34	
			Totals for 7035		543.34	2,070.09
7045	Gas			4,517.41		
03/01/21	RE01.1		Record Accounts Payable		(1,973.78)	
03/08/21	AUTO.1		Teco People's Gas - 211011672295 - 01/12/21-02/09/21		961.17	
03/10/21	1675		FPL Energy Services - Inv #02/23/21 - 1100231747 - 01/12/21-02/09/21		1,012.61	
03/31/21	RE01		Record Accounts Payable		1,973.78	
			Totals for 7045		1,973.78	6,491.19
7110	Maintenance Supplies			3,929.92		
03/10/21	1685		East Continental Supplies, LLC - Inv #307036 - Parts for Floor Machine		789.87	
			Totals for 7110		789.87	4,719.79
7120	R&M - Electrical			335.00		
			Totals for 7120		0.00	335.00
7125	R&M - Fire Alarm			1,458.35		
03/24/21	1691		Florida Fire Safety, Inc - Inv #97890 - Annual Inspection & Certification		882.75	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7125					<u>882.75</u>	<u>2,341.10</u>
7130 R&M - General				33,116.13		
03/10/21	1668		1.2.3. Locksmith, Corp. - Inv #3124 - New Door Closer Install Laundry Room and Trash Rm		304.95	
03/10/21	1676		Great American Business Products - Inv #2448322-0 - Bargain Paw Pal Bags		160.00	
03/10/21	1680		Rodriguez Tiles Services, LLC - Inv #02/23/21 - 25% Deposit on Drywall Repairs Contract		1,925.00	
03/10/21	1681		Rodriguez Tiles Services, LLC - Inv #030121 - Painted Double Door Unit 215 Laundry Room		150.00	
03/10/21	1681		Rodriguez Tiles Services, LLC - Inv #030421 - Remove Half Bathroom Ceiling Unit 416 Water Leak		650.00	
03/10/21	1681		Rodriguez Tiles Services, LLC - Inv #030421-2 - Install Green Board in Master Bath		250.00	
03/10/21	1681		Rodriguez Tiles Services, LLC - Inv #030421-3 - Repair Drywall and Bathroom Fan		150.00	
03/10/21	1682		Sherwin-Williams Company #702929 - Inv #21785 - Painting Materials		310.87	
03/10/21	1682		Sherwin-Williams Company #702929 - Inv #1006-1 - Painting Supplies		337.05	
03/24/21	1686		1.2.3. Locksmith, Corp. - Inv #3258 - Keypad- Access Control Key Pad		1,364.25	
03/24/21	1687		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #21593 - Units 814, 816 & Hallway - Check for Leals		125.00	
03/24/21	1689		American A-1 Garage Door Inc. - Inv #1425 - Service Call - Exit Gate Not Closing		500.00	
03/24/21	1689		American A-1 Garage Door Inc. - Inv #1441 - Service Call - Card Reader Not Opening		375.00	
03/24/21	1692		Florida's Choice Contracting - Inv #19-109-8 - Drop 13 & 15		25,157.80	
03/24/21	1694		Great American Business Products - Inv #42999401 - Paw Pal Bags on a Roll		160.00	
03/24/21	1697		Rodriguez Tiles Services, LLC - Inv #031721 - Drywall Repairs Throughout the Hallway		1,925.00	
03/24/21	1697		Rodriguez Tiles Services, LLC - Inv #031221 - Drywall Repairs Throughout Hallway		4,250.00	
03/24/21	1698		Sherwin-Williams Company #702929 - Inv #2527-3 - Paint		32.61	
03/24/21	1698		Sherwin-Williams Company #702929 - Inv #1331-3 - Paint		157.67	
03/24/21	1698		Sherwin-Williams Company #702929 - Inv #2417-7 - Paint		77.41	
03/24/21	1700		USA Building Restoration & Inspections - Inv #3610 - Water Extraction & Remediation		<u>668.77</u>	
Totals for 7130					<u>39,031.38</u>	<u>72,147.51</u>
7140 R&M - Trash Chute				1,212.38		
03/10/21	1671		Chute Master Indoor Environmental Svcs - Inv #2201959 - Trash Chute Cleaning		<u>936.25</u>	
Totals for 7140					<u>936.25</u>	<u>2,148.63</u>
7145 R&M - Tree Trimming				1,060.00		
03/10/21	1677		Green Horizon Services, Inc. - Inv #307894 - 03/01/21-03/31/21		<u>760.00</u>	
Totals for 7145					<u>760.00</u>	<u>1,820.00</u>
7150 R&M - Air Conditioning Systems				0.00		
03/24/21	1688		Air New Solutions - Inv #121520 - 12/01/21-01/31/21		<u>417.00</u>	
Totals for 7150					<u>417.00</u>	<u>417.00</u>
7160 R&M - Roof Repairs				425.00		
03/10/21	1678		Infinite Roofing Services - Inv #03/05/21 - 50% Deposit on Roofing Contract		<u>2,250.00</u>	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7160					2,250.00	2,675.00
7170 R&M - Plumbing				4,956.00		
03/10/21	1669		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #21521 - Repaired Copper Pipe Leaking in Apt 716		465.00	
Totals for 7170					465.00	5,421.00
7180 R&M - Generator & Water Tower				0.00		
03/24/21	1693		Generator Service Inc. - Inv #14350 - 02/01/21- 02/28/21		315.65	
Totals for 7180					315.65	315.65
7305 Sanitation				2,707.80		
03/01/21	RE01.1		Record Accounts Payable		(3,753.90)	
03/24/21	1701		Waste Pro - Pembroke Pines - Inv #0000964417 - 075109 - 02/01/21-02/28/21		1,876.95	
03/24/21	1701		Waste Pro - Pembroke Pines - Inv #0000956043 - 075109 - 01/01/21-01/31/21		1,876.95	
03/31/21	RE01		Record Accounts Payable		1,876.95	
Totals for 7305					1,876.95	4,584.75
7310 Elevator				1,975.00		
03/01/21	1667		Suncoast Elevator Solutions, Inc. - Inv #30191 - 03/01/21-01/31/21		900.00	
Totals for 7310					900.00	2,875.00
7315 Elevator Phone				150.00		
03/01/21	RE01.1		Record Accounts Payable		(600.00)	
03/31/21	RE01		Record Accounts Payable		675.00	
Totals for 7315					75.00	225.00
7325 Cooling Tower				920.20		
03/01/21	1665		AGI International, Inc. - Inv #28687 - 03/01/21- 03/31/21		460.10	
Totals for 7325					460.10	1,380.30
7345 Lawn Maintenance				2,000.00		
03/01/21	RE01.1		Record Accounts Payable		(8,000.00)	
03/31/21	RE01		Record Accounts Payable		9,000.00	
Totals for 7345					1,000.00	3,000.00
7360 Pest Control				1,733.40		
03/10/21	1679		Miami Dade Exterminators Co. - Inv #15033 - 03/01/21-03/31/21		866.70	
Totals for 7360					866.70	2,600.10
7370 Maintenance Staff				15,203.10		
03/01/21	1666		America Service Inds. - Inv #11868 - 03/01/21- 03/31/21		7,601.55	
Totals for 7370					7,601.55	22,804.65
7500 Accounting Fees				2,530.00		
03/24/21	1696		Juda, Eskew & Associates, P.A. - Inv #63084 - 03/01/21-03/31/21		1,265.00	
Totals for 7500					1,265.00	3,795.00
7505 Legal Fees				2,920.04		
03/24/21	1695		Hollander, Goode, Lopez - Inv #15174 - Professional Services		330.00	
03/25/21	LEG.4		LEGAL 03/25/2021 - Legal Fees/Mgmt (GAI-1-1214)		307.40	
Totals for 7505					637.40	3,557.44

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7510 Management Fees				3,100.00		
03/10/21	1684		Sunrise Management - Inv #02/28/21 - 03/01/21-03/31/21		1,550.00	
Totals for 7510					<u>1,550.00</u>	<u>4,650.00</u>
7525 License & Permit				1,148.41		
03/10/21	1673		CLERK OF THE COURTS, Code Enforcement - Inv #2021-K033753 - UCVN Violation		210.00	
03/10/21	1674		CLERK OF THE COURTS, Code Enforcement - Inv #2021-K033754 - UCVN Notice of Violation		210.00	
Totals for 7525					<u>420.00</u>	<u>1,568.41</u>
7536 Office Help				6,022.50		
03/10/21	1683		Sunrise Management - Inv #02/26/21 - 01/31/21-02/14/21		2,469.00	
03/10/21	1683		Sunrise Management - Inv #02/26/21 - 02/14/21-02/28/21		2,469.00	
03/24/21	1699		Sunrise Management - Inv #03/15/21 - 03/01/21-03/14/21		2,469.00	
03/24/21	1699		Sunrise Management - Inv #03/25/21 - 03/15/21-03/28/21		2,469.00	
Totals for 7536					<u>9,876.00</u>	<u>15,898.50</u>
7540 Office Supplies				470.24		
03/03/21	AUTO.2		Brown & Brown of FL Inc.- Miami Division - Online Payment Fee		3.00	
Totals for 7540					<u>3.00</u>	<u>473.24</u>
7545 Postage and Mail				1,806.76		
Totals for 7545					<u>0.00</u>	<u>1,806.76</u>
7550 Greenwich Park Monthly Expense				6,000.00		
03/01/21	RE01.1		Record Accounts Payable		(8,725.83)	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Landscaping 01/01/21-01/31/21		450.00	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Rust Prevention 01/01/21-01/31/21		59.22	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Trash Bags & Paper Towels Common Areas		58.89	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Repari Glass Door		90.00	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Asphalt Patch		34.65	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Pool Stablizer		37.80	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Pool Floor Return Grills		23.40	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Pool Maintenance 01/01/21-01/31/21		306.00	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Kings III Elevator Alarm 01/01/21-01/31/21		18.45	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Spectrocel Elevator Alarm Phone 01/01/21-01/31/21		72.20	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - FPL 12/22/20-01/25/21		408.36	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Clubhouse Elevator Main. 01/01/21-01/31/21		64.08	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Gas for Hot Tub 12/10/20-01/11/21		120.51	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Common Area Cleaning 01/01/21-01/31/21		390.60	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Irrigation Front Entrance 11/02/20-12/01/20		73.25	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Irrigation 1470 NE 123 St 11/02/20-12/01/20		65.26	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Pool and Spa Water 11/02/20-12/01/20		64.44	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Pest Control 01/01/21-01/31/21		79.56	
03/10/21	1670		Avesta Biscayne - Inv #Jan 2021 - Security 01/01/21-01/31/21		1,857.35	
03/31/21	RE01		Record Accounts Payable		8,725.83	
			Totals for 7550		<u>4,274.02</u>	<u>10,274.02</u>
7555 Insurance				51,115.34		
03/31/21	INS		Expense Prepaid Insurance		19,833.52	
			Totals for 7555		<u>19,833.52</u>	<u>70,948.86</u>
7810 Bad Debt Expense				0.00		
03/25/21	ADJ.29		ADJ 03/25/2021 - Adjustment Per Mgmt (GAI-1-715)		589.80	
03/25/21	ADJ.29		ADJ 03/25/2021 - Adjustment (GAI-1-1214)		372.43	
03/25/21	ADJ.29		ADJ 03/25/2021 - Adjustment (GAI-1-1214)		366.05	
03/25/21	ADJ.29		ADJ 03/25/2021 - Adjustment (GAI-1-1214)		318.30	
03/25/21	ADJ.29		ADJ 03/25/2021 - Adjustment (GAI-1-1214)		(372.43)	
			Totals for 7810		<u>1,274.15</u>	<u>1,274.15</u>
			Report Total			<u>0.00</u>
Net Revenue/(Expense)						
Current Period			(28,719.10)			
Year-to-Date			<u>(32,651.63)</u>			

Distribution count = 248

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
Journal: General				
03/01/21	1665	1030	AGI International, Inc.	(460.10)
03/01/21	1665	7325	Inv #28687 - 03/01/21-03/31/21	460.10
03/01/21	1666	1030	America Service Inds.	(7,601.55)
03/01/21	1666	7370	Inv #11868 - 03/01/21-03/31/21	7,601.55
03/01/21	1667	1030	Suncoast Elevator Solutions, Inc.	(900.00)
03/01/21	1667	7310	Inv #30191 - 03/01/21-01/31/21	900.00
03/10/21	1668	1030	1.2.3. Locksmith, Corp.	(304.95)
03/10/21	1668	7130	Inv #3124 - New Door Closer Install Laundry Room and Trash Rm	304.95
03/10/21	1669	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(465.00)
03/10/21	1669	7170	Inv #21521 - Repaired Copper Pipe Leaking in Apt 716	465.00
03/10/21	1670	1030	Avesta Biscayne	(4,274.02)
03/10/21	1670	7550	Inv #Jan 2021 - Landscaping 01/01/21- 01/31/21	450.00
03/10/21	1670	7550	Inv #Jan 2021 - Rust Prevention 01/01/21- 01/31/21	59.22
03/10/21	1670	7550	Inv #Jan 2021 - Trash Bags & Paper Towels Common Areas	58.89
03/10/21	1670	7550	Inv #Jan 2021 - Repari Glass Door	90.00
03/10/21	1670	7550	Inv #Jan 2021 - Asphalt Patch	34.65
03/10/21	1670	7550	Inv #Jan 2021 - Pool Stabilizer	37.80
03/10/21	1670	7550	Inv #Jan 2021 - Pool Floor Return Grills	23.40
03/10/21	1670	7550	Inv #Jan 2021 - Pool Maintenance 01/01/21-01/31/21	306.00
03/10/21	1670	7550	Inv #Jan 2021 - Kings III Elevator Alarm 01/01/21-01/31/21	18.45
03/10/21	1670	7550	Inv #Jan 2021 - Spectrocel Elevator Alarm Phone 01/01/21-01/31/21	72.20
03/10/21	1670	7550	Inv #Jan 2021 - FPL 12/22/20-01/25/21	408.36
03/10/21	1670	7550	Inv #Jan 2021 - Clubhouse Elevator Main. 01/01/21-01/31/21	64.08
03/10/21	1670	7550	Inv #Jan 2021 - Gas for Hot Tub 12/10/20- 01/11/21	120.51
03/10/21	1670	7550	Inv #Jan 2021 - Common Area Cleaning 01/01/21-01/31/21	390.60
03/10/21	1670	7550	Inv #Jan 2021 - Irrigation Front Entrance 11/02/20-12/01/20	73.25
03/10/21	1670	7550	Inv #Jan 2021 - Irrigation 1470 NE 123 St 11/02/20-12/01/20	65.26
03/10/21	1670	7550	Inv #Jan 2021 - Pool and Spa Water 11/02/20-12/01/20	64.44
03/10/21	1670	7550	Inv #Jan 2021 - Pest Control 01/01/21- 01/31/21	79.56
03/10/21	1670	7550	Inv #Jan 2021 - Security 01/01/21-01/31/21	1,857.35
03/10/21	1671	1030	Chute Master Indoor Environmental Svcs	(936.25)
03/10/21	1671	7140	Inv #2201959 - Trash Chute Cleaning	936.25
03/10/21	1672	1030	City of North Miami	(20.08)
03/10/21	1672	7020	Inv #02/26/21 - 41-88-14938-01 - 01/02/21-02/01/21	20.08
03/10/21	1673	1030	CLERK OF THE COURTS, Code Enforcement	(210.00)
03/10/21	1673	7525	Inv #2021-K033753 - UCVN Violation	210.00

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
03/10/21	1674	1030	CLERK OF THE COURTS, Code Enforcement	(210.00)
03/10/21	1674	7525	Inv #2021-K033754 - UCVN Notice of Violation	210.00
03/10/21	1675	1030	FPL Energy Services	(1,012.61)
03/10/21	1675	7045	Inv #02/23/21 - 1100231747 - 01/12/21-02/09/21	1,012.61
03/10/21	1676	1030	Great American Business Products	(160.00)
03/10/21	1676	7130	Inv #2448322-0 - Bargain Paw Pal Bags	160.00
03/10/21	1677	1030	Green Horizon Services, Inc.	(760.00)
03/10/21	1677	7145	Inv #307894 - 03/01/21-03/31/21	760.00
03/10/21	1678	1030	Infinite Roofing Services	(2,250.00)
03/10/21	1678	7160	Inv #03/05/21 - 50% Deposit on Roofing Contract	2,250.00
03/10/21	1679	1030	Miami Dade Exterminators Co.	(866.70)
03/10/21	1679	7360	Inv #15033 - 03/01/21-03/31/21	866.70
03/10/21	1680	1030	Rodriguez Tiles Services, LLC	(1,925.00)
03/10/21	1680	7130	Inv #02/23/21 - 25% Deposit on Drywall Repairs Contract	1,925.00
03/10/21	1681	1030	Rodriguez Tiles Services, LLC	(1,200.00)
03/10/21	1681	7130	Inv #030121 - Painted Double Door Unit 215 Laundry Room	150.00
03/10/21	1681	7130	Inv #030421 - Remove Half Bathroom Ceiling Unit 416 Water Leak	650.00
03/10/21	1681	7130	Inv #030421-2 - Install Green Board in Master Bath	250.00
03/10/21	1681	7130	Inv #030421-3 - Repair Drywall and Bathroom Fan	150.00
03/10/21	1682	1030	Sherwin-Williams Company #702929	(647.92)
03/10/21	1682	7130	Inv #21785 - Painting Materials	310.87
03/10/21	1682	7130	Inv #1006-1 - Painting Supplies	337.05
03/10/21	1683	1030	Sunrise Management	(4,938.00)
03/10/21	1683	7536	Inv #02/26/21 - 01/31/21-02/14/21	2,469.00
03/10/21	1683	7536	Inv #02/26/21 - 02/14/21-02/28/21	2,469.00
03/10/21	1684	1030	Sunrise Management	(1,550.00)
03/10/21	1684	7510	Inv #02/28/21 - 03/01/21-03/31/21	1,550.00
03/10/21	1685	1030	East Continental Supplies, LLC	(789.87)
03/10/21	1685	7110	Inv #307036 - Parts for Floor Machine	789.87
03/24/21	1686	1030	1.2.3. Locksmith, Corp.	(1,364.25)
03/24/21	1686	7130	Inv #3258 - Keypad- Access Control Key Pad	1,364.25
03/24/21	1687	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(125.00)
03/24/21	1687	7130	Inv #21593 - Units 814, 816 & Hallway - Check for Leals	125.00
03/24/21	1688	1030	Air New Solutions	(417.00)
03/24/21	1688	7150	Inv #121520 - 12/01/21-01/31/21	417.00

Greenwich Association, Inc.

Journals

March 1, 2021 - March 31, 2021

Date	Reference	Account	Description	Amount
03/24/21	1689	1030	American A-1 Garage Door Inc.	(875.00)
03/24/21	1689	7130	Inv #1425 - Service Call - Exit Gate Not Closing	500.00
03/24/21	1689	7130	Inv #1441 - Service Call - Card Reader Not Opening	375.00
03/24/21	1690	1030	City of North Miami	(19,437.35)
03/24/21	1690	7020	Inv #03/01/21 - 61-01-01990-00 - 01/02/21-02/01/21	19,437.35
03/24/21	1691	1030	Florida Fire Safety, Inc	(882.75)
03/24/21	1691	7125	Inv #97890 - Annual Inspection & Certification	882.75
03/24/21	1692	1030	Florida's Choice Contracting	(25,157.80)
03/24/21	1692	7130	Inv #19-109-8 - Drop 13 & 15	25,157.80
03/24/21	1693	1030	Generator Service Inc.	(315.65)
03/24/21	1693	7180	Inv #14350 - 02/01/21-02/28/21	315.65
03/24/21	1694	1030	Great American Business Products	(160.00)
03/24/21	1694	7130	Inv #42999401 - Paw Pal Bags on a Roll	160.00
03/24/21	1695	1030	Hollander, Goode, Lopez	(330.00)
03/24/21	1695	7505	Inv #15174 - Professional Services	330.00
03/24/21	1696	1030	Juda, Eskew & Associates, P.A.	(1,265.00)
03/24/21	1696	7500	Inv #63084 - 03/01/21-03/31/21	1,265.00
03/24/21	1697	1030	Rodriguez Tiles Services, LLC	(6,175.00)
03/24/21	1697	7130	Inv #031721 - Drywall Repairs Throughout the Hallway	1,925.00
03/24/21	1697	7130	Inv #031221 - Drywall Repairs Throughout Hallway	4,250.00
03/24/21	1698	1030	Sherwin-Williams Company #702929	(267.69)
03/24/21	1698	7130	Inv #2527-3 - Paint	32.61
03/24/21	1698	7130	Inv #1331-3 - Paint	157.67
03/24/21	1698	7130	Inv #2417-7 - Paint	77.41
03/24/21	1699	1030	Sunrise Management	(4,938.00)
03/24/21	1699	7536	Inv #03/15/21 - 03/01/21-03/14/21	2,469.00
03/24/21	1699	7536	Inv #03/25/21 - 03/15/21-03/28/21	2,469.00
03/24/21	1700	1030	USA Building Restoration & Inspections	(668.77)
03/24/21	1700	7130	Inv #3610 - Water Extraction & Remediation	668.77
03/24/21	1701	1030	Waste Pro - Pembroke Pines	(3,753.90)
03/24/21	1701	7305	Inv #0000964417 - 075109 - 02/01/21-02/28/21	1,876.95
03/24/21	1701	7305	Inv #0000956043 - 075109 - 01/01/21-01/31/21	1,876.95
03/01/21	ACHWEB20210 301	1030	ACHWEB Unit GAI-1-701	1,800.27
03/01/21	ACHWEB20210 301	1200	ACHWEB Unit GAI-1-701	(1,800.27)
03/09/21	ACHWEB20210 309	1030	ACHWEB Unit GAI-1-512	372.43
03/09/21	ACHWEB20210 309	1200	ACHWEB Unit GAI-1-512	(372.43)

Greenwich Association, Inc.

Journals

March 1, 2021 - March 31, 2021

Date	Reference	Account	Description	Amount
03/09/21	ACHWEB20210 309	1030	ACHWEB Unit GAI-1-211	372.43
03/09/21	ACHWEB20210 309	1200	ACHWEB Unit GAI-1-211	(372.43)
03/14/21	ACHWEB20210 314	1030	ACHWEB Unit GAI-1-1406	372.43
03/14/21	ACHWEB20210 314	1200	ACHWEB Unit GAI-1-1406	(372.43)
03/15/21	ACHWEB20210 315	1030	ACHWEB Unit GAI-1-1110	372.43
03/15/21	ACHWEB20210 315	1200	ACHWEB Unit GAI-1-1110	(372.43)
03/25/21	ADJ.29	7810	Adjustment Per Mgmt (GAI-1-715)	589.80
03/25/21	ADJ.29	7810	Adjustment (GAI-1-1214)	372.43
03/25/21	ADJ.29	7810	Adjustment (GAI-1-1214)	366.05
03/25/21	ADJ.29	7810	Adjustment (GAI-1-1214)	318.30
03/25/21	ADJ.29	7810	Adjustment (GAI-1-1214)	(372.43)
03/25/21	ADJ.29	1200	ADJ 03/25/2021	(1,274.15)
03/08/21	AUTO.1	1030	Teco People's Gas	(961.17)
03/08/21	AUTO.1	7045	211011672295 - 01/12/21-02/09/21	961.17
03/03/21	AUTO.2	1030	Brown & Brown of FL Inc.- Miami Division	(18,542.59)
03/03/21	AUTO.2	4015	Inv #4486393-14473865 2021-2022 Insurance Renewal Premium	18,539.59
03/03/21	AUTO.2	7540	Online Payment Fee	3.00
03/11/21	AUTO.3	1030	AT&T	(543.34)
03/11/21	AUTO.3	7035	305 895-1156 030 0446 - 02/22/21- 03/21/21	543.34
03/15/21	AUTO.4	1030	FPL	(4,734.32)
03/15/21	AUTO.4	7030	34752-18123 - 01/25/21-02/23/21	4,734.32
03/15/21	AUTO.5	1030	FPL	(34.84)
03/15/21	AUTO.5	7030	64563-31005 - 01/25/21-02/23/21	34.84
03/15/21	AUTO.6	1030	FPL	(101.73)
03/15/21	AUTO.6	7030	56006-15271 - 01/25/21-02/23/21	101.73
03/13/21	CCARD202103 13	1030	CCARD Unit GAI-1-1003	472.73
03/13/21	CCARD202103 13	1200	CCARD Unit GAI-1-1003	(472.73)
03/28/21	CCARD202103 28	1030	CCARD Unit GAI-1-208	372.43
03/28/21	CCARD202103 28	1200	CCARD Unit GAI-1-208	(372.43)
03/28/21	CCARD202103 28	1030	CCARD Unit GAI-1-603	742.29
03/28/21	CCARD202103 28	1200	CCARD Unit GAI-1-603	(742.29)
03/31/21	CHG.1	1200	GenMaint 03/01/2021 - 03/31/2021	99,636.82
03/31/21	CHG.1	6010	GenMaint 03/01/2021 - 03/31/2021	(99,636.82)

Greenwich Association, Inc.

Journals

March 1, 2021 - March 31, 2021

Date	Reference	Account	Description	Amount
03/01/21	Dep.1	1030	LockBoxCR Batch # 2103016003	2,917.56
03/01/21	Dep.1	1200	LockBoxCR Batch # 2103016003	(2,917.56)
03/02/21	Dep.2	1030	LockBoxCR Batch # 2103026409	3,422.02
03/02/21	Dep.2	1200	LockBoxCR Batch # 2103026409	(3,422.02)
03/03/21	Dep.3	1030	LockBoxCR Batch # 2103036800	1,862.15
03/03/21	Dep.3	1200	LockBoxCR Batch # 2103036800	(1,862.15)
03/03/21	Dep.4	1030	ManCR Batch # 2103036895	600.09
03/03/21	Dep.4	1200	ManCR Batch # 2103036895	(600.09)
03/04/21	Dep.5	1030	LockBoxCR Batch # 2103046986	6,377.05
03/04/21	Dep.5	1200	LockBoxCR Batch # 2103046986	(6,377.05)
03/05/21	Dep.6	1030	LockBoxCR Batch # 2103057214	5,895.30
03/05/21	Dep.6	1200	LockBoxCR Batch # 2103057214	(5,895.30)
03/09/21	Dep.7	1030	EFTCR Batch # 2103087782	33,616.32
03/09/21	Dep.7	1200	EFTCR Batch # 2103087782	(33,616.32)
03/08/21	Dep.8	1030	LockBoxCR Batch # 2103087998	2,052.65
03/08/21	Dep.8	1200	LockBoxCR Batch # 2103087998	(2,052.65)
03/09/21	Dep.9	1030	LockBoxCR Batch # 2103098211	6,314.84
03/09/21	Dep.9	1200	LockBoxCR Batch # 2103098211	(6,314.84)
03/10/21	Dep.10	1030	LockBoxCR Batch # 2103108428	2,173.61
03/10/21	Dep.10	1200	LockBoxCR Batch # 2103108428	(2,173.61)
03/11/21	Dep.11	1030	LockBoxCR Batch # 2103118596	4,635.85
03/11/21	Dep.11	1200	LockBoxCR Batch # 2103118596	(4,635.85)
03/12/21	Dep.12	1030	ManCR Batch # 2103128686	600.09
03/12/21	Dep.12	1200	ManCR Batch # 2103128686	(600.09)
03/12/21	Dep.13	1030	LockBoxCR Batch # 2103128874	1,215.09
03/12/21	Dep.13	1200	LockBoxCR Batch # 2103128874	(1,215.09)
03/15/21	Dep.14	1030	LockBoxCR Batch # 2103159105	4,179.53
03/15/21	Dep.14	1200	LockBoxCR Batch # 2103159105	(4,179.53)
03/17/21	Dep.15	1030	LockBoxCR Batch # 2103179541	372.43
03/17/21	Dep.15	1200	LockBoxCR Batch # 2103179541	(372.43)
03/18/21	Dep.16	1030	LockBoxCR Batch # 2103189645	4,668.50
03/18/21	Dep.16	1200	LockBoxCR Batch # 2103189645	(4,668.50)
03/22/21	Dep.17	1030	ManCR Batch # 2103229889	1,200.20
03/22/21	Dep.17	1200	ManCR Batch # 2103229889	(1,200.20)
03/22/21	Dep.18	1030	LockBoxCR Batch # 2103229973	600.09
03/22/21	Dep.18	1200	LockBoxCR Batch # 2103229973	(600.09)
03/24/21	Dep.19	1030	LockBoxCR Batch # 2103240326	562.94
03/24/21	Dep.19	1200	LockBoxCR Batch # 2103240326	(562.94)
03/26/21	Dep.20	1030	LockBoxCR Batch # 2103260509	1,307.80

Greenwich Association, Inc.

Journals

March 1, 2021 - March 31, 2021

Date	Reference	Account	Description	Amount
03/26/21	Dep.20	1200	LockBoxCR Batch # 2103260509	(1,307.80)
03/29/21	Dep.21	1030	LockBoxCR Batch # 2103290760	360.00
03/29/21	Dep.21	1200	LockBoxCR Batch # 2103290760	(360.00)
03/30/21	Dep.22	1030	LockBoxCR Batch # 2103301143	2,880.41
03/30/21	Dep.22	1200	LockBoxCR Batch # 2103301143	(2,880.41)
03/31/21	Dep.23	1030	ManCR Batch # 2103311239	8,284.94
03/31/21	Dep.23	1200	ManCR Batch # 2103311239	(8,284.94)
03/31/21	Dep.24	1030	LockBoxCR Batch # 2103311332	1,704.62
03/31/21	Dep.24	1200	LockBoxCR Batch # 2103311332	(1,704.62)
03/08/21	DP01	1030	Miscellaneous Income	120.00
03/08/21	DP01	6055	Miscellaneous Income	(120.00)
03/08/21	DP01	1045	Security Deposit	1,200.00
03/08/21	DP01	4165	Maria Matos #416	(1,200.00)
03/08/21	DP02	1030	Miscellaneous Income	150.00
03/08/21	DP02	6075	Parking	(150.00)
03/24/21	DP02	1045	Security Deposit	1,200.00
03/24/21	DP02	4165	Security Deposit	(1,200.00)
03/11/21	DP03	1030	Miscellaneous Income	2,169.43
03/11/21	DP03	6075	Vending Machine	(2,169.43)
03/16/21	DP04	1030	Miscellaneous Income	300.00
03/16/21	DP04	6075	Parking	(300.00)
03/17/21	DP04	1030	Miscellaneous Income	50.00
03/17/21	DP04	6075	Water Shut Off	(50.00)
03/31/21	GJ03	4170	Recognize Cable Income	322.29
03/31/21	GJ03	6080	Recognize Cable Income	(322.29)
03/31/21	GJ06	1030	Transfer to Balance the Reserves	(963.91)
03/31/21	GJ06	1040	Transfer to Balance the Reserves	963.91
03/31/21	GJ11	1040	Transfer to Balance the Reserves	(1,928.00)
03/31/21	GJ11	1030	Transfer to Balance the Reserves	1,928.00
03/31/21	INS	7555	Expense Prepaid Insurance	19,833.52
03/31/21	INS	1850	Expense Prepaid Insurance	(19,833.52)
03/31/21	INT	1030	Interest Income	4.07
03/31/21	INT	1035	Interest Income	0.02
03/31/21	INT	1040	Interest Income	68.37
03/31/21	INT	6040	Interest Income	(72.46)
03/25/21	LEG.4	7505	Legal Fees/Mgmt (GAI-1-1214)	307.40
03/25/21	LEG.4	1200	LEGAL 03/25/2021	(307.40)
03/31/21	LFE.1	6045	L/CR 03/01/2021 - 03/31/2021	475.00
03/31/21	LFE.1	1200	L/CR 03/01/2021 - 03/31/2021	(475.00)

Greenwich Association, Inc.

Journals

March 1, 2021 - March 31, 2021

Date	Reference	Account	Description	Amount
03/31/21	RE01	7020	Record Accounts Payable	35,000.00
03/31/21	RE01	7030	Record Accounts Payable	5,100.00
03/31/21	RE01	7045	Record Accounts Payable	1,973.78
03/31/21	RE01	7305	Record Accounts Payable	1,876.95
03/31/21	RE01	7345	Record Accounts Payable	9,000.00
03/31/21	RE01	7315	Record Accounts Payable	675.00
03/31/21	RE01	7550	Record Accounts Payable	8,725.83
03/31/21	RE01	4010	Record Accounts Payable	(62,351.56)
03/01/21	RE01.1	7020	Record Accounts Payable	(35,000.00)
03/01/21	RE01.1	7030	Record Accounts Payable	(5,100.00)
03/01/21	RE01.1	7045	Record Accounts Payable	(1,973.78)
03/01/21	RE01.1	7305	Record Accounts Payable	(3,753.90)
03/01/21	RE01.1	7345	Record Accounts Payable	(8,000.00)
03/01/21	RE01.1	7315	Record Accounts Payable	(600.00)
03/01/21	RE01.1	7550	Record Accounts Payable	(8,725.83)
03/01/21	RE01.1	4010	Record Accounts Payable	63,153.51
03/31/21	RE02	1200	Reclass Prepaid Maintenance	44,737.15
03/31/21	RE02	4150	Reclass Prepaid Maintenance	(44,737.15)
03/31/21	RE02	1210	Reclass Prepaid Maintenance	429.86
03/31/21	RE02	4155	Reclass Prepaid Maintenance	(429.86)
03/01/21	RE02.1	1200	Reclass Prepaid Maintenance	(51,736.10)
03/01/21	RE02.1	4150	Reclass Prepaid Maintenance	51,736.10
03/01/21	RE02.1	1210	Reclass Prepaid Maintenance	(429.86)
03/01/21	RE02.1	4155	Reclass Prepaid Maintenance	429.86
03/31/21	RES	6010	Record Reserve Funding	6,390.00
03/31/21	RES	5500	Record Reserve Funding	(6,390.00)
03/31/21	RESF	1030	Monthly Reserve Funding	(6,390.00)
03/31/21	RESF	1040	Monthly Reserve Funding	6,390.00
03/31/21	RESIT	6085	Reserve Interest Transfer	68.37
03/31/21	RESIT	5505	Reserve Interest Transfer	(68.37)
Transaction Balance for General				0.00

Transaction Totals

Total Debits	<u>591,276.54</u>
Total Credits	<u>591,276.54</u>
Account Hash Total	<u>943619.0000</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)
 March 1, 2021 - March 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	234,288.61
Open Deposits & Additions				
CCARD202103	03/28/21	1200	CCARD Unit GAI-1-208	372.43
28				
CCARD202103	03/28/21	1200	CCARD Unit GAI-1-603	742.29
28				
GJ11	03/31/21		Transfer to Balance the Reserves	1,928.00
			Total	<u>3,042.72</u>
Open Checks & Payments				
1668	03/10/21	7130	1.2.3. Locksmith, Corp.	304.95
1682	03/10/21	7130	Sherwin-Williams Company #702929	647.92
1685	03/10/21	7110	East Continental Supplies, LLC	789.87
1686	03/24/21	7130	1.2.3. Locksmith, Corp.	1,364.25
1687	03/24/21	7130	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	125.00
1688	03/24/21	7150	Air New Solutions	417.00
1689	03/24/21	7130	American A-1 Garage Door Inc.	875.00
1690	03/24/21	7020	City of North Miami	19,437.35
1691	03/24/21	7125	Florida Fire Safety, Inc	882.75
1692	03/24/21	7130	Florida's Choice Contracting	25,157.80
1693	03/24/21	7180	Generator Service Inc.	315.65
1694	03/24/21	7130	Great American Business Products	160.00
1695	03/24/21	7505	Hollander, Goode, Lopez	330.00
1696	03/24/21	7500	Juda, Eskew & Associates, P.A.	1,265.00
1698	03/24/21	7130	Sherwin-Williams Company #702929	267.69
1699	03/24/21	7536	Sunrise Management	4,938.00
1700	03/24/21	7130	USA Building Restoration & Inspections	668.77
1701	03/24/21	7305	Waste Pro - Pembroke Pines	3,753.90
			Total	<u>61,700.90</u>
			Reconciled Bank Balance	<u><u>175,630.43</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				213,433.15
+ Cleared Deposits & Additions				112,645.24
- Cleared Checks & Payments				<u>91,789.78</u>
Ending Bank Balance				234,288.61
Reconciled Bank Information				
+ Open Deposits & Additions				3,042.72
- Open Checks & Payments				<u>61,700.90</u>
Reconciled Bank Balance				<u><u>175,630.43</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				175,630.43
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>175,630.43</u></u>
Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 March 1, 2021 - March 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	895.44
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>895.44</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	895.42
			+ Cleared Deposits & Additions	0.02
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	895.44
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>895.44</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	895.44
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>895.44</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)
 March 1, 2021 - March 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	220,710.54
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
GJ11	03/31/21	1030	Transfer to Balance the Reserves	<u>1,928.00</u>
			Total	<u>1,928.00</u>
			Reconciled Bank Balance	<u><u>218,782.54</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				213,288.26
+ Cleared Deposits & Additions				7,422.28
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				220,710.54
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,928.00</u>
Reconciled Bank Balance				<u><u>218,782.54</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				218,782.54
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>218,782.54</u></u>
Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)
 March 1, 2021 - March 31, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	123,926.91
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>123,926.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	121,526.91
			+ Cleared Deposits & Additions	2,400.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	123,926.91
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>123,926.91</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	123,926.91
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>123,926.91</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>