

Greenwich Association, Inc.

Report on Compilation of Financial Statements

August 31, 2020



To the Board of Directors:
Greenwich Association, Inc.

The Association is responsible for the accompanying financial statements of Greenwich Association, Inc. which comprise the balance sheet as of August 31, 2020, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 8 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 8 Months ended August 31, 2020, and for the year ended December 31, 2020, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

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

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

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

Juda, Eskew & Associates, P.A.

Certified Public Accountants
Plantation, FL 33324-2744

September 15, 2020

8211 W Broward Blvd Ph 1
Plantation, FL 33324-2744
954-577-9700

Greenwich Association, Inc.

Balance Sheet
August 31, 2020

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 228,093
	<u>228,093</u>
Cash - Reserves	
Popular Community Bank- Reserves	128,426
	<u>128,426</u>
Cash - Security	
Popular Community Bank- Escrow	105,929
	<u>105,929</u>
Cash - Special Assessment	
Popular Community Bank- S/A	465
	<u>465</u>
	<u>462,913</u>
Other Assets	
Maintenance Receivables	39,973
Allowance for Doubtful Accounts	(6,912)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(4,795)
Due from Operating	41,801
Prepaid Insurance	83,394
	<u>158,256</u>
	<u>\$ 621,169</u>

Greenwich Association, Inc.

Balance Sheet

August 31, 2020

Liabilities and Members' Equity

Accounts Payable	\$	45,512
Insurance Payable		72,601
Prepaid Maintenance		54,574
Security Deposits		105,925
Deferred Cable Contract		19,016
Due to Reserves		<u>41,801</u>
		<u>339,429</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		170,079
Reserves - Interest		<u>150</u>
		<u>170,229</u>
Operating Fund Balance		
Fund Balance		30,898
Current Year Revenue (Expense)		<u>80,613</u>
		<u>111,511</u>
		<u>281,740</u>
	\$	<u><u>621,169</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 8 Months ended August 31, 2020

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Revenues							
Owner Assessments	\$ 92,382	\$ 92,383	\$ (1)	\$ 739,055	\$ 739,062	\$ (7)	\$ 1,108,593
Reserve Assessment	-	7,255	(7,255)	-	58,041	(58,041)	87,061
Fee Income	100	-	100	100	-	100	-
Laundry	2,143	2,208	(65)	14,812	17,667	(2,855)	26,500
Key Income	-	-	-	600	-	600	-
Interest Income	42	-	42	161	-	161	-
Late Fee	-	83	(83)	1,775	667	1,108	1,000
Screening Fee	-	-	-	120	-	120	-
Bank Charges	-	-	-	175	-	175	-
Gate Card Income	-	42	(42)	625	333	292	500
Filter Income	-	8	(8)	22	67	(45)	100
Miscellaneous Income	(403)	83	(486)	1,958	667	1,291	1,000
Deferred Comcast Income	322	322	-	2,578	2,578	-	3,867
Reserve Interest Transfer	(36)	-	(36)	(114)	-	(114)	-
Bad Debt Expense	-	(1,667)	1,667	26	(13,333)	13,359	(20,000)
	<u>94,550</u>	<u>100,717</u>	<u>(6,167)</u>	<u>761,893</u>	<u>805,749</u>	<u>(43,856)</u>	<u>1,208,621</u>
Reserve Income							
Reserve Income	-	-	-	45,601	-	45,601	-
	-	-	-	45,601	-	45,601	-
Total Revenues	<u>94,550</u>	<u>100,717</u>	<u>(6,167)</u>	<u>807,494</u>	<u>805,749</u>	<u>1,745</u>	<u>1,208,621</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 8 Months ended August 31, 2020

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Operating Expenses							
Administrative:							
Accounting Fees	2,530	1,265	(1,265)	10,120	10,120	-	15,180
Year End Accounting	-	417	417	4,000	3,333	(667)	5,000
Legal Fees	645	1,000	355	53,526	8,000	(45,526)	12,000
Legal Fee Recovery	-	-	-	(307)	-	307	-
Management Fees	1,550	1,550	-	12,400	12,400	-	18,600
License & Permit	1,440	167	(1,273)	5,349	1,333	(4,016)	2,000
Professional Fees	-	-	-	1,595	-	(1,595)	-
Office Help	6,507	5,000	(1,507)	37,423	40,000	2,577	60,000
Office Supplies	128	250	122	1,653	2,000	347	3,000
Postage and Mail	305	333	28	2,625	2,667	42	4,000
	<u>13,105</u>	<u>9,982</u>	<u>(3,123)</u>	<u>128,384</u>	<u>79,853</u>	<u>(48,531)</u>	<u>119,780</u>
Community Room/Building:							
Greenwich Park Monthly Expense	6,000	6,107	107	42,695	48,853	6,158	73,280
	<u>6,000</u>	<u>6,107</u>	<u>107</u>	<u>42,695</u>	<u>48,853</u>	<u>6,158</u>	<u>73,280</u>
Contracts:							
Sanitation	1,666	1,900	234	16,334	15,200	(1,134)	22,800
Elevator	900	900	-	7,200	7,200	-	10,800
Elevator Phone	150	75	(75)	1,275	600	(675)	900
Cooling Tower	1,446	500	(946)	4,667	4,000	(667)	6,000
Lawn Maintenance	1,000	1,000	-	8,500	8,000	(500)	12,000
Pest Control	653	683	30	5,497	5,467	(30)	8,200
Maintenance Staff	7,432	7,175	(257)	59,577	57,400	(2,177)	86,100
	<u>13,247</u>	<u>12,233</u>	<u>(1,014)</u>	<u>103,050</u>	<u>97,867</u>	<u>(5,183)</u>	<u>146,800</u>
Insurance:							
Insurance	16,679	15,833	(846)	119,309	126,667	7,358	190,000
	<u>16,679</u>	<u>15,833</u>	<u>(846)</u>	<u>119,309</u>	<u>126,667</u>	<u>7,358</u>	<u>190,000</u>
Repairs and Maintenance:							
Maintenance Supplies	994	250	(744)	3,165	2,000	(1,165)	3,000
R&M - Electrical	480	583	103	8,336	4,667	(3,669)	7,000
R&M - Fire Alarm	-	333	333	883	2,667	1,784	4,000
R&M - General	4,608	7,500	2,892	46,128	60,000	13,872	90,000
R&M - Access Control	-	50	50	-	400	400	600
R&M - Trash Chute	710	417	(293)	9,034	3,333	(5,701)	5,000
R&M - Tree Trimming	1,140	417	(723)	10,275	3,333	(6,942)	5,000
R&M - Air Conditioning Systems	-	625	625	539	5,000	4,461	7,500
R&M - Parking Repairs	-	208	208	-	1,667	1,667	2,500
R&M - Roof Repairs	-	417	417	-	3,333	3,333	5,000
R&M - Plumbing	3,700	1,250	(2,450)	4,084	10,000	5,916	15,000
R&M - Generator & Water Tower	-	417	417	2,400	3,333	933	5,000
R&M - Sprinkler	-	167	167	-	1,333	1,333	2,000
R&M - Elevators	-	208	208	2,214	1,667	(547)	2,500
40 Year Certification	-	3,750	3,750	-	30,000	30,000	45,000
	<u>11,632</u>	<u>16,592</u>	<u>4,960</u>	<u>87,058</u>	<u>132,733</u>	<u>45,675</u>	<u>199,100</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 8 Months ended August 31, 2020

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
Water & Sewer	17,413	16,250	(1,163)	141,905	130,000	(11,905)	195,000
Electricity	5,205	6,250	1,045	38,288	50,000	11,712	75,000
Telephone	1,695	550	(1,145)	9,261	4,400	(4,861)	6,600
Gas	824	1,500	676	11,330	12,000	670	18,000
	<u>25,137</u>	<u>24,550</u>	<u>(587)</u>	<u>200,784</u>	<u>196,400</u>	<u>(4,384)</u>	<u>294,600</u>
Reserve Transfer:							
Reserves - Deferred Maintenance	-	8,167	8,167	-	65,333	65,333	98,000
Reserve Transfer	-	7,255	7,255	-	58,041	58,041	87,061
	<u>-</u>	<u>15,422</u>	<u>15,422</u>	<u>-</u>	<u>123,374</u>	<u>123,374</u>	<u>185,061</u>
Reserve Expenses							
Reserve Expense	-	-	-	45,601	-	(45,601)	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>45,601</u>	<u>-</u>	<u>(45,601)</u>	<u>-</u>
Total Expenses	<u>85,800</u>	<u>100,719</u>	<u>14,919</u>	<u>726,881</u>	<u>805,747</u>	<u>78,866</u>	<u>1,208,621</u>
Excess Revenues (Expenses)	<u>\$ 8,750</u>	<u>\$ (2)</u>	<u>\$ 8,752</u>	<u>\$ 80,613</u>	<u>\$ 2</u>	<u>\$ 80,611</u>	<u>\$ -</u>

Greenwich Association, Inc.

General Ledger

August 1, 2020 - August 31, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				215,210.05		
08/01/20	1461		America Service Inds.		(7,431.90)	
08/01/20	1462		Juda Eskew & Associates, P.A.		(1,265.00)	
08/01/20	1463		Suncoast Elevator Solutions, Inc.		(900.00)	
08/03/20	ACHWEB202		ACHWEB Unit GAI-1-701		6,009.00	
	00803					
08/03/20	Dep.1		LockBoxCR Batch # 2008037008		3,458.72	
08/03/20	DP01		Miscellaneous Income		175.00	
08/04/20	AUTO.4		FPL		(99.91)	
08/04/20	Dep.2		LockBoxCR Batch # 2008047300		2,073.14	
08/05/20	AUTO.1		Teco People's Gas		(718.09)	
08/05/20	Dep.3		LockBoxCR Batch # 2008057464		2,988.03	
08/06/20	ACHWEB202		ACHWEB Unit GAI-1-512		372.43	
	00806					
08/06/20	AUTO.5		IPFS Corporation		(16,483.33)	
08/06/20	Dep.5		ManCR Batch # 2008067747		1,050.00	
08/06/20	Dep.6		LockBoxCR Batch # 2008067821		5,370.02	
08/06/20	DP02		Miscellaneous Income		372.43	
08/06/20	DP03		Miscellaneous Income		2,143.45	
08/06/20	DP04		Miscellaneous Income		50.00	
08/07/20	AUTO.6		AT&T		(1,517.76)	
08/07/20	Dep.4		EFTCR Batch # 2008067627		32,826.29	
08/07/20	Dep.7		LockBoxCR Batch # 2008078019		7,813.06	
08/10/20	CCARD2020		CCARD Unit GAI-1-211		372.43	
	0810					
08/10/20	Dep.8		LockBoxCR Batch # 2008108313		5,515.22	
08/10/20	DP05		Miscellaneous Income		100.00	
08/10/20	XR01		Reserve Funding		(8,167.00)	
08/11/20	Dep.9		LockBoxCR Batch # 2008118483		1,344.86	
08/11/20	R-		R-EFT Unit GAI-1-1408		(372.43)	
	EFT2020081					
	1					
08/12/20	1464		1.2.3. Locksmith, Corp.		(292.95)	
08/12/20	1465		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(985.74)	
08/12/20	1466		A-1 Balers & Compactors		(469.20)	
08/12/20	1467		ACG Engineering Services, Inc.		(1,440.00)	
08/12/20	1468		AGI International, Inc.		(460.10)	
08/12/20	1469		American A-1 Garage Door Inc.		(720.00)	
08/12/20	1470		City of North Miami		(15,481.27)	
08/12/20	1471		City of North Miami		(20.08)	
08/12/20	1472		Eduardo Lara & Barbar Greve		(145.86)	
08/12/20	1473		FPL Energy Services		(671.55)	
08/12/20	1474		Framework Companies		(1,325.00)	
08/12/20	1475		Green Horizon Services, Inc.		(1,140.00)	
08/12/20	1476		JAR Painting Group Inc.		(1,400.00)	
08/12/20	1477		Juda Eskew & Associates, P.A.		(305.00)	
08/12/20	1478		Miami Dade Exterminators Co.		(652.70)	
08/12/20	1479		Quill LLC		(128.34)	
08/12/20	1480		Sunrise Management		(3,719.00)	
08/12/20	1481		Telplex Communications		(177.55)	
08/12/20	1482		Waste Pro - Pembroke Pines		(1,666.02)	
08/12/20	Dep.10		LockBoxCR Batch # 2008128691		744.86	
08/13/20	ACHWEB202		ACHWEB Unit GAI-1-901		1,200.18	
	00813					
08/13/20	ACHWEB202		ACHWEB Unit GAI-1-1110		372.43	
	00813					
08/13/20	AUTO.2		FPL		(45.91)	
08/13/20	AUTO.3		FPL		(4,780.16)	
08/13/20	Dep.11		LockBoxCR Batch # 2008138861		4,452.93	

Greenwich Association, Inc.

General Ledger

August 1, 2020 - August 31, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/14/20	CCARD2020 0814		CCARD Unit GAI-1-1003		880.00	
08/14/20	Dep.12		LockBoxCR Batch # 2008149019		1,717.38	
08/17/20	Dep.13		LockBoxCR Batch # 2008179204		3,025.18	
08/18/20	1483		Florida Door Control of Orlando, Inc.		(321.60)	
08/18/20	1484		Florida Door Control of Orlando, Inc.		(671.98)	
08/19/20	Dep.14		LockBoxCR Batch # 2008199514		372.43	
08/21/20	Dep.15		LockBoxCR Batch # 2008219698		615.00	
08/24/20	Dep.16		LockBoxCR Batch # 2008249855		3,443.35	
08/25/20	Dep.17		ManCR Batch # 2008250038		1,201.78	
08/26/20	1485		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(3,700.00)	
08/26/20	1486		A-1 Balers & Compactors		(240.75)	
08/26/20	1487		ALEX ELECTRIC SERVICES, INC		(480.00)	
08/26/20	1488		Chio's Interior Designs		(75.00)	
08/26/20	1489		Framework Companies		(795.00)	
08/26/20	1490		Jonathan R. Rubin, P.A.		(60.00)	
08/26/20	1491		Juda, Eskew & Associates, P.A.		(1,265.00)	
08/26/20	1492		Robert H. Yaffe, P.A.		(585.00)	
08/26/20	1493		Sunrise Management		(4,338.00)	
08/26/20	Dep.18		LockBoxCR Batch # 2008260103		562.94	
08/27/20	Dep.19		ManCR Batch # 2008270180		8,284.94	
08/28/20	AUTO.7		IPFS Corporation		(1,152.94)	
08/28/20	Dep.20		LockBoxCR Batch # 2008280427		1,704.62	
08/29/20	ACHWEB202 00829		ACHWEB Unit GAI-1-208		769.86	
08/29/20	ACHWEB202 00829		ACHWEB Unit GAI-1-603		800.00	
08/31/20	Dep.21		LockBoxCR Batch # 2008310616		4,569.37	
08/31/20	DP06		Miscellaneous Income		50.00	
08/31/20	INT		Interest Income		4.03	
08/31/20	RESF		Monthly Reserve Funding		(7,255.00)	
Totals for 1030					<u>12,883.24</u>	<u>228,093.29</u>
1035 Popular Community Bank- S/A				465.50		
08/31/20	INT		Interest Income		0.01	
Totals for 1035					<u>0.01</u>	<u>465.51</u>
1040 Popular Community Bank- Reserves				112,967.60		
08/10/20	XR01		Reserve Funding		8,167.00	
08/31/20	INT		Interest Income		36.25	
08/31/20	RESF		Monthly Reserve Funding		7,255.00	
Totals for 1040					<u>15,458.25</u>	<u>128,425.85</u>
1045 Popular Community Bank- Escrow				107,127.48		
08/12/20	1014		Franco V. Gutierrez		(1,200.00)	
08/31/20	INT		Interest Income		1.81	
Totals for 1045					<u>(1,198.19)</u>	<u>105,929.29</u>
1200 Maintenance Receivables				40,886.13		
08/01/20	RE02.1		Reclass Prepaid Maintenance		(50,681.96)	
08/03/20	ACHWEB202 00803		ACHWEB Unit GAI-1-701		(6,009.00)	
08/03/20	Dep.1		LockBoxCR Batch # 2008037008		(3,458.72)	
08/04/20	Dep.2		LockBoxCR Batch # 2008047300		(2,073.14)	
08/05/20	Dep.3		LockBoxCR Batch # 2008057464		(2,988.03)	
08/06/20	ACHWEB202 00806		ACHWEB Unit GAI-1-512		(372.43)	
08/06/20	Dep.5		ManCR Batch # 2008067747		(1,050.00)	
08/06/20	Dep.6		LockBoxCR Batch # 2008067821		(5,370.02)	
08/07/20	Dep.4		EFTCR Batch # 2008067627		(32,826.29)	

Greenwich Association, Inc.

General Ledger

August 1, 2020 - August 31, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/07/20	Dep.7		LockBoxCR Batch # 2008078019		(7,813.06)	
08/10/20	CCARD2020 0810		CCARD Unit GAI-1-211		(372.43)	
08/10/20	Dep.8		LockBoxCR Batch # 2008108313		(5,515.22)	
08/11/20	Dep.9		LockBoxCR Batch # 2008118483		(1,344.86)	
08/11/20	R- EFT2020081 1		R-EFT Unit GAI-1-1408		372.43	
08/12/20	1472		Eduardo Lara & Barbar Greve - Inv #08/10/20 - Maintenance Receivables Refund GAI-1-710		145.86	
08/12/20	Dep.10		LockBoxCR Batch # 2008128691		(744.86)	
08/13/20	ACHWEB202 00813		ACHWEB Unit GAI-1-901		(1,200.18)	
08/13/20	ACHWEB202 00813		ACHWEB Unit GAI-1-1110		(372.43)	
08/13/20	Dep.11		LockBoxCR Batch # 2008138861		(4,452.93)	
08/14/20	CCARD2020 0814		CCARD Unit GAI-1-1003		(880.00)	
08/14/20	Dep.12		LockBoxCR Batch # 2008149019		(1,717.38)	
08/17/20	Dep.13		LockBoxCR Batch # 2008179204		(3,025.18)	
08/19/20	Dep.14		LockBoxCR Batch # 2008199514		(372.43)	
08/21/20	ADJ.26		ADJ 08/21/2020		(1,050.00)	
08/21/20	Dep.15		LockBoxCR Batch # 2008219698		(615.00)	
08/24/20	Dep.16		LockBoxCR Batch # 2008249855		(3,443.35)	
08/25/20	Dep.17		ManCR Batch # 2008250038		(1,201.78)	
08/26/20	Dep.18		LockBoxCR Batch # 2008260103		(562.94)	
08/27/20	Dep.19		ManCR Batch # 2008270180		(8,284.94)	
08/28/20	Dep.20		LockBoxCR Batch # 2008280427		(1,704.62)	
08/29/20	ACHWEB202 00829		ACHWEB Unit GAI-1-208		(769.86)	
08/29/20	ACHWEB202 00829		ACHWEB Unit GAI-1-603		(800.00)	
08/31/20	CHG.3		GenMaint 08/01/2020 - 08/31/2020		99,636.82	
08/31/20	Dep.21		LockBoxCR Batch # 2008310616		(4,569.37)	
08/31/20	RE02		Reclass Prepaid Maintenance		54,574.38	
			Totals for 1200		<u>(912.92)</u>	<u>39,973.21</u>
1205 Allowance for Doubtful Accounts				(6,913.14)		
			Totals for 1205		<u>0.00</u>	<u>(6,913.14)</u>
1210 Special Assessment Receivables #6				4,795.00		
			Totals for 1210		<u>0.00</u>	<u>4,795.00</u>
1215 Allowance for Doubtful Accounts - S/A				(4,794.80)		
			Totals for 1215		<u>0.00</u>	<u>(4,794.80)</u>
1500 Due from Operating				49,968.00		
08/31/20	GJ04		Adjust Due to Reserves for Transfer		(8,167.00)	
			Totals for 1500		<u>(8,167.00)</u>	<u>41,801.00</u>
1850 Prepaid Insurance				100,073.08		
08/31/20	INS		Expense Prepaid Insurance		(16,678.85)	
			Totals for 1850		<u>(16,678.85)</u>	<u>83,394.23</u>
4010 Accounts Payable				(36,738.04)		
08/01/20	RE01.1		Record Accounts Payable		36,738.04	
08/31/20	RE01		Record Accounts Payable		(45,512.83)	
			Totals for 4010		<u>(8,774.79)</u>	<u>(45,512.83)</u>
4015 Insurance Payable				(90,237.60)		
08/06/20	AUTO.5		IPFS Corporation - GAA-985191 Payment 5 of 11		16,483.33	

Greenwich Association, Inc.

General Ledger

August 1, 2020 - August 31, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/28/20	AUTO.7		IPFS Corporation - GAA-972333 Payment 7 of 11		1,152.94	
			Totals for 4015		<u>17,636.27</u>	<u>(72,601.33)</u>
4150 Prepaid Maintenance				(50,681.96)		
08/01/20	RE02.1		Reclass Prepaid Maintenance		50,681.96	
08/31/20	RE02		Reclass Prepaid Maintenance		<u>(54,574.38)</u>	
			Totals for 4150		<u>(3,892.42)</u>	<u>(54,574.38)</u>
4165 Security Deposits				(107,125.00)		
08/12/20	1014		Franco V. Gutierrez - Inv #08/11/20 - Security Deposit Refund GAI-1-112		1,200.00	
			Totals for 4165		<u>1,200.00</u>	<u>(105,925.00)</u>
4170 Deferred Cable Contract				(19,337.60)		
08/31/20	GJ03		Recognize Cable Income		322.29	
			Totals for 4170		<u>322.29</u>	<u>(19,015.31)</u>
4200 Due to Reserves				(49,968.00)		
08/31/20	GJ04		Adjust Due to Reserves for Transfer		8,167.00	
			Totals for 4200		<u>8,167.00</u>	<u>(41,801.00)</u>
5500 Reserves - General (Pooled)				(162,824.20)		
08/31/20	RES		Record Reserve Funding		<u>(7,255.00)</u>	
			Totals for 5500		<u>(7,255.00)</u>	<u>(170,079.20)</u>
5505 Reserves - Interest				(113.49)		
08/31/20	RESIT		Reserve Interest Transfer		<u>(36.25)</u>	
			Totals for 5505		<u>(36.25)</u>	<u>(149.74)</u>
5800 Fund Balance				(30,898.14)		
			Totals for 5800		<u>0.00</u>	<u>(30,898.14)</u>
6010 Owner Assessments				(646,672.74)		
08/31/20	CHG.3		GenMaint 08/01/2020 - 08/31/2020		(99,636.82)	
08/31/20	RES		Record Reserve Funding		7,255.00	
			Totals for 6010		<u>(92,381.82)</u>	<u>(739,054.56)</u>
6013 Fee Income				0.00		
08/10/20	DP05		Miscellaneous Income		<u>(100.00)</u>	
			Totals for 6013		<u>(100.00)</u>	<u>(100.00)</u>
6025 Laundry				(12,668.34)		
08/06/20	DP03		Miscellaneous Income		<u>(2,143.45)</u>	
			Totals for 6025		<u>(2,143.45)</u>	<u>(14,811.79)</u>
6030 Key Income				(600.00)		
			Totals for 6030		<u>0.00</u>	<u>(600.00)</u>
6040 Interest Income				(118.95)		
08/31/20	INT		Interest Income		<u>(42.10)</u>	
			Totals for 6040		<u>(42.10)</u>	<u>(161.05)</u>
6045 Late Fee				(1,775.00)		
			Totals for 6045		<u>0.00</u>	<u>(1,775.00)</u>
6055 Screening Fee				(120.00)		
			Totals for 6055		<u>0.00</u>	<u>(120.00)</u>

Greenwich Association, Inc.

General Ledger

August 1, 2020 - August 31, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6060	Bank Charges			(175.00)		
			Totals for 6060		<u>0.00</u>	<u>(175.00)</u>
6065	Gate Card Income			(625.00)		
			Totals for 6065		<u>0.00</u>	<u>(625.00)</u>
6070	Filter Income			(22.00)		
			Totals for 6070		<u>0.00</u>	<u>(22.00)</u>
6075	Miscellaneous Income			(2,360.72)		
08/03/20	DP01		Miscellaneous Income - Miscellaneous Income - Parking		(175.00)	
08/06/20	DP02		Miscellaneous Income		(372.43)	
08/06/20	DP04		Miscellaneous Income		(50.00)	
08/21/20	ADJ.26		ADJ 08/21/2020 - Adj - Maint applied as Misc-Rent (GAI-1-610)		1,050.00	
08/31/20	DP06		Miscellaneous Income - Miscellaneous Income- Water Shut Off		(50.00)	
			Totals for 6075		<u>402.57</u>	<u>(1,958.15)</u>
6080	Deferred Comcast Income			(2,256.03)		
08/31/20	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(2,578.32)</u>
6085	Reserve Interest Transfer			77.99		
08/31/20	RESIT		Reserve Interest Transfer		36.25	
			Totals for 6085		<u>36.25</u>	<u>114.24</u>
6200	Reserve Income			(45,600.90)		
			Totals for 6200		<u>0.00</u>	<u>(45,600.90)</u>
7020	Water & Sewer			124,492.50		
08/01/20	RE01.1		Record Accounts Payable		(15,501.35)	
08/12/20	1470		City of North Miami - Inv #07/31/20 - 61-01-01990-00 - 06/02/20-07/01/20		15,481.27	
08/12/20	1471		City of North Miami - Inv #07/31/20 - 41-88-14938-01 - 06/02/20-07/01/20		20.08	
08/31/20	RE01		Record Accounts Payable		17,412.95	
			Totals for 7020		<u>17,412.95</u>	<u>141,905.45</u>
7030	Electricity			33,083.19		
08/01/20	RE01.1		Record Accounts Payable		(4,925.98)	
08/04/20	AUTO.4		FPL - 56006-15271 - 06/24/20-07/24/20		99.91	
08/13/20	AUTO.2		FPL - 64563-31005 - 06/24/20-07/24/20		45.91	
08/13/20	AUTO.3		FPL - 34752-18123 - 06/24/20-07/24/20		4,780.16	
08/31/20	RE01		Record Accounts Payable		5,205.08	
			Totals for 7030		<u>5,205.08</u>	<u>38,288.27</u>
7035	Telephone			7,565.20		
08/07/20	AUTO.6		AT&T - 305 895-1156 030 0446 - 07/22/20-08/21/20		1,517.76	
08/12/20	1481		Telplex Communications - Inv #163302200814 - 163302 - 08/15/20-09/14/20		177.55	
			Totals for 7035		<u>1,695.31</u>	<u>9,260.51</u>
7045	Gas			10,505.92		
08/01/20	RE01.1		Record Accounts Payable		(1,389.64)	
08/05/20	AUTO.1		Teco People's Gas - 211011672295 -06/12/20-07/09/20		718.09	
08/12/20	1473		FPL Energy Services - Inv #07/27/20 - 1100231747 - 06/12/20-07/09/20		671.55	
08/31/20	RE01		Record Accounts Payable		823.73	
			Totals for 7045		<u>823.73</u>	<u>11,329.65</u>

Greenwich Association, Inc.

General Ledger

August 1, 2020 - August 31, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7110 Maintenance Supplies				2,171.75		
08/18/20	1483		Florida Door Control of Orlando, Inc. - Inv #1054880 - Key Tags, Black Sequentially Numbered		321.60	
08/18/20	1484		Florida Door Control of Orlando, Inc. - Inv #1059810 - Key Tags, Black Sequentially Numbered		671.98	
Totals for 7110					<u>993.58</u>	<u>3,165.33</u>
7120 R&M - Electrical				7,856.48		
08/26/20	1487		ALEX ELECTRIC SERVICES, INC - Inv #38639 - With Lift Install New LED Light Pole Fixture		480.00	
Totals for 7120					<u>480.00</u>	<u>8,336.48</u>
7125 R&M - Fire Alarm				882.75		
Totals for 7125					<u>0.00</u>	<u>882.75</u>
7130 R&M - General				41,520.23		
08/12/20	1464		1.2.3. Locksmith, Corp. - Inv #08/04/20 - Extraction of Broken Key		95.00	
08/12/20	1464		1.2.3. Locksmith, Corp. - Inv #07/24/20 - Plug / Re-key		197.95	
08/12/20	1469		American A-1 Garage Door Inc. - Inv #1815 - Adjusted Timer to Close Sooner		461.00	
08/12/20	1469		American A-1 Garage Door Inc. - Inv #1817 - Replace V-Belt Along with Batteries Entrance Arm		259.00	
08/12/20	1474		Framework Companies - Clean All Disposable Content Storage Rooms 13 Flo		1,325.00	
08/12/20	1476		JAR Painting Group Inc. - Inv #000445 - Make Channel to Connect 2 A/C Drain Pipes		600.00	
08/12/20	1476		JAR Painting Group Inc. - Inv #000446 - Drywall Repairs to Unit 605		800.00	
08/26/20	1488		Chio's Interior Designs - Inv #200219 - 1 Window Door		75.00	
08/26/20	1489		Framework Companies - Inv #08/20/20 - Clean Disposable Content from Storage Flrs 10-14		795.00	
Totals for 7130					<u>4,607.95</u>	<u>46,128.18</u>
7140 R&M - Trash Chute				8,324.01		
08/12/20	1466		A-1 Balers & Compactors - Inv #31961 - Service Call - Drop off 2 Ratchets /Replace Wheel		469.20	
08/26/20	1486		A-1 Balers & Compactors - Inv #31984 - Service Call - Check Unit - Replace Burned Fuses		240.75	
Totals for 7140					<u>709.95</u>	<u>9,033.96</u>
7145 R&M - Tree Trimming				9,135.00		
08/12/20	1475		Green Horizon Services, Inc. - Inv #307216 - 08/01/20-08/31/20		1,140.00	
Totals for 7145					<u>1,140.00</u>	<u>10,275.00</u>
7150 R&M - Air Conditioning Systems				539.00		
Totals for 7150					<u>0.00</u>	<u>539.00</u>
7170 R&M - Plumbing				384.00		
08/26/20	1485		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #20077 - Hydrojetted all Kitchen, Garage and Laundry Stack		3,700.00	
Totals for 7170					<u>3,700.00</u>	<u>4,084.00</u>
7180 R&M - Generator & Water Tower				2,400.00		
Totals for 7180					<u>0.00</u>	<u>2,400.00</u>
7190 R&M - Elevators				2,214.45		
Totals for 7190					<u>0.00</u>	<u>2,214.45</u>

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7305 Sanitation				14,668.09		
08/01/20	RE01.1		Record Accounts Payable		(5,021.07)	
08/12/20	1482		Waste Pro - Pembroke Pines - Inv #0000911309 - 075109 - 07/01/20-07/31/20		1,666.02	
08/31/20	RE01		Record Accounts Payable		5,021.07	
Totals for 7305					<u>1,666.02</u>	<u>16,334.11</u>
7310 Elevator				6,300.00		
08/01/20	1463		Suncoast Elevator Solutions, Inc. - Inv #28511 - 08/01/20-08/31/20		900.00	
08/01/20	RE01.1		Record Accounts Payable		(900.00)	
08/31/20	RE01		Record Accounts Payable		900.00	
Totals for 7310					<u>900.00</u>	<u>7,200.00</u>
7315 Elevator Phone				1,125.00		
08/31/20	RE01		Record Accounts Payable		150.00	
Totals for 7315					<u>150.00</u>	<u>1,275.00</u>
7325 Cooling Tower				3,220.70		
08/12/20	1465		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #19886 - Cleaned Burner & Pilot Assembly -Install Valve		985.74	
08/12/20	1468		AGI International, Inc. - Inv #27277 - 08/01/20-08/31/20		460.10	
Totals for 7325					<u>1,445.84</u>	<u>4,666.54</u>
7345 Lawn Maintenance				7,500.00		
08/01/20	RE01.1		Record Accounts Payable		(3,000.00)	
08/31/20	RE01		Record Accounts Payable		4,000.00	
Totals for 7345					<u>1,000.00</u>	<u>8,500.00</u>
7360 Pest Control				4,843.90		
08/12/20	1478		Miami Dade Exterminators Co. - Inv #14483 - 08/01/20-08/31/20		652.70	
Totals for 7360					<u>652.70</u>	<u>5,496.60</u>
7370 Maintenance Staff				52,144.80		
08/01/20	1461		America Service Inds. - Inv #10733 - 08/01/20-08/31/20		7,431.90	
Totals for 7370					<u>7,431.90</u>	<u>59,576.70</u>
7500 Accounting Fees				7,590.00		
08/01/20	1462		Juda Eskew & Associates, P.A. - Inv #60403 - 08/01/20-08/31/20		1,265.00	
08/26/20	1491		Juda, Eskew & Associates, P.A. - Inv #60008 - 07/01/20-07/31/20		1,265.00	
Totals for 7500					<u>2,530.00</u>	<u>10,120.00</u>
7502 Year End Accounting				4,000.00		
Totals for 7502					<u>0.00</u>	<u>4,000.00</u>
7505 Legal Fees				52,881.13		
08/26/20	1490		Jonathan R. Rubin, P.A. - Inv #25288 - File 08-3370.210 Harvey Rubin - Interpleader		60.00	
08/26/20	1492		Robert H. Yaffe, P.A. - Inv #2858 - Professional Services		585.00	
Totals for 7505					<u>645.00</u>	<u>53,526.13</u>
7506 Legal Fee Recovery				(307.40)		
Totals for 7506					<u>0.00</u>	<u>(307.40)</u>

Greenwich Association, Inc.

General Ledger

August 1, 2020 - August 31, 2020

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7510 Management Fees				10,850.00		
08/12/20	1480		Sunrise Management - Inv #07/29/20 - 08/01/20-08/31/20		1,550.00	
Totals for 7510					<u>1,550.00</u>	<u>12,400.00</u>
7525 License & Permit				3,909.02		
08/12/20	1467		ACG Engineering Services, Inc. - Inv #4602 - Site Inspections - 07/01/20-07/31/20		1,440.00	
Totals for 7525					<u>1,440.00</u>	<u>5,349.02</u>
7535 Professional Fees				1,595.25		
Totals for 7535					<u>0.00</u>	<u>1,595.25</u>
7536 Office Help				30,916.00		
08/12/20	1480		Sunrise Management - Inv #07/30/20 - 07/20/20-08/02/20		2,169.00	
08/26/20	1493		Sunrise Management - Inv #08/25/20 - 08/15/20-08/29/20		2,169.00	
08/26/20	1493		Sunrise Management - Inv #08/20/20 - 08/02/20-08/14/20		2,169.00	
Totals for 7536					<u>6,507.00</u>	<u>37,423.00</u>
7540 Office Supplies				1,524.41		
08/12/20	1479		Quill LLC - Inv #8765281 - Office Supplies		128.34	
Totals for 7540					<u>128.34</u>	<u>1,652.75</u>
7545 Postage and Mail				2,320.08		
08/12/20	1477		Juda Eskew & Associates, P.A. - Inv #60135 - 61 Late Letters		305.00	
Totals for 7545					<u>305.00</u>	<u>2,625.08</u>
7550 Greenwich Park Monthly Expense				36,695.09		
08/01/20	RE01.1		Record Accounts Payable		(6,000.00)	
08/31/20	RE01		Record Accounts Payable		12,000.00	
Totals for 7550					<u>6,000.00</u>	<u>42,695.09</u>
7555 Insurance				102,630.53		
08/31/20	INS		Expense Prepaid Insurance		16,678.85	
Totals for 7555					<u>16,678.85</u>	<u>119,309.38</u>
7800 Reserve Expense				45,600.90		
Totals for 7800					<u>0.00</u>	<u>45,600.90</u>
7810 Bad Debt Expense				(26.16)		
Totals for 7810					<u>0.00</u>	<u>(26.16)</u>
Report Total						<u>0.00</u>
Net Revenue/(Expense)						
Current Period			<u>8,751.64</u>			
Year-to-Date			<u>80,612.51</u>			

Distribution count = 203

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
Journal: General				
08/12/20	1014	1045	Franco V. Gutierrez	(1,200.00)
08/12/20	1014	4165	Inv #08/11/20 - Security Deposit Refund GAI-1-112	1,200.00
08/01/20	1461	1030	America Service Inds.	(7,431.90)
08/01/20	1461	7370	Inv #10733 - 08/01/20-08/31/20	7,431.90
08/01/20	1462	1030	Juda Eskew & Associates, P.A.	(1,265.00)
08/01/20	1462	7500	Inv #60403 - 08/01/20-08/31/20	1,265.00
08/01/20	1463	1030	Suncoast Elevator Solutions, Inc.	(900.00)
08/01/20	1463	7310	Inv #28511 - 08/01/20-08/31/20	900.00
08/12/20	1464	1030	1.2.3. Locksmith, Corp.	(292.95)
08/12/20	1464	7130	Inv #08/04/20 - Extraction of Broken Key	95.00
08/12/20	1464	7130	Inv #07/24/20 - Plug / Re-key	197.95
08/12/20	1465	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(985.74)
08/12/20	1465	7325	Inv #19886 - Cleaned Burner & Pilot Assembly -Install Valve	985.74
08/12/20	1466	1030	A-1 Balers & Compactors	(469.20)
08/12/20	1466	7140	Inv #31961 - Service Call - Drop off 2 Ratchets /Replace Wheel	469.20
08/12/20	1467	1030	ACG Engineering Services, Inc.	(1,440.00)
08/12/20	1467	7525	Inv #4602 - Site Inspections - 07/01/20- 07/31/20	1,440.00
08/12/20	1468	1030	AGI International, Inc.	(460.10)
08/12/20	1468	7325	Inv #27277 - 08/01/20-08/31/20	460.10
08/12/20	1469	1030	American A-1 Garage Door Inc.	(720.00)
08/12/20	1469	7130	Inv #1815 - Adjusted Timer to Close Sooner	461.00
08/12/20	1469	7130	Inv #1817 - Replace V-Belt Along with Batteries Entrance Arm	259.00
08/12/20	1470	1030	City of North Miami	(15,481.27)
08/12/20	1470	7020	Inv #07/31/20 - 61-01-01990-00 - 06/02/20-07/01/20	15,481.27
08/12/20	1471	1030	City of North Miami	(20.08)
08/12/20	1471	7020	Inv #07/31/20 - 41-88-14938-01 - 06/02/20-07/01/20	20.08
08/12/20	1472	1030	Eduardo Lara & Barbar Greve	(145.86)
08/12/20	1472	1200	Inv #08/10/20 - Maintenance Receivables Refund GAI-1-710	145.86
08/12/20	1473	1030	FPL Energy Services	(671.55)
08/12/20	1473	7045	Inv #07/27/20 - 1100231747 - 06/12/20- 07/09/20	671.55
08/12/20	1474	1030	Framework Companies	(1,325.00)
08/12/20	1474	7130	Clean All Disposable Content Storage Rooms 13 Flo	1,325.00
08/12/20	1475	1030	Green Horizon Services, Inc.	(1,140.00)
08/12/20	1475	7145	Inv #307216 - 08/01/20-08/31/20	1,140.00

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
08/12/20	1476	1030	JAR Painting Group Inc.	(1,400.00)
08/12/20	1476	7130	Inv #000445 - Make Channel to Connect 2 A/C Drain Pipes	600.00
08/12/20	1476	7130	Inv #000446 - Drywall Repairs to Unit 605	800.00
08/12/20	1477	1030	Juda Eskew & Associates, P.A.	(305.00)
08/12/20	1477	7545	Inv #60135 - 61 Late Letters	305.00
08/12/20	1478	1030	Miami Dade Exterminators Co.	(652.70)
08/12/20	1478	7360	Inv #14483 - 08/01/20-08/31/20	652.70
08/12/20	1479	1030	Quill LLC	(128.34)
08/12/20	1479	7540	Inv #8765281 - Office Supplies	128.34
08/12/20	1480	1030	Sunrise Management	(3,719.00)
08/12/20	1480	7510	Inv #07/29/20 - 08/01/20-08/31/20	1,550.00
08/12/20	1480	7536	Inv #07/30/20 - 07/20/20-08/02/20	2,169.00
08/12/20	1481	1030	Telplex Communications	(177.55)
08/12/20	1481	7035	Inv #163302200814 - 163302 - 08/15/20- 09/14/20	177.55
08/12/20	1482	1030	Waste Pro - Pembroke Pines	(1,666.02)
08/12/20	1482	7305	Inv #0000911309 - 075109 - 07/01/20- 07/31/20	1,666.02
08/18/20	1483	1030	Florida Door Control of Orlando, Inc.	(321.60)
08/18/20	1483	7110	Inv #1054880 - Key Tags, Black Sequentilly Numbered	321.60
08/18/20	1484	1030	Florida Door Control of Orlando, Inc.	(671.98)
08/18/20	1484	7110	Inv #1059810 - Key Tags, Black Sequentially Numbered	671.98
08/26/20	1485	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(3,700.00)
08/26/20	1485	7170	Inv #20077 - Hydrojetted all Kitchen, Garage and Laundry Stack	3,700.00
08/26/20	1486	1030	A-1 Balers & Compactors	(240.75)
08/26/20	1486	7140	Inv #31984 - Service Call - Check Unit - Replace Burned Fuses	240.75
08/26/20	1487	1030	ALEX ELECTRIC SERVICES, INC	(480.00)
08/26/20	1487	7120	Inv #38639 - With Lift Install New LED Light Pole Fixture	480.00
08/26/20	1488	1030	Chio's Interior Designs	(75.00)
08/26/20	1488	7130	Inv #200219 - 1 Window Door	75.00
08/26/20	1489	1030	Framework Companies	(795.00)
08/26/20	1489	7130	Inv #08/20/20 - Cleanl Disposable Content from Storage Flrs 10-14	795.00
08/26/20	1490	1030	Jonathan R. Rubin, P.A.	(60.00)
08/26/20	1490	7505	Inv #25288 - File 08-3370.210 Harvey Rubin - Interpleader	60.00
08/26/20	1491	1030	Juda, Eskew & Assoiates, P.A.	(1,265.00)
08/26/20	1491	7500	Inv #60008 - 07/01/20-07/31/20	1,265.00

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
08/26/20	1492	1030	Robert H. Yaffe, P.A.	(585.00)
08/26/20	1492	7505	Inv #2858 - Professional Services	585.00
08/26/20	1493	1030	Sunrise Management	(4,338.00)
08/26/20	1493	7536	Inv #08/25/20 - 08/15/20-08/29/20	2,169.00
08/26/20	1493	7536	Inv #08/20/20 - 08/02/20-08/14/20	2,169.00
08/03/20	ACHWEB20200 803	1030	ACHWEB Unit GAI-1-701	6,009.00
08/03/20	ACHWEB20200 803	1200	ACHWEB Unit GAI-1-701	(6,009.00)
08/06/20	ACHWEB20200 806	1030	ACHWEB Unit GAI-1-512	372.43
08/06/20	ACHWEB20200 806	1200	ACHWEB Unit GAI-1-512	(372.43)
08/13/20	ACHWEB20200 813	1030	ACHWEB Unit GAI-1-901	1,200.18
08/13/20	ACHWEB20200 813	1200	ACHWEB Unit GAI-1-901	(1,200.18)
08/13/20	ACHWEB20200 813	1030	ACHWEB Unit GAI-1-1110	372.43
08/13/20	ACHWEB20200 813	1200	ACHWEB Unit GAI-1-1110	(372.43)
08/29/20	ACHWEB20200 829	1030	ACHWEB Unit GAI-1-208	769.86
08/29/20	ACHWEB20200 829	1200	ACHWEB Unit GAI-1-208	(769.86)
08/29/20	ACHWEB20200 829	1030	ACHWEB Unit GAI-1-603	800.00
08/29/20	ACHWEB20200 829	1200	ACHWEB Unit GAI-1-603	(800.00)
08/21/20	ADJ.26	6075	Adj - Maint applied as Misc-Rent (GAI-1-610)	1,050.00
08/21/20	ADJ.26	1200	ADJ 08/21/2020	(1,050.00)
08/05/20	AUTO.1	1030	Teco People's Gas	(718.09)
08/05/20	AUTO.1	7045	211011672295 -06/12/20-07/09/20	718.09
08/13/20	AUTO.2	1030	FPL	(45.91)
08/13/20	AUTO.2	7030	64563-31005 - 06/24/20-07/24/20	45.91
08/13/20	AUTO.3	1030	FPL	(4,780.16)
08/13/20	AUTO.3	7030	34752-18123 - 06/24/20-07/24/20	4,780.16
08/04/20	AUTO.4	1030	FPL	(99.91)
08/04/20	AUTO.4	7030	56006-15271 - 06/24/20-07/24/20	99.91
08/06/20	AUTO.5	1030	IPFS Corporation	(16,483.33)
08/06/20	AUTO.5	4015	GAA-985191 Payment 5 of 11	16,483.33
08/07/20	AUTO.6	1030	AT&T	(1,517.76)
08/07/20	AUTO.6	7035	305 895-1156 030 0446 - 07/22/20-08/21/20	1,517.76
08/28/20	AUTO.7	1030	IPFS Corporation	(1,152.94)
08/28/20	AUTO.7	4015	GAA-972333 Payment 7 of 11	1,152.94

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
08/10/20	CCARD202008 10	1030	CCARD Unit GAI-1-211	372.43
08/10/20	CCARD202008 10	1200	CCARD Unit GAI-1-211	(372.43)
08/14/20	CCARD202008 14	1030	CCARD Unit GAI-1-1003	880.00
08/14/20	CCARD202008 14	1200	CCARD Unit GAI-1-1003	(880.00)
08/31/20	CHG.3	1200	GenMaint 08/01/2020 - 08/31/2020	99,636.82
08/31/20	CHG.3	6010	GenMaint 08/01/2020 - 08/31/2020	(99,636.82)
08/03/20	Dep.1	1030	LockBoxCR Batch # 2008037008	3,458.72
08/03/20	Dep.1	1200	LockBoxCR Batch # 2008037008	(3,458.72)
08/04/20	Dep.2	1030	LockBoxCR Batch # 2008047300	2,073.14
08/04/20	Dep.2	1200	LockBoxCR Batch # 2008047300	(2,073.14)
08/05/20	Dep.3	1030	LockBoxCR Batch # 2008057464	2,988.03
08/05/20	Dep.3	1200	LockBoxCR Batch # 2008057464	(2,988.03)
08/07/20	Dep.4	1030	EFTCR Batch # 2008067627	32,826.29
08/07/20	Dep.4	1200	EFTCR Batch # 2008067627	(32,826.29)
08/06/20	Dep.5	1030	ManCR Batch # 2008067747	1,050.00
08/06/20	Dep.5	1200	ManCR Batch # 2008067747	(1,050.00)
08/06/20	Dep.6	1030	LockBoxCR Batch # 2008067821	5,370.02
08/06/20	Dep.6	1200	LockBoxCR Batch # 2008067821	(5,370.02)
08/07/20	Dep.7	1030	LockBoxCR Batch # 2008078019	7,813.06
08/07/20	Dep.7	1200	LockBoxCR Batch # 2008078019	(7,813.06)
08/10/20	Dep.8	1030	LockBoxCR Batch # 2008108313	5,515.22
08/10/20	Dep.8	1200	LockBoxCR Batch # 2008108313	(5,515.22)
08/11/20	Dep.9	1030	LockBoxCR Batch # 2008118483	1,344.86
08/11/20	Dep.9	1200	LockBoxCR Batch # 2008118483	(1,344.86)
08/12/20	Dep.10	1030	LockBoxCR Batch # 2008128691	744.86
08/12/20	Dep.10	1200	LockBoxCR Batch # 2008128691	(744.86)
08/13/20	Dep.11	1030	LockBoxCR Batch # 2008138861	4,452.93
08/13/20	Dep.11	1200	LockBoxCR Batch # 2008138861	(4,452.93)
08/14/20	Dep.12	1030	LockBoxCR Batch # 2008149019	1,717.38
08/14/20	Dep.12	1200	LockBoxCR Batch # 2008149019	(1,717.38)
08/17/20	Dep.13	1030	LockBoxCR Batch # 2008179204	3,025.18
08/17/20	Dep.13	1200	LockBoxCR Batch # 2008179204	(3,025.18)
08/19/20	Dep.14	1030	LockBoxCR Batch # 2008199514	372.43
08/19/20	Dep.14	1200	LockBoxCR Batch # 2008199514	(372.43)
08/21/20	Dep.15	1030	LockBoxCR Batch # 2008219698	615.00
08/21/20	Dep.15	1200	LockBoxCR Batch # 2008219698	(615.00)

Greenwich Association, Inc.

Journals

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Date	Reference	Account	Description	Amount
08/24/20	Dep.16	1030	LockBoxCR Batch # 2008249855	3,443.35
08/24/20	Dep.16	1200	LockBoxCR Batch # 2008249855	(3,443.35)
08/25/20	Dep.17	1030	ManCR Batch # 2008250038	1,201.78
08/25/20	Dep.17	1200	ManCR Batch # 2008250038	(1,201.78)
08/26/20	Dep.18	1030	LockBoxCR Batch # 2008260103	562.94
08/26/20	Dep.18	1200	LockBoxCR Batch # 2008260103	(562.94)
08/27/20	Dep.19	1030	ManCR Batch # 2008270180	8,284.94
08/27/20	Dep.19	1200	ManCR Batch # 2008270180	(8,284.94)
08/28/20	Dep.20	1030	LockBoxCR Batch # 2008280427	1,704.62
08/28/20	Dep.20	1200	LockBoxCR Batch # 2008280427	(1,704.62)
08/31/20	Dep.21	1030	LockBoxCR Batch # 2008310616	4,569.37
08/31/20	Dep.21	1200	LockBoxCR Batch # 2008310616	(4,569.37)
08/03/20	DP01	1030	Miscellaneous Income	175.00
08/03/20	DP01	6075	Miscellaneous Income - Parking	(175.00)
08/06/20	DP02	1030	Miscellaneous Income	372.43
08/06/20	DP02	6075	Miscellaneous Income	(372.43)
08/06/20	DP03	1030	Miscellaneous Income	2,143.45
08/06/20	DP03	6025	Miscellaneous Income	(2,143.45)
08/06/20	DP04	1030	Miscellaneous Income	50.00
08/06/20	DP04	6075	Miscellaneous Income	(50.00)
08/10/20	DP05	1030	Miscellaneous Income	100.00
08/10/20	DP05	6013	Miscellaneous Income	(100.00)
08/31/20	DP06	1030	Miscellaneous Income	50.00
08/31/20	DP06	6075	Miscellaneous Income- Water Shut Off	(50.00)
08/31/20	GJ03	4170	Recognize Cable Income	322.29
08/31/20	GJ03	6080	Recognize Cable Income	(322.29)
08/31/20	GJ04	1500	Adjust Due to Reserves for Transfer	(8,167.00)
08/31/20	GJ04	4200	Adjust Due to Reserves for Transfer	8,167.00
08/31/20	INS	7555	Expense Prepaid Insurance	16,678.85
08/31/20	INS	1850	Expense Prepaid Insurance	(16,678.85)
08/31/20	INT	1030	Interest Income	4.03
08/31/20	INT	1035	Interest Income	0.01
08/31/20	INT	1040	Interest Income	36.25
08/31/20	INT	1045	Interest Income	1.81
08/31/20	INT	6040	Interest Income	(42.10)
08/31/20	RE01	7020	Record Accounts Payable	17,412.95
08/31/20	RE01	7030	Record Accounts Payable	5,205.08
08/31/20	RE01	7045	Record Accounts Payable	823.73
08/31/20	RE01	7305	Record Accounts Payable	5,021.07
08/31/20	RE01	7310	Record Accounts Payable	900.00
08/31/20	RE01	7345	Record Accounts Payable	4,000.00
08/31/20	RE01	7315	Record Accounts Payable	150.00

Greenwich Association, Inc.
Journals

August 1, 2020 - August 31, 2020

Date	Reference	Account	Description	Amount
08/31/20	RE01	7550	Record Accounts Payable	12,000.00
08/31/20	RE01	4010	Record Accounts Payable	(45,512.83)
08/01/20	RE01.1	7020	Record Accounts Payable	(15,501.35)
08/01/20	RE01.1	7030	Record Accounts Payable	(4,925.98)
08/01/20	RE01.1	7045	Record Accounts Payable	(1,389.64)
08/01/20	RE01.1	7305	Record Accounts Payable	(5,021.07)
08/01/20	RE01.1	7310	Record Accounts Payable	(900.00)
08/01/20	RE01.1	7345	Record Accounts Payable	(3,000.00)
08/01/20	RE01.1	7550	Record Accounts Payable	(6,000.00)
08/01/20	RE01.1	4010	Record Accounts Payable	36,738.04
08/31/20	RE02	1200	Reclass Prepaid Maintenance	54,574.38
08/31/20	RE02	4150	Reclass Prepaid Maintenance	(54,574.38)
08/01/20	RE02.1	1200	Reclass Prepaid Maintenance	(50,681.96)
08/01/20	RE02.1	4150	Reclass Prepaid Maintenance	50,681.96
08/11/20	R- EFT20200811	1030	R-EFT Unit GAI-1-1408	(372.43)
08/11/20	R- EFT20200811	1200	R-EFT Unit GAI-1-1408	372.43
08/31/20	RES	5500	Record Reserve Funding	(7,255.00)
08/31/20	RES	6010	Record Reserve Funding	7,255.00
08/31/20	RESF	1030	Monthly Reserve Funding	(7,255.00)
08/31/20	RESF	1040	Monthly Reserve Funding	7,255.00
08/31/20	RESIT	6085	Reserve Interest Transfer	36.25
08/31/20	RESIT	5505	Reserve Interest Transfer	(36.25)
08/10/20	XR01	1030	Reserve Funding	(8,167.00)
08/10/20	XR01	1040	Reserve Funding	8,167.00
Transaction Balance for General				0.00

Transaction Totals

Total Debits	<u>522,618.97</u>
Total Credits	<u>522,618.97</u>
Account Hash Total	<u>673701.0000</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)

August 1, 2020 - August 31, 2020

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	241,515.99
Open Deposits & Additions				
ACHWEB2020	08/29/20	1200	ACHWEB Unit GAI-1-208	769.86
0829				
ACHWEB2020	08/29/20	1200	ACHWEB Unit GAI-1-603	800.00
0829				
			Total	<u>1,569.86</u>
Open Checks & Payments				
1449	07/15/20	7525	Miami-Dade Internal Services Dept.	225.00
1455	07/21/20	7130	On Site Delivery Tech	270.00
1458	07/29/20	7315	Coastal Elevator Communication & Consultant Servic	900.00
1463	08/01/20	7310	Suncoast Elevator Solutions, Inc.	900.00
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
1472	08/12/20	1200	Eduardo Lara & Barbar Greve	145.86
1485	08/26/20	7170	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	3,700.00
1486	08/26/20	7140	A-1 Balers & Compactors	240.75
1487	08/26/20	7120	ALEX ELECTRIC SERVICES, INC	480.00
1488	08/26/20	7130	Chio's Interior Designs	75.00
1489	08/26/20	7130	Framework Companies	795.00
1490	08/26/20	7505	Jonathan R. Rubin, P.A.	60.00
1491	08/26/20	7500	Juda, Eskew & Assoicates, P.A.	1,265.00
1492	08/26/20	7505	Robert H. Yaffe, P.A.	585.00
1493	08/26/20	7536	Sunrise Management	4,338.00
			Total	<u>14,992.56</u>
			Reconciled Bank Balance	<u><u>228,093.29</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance			222,944.16	
+ Cleared Deposits & Additions			105,235.50	
- Cleared Checks & Payments			<u>86,663.67</u>	
Ending Bank Balance			241,515.99	
Reconciled Bank Information				
+ Open Deposits & Additions			1,569.86	
- Open Checks & Payments			<u>14,992.56</u>	
Reconciled Bank Balance			<u><u>228,093.29</u></u>	
General Ledger Information				
Unadjusted General Ledger Balance			228,093.29	
+/- Total Adjustments			<u>0.00</u>	
Adjusted General Ledger Balance			<u><u>228,093.29</u></u>	
Unreconciled Amount			<u><u>0.00</u></u>	

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)

August 1, 2020 - August 31, 2020

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	465.51
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.51</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	465.50
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.51
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.51</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	465.51
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>465.51</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

August 1, 2020 - August 31, 2020

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	128,425.85
Open Deposits & Additions				Total <u>0.00</u>
Open Checks & Payments				Total <u>0.00</u>
			Reconciled Bank Balance	<u><u>128,425.85</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				112,967.60
+ Cleared Deposits & Additions				15,458.25
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				128,425.85
 Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>0.00</u>
Reconciled Bank Balance				<u><u>128,425.85</u></u>
 General Ledger Information				
Unadjusted General Ledger Balance				128,425.85
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>128,425.85</u></u>
 Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

August 1, 2020 - August 31, 2020

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	105,929.29
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>105,929.29</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				107,127.48
			+ Cleared Deposits & Additions	1.81
			- Cleared Checks & Payments	<u>1,200.00</u>
			Ending Bank Balance	105,929.29
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>105,929.29</u></u>
General Ledger Information				
				105,929.29
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>105,929.29</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>