

Greenwich Association, Inc.

Report on Compilation of Financial Statements

September 30, 2020

To the Board of Directors:  
Greenwich Association, Inc.

The Association is responsible for the accompanying financial statements of Greenwich Association, Inc. which comprise the balance sheet as of September 30, 2020 , and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 9 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 9 Months ended September 30, 2020, and for the year ended December 31, 2020, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

The Association has elected to omit substantially all the disclosures, statements of fund balances and cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The Association has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Greenwich Association, Inc. .

*Juda, Eskew & Associates, P.A.*

Certified Public Accountants  
Plantation, FL 33324-2744

October 06, 2020

Greenwich Association, Inc.

Balance Sheet

September 30, 2020

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 223,379
	<u>223,379</u>
Cash - Reserves	
Popular Community Bank- Reserves	143,887
	<u>143,887</u>
Cash - Security	
Popular Community Bank- Escrow	110,731
	<u>110,731</u>
Cash - Special Assessment	
Popular Community Bank- S/A	465
	<u>465</u>
	<u>478,462</u>
Other Assets	
Maintenance Receivables	49,431
Allowance for Doubtful Accounts	(6,912)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Due from Operating	33,634
Prepaid Insurance	66,715
	<u>142,868</u>
	<u>\$ 621,330</u>

Greenwich Association, Inc.

Balance Sheet

September 30, 2020

Liabilities and Members' Equity

Accounts Payable	\$	45,975
Insurance Payable		54,965
Prepaid Maintenance		59,542
Security Deposits		110,725
Deferred Cable Contract		18,693
Due to Reserves		<u>33,634</u>
		<u>323,534</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		177,334
Reserves - Interest		<u>189</u>
		<u>177,523</u>
Operating Fund Balance		
Fund Balance		30,898
Current Year Revenue (Expense)		<u>89,375</u>
		<u>120,273</u>
		<u>297,796</u>
	\$	<u><u>621,330</u></u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 9 Months ended September 30, 2020**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
<b>Revenues</b>							
Owner Assessments	\$ 92,382	\$ 92,383	\$ (1)	\$ 831,436	\$ 831,445	\$ (9)	\$ 1,108,593
Reserve Assessment	-	7,255	(7,255)	-	65,296	(65,296)	87,061
Fee Income	-	-	-	100	-	100	-
Laundry	1,833	2,208	(375)	16,645	19,875	(3,230)	26,500
Key Income	100	-	100	700	-	700	-
Interest Income	45	-	45	207	-	207	-
Late Fee	-	83	(83)	1,775	750	1,025	1,000
Screening Fee	240	-	240	360	-	360	-
Bank Charges	50	-	50	225	-	225	-
Gate Card Income	-	42	(42)	625	375	250	500
Filter Income	3	8	(5)	25	75	(50)	100
Miscellaneous Income	-	83	(83)	1,958	750	1,208	1,000
Deferred Comcast Income	322	322	-	2,901	2,901	-	3,867
Reserve Interest Transfer	(40)	-	(40)	(154)	-	(154)	-
Bad Debt Expense	-	(1,667)	1,667	26	(15,000)	15,026	(20,000)
	<u>94,935</u>	<u>100,717</u>	<u>(5,782)</u>	<u>856,829</u>	<u>906,467</u>	<u>(49,638)</u>	<u>1,208,621</u>
Reserve Income							
Reserve Income	-	-	-	45,601	-	45,601	-
	-	-	-	45,601	-	45,601	-
<b>Total Revenues</b>	<u>94,935</u>	<u>100,717</u>	<u>(5,782)</u>	<u>902,430</u>	<u>906,467</u>	<u>(4,037)</u>	<u>1,208,621</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 9 Months ended September 30, 2020**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
<b>Operating Expenses</b>							
Administrative:							
Accounting Fees	1,265	1,265	-	11,385	11,385	-	15,180
Year End Accounting	-	417	417	4,000	3,750	(250)	5,000
Legal Fees	3	1,000	997	53,529	9,000	(44,529)	12,000
Legal Fee Recovery	-	-	-	(307)	-	307	-
Management Fees	1,550	1,550	-	13,950	13,950	-	18,600
License & Permit	-	167	167	5,349	1,500	(3,849)	2,000
Professional Fees	-	-	-	1,595	-	(1,595)	-
Office Help	4,338	5,000	662	41,761	45,000	3,239	60,000
Office Supplies	251	250	(1)	1,903	2,250	347	3,000
Postage and Mail	-	333	333	2,625	3,000	375	4,000
	<u>7,407</u>	<u>9,982</u>	<u>2,575</u>	<u>135,790</u>	<u>89,835</u>	<u>(45,955)</u>	<u>119,780</u>
Community Room/Building:							
Greenwich Park Monthly Expense	5,720	6,107	387	48,415	54,960	6,545	73,280
	<u>5,720</u>	<u>6,107</u>	<u>387</u>	<u>48,415</u>	<u>54,960</u>	<u>6,545</u>	<u>73,280</u>
Contracts:							
Sanitation	1,582	1,900	318	17,916	17,100	(816)	22,800
Elevator	6,650	900	(5,750)	13,850	8,100	(5,750)	10,800
Elevator Phone	75	75	-	1,350	675	(675)	900
Cooling Tower	460	500	40	5,127	4,500	(627)	6,000
Lawn Maintenance	1,000	1,000	-	9,500	9,000	(500)	12,000
Pest Control	653	683	30	6,149	6,150	1	8,200
Maintenance Staff	7,432	7,175	(257)	67,009	64,575	(2,434)	86,100
	<u>17,852</u>	<u>12,233</u>	<u>(5,619)</u>	<u>120,901</u>	<u>110,100</u>	<u>(10,801)</u>	<u>146,800</u>
Insurance:							
Insurance	16,679	15,833	(846)	135,988	142,500	6,512	190,000
	<u>16,679</u>	<u>15,833</u>	<u>(846)</u>	<u>135,988</u>	<u>142,500</u>	<u>6,512</u>	<u>190,000</u>
Repairs and Maintenance:							
Maintenance Supplies	-	250	250	3,165	2,250	(915)	3,000
R&M - Electrical	-	583	583	8,336	5,250	(3,086)	7,000
R&M - Fire Alarm	-	333	333	883	3,000	2,117	4,000
R&M - General	10,426	7,500	(2,926)	56,554	67,500	10,946	90,000
R&M - Access Control	-	50	50	-	450	450	600
R&M - Trash Chute	-	417	417	9,034	3,750	(5,284)	5,000
R&M - Tree Trimming	1,140	417	(723)	11,415	3,750	(7,665)	5,000
R&M - Air Conditioning Systems	-	625	625	539	5,625	5,086	7,500
R&M - Parking Repairs	-	208	208	-	1,875	1,875	2,500
R&M - Roof Repairs	-	417	417	-	3,750	3,750	5,000
R&M - Plumbing	-	1,250	1,250	4,084	11,250	7,166	15,000
R&M - Generator & Water Tower	680	417	(263)	3,080	3,750	670	5,000
R&M - Sprinkler	-	167	167	-	1,500	1,500	2,000
R&M - Elevators	-	208	208	2,214	1,875	(339)	2,500
40 Year Certification	-	3,750	3,750	-	33,750	33,750	45,000
	<u>12,246</u>	<u>16,592</u>	<u>4,346</u>	<u>99,304</u>	<u>149,325</u>	<u>50,021</u>	<u>199,100</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 9 Months ended September 30, 2020**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
Water & Sewer	18,020	16,250	(1,770)	159,926	146,250	(13,676)	195,000
Electricity	5,000	6,250	1,250	43,288	56,250	12,962	75,000
Telephone	1,720	550	(1,170)	10,981	4,950	(6,031)	6,600
Gas	1,530	1,500	(30)	12,860	13,500	640	18,000
	<u>26,270</u>	<u>24,550</u>	<u>(1,720)</u>	<u>227,055</u>	<u>220,950</u>	<u>(6,105)</u>	<u>294,600</u>
Reserve Transfer:							
Reserves - Deferred Maintenance	-	8,167	8,167	-	73,500	73,500	98,000
Reserve Transfer	-	7,255	7,255	-	65,296	65,296	87,061
	<u>-</u>	<u>15,422</u>	<u>15,422</u>	<u>-</u>	<u>138,796</u>	<u>138,796</u>	<u>185,061</u>
Reserve Expenses							
Reserve Expense	-	-	-	45,601	-	(45,601)	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>45,601</u>	<u>-</u>	<u>(45,601)</u>	<u>-</u>
<b>Total Expenses</b>	<u>86,174</u>	<u>100,719</u>	<u>14,545</u>	<u>813,054</u>	<u>906,466</u>	<u>93,412</u>	<u>1,208,621</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ 8,761</u>	<u>\$ (2)</u>	<u>\$ 8,763</u>	<u>\$ 89,376</u>	<u>\$ 1</u>	<u>\$ 89,375</u>	<u>\$ -</u>

## Greenwich Association, Inc.

## General Ledger

September 1, 2020 - September 30, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1030</b>	<b>Popular Community Bank- Operating</b>			228,093.29		
09/01/20	1494		America Service Inds.		(7,431.90)	
09/01/20	1495		Suncoast Elevator Solutions, Inc.		(900.00)	
09/01/20	Dep.1		LockBoxCR Batch # 2009010878		3,062.35	
09/02/20	R-ACH2020090		R-ACH Unit GAI-1-208		(769.86)	
	2					
09/02/20	R-ACH2020090		R-ACH Unit GAI-1-603		(800.00)	
	2					
09/03/20	Dep.2		LockBoxCR Batch # 2009031064		372.43	
09/04/20	ACHWEB20200904		ACHWEB Unit GAI-1-701		600.90	
09/04/20	AUTO.1		Teco People's Gas		(823.73)	
09/04/20	Dep.3		LockBoxCR Batch # 2009041225		9,617.76	
09/05/20	AUTO.7		IPFS Corporation		(16,483.33)	
09/08/20	Dep.5		LockBoxCR Batch # 2009081675		4,443.30	
09/09/20	1496		AGI International, Inc.		(460.10)	
09/09/20	1497		Avesta Biscayne		(5,720.18)	
09/09/20	1498		City of North Miami		(17,412.95)	
09/09/20	1499		Florida Fire Safety, Inc		(136.43)	
09/09/20	1500		Generator Service Inc.		(190.00)	
09/09/20	1501		Juda, Eskew & Associates, P.A.		(1,265.00)	
09/09/20	1502		Quill LLC		(250.74)	
09/09/20	1503		Suncoast Elevator Solutions, Inc.		(900.00)	
09/09/20	1504		Sunrise Management		(1,550.00)	
09/09/20	AUTO.2		AT&T		(1,542.72)	
09/09/20	Dep.4		EFTCR Batch # 2009081488		31,891.16	
09/09/20	Dep.6		LockBoxCR Batch # 2009091864		1,680.23	
09/10/20	CCARD20200910		CCARD Unit GAI-1-211		372.43	
09/10/20	Dep.7		LockBoxCR Batch # 2009102071		14,888.25	
09/10/20	DP01		Miscellaneous Income		3.00	
09/10/20	DP02		Miscellaneous Income		25.00	
09/10/20	DP03		Miscellaneous Income		1,833.10	
09/10/20	XR01		Reserve Funding		(8,167.00)	
09/11/20	ACHWEB20200911		ACHWEB Unit GAI-1-512		372.43	
09/11/20	Dep.8		ManCR Batch # 2009112256		4,034.88	
09/11/20	Dep.9		LockBoxCR Batch # 2009112337		2,172.70	
09/11/20	R-EFT2020091		R-EFT Unit GAI-1-1201		(600.09)	
	1					
09/12/20	CCARD20200912		CCARD Unit GAI-1-1003		372.41	
09/14/20	ACHWEB20200914		ACHWEB Unit GAI-1-901		600.09	
09/14/20	AUTO.3		FPL		(5,060.97)	
09/14/20	AUTO.4		FPL		(99.91)	
09/14/20	AUTO.5		FPL		(44.20)	
09/14/20	Dep.10		LockBoxCR Batch # 2009142478		3,052.06	
09/15/20	ACHWEB20200915		ACHWEB Unit GAI-1-1110		372.43	
09/15/20	Dep.11		LockBoxCR Batch # 2009152675		1,344.95	
09/15/20	DP04		Miscellaneous Income		25.00	
09/16/20	Dep.12		LockBoxCR Batch # 2009162918		372.43	
09/17/20	Dep.13		ManCR Batch # 2009173119		1,050.00	
09/21/20	ACHWEB20200921		ACHWEB Unit GAI-1-PH02		1,000.00	
09/21/20	Dep.14		LockBoxCR Batch # 2009213286		6,022.25	
09/21/20	DP05		Miscellaneous Income		240.00	

# Greenwich Association, Inc.

## General Ledger

September 1, 2020 - September 30, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/21/20	DP06		Miscellaneous Income		50.00	
09/22/20	Dep.15		LockBoxCR Batch # 2009223427		620.00	
09/23/20	1505		A+ Fire Protection Inc.		(1,250.00)	
09/23/20	1506		City of North Miami		(20.08)	
09/23/20	1507		Florida's Choice Contracting		(3,300.78)	
09/23/20	1508		Florida's Choice Contracting		(3,894.00)	
09/23/20	1509		FPL Energy Services		(801.40)	
09/23/20	1510		Generator Service Inc.		(490.00)	
09/23/20	1511		Green Horizon Services, Inc.		(1,140.00)	
09/23/20	1512		JAR Painting Group Inc.		(1,500.00)	
09/23/20	1513		Miami Dade Exterminators Co.		(652.70)	
09/23/20	1514		Robert H. Yaffe, P.A.		(1,267.50)	
09/23/20	1515		Suncoast Elevator Solutions, Inc.		(5,750.00)	
09/23/20	1516		Sunrise Management		(4,338.00)	
09/23/20	1517		Telplex Communications		(177.55)	
09/23/20	1518		U.S. Structures Engineering Group, Inc.		(345.00)	
09/23/20	1519		Waste Pro - Pembroke Pines		(1,581.50)	
09/23/20	Dep.16		LockBoxCR Batch # 2009233543		935.37	
09/25/20	Dep.17		LockBoxCR Batch # 2009253865		935.37	
09/27/20	AUTO.6		IPFS Corporation		(1,152.94)	
09/28/20	Dep.18		LockBoxCR Batch # 2009284066		1,717.38	
09/29/20	Dep.19		LockBoxCR Batch # 2009294252		3,292.14	
09/30/20	Dep.20		LockBoxCR Batch # 2009304445		3,435.27	
09/30/20	INT		Interest Income		4.09	
09/30/20	RESF		Monthly Reserve Funding		(7,255.00)	
<b>Totals for 1030</b>					<u>(4,714.40)</u>	<u>223,378.89</u>
<b>1035 Popular Community Bank- S/A</b>				465.51		
<b>Totals for 1035</b>					<u>0.00</u>	<u>465.51</u>
<b>1040 Popular Community Bank- Reserves</b>				128,425.85		
09/10/20	XR01		Reserve Funding		8,167.00	
09/30/20	INT		Interest Income		39.59	
09/30/20	RESF		Monthly Reserve Funding		7,255.00	
<b>Totals for 1040</b>					<u>15,461.59</u>	<u>143,887.44</u>
<b>1045 Popular Community Bank- Escrow</b>				105,929.29		
09/10/20	DP01		Security Deposit		3,600.00	
09/15/20	DP02		Security Deposit		1,200.00	
09/21/20	DP03		Security Deposit		1,200.00	
09/23/20	1015		Marcello Baca		(1,200.00)	
09/30/20	INT		Interest Income		1.79	
<b>Totals for 1045</b>					<u>4,801.79</u>	<u>110,731.08</u>
<b>1200 Maintenance Receivables</b>				39,973.21		
09/01/20	Dep.1		LockBoxCR Batch # 2009010878		(3,062.35)	
09/01/20	RE02.1		Reclass Prepaid Maintenance		(54,574.38)	
09/02/20	R-ACH2020090		R-ACH Unit GAI-1-208		769.86	
	2					
09/02/20	R-ACH2020090		R-ACH Unit GAI-1-603		800.00	
	2					
09/03/20	Dep.2		LockBoxCR Batch # 2009031064		(372.43)	
09/04/20	ACHWEB20200904		ACHWEB Unit GAI-1-701		(600.90)	
09/04/20	Dep.3		LockBoxCR Batch # 2009041225		(9,617.76)	
09/08/20	Dep.5		LockBoxCR Batch # 2009081675		(4,443.30)	
09/09/20	Dep.4		EFTCR Batch # 2009081488		(31,891.16)	

**Greenwich Association, Inc.**  
**General Ledger**

September 1, 2020 - September 30, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/09/20	Dep.6		LockBoxCR Batch # 2009091864		(1,680.23)	
09/10/20	CCARD2020 0910		CCARD Unit GAI-1-211		(372.43)	
09/10/20	Dep.7		LockBoxCR Batch # 2009102071		(14,888.25)	
09/10/20	LEG.2		LEGAL 09/10/2020		650.00	
09/11/20	ACHWEB202 00911		ACHWEB Unit GAI-1-512		(372.43)	
09/11/20	Dep.8		ManCR Batch # 2009112256		(4,034.88)	
09/11/20	Dep.9		LockBoxCR Batch # 2009112337		(2,172.70)	
09/11/20	R- EFT2020091 1		R-EFT Unit GAI-1-1201		600.09	
09/12/20	CCARD2020 0912		CCARD Unit GAI-1-1003		(372.41)	
09/14/20	ACHWEB202 00914		ACHWEB Unit GAI-1-901		(600.09)	
09/14/20	Dep.10		LockBoxCR Batch # 2009142478		(3,052.06)	
09/15/20	ACHWEB202 00915		ACHWEB Unit GAI-1-1110		(372.43)	
09/15/20	Dep.11		LockBoxCR Batch # 2009152675		(1,344.95)	
09/16/20	Dep.12		LockBoxCR Batch # 2009162918		(372.43)	
09/17/20	Dep.13		ManCR Batch # 2009173119		(1,050.00)	
09/21/20	ACHWEB202 00921		ACHWEB Unit GAI-1-PH02		(1,000.00)	
09/21/20	Dep.14		LockBoxCR Batch # 2009213286		(6,022.25)	
09/22/20	Dep.15		LockBoxCR Batch # 2009223427		(620.00)	
09/23/20	Dep.16		LockBoxCR Batch # 2009233543		(935.37)	
09/25/20	Dep.17		LockBoxCR Batch # 2009253865		(935.37)	
09/28/20	Dep.18		LockBoxCR Batch # 2009284066		(1,717.38)	
09/28/20	LEG.3		LEGAL 09/28/2020		614.80	
09/29/20	Dep.19		LockBoxCR Batch # 2009294252		(3,292.14)	
09/30/20	CHG.1		GenMaint 09/01/2020 - 09/30/2020		99,636.82	
09/30/20	Dep.20		LockBoxCR Batch # 2009304445		(3,435.27)	
09/30/20	GJ.1		B/C 09/01/2020 - 09/30/2020		50.00	
09/30/20	RE02		Reclass Prepaid Maintenance		59,541.64	
<b>Totals for 1200</b>					<u>9,457.86</u>	<u>49,431.07</u>
<b>1205 Allowance for Doubtful Accounts</b>				(6,913.14)		
<b>Totals for 1205</b>					<u>0.00</u>	<u>(6,913.14)</u>
<b>1210 Special Assessment Receivables #6</b>				4,795.00		
<b>Totals for 1210</b>					<u>0.00</u>	<u>4,795.00</u>
<b>1215 Allowance for Doubtful Accounts - S/A</b>				(4,794.80)		
<b>Totals for 1215</b>					<u>0.00</u>	<u>(4,794.80)</u>
<b>1500 Due from Operating</b>				41,801.00		
09/30/20	GJ02		Adjust Due to Reserves for Add'l Funding		(8,167.00)	
<b>Totals for 1500</b>					<u>(8,167.00)</u>	<u>33,634.00</u>
<b>1850 Prepaid Insurance</b>				83,394.23		
09/30/20	INS		Expense Prepaid Insurance		(16,678.85)	
<b>Totals for 1850</b>					<u>(16,678.85)</u>	<u>66,715.38</u>
<b>4010 Accounts Payable</b>				(45,512.83)		
09/01/20	RE01.1		Record Accounts Payable		45,512.83	
09/30/20	RE01		Record Accounts Payable		(45,975.07)	
<b>Totals for 4010</b>					<u>(462.24)</u>	<u>(45,975.07)</u>
<b>4015 Insurance Payable</b>				(72,601.33)		

**Greenwich Association, Inc.**  
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/05/20	AUTO.7		IPFS Corporation - GAA-985191 Payment 7 of 11		16,483.33	
09/27/20	AUTO.6		IPFS Corporation - GAA-97233 Payment 9 of 11		1,152.94	
			<b>Totals for 4015</b>		<u>17,636.27</u>	<u>(54,965.06)</u>
<b>4150</b>	<b>Prepaid Maintenance</b>			(54,574.38)		
09/01/20	RE02.1		Reclass Prepaid Maintenance		54,574.38	
09/30/20	RE02		Reclass Prepaid Maintenance		<u>(59,541.64)</u>	
			<b>Totals for 4150</b>		<u>(4,967.26)</u>	<u>(59,541.64)</u>
<b>4165</b>	<b>Security Deposits</b>			(105,925.00)		
09/10/20	DP01		Security Deposit - State Street PM, LLC Unit 407A		(1,200.00)	
09/10/20	DP01		Security Deposit - Rose L Pierre Unit 507		(1,200.00)	
09/10/20	DP01		Security Deposit - Pier Mejias Unit 902		(1,200.00)	
09/15/20	DP02		Security Deposit - Luana Facci #1409		(1,200.00)	
09/21/20	DP03		Security Deposit - Carlos L Prim #112		(1,200.00)	
09/23/20	1015		Marcello Baca - Inv #09/22/20 - Security Deposit Refund GAI - 1 - 215		<u>1,200.00</u>	
			<b>Totals for 4165</b>		<u>(4,800.00)</u>	<u>(110,725.00)</u>
<b>4170</b>	<b>Deferred Cable Contract</b>			(19,015.31)		
09/30/20	GJ03		Recognize Cable Income		322.29	
			<b>Totals for 4170</b>		<u>322.29</u>	<u>(18,693.02)</u>
<b>4200</b>	<b>Due to Reserves</b>			(41,801.00)		
09/30/20	GJ02		Adjust Due to Reserves for Add'l Funding		8,167.00	
			<b>Totals for 4200</b>		<u>8,167.00</u>	<u>(33,634.00)</u>
<b>5500</b>	<b>Reserves - General (Pooled)</b>			(170,079.20)		
09/30/20	RES		Record Reserve Funding		(7,255.00)	
			<b>Totals for 5500</b>		<u>(7,255.00)</u>	<u>(177,334.20)</u>
<b>5505</b>	<b>Reserves - Interest</b>			(149.74)		
09/30/20	RESIT		Reserve Interest Transfer		(39.59)	
			<b>Totals for 5505</b>		<u>(39.59)</u>	<u>(189.33)</u>
<b>5800</b>	<b>Fund Balance</b>			(30,898.14)		
			<b>Totals for 5800</b>		<u>0.00</u>	<u>(30,898.14)</u>
<b>6010</b>	<b>Owner Assessments</b>			(739,054.56)		
09/30/20	CHG.1		GenMaint 09/01/2020 - 09/30/2020		(99,636.82)	
09/30/20	RES		Record Reserve Funding		7,255.00	
			<b>Totals for 6010</b>		<u>(92,381.82)</u>	<u>(831,436.38)</u>
<b>6013</b>	<b>Fee Income</b>			(100.00)		
			<b>Totals for 6013</b>		<u>0.00</u>	<u>(100.00)</u>
<b>6025</b>	<b>Laundry</b>			(14,811.79)		
09/10/20	DP03		Miscellaneous Income		(1,833.10)	
			<b>Totals for 6025</b>		<u>(1,833.10)</u>	<u>(16,644.89)</u>
<b>6030</b>	<b>Key Income</b>			(600.00)		
09/10/20	DP02		Miscellaneous Income		(25.00)	
09/15/20	DP04		Miscellaneous Income		(25.00)	
09/21/20	DP06		Miscellaneous Income		(50.00)	
			<b>Totals for 6030</b>		<u>(100.00)</u>	<u>(700.00)</u>
<b>6040</b>	<b>Interest Income</b>			(161.05)		
09/30/20	INT		Interest Income		(45.47)	

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			<b>Totals for 6040</b>		<u>(45.47)</u>	<u>(206.52)</u>
<b>6045</b>	<b>Late Fee</b>			(1,775.00)		
			<b>Totals for 6045</b>		<u>0.00</u>	<u>(1,775.00)</u>
<b>6055</b>	<b>Screening Fee</b>			(120.00)		
09/21/20	DP05		Miscellaneous Income		<u>(240.00)</u>	
			<b>Totals for 6055</b>		<u>(240.00)</u>	<u>(360.00)</u>
<b>6060</b>	<b>Bank Charges</b>			(175.00)		
09/30/20	GJ.1		B/C 09/01/2020 - 09/30/2020		<u>(50.00)</u>	
			<b>Totals for 6060</b>		<u>(50.00)</u>	<u>(225.00)</u>
<b>6065</b>	<b>Gate Card Income</b>			(625.00)		
			<b>Totals for 6065</b>		<u>0.00</u>	<u>(625.00)</u>
<b>6070</b>	<b>Filter Income</b>			(22.00)		
09/10/20	DP01		Miscellaneous Income		<u>(3.00)</u>	
			<b>Totals for 6070</b>		<u>(3.00)</u>	<u>(25.00)</u>
<b>6075</b>	<b>Miscellaneous Income</b>			(1,958.15)		
			<b>Totals for 6075</b>		<u>0.00</u>	<u>(1,958.15)</u>
<b>6080</b>	<b>Deferred Comcast Income</b>			(2,578.32)		
09/30/20	GJ03		Recognize Cable Income		<u>(322.29)</u>	
			<b>Totals for 6080</b>		<u>(322.29)</u>	<u>(2,900.61)</u>
<b>6085</b>	<b>Reserve Interest Transfer</b>			114.24		
09/30/20	RESIT		Reserve Interest Transfer		<u>39.59</u>	
			<b>Totals for 6085</b>		<u>39.59</u>	<u>153.83</u>
<b>6200</b>	<b>Reserve Income</b>			(45,600.90)		
			<b>Totals for 6200</b>		<u>0.00</u>	<u>(45,600.90)</u>
<b>7020</b>	<b>Water &amp; Sewer</b>			141,905.45		
09/01/20	RE01.1		Record Accounts Payable		<u>(17,412.95)</u>	
09/09/20	1498		City of North Miami - Inv #08/27/20 - 61-01-01990-00 - 07/02/20-08/01/20		<u>17,412.95</u>	
09/23/20	1506		City of North Miami - Inv #08/31/20 - 41-88-14938-01 - 07/02/20-08/01/20		<u>20.08</u>	
09/30/20	RE01		Record Accounts Payable		<u>18,000.00</u>	
			<b>Totals for 7020</b>		<u>18,020.08</u>	<u>159,925.53</u>
<b>7030</b>	<b>Electricity</b>			38,288.27		
09/01/20	RE01.1		Record Accounts Payable		<u>(5,205.08)</u>	
09/14/20	AUTO.3		FPL - 34752-18123 - 07/24/20-08/25/20		<u>5,060.97</u>	
09/14/20	AUTO.4		FPL - 56006-15271 -07/24/20-08/25/20		<u>99.91</u>	
09/14/20	AUTO.5		FPL - 64563-31005 - 07/24/20-08/25/20		<u>44.20</u>	
09/30/20	RE01		Record Accounts Payable		<u>5,000.00</u>	
			<b>Totals for 7030</b>		<u>5,000.00</u>	<u>43,288.27</u>
<b>7035</b>	<b>Telephone</b>			9,260.51		
09/09/20	AUTO.2		AT&T - 305 895-1158 030 0446 - 08/22/20-09/21/20		<u>1,542.72</u>	
09/23/20	1517		Telplex Communications - Inv #163302200914 - 163302 - 09/15/20-10/14/20		<u>177.55</u>	
			<b>Totals for 7035</b>		<u>1,720.27</u>	<u>10,980.78</u>
<b>7045</b>	<b>Gas</b>			11,329.65		
09/01/20	RE01.1		Record Accounts Payable		<u>(823.73)</u>	

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09/04/20	AUTO.1		Teco People's Gas - 211011672295 - 07/10/20-08/11/20		823.73	
09/23/20	1509		FPL Energy Services - Inv #08/26/20 - 1100231747 - 07/10/20-08/11/20		107.12	
09/23/20	1509		FPL Energy Services - Inv #08/31/20 - 1100231747 - 07/10/20-08/11/20		694.28	
09/30/20	RE01		Record Accounts Payable		729.00	
			<b>Totals for 7045</b>		<u>1,530.40</u>	<u>12,860.05</u>
<b>7110</b>	<b>Maintenance Supplies</b>			3,165.33		
			<b>Totals for 7110</b>		<u>0.00</u>	<u>3,165.33</u>
<b>7120</b>	<b>R&amp;M - Electrical</b>			8,336.48		
			<b>Totals for 7120</b>		<u>0.00</u>	<u>8,336.48</u>
<b>7125</b>	<b>R&amp;M - Fire Alarm</b>			882.75		
			<b>Totals for 7125</b>		<u>0.00</u>	<u>882.75</u>
<b>7130</b>	<b>R&amp;M - General</b>			46,128.18		
09/09/20	1499		Florida Fire Safety, Inc - Inv #92958 - Tech on-site During Elevator Inspection		136.43	
09/23/20	1505		A+ Fire Protection Inc. - Inv #09/16/20 - Perform Flow Test for Fire Pump		1,250.00	
09/23/20	1507		Florida's Choice Contracting - Inv #19-109-2 - Unit 1401 Remove/Replace Aluminum Railing		3,300.78	
09/23/20	1508		Florida's Choice Contracting - Inv #19-109-4 - Hurrigan Prep 08/21/21 & 08/25/20		2,478.00	
09/23/20	1508		Florida's Choice Contracting - Inv #19-109-3 - CO#1 Drop#5 Unit #905 Exploratory Work		1,416.00	
09/23/20	1512		JAR Painting Group Inc. - Inv #000453 - Drywall Repairs Unit 905		1,500.00	
09/23/20	1518		U.S. Structures Engineering Group, Inc. - Inv #4920 - Site Inspections		345.00	
			<b>Totals for 7130</b>		<u>10,426.21</u>	<u>56,554.39</u>
<b>7140</b>	<b>R&amp;M - Trash Chute</b>			9,033.96		
			<b>Totals for 7140</b>		<u>0.00</u>	<u>9,033.96</u>
<b>7145</b>	<b>R&amp;M - Tree Trimming</b>			10,275.00		
09/23/20	1511		Green Horizon Services, Inc. - Inv #307308 - 09/01/20-09/30/20		1,140.00	
			<b>Totals for 7145</b>		<u>1,140.00</u>	<u>11,415.00</u>
<b>7150</b>	<b>R&amp;M - Air Conditioning Systems</b>			539.00		
			<b>Totals for 7150</b>		<u>0.00</u>	<u>539.00</u>
<b>7170</b>	<b>R&amp;M - Plumbing</b>			4,084.00		
			<b>Totals for 7170</b>		<u>0.00</u>	<u>4,084.00</u>
<b>7180</b>	<b>R&amp;M - Generator &amp; Water Tower</b>			2,400.00		
09/09/20	1500		Generator Service Inc. - Inv #13639 - Service Call - Pipe Leak Foot Valves Replaced		190.00	
09/23/20	1510		Generator Service Inc. - Inv #13683 - Perform Elevator Test With Elevator Company		490.00	
			<b>Totals for 7180</b>		<u>680.00</u>	<u>3,080.00</u>
<b>7190</b>	<b>R&amp;M - Elevators</b>			2,214.45		
			<b>Totals for 7190</b>		<u>0.00</u>	<u>2,214.45</u>
<b>7305</b>	<b>Sanitation</b>			16,334.11		
09/01/20	RE01.1		Record Accounts Payable		(5,021.07)	

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09/23/20	1519		Waste Pro - Pembroke Pines - Inv #0000919491 - 075109 - 08/01/20-08/31/20		1,581.50	
09/30/20	RE01		Record Accounts Payable		5,021.07	
<b>Totals for 7305</b>					<u>1,581.50</u>	<u>17,915.61</u>
<b>7310 Elevator</b>				7,200.00		
09/01/20	1495		Suncoast Elevator Solutions, Inc. - Inv #28746 - 09/01/20-09/30/20		900.00	
09/01/20	RE01.1		Record Accounts Payable		(900.00)	
09/09/20	1503		Suncoast Elevator Solutions, Inc. - Inv #28225 - 07/01/20-07/31/20		900.00	
09/23/20	1515		Suncoast Elevator Solutions, Inc. - Inv #28446 - Balance Due - Replace Rope Gripper Contract		5,750.00	
<b>Totals for 7310</b>					<u>6,650.00</u>	<u>13,850.00</u>
<b>7315 Elevator Phone</b>				1,275.00		
09/01/20	RE01.1		Record Accounts Payable		(150.00)	
09/30/20	RE01		Record Accounts Payable		225.00	
<b>Totals for 7315</b>					<u>75.00</u>	<u>1,350.00</u>
<b>7325 Cooling Tower</b>				4,666.54		
09/09/20	1496		AGI International, Inc. - Inv #27481 - 09/01/20- 09/30/20		460.10	
<b>Totals for 7325</b>					<u>460.10</u>	<u>5,126.64</u>
<b>7345 Lawn Maintenance</b>				8,500.00		
09/01/20	RE01.1		Record Accounts Payable		(4,000.00)	
09/30/20	RE01		Record Accounts Payable		5,000.00	
<b>Totals for 7345</b>					<u>1,000.00</u>	<u>9,500.00</u>
<b>7360 Pest Control</b>				5,496.60		
09/23/20	1513		Miami Dade Exterminators Co. - Inv #14570 - 09/01/20-09/30/20		652.70	
<b>Totals for 7360</b>					<u>652.70</u>	<u>6,149.30</u>
<b>7370 Maintenance Staff</b>				59,576.70		
09/01/20	1494		America Service Inds. - Inv #10877 - 09/01/20- 09/30/20		7,431.90	
<b>Totals for 7370</b>					<u>7,431.90</u>	<u>67,008.60</u>
<b>7500 Accounting Fees</b>				10,120.00		
09/09/20	1501		Juda, Eskew & Associates, P.A. - Inv #60771 - 09/01/20-09/30/20		1,265.00	
<b>Totals for 7500</b>					<u>1,265.00</u>	<u>11,385.00</u>
<b>7502 Year End Accounting</b>				4,000.00		
<b>Totals for 7502</b>					<u>0.00</u>	<u>4,000.00</u>
<b>7505 Legal Fees</b>				53,526.13		
09/10/20	LEG.2		LEGAL 09/10/2020 - Legal Fees/Ry (GAI-1-610)		(650.00)	
09/23/20	1514		Robert H. Yaffe, P.A. - Inv #2875 - FA610 Joan Bojnansky		650.00	
09/23/20	1514		Robert H. Yaffe, P.A. - Inv #2876 - Review E-mail Garage Project		617.50	
09/28/20	LEG.3		LEGAL 09/28/2020 - Legal Fees/Atty Yaffee (GAI-1- 308)		(307.40)	
09/28/20	LEG.3		LEGAL 09/28/2020 - Legal Fees/Atty Yaffee (GAI-1- 1214)		(307.40)	
<b>Totals for 7505</b>					<u>2.70</u>	<u>53,528.83</u>
<b>7506 Legal Fee Recovery</b>				(307.40)		

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<b>Totals for 7506</b>					0.00	(307.40)
<b>7510 Management Fees</b>				12,400.00		
09/09/20	1504		Sunrise Management - Inv #09/01/20 - 09/01/20-09/30/20		1,550.00	
<b>Totals for 7510</b>					1,550.00	13,950.00
<b>7525 License &amp; Permit</b>				5,349.02		
<b>Totals for 7525</b>					0.00	5,349.02
<b>7535 Professional Fees</b>				1,595.25		
<b>Totals for 7535</b>					0.00	1,595.25
<b>7536 Office Help</b>				37,423.00		
09/23/20	1516		Sunrise Management - Inv #09/12/20 - 08/30/20-09/12/20		2,169.00	
09/23/20	1516		Sunrise Management - Inv #9/21/20 - 09/13/20-09/26/20		2,169.00	
<b>Totals for 7536</b>					4,338.00	41,761.00
<b>7540 Office Supplies</b>				1,652.75		
09/09/20	1502		Quill LLC - Inv #9518971 - Binoculars/Shipping		25.14	
09/09/20	1502		Quill LLC - Inv #9736946 - Clorox disinfectant Wipes		11.88	
09/09/20	1502		Quill LLC - Inv #9504172 - Laminator, Batteries, Paper Trimmer		213.72	
<b>Totals for 7540</b>					250.74	1,903.49
<b>7545 Postage and Mail</b>				2,625.08		
<b>Totals for 7545</b>					0.00	2,625.08
<b>7550 Greenwich Park Monthly Expense</b>				42,695.09		
09/01/20	RE01.1		Record Accounts Payable		(12,000.00)	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Landscape Services 06/01/20-06/30/20		423.00	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Irrigation Repairs & Parts		42.30	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Clean up Downed Tree from Storm Pool Area		270.00	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Life Safety Permit Pool/Clubhouse		40.10	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Life Safety Permit Main Office		20.99	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Elevator Permit Office #77199-13390		27.00	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Monthly Rust Prevention 06/01/20-06/30/20		59.22	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Deep Clean Pools for COVID		108.00	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Dog Park Defleaing		45.00	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Intercom Pedestal Repair Visitor Entrance		81.00	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Entry Tele-Entry System Cover		142.20	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Gate Repairs for Visitor/Exit		466.20	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Visitor Gate Door Swing Service		108.00	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Laminated Posters of Pool Rules		28.97	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Extra Heavy Trash Bags - Common Area		22.72	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Cleaning Supplies Common Area		24.10	

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09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Dog Pig up Bags		32.46	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Trash Bags & Cleaning Supplies Common Area		41.56	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Pool Maintenance 07/01/20-07/31/20		214.20	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Kings III Elevator Alarm Phone 06/01/20-06/30/20		17.74	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Spectrotel Elevator Alarm Phone 06/01/20-06/30/20		69.61	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - FPL 06/24/20- 07/27/20		593.92	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Clubhouse Elevator Main. 07/01/20-07/31/20		52.53	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Gas for Hot Tub 06/10/20-07/09/		71.94	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Common Area Cleaning 07/01/20-07/31/20		390.60	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Irrigation Entrance 05/02/20-06/01/20		110.54	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Irrigation 1470 NE 123ST 05/02/20-06/01/20		57.27	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Pool and Spa Water 05/02/20-06/01/20		78.26	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Pest Control 07/01/20-07/31/20		79.56	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Fire Alarm Contract Pool House 07/01/20-09/30/20		57.72	
09/09/20	1497		Avesta Biscayne - Inv #July 2020 - Security 07/01/20- 07/31/20		1,943.47	
09/30/20	RE01		Record Accounts Payable		12,000.00	
			<b>Totals for 7550</b>		<u>5,720.18</u>	<u>48,415.27</u>
<b>7555 Insurance</b>				119,309.38		
09/30/20	INS		Expense Prepaid Insurance		16,678.85	
			<b>Totals for 7555</b>		<u>16,678.85</u>	<u>135,988.23</u>
<b>7800 Reserve Expense</b>				45,600.90		
			<b>Totals for 7800</b>		<u>0.00</u>	<u>45,600.90</u>
<b>7810 Bad Debt Expense</b>				(26.16)		
			<b>Totals for 7810</b>		<u>0.00</u>	<u>(26.16)</u>
			<b>Report Total</b>			<u>0.00</u>
<b>Net Revenue/(Expense)</b>						
Current Period			8,762.46			
Year-to-Date			<u>89,374.97</u>			

Distribution count = 232

# Greenwich Association, Inc.

## Journals

September 1, 2020 - September 30, 2020

Date	Reference	Account	Description	Amount
<b>Journal: General</b>				
09/23/20	1015	1045	Marcello Baca	(1,200.00)
09/23/20	1015	4165	Inv #09/22/20 - Security Deposit Refund GAI - 1 - 215	1,200.00
09/01/20	1494	1030	America Service Inds.	(7,431.90)
09/01/20	1494	7370	Inv #10877 - 09/01/20-09/30/20	7,431.90
09/01/20	1495	1030	Suncoast Elevator Solutions, Inc.	(900.00)
09/01/20	1495	7310	Inv #28746 - 09/01/20-09/30/20	900.00
09/09/20	1496	1030	AGI International, Inc.	(460.10)
09/09/20	1496	7325	Inv #27481 - 09/01/20-09/30/20	460.10
09/09/20	1497	1030	Avesta Biscayne	(5,720.18)
09/09/20	1497	7550	Inv #July 2020 - Landscape Services 06/01/20-06/30/20	423.00
09/09/20	1497	7550	Inv #July 2020 - Irrigation Repairs & Parts	42.30
09/09/20	1497	7550	Inv #July 2020 - Clean up Downed Tree from Storm Pool Area	270.00
09/09/20	1497	7550	Inv #July 2020 - Life Safety Permit Pool/Clubhouse	40.10
09/09/20	1497	7550	Inv #July 2020 - Life Safety Permit Main Office	20.99
09/09/20	1497	7550	Inv #July 2020 - Elevator Permit Office #77199-13390	27.00
09/09/20	1497	7550	Inv #July 2020 - Monthly Rust Prevention 06/01/20-06/30/20	59.22
09/09/20	1497	7550	Inv #July 2020 - Deep Clean Pools for COVID	108.00
09/09/20	1497	7550	Inv #July 2020 - Dog Park Defleaing	45.00
09/09/20	1497	7550	Inv #July 2020 - Intercom Pedestal Repair Visitor Entrance	81.00
09/09/20	1497	7550	Inv #July 2020 - Entry Tele-Entry System Cover	142.20
09/09/20	1497	7550	Inv #July 2020 - Gate Repairs for Visitor/Exit	466.20
09/09/20	1497	7550	Inv #July 2020 - Visitor Gate Door Swing Service	108.00
09/09/20	1497	7550	Inv #July 2020 - Laminated Posters of Pool Rules	28.97
09/09/20	1497	7550	Inv #July 2020 - Extra Heavy Trash Bags - Common Area	22.72
09/09/20	1497	7550	Inv #July 2020 - Cleaning Supplies Common Area	24.10
09/09/20	1497	7550	Inv #July 2020 - Dog Pig up Bags	32.46
09/09/20	1497	7550	Inv #July 2020 - Trash Bags & Cleaning Supplies Common Area	41.56
09/09/20	1497	7550	Inv #July 2020 - Pool Maintenance 07/01/20-07/31/20	214.20
09/09/20	1497	7550	Inv #July 2020 - Kings III Elevator Alarm Phone 06/01/20-06/30/20	17.74
09/09/20	1497	7550	Inv #July 2020 - Spectrotel Elevator Alarm Phone 06/01/20-06/30/20	69.61
09/09/20	1497	7550	Inv #July 2020 - FPL 06/24/20-07/27/20	593.92
09/09/20	1497	7550	Inv #July 2020 - Clubhouse Elevator Main. 07/01/20-07/31/20	52.53
09/09/20	1497	7550	Inv #July 2020 - Gas for Hot Tub 06/10/20- 07/09/	71.94
09/09/20	1497	7550	Inv #July 2020 - Common Area Cleaning 07/01/20-07/31/20	390.60
09/09/20	1497	7550	Inv #July 2020 - Irrigation Entrance 05/02/20-06/01/20	110.54
09/09/20	1497	7550	Inv #July 2020 - Irrigation 1470 NE 123ST 05/02/20-06/01/20	57.27

**Greenwich Association, Inc.**  
**Journals**

September 1, 2020 - September 30, 2020

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/09/20	1497	7550	Inv #July 2020 - Pool and Spa Water 05/02/20-06/01/20	78.26
09/09/20	1497	7550	Inv #July 2020 - Pest Control 07/01/20- 07/31/20	79.56
09/09/20	1497	7550	Inv #July 2020 - Fire Alarm Contract Pool House 07/01/20-09/30/20	57.72
09/09/20	1497	7550	Inv #July 2020 - Security 07/01/20- 07/31/20	1,943.47
09/09/20	1498	1030	City of North Miami	(17,412.95)
09/09/20	1498	7020	Inv #08/27/20 - 61-01-01990-00 - 07/02/20-08/01/20	17,412.95
09/09/20	1499	1030	Florida Fire Safety, Inc	(136.43)
09/09/20	1499	7130	Inv #92958 - Tech on-site During Elevator Inspection	136.43
09/09/20	1500	1030	Generator Service Inc.	(190.00)
09/09/20	1500	7180	Inv #13639 - Service Call - Pipe Leak Foot Valves Replaced	190.00
09/09/20	1501	1030	Juda, Eskew & Associates, P.A.	(1,265.00)
09/09/20	1501	7500	Inv #60771 - 09/01/20-09/30/20	1,265.00
09/09/20	1502	1030	Quill LLC	(250.74)
09/09/20	1502	7540	Inv #9518971 - Binoculars/Shipping	25.14
09/09/20	1502	7540	Inv #9736946 - Clorox disinfectant Wipes	11.88
09/09/20	1502	7540	Inv #9504172 - Laminator, Batteries, Paper Trimmer	213.72
09/09/20	1503	1030	Suncoast Elevator Solutions, Inc.	(900.00)
09/09/20	1503	7310	Inv #28225 - 07/01/20-07/31/20	900.00
09/09/20	1504	1030	Sunrise Management	(1,550.00)
09/09/20	1504	7510	Inv #09/01/20 - 09/01/20-09/30/20	1,550.00
09/23/20	1505	1030	A+ Fire Protection Inc.	(1,250.00)
09/23/20	1505	7130	Inv #09/16/20 - Perform Flow Test for Fire Pump	1,250.00
09/23/20	1506	1030	City of North Miami	(20.08)
09/23/20	1506	7020	Inv #08/31/20 - 41-88-14938-01 - 07/02/20-08/01/20	20.08
09/23/20	1507	1030	Florida's Choice Contracting	(3,300.78)
09/23/20	1507	7130	Inv #19-109-2 - Unit 1401 Remove/Replace Aluminum Railing	3,300.78
09/23/20	1508	1030	Florida's Choice Contracting	(3,894.00)
09/23/20	1508	7130	Inv #19-109-4 - Hurrican Prep 08/21/21 & 08/25/20	2,478.00
09/23/20	1508	7130	Inv #19-109-3 - CO#1 Drop#5 Unit #905 Exploratory Work	1,416.00
09/23/20	1509	1030	FPL Energy Services	(801.40)
09/23/20	1509	7045	Inv #08/26/20 - 1100231747 - 07/10/20- 08/11/20	107.12
09/23/20	1509	7045	Inv #08/31/20 - 1100231747 -07/10/20- 08/11/20	694.28
09/23/20	1510	1030	Generator Service Inc.	(490.00)
09/23/20	1510	7180	Inv #13683 - Perform Elevator Test With Elevator Company	490.00

**Greenwich Association, Inc.**  
**Journals**

September 1, 2020 - September 30, 2020

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/23/20	1511	1030	Green Horizon Services, Inc.	(1,140.00)
09/23/20	1511	7145	Inv #307308 - 09/01/20-09/30/20	1,140.00
09/23/20	1512	1030	JAR Painting Group Inc.	(1,500.00)
09/23/20	1512	7130	Inv #000453 - Drywall Repairs Unit 905	1,500.00
09/23/20	1513	1030	Miami Dade Exterminators Co.	(652.70)
09/23/20	1513	7360	Inv #14570 - 09/01/20-09/30/20	652.70
09/23/20	1514	1030	Robert H. Yaffe, P.A.	(1,267.50)
09/23/20	1514	7505	Inv #2875 - FA610 Joan Bojnansky	650.00
09/23/20	1514	7505	Inv #2876 - Review E-mail Garage Project	617.50
09/23/20	1515	1030	Suncoast Elevator Solutions, Inc.	(5,750.00)
09/23/20	1515	7310	Inv #28446 - Balance Due - Replace Rope Gripper Contract	5,750.00
09/23/20	1516	1030	Sunrise Management	(4,338.00)
09/23/20	1516	7536	Inv #09/12/20 - 08/30/20-09/12/20	2,169.00
09/23/20	1516	7536	Inv #9/21/20 - 09/13/20-09/26/20	2,169.00
09/23/20	1517	1030	Telplex Communications	(177.55)
09/23/20	1517	7035	Inv #163302200914 - 163302 - 09/15/20-10/14/20	177.55
09/23/20	1518	1030	U.S. Structures Engineering Group, Inc.	(345.00)
09/23/20	1518	7130	Inv #4920 - Site Inspections	345.00
09/23/20	1519	1030	Waste Pro - Pembroke Pines	(1,581.50)
09/23/20	1519	7305	Inv #0000919491 - 075109 - 08/01/20-08/31/20	1,581.50
09/04/20	ACHWEB20200 904	1030	ACHWEB Unit GAI-1-701	600.90
09/04/20	ACHWEB20200 904	1200	ACHWEB Unit GAI-1-701	(600.90)
09/11/20	ACHWEB20200 911	1030	ACHWEB Unit GAI-1-512	372.43
09/11/20	ACHWEB20200 911	1200	ACHWEB Unit GAI-1-512	(372.43)
09/14/20	ACHWEB20200 914	1030	ACHWEB Unit GAI-1-901	600.09
09/14/20	ACHWEB20200 914	1200	ACHWEB Unit GAI-1-901	(600.09)
09/15/20	ACHWEB20200 915	1030	ACHWEB Unit GAI-1-1110	372.43
09/15/20	ACHWEB20200 915	1200	ACHWEB Unit GAI-1-1110	(372.43)
09/21/20	ACHWEB20200 921	1030	ACHWEB Unit GAI-1-PH02	1,000.00
09/21/20	ACHWEB20200 921	1200	ACHWEB Unit GAI-1-PH02	(1,000.00)
09/04/20	AUTO.1	1030	Teco People's Gas	(823.73)
09/04/20	AUTO.1	7045	211011672295 - 07/10/20-08/11/20	823.73
09/09/20	AUTO.2	1030	AT&T	(1,542.72)

**Greenwich Association, Inc.**  
**Journals**

September 1, 2020 - September 30, 2020

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/09/20	AUTO.2	7035	305 895-1158 030 0446 - 08/22/20-09/21/20	1,542.72
09/14/20	AUTO.3	1030	FPL	(5,060.97)
09/14/20	AUTO.3	7030	34752-18123 - 07/24/20-08/25/20	5,060.97
09/14/20	AUTO.4	1030	FPL	(99.91)
09/14/20	AUTO.4	7030	56006-15271 -07/24/20-08/25/20	99.91
09/14/20	AUTO.5	1030	FPL	(44.20)
09/14/20	AUTO.5	7030	64563-31005 - 07/24/20-08/25/20	44.20
09/27/20	AUTO.6	1030	IPFS Corporation	(1,152.94)
09/27/20	AUTO.6	4015	GAA-97233 Payment 9 of 11	1,152.94
09/05/20	AUTO.7	1030	IPFS Corporation	(16,483.33)
09/05/20	AUTO.7	4015	GAA-985191 Payment 7 of 11	16,483.33
09/10/20	CCARD202009 10	1030	CCARD Unit GAI-1-211	372.43
09/10/20	CCARD202009 10	1200	CCARD Unit GAI-1-211	(372.43)
09/12/20	CCARD202009 12	1030	CCARD Unit GAI-1-1003	372.41
09/12/20	CCARD202009 12	1200	CCARD Unit GAI-1-1003	(372.41)
09/30/20	CHG.1	1200	GenMaint 09/01/2020 - 09/30/2020	99,636.82
09/30/20	CHG.1	6010	GenMaint 09/01/2020 - 09/30/2020	(99,636.82)
09/01/20	Dep.1	1030	LockBoxCR Batch # 2009010878	3,062.35
09/01/20	Dep.1	1200	LockBoxCR Batch # 2009010878	(3,062.35)
09/03/20	Dep.2	1030	LockBoxCR Batch # 2009031064	372.43
09/03/20	Dep.2	1200	LockBoxCR Batch # 2009031064	(372.43)
09/04/20	Dep.3	1030	LockBoxCR Batch # 2009041225	9,617.76
09/04/20	Dep.3	1200	LockBoxCR Batch # 2009041225	(9,617.76)
09/09/20	Dep.4	1030	EFTCR Batch # 2009081488	31,891.16
09/09/20	Dep.4	1200	EFTCR Batch # 2009081488	(31,891.16)
09/08/20	Dep.5	1030	LockBoxCR Batch # 2009081675	4,443.30
09/08/20	Dep.5	1200	LockBoxCR Batch # 2009081675	(4,443.30)
09/09/20	Dep.6	1030	LockBoxCR Batch # 2009091864	1,680.23
09/09/20	Dep.6	1200	LockBoxCR Batch # 2009091864	(1,680.23)
09/10/20	Dep.7	1030	LockBoxCR Batch # 2009102071	14,888.25
09/10/20	Dep.7	1200	LockBoxCR Batch # 2009102071	(14,888.25)
09/11/20	Dep.8	1030	ManCR Batch # 2009112256	4,034.88
09/11/20	Dep.8	1200	ManCR Batch # 2009112256	(4,034.88)
09/11/20	Dep.9	1030	LockBoxCR Batch # 2009112337	2,172.70
09/11/20	Dep.9	1200	LockBoxCR Batch # 2009112337	(2,172.70)
09/14/20	Dep.10	1030	LockBoxCR Batch # 2009142478	3,052.06

**Greenwich Association, Inc.**  
**Journals**

September 1, 2020 - September 30, 2020

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/14/20	Dep.10	1200	LockBoxCR Batch # 2009142478	(3,052.06)
09/15/20	Dep.11	1030	LockBoxCR Batch # 2009152675	1,344.95
09/15/20	Dep.11	1200	LockBoxCR Batch # 2009152675	(1,344.95)
09/16/20	Dep.12	1030	LockBoxCR Batch # 2009162918	372.43
09/16/20	Dep.12	1200	LockBoxCR Batch # 2009162918	(372.43)
09/17/20	Dep.13	1030	ManCR Batch # 2009173119	1,050.00
09/17/20	Dep.13	1200	ManCR Batch # 2009173119	(1,050.00)
09/21/20	Dep.14	1030	LockBoxCR Batch # 2009213286	6,022.25
09/21/20	Dep.14	1200	LockBoxCR Batch # 2009213286	(6,022.25)
09/22/20	Dep.15	1030	LockBoxCR Batch # 2009223427	620.00
09/22/20	Dep.15	1200	LockBoxCR Batch # 2009223427	(620.00)
09/23/20	Dep.16	1030	LockBoxCR Batch # 2009233543	935.37
09/23/20	Dep.16	1200	LockBoxCR Batch # 2009233543	(935.37)
09/25/20	Dep.17	1030	LockBoxCR Batch # 2009253865	935.37
09/25/20	Dep.17	1200	LockBoxCR Batch # 2009253865	(935.37)
09/28/20	Dep.18	1030	LockBoxCR Batch # 2009284066	1,717.38
09/28/20	Dep.18	1200	LockBoxCR Batch # 2009284066	(1,717.38)
09/29/20	Dep.19	1030	LockBoxCR Batch # 2009294252	3,292.14
09/29/20	Dep.19	1200	LockBoxCR Batch # 2009294252	(3,292.14)
09/30/20	Dep.20	1030	LockBoxCR Batch # 2009304445	3,435.27
09/30/20	Dep.20	1200	LockBoxCR Batch # 2009304445	(3,435.27)
09/10/20	DP01	1030	Miscellaneous Income	3.00
09/10/20	DP01	6070	Miscellaneous Income	(3.00)
09/10/20	DP01	1045	Security Deposit	3,600.00
09/10/20	DP01	4165	State Street PM, LLC Unit 407A	(1,200.00)
09/10/20	DP01	4165	Rose L Pierre Unit 507	(1,200.00)
09/10/20	DP01	4165	Pier Mejias Unit 902	(1,200.00)
09/10/20	DP02	1030	Miscellaneous Income	25.00
09/10/20	DP02	6030	Miscellaneous Income	(25.00)
09/15/20	DP02	1045	Security Deposit	1,200.00
09/15/20	DP02	4165	Luana Facci #1409	(1,200.00)
09/10/20	DP03	1030	Miscellaneous Income	1,833.10
09/10/20	DP03	6025	Miscellaneous Income	(1,833.10)
09/21/20	DP03	1045	Security Deposit	1,200.00
09/21/20	DP03	4165	Carlos L Prim #112	(1,200.00)
09/15/20	DP04	1030	Miscellaneous Income	25.00
09/15/20	DP04	6030	Miscellaneous Income	(25.00)
09/21/20	DP05	1030	Miscellaneous Income	240.00
09/21/20	DP05	6055	Miscellaneous Income	(240.00)

**Greenwich Association, Inc.**  
**Journals**

September 1, 2020 - September 30, 2020

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/21/20	DP06	1030	Miscellaneous Income	50.00
09/21/20	DP06	6030	Miscellaneous Income	(50.00)
09/30/20	GJ.1	1200	B/C 09/01/2020 - 09/30/2020	50.00
09/30/20	GJ.1	6060	B/C 09/01/2020 - 09/30/2020	(50.00)
09/30/20	GJ02	1500	Adjust Due to Reserves for Add'l Funding	(8,167.00)
09/30/20	GJ02	4200	Adjust Due to Reserves for Add'l Funding	8,167.00
09/30/20	GJ03	4170	Recognize Cable Income	322.29
09/30/20	GJ03	6080	Recognize Cable Income	(322.29)
09/30/20	INS	7555	Expense Prepaid Insurance	16,678.85
09/30/20	INS	1850	Expense Prepaid Insurance	(16,678.85)
09/30/20	INT	1030	Interest Income	4.09
09/30/20	INT	1040	Interest Income	39.59
09/30/20	INT	1045	Interest Income	1.79
09/30/20	INT	6040	Interest Income	(45.47)
09/10/20	LEG.2	1200	LEGAL 09/10/2020	650.00
09/10/20	LEG.2	7505	Legal Fees/RV (GAI-1-610)	(650.00)
09/28/20	LEG.3	1200	LEGAL 09/28/2020	614.80
09/28/20	LEG.3	7505	Legal Fees/Atty Yaffee (GAI-1-308)	(307.40)
09/28/20	LEG.3	7505	Legal Fees/Atty Yaffee (GAI-1-1214)	(307.40)
09/02/20	R-ACH20200902	1030	R-ACH Unit GAI-1-208	(769.86)
09/02/20	R-ACH20200902	1200	R-ACH Unit GAI-1-208	769.86
09/02/20	R-ACH20200902	1030	R-ACH Unit GAI-1-603	(800.00)
09/02/20	R-ACH20200902	1200	R-ACH Unit GAI-1-603	800.00
09/30/20	RE01	7020	Record Accounts Payable	18,000.00
09/30/20	RE01	7030	Record Accounts Payable	5,000.00
09/30/20	RE01	7045	Record Accounts Payable	729.00
09/30/20	RE01	7305	Record Accounts Payable	5,021.07
09/30/20	RE01	7345	Record Accounts Payable	5,000.00
09/30/20	RE01	7315	Record Accounts Payable	225.00
09/30/20	RE01	7550	Record Accounts Payable	12,000.00
09/30/20	RE01	4010	Record Accounts Payable	(45,975.07)
09/01/20	RE01.1	7020	Record Accounts Payable	(17,412.95)
09/01/20	RE01.1	7030	Record Accounts Payable	(5,205.08)
09/01/20	RE01.1	7045	Record Accounts Payable	(823.73)
09/01/20	RE01.1	7305	Record Accounts Payable	(5,021.07)
09/01/20	RE01.1	7310	Record Accounts Payable	(900.00)
09/01/20	RE01.1	7345	Record Accounts Payable	(4,000.00)
09/01/20	RE01.1	7315	Record Accounts Payable	(150.00)
09/01/20	RE01.1	7550	Record Accounts Payable	(12,000.00)
09/01/20	RE01.1	4010	Record Accounts Payable	45,512.83
09/30/20	RE02	1200	Reclass Prepaid Maintenance	59,541.64
09/30/20	RE02	4150	Reclass Prepaid Maintenance	(59,541.64)

**Greenwich Association, Inc.**  
**Journals**

September 1, 2020 - September 30, 2020

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/01/20	RE02.1	1200	Reclass Prepaid Maintenance	(54,574.38)
09/01/20	RE02.1	4150	Reclass Prepaid Maintenance	54,574.38
09/11/20	R- EFT20200911	1030	R-EFT Unit GAI-1-1201	(600.09)
09/11/20	R- EFT20200911	1200	R-EFT Unit GAI-1-1201	600.09
09/30/20	RES	5500	Record Reserve Funding	(7,255.00)
09/30/20	RES	6010	Record Reserve Funding	7,255.00
09/30/20	RESF	1030	Monthly Reserve Funding	(7,255.00)
09/30/20	RESF	1040	Monthly Reserve Funding	7,255.00
09/30/20	RESIT	6085	Reserve Interest Transfer	39.59
09/30/20	RESIT	5505	Reserve Interest Transfer	(39.59)
09/10/20	XR01	1030	Reserve Funding	(8,167.00)
09/10/20	XR01	1040	Reserve Funding	8,167.00
<b>Transaction Balance for General</b>				0.00

**Transaction Totals**

Total Debits	552,596.37
Total Credits	<u>552,596.37</u>
Account Hash Total	<u>903697.0000</u>

**Greenwich Association, Inc.**  
**Bank Account Reconciliation Worksheet**

Popular Community Bank- Oper- (1030)  
 September 1, 2020 - September 30, 2020

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	249,017.65
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
1455	07/21/20	7130	On Site Delivery Tech	270.00
1464	08/12/20	7130	1.2.3. Locksmith, Corp.	292.95
1469	08/12/20	7130	American A-1 Garage Door Inc.	720.00
1505	09/23/20	7130	A+ Fire Protection Inc.	1,250.00
1506	09/23/20	7020	City of North Miami	20.08
1507	09/23/20	7130	Florida's Choice Contracting	3,300.78
1508	09/23/20	7130	Florida's Choice Contracting	3,894.00
1509	09/23/20	7045	FPL Energy Services	801.40
1510	09/23/20	7180	Generator Service Inc.	490.00
1511	09/23/20	7145	Green Horizon Services, Inc.	1,140.00
1514	09/23/20	7505	Robert H. Yaffe, P.A.	1,267.50
1515	09/23/20	7310	Suncoast Elevator Solutions, Inc.	5,750.00
1516	09/23/20	7536	Sunrise Management	4,338.00
1517	09/23/20	7035	Telplex Communications	177.55
1518	09/23/20	7130	U.S. Structures Engineering Group, Inc.	345.00
1519	09/23/20	7305	Waste Pro - Pembroke Pines	1,581.50
			<b>Total</b>	<u>25,638.76</u>
			<b>Reconciled Bank Balance</b>	<u><u>223,378.89</u></u>
 <b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				241,515.99
+ Cleared Deposits & Additions				100,811.16
- Cleared Checks & Payments				<u>93,309.50</u>
Ending Bank Balance				249,017.65
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>25,638.76</u>
<b>Reconciled Bank Balance</b>				<u><u>223,378.89</u></u>
 <b>General Ledger Information</b>				
Unadjusted General Ledger Balance				223,378.89
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>223,378.89</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>

**Greenwich Association, Inc.**  
**Bank Account Reconciliation Worksheet**

Popular Community Bank- S/A- (1035)  
 September 1, 2020 - September 30, 2020

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	465.51
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
			<b>Total</b>	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.51</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	465.51
			+ Cleared Deposits & Additions	0.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.51
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.51</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	465.51
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>465.51</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>

**Greenwich Association, Inc.**  
**Bank Account Reconciliation Worksheet**

Popular Community Bank- Reserves- (1040)

September 1, 2020 - September 30, 2020

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	143,887.44
<b>Open Deposits &amp; Additions</b>				<b>Total</b> <u>0.00</u>
<b>Open Checks &amp; Payments</b>				<b>Total</b> <u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>143,887.44</u></u>
 <b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				128,425.85
+ Cleared Deposits & Additions				15,461.59
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				143,887.44
 <b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>0.00</u>
<b>Reconciled Bank Balance</b>				<u><u>143,887.44</u></u>
 <b>General Ledger Information</b>				
Unadjusted General Ledger Balance				143,887.44
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>143,887.44</u></u>
 <b>Unreconciled Amount</b>				<u><u>0.00</u></u>

**Greenwich Association, Inc.**  
**Bank Account Reconciliation Worksheet**

Popular Community Bank- Escrow- (1045)

September 1, 2020 - September 30, 2020

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b>
				111,931.08
<b>Open Deposits &amp; Additions</b>				
				<b>Total</b>
				<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
1015	09/23/20	4165	Marcello Baca	1,200.00
				<b>Total</b>
				<u>1,200.00</u>
				<b>Reconciled Bank Balance</b>
				<u><u>110,731.08</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				105,929.29
+ Cleared Deposits & Additions				6,001.79
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				111,931.08
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,200.00</u>
<b>Reconciled Bank Balance</b>				<u><u>110,731.08</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				110,731.08
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>110,731.08</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>