

Greenwich Association, Inc.

Report on Compilation of Financial Statements

September 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 September 30, 2021, 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, 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

October 26, 2021

Greenwich Association, Inc.

Balance Sheet

September 30, 2021

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 104,369
	<u>104,369</u>
Cash - Reserves	
Popular Community Bank- Reserves	257,556
	<u>257,556</u>
Cash - Security	
Popular Community Bank- Escrow	130,377
	<u>130,377</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>492,768</u>
Other Assets	
Maintenance Receivables	25,836
Allowance for Doubtful Accounts	(6,330)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Prepaid Insurance	78,005
	<u>97,511</u>
	<u>\$ 590,279</u>

Greenwich Association, Inc.

Balance Sheet

September 30, 2021

Liabilities and Members' Equity

Accounts Payable	\$	60,713
Insurance Payable		72,981
Prepaid Maintenance		46,573
Security Deposits		130,375
Deferred Cable Contract		<u>14,825</u>
		<u>325,467</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		256,609
Reserves - Interest		<u>947</u>
		<u>257,556</u>
Operating Fund Balance		
Fund Balance		130,136
Current Year Revenue (Expense)		<u>(122,880)</u>
		<u>7,256</u>
		<u>264,812</u>
	\$	<u><u>590,279</u></u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 9 Months ended September 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
<b>Revenues</b>							
Owner Assessments	\$ 93,247	\$ 93,248	\$ (1)	\$ 839,221	\$ 839,233	\$ (12)	\$ 1,118,978
Reserve Assessment	-	6,390	(6,390)	-	57,507	(57,507)	76,676
Fee Income	-	-	-	100	-	100	-
Laundry	4,759	2,208	2,551	28,233	19,875	8,358	26,500
Key Income	25	-	25	600	-	600	-
Interest Income	85	-	85	636	-	636	-
Late Fee	(100)	83	(183)	1,875	750	1,125	1,000
Screening Fee	-	-	-	240	-	240	-
Gate Card Income	-	42	(42)	125	375	(250)	500
Filter Income	4	8	(4)	13	75	(62)	100
Miscellaneous Income	4,643	83	4,560	9,421	750	8,671	1,000
Deferred Comcast Income	322	322	-	2,901	2,901	-	3,867
Reserve Interest Transfer	(83)	-	(83)	(609)	-	(609)	-
Bad Debt Expense	-	(1,667)	1,667	(1,274)	(15,000)	13,726	(20,000)
	<u>102,902</u>	<u>100,717</u>	<u>2,185</u>	<u>881,482</u>	<u>906,466</u>	<u>(24,984)</u>	<u>1,208,621</u>
<b>Total Revenues</b>	<u>102,902</u>	<u>100,717</u>	<u>2,185</u>	<u>881,482</u>	<u>906,466</u>	<u>(24,984)</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, 2021**

	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	15	1,167	1,152	19,670	10,500	(9,170)	14,000
Management Fees	1,550	1,550	-	13,950	13,950	-	18,600
License & Permit	-	417	417	8,979	3,750	(5,229)	5,000
Office Help	4,369	5,167	798	45,675	46,500	825	62,000
Office Supplies	193	250	57	1,332	2,250	918	3,000
Postage and Mail	200	333	133	2,672	3,000	328	4,000
	<u>7,592</u>	<u>10,566</u>	<u>2,974</u>	<u>107,663</u>	<u>95,085</u>	<u>(12,578)</u>	<u>126,780</u>
Community Room/Building:							
Greenwich Park Monthly Expense	5,212	6,107	895	40,082	54,960	14,878	73,280
	<u>5,212</u>	<u>6,107</u>	<u>895</u>	<u>40,082</u>	<u>54,960</u>	<u>14,878</u>	<u>73,280</u>
Contracts:							
Sanitation	1,965	2,000	35	15,978	18,000	2,022	24,000
Elevator	900	1,500	600	8,050	13,500	5,450	18,000
Elevator Phone	(675)	75	750	225	675	450	900
Cooling Tower	460	500	40	14,341	4,500	(9,841)	6,000
Lawn Maintenance	(2,300)	1,000	3,300	5,360	9,000	3,640	12,000
Pest Control	867	683	(184)	7,744	6,150	(1,594)	8,200
Maintenance Staff	7,602	10,167	2,565	68,414	91,500	23,086	122,000
	<u>8,819</u>	<u>15,925</u>	<u>7,106</u>	<u>120,112</u>	<u>143,325</u>	<u>23,213</u>	<u>191,100</u>
Insurance:							
Insurance	19,834	19,167	(667)	190,566	172,500	(18,066)	230,000
	<u>19,834</u>	<u>19,167</u>	<u>(667)</u>	<u>190,566</u>	<u>172,500</u>	<u>(18,066)</u>	<u>230,000</u>
Repairs and Maintenance:							
Maintenance Supplies	92	250	158	5,156	2,250	(2,906)	3,000
R&M - Electrical	-	667	667	1,494	6,000	4,506	8,000
R&M - Fire Alarm	642	333	(309)	3,360	3,000	(360)	4,000
R&M - General	5,293	7,724	2,431	218,912	69,514	(149,398)	92,685
R&M - Access Control	-	50	50	-	450	450	600
R&M - Trash Chute	-	417	417	4,723	3,750	(973)	5,000
R&M - Tree Trimming	-	833	833	9,535	7,500	(2,035)	10,000
R&M - Air Conditioning Systems	417	625	208	2,502	5,625	3,123	7,500
R&M - Parking Repairs	850	208	(642)	1,300	1,875	575	2,500
R&M - Roof Repairs	2,250	417	(1,833)	4,925	3,750	(1,175)	5,000
R&M - Plumbing	350	1,000	650	6,681	9,000	2,319	12,000
R&M - Generator & Water Tower	-	417	417	856	3,750	2,894	5,000
R&M - Sprinkler	-	167	167	1,735	1,500	(235)	2,000
R&M - Elevators	7,018	208	(6,810)	24,341	1,875	(22,466)	2,500
40 Year Certification	1,300	3,750	2,450	18,967	33,750	14,783	45,000
	<u>18,212</u>	<u>17,066</u>	<u>(1,146)</u>	<u>304,487</u>	<u>153,589</u>	<u>(150,898)</u>	<u>204,785</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 9 Months ended September 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	17,352	17,333	(19)	167,724	156,000	(11,724)	208,000
Electricity	5,747	5,833	86	47,688	52,500	4,812	70,000
Telephone	679	833	154	6,133	7,500	1,367	10,000
Gas	2,108	1,500	(608)	19,906	13,500	(6,406)	18,000
	<u>25,886</u>	<u>25,499</u>	<u>(387)</u>	<u>241,451</u>	<u>229,500</u>	<u>(11,951)</u>	<u>306,000</u>
Reserve Transfer:							
Reserve Transfer	-	6,390	6,390	-	57,507	57,507	76,676
	<u>-</u>	<u>6,390</u>	<u>6,390</u>	<u>-</u>	<u>57,507</u>	<u>57,507</u>	<u>76,676</u>
<b>Total Expenses</b>	<u>85,555</u>	<u>100,720</u>	<u>15,165</u>	<u>1,004,361</u>	<u>906,466</u>	<u>(97,895)</u>	<u>1,208,621</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ 17,347</u>	<u>\$ (3)</u>	<u>\$ 17,350</u>	<u>\$ (122,879)</u>	<u>\$ -</u>	<u>\$ (122,879)</u>	<u>\$ -</u>

## Greenwich Association, Inc.

## General Ledger

September 1, 2021 - September 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1030</b>	<b>Popular Community Bank- Operating</b>			80,048.31		
09/01/21	1887		America Service Inds.		(7,601.55)	
09/01/21	1888		Juda Eskew & Associates, P.A.		(1,265.00)	
09/01/21	1889		Suncoast Elevator Solutions, Inc.		(900.00)	
09/01/21	ACHWEB202		ACHWEB Unit GAI-1-901		1,225.18	
	10901					
09/01/21	Dep.1		LockBoxCR Batch # 2109015548		372.43	
09/01/21	DP01		Miscellaneous Income		3.50	
09/02/21	Dep.2		LockBoxCR Batch # 2109025725		2,485.23	
09/02/21	DP02		Miscellaneous Income		1,149.83	
09/03/21	ACHWEB202		ACHWEB Unit GAI-1-1115		600.09	
	10903					
09/03/21	AUTO.1		Teco People's Gas		(870.15)	
09/03/21	CCARD2021		CCARD Unit GAI-1-116		600.09	
	0903					
09/03/21	Dep.3		LockBoxCR Batch # 2109035955		8,877.18	
09/03/21	Dep.4		ManCR Batch # 2109036063		12.73	
09/03/21	DP03		Miscellaneous Income		50.00	
09/04/21	CCARD2021		CCARD Unit GAI-1-911		372.43	
	0904					
09/06/21	AUTO.3		FPL		(104.62)	
09/06/21	AUTO.5		IPFS Corporation		(18,539.59)	
09/07/21	AUTO.7		FPL Energy Services		(1,238.17)	
09/07/21	Dep.5		LockBoxCR Batch # 2109076165		1,717.39	
09/08/21	AUTO.6		AT&T		(550.20)	
09/08/21	Dep.10		LockBoxCR Batch # 2109107090		7,395.31	
09/08/21	DP03		Miscellaneous Income		3,443.09	
09/09/21	1891		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(350.00)	
09/09/21	1892		AGI International, Inc.		(460.10)	
09/09/21	1893		Avesta Biscayne		(5,211.53)	
09/09/21	1894		City of North Miami		(17,352.02)	
09/09/21	1895		GRC/Grass Roots Complete		(1,100.00)	
09/09/21	1896		Green Horizon Services, Inc.		(3,300.00)	
09/09/21	1897		Miami Dade Exterminators Co.		(866.70)	
09/09/21	1898		Pye Barker Fire & Safety, LLC		(441.38)	
09/09/21	1899		Pye Barker Fire & Safety, LLC		(200.63)	
09/09/21	1900		Rodriguez Tiles Services, LLC		(400.00)	
09/09/21	1901		S & D Engineering and Construction, Inc.		(850.00)	
09/09/21	1902		Suncoast Elevator Solutions, Inc.		(5,467.91)	
09/09/21	1903		Sunrise Management		(1,550.00)	
09/09/21	1904		Sunrise Management		(2,469.00)	
09/09/21	ACHWEB202		ACHWEB Unit GAI-1-810		372.43	
	10909					
09/09/21	ACHWEB202		ACHWEB Unit GAI-1-416		600.00	
	10909					
09/09/21	Dep.8		EFTCR Batch # 2109086341		33,868.62	
09/09/21	Dep.9		LockBoxCR Batch # 2109096875		1,573.52	
09/10/21	ACHWEB202		ACHWEB Unit GAI-1-416		1,226.80	
	10910					
09/10/21	ACHWEB202		ACHWEB Unit GAI-1-211		372.43	
	10910					
09/10/21	CCARD2021		CCARD Unit GAI-1-1003		372.43	
	0910					
09/10/21	Dep.11		LockBoxCR Batch # 2109107282		4,175.05	
09/13/21	ACHWEB202		ACHWEB Unit GAI-1-411		372.43	
	10913					
09/13/21	Dep.12		LockBoxCR Batch # 2109137525		6,222.46	
09/13/21	DP04		Miscellaneous Income		4,758.93	
09/14/21	1905		Popular Bank		(1,320.16)	
09/14/21	ACHWEB202		ACHWEB Unit GAI-1-913		1,167.29	
	10914					

## Greenwich Association, Inc.

## General Ledger

September 1, 2021 - September 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/14/21	AUTO.2		FPL		(5,594.89)	
09/14/21	AUTO.4		FPL		(47.68)	
09/14/21	Dep.13		LockBoxCR Batch # 2109147756		372.43	
09/15/21	Dep.14		LockBoxCR Batch # 2109157878		397.43	
09/16/21	Dep.15		ManCR Batch # 2109167966		600.09	
09/16/21	Dep.16		LockBoxCR Batch # 2109168073		2,213.12	
09/17/21	Dep.17		EFTCR Batch # 2109168205		1,200.18	
09/19/21	CCARD2021 0919		CCARD Unit GAI-1-208		600.00	
09/19/21	CCARD2021 0919		CCARD Unit GAI-1-603		600.00	
09/20/21	AUTO.6		AT&T		(128.77)	
09/20/21	Dep.18		LockBoxCR Batch # 2109208488		1,870.74	
09/22/21	1906		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(879.50)	
09/22/21	1907		Air New Solutions		(417.00)	
09/22/21	1908		Great American Business Products		(171.20)	
09/22/21	1909		HD Supply		(92.13)	
09/22/21	1910		Infinite Roofing Services		(2,250.00)	
09/22/21	1911		Jonathan R. Rubin, P.A.		(15.00)	
09/22/21	1912		Suncoast Elevator Solutions, Inc.		(1,550.00)	
09/22/21	1913		Waste Pro - Pembroke Pines		(1,920.90)	
09/22/21	CCARD2021 0922		CCARD Unit GAI-1-515		1,200.18	
09/23/21	1916		Juda Eskew & Associates, P.A.		(200.00)	
09/23/21	1917		Popular Bank		(579.56)	
09/23/21	1918		Quill LLC		(193.18)	
09/23/21	1919		Rodriguez Tiles Services, LLC		(300.00)	
09/23/21	1920		Rodriguez Tiles Services, LLC		(200.00)	
09/23/21	1921		Rodriguez Tiles Services, LLC		(200.00)	
09/23/21	1922		Rodriguez Tiles Services, LLC		(1,300.00)	
09/23/21	ACHWEB202 10923		ACHWEB Unit GAI-1-709		562.94	
09/23/21	ACHWEB202 10923		ACHWEB Unit GAI-1-709		1,688.82	
09/23/21	Dep.19		ManCR Batch # 2109238777		8,284.94	
09/23/21	Dep.20		LockBoxCR Batch # 2109238866		1,307.80	
09/25/21	ACHWEB202 10925		ACHWEB Unit GAI-1-PH02		600.09	
09/27/21	Dep.21		LockBoxCR Batch # 2109279263		600.09	
09/28/21	Dep.22		LockBoxCR Batch # 2109289470		744.86	
09/29/21	Dep.23		LockBoxCR Batch # 2109299617		972.52	
09/30/21	1804		VOID - Sherwin-Williams Company #702929		157.67	
09/30/21	Dep.24		EFTCR Batch # 2109299737		372.43	
09/30/21	Dep.25		LockBoxCR Batch # 2109309910		3,011.61	
09/30/21	DP05		Miscellaneous Income		25.00	
09/30/21	INT		Interest Income		1.80	
09/30/21	RESF		Monthly Reserve Funding		(6,390.00)	
09/30/21	XR01		Transfer to Operating - Check #528170 Payment for Unit 504 Balance		8,387.08	
				<b>Totals for 1030</b>	<u>24,320.17</u>	<u>104,368.48</u>
<b>1035 Popular Community Bank- S/A</b>				465.63		
09/30/21	INT		Interest Income		0.01	
				<b>Totals for 1035</b>	<u>0.01</u>	<u>465.64</u>
<b>1040 Popular Community Bank- Reserves</b>				251,082.33		
09/30/21	INT		Interest Income		83.48	
09/30/21	RESF		Monthly Reserve Funding		6,390.00	
				<b>Totals for 1040</b>	<u>6,473.48</u>	<u>257,555.81</u>

# Greenwich Association, Inc.

## General Ledger

September 1, 2021 - September 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1045 Popular Community Bank- Escrow</b>				126,476.91		
09/02/21	DP01		Security Deposit		1,250.00	
09/08/21	DP02		Security Deposit		250.00	
09/08/21	DP03		Security Deposit		10,787.08	
09/30/21	XR01		Transfer to Operating		(8,387.08)	
<b>Totals for 1045</b>					<u>3,900.00</u>	<u>130,376.91</u>
<b>1200 Maintenance Receivables</b>				38,868.43		
09/01/21	ACHWEB202 10901		ACHWEB Unit GAI-1-901		(1,225.18)	
09/01/21	Dep.1		LockBoxCR Batch # 2109015548		(372.43)	
09/01/21	RE02.1		Reclass Prepaid Maintenance		(49,573.35)	
09/02/21	Dep.2		LockBoxCR Batch # 2109025725		(2,485.23)	
09/03/21	ACHWEB202 10903		ACHWEB Unit GAI-1-1115		(600.09)	
09/03/21	CCARD2021 0903		CCARD Unit GAI-1-116		(600.09)	
09/03/21	Dep.3		LockBoxCR Batch # 2109035955		(8,877.18)	
09/03/21	Dep.4		ManCR Batch # 2109036063		(12.73)	
09/04/21	CCARD2021 0904		CCARD Unit GAI-1-911		(372.43)	
09/07/21	Dep.5		LockBoxCR Batch # 2109076165		(1,717.39)	
09/08/21	ADJ.31		ADJ 09/08/2021		(8,387.08)	
09/08/21	Dep.10		LockBoxCR Batch # 2109107090		(7,395.31)	
09/09/21	ACHWEB202 10909		ACHWEB Unit GAI-1-810		(372.43)	
09/09/21	ACHWEB202 10909		ACHWEB Unit GAI-1-416		(600.00)	
09/09/21	Dep.8		EFTCR Batch # 2109086341		(33,868.62)	
09/09/21	Dep.9		LockBoxCR Batch # 2109096875		(1,573.52)	
09/10/21	ACHWEB202 10910		ACHWEB Unit GAI-1-416		(1,226.80)	
09/10/21	ACHWEB202 10910		ACHWEB Unit GAI-1-211		(372.43)	
09/10/21	CCARD2021 0910		CCARD Unit GAI-1-1003		(372.43)	
09/10/21	Dep.11		LockBoxCR Batch # 2109107282		(4,175.05)	
09/13/21	ACHWEB202 10913		ACHWEB Unit GAI-1-411		(372.43)	
09/13/21	Dep.12		LockBoxCR Batch # 2109137525		(6,222.46)	
09/14/21	ACHWEB202 10914		ACHWEB Unit GAI-1-913		(1,167.29)	
09/14/21	Dep.13		LockBoxCR Batch # 2109147756		(372.43)	
09/15/21	Dep.14		LockBoxCR Batch # 2109157878		(397.43)	
09/16/21	Dep.15		ManCR Batch # 2109167966		(600.09)	
09/16/21	Dep.16		LockBoxCR Batch # 2109168073		(2,213.12)	
09/17/21	Dep.17		EFTCR Batch # 2109168205		(1,200.18)	
09/19/21	CCARD2021 0919		CCARD Unit GAI-1-208		(600.00)	
09/19/21	CCARD2021 0919		CCARD Unit GAI-1-603		(600.00)	
09/20/21	Dep.18		LockBoxCR Batch # 2109208488		(1,870.74)	
09/22/21	CCARD2021 0922		CCARD Unit GAI-1-515		(1,200.18)	
09/23/21	ACHWEB202 10923		ACHWEB Unit GAI-1-709		(562.94)	
09/23/21	ACHWEB202 10923		ACHWEB Unit GAI-1-709		(1,688.82)	
09/23/21	Dep.19		ManCR Batch # 2109238777		(8,284.94)	
09/23/21	Dep.20		LockBoxCR Batch # 2109238866		(1,307.80)	
09/25/21	ACHWEB202 10925		ACHWEB Unit GAI-1-PH02		(600.09)	
09/27/21	Dep.21		LockBoxCR Batch # 2109279263		(600.09)	

## Greenwich Association, Inc.

## General Ledger

September 1, 2021 - September 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/28/21	Dep.22		LockBoxCR Batch # 2109289470		(744.86)	
09/29/21	Dep.23		LockBoxCR Batch # 2109299617		(972.52)	
09/30/21	CHG.1		GenMaint 09/01/2021 - 09/30/2021		99,636.82	
09/30/21	Dep.24		EFTCR Batch # 2109299737		(372.43)	
09/30/21	Dep.25		LockBoxCR Batch # 2109309910		(3,011.61)	
09/30/21	LFE.1		L/CR 09/01/2021 - 09/30/2021		(100.00)	
09/30/21	RE02		Reclass Prepaid Maintenance		46,572.99	
			<b>Totals for 1200</b>		<u>(13,032.41)</u>	<u>25,836.02</u>
<b>1205 Allowance for Doubtful Accounts</b>				(6,329.24)		
			<b>Totals for 1205</b>		<u>0.00</u>	<u>(6,329.24)</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>1850 Prepaid Insurance</b>				97,838.74		
09/30/21	INS		Expense Prepaid Insurance		(19,833.52)	
			<b>Totals for 1850</b>		<u>(19,833.52)</u>	<u>78,005.22</u>
<b>4010 Accounts Payable</b>				(64,744.32)		
09/01/21	RE01.1		Record Accounts Payable		64,744.32	
09/30/21	RE01		Record Accounts Payable		(60,713.27)	
			<b>Totals for 4010</b>		<u>4,031.05</u>	<u>(60,713.27)</u>
<b>4015 Insurance Payable</b>				(91,519.85)		
09/06/21	AUTO.5		IPFS Corporation - FLS-103947 - Payment #7		18,539.59	
			<b>Totals for 4015</b>		<u>18,539.59</u>	<u>(72,980.26)</u>
<b>4150 Prepaid Maintenance</b>				(49,573.35)		
09/01/21	RE02.1		Reclass Prepaid Maintenance		49,573.35	
09/30/21	RE02		Reclass Prepaid Maintenance		(46,572.99)	
			<b>Totals for 4150</b>		<u>3,000.36</u>	<u>(46,572.99)</u>
<b>4165 Security Deposits</b>				(126,475.00)		
09/02/21	DP01		Security Deposit		(1,250.00)	
09/08/21	ADJ.31		ADJ 09/08/2021 - Adj From Escrow Acct (GAI-1-504)		8,387.08	
09/08/21	DP02		Security Deposit - Security Deposit - Pet Deposit		(250.00)	
09/08/21	DP03		Security Deposit		(10,787.08)	
			<b>Totals for 4165</b>		<u>(3,900.00)</u>	<u>(130,375.00)</u>
<b>4170 Deferred Cable Contract</b>				(15,147.83)		
09/30/21	GJ03		Recognize Cable Income		322.29	
			<b>Totals for 4170</b>		<u>322.29</u>	<u>(14,825.54)</u>
<b>5500 Reserves - General (Pooled)</b>				(250,219.20)		
09/30/21	RES		Record Reserve Funding		(6,390.00)	
			<b>Totals for 5500</b>		<u>(6,390.00)</u>	<u>(256,609.20)</u>
<b>5505 Reserves - Interest</b>				(863.31)		
09/30/21	RESIT		Reserve Interest Transfer		(83.48)	
			<b>Totals for 5505</b>		<u>(83.48)</u>	<u>(946.79)</u>
<b>5800 Fund Balance</b>				(130,135.84)		
			<b>Totals for 5800</b>		<u>0.00</u>	<u>(130,135.84)</u>

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

September 1, 2021 - September 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>6010 Owner Assessments</b>				(745,974.56)		
09/30/21	CHG.1		GenMaint 09/01/2021 - 09/30/2021		(99,636.82)	
09/30/21	RES		Record Reserve Funding		6,390.00	
<b>Totals for 6010</b>					<u>(93,246.82)</u>	<u>(839,221.38)</u>
<b>6013 Fee Income</b>				(100.00)		
<b>Totals for 6013</b>					<u>0.00</u>	<u>(100.00)</u>
<b>6025 Laundry</b>				(23,473.73)		
09/13/21	DP04		Miscellaneous Income		(4,758.93)	
<b>Totals for 6025</b>					<u>(4,758.93)</u>	<u>(28,232.66)</u>
<b>6030 Key Income</b>				(575.00)		
09/30/21	DP05		Miscellaneous Income - FOB		(25.00)	
<b>Totals for 6030</b>					<u>(25.00)</u>	<u>(600.00)</u>
<b>6040 Interest Income</b>				(550.27)		
09/30/21	INT		Interest Income		(85.29)	
<b>Totals for 6040</b>					<u>(85.29)</u>	<u>(635.56)</u>
<b>6045 Late Fee</b>				(1,975.00)		
09/30/21	LFE.1		L/CR 09/01/2021 - 09/30/2021		100.00	
<b>Totals for 6045</b>					<u>100.00</u>	<u>(1,875.00)</u>
<b>6055 Screening Fee</b>				(240.00)		
<b>Totals for 6055</b>					<u>0.00</u>	<u>(240.00)</u>
<b>6065 Gate Card Income</b>				(125.00)		
<b>Totals for 6065</b>					<u>0.00</u>	<u>(125.00)</u>
<b>6070 Filter Income</b>				(9.50)		
09/01/21	DP01		Miscellaneous Income - Filter		(3.50)	
<b>Totals for 6070</b>					<u>(3.50)</u>	<u>(13.00)</u>
<b>6075 Miscellaneous Income</b>				(4,778.20)		
09/02/21	DP02		Miscellaneous Income - Insurance Claim		(1,149.83)	
09/03/21	DP03		Miscellaneous Income - Violation		(50.00)	
09/08/21	DP03		Miscellaneous Income - Insurance Settlement		(3,443.09)	
<b>Totals for 6075</b>					<u>(4,642.92)</u>	<u>(9,421.12)</u>
<b>6080 Deferred Comcast Income</b>				(2,578.32)		
09/30/21	GJ03		Recognize Cable Income		(322.29)	
<b>Totals for 6080</b>					<u>(322.29)</u>	<u>(2,900.61)</u>
<b>6085 Reserve Interest Transfer</b>				525.54		
09/30/21	RESIT		Reserve Interest Transfer		83.48	
<b>Totals for 6085</b>					<u>83.48</u>	<u>609.02</u>
<b>7020 Water &amp; Sewer</b>				150,372.36		
09/01/21	RE01.1		Record Accounts Payable		(35,000.00)	
09/09/21	1894		City of North Miami - Inv #08/27/21 - 61-01-01990-00 - 07/02-08/01/21		17,352.02	
09/30/21	RE01		Record Accounts Payable		35,000.00	
<b>Totals for 7020</b>					<u>17,352.02</u>	<u>167,724.38</u>
<b>7030 Electricity</b>				41,941.21		
09/01/21	RE01.1		Record Accounts Payable		(5,679.98)	
09/06/21	AUTO.3		FPL - 56006-15271 - 07/24-08/25/21		104.62	

## Greenwich Association, Inc.

## General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/14/21	AUTO.2		FPL - 34752-18123 - 07/24-08/25/21		5,594.89	
09/14/21	AUTO.4		FPL - 64563-31005 - 07/24-08/25/21		47.68	
09/30/21	RE01		Record Accounts Payable		5,679.98	
<b>Totals for 7030</b>					<u>5,747.19</u>	<u>47,688.40</u>
<b>7035 Telephone</b>				5,454.47		
09/08/21	AUTO.6		AT&T - 305 895-1156 030 0446 - 08/22/21- 09/21/21		550.20	
09/20/21	AUTO.6		AT&T		128.77	
<b>Totals for 7035</b>					<u>678.97</u>	<u>6,133.44</u>
<b>7045 Gas</b>				17,797.81		
09/01/21	RE01.1		Record Accounts Payable		(2,811.56)	
09/03/21	AUTO.1		Teco People's Gas - 211011672295 - 07/14-08/10/21		870.15	
09/07/21	AUTO.7		FPL Energy Services - 1100231747 - 07/14-08/10/21		1,238.17	
09/30/21	RE01		Record Accounts Payable		2,811.56	
<b>Totals for 7045</b>					<u>2,108.32</u>	<u>19,906.13</u>
<b>7110 Maintenance Supplies</b>				5,064.08		
09/22/21	1909		HD Supply - Inv #9194774974 - 50 Tag Book Vio Tag PWS 58F		92.13	
<b>Totals for 7110</b>					<u>92.13</u>	<u>5,156.21</u>
<b>7120 R&amp;M - Electrical</b>				1,493.75		
<b>Totals for 7120</b>					<u>0.00</u>	<u>1,493.75</u>
<b>7125 R&amp;M - Fire Alarm</b>				2,717.80		
09/09/21	1898		Pye Barker Fire & Safety, LLC - Inv #101932 - Service Call & Repairs 08/04/21		441.38	
09/09/21	1899		Pye Barker Fire & Safety, LLC - Inv #102180 - Service Call & Repairs		200.63	
<b>Totals for 7125</b>					<u>642.01</u>	<u>3,359.81</u>
<b>7130 R&amp;M - General</b>				213,618.87		
09/09/21	1896		Green Horizon Services, Inc. - Inv #307766 - Landscape Installation - Sod by Garage		1,950.00	
09/09/21	1896		Green Horizon Services, Inc. - Inv #307767 - Landscape Installation Entrance Way		1,350.00	
09/09/21	1900		Rodriguez Tiles Services, LLC - Inv #081121-5 - A/C Condensation Pit		400.00	
09/22/21	1906		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #23060 - Supplies & Install Double Sanitary TapTee Apt 104		879.50	
09/22/21	1908		Great American Business Products - Inv #43056877 - Bargain Paw Pal Bags		171.20	
09/23/21	1919		Rodriguez Tiles Services, LLC - Inv #092221 - PH10 Remove Damaged Compound From The Ceiling		300.00	
09/23/21	1920		Rodriguez Tiles Services, LLC - Inv #092221-2 - PH9 - Remove Damaged Compound From The Ceiling		200.00	
09/23/21	1921		Rodriguez Tiles Services, LLC - Inv #092221-3 - Removed Loose Cut Section Of Fence From SW Garage		200.00	
09/30/21	1804		VOID - Sherwin-Williams Company #702929 - VOID - Inv #702929/00184 - Paint		(157.67)	
<b>Totals for 7130</b>					<u>5,293.03</u>	<u>218,911.90</u>
<b>7140 R&amp;M - Trash Chute</b>				4,723.16		
<b>Totals for 7140</b>					<u>0.00</u>	<u>4,723.16</u>
<b>7145 R&amp;M - Tree Trimming</b>				9,535.00		
<b>Totals for 7145</b>					<u>0.00</u>	<u>9,535.00</u>
<b>7150 R&amp;M - Air Conditioning Systems</b>				2,085.00		

## Greenwich Association, Inc.

## General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/22/21	1907		Air New Solutions - Inv #1-369-1 - Preventive Maintenance A/C		417.00	
			<b>Totals for 7150</b>		417.00	2,502.00
<b>7155 R&amp;M - Parking Repairs</b>				450.00		
09/09/21	1901		S & D Engineering and Construction, Inc. - Inv #22006 - Parking Garage Visual Observation Evaluation		850.00	
			<b>Totals for 7155</b>		850.00	1,300.00
<b>7160 R&amp;M - Roof Repairs</b>				2,675.00		
09/22/21	1910		Infinite Roofing Services - Inv #1962 - Roof Maintenance & Service Agreement		2,250.00	
			<b>Totals for 7160</b>		2,250.00	4,925.00
<b>7170 R&amp;M - Plumbing</b>				6,331.00		
09/09/21	1891		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #22981 - Clear Stoppage in Kitchen Unit 104		350.00	
			<b>Totals for 7170</b>		350.00	6,681.00
<b>7180 R&amp;M - Generator &amp; Water Tower</b>				856.00		
			<b>Totals for 7180</b>		0.00	856.00
<b>7185 R&amp;M - Sprinkler</b>				1,735.00		
			<b>Totals for 7185</b>		0.00	1,735.00
<b>7190 R&amp;M - Elevators</b>				17,322.91		
09/09/21	1902		Suncoast Elevator Solutions, Inc. - Inv #31733 - Deposit for Traction Cable Replacement		5,467.91	
09/22/21	1912		Suncoast Elevator Solutions, Inc. - Inv #31776 - Elevator Repair Detector Edge		1,550.00	
			<b>Totals for 7190</b>		7,017.91	24,340.82
<b>7195 40 Year Certification</b>				17,666.58		
09/23/21	1922		Rodriguez Tiles Services, LLC - Inv #092221-4 - Open a Hole 6th FL Hallway Firewall to Check Leak		1,300.00	
			<b>Totals for 7195</b>		1,300.00	18,966.58
<b>7305 Sanitation</b>				14,013.45		
09/01/21	RE01.1		Record Accounts Payable		(1,876.95)	
09/22/21	1913		Waste Pro - Pembroke Pines - Inv #0001005507 - 075109 - 08/01/21- 08/31/21		1,920.90	
09/30/21	RE01		Record Accounts Payable		1,920.90	
			<b>Totals for 7305</b>		1,964.85	15,978.30
<b>7310 Elevator</b>				7,150.00		
09/01/21	1889		Suncoast Elevator Solutions, Inc. - Inv #31622 - 09/01-09/30/21		900.00	
			<b>Totals for 7310</b>		900.00	8,050.00
<b>7315 Elevator Phone</b>				900.00		
09/01/21	RE01.1		Record Accounts Payable		(675.00)	
			<b>Totals for 7315</b>		(675.00)	225.00
<b>7325 Cooling Tower</b>				13,880.80		
09/09/21	1892		AGI International, Inc. - Inv #29930 - Cooling System		460.10	
			<b>Totals for 7325</b>		460.10	14,340.90
<b>7345 Lawn Maintenance</b>				7,660.00		
09/01/21	RE01.1		Record Accounts Payable		(11,000.00)	
09/09/21	1895		GRC/Grass Roots Complete - Inv #50985 - 09/01-09/30/21		1,100.00	

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

September 1, 2021 - September 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/30/21	RE01		Record Accounts Payable		7,600.00	
			<b>Totals for 7345</b>		<u>(2,300.00)</u>	<u>5,360.00</u>
<b>7360 Pest Control</b>				6,876.90		
09/09/21	1897		Miami Dade Exterminators Co. - Inv #15611 - 09/01-09/30/21		866.70	
			<b>Totals for 7360</b>		<u>866.70</u>	<u>7,743.60</u>
<b>7370 Maintenance Staff</b>				60,812.40		
09/01/21	1887		America Service Inds. - Inv #12777 - 09/01-09/30/21		7,601.55	
			<b>Totals for 7370</b>		<u>7,601.55</u>	<u>68,413.95</u>
<b>7500 Accounting Fees</b>				10,120.00		
09/01/21	1888		Juda Eskew & Associates, P.A. - Inv #65261 - 09/01-09/30/21		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>				19,654.50		
09/22/21	1911		Jonathan R. Rubin, P.A. - Inv #26595 - RE: 000510 - Guerrier		15.00	
			<b>Totals for 7505</b>		<u>15.00</u>	<u>19,669.50</u>
<b>7510 Management Fees</b>				12,400.00		
09/09/21	1903		Sunrise Management - Inv #08/29/21 - 09/01-09/30/21		1,550.00	
			<b>Totals for 7510</b>		<u>1,550.00</u>	<u>13,950.00</u>
<b>7525 License &amp; Permit</b>				8,979.37		
			<b>Totals for 7525</b>		<u>0.00</u>	<u>8,979.37</u>
<b>7536 Office Help</b>				41,306.25		
09/09/21	1904		Sunrise Management - Inv #08/30/21 - 08/16-08/29/21		2,469.00	
09/14/21	1905		Popular Bank - Inv #08/15/21 - 4484 6702 0100 4907 - Supplies		1,320.16	
09/23/21	1917		Popular Bank - Inv #09/15/21 - Supplies		579.56	
			<b>Totals for 7536</b>		<u>4,368.72</u>	<u>45,674.97</u>
<b>7540 Office Supplies</b>				1,139.06		
09/23/21	1918		Quill LLC - Inv #19355353 - Supplies		193.18	
			<b>Totals for 7540</b>		<u>193.18</u>	<u>1,332.24</u>
<b>7545 Postage and Mail</b>				2,471.76		
09/23/21	1916		Juda Eskew & Associates, P.A. - Inv #65439 - 40 Late Letters Mailed August 2021		200.00	
			<b>Totals for 7545</b>		<u>200.00</u>	<u>2,671.76</u>
<b>7550 Greenwich Park Monthly Expense</b>				34,870.33		
09/01/21	RE01.1		Record Accounts Payable		(7,700.83)	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Landscape 07/2021		450.00	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Rust Prevention - 07/2021		84.60	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Dog Park Service - 07/2021		45.00	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Gym Treadmill Repair - Balance		250.11	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Large Pool Repairs		712.62	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Pool Maintenance - 07/2021		306.00	

# Greenwich Association, Inc.

## General Ledger

September 1, 2021 - September 30, 2021

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Elevator & Alarm Phone - 07/2021		18.45	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Elevator & Alarm Phone - 07/2021		71.48	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - FPL - 06/23-07/24/21		620.75	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Clubhouse Elevator Maint. - 07/2021		64.08	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Gas for Hot Tub - 06/09-07/12/21		13.59	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Common Area Cleaning		390.60	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Irrigation at Entrance 05/02-06/01/21		110.82	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Irrigation at 1470 NE 123 St. 05/02-06/01/21		73.41	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Pool & Spa Water 05/02-06/01/21		62.50	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Pest Control - 07/2021		79.56	
09/09/21	1893		Avesta Biscayne - Inv #07/01/21 - Security - 07/2021		1,857.96	
09/30/21	RE01		Record Accounts Payable		7,700.83	
			<b>Totals for 7550</b>		<u>5,211.53</u>	<u>40,081.86</u>
<b>7555 Insurance</b>				170,732.46		
09/30/21	INS		Expense Prepaid Insurance		19,833.52	
			<b>Totals for 7555</b>		<u>19,833.52</u>	<u>190,565.98</u>
<b>7810 Bad Debt Expense</b>				1,274.15		
			<b>Totals for 7810</b>		<u>0.00</u>	<u>1,274.15</u>
			<b>Report Total</b>			<u>0.00</u>
<b>Net Revenue/(Expense)</b>						
Current Period			17,347.54			
Year-to-Date			<u>(122,879.85)</u>			

Distribution count = 240

# Greenwich Association, Inc.

## Journals

September 1, 2021 - September 30, 2021

Date	Reference	Account	Description	Amount
<b>Journal: General</b>				
09/30/21	1804	1030	VOID - Sherwin-Williams Company #702929	157.67
09/30/21	1804	7130	VOID - Inv #702929/00184 - Paint	(157.67)
09/01/21	1887	1030	America Service Inds.	(7,601.55)
09/01/21	1887	7370	Inv #12777 - 09/01-09/30/21	7,601.55
09/01/21	1888	1030	Juda Eskew & Associates, P.A.	(1,265.00)
09/01/21	1888	7500	Inv #65261 - 09/01-09/30/21	1,265.00
09/01/21	1889	1030	Suncoast Elevator Solutions, Inc.	(900.00)
09/01/21	1889	7310	Inv #31622 - 09/01-09/30/21	900.00
09/09/21	1891	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(350.00)
09/09/21	1891	7170	Inv #22981 - Clear Stoppage in Kitchen Unit 104	350.00
09/09/21	1892	1030	AGI International, Inc.	(460.10)
09/09/21	1892	7325	Inv #29930 - Cooling System	460.10
09/09/21	1893	1030	Avesta Biscayne	(5,211.53)
09/09/21	1893	7550	Inv #07/01/21 - Landscape 07/2021	450.00
09/09/21	1893	7550	Inv #07/01/21 - Rust Prevention - 07/2021	84.60
09/09/21	1893	7550	Inv #07/01/21 - Dog Park Service - 07/2021	45.00
09/09/21	1893	7550	Inv #07/01/21 - Gym Treadmill Repair - Balance	250.11
09/09/21	1893	7550	Inv #07/01/21 - Large Pool Repairs	712.62
09/09/21	1893	7550	Inv #07/01/21 - Pool Maintenance - 07/2021	306.00
09/09/21	1893	7550	Inv #07/01/21 - Elevator & Alarm Phone - 07/2021	18.45
09/09/21	1893	7550	Inv #07/01/21 - Elevator & Alarm Phone - 07/2021	71.48
09/09/21	1893	7550	Inv #07/01/21 - FPL - 06/23-07/24/21	620.75
09/09/21	1893	7550	Inv #07/01/21 - Clubhouse Elevator Maint. - 07/2021	64.08
09/09/21	1893	7550	Inv #07/01/21 - Gas for Hot Tub - 06/09-07/12/21	13.59
09/09/21	1893	7550	Inv #07/01/21 - Common Area Cleaning	390.60
09/09/21	1893	7550	Inv #07/01/21 - Irrigation at Entrance 05/02-06/01/21	110.82
09/09/21	1893	7550	Inv #07/01/21 - Irrigation at 1470 NE 123 St.05/02-06/01/21	73.41
09/09/21	1893	7550	Inv #07/01/21 - Pool & Spa Water 05/02-06/01/21	62.50
09/09/21	1893	7550	Inv #07/01/21 - Pest Control - 07/2021	79.56
09/09/21	1893	7550	Inv #07/01/21 - Security - 07/2021	1,857.96
09/09/21	1894	1030	City of North Miami	(17,352.02)
09/09/21	1894	7020	Inv #08/27/21 - 61-01-01990-00 - 07/02-08/01/21	17,352.02
09/09/21	1895	1030	GRC/Grass Roots Complete	(1,100.00)
09/09/21	1895	7345	Inv #50985 - 09/01-09/30/21	1,100.00
09/09/21	1896	1030	Green Horizon Services, Inc.	(3,300.00)
09/09/21	1896	7130	Inv #307766 - Landscape Installation - Sod by Garage	1,950.00
09/09/21	1896	7130	Inv #307767 - Landscape Installation Entrance Way	1,350.00

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

September 1, 2021 - September 30, 2021

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/09/21	1897	1030	Miami Dade Exterminators Co.	(866.70)
09/09/21	1897	7360	Inv #15611 - 09/01-09/30/21	866.70
09/09/21	1898	1030	Pye Barker Fire & Safety, LLC	(441.38)
09/09/21	1898	7125	Inv #101932 - Service Call & Repairs 08/04/21	441.38
09/09/21	1899	1030	Pye Barker-Fire & Safety, LLC	(200.63)
09/09/21	1899	7125	Inv #102180 - Service Call & Repairs	200.63
09/09/21	1900	1030	Rodriguez Tiles Services, LLC	(400.00)
09/09/21	1900	7130	Inv #081121-5 - A/C Condensation Pit	400.00
09/09/21	1901	1030	S & D Engineering and Construction, Inc.	(850.00)
09/09/21	1901	7155	Inv #22006 - Parking Garage Visual Observation Evaluation	850.00
09/09/21	1902	1030	Suncoast Elevator Solutions, Inc.	(5,467.91)
09/09/21	1902	7190	Inv #31733 - Deposit for Traction Cable Replacement	5,467.91
09/09/21	1903	1030	Sunrise Management	(1,550.00)
09/09/21	1903	7510	Inv #08/29/21 - 09/01-09/30/21	1,550.00
09/09/21	1904	1030	Sunrise Management	(2,469.00)
09/09/21	1904	7536	Inv #08/30/21 - 08/16-08/29/21	2,469.00
09/14/21	1905	1030	Popular Bank	(1,320.16)
09/14/21	1905	7536	Inv #08/15/21 - 4484 6702 0100 4907 - Supplies	1,320.16
09/22/21	1906	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(879.50)
09/22/21	1906	7130	Inv #23060 - Supplies & Install Double Sanitary TapTee Apt 104	879.50
09/22/21	1907	1030	Air New Solutions	(417.00)
09/22/21	1907	7150	Inv #1-369-1 - Preventive Maintenance A/C	417.00
09/22/21	1908	1030	Great American Business Products	(171.20)
09/22/21	1908	7130	Inv #43056877 - Bargain Paw Pal Bags	171.20
09/22/21	1909	1030	HD Supply	(92.13)
09/22/21	1909	7110	Inv #9194774974 - 50 Tag Book Vio Tag PWS 58F	92.13
09/22/21	1910	1030	Infinite Roofing Services	(2,250.00)
09/22/21	1910	7160	Inv #1962 - Roof Maintenance & Service Agreement	2,250.00
09/22/21	1911	1030	Jonathan R. Rubin, P.A.	(15.00)
09/22/21	1911	7505	Inv #26595 - RE: 000510 - Guerrier	15.00
09/22/21	1912	1030	Suncoast Elevator Solutions, Inc.	(1,550.00)
09/22/21	1912	7190	Inv #31776 - Elevator Repair Detector Edge	1,550.00
09/22/21	1913	1030	Waste Pro - Pembroke Pines	(1,920.90)
09/22/21	1913	7305	Inv #0001005507 - 075109 - 08/01/21- 08/31/21	1,920.90
09/23/21	1916	1030	Juda Eskew & Associates, P.A.	(200.00)

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

September 1, 2021 - September 30, 2021

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/23/21	1916	7545	Inv #65439 - 40 Late Letters Mailed August 2021	200.00
09/23/21	1917	1030	Popular Bank	(579.56)
09/23/21	1917	7536	Inv #09/15/21 - Supplies	579.56
09/23/21	1918	1030	Quill LLC	(193.18)
09/23/21	1918	7540	Inv #19355353 - Supplies	193.18
09/23/21	1919	1030	Rodriguez Tiles Services, LLC	(300.00)
09/23/21	1919	7130	Inv #092221 - PH10 Remove Damaged Compound From The Ceiling	300.00
09/23/21	1920	1030	Rodriguez Tiles Services, LLC	(200.00)
09/23/21	1920	7130	Inv #092221-2 - PH9 - Remove Damaged Compound From The Ceiling	200.00
09/23/21	1921	1030	Rodriguez Tiles Services, LLC	(200.00)
09/23/21	1921	7130	Inv #092221-3 - Removed Loose Cut Section Of Fence From SW Garage	200.00
09/23/21	1922	1030	Rodriguez Tiles Services, LLC	(1,300.00)
09/23/21	1922	7195	Inv #092221-4 - Open a Hole 6th FL Hallway Firewall to Check Leak	1,300.00
09/01/21	ACHWEB20210 901	1030	ACHWEB Unit GAI-1-901	1,225.18
09/01/21	ACHWEB20210 901	1200	ACHWEB Unit GAI-1-901	(1,225.18)
09/03/21	ACHWEB20210 903	1030	ACHWEB Unit GAI-1-1115	600.09
09/03/21	ACHWEB20210 903	1200	ACHWEB Unit GAI-1-1115	(600.09)
09/09/21	ACHWEB20210 909	1030	ACHWEB Unit GAI-1-810	372.43
09/09/21	ACHWEB20210 909	1200	ACHWEB Unit GAI-1-810	(372.43)
09/09/21	ACHWEB20210 909	1030	ACHWEB Unit GAI-1-416	600.00
09/09/21	ACHWEB20210 909	1200	ACHWEB Unit GAI-1-416	(600.00)
09/10/21	ACHWEB20210 910	1030	ACHWEB Unit GAI-1-416	1,226.80
09/10/21	ACHWEB20210 910	1200	ACHWEB Unit GAI-1-416	(1,226.80)
09/10/21	ACHWEB20210 910	1030	ACHWEB Unit GAI-1-211	372.43
09/10/21	ACHWEB20210 910	1200	ACHWEB Unit GAI-1-211	(372.43)
09/13/21	ACHWEB20210 913	1030	ACHWEB Unit GAI-1-411	372.43
09/13/21	ACHWEB20210 913	1200	ACHWEB Unit GAI-1-411	(372.43)
09/14/21	ACHWEB20210 914	1030	ACHWEB Unit GAI-1-913	1,167.29
09/14/21	ACHWEB20210 914	1200	ACHWEB Unit GAI-1-913	(1,167.29)

## Greenwich Association, Inc.

## Journals

September 1, 2021 - September 30, 2021

Date	Reference	Account	Description	Amount
09/23/21	ACHWEB20210 923	1030	ACHWEB Unit GAI-1-709	562.94
09/23/21	ACHWEB20210 923	1200	ACHWEB Unit GAI-1-709	(562.94)
09/23/21	ACHWEB20210 923	1030	ACHWEB Unit GAI-1-709	1,688.82
09/23/21	ACHWEB20210 923	1200	ACHWEB Unit GAI-1-709	(1,688.82)
09/25/21	ACHWEB20210 925	1030	ACHWEB Unit GAI-1-PH02	600.09
09/25/21	ACHWEB20210 925	1200	ACHWEB Unit GAI-1-PH02	(600.09)
09/08/21	ADJ.31	4165	Adj From Escrow Acct (GAI-1-504)	8,387.08
09/08/21	ADJ.31	1200	ADJ 09/08/2021	(8,387.08)
09/03/21	AUTO.1	1030	Teco People's Gas	(870.15)
09/03/21	AUTO.1	7045	211011672295 - 07/14-08/10/21	870.15
09/14/21	AUTO.2	1030	FPL	(5,594.89)
09/14/21	AUTO.2	7030	34752-18123 - 07/24-08/25/21	5,594.89
09/06/21	AUTO.3	1030	FPL	(104.62)
09/06/21	AUTO.3	7030	56006-15271 - 07/24-08/25/21	104.62
09/14/21	AUTO.4	1030	FPL	(47.68)
09/14/21	AUTO.4	7030	64563-31005 - 07/24-08/25/21	47.68
09/06/21	AUTO.5	1030	IPFS Corporation	(18,539.59)
09/06/21	AUTO.5	4015	FLS-103947 - Payment #7	18,539.59
09/08/21	AUTO.6	1030	AT&T	(550.20)
09/08/21	AUTO.6	7035	305 895-1156 030 0446 - 08/22/21- 09/21/21	550.20
09/20/21	AUTO.6	1030	AT&T	(128.77)
09/20/21	AUTO.6	7035	AT&T	128.77
09/07/21	AUTO.7	1030	FPL Energy Services	(1,238.17)
09/07/21	AUTO.7	7045	1100231747 - 07/14-08/10/21	1,238.17
09/03/21	CCARD202109 03	1030	CCARD Unit GAI-1-116	600.09
09/03/21	CCARD202109 03	1200	CCARD Unit GAI-1-116	(600.09)
09/04/21	CCARD202109 04	1030	CCARD Unit GAI-1-911	372.43
09/04/21	CCARD202109 04	1200	CCARD Unit GAI-1-911	(372.43)
09/10/21	CCARD202109 10	1030	CCARD Unit GAI-1-1003	372.43
09/10/21	CCARD202109 10	1200	CCARD Unit GAI-1-1003	(372.43)
09/19/21	CCARD202109 19	1030	CCARD Unit GAI-1-208	600.00

# Greenwich Association, Inc.

## Journals

September 1, 2021 - September 30, 2021

Date	Reference	Account	Description	Amount
09/19/21	CCARD202109 19	1200	CCARD Unit GAI-1-208	(600.00)
09/19/21	CCARD202109 19	1030	CCARD Unit GAI-1-603	600.00
09/19/21	CCARD202109 19	1200	CCARD Unit GAI-1-603	(600.00)
09/22/21	CCARD202109 22	1030	CCARD Unit GAI-1-515	1,200.18
09/22/21	CCARD202109 22	1200	CCARD Unit GAI-1-515	(1,200.18)
09/30/21	CHG.1	1200	GenMaint 09/01/2021 - 09/30/2021	99,636.82
09/30/21	CHG.1	6010	GenMaint 09/01/2021 - 09/30/2021	(99,636.82)
09/01/21	Dep.1	1030	LockBoxCR Batch # 2109015548	372.43
09/01/21	Dep.1	1200	LockBoxCR Batch # 2109015548	(372.43)
09/02/21	Dep.2	1030	LockBoxCR Batch # 2109025725	2,485.23
09/02/21	Dep.2	1200	LockBoxCR Batch # 2109025725	(2,485.23)
09/03/21	Dep.3	1030	LockBoxCR Batch # 2109035955	8,877.18
09/03/21	Dep.3	1200	LockBoxCR Batch # 2109035955	(8,877.18)
09/03/21	Dep.4	1030	ManCR Batch # 2109036063	12.73
09/03/21	Dep.4	1200	ManCR Batch # 2109036063	(12.73)
09/07/21	Dep.5	1030	LockBoxCR Batch # 2109076165	1,717.39
09/07/21	Dep.5	1200	LockBoxCR Batch # 2109076165	(1,717.39)
09/09/21	Dep.8	1030	EFTCR Batch # 2109086341	33,868.62
09/09/21	Dep.8	1200	EFTCR Batch # 2109086341	(33,868.62)
09/09/21	Dep.9	1030	LockBoxCR Batch # 2109096875	1,573.52
09/09/21	Dep.9	1200	LockBoxCR Batch # 2109096875	(1,573.52)
09/08/21	Dep.10	1030	LockBoxCR Batch # 2109107090	7,395.31
09/08/21	Dep.10	1200	LockBoxCR Batch # 2109107090	(7,395.31)
09/10/21	Dep.11	1030	LockBoxCR Batch # 2109107282	4,175.05
09/10/21	Dep.11	1200	LockBoxCR Batch # 2109107282	(4,175.05)
09/13/21	Dep.12	1030	LockBoxCR Batch # 2109137525	6,222.46
09/13/21	Dep.12	1200	LockBoxCR Batch # 2109137525	(6,222.46)
09/14/21	Dep.13	1030	LockBoxCR Batch # 2109147756	372.43
09/14/21	Dep.13	1200	LockBoxCR Batch # 2109147756	(372.43)
09/15/21	Dep.14	1030	LockBoxCR Batch # 2109157878	397.43
09/15/21	Dep.14	1200	LockBoxCR Batch # 2109157878	(397.43)
09/16/21	Dep.15	1030	ManCR Batch # 2109167966	600.09
09/16/21	Dep.15	1200	ManCR Batch # 2109167966	(600.09)
09/16/21	Dep.16	1030	LockBoxCR Batch # 2109168073	2,213.12
09/16/21	Dep.16	1200	LockBoxCR Batch # 2109168073	(2,213.12)
09/17/21	Dep.17	1030	EFTCR Batch # 2109168205	1,200.18

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

September 1, 2021 - September 30, 2021

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
09/17/21	Dep.17	1200	EFTCR Batch # 2109168205	(1,200.18)
09/20/21	Dep.18	1030	LockBoxCR Batch # 2109208488	1,870.74
09/20/21	Dep.18	1200	LockBoxCR Batch # 2109208488	(1,870.74)
09/23/21	Dep.19	1030	ManCR Batch # 2109238777	8,284.94
09/23/21	Dep.19	1200	ManCR Batch # 2109238777	(8,284.94)
09/23/21	Dep.20	1030	LockBoxCR Batch # 2109238866	1,307.80
09/23/21	Dep.20	1200	LockBoxCR Batch # 2109238866	(1,307.80)
09/27/21	Dep.21	1030	LockBoxCR Batch # 2109279263	600.09
09/27/21	Dep.21	1200	LockBoxCR Batch # 2109279263	(600.09)
09/28/21	Dep.22	1030	LockBoxCR Batch # 2109289470	744.86
09/28/21	Dep.22	1200	LockBoxCR Batch # 2109289470	(744.86)
09/29/21	Dep.23	1030	LockBoxCR Batch # 2109299617	972.52
09/29/21	Dep.23	1200	LockBoxCR Batch # 2109299617	(972.52)
09/30/21	Dep.24	1030	EFTCR Batch # 2109299737	372.43
09/30/21	Dep.24	1200	EFTCR Batch # 2109299737	(372.43)
09/30/21	Dep.25	1030	LockBoxCR Batch # 2109309910	3,011.61
09/30/21	Dep.25	1200	LockBoxCR Batch # 2109309910	(3,011.61)
09/01/21	DP01	1030	Miscellaneous Income	3.50
09/01/21	DP01	6070	Filter	(3.50)
09/02/21	DP01	1045	Security Deposit	1,250.00
09/02/21	DP01	4165	Security Deposit	(1,250.00)
09/02/21	DP02	1030	Miscellaneous Income	1,149.83
09/02/21	DP02	6075	Insurance Claim	(1,149.83)
09/08/21	DP02	1045	Security Deposit	250.00
09/08/21	DP02	4165	Security Deposit - Pet Deposit	(250.00)
09/03/21	DP03	1030	Miscellaneous Income	50.00
09/03/21	DP03	6075	Violation	(50.00)
09/08/21	DP03	1045	Security Deposit	10,787.08
09/08/21	DP03	4165	Security Deposit	(10,787.08)
09/08/21	DP03	1030	Miscellaneous Income	3,443.09
09/08/21	DP03	6075	Insurance Settlement	(3,443.09)
09/13/21	DP04	1030	Miscellaneous Income	4,758.93
09/13/21	DP04	6025	Miscellaneous Income	(4,758.93)
09/30/21	DP05	1030	Miscellaneous Income	25.00
09/30/21	DP05	6030	FOB	(25.00)
09/30/21	GJ03	4170	Recognize Cable Income	322.29
09/30/21	GJ03	6080	Recognize Cable Income	(322.29)
09/30/21	INS	7555	Expense Prepaid Insurance	19,833.52
09/30/21	INS	1850	Expense Prepaid Insurance	(19,833.52)

# Greenwich Association, Inc.

## Journals

September 1, 2021 - September 30, 2021

Date	Reference	Account	Description	Amount
09/30/21	INT	1030	Interest Income	1.80
09/30/21	INT	1035	Interest Income	0.01
09/30/21	INT	1040	Interest Income	83.48
09/30/21	INT	6040	Interest Income	(85.29)
09/30/21	LFE.1	6045	L/CR 09/01/2021 - 09/30/2021	100.00
09/30/21	LFE.1	1200	L/CR 09/01/2021 - 09/30/2021	(100.00)
09/30/21	RE01	7020	Record Accounts Payable	35,000.00
09/30/21	RE01	7030	Record Accounts Payable	5,679.98
09/30/21	RE01	7045	Record Accounts Payable	2,811.56
09/30/21	RE01	7305	Record Accounts Payable	1,920.90
09/30/21	RE01	7345	Record Accounts Payable	7,600.00
09/30/21	RE01	7550	Record Accounts Payable	7,700.83
09/30/21	RE01	4010	Record Accounts Payable	(60,713.27)
09/01/21	RE01.1	7020	Record Accounts Payable	(35,000.00)
09/01/21	RE01.1	7030	Record Accounts Payable	(5,679.98)
09/01/21	RE01.1	7045	Record Accounts Payable	(2,811.56)
09/01/21	RE01.1	7305	Record Accounts Payable	(1,876.95)
09/01/21	RE01.1	7345	Record Accounts Payable	(11,000.00)
09/01/21	RE01.1	7315	Record Accounts Payable	(675.00)
09/01/21	RE01.1	7550	Record Accounts Payable	(7,700.83)
09/01/21	RE01.1	4010	Record Accounts Payable	64,744.32
09/30/21	RE02	1200	Reclass Prepaid Maintenance	46,572.99
09/30/21	RE02	4150	Reclass Prepaid Maintenance	(46,572.99)
09/01/21	RE02.1	1200	Reclass Prepaid Maintenance	(49,573.35)
09/01/21	RE02.1	4150	Reclass Prepaid Maintenance	49,573.35
09/30/21	RES	6010	Record Reserve Funding	6,390.00
09/30/21	RES	5500	Record Reserve Funding	(6,390.00)
09/30/21	RESF	1030	Monthly Reserve Funding	(6,390.00)
09/30/21	RESF	1040	Monthly Reserve Funding	6,390.00
09/30/21	RESIT	6085	Reserve Interest Transfer	83.48
09/30/21	RESIT	5505	Reserve Interest Transfer	(83.48)
09/30/21	XR01	1045	Transfer to Operating	(8,387.08)
09/30/21	XR01	1030	Check #528170 Payment for Unit 504 Balance	8,387.08
<b>Transaction Balance for General</b>				0.00

**Transaction Totals**

Total Debits	582,724.90
Total Credits	582,724.90

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

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

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	109,230.06
<b>Open Deposits &amp; Additions</b>				
XR01	09/08/21		Transfer to Operating	8,387.08
			<b>Total</b>	<u>8,387.08</u>
<b>Open Checks &amp; Payments</b>				
1702	04/01/21	7315	Coastal Elevator Communication & Consultant Servic	225.00
1868	08/12/21	7505	Hollander, Goode, Lopez	4,495.19
1881	08/26/21	7190	Professional Inspection Group, Inc.	260.00
1906	09/22/21	7130	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	879.50
1907	09/22/21	7150	Air New Solutions	417.00
1908	09/22/21	7130	Great American Business Products	171.20
1909	09/22/21	7110	HD Supply	92.13
1910	09/22/21	7160	Infinite Roofing Services	2,250.00
1911	09/22/21	7505	Jonathan R. Rubin, P.A.	15.00
1912	09/22/21	7190	Suncoast Elevator Solutions, Inc.	1,550.00
1913	09/22/21	7305	Waste Pro - Pembroke Pines	1,920.90
1916	09/23/21	7545	Juda Eskew & Associates, P.A.	200.00
1917	09/23/21	7536	Popular Bank	579.56
1918	09/23/21	7540	Quill LLC	193.18
			<b>Total</b>	<u>13,248.66</u>
			<b>Reconciled Bank Balance</b>	<u>104,368.48</u>

**Bank Account Reconciliation Summary**

**Bank Statement Information**

Beginning Bank Balance	119,868.04
+ Cleared Deposits & Additions	110,613.94
- Cleared Checks & Payments	<u>121,251.92</u>
Ending Bank Balance	109,230.06

**Reconciled Bank Information**

+ Open Deposits & Additions	8,387.08
- Open Checks & Payments	<u>13,248.66</u>
<b>Reconciled Bank Balance</b>	<u>104,368.48</u>

**General Ledger Information**

Unadjusted General Ledger Balance	104,368.48
+/- Total Adjustments	<u>0.00</u>
<b>Adjusted General Ledger Balance</b>	<u>104,368.48</u>

**Unreconciled Amount**

0.00

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

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

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	465.64
<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>465.64</u></u>
 <b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
				465.63
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.64
 <b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.64</u></u>
 <b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	465.64
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>465.64</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, 2021 - September 30, 2021

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	257,555.81
<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>257,555.81</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	251,082.33
			+ Cleared Deposits & Additions	6,473.48
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	257,555.81
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>257,555.81</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	257,555.81
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>257,555.81</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, 2021 - September 30, 2021

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	138,763.99
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
XR01	09/08/21	1030	Transfer to Operating	8,387.08
			<b>Total</b>	<u>8,387.08</u>
			<b>Reconciled Bank Balance</b>	<u><u>130,376.91</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	126,476.91
			+ Cleared Deposits & Additions	12,287.08
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	138,763.99
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>8,387.08</u>
			<b>Reconciled Bank Balance</b>	<u><u>130,376.91</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	130,376.91
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>130,376.91</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>