

Greenwich Association, Inc.

Report on Compilation of Financial Statements

November 30, 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 November 30, 2021 , and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 11 Months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Greenwich Association, Inc. for the 1 Month and 11 Months ended November 30, 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

January 03, 2022

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Plantation, FL 33324-2744
954-577-9700

Greenwich Association, Inc.

Balance Sheet

November 30, 2021

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 95,182
	<u>95,182</u>
Cash - Reserves	
Popular Community Bank- Reserves	270,512
	<u>270,512</u>
Cash - Security	
Popular Community Bank- Escrow	131,577
	<u>131,577</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>497,737</u>
Other Assets	
Maintenance Receivables	29,652
Allowance for Doubtful Accounts	(5,897)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Prepaid Insurance	38,338
Prepaid Expenses	1,100
	<u>63,193</u>
	<u>\$ 560,930</u>

Greenwich Association, Inc.

Balance Sheet

November 30, 2021

Liabilities and Members' Equity

Accounts Payable	\$	67,413
Insurance Payable		19,654
Prepaid Maintenance		49,485
Security Deposits		131,575
Deferred Cable Contract		<u>14,181</u>
		<u>282,308</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		269,389
Reserves - Interest		<u>1,123</u>
		<u>270,512</u>
Operating Fund Balance		
Fund Balance		130,136
Current Year Revenue (Expense)		<u>(122,026)</u>
		<u>8,110</u>
		<u>278,622</u>
	\$	<u><u>560,930</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 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)	\$ 1,025,715	\$ 1,025,730	\$ (15)	\$ 1,118,978
Reserve Assessment	-	6,390	(6,390)	-	70,286	(70,286)	76,676
Fee Income	-	-	-	100	-	100	-
Laundry	4,108	2,208	1,900	36,794	24,292	12,502	26,500
Key Income	25	-	25	625	-	625	-
Interest Income	140	-	140	860	-	860	-
Late Fee	(25)	83	(108)	2,200	917	1,283	1,000
Screening Fee	-	-	-	240	-	240	-
Bank Charges	-	-	-	25	-	25	-
Gate Card Income	-	42	(42)	125	458	(333)	500
Filter Income	-	8	(8)	13	92	(79)	100
Miscellaneous Income	100	83	17	9,678	917	8,761	1,000
Deferred Comcast Income	322	322	-	3,545	3,545	-	3,867
Reserve Interest Transfer	(93)	-	(93)	(785)	-	(785)	-
Bad Debt Expense	-	(1,667)	1,667	(1,274)	(18,333)	17,059	(20,000)
	<u>97,824</u>	<u>100,717</u>	<u>(2,893)</u>	<u>1,077,861</u>	<u>1,107,904</u>	<u>(30,043)</u>	<u>1,208,621</u>
Total Revenues	<u>97,824</u>	<u>100,717</u>	<u>(2,893)</u>	<u>1,077,861</u>	<u>1,107,904</u>	<u>(30,043)</u>	<u>1,208,621</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 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	-	13,915	13,915	-	15,180
Year End Accounting	-	417	417	4,000	4,583	583	5,000
Legal Fees	3,628	1,167	(2,461)	25,266	12,833	(12,433)	14,000
Management Fees	1,550	1,550	-	17,050	17,050	-	18,600
License & Permit	-	417	417	9,659	4,583	(5,076)	5,000
Office Help	3,341	5,167	1,826	56,422	56,833	411	62,000
Office Supplies	1,438	250	(1,188)	3,989	2,750	(1,239)	3,000
Postage and Mail	375	333	(42)	3,047	3,667	620	4,000
	<u>11,597</u>	<u>10,566</u>	<u>(1,031)</u>	<u>133,348</u>	<u>116,214</u>	<u>(17,134)</u>	<u>126,780</u>
Community Room/Building:							
Greenwich Park Monthly Expense	5,393	6,107	714	53,176	67,173	13,997	73,280
	<u>5,393</u>	<u>6,107</u>	<u>714</u>	<u>53,176</u>	<u>67,173</u>	<u>13,997</u>	<u>73,280</u>
Contracts:							
Sanitation	2,133	2,000	(133)	20,078	22,000	1,922	24,000
Elevator	1,800	1,500	(300)	10,750	16,500	5,750	18,000
Elevator Phone	-	75	75	450	825	375	900
Landscaping	-	-	-	1,100	-	(1,100)	-
Cooling Tower	728	500	(228)	15,529	5,500	(10,029)	6,000
Lawn Maintenance	1,710	1,000	(710)	7,070	11,000	3,930	12,000
Pest Control	867	683	(184)	9,477	7,517	(1,960)	8,200
Maintenance Staff	8,304	10,167	1,863	85,021	111,833	26,812	122,000
	<u>15,542</u>	<u>15,925</u>	<u>383</u>	<u>149,475</u>	<u>175,175</u>	<u>25,700</u>	<u>191,100</u>
Insurance:							
Insurance	19,834	19,167	(667)	230,233	210,833	(19,400)	230,000
	<u>19,834</u>	<u>19,167</u>	<u>(667)</u>	<u>230,233</u>	<u>210,833</u>	<u>(19,400)</u>	<u>230,000</u>
Repairs and Maintenance:							
Maintenance Supplies	244	250	6	5,400	2,750	(2,650)	3,000
R&M - Electrical	-	667	667	2,437	7,333	4,896	8,000
R&M - Fire Alarm	-	333	333	3,360	3,667	307	4,000
R&M - General	23,227	7,724	(15,503)	250,345	84,961	(165,384)	92,685
R&M - Access Control	-	50	50	-	550	550	600
R&M - Trash Chute	-	417	417	5,257	4,583	(674)	5,000
R&M - Tree Trimming	-	833	833	9,535	9,167	(368)	10,000
R&M - Air Conditioning Systems	148	625	477	2,650	6,875	4,225	7,500
R&M - Parking Repairs	-	208	208	1,300	2,292	992	2,500
R&M - Roof Repairs	-	417	417	4,925	4,583	(342)	5,000
R&M - Plumbing	-	1,000	1,000	8,316	11,000	2,684	12,000
R&M - Generator & Water Tower	-	417	417	856	4,583	3,727	5,000
R&M - Sprinkler	-	167	167	2,092	1,833	(259)	2,000
R&M - Elevators	-	208	208	24,341	2,292	(22,049)	2,500
40 Year Certification	3,250	3,750	500	22,217	41,250	19,033	45,000
	<u>26,869</u>	<u>17,066</u>	<u>(9,803)</u>	<u>343,031</u>	<u>187,719</u>	<u>(155,312)</u>	<u>204,785</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 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	15,542	17,333	1,791	201,872	190,667	(11,205)	208,000
Electricity	5,490	5,833	343	58,609	64,167	5,558	70,000
Telephone	128	833	705	6,390	9,167	2,777	10,000
Gas	1,504	1,500	(4)	23,753	16,500	(7,253)	18,000
	<u>22,664</u>	<u>25,499</u>	<u>2,835</u>	<u>290,624</u>	<u>280,501</u>	<u>(10,123)</u>	<u>306,000</u>
Reserve Transfer:							
Reserve Transfer	-	6,390	6,390	-	70,286	70,286	76,676
	<u>-</u>	<u>6,390</u>	<u>6,390</u>	<u>-</u>	<u>70,286</u>	<u>70,286</u>	<u>76,676</u>
Total Expenses	<u>101,899</u>	<u>100,720</u>	<u>(1,179)</u>	<u>1,199,887</u>	<u>1,107,901</u>	<u>(91,986)</u>	<u>1,208,621</u>
Excess Revenues (Expenses)	<u>\$ (4,075)</u>	<u>\$ (3)</u>	<u>\$ (4,072)</u>	<u>\$ (122,026)</u>	<u>\$ 3</u>	<u>\$ (122,029)</u>	<u>\$ -</u>

Greenwich Association, Inc.
General Ledger

November 1, 2021 - November 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				99,207.79		
11/01/21	Dep.1		LockBoxCR Batch # 2111014652		2,834.67	
11/01/21	DP01		Miscellaneous Income		50.00	
11/02/21	Dep.2		ManCR Batch # 2111024772		1,704.09	
11/02/21	Dep.3		LockBoxCR Batch # 2111024921		7,170.51	
11/03/21	Dep.4		LockBoxCR Batch # 2111035162		372.43	
11/04/21	1947		AGI International, Inc.		(460.10)	
11/04/21	1948		Air Filters Company Inc.		(147.99)	
11/04/21	1949		All Access Technologies Inc		(871.50)	
11/04/21	1950		America Service Inds.		(8,303.55)	
11/04/21	1951		Avesta Biscayne		(5,392.91)	
11/04/21	1952		City of North Miami		(15,522.18)	
11/04/21	1953		Culmer Miantenance LLC		(609.50)	
11/04/21	1954		FPL Energy Services		(1,644.89)	
11/04/21	1955		GRC/Grass Roots Complete		(1,100.00)	
11/04/21	1956		Juda Eskew & Associates, P.A.		(1,100.00)	
11/04/21	1957		Juda Eskew & Associates, P.A.		(1,265.00)	
11/04/21	1958		Miami Dade Exterminators Co.		(866.70)	
11/04/21	1959		Miami-Dade Cty. Fin. Dept		(210.00)	
11/04/21	1960		Popular Bank		(244.28)	
11/04/21	1961		Prestige Auto Transport Inc.		(120.00)	
11/04/21	1962		Prestige Auto Transport Inc.		(120.00)	
11/04/21	1963		Suncoast Elevator Solutions, Inc.		(900.00)	
11/04/21	1964		Sunrise Management		(2,469.00)	
11/04/21	1965		Sunrise Management		(1,550.00)	
11/04/21	ACHWEB202		ACHWEB Unit GAI-1-106		744.84	
	11104					
11/04/21	Dep.5		LockBoxCR Batch # 2111045356		1,969.95	
11/05/21	ACHWEB202		ACHWEB Unit GAI-1-616		585.53	
	11105					
11/05/21	AUTO.5		Teco People's Gas		(858.92)	
11/05/21	Dep.6		ManCR Batch # 2111055432		744.86	
11/05/21	Dep.7		LockBoxCR Batch # 2111055593		5,351.24	
11/06/21	ACHWEB202		ACHWEB Unit GAI-1-211		372.43	
	11106					
11/07/21	ACHWEB202		ACHWEB Unit GAI-1-901		1,225.18	
	11107					
11/08/21	ACHWEB202		ACHWEB Unit GAI-1-810		372.43	
	11108					
11/08/21	AUTO.6		IPFS Corporation		(18,539.59)	
11/08/21	Dep.8		LockBoxCR Batch # 2111085853		600.09	
11/09/21	ACHWEB202		ACHWEB Unit GAI-1-913		372.43	
	11109					
11/09/21	AUTO.1		AT&T		(1,438.16)	
11/09/21	CCARD2021		CCARD Unit GAI-1-116		600.09	
	1109					
11/09/21	CCARD2021		CCARD Unit GAI-1-610		1,142.29	
	1109					
11/09/21	Dep.9		ManCR Batch # 2111096154		2,080.46	
11/09/21	Dep.11		LockBoxCR Batch # 2111096242		2,607.06	
11/10/21	CCARD2021		CCARD Unit GAI-1-911		372.43	
	1110					
11/10/21	CCARD2021		CCARD Unit GAI-1-1003		372.43	
	1110					
11/10/21	Dep.10		EFTCR Batch # 2111086031		44,419.87	
11/10/21	Dep.12		LockBoxCR Batch # 2111106469		1,344.95	
11/11/21	DP02		Miscellaneous Income		25.00	
11/11/21	DP03		Miscellaneous Income		4,108.02	
11/12/21	ACHWEB202		ACHWEB Unit GAI-1-PH02		600.09	
	11112					
11/12/21	Dep.13		LockBoxCR Batch # 2111126769		5,539.48	

Greenwich Association, Inc.
General Ledger

November 1, 2021 - November 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/15/21	AUTO.2		FPL		(45.28)	
11/15/21	AUTO.3		FPL		(104.62)	
11/15/21	AUTO.4		FPL		(5,340.47)	
11/15/21	Dep.14		LockBoxCR Batch # 2111157006		6,375.35	
11/16/21	Dep.15		LockBoxCR Batch # 2111167195		372.43	
11/17/21	ACHWEB202 11117		ACHWEB Unit GAI-1-1110		372.43	
11/17/21	Dep.16		LockBoxCR Batch # 2111177338		2,317.48	
11/18/21	1966		AGI International, Inc.		(267.50)	
11/18/21	1967		City of North Miami		(20.08)	
11/18/21	1968		Florida's Choice Contracting		(3,304.00)	
11/18/21	1969		Great American Business Products		(171.20)	
11/18/21	1970		Hollander, Goode, Lopez		(2,127.67)	
11/18/21	1971		JC Doors Installation, Inc.		(1,123.50)	
11/18/21	1972		JC Doors Installation, Inc.		(1,123.50)	
11/18/21	1973		JM Boiler Service LLC		(6,267.50)	
11/18/21	1974		JM Boiler Service LLC		(6,267.50)	
11/18/21	1975		Jonathan R. Rubin, P.A.		(1,500.00)	
11/18/21	1976		Juda Eskew & Associates, P.A.		(375.14)	
11/18/21	1977		O&S Associates, Inc.		(3,250.00)	
11/18/21	1978		Rodriguez Tiles Services, LLC		(2,900.00)	
11/18/21	1979		Rodriguez Tiles Services, LLC		(500.00)	
11/18/21	1980		Suncoast Elevator Solutions, Inc.		(900.00)	
11/18/21	1981		Uline		(531.51)	
11/18/21	1982		Waste Pro - Pembroke Pines		(2,133.24)	
11/18/21	1983		Wright National Flood Insurance Company		(16,248.00)	
11/18/21	1984		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(588.00)	
11/18/21	AUTO.7		AT&T		(127.56)	
11/18/21	Dep.17		LockBoxCR Batch # 2111187546		2,880.40	
11/18/21	DP04		Miscellaneous Income		50.00	
11/22/21	Dep.18		LockBoxCR Batch # 2111227805		587.94	
11/23/21	Dep.19		LockBoxCR Batch # 2111237947		935.37	
11/24/21	Dep.20		LockBoxCR Batch # 2111248124		935.37	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		1,200.18	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		1,200.18	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		1,200.18	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		1,200.18	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		600.09	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		1,200.18	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		1,200.18	
11/29/21	Dep.21		LockBoxCR Batch # 2111298313		1,945.04	
11/30/21	ACHWEB202 11130		ACHWEB Unit GAI-1-512		297.99	
11/30/21	Dep.22		LockBoxCR Batch # 2111308561		372.43	
11/30/21	INT		Interest Income		2.15	
11/30/21	RESF		Monthly Reserve Funding		(6,390.00)	
11/30/21	XRO1		Transfer to Operating - Check #528170 Payment for Unit 504 Balance		8,387.08	
			Totals for 1030		<u>(4,025.06)</u>	<u>95,182.73</u>
1035	Popular Community Bank- S/A			465.64		
11/30/21	INT		Interest Income		0.01	
			Totals for 1035		<u>0.01</u>	<u>465.65</u>

Greenwich Association, Inc.

General Ledger

November 1, 2021 - November 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1040 Popular Community Bank- Reserves				264,028.52		
11/30/21	INT		Interest Income		93.49	
11/30/21	RESF		Monthly Reserve Funding		6,390.00	
Totals for 1040					<u>6,483.49</u>	<u>270,512.01</u>
1045 Popular Community Bank- Escrow				137,563.99		
11/09/21	DO01		Security Deposit		2,400.00	
11/30/21	XR01		Transfer to Operating		(8,387.08)	
Totals for 1045					<u>(5,987.08)</u>	<u>131,576.91</u>
1200 Maintenance Receivables				31,307.08		
11/01/21	Dep.1		LockBoxCR Batch # 2111014652		(2,834.67)	
11/01/21	RE02.1		Reclass Prepaid Maintenance		(42,101.84)	
11/02/21	Dep.2		ManCR Batch # 2111024772		(1,704.09)	
11/02/21	Dep.3		LockBoxCR Batch # 2111024921		(7,170.51)	
11/03/21	Dep.4		LockBoxCR Batch # 2111035162		(372.43)	
11/04/21	ACHWEB202 11104		ACHWEB Unit GAI-1-106		(744.84)	
11/04/21	Dep.5		LockBoxCR Batch # 2111045356		(1,969.95)	
11/05/21	ACHWEB202 11105		ACHWEB Unit GAI-1-616		(585.53)	
11/05/21	Dep.6		ManCR Batch # 2111055432		(744.86)	
11/05/21	Dep.7		LockBoxCR Batch # 2111055593		(5,351.24)	
11/06/21	ACHWEB202 11106		ACHWEB Unit GAI-1-211		(372.43)	
11/07/21	ACHWEB202 11107		ACHWEB Unit GAI-1-901		(1,225.18)	
11/08/21	ACHWEB202 11108		ACHWEB Unit GAI-1-810		(372.43)	
11/08/21	Dep.8		LockBoxCR Batch # 2111085853		(600.09)	
11/09/21	ACHWEB202 11109		ACHWEB Unit GAI-1-913		(372.43)	
11/09/21	CCARD2021 1109		CCARD Unit GAI-1-116		(600.09)	
11/09/21	CCARD2021 1109		CCARD Unit GAI-1-610		(1,142.29)	
11/09/21	Dep.9		ManCR Batch # 2111096154		(2,080.46)	
11/09/21	Dep.11		LockBoxCR Batch # 2111096242		(2,607.06)	
11/10/21	CCARD2021 1110		CCARD Unit GAI-1-911		(372.43)	
11/10/21	CCARD2021 1110		CCARD Unit GAI-1-1003		(372.43)	
11/10/21	Dep.10		EFTCR Batch # 2111086031		(44,419.87)	
11/10/21	Dep.12		LockBoxCR Batch # 2111106469		(1,344.95)	
11/12/21	ACHWEB202 11112		ACHWEB Unit GAI-1-PH02		(600.09)	
11/12/21	Dep.13		LockBoxCR Batch # 2111126769		(5,539.48)	
11/15/21	Dep.14		LockBoxCR Batch # 2111157006		(6,375.35)	
11/16/21	Dep.15		LockBoxCR Batch # 2111167195		(372.43)	
11/17/21	ACHWEB202 11117		ACHWEB Unit GAI-1-1110		(372.43)	
11/17/21	Dep.16		LockBoxCR Batch # 2111177338		(2,317.48)	
11/18/21	Dep.17		LockBoxCR Batch # 2111187546		(2,880.40)	
11/22/21	Dep.18		LockBoxCR Batch # 2111227805		(587.94)	
11/23/21	Dep.19		LockBoxCR Batch # 2111237947		(935.37)	
11/24/21	Dep.20		LockBoxCR Batch # 2111248124		(935.37)	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		(1,200.18)	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		(1,200.18)	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		(1,200.18)	

Greenwich Association, Inc.

General Ledger

November 1, 2021 - November 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		(1,200.18)	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		(600.09)	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		(1,200.18)	
11/26/21	CCARD2021 1126		CCARD Unit GAI-1-515		(1,200.18)	
11/29/21	Dep.21		LockBoxCR Batch # 2111298313		(1,945.04)	
11/30/21	ACHWEB202 11130		ACHWEB Unit GAI-1-512		(297.99)	
11/30/21	CHG.1		GenMaint 11/01/2021 - 11/30/2021		99,636.82	
11/30/21	Dep.22		LockBoxCR Batch # 2111308561		(372.43)	
11/30/21	INT.1		INT 11/01/2021 - 11/30/2021		43.87	
11/30/21	LFE.1		GenLate 11/01/2021 - 11/30/2021		375.00	
11/30/21	LFE.2		L/C 11/01/2021 - 11/30/2021		25.00	
11/30/21	LFE.3		L/CR 11/01/2021 - 11/30/2021		(425.00)	
11/30/21	RE02		Reclass Prepaid Maintenance		49,484.71	
			Totals for 1200		<u>(1,654.67)</u>	<u>29,652.41</u>
1205 Allowance for Doubtful Accounts				(5,897.74)		
			Totals for 1205		<u>0.00</u>	<u>(5,897.74)</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>
1850 Prepaid Insurance				58,171.70		
11/30/21	INS		Expense Prepaid Insurance		(19,833.52)	
			Totals for 1850		<u>(19,833.52)</u>	<u>38,338.18</u>
1860 Prepaid Expenses				0.00		
11/04/21	1956		Juda Eskew & Associates, P.A. - Inv #65754 - 2022 Maintenance Coupon Books & EFT Payments		1,100.00	
			Totals for 1860		<u>1,100.00</u>	<u>1,100.00</u>
4010 Accounts Payable				(68,414.10)		
11/01/21	RE01.1		Record Accounts Payable		68,414.10	
11/30/21	RE01		Record Accounts Payable		(67,414.10)	
			Totals for 4010		<u>1,000.00</u>	<u>(67,414.10)</u>
4015 Insurance Payable				(54,440.67)		
11/08/21	AUTO.6		IPFS Corporation - 11/08/21		18,539.59	
11/18/21	1983		Wright National Flood Insurance Company - Inv #11/1/21 - 09-1151059193-08 - Renewal Notice		16,248.00	
			Totals for 4015		<u>34,787.59</u>	<u>(19,653.08)</u>
4150 Prepaid Maintenance				(42,101.84)		
11/01/21	RE02.1		Reclass Prepaid Maintenance		42,101.84	
11/30/21	RE02		Reclass Prepaid Maintenance		(49,484.71)	
			Totals for 4150		<u>(7,382.87)</u>	<u>(49,484.71)</u>
4165 Security Deposits				(129,175.00)		
11/09/21	DO01		Security Deposit - Security Deposit Unit 316		(1,200.00)	
11/09/21	DO01		Security Deposit - Security Deposit Unit A511		(1,200.00)	
			Totals for 4165		<u>(2,400.00)</u>	<u>(131,575.00)</u>
4170 Deferred Cable Contract				(14,503.25)		

Greenwich Association, Inc.
General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/30/21	GJ03		Recognize Cable Income		322.29	
Totals for 4170					<u>322.29</u>	<u>(14,180.96)</u>
5500 Reserves - General (Pooled)				(262,999.20)		
11/30/21	RES		Record Reserve Funding		(6,390.00)	
Totals for 5500					<u>(6,390.00)</u>	<u>(269,389.20)</u>
5505 Reserves - Interest				(1,029.50)		
11/30/21	RESIT		Reserve Interest Transfer		(93.49)	
Totals for 5505					<u>(93.49)</u>	<u>(1,122.99)</u>
5800 Fund Balance				(130,135.84)		
Totals for 5800					<u>0.00</u>	<u>(130,135.84)</u>
6010 Owner Assessments				(932,468.20)		
11/30/21	CHG.1		GenMaint 11/01/2021 - 11/30/2021		(99,636.82)	
11/30/21	RES		Record Reserve Funding		6,390.00	
Totals for 6010					<u>(93,246.82)</u>	<u>(1,025,715.02)</u>
6013 Fee Income				(100.00)		
Totals for 6013					<u>0.00</u>	<u>(100.00)</u>
6025 Laundry				(32,686.21)		
11/11/21	DP03		Miscellaneous Income - Laundry Income		(4,108.02)	
Totals for 6025					<u>(4,108.02)</u>	<u>(36,794.23)</u>
6030 Key Income				(600.00)		
11/11/21	DP02		Miscellaneous Income - FOB		(25.00)	
Totals for 6030					<u>(25.00)</u>	<u>(625.00)</u>
6040 Interest Income				(720.08)		
11/30/21	INT		Interest Income		(95.65)	
11/30/21	INT.1		INT 11/01/2021 - 11/30/2021		(43.87)	
Totals for 6040					<u>(139.52)</u>	<u>(859.60)</u>
6045 Late Fee				(2,225.00)		
11/30/21	LFE.1		GenLate 11/01/2021 - 11/30/2021		(375.00)	
11/30/21	LFE.2		L/C 11/01/2021 - 11/30/2021		(25.00)	
11/30/21	LFE.3		L/CR 11/01/2021 - 11/30/2021		425.00	
Totals for 6045					<u>25.00</u>	<u>(2,200.00)</u>
6055 Screening Fee				(240.00)		
Totals for 6055					<u>0.00</u>	<u>(240.00)</u>
6060 Bank Charges				(25.00)		
Totals for 6060					<u>0.00</u>	<u>(25.00)</u>
6065 Gate Card Income				(125.00)		
Totals for 6065					<u>0.00</u>	<u>(125.00)</u>
6070 Filter Income				(13.00)		
Totals for 6070					<u>0.00</u>	<u>(13.00)</u>
6075 Miscellaneous Income				(9,577.62)		
11/01/21	DP01		Miscellaneous Income - Water Shutoff		(50.00)	
11/18/21	DP04		Miscellaneous Income - Water Shutoff		(50.00)	
Totals for 6075					<u>(100.00)</u>	<u>(9,677.62)</u>

Greenwich Association, Inc.
General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6080 Deferred Comcast Income				(3,222.90)		
11/30/21	GJ03		Recognize Cable Income		(322.29)	
Totals for 6080					<u>(322.29)</u>	<u>(3,545.19)</u>
6085 Reserve Interest Transfer				691.73		
11/30/21	RESIT		Reserve Interest Transfer		93.49	
Totals for 6085					<u>93.49</u>	<u>785.22</u>
7020 Water & Sewer				186,329.96		
11/01/21	RE01.1		Record Accounts Payable		(35,000.00)	
11/04/21	1952		City of North Miami - Inv #338627-388627 - 61-01-01990-00 - 08/02-10/01/21		15,522.18	
11/18/21	1967		City of North Miami - Inv #10/29/21 - 41-88-14938-01 - 09/02-10/02/21		20.08	
11/30/21	RE01		Record Accounts Payable		35,000.00	
Totals for 7020					<u>15,542.26</u>	<u>201,872.22</u>
7030 Electricity				53,118.39		
11/01/21	RE01.1		Record Accounts Payable		(5,679.98)	
11/15/21	AUTO.2		FPL - 64563-31005 - 09/24-10/25/21		45.28	
11/15/21	AUTO.3		FPL - 56006-15271 - 09/24-10/25/21		104.62	
11/15/21	AUTO.4		FPL - 34752-18123 - 09/24-10/25/21		5,340.47	
11/30/21	RE01		Record Accounts Payable		5,679.98	
Totals for 7030					<u>5,490.37</u>	<u>58,608.76</u>
7035 Telephone				6,262.21		
11/18/21	AUTO.7		AT&T - 11/2021		127.56	
Totals for 7035					<u>127.56</u>	<u>6,389.77</u>
7045 Gas				22,249.15		
11/01/21	RE01.1		Record Accounts Payable		(2,811.56)	
11/04/21	1954		FPL Energy Services - Inv #10/2021 - 1100231747 - 09/10-10/07/21		1,644.89	
11/05/21	AUTO.5		Teco People's Gas - 11/2021		858.92	
11/30/21	RE01		Record Accounts Payable		1,811.56	
Totals for 7045					<u>1,503.81</u>	<u>23,752.96</u>
7110 Maintenance Supplies				5,156.21		
11/04/21	1960		Popular Bank - Inv #10/15/21 - Supplies Home Depot		244.28	
Totals for 7110					<u>244.28</u>	<u>5,400.49</u>
7120 R&M - Electrical				2,437.00		
Totals for 7120					<u>0.00</u>	<u>2,437.00</u>
7125 R&M - Fire Alarm				3,359.81		
Totals for 7125					<u>0.00</u>	<u>3,359.81</u>
7130 R&M - General				227,118.74		
11/04/21	1959		Miami-Dade Cty. Fin. Dept - Inv #2021-K039115 - Violation Fee - 14-43		210.00	
11/04/21	1961		Prestige Auto Transport Inc. - Inv #22093 - Relocate Vehicle LR2 I30		40.00	
11/04/21	1961		Prestige Auto Transport Inc. - Inv #23241 - Relocate Vehicle PJG B13		40.00	
11/04/21	1961		Prestige Auto Transport Inc. - Inv #23242 - Relocate Vehicle NRB X28		40.00	
11/04/21	1962		Prestige Auto Transport Inc. - Inv #23243 - Relocate Vehicle NWE R92		40.00	
11/04/21	1962		Prestige Auto Transport Inc. - Inv #23244 - Relocate Vehicle IAX K39		40.00	

Greenwich Association, Inc.
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/04/21	1962		Prestige Auto Transport Inc. - Inv #23248 - Relocate Vehicle BOF BE		40.00	
11/18/21	1968		Florida's Choice Contracting - Inv #21-1221/1 - Cleaning, Demobilizing/Removal of Swing Stage		3,304.00	
11/18/21	1969		Great American Business Products - Inv #43074178 - Bargain Paw Bags		171.20	
11/18/21	1971		JC Doors Installation, Inc. - Inv #2070 - Hollow Metal Door Balance		1,123.50	
11/18/21	1972		JC Doors Installation, Inc. - Inv #2070 - Hollow Metal Door - Deposit		1,123.50	
11/18/21	1973		JM Boiler Service LLC - Inv #00000418 - Installation of New Water Heater - Balance		6,267.50	
11/18/21	1974		JM Boiler Service LLC - Inv #00000418 - Installation of New Water Heater - Deposit		6,267.50	
11/18/21	1978		Rodriguez Tiles Services, LLC - Inv #111621 - Repairs Unit #102 Guest Bathroom		1,450.00	
11/18/21	1978		Rodriguez Tiles Services, LLC - Inv #111621-2 - Painted Front of Building		700.00	
11/18/21	1978		Rodriguez Tiles Services, LLC - Inv #111621-3 - Maintenance of Garage Doors		750.00	
11/18/21	1979		Rodriguez Tiles Services, LLC - Inv #111621-4 - Repairs Damaged Drywall on 11th Floor		350.00	
11/18/21	1979		Rodriguez Tiles Services, LLC - Inv #111621-5 - Maintenance Manager's Office Door		150.00	
11/18/21	1981		Uline - Inv #140618210 - Concrete Installation Kit		531.51	
11/18/21	1984		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #23290 - Repair Leaking Pipe in Unit #415		588.00	
			Totals for 7130		<u>23,226.71</u>	<u>250,345.45</u>
7140	R&M - Trash Chute			5,257.16		
			Totals for 7140		<u>0.00</u>	<u>5,257.16</u>
7145	R&M - Tree Trimming			9,535.00		
			Totals for 7145		<u>0.00</u>	<u>9,535.00</u>
7150	R&M - Air Conditioning Systems			2,502.00		
11/04/21	1948		Air Filters Company Inc. - Inv #51927 - Filters		147.99	
			Totals for 7150		<u>147.99</u>	<u>2,649.99</u>
7155	R&M - Parking Repairs			1,300.00		
			Totals for 7155		<u>0.00</u>	<u>1,300.00</u>
7160	R&M - Roof Repairs			4,925.00		
			Totals for 7160		<u>0.00</u>	<u>4,925.00</u>
7170	R&M - Plumbing			8,316.00		
			Totals for 7170		<u>0.00</u>	<u>8,316.00</u>
7180	R&M - Generator & Water Tower			856.00		
			Totals for 7180		<u>0.00</u>	<u>856.00</u>
7185	R&M - Sprinkler			2,092.00		
			Totals for 7185		<u>0.00</u>	<u>2,092.00</u>
7190	R&M - Elevators			24,340.82		
			Totals for 7190		<u>0.00</u>	<u>24,340.82</u>
7195	40 Year Certification			18,966.58		
11/18/21	1977		O&S Associates, Inc. - Inv #07-2021-09-008 - 40 Year Building Recertification Balance		3,250.00	
			Totals for 7195		<u>3,250.00</u>	<u>22,216.58</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7305 Sanitation				17,944.92		
11/01/21	RE01.1		Record Accounts Payable		(1,920.90)	
11/18/21	1982		Waste Pro - Pembroke Pines - Inv #0001021171 - 10/01-10/31/21		2,133.24	
11/30/21	RE01		Record Accounts Payable		1,920.90	
Totals for 7305					<u>2,133.24</u>	<u>20,078.16</u>
7310 Elevator				8,950.00		
11/04/21	1963		Suncoast Elevator Solutions, Inc. - Inv #32111 - 11/01- 11/30/21		900.00	
11/18/21	1980		Suncoast Elevator Solutions, Inc. - Inv #32390 - 12/01- 12/31/21		900.00	
Totals for 7310					<u>1,800.00</u>	<u>10,750.00</u>
7315 Elevator Phone				450.00		
Totals for 7315					<u>0.00</u>	<u>450.00</u>
7320 Landscaping				1,100.00		
Totals for 7320					<u>0.00</u>	<u>1,100.00</u>
7325 Cooling Tower				14,801.00		
11/04/21	1947		AGI International, Inc. - Inv #30356 - 11/01-11/30/21		460.10	
11/18/21	1966		AGI International, Inc. - Inv #30462 - Replaced the Cooling Tower Solenoid Bleed Valve		267.50	
Totals for 7325					<u>727.60</u>	<u>15,528.60</u>
7345 Lawn Maintenance				5,360.00		
11/01/21	RE01.1		Record Accounts Payable		(7,600.00)	
11/04/21	1953		Culmer Miantenance LLC - Inv #10 - Lawn/Ground & Hedge Removal		609.50	
11/04/21	1955		GRC/Grass Roots Complete - Inv #52323 - 11/01- 11/30/21		1,100.00	
11/30/21	RE01		Record Accounts Payable		7,600.00	
Totals for 7345					<u>1,709.50</u>	<u>7,069.50</u>
7360 Pest Control				8,610.30		
11/04/21	1958		Miami Dade Exterminators Co. - Inv #15770 - 11/01- 11/30/21		866.70	
Totals for 7360					<u>866.70</u>	<u>9,477.00</u>
7370 Maintenance Staff				76,717.50		
11/04/21	1950		America Service Inds. - Inv #13112 - 11/01-11/30/21		8,303.55	
Totals for 7370					<u>8,303.55</u>	<u>85,021.05</u>
7500 Accounting Fees				12,650.00		
11/04/21	1957		Juda Eskew & Associates, P.A. - Inv #66121 - 11/01- 11/30/21		1,265.00	
Totals for 7500					<u>1,265.00</u>	<u>13,915.00</u>
7502 Year End Accounting				4,000.00		
Totals for 7502					<u>0.00</u>	<u>4,000.00</u>
7505 Legal Fees				21,637.95		
11/18/21	1970		Hollander, Goode, Lopez - Inv #15902 - Professional Services		2,127.67	
11/18/21	1975		Jonathan R. Rubin, P.A. - Inv #26739 - Guerrier - 000510		1,500.00	
Totals for 7505					<u>3,627.67</u>	<u>25,265.62</u>
7510 Management Fees				15,500.00		
11/04/21	1965		Sunrise Management - Inv #11/2021 - 11/01-11/30/21		1,550.00	

Greenwich Association, Inc.
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7510					<u>1,550.00</u>	<u>17,050.00</u>
7525 License & Permit				9,659.37		
Totals for 7525					<u>0.00</u>	<u>9,659.37</u>
7536 Office Help				53,081.97		
11/04/21	1949		All Access Technologies Inc - Inv #8703 - Serviced Intercom		491.50	
11/04/21	1949		All Access Technologies Inc - Inv #7539 - Serviced Intercom		380.00	
11/04/21	1964		Sunrise Management - Inv #10/26/21 - 10/11-10/24/21		<u>2,469.00</u>	
Totals for 7536					<u>3,340.50</u>	<u>56,422.47</u>
7540 Office Supplies				2,550.36		
11/09/21	AUTO.1		AT&T - 305 895-1156 030 0446 10/22-11/21/21		<u>1,438.16</u>	
Totals for 7540					<u>1,438.16</u>	<u>3,988.52</u>
7545 Postage and Mail				2,671.76		
11/18/21	1976		Juda Eskew & Associates, P.A. - Inv #65940 - Fist Notice of Annual Meeting & Intent to on Boar		<u>375.14</u>	
Totals for 7545					<u>375.14</u>	<u>3,046.90</u>
7550 Greenwich Park Monthly Expense				47,782.69		
11/01/21	RE01.1		Record Accounts Payable		(15,401.66)	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Landscape 09/2021		450.00	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Rust Prevention 09/2021		84.60	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Life Safety Permit - Office		20.99	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Life Safety Permit - CH/Pool		40.10	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Trash Bags Common Area		36.20	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Trash Bags Common Area		39.49	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Lock Repair Small Pool Ent.		126.00	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Pool Maintenance 09/2021		306.00	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Elevator & Alarm Phone 09/2021		18.45	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Elevator & Alarm Phone 09/2021		72.52	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Club House Elevator Maint. 09/2021		64.08	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Gas for Hot Tub 08/11-09/08/21		44.09	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Common Area Cleaning 09/2021		390.60	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Irrigation at Entrance 07/02-08/01/21		131.59	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Irrigation at 1470 NE 123 St. 07/02-08/01/21		55.41	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Pool & Water 07/02-08/01/21		46.84	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Pest Control 09/2021		79.56	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Security 08/30-09/26/21		1,660.42	
11/04/21	1951		Avesta Biscayne - Inv #09/2021 - Security 08/02-08/29/21		1,725.97	
11/30/21	RE01		Record Accounts Payable		<u>15,401.66</u>	
Totals for 7550					<u>5,392.91</u>	<u>53,175.60</u>
7555 Insurance				210,399.50		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/30/21	INS		Expense Prepaid Insurance		19,833.52	
			Totals for 7555		<u>19,833.52</u>	<u>230,233.02</u>
7810	Bad Debt Expense			1,274.15		
			Totals for 7810		<u>0.00</u>	<u>1,274.15</u>
			Report Total			<u>0.00</u>

Net Revenue/(Expense)	
Current Period	<u>(4,073.31)</u>
Year-to-Date	<u>(122,025.53)</u>

Distribution count = 255

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
Journal: General				
11/04/21	1947	1030	AGI International, Inc.	(460.10)
11/04/21	1947	7325	Inv #30356 - 11/01-11/30/21	460.10
11/04/21	1948	1030	Air Filters Company Inc.	(147.99)
11/04/21	1948	7150	Inv #51927 - Filters	147.99
11/04/21	1949	1030	All Access Technologies Inc	(871.50)
11/04/21	1949	7536	Inv #8703 - Serviced Intercom	491.50
11/04/21	1949	7536	Inv #7539 - Serviced Intercom	380.00
11/04/21	1950	1030	America Service Inds.	(8,303.55)
11/04/21	1950	7370	Inv #13112 - 11/01-11/30/21	8,303.55
11/04/21	1951	1030	Avesta Biscayne	(5,392.91)
11/04/21	1951	7550	Inv #09/2021 - Landscape 09/2021	450.00
11/04/21	1951	7550	Inv #09/2021 - Rust Prevention 09/2021	84.60
11/04/21	1951	7550	Inv #09/2021 - Life Safety Permit - Office	20.99
11/04/21	1951	7550	Inv #09/2021 - Life Safety Permit - CH/Pool	40.10
11/04/21	1951	7550	Inv #09/2021 - Trash Bags Common Area	36.20
11/04/21	1951	7550	Inv #09/2021 - Trash Bags Common Area	39.49
11/04/21	1951	7550	Inv #09/2021 - Lock Repair Small Pool Ent.	126.00
11/04/21	1951	7550	Inv #09/2021 - Pool Maintenance 09/2021	306.00
11/04/21	1951	7550	Inv #09/2021 - Elevator & Alarm Phone 09/2021	18.45
11/04/21	1951	7550	Inv #09/2021 - Elevator & Alarm Phone 09/2021	72.52
11/04/21	1951	7550	Inv #09/2021 - Club House Elevator Maint. 09/2021	64.08
11/04/21	1951	7550	Inv #09/2021 - Gas for Hot Tub 08/11-09/08/21	44.09
11/04/21	1951	7550	Inv #09/2021 - Common Area Cleaning 09/2021	390.60
11/04/21	1951	7550	Inv #09/2021 - Irrigation at Entrance 07/02-08/01/21	131.59
11/04/21	1951	7550	Inv #09/2021 - Irrigation at 1470 NE 123 St. 07/02-08/01/21	55.41
11/04/21	1951	7550	Inv #09/2021 - Pool & Water 07/02-08/01/21	46.84
11/04/21	1951	7550	Inv #09/2021 - Pest Control 09/2021	79.56
11/04/21	1951	7550	Inv #09/2021 - Security 08/30-09/26/21	1,660.42
11/04/21	1951	7550	Inv #09/2021 - Security 08/02-08/29/21	1,725.97
11/04/21	1952	1030	City of North Miami	(15,522.18)
11/04/21	1952	7020	Inv #338627-388627 - 61-01-01990-00 - 08/02-10/01/21	15,522.18
11/04/21	1953	1030	Culmer Miantenance LLC	(609.50)
11/04/21	1953	7345	Inv #10 - Lawn/Ground & Hedge Removal	609.50
11/04/21	1954	1030	FPL Energy Services	(1,644.89)
11/04/21	1954	7045	Inv #10/2021 - 1100231747 - 09/10-10/07/21	1,644.89
11/04/21	1955	1030	GRC/Grass Roots Complete	(1,100.00)
11/04/21	1955	7345	Inv #52323 - 110/01-11/30/21	1,100.00
11/04/21	1956	1030	Juda Eskew & Associates, P.A.	(1,100.00)
11/04/21	1956	1860	Inv #65754 - 2022 Maintenance Coupon Books & EFT Payments	1,100.00
11/04/21	1957	1030	Juda Eskew & Associates, P.A.	(1,265.00)

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Date	Reference	Account	Description	Amount
11/04/21	1957	7500	Inv #66121 - 11/01-11/30/21	1,265.00
11/04/21	1958	1030	Miami Dade Exterminators Co.	(866.70)
11/04/21	1958	7360	Inv #15770 - 11/01-11/30/21	866.70
11/04/21	1959	1030	Miami-Dade Cty. Fin. Dept	(210.00)
11/04/21	1959	7130	Inv #2021-K039115 - Violation Fee - 14-43	210.00
11/04/21	1960	1030	Popular Bank	(244.28)
11/04/21	1960	7110	Inv #10/15/21 - Supplies Home Depot	244.28
11/04/21	1961	1030	Prestige Auto Transport Inc.	(120.00)
11/04/21	1961	7130	Inv #22093 - Relocate Vehicle LR2 I30	40.00
11/04/21	1961	7130	Inv #23241 - Relocate Vehicle PJG B13	40.00
11/04/21	1961	7130	Inv #23242 - Relocate Vehicle NRB X28	40.00
11/04/21	1962	1030	Prestige Auto Transport Inc.	(120.00)
11/04/21	1962	7130	Inv #23243 - Relocate Vehicle NWE R92	40.00
11/04/21	1962	7130	Inv #23244 - Relocate Vehicle IAX K39	40.00
11/04/21	1962	7130	Inv #23248 - Relocate Vehicle BOF BE	40.00
11/04/21	1963	1030	Suncoast Elevator Solutions, Inc.	(900.00)
11/04/21	1963	7310	Inv #32111 - 11/01-11/30/21	900.00
11/04/21	1964	1030	Sunrise Management	(2,469.00)
11/04/21	1964	7536	Inv #10/26/21 - 10/11-10/24/21	2,469.00
11/04/21	1965	1030	Sunrise Management	(1,550.00)
11/04/21	1965	7510	Inv #11/2021 - 11/01-11/30/21	1,550.00
11/18/21	1966	1030	AGI International, Inc.	(267.50)
11/18/21	1966	7325	Inv #30462 - Replaced the Cooling Tower Solenoid Bleed Valve	267.50
11/18/21	1967	1030	City of North Miami	(20.08)
11/18/21	1967	7020	Inv #10/29/21 - 41-88-14938-01 - 09/02-10/02/21	20.08
11/18/21	1968	1030	Florida's Choice Contracting	(3,304.00)
11/18/21	1968	7130	Inv #21-1221/1 - Cleaning, Demobilizing/Removal of Swing Stage	3,304.00
11/18/21	1969	1030	Great American Business Products	(171.20)
11/18/21	1969	7130	Inv #43074178 - Bargain Paw Bags	171.20
11/18/21	1970	1030	Hollander, Goode, Lopez	(2,127.67)
11/18/21	1970	7505	Inv #15902 - Professional Services	2,127.67
11/18/21	1971	1030	JC Doors Installation, Inc.	(1,123.50)
11/18/21	1971	7130	Inv #2070 - Hollow Metal Door Balance	1,123.50
11/18/21	1972	1030	JC Doors Installation, Inc.	(1,123.50)
11/18/21	1972	7130	Inv #2070 - Hollow Metal Door - Deposit	1,123.50
11/18/21	1973	1030	JM Boiler Service LLC	(6,267.50)
11/18/21	1973	7130	Inv #00000418 - Installation of New Water Heater - Balance	6,267.50
11/18/21	1974	1030	JM Boiler Service LLC	(6,267.50)

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
11/18/21	1974	7130	Inv #00000418 - Installation of New Water Heater - Deposit	6,267.50
11/18/21	1975	1030	Jonathan R. Rubin, P.A.	(1,500.00)
11/18/21	1975	7505	Inv #26739 - Guerrier - 000510	1,500.00
11/18/21	1976	1030	Juda Eskew & Associates, P.A.	(375.14)
11/18/21	1976	7545	Inv #65940 - Fist Notice of Annual Meeting & Intent to on Boar	375.14
11/18/21	1977	1030	O&S Associates, Inc.	(3,250.00)
11/18/21	1977	7195	Inv #07-2021-09-008 - 40 Year Building Recertification Balance	3,250.00
11/18/21	1978	1030	Rodriguez Tiles Services, LLC	(2,900.00)
11/18/21	1978	7130	Inv #111621 - Repairs Unit #102 Guest Bathroom	1,450.00
11/18/21	1978	7130	Inv #111621-2 - Painted Front of Building	700.00
11/18/21	1978	7130	Inv #111621-3 - Maintenance of Garage Doors	750.00
11/18/21	1979	1030	Rodriguez Tiles Services, LLC	(500.00)
11/18/21	1979	7130	Inv #111621-5 - Maintenance Manager's Office Door	150.00
11/18/21	1979	7130	Inv #111621-4 - Repairs Damaged Drywall on 11th Floor	350.00
11/18/21	1980	1030	Suncoast Elevator Solutions, Inc.	(900.00)
11/18/21	1980	7310	Inv #32390 - 12/01-12/31/21	900.00
11/18/21	1981	1030	Uline	(531.51)
11/18/21	1981	7130	Inv #140618210 - Concrete Installation Kit	531.51
11/18/21	1982	1030	Waste Pro - Pembroke Pines	(2,133.24)
11/18/21	1982	7305	Inv #0001021171 - 10/01-10/31/21	2,133.24
11/18/21	1983	1030	Wright National Flood Insurance Company	(16,248.00)
11/18/21	1983	4015	Inv #11/1/21 - 09-1151059193-08 - Renewal Notice	16,248.00
11/18/21	1984	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(588.00)
11/18/21	1984	7130	Inv #23290 - Repair Leaking Pipe in Unit #415	588.00
11/04/21	ACHWEB20211 104	1030	ACHWEB Unit GAI-1-106	744.84
11/04/21	ACHWEB20211 104	1200	ACHWEB Unit GAI-1-106	(744.84)
11/05/21	ACHWEB20211 105	1030	ACHWEB Unit GAI-1-616	585.53
11/05/21	ACHWEB20211 105	1200	ACHWEB Unit GAI-1-616	(585.53)
11/06/21	ACHWEB20211 106	1030	ACHWEB Unit GAI-1-211	372.43
11/06/21	ACHWEB20211 106	1200	ACHWEB Unit GAI-1-211	(372.43)
11/07/21	ACHWEB20211 107	1030	ACHWEB Unit GAI-1-901	1,225.18

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Date	Reference	Account	Description	Amount
11/07/21	ACHWEB20211 107	1200	ACHWEB Unit GAI-1-901	(1,225.18)
11/08/21	ACHWEB20211 108	1030	ACHWEB Unit GAI-1-810	372.43
11/08/21	ACHWEB20211 108	1200	ACHWEB Unit GAI-1-810	(372.43)
11/09/21	ACHWEB20211 109	1030	ACHWEB Unit GAI-1-913	372.43
11/09/21	ACHWEB20211 109	1200	ACHWEB Unit GAI-1-913	(372.43)
11/12/21	ACHWEB20211 112	1030	ACHWEB Unit GAI-1-PH02	600.09
11/12/21	ACHWEB20211 112	1200	ACHWEB Unit GAI-1-PH02	(600.09)
11/17/21	ACHWEB20211 117	1030	ACHWEB Unit GAI-1-1110	372.43
11/17/21	ACHWEB20211 117	1200	ACHWEB Unit GAI-1-1110	(372.43)
11/30/21	ACHWEB20211 130	1030	ACHWEB Unit GAI-1-512	297.99
11/30/21	ACHWEB20211 130	1200	ACHWEB Unit GAI-1-512	(297.99)
11/09/21	AUTO.1	1030	AT&T	(1,438.16)
11/09/21	AUTO.1	7540	305 895-1156 030 0446 10/22-11/21/21	1,438.16
11/15/21	AUTO.2	1030	FPL	(45.28)
11/15/21	AUTO.2	7030	64563-31005 - 09/24-10/25/21	45.28
11/15/21	AUTO.3	1030	FPL	(104.62)
11/15/21	AUTO.3	7030	56006-15271 - 09/24-10/25/21	104.62
11/15/21	AUTO.4	1030	FPL	(5,340.47)
11/15/21	AUTO.4	7030	34752-18123 - 09/24-10/25/21	5,340.47
11/05/21	AUTO.5	1030	Teco People's Gas	(858.92)
11/05/21	AUTO.5	7045	11/2021	858.92
11/08/21	AUTO.6	1030	IPFS Corporation	(18,539.59)
11/08/21	AUTO.6	4015	11/08/21	18,539.59
11/18/21	AUTO.7	1030	AT&T	(127.56)
11/18/21	AUTO.7	7035	11/2021	127.56
11/09/21	CCARD202111 09	1030	CCARD Unit GAI-1-116	600.09
11/09/21	CCARD202111 09	1200	CCARD Unit GAI-1-116	(600.09)
11/09/21	CCARD202111 09	1030	CCARD Unit GAI-1-610	1,142.29
11/09/21	CCARD202111 09	1200	CCARD Unit GAI-1-610	(1,142.29)
11/10/21	CCARD202111 10	1030	CCARD Unit GAI-1-911	372.43
11/10/21	CCARD202111 10	1200	CCARD Unit GAI-1-911	(372.43)

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
11/10/21	CCARD202111 10	1030	CCARD Unit GAI-1-1003	372.43
11/10/21	CCARD202111 10	1200	CCARD Unit GAI-1-1003	(372.43)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	1,200.18
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(1,200.18)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	1,200.18
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(1,200.18)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	1,200.18
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(1,200.18)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	1,200.18
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(1,200.18)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	1,200.18
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(1,200.18)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	600.09
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(600.09)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	1,200.18
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(1,200.18)
11/26/21	CCARD202111 26	1030	CCARD Unit GAI-1-515	1,200.18
11/26/21	CCARD202111 26	1200	CCARD Unit GAI-1-515	(1,200.18)
11/30/21	CHG.1	1200	GenMaint 11/01/2021 - 11/30/2021	99,636.82
11/30/21	CHG.1	6010	GenMaint 11/01/2021 - 11/30/2021	(99,636.82)
11/01/21	Dep.1	1030	LockBoxCR Batch # 2111014652	2,834.67
11/01/21	Dep.1	1200	LockBoxCR Batch # 2111014652	(2,834.67)
11/02/21	Dep.2	1030	ManCR Batch # 2111024772	1,704.09
11/02/21	Dep.2	1200	ManCR Batch # 2111024772	(1,704.09)
11/02/21	Dep.3	1030	LockBoxCR Batch # 2111024921	7,170.51
11/02/21	Dep.3	1200	LockBoxCR Batch # 2111024921	(7,170.51)
11/03/21	Dep.4	1030	LockBoxCR Batch # 2111035162	372.43
11/03/21	Dep.4	1200	LockBoxCR Batch # 2111035162	(372.43)
11/04/21	Dep.5	1030	LockBoxCR Batch # 2111045356	1,969.95
11/04/21	Dep.5	1200	LockBoxCR Batch # 2111045356	(1,969.95)
11/05/21	Dep.6	1030	ManCR Batch # 2111055432	744.86
11/05/21	Dep.6	1200	ManCR Batch # 2111055432	(744.86)

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
11/05/21	Dep.7	1030	LockBoxCR Batch # 2111055593	5,351.24
11/05/21	Dep.7	1200	LockBoxCR Batch # 2111055593	(5,351.24)
11/08/21	Dep.8	1030	LockBoxCR Batch # 2111085853	600.09
11/08/21	Dep.8	1200	LockBoxCR Batch # 2111085853	(600.09)
11/09/21	Dep.9	1030	ManCR Batch # 2111096154	2,080.46
11/09/21	Dep.9	1200	ManCR Batch # 2111096154	(2,080.46)
11/10/21	Dep.10	1030	EFTCR Batch # 2111086031	44,419.87
11/10/21	Dep.10	1200	EFTCR Batch # 2111086031	(44,419.87)
11/09/21	Dep.11	1030	LockBoxCR Batch # 2111096242	2,607.06
11/09/21	Dep.11	1200	LockBoxCR Batch # 2111096242	(2,607.06)
11/10/21	Dep.12	1030	LockBoxCR Batch # 2111106469	1,344.95
11/10/21	Dep.12	1200	LockBoxCR Batch # 2111106469	(1,344.95)
11/12/21	Dep.13	1030	LockBoxCR Batch # 2111126769	5,539.48
11/12/21	Dep.13	1200	LockBoxCR Batch # 2111126769	(5,539.48)
11/15/21	Dep.14	1030	LockBoxCR Batch # 2111157006	6,375.35
11/15/21	Dep.14	1200	LockBoxCR Batch # 2111157006	(6,375.35)
11/16/21	Dep.15	1030	LockBoxCR Batch # 2111167195	372.43
11/16/21	Dep.15	1200	LockBoxCR Batch # 2111167195	(372.43)
11/17/21	Dep.16	1030	LockBoxCR Batch # 2111177338	2,317.48
11/17/21	Dep.16	1200	LockBoxCR Batch # 2111177338	(2,317.48)
11/18/21	Dep.17	1030	LockBoxCR Batch # 2111187546	2,880.40
11/18/21	Dep.17	1200	LockBoxCR Batch # 2111187546	(2,880.40)
11/22/21	Dep.18	1030	LockBoxCR Batch # 2111227805	587.94
11/22/21	Dep.18	1200	LockBoxCR Batch # 2111227805	(587.94)
11/23/21	Dep.19	1030	LockBoxCR Batch # 2111237947	935.37
11/23/21	Dep.19	1200	LockBoxCR Batch # 2111237947	(935.37)
11/24/21	Dep.20	1030	LockBoxCR Batch # 2111248124	935.37
11/24/21	Dep.20	1200	LockBoxCR Batch # 2111248124	(935.37)
11/29/21	Dep.21	1030	LockBoxCR Batch # 2111298313	1,945.04
11/29/21	Dep.21	1200	LockBoxCR Batch # 2111298313	(1,945.04)
11/30/21	Dep.22	1030	LockBoxCR Batch # 2111308561	372.43
11/30/21	Dep.22	1200	LockBoxCR Batch # 2111308561	(372.43)
11/09/21	DO01	1045	Security Deposit	2,400.00
11/09/21	DO01	4165	Security Deposit Unit 316	(1,200.00)
11/09/21	DO01	4165	Security Deposit Unit A511	(1,200.00)
11/01/21	DP01	1030	Miscellaneous Income	50.00
11/01/21	DP01	6075	Water Shutoff	(50.00)
11/11/21	DP02	1030	Miscellaneous Income	25.00
11/11/21	DP02	6030	FOB	(25.00)

Greenwich Association, Inc.
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November 1, 2021 - November 30, 2021

Date	Reference	Account	Description	Amount
11/11/21	DP03	1030	Miscellaneous Income	4,108.02
11/11/21	DP03	6025	Laundry Income	(4,108.02)
11/18/21	DP04	1030	Miscellaneous Income	50.00
11/18/21	DP04	6075	Water Shutoff	(50.00)
11/30/21	GJ03	4170	Recognize Cable Income	322.29
11/30/21	GJ03	6080	Recognize Cable Income	(322.29)
11/30/21	INS	7555	Expense Prepaid Insurance	19,833.52
11/30/21	INS	1850	Expense Prepaid Insurance	(19,833.52)
11/30/21	INT	1030	Interest Income	2.15
11/30/21	INT	1035	Interest Income	0.01
11/30/21	INT	1040	Interest Income	93.49
11/30/21	INT	6040	Interest Income	(95.65)
11/30/21	INT.1	1200	INT 11/01/2021 - 11/30/2021	43.87
11/30/21	INT.1	6040	INT 11/01/2021 - 11/30/2021	(43.87)
11/30/21	LFE.1	1200	GenLate 11/01/2021 - 11/30/2021	375.00
11/30/21	LFE.1	6045	GenLate 11/01/2021 - 11/30/2021	(375.00)
11/30/21	LFE.2	1200	L/C 11/01/2021 - 11/30/2021	25.00
11/30/21	LFE.2	6045	L/C 11/01/2021 - 11/30/2021	(25.00)
11/30/21	LFE.3	6045	L/CR 11/01/2021 - 11/30/2021	425.00
11/30/21	LFE.3	1200	L/CR 11/01/2021 - 11/30/2021	(425.00)
11/30/21	RE01	7020	Record Accounts Payable	35,000.00
11/30/21	RE01	7030	Record Accounts Payable	5,679.98
11/30/21	RE01	7045	Record Accounts Payable	1,811.56
11/30/21	RE01	7305	Record Accounts Payable	1,920.90
11/30/21	RE01	7345	Record Accounts Payable	7,600.00
11/30/21	RE01	7550	Record Accounts Payable	15,401.66
11/30/21	RE01	4010	Record Accounts Payable	(67,414.10)
11/01/21	RE01.1	7020	Record Accounts Payable	(35,000.00)
11/01/21	RE01.1	7030	Record Accounts Payable	(5,679.98)
11/01/21	RE01.1	7045	Record Accounts Payable	(2,811.56)
11/01/21	RE01.1	7305	Record Accounts Payable	(1,920.90)
11/01/21	RE01.1	7345	Record Accounts Payable	(7,600.00)
11/01/21	RE01.1	7550	Record Accounts Payable	(15,401.66)
11/01/21	RE01.1	4010	Record Accounts Payable	68,414.10
11/30/21	RE02	1200	Reclass Prepaid Maintenance	49,484.71
11/30/21	RE02	4150	Reclass Prepaid Maintenance	(49,484.71)
11/01/21	RE02.1	1200	Reclass Prepaid Maintenance	(42,101.84)
11/01/21	RE02.1	4150	Reclass Prepaid Maintenance	42,101.84
11/30/21	RES	6010	Record Reserve Funding	6,390.00
11/30/21	RES	5500	Record Reserve Funding	(6,390.00)
11/30/21	RESF	1030	Monthly Reserve Funding	(6,390.00)
11/30/21	RESF	1040	Monthly Reserve Funding	6,390.00
11/30/21	RESIT	6085	Reserve Interest Transfer	93.49

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
11/30/21	RESIT	5505	Reserve Interest Transfer	(93.49)
11/30/21	XR01	1045	Transfer to Operating	(8,387.08)
11/30/21	XR01	1030	Check #528170 Payment for Unit 504 Balance	8,387.08
Transaction Balance for General				<u>0.00</u>

Transaction Totals

Total Debits	<u>603,709.26</u>
Total Credits	<u>603,709.26</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)
November 1, 2021 - November 30, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	97,133.97
Open Deposits & Additions				
ACHWEB2021	11/30/21	1200	ACHWEB Unit GAI-1-512	297.99
1130				
CCARD202111	11/26/21	1200	CCARD Unit GAI-1-515	1,200.18
26				
CCARD202111	11/26/21	1200	CCARD Unit GAI-1-515	1,200.18
26				
CCARD202111	11/26/21	1200	CCARD Unit GAI-1-515	1,200.18
26				
CCARD202111	11/26/21	1200	CCARD Unit GAI-1-515	1,200.18
26				
CCARD202111	11/26/21	1200	CCARD Unit GAI-1-515	600.09
26				
CCARD202111	11/26/21	1200	CCARD Unit GAI-1-515	1,200.18
26				
CCARD202111	11/26/21	1200	CCARD Unit GAI-1-515	1,200.18
26				
XR01	10/31/21		Transfer to Operating	8,387.08
			Total	<u>16,486.24</u>
Open Checks & Payments				
1702	04/01/21	7315	Coastal Elevator Communication & Consultant Servic	225.00
1868	08/12/21	7505	Hollander, Goode, Lopez	4,495.19
1907	09/22/21	7150	Air New Solutions	417.00
1967	11/18/21	7020	City of North Miami	20.08
1968	11/18/21	7130	Florida's Choice Contracting	3,304.00
1969	11/18/21	7130	Great American Business Products	171.20
1972	11/18/21	7130	JC Doors Installation, Inc.	1,123.50
1975	11/18/21	7505	Jonathan R. Rubin, P.A.	1,500.00
1977	11/18/21	7195	O&S Associates, Inc.	3,250.00
1978	11/18/21	7130	Rodriguez Tiles Services, LLC	2,900.00
1979	11/18/21	7130	Rodriguez Tiles Services, LLC	500.00
1981	11/18/21	7130	Uline	531.51
			Total	<u>18,437.48</u>
			Reconciled Bank Balance	<u>95,182.73</u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				114,150.02
+ Cleared Deposits & Additions				104,829.24
- Cleared Checks & Payments				<u>121,845.29</u>
Ending Bank Balance				97,133.97
Reconciled Bank Information				
+ Open Deposits & Additions				16,486.24
- Open Checks & Payments				<u>18,437.48</u>
Reconciled Bank Balance				<u>95,182.73</u>
General Ledger Information				
Unadjusted General Ledger Balance				95,182.73
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u>95,182.73</u>
Unreconciled Amount				<u>0.00</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 November 1, 2021 - November 30, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	465.65
Open Deposits & Additions				Total _____
				0.00
Open Checks & Payments				Total _____
				0.00
			Reconciled Bank Balance	<u><u>465.65</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
				465.64
			Beginning Bank Balance	
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	0.00
			Ending Bank Balance	<u>465.65</u>
 Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	0.00
			Reconciled Bank Balance	<u><u>465.65</u></u>
 General Ledger Information				
			Unadjusted General Ledger Balance	465.65
			+/- Total Adjustments	0.00
			Adjusted General Ledger Balance	<u><u>465.65</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)
 November 1, 2021 - November 30, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	270,512.01
Open Deposits & Additions				Total <u>0.00</u>
Open Checks & Payments				Total <u>0.00</u>
			Reconciled Bank Balance	<u><u>270,512.01</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				264,028.52
+ Cleared Deposits & Additions				6,483.49
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				270,512.01
 Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>0.00</u>
Reconciled Bank Balance				<u><u>270,512.01</u></u>
 General Ledger Information				
Unadjusted General Ledger Balance				270,512.01
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>270,512.01</u></u>
 Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)
 November 1, 2021 - November 30, 2021

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance
				139,963.99
Open Deposits & Additions				
				Total
				<u>0.00</u>
Open Checks & Payments				
XR01	10/31/21	1030	Transfer to Operating	
				8,387.08
				Total
				<u>8,387.08</u>
				Reconciled Bank Balance
				<u><u>131,576.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				139,963.99
+ Cleared Deposits & Additions				0.00
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				139,963.99
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>8,387.08</u>
Reconciled Bank Balance				<u><u>131,576.91</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				131,576.91
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>131,576.91</u></u>
Unreconciled Amount				<u><u>0.00</u></u>