

Greenwich Association, Inc.
Report on Compilation of Financial Statements
January 31, 2023



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 January 31, 2023 , and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 1 Month 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 1 Month ended January 31, 2023, and for the year ended December 31, 2023, 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

March 17, 2023

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Plantation, FL 33324-2744
954-577-9700

Greenwich Association, Inc.

Balance Sheet
January 31, 2023

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 246,522
	<u>246,522</u>
Cash - Reserves	
Popular Community Bank- Reserves	361,759
	<u>361,759</u>
Cash - Security	
Popular Community Bank- Escrow	133,327
	<u>133,327</u>
Cash - Special Assessment	
Popular Community Bank- S/A	608
	<u>608</u>
	<u>742,216</u>
Other Assets	
Maintenance Receivables	34,472
Allowance for Doubtful Accounts	(4,416)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Due from Operating	996
Prepaid Insurance	6,923
	<u>39,975</u>
	<u>\$ 782,191</u>

Greenwich Association, Inc.

Balance Sheet

January 31, 2023

Liabilities and Members' Equity

Accounts Payable	\$	62,460
Prepaid Maintenance		48,025
Prepaid Special Assessment		142
Security Deposits		132,825
Deferred Cable Contract		9,669
Due to Reserves		<u>996</u>
		<u>254,117</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		358,870
Reserves - Interest		<u>3,885</u>
		<u>362,755</u>
Operating Fund Balance		
Fund Balance		154,038
Current Year Revenue (Expense)		<u>11,281</u>
		<u>165,319</u>
		<u>528,074</u>
	\$	<u>782,191</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 1 Month ended January 31, 2023

	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	\$ 106,925	\$ 106,927	\$ (2)	\$ 106,925	\$ 106,927	\$ (2)	\$ 1,283,118
Reserve Assessment	-	7,311	(7,311)	-	7,311	(7,311)	87,729
Laundry	4,608	2,500	2,108	4,608	2,500	2,108	30,000
Interest Income	580	-	580	580	-	580	-
Late Fee	-	83	(83)	-	83	(83)	1,000
Prior Year Surplus	6,750	6,750	-	6,750	6,750	-	81,000
Gate Card Income	-	42	(42)	-	42	(42)	500
Filter Income	-	8	(8)	-	8	(8)	100
Miscellaneous Income	92	417	(325)	92	417	(325)	5,000
Deferred Comcast Income	322	322	-	322	322	-	3,867
Reserve Interest Transfer	(575)	-	(575)	(575)	-	(575)	-
Bad Debt Expense	-	(833)	833	-	(833)	833	(10,000)
	<u>118,702</u>	<u>123,527</u>	<u>(4,825)</u>	<u>118,702</u>	<u>123,527</u>	<u>(4,825)</u>	<u>1,482,314</u>
Total Revenues	<u>118,702</u>	<u>123,527</u>	<u>(4,825)</u>	<u>118,702</u>	<u>123,527</u>	<u>(4,825)</u>	<u>1,482,314</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 1 Month ended January 31, 2023

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Operating Expenses							
Administrative:							
Accounting Fees	1,135	1,315	180	1,135	1,315	180	15,780
Year End Accounting	-	333	333	-	333	333	4,000
Legal Fees	4,507	2,083	(2,424)	4,507	2,083	(2,424)	25,000
Management Fees	1,550	1,550	-	1,550	1,550	-	18,600
License & Permit	-	343	343	-	343	343	4,116
Office Staff	5,323	5,767	444	5,323	5,767	444	69,200
Office Supplies	458	250	(208)	458	250	(208)	3,000
Postage and Mail	1,100	333	(767)	1,100	333	(767)	4,000
DBPR	884	74	(810)	884	74	(810)	884
Corporate Annual Report	-	5	5	-	5	5	61
	<u>14,957</u>	<u>12,053</u>	<u>(2,904)</u>	<u>14,957</u>	<u>12,053</u>	<u>(2,904)</u>	<u>144,641</u>
Community Room/Building:							
Greenwich Park Monthly Expense	<u>9,707</u>	<u>4,583</u>	<u>(5,124)</u>	<u>9,707</u>	<u>4,583</u>	<u>(5,124)</u>	<u>55,000</u>
	9,707	4,583	(5,124)	9,707	4,583	(5,124)	55,000
Contracts:							
Sanitation	3,992	2,000	(1,992)	3,992	2,000	(1,992)	24,000
Elevator	900	1,467	567	900	1,467	567	17,600
Cooling Tower	460	460	-	460	460	-	5,521
Lawn Maintenance	1,275	1,275	-	1,275	1,275	-	15,300
Pest Control	867	867	-	867	867	-	10,400
Janitorial Staff	9,006	9,401	395	9,006	9,401	395	112,806
Building Security	<u>6,499</u>	<u>6,750</u>	<u>251</u>	<u>6,499</u>	<u>6,750</u>	<u>251</u>	<u>81,000</u>
	22,999	22,220	(779)	22,999	22,220	(779)	266,627
Insurance:							
Insurance	<u>26,670</u>	<u>32,576</u>	<u>5,906</u>	<u>26,670</u>	<u>32,576</u>	<u>5,906</u>	<u>390,917</u>
	26,670	32,576	5,906	26,670	32,576	5,906	390,917
Repairs and Maintenance:							
Maintenance Supplies	-	500	500	-	500	500	6,000
R&M - Electrical	-	417	417	-	417	417	5,000
R&M - Fire Alarm	514	483	(31)	514	483	(31)	5,800
R&M- Fire Extinguisher	-	417	417	-	417	417	5,000
R&M - General	1,023	6,250	5,227	1,023	6,250	5,227	75,000
R&M - Access Control	-	50	50	-	50	50	600
R&M - Trash Chute	409	500	91	409	500	91	6,000
R&M - Tree Trimming	-	500	500	-	500	500	6,000
R&M - Air Conditioning Systems	-	625	625	-	625	625	7,500
R&M - Parking Repairs	-	208	208	-	208	208	2,500
R&M - Roof Repairs	-	333	333	-	333	333	4,000
R&M - Plumbing	900	1,000	100	900	1,000	100	12,000
R&M - Generator & Water Tower	-	583	583	-	583	583	7,000
R&M - Sprinkler	-	1,000	1,000	-	1,000	1,000	12,000
40 Year Certification	<u>-</u>	<u>6,250</u>	<u>6,250</u>	<u>-</u>	<u>6,250</u>	<u>6,250</u>	<u>75,000</u>
	2,846	19,116	16,270	2,846	19,116	16,270	229,400

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 1 Month ended January 31, 2023

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
Water & Sewer	18,535	15,833	(2,702)	18,535	15,833	(2,702)	190,000
Electricity	6,279	5,833	(446)	6,279	5,833	(446)	70,000
Telephone	742	833	91	742	833	91	10,000
Gas	4,687	3,167	(1,520)	4,687	3,167	(1,520)	38,000
	<u>30,243</u>	<u>25,666</u>	<u>(4,577)</u>	<u>30,243</u>	<u>25,666</u>	<u>(4,577)</u>	<u>308,000</u>
Reserve Transfer:							
Reserve Transfer	-	7,311	7,311	-	7,311	7,311	87,729
	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>87,729</u>
Total Expenses	<u>107,422</u>	<u>123,525</u>	<u>16,103</u>	<u>107,422</u>	<u>123,525</u>	<u>16,103</u>	<u>1,482,314</u>
Excess Revenues (Expenses)	<u>\$ 11,280</u>	<u>\$ 2</u>	<u>\$ 11,278</u>	<u>\$ 11,280</u>	<u>\$ 2</u>	<u>\$ 11,278</u>	<u>\$ -</u>

Greenwich Association, Inc.
General Ledger

January 1, 2023 - January 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030	Popular Community Bank- Operating			220,009.07		
01/01/23	2396		America Service INDS.		(9,005.55)	
01/01/23	ACHWEB202 30101		ACHWEB Unit GAI-1-603		415.00	
01/01/23	ACHWEB202 30101		ACHWEB Unit GAI-1-208		415.00	
01/02/23	ACHWEB202 30102		ACHWEB Unit GAI-1-1208		427.00	
01/02/23	ACHWEB202 30102		ACHWEB Unit GAI-1-901		688.01	
01/02/23	AUTO.4		FPL		(116.50)	
01/03/23	CCARD2023 0103		CCARD Unit GAI-1-810		427.00	
01/03/23	Dep.1		LockBoxCR Batch # 2301033085		4,644.97	
01/04/23	ACHWEB202 30104		ACHWEB Unit GAI-1-913		427.00	
01/04/23	CCARD2023 0104		CCARD Unit GAI-1-209		645.42	
01/04/23	Dep.2		LockBoxCR Batch # 2301043370		645.42	
01/05/23	2397		City of North Miami		(17,549.94)	
01/05/23	AUTO.1		Teco People's Gas		(1,002.42)	
01/05/23	AUTO.2		AT&T		(593.48)	
01/05/23	Dep.3		LockBoxCR Batch # 2301053598		2,991.41	
01/06/23	ACHWEB202 30106		ACHWEB Unit GAI-1-615		688.01	
01/06/23	AUTO.3		IPFS Corporation		(23,970.65)	
01/06/23	Dep.4		LockBoxCR Batch # 2301063898		7,714.44	
01/07/23	ACHWEB202 30107		ACHWEB Unit GAI-1-1115		688.01	
01/08/23	ACHWEB202 30108		ACHWEB Unit GAI-1-106		427.00	
01/08/23	CCARD2023 0108		CCARD Unit GAI-1-1003		427.00	
01/09/23	ACHWEB202 30109		ACHWEB Unit GAI-1-807		645.42	
01/09/23	Dep.5		ManCR Batch # 2301094163		400.00	
01/09/23	Dep.6		LockBoxCR Batch # 2301094797		3,114.10	
01/10/23	ACHWEB202 30110		ACHWEB Unit GAI-1-211		427.00	
01/10/23	CCARD2023 0110		CCARD Unit GAI-1-415		688.01	
01/10/23	Dep.7		LockBoxCR Batch # 2301105053		1,301.00	
01/10/23	Dep.8		ManCR Batch # 2301105157		937.29	
01/10/23	DP01		Miscellaneous		4,608.23	
01/11/23	AUTO.5		FPL		(5,516.41)	
01/11/23	AUTO.6		FPL		(51.74)	
01/12/23	2398		1.2.3. Locksmith, Corp.		(197.95)	
01/12/23	2399		AGI International, Inc.		(460.10)	
01/12/23	2400		GRC/Grass Roots Complete		(1,215.00)	
01/12/23	2401		Miami Dade Exterminators Co.		(866.70)	
01/12/23	2402		Sunrise Management		(2,661.60)	
01/12/23	2403		Sunrise Management		(1,550.00)	
01/12/23	2404		The Trash Chute Co., LLC.		(409.00)	
01/12/23	2405		TK Elevator Corporation		(4,482.00)	
01/12/23	2405		VOID - TK Elevator Corporation		4,482.00	
01/12/23	2406		Hollander, Goode, Lopez, PLLC		(2,746.33)	
01/12/23	2407		Hollander, Goode, Lopez, PLLC		(1,760.76)	
01/12/23	2408		Rodriguez Tiles Services, LLC		(425.00)	
01/12/23	2409		Rodriguez Tiles Services, LLC		(400.00)	
01/12/23	2410		Waste Pro - Pembroke Pines		(2,083.55)	
01/12/23	Dep.9		EFTCR Batch # 2301115950		52,230.70	
01/12/23	Dep.10		LockBoxCR Batch # 2301126250		1,708.00	

Greenwich Association, Inc.
General Ledger

January 1, 2023 - January 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/13/23	ACHWEB202 30113		ACHWEB Unit GAI-1-512		427.00	
01/13/23	Dep.11		LockBoxCR Batch # 2301136514		5,282.90	
01/16/23	CCARD2023 0116		CCARD Unit GAI-1-303		427.00	
01/16/23	Dep.12		LockBoxCR Batch # 2301166685		3,599.84	
01/17/23	CCARD2023 0117		CCARD Unit GAI-1-911		427.00	
01/17/23	Dep.13		LockBoxCR Batch # 2301176871		434.42	
01/18/23	Dep.14		LockBoxCR Batch # 2301187169		427.00	
01/19/23	AUTO.7		AT&T		(148.10)	
01/19/23	Dep.15		LockBoxCR Batch # 2301197424		2,473.57	
01/19/23	XR01		Reserve Funding		(6,315.00)	
01/20/23	Dep.16		LockBoxCR Batch # 2301207682		9,622.83	
01/23/23	Dep.18		LockBoxCR Batch # 2301237986		452.00	
01/24/23	DP02		Miscellaneous		207.26	
01/25/23	Dep.19		LockBoxCR Batch # 2301258524		1,072.42	
01/25/23	DP02		Security Deposit		250.00	
01/25/23	DP03		Miscellaneous		50.00	
01/26/23	2411		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(450.00)	
01/26/23	2412		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(450.00)	
01/26/23	2413		City of North Miami		(40.16)	
01/26/23	2414		Elite Guard		(3,354.81)	
01/26/23	2415		Pye Barker Fire & Safety, LLC		(513.60)	
01/26/23	2416		Quill LLC		(451.40)	
01/26/23	2417		Quill LLC		(7.05)	
01/26/23	2418		Sunrise Management		(2,661.60)	
01/26/23	2419		Avesta Biscayne		(7,160.12)	
01/26/23	Dep.20		LockBoxCR Batch # 2301268748		1,110.45	
01/27/23	ACHWEB202 30127		ACHWEB Unit GAI-1-PH02		688.01	
01/27/23	CCARD2023 0127		CCARD Unit GAI-1-116		688.01	
01/27/23	Dep.21		LockBoxCR Batch # 2301278969		1,406.46	
01/31/23	Dep.22		LockBoxCR Batch # 2301319488		4,281.19	
01/31/23	GJ05		To reconcile account - To reconcile account - paylease reversal - waiting on details		(414.87)	
01/31/23	INT01		Interest Income		4.45	
			Totals for 1030		<u>26,512.86</u>	<u>246,521.93</u>
1035 Popular Community Bank- S/A				465.75		
01/20/23	Dep.17		LockBoxCR Batch # 2301207814		142.27	
01/31/23	INT01		Interest Income		0.01	
			Totals for 1035		<u>142.28</u>	<u>608.03</u>
1040 Popular Community Bank- Reserves				354,868.81		
01/19/23	XR01		Reserve Funding - Reserve Funding - January 2023		6,315.00	
01/31/23	INT01		Interest Income		575.16	
			Totals for 1040		<u>6,890.16</u>	<u>361,758.97</u>
1045 Popular Community Bank- Escrow				133,276.91		
01/10/23	DP01		Security Deposit		1,200.00	
01/26/23	1046		Ahmet Y. Hanlioglu		(1,150.00)	
			Totals for 1045		<u>50.00</u>	<u>133,326.91</u>
1200 Maintenance Receivables				31,788.03		
01/01/23	ACHWEB202 30101		ACHWEB Unit GAI-1-603		(415.00)	
01/01/23	ACHWEB202 30101		ACHWEB Unit GAI-1-208		(415.00)	

Greenwich Association, Inc.
General Ledger

January 1, 2023 - January 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/01/23	RE02.1		Reclass Prepaid Maintenance		(43,634.66)	
01/02/23	ACHWEB202 30102		ACHWEB Unit GAI-1-1208		(427.00)	
01/02/23	ACHWEB202 30102		ACHWEB Unit GAI-1-901		(688.01)	
01/03/23	CCARD2023 0103		CCARD Unit GAI-1-810		(427.00)	
01/03/23	Dep.1		LockBoxCR Batch # 2301033085		(4,644.97)	
01/04/23	ACHWEB202 30104		ACHWEB Unit GAI-1-913		(427.00)	
01/04/23	CCARD2023 0104		CCARD Unit GAI-1-209		(645.42)	
01/04/23	Dep.2		LockBoxCR Batch # 2301043370		(645.42)	
01/05/23	Dep.3		LockBoxCR Batch # 2301053598		(2,991.41)	
01/06/23	ACHWEB202 30106		ACHWEB Unit GAI-1-615		(688.01)	
01/06/23	Dep.4		LockBoxCR Batch # 2301063898		(7,714.44)	
01/07/23	ACHWEB202 30107		ACHWEB Unit GAI-1-1115		(688.01)	
01/08/23	ACHWEB202 30108		ACHWEB Unit GAI-1-106		(427.00)	
01/08/23	CCARD2023 0108		CCARD Unit GAI-1-1003		(427.00)	
01/09/23	ACHWEB202 30109		ACHWEB Unit GAI-1-807		(645.42)	
01/09/23	Dep.5		ManCR Batch # 2301094163		(400.00)	
01/09/23	Dep.6		LockBoxCR Batch # 2301094797		(3,114.10)	
01/10/23	ACHWEB202 30110		ACHWEB Unit GAI-1-211		(427.00)	
01/10/23	CCARD2023 0110		CCARD Unit GAI-1-415		(688.01)	
01/10/23	Dep.7		LockBoxCR Batch # 2301105053		(1,301.00)	
01/10/23	Dep.8		ManCR Batch # 2301105157		(937.29)	
01/12/23	Dep.9		EFTCR Batch # 2301115950		(52,230.70)	
01/12/23	Dep.10		LockBoxCR Batch # 2301126250		(1,708.00)	
01/13/23	ACHWEB202 30113		ACHWEB Unit GAI-1-512		(427.00)	
01/13/23	Dep.11		LockBoxCR Batch # 2301136514		(5,282.90)	
01/16/23	CCARD2023 0116		CCARD Unit GAI-1-303		(427.00)	
01/16/23	Dep.12		LockBoxCR Batch # 2301166685		(3,599.84)	
01/17/23	CCARD2023 0117		CCARD Unit GAI-1-911		(427.00)	
01/17/23	Dep.13		LockBoxCR Batch # 2301176871		(434.42)	
01/18/23	Dep.14		LockBoxCR Batch # 2301187169		(427.00)	
01/19/23	Dep.15		LockBoxCR Batch # 2301197424		(2,473.57)	
01/20/23	Dep.16		LockBoxCR Batch # 2301207682		(9,622.83)	
01/23/23	Dep.18		LockBoxCR Batch # 2301237986		(452.00)	
01/25/23	Dep.19		LockBoxCR Batch # 2301258524		(1,072.42)	
01/26/23	Dep.20		LockBoxCR Batch # 2301268748		(1,110.45)	
01/27/23	ACHWEB202 30127		ACHWEB Unit GAI-1-PHO2		(688.01)	
01/27/23	CCARD2023 0127		CCARD Unit GAI-1-116		(688.01)	
01/27/23	Dep.21		LockBoxCR Batch # 2301278969		(1,406.46)	
01/31/23	CHG.1		GenMaint 01/01/2023 - 01/31/2023		114,235.48	
01/31/23	Dep.22		LockBoxCR Batch # 2301319488		(4,281.19)	
01/31/23	RE02		Reclass Prepaid Maintenance		48,025.58	
			Totals for 1200		<u>2,684.09</u>	<u>34,472.12</u>
1205 Allowance for Doubtful Accounts				(4,416.04)		
			Totals for 1205		<u>0.00</u>	<u>(4,416.04)</u>

Greenwich Association, Inc.
General Ledger

January 1, 2023 - January 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1210 Special Assessment Receivables #6				4,795.00		
01/20/23	Dep.17		LockBoxCR Batch # 2301207814		(142.27)	
01/31/23	RE02		Reclass Prepaid Maintenance		142.27	
Totals for 1210					<u>0.00</u>	<u>4,795.00</u>
1215 Allowance for Doubtful Accounts - S/A				(2,794.80)		
Totals for 1215					<u>0.00</u>	<u>(2,794.80)</u>
1500 Due from Operating				0.00		
01/31/23	GJ04		Due to Reserve - Due to Reserve - January's balance		995.75	
Totals for 1500					<u>995.75</u>	<u>995.75</u>
1850 Prepaid Insurance				31,581.14		
01/31/23	INS		Expense Prepaid Insurance		(24,658.02)	
Totals for 1850					<u>(24,658.02)</u>	<u>6,923.12</u>
4010 Accounts Payable				(47,990.88)		
01/01/23	RE01.1		Record Accounts Payable		47,990.88	
01/31/23	RE01		Record Accounts Payables		(62,459.96)	
Totals for 4010					<u>(14,469.08)</u>	<u>(62,459.96)</u>
4150 Prepaid Maintenance				(43,634.66)		
01/01/23	RE02.1		Reclass Prepaid Maintenance		43,634.66	
01/31/23	RE02		Reclass Prepaid Maintenance		(48,025.58)	
Totals for 4150					<u>(4,390.92)</u>	<u>(48,025.58)</u>
4155 Prepaid Special Assessment				0.00		
01/31/23	RE02		Reclass Prepaid Maintenance		(142.27)	
Totals for 4155					<u>(142.27)</u>	<u>(142.27)</u>
4165 Security Deposits				(132,775.00)		
01/10/23	DP01		Security Deposit - Jahi Gibson -M/O 19-458836749 - Unit#413		(500.00)	
01/10/23	DP01		Security Deposit - Jahi Gibson - M/O 19-458836750 - Unit#413		(500.00)	
01/10/23	DP01		Security Deposit - Jahi Gibson - M/O 19-458836751 - Unit#413		(200.00)	
01/26/23	1046		Ahmet Y. Hanlioglu - Inv #01/12/23 - Refund of Security Deposit GAI-PH16		1,150.00	
Totals for 4165					<u>(50.00)</u>	<u>(132,825.00)</u>
4170 Deferred Cable Contract				(9,991.19)		
01/31/23	GJ03		Recognize Cable Income		322.29	
Totals for 4170					<u>322.29</u>	<u>(9,668.90)</u>
4200 Due to Reserves				0.00		
01/31/23	GJ04		Due to Reserve - Due to Reserve - January's balance		(995.75)	
Totals for 4200					<u>(995.75)</u>	<u>(995.75)</u>
5500 Reserves - General (Pooled)				(351,559.20)		
01/31/23	RES		Record Reserve Funding		(7,310.75)	
Totals for 5500					<u>(7,310.75)</u>	<u>(358,869.95)</u>
5505 Reserves - Interest				(3,309.79)		
01/31/23	RESIT		Reserve Interest Transfer		(575.16)	
Totals for 5505					<u>(575.16)</u>	<u>(3,884.95)</u>
5800 Fund Balance				(160,338.26)		
01/31/23	GJ09		Elevator Phone		(450.00)	

Greenwich Association, Inc.
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/31/23	GJ10		Prior Year Surplus		6,750.00	
			Totals for 5800		<u>6,300.00</u>	<u>(154,038.26)</u>
6010 Owner Assessments				0.00		
01/31/23	CHG.1		GenMaint 01/01/2023 - 01/31/2023		(106,924.73)	
			Totals for 6010		<u>(106,924.73)</u>	<u>(106,924.73)</u>
6025 Laundry				0.00		
01/10/23	DP01		Miscellaneous - Commercial Laundries, Inc		(4,608.23)	
			Totals for 6025		<u>(4,608.23)</u>	<u>(4,608.23)</u>
6040 Interest Income				0.00		
01/31/23	INT01		Interest Income		(579.62)	
			Totals for 6040		<u>(579.62)</u>	<u>(579.62)</u>
6050 Prior Year Surplus				0.00		
01/31/23	GJ10		Prior Year Surplus		(6,750.00)	
			Totals for 6050		<u>(6,750.00)</u>	<u>(6,750.00)</u>
6075 Miscellaneous Income				0.00		
01/24/23	DP02		Miscellaneous - Misc-Refund - Quill Ck#2599413		(207.26)	
01/25/23	DP02		Security Deposit - Pet Deposit - Franciso Pedro - M/O 19-459969771 - Unit#1105		(250.00)	
01/25/23	DP03		Miscellaneous - Bruno Construction Corp - Water Shut Off - Ck#1418		(50.00)	
01/31/23	GJ05		To reconcile account - To reconcile account - paylease reversal - waiting on details		414.87	
			Totals for 6075		<u>(92.39)</u>	<u>(92.39)</u>
6080 Deferred Comcast Income				0.00		
01/31/23	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(322.29)</u>
6085 Reserve Interest Transfer				0.00		
01/31/23	RESIT		Reserve Interest Transfer		575.16	
			Totals for 6085		<u>575.16</u>	<u>575.16</u>
7020 Water & Sewer				0.00		
01/01/23	RE01.1		Record Accounts Payable		(17,590.10)	
01/05/23	2397		City of North Miami - Inv #12/20/22 - Customer #338627-388627 - 11/02-12/01/22		17,549.94	
01/26/23	2413		City of North Miami - Inv #01/10/23 - Customer #338266-388266 - 11/01-12/01/22		40.16	
01/31/23	RE01		Record Accounts Payables		18,535.47	
			Totals for 7020		<u>18,535.47</u>	<u>18,535.47</u>
7030 Electricity				0.00		
01/01/23	RE01.1		Record Accounts Payable		(5,684.69)	
01/02/23	AUTO.4		FPL - 56006-15271 - 11/22-12/22/22		116.50	
01/11/23	AUTO.5		FPL - 34752-18123 - 11/22-12/22/22		5,516.41	
01/11/23	AUTO.6		FPL - 64563-31005 - 11/22-12/22/22		51.74	
01/31/23	RE01		Record Accounts Payables		6,278.73	
			Totals for 7030		<u>6,278.69</u>	<u>6,278.69</u>
7035 Telephone				0.00		
01/05/23	AUTO.2		AT&T - 305 895-1156 030 0446 - 12/22-01/21/23		593.48	
01/19/23	AUTO.7		AT&T - 308072533 - 01/28-02/27		148.10	
			Totals for 7035		<u>741.58</u>	<u>741.58</u>
7045 Gas				0.00		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/01/23	RE01.1		Record Accounts Payable		(1,002.42)	
01/05/23	AUTO.1		Teco People's Gas - 211011672295 - 11/08-12/13/22		1,002.42	
01/31/23	RE01		Record Accounts Payables		4,687.28	
			Totals for 7045		<u>4,687.28</u>	<u>4,687.28</u>
7125 R&M - Fire Alarm				0.00		
01/26/23	2415		Pye Barker Fire & Safety, LLC - Inv #PSI948825 - Annual Alarm Monitoring		513.60	
			Totals for 7125		<u>513.60</u>	<u>513.60</u>
7130 R&M - General				0.00		
01/12/23	2398		1.2.3. Locksmith, Corp. - Inv #5395 - Installed New Door Closer for Laundry Room		197.95	
01/12/23	2408		Rodriguez Tiles Services, LLC - Inv #01102023 - Service Call for 9th FL Leak		425.00	
01/12/23	2409		Rodriguez Tiles Services, LLC - Inv #01102023-2 - 6 Doors Painted Unit#504, 903 & Laundry RM Door		400.00	
			Totals for 7130		<u>1,022.95</u>	<u>1,022.95</u>
7140 R&M - Trash Chute				0.00		
01/12/23	2404		The Trash Chute Co., LLC. - Inv #68743 - 01/01-03/31/23		409.00	
			Totals for 7140		<u>409.00</u>	<u>409.00</u>
7170 R&M - Plumbing				0.00		
01/26/23	2411		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #27138 - Cleared Laundry Stoppage on 6th FL		450.00	
01/26/23	2412		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #27141 - Cleared Drain Stoppage - Laundry Room - 10th FL		450.00	
			Totals for 7170		<u>900.00</u>	<u>900.00</u>
7305 Sanitation				0.00		
01/01/23	RE01.1		Record Accounts Payable		(2,083.55)	
01/12/23	2410		Waste Pro - Pembroke Pines - Inv #0001123327 - 12/01-/12/31/22		2,083.55	
01/31/23	RE01		Record Accounts Payables		3,992.16	
			Totals for 7305		<u>3,992.16</u>	<u>3,992.16</u>
7310 Elevator				0.00		
01/01/23	RE01.1		Record Accounts Payable		(6,300.00)	
01/31/23	RE01		Record Accounts Payables		7,200.00	
			Totals for 7310		<u>900.00</u>	<u>900.00</u>
7325 Cooling Tower				0.00		
01/12/23	2399		AGI International, Inc. - Inv #33465 - 01/01-01/31/23		460.10	
			Totals for 7325		<u>460.10</u>	<u>460.10</u>
7345 Lawn Maintenance				0.00		
01/01/23	RE01.1		Record Accounts Payable		(7,720.00)	
01/12/23	2400		GRC/Grass Roots Complete - Inv #61026 - 01/01-01/31/23		1,215.00	
01/31/23	RE01		Record Accounts Payables		7,780.00	
			Totals for 7345		<u>1,275.00</u>	<u>1,275.00</u>
7360 Pest Control				0.00		
01/12/23	2401		Miami Dade Exterminators Co. - Inv #16805 - Pest Control & Rodent Control 01/2023		866.70	
			Totals for 7360		<u>866.70</u>	<u>866.70</u>
7370 Janitorial Staff				0.00		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/01/23	2396		America Service INDS. - Inv #15345 - 01/01-01/31/23		9,005.55	
			Totals for 7370		<u>9,005.55</u>	<u>9,005.55</u>
7380 Building Security				0.00		
01/26/23	2414		Elite Guard - Inv #GWI#011 - 12/19/22-01/01/23		3,354.81	
01/31/23	RE01		Record Accounts Payables		3,144.57	
			Totals for 7380		<u>6,499.38</u>	<u>6,499.38</u>
7500 Accounting Fees				0.00		
01/31/23	RE01		Record Accounts Payables		1,135.00	
			Totals for 7500		<u>1,135.00</u>	<u>1,135.00</u>
7505 Legal Fees				0.00		
01/12/23	2406		Hollander, Goode, Lopez, PLLC - Inv #16842 - Professional Services 11/07-12/09/22		2,746.33	
01/12/23	2407		Hollander, Goode, Lopez, PLLC - Inv #16919 - Professional Services - 12/13-01/06/23		1,760.76	
			Totals for 7505		<u>4,507.09</u>	<u>4,507.09</u>
7510 Management Fees				0.00		
01/12/23	2403		Sunrise Management - Inv #12/31/22 - 01/01-01/31/23		1,550.00	
			Totals for 7510		<u>1,550.00</u>	<u>1,550.00</u>
7536 Office Staff				0.00		
01/12/23	2402		Sunrise Management - Inv #01/02/23 - 12/19-01/01/23		2,661.60	
01/26/23	2418		Sunrise Management - Inv #01/14/23 - 01/01-01/15/23		2,661.60	
			Totals for 7536		<u>5,323.20</u>	<u>5,323.20</u>
7540 Office Supplies				0.00		
01/26/23	2416		Quill LLC - Inv #30252457 - Office Supplies		451.40	
01/26/23	2417		Quill LLC - Inv #30292669 - Purell 12Oz		7.05	
			Totals for 7540		<u>458.45</u>	<u>458.45</u>
7545 Postage and Mail				0.00		
01/31/23	GJ08		Expense 2023 Coupons		1,100.00	
			Totals for 7545		<u>1,100.00</u>	<u>1,100.00</u>
7550 Greenwich Park Monthly Expense				0.00		
01/01/23	RE01.1		Record Accounts Payable		(7,160.12)	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Landscape Services		450.00	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Rust Prevention		87.14	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - Common Area - Trash Bags & Cleaning Supplies		27.81	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - Common Area - Paper Towel		19.54	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - Common Area - Heavy Duty Trash Bags & Supplies		75.84	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - Dog Park Pest Treatment		48.15	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - Common Area Facilities Improvement		1,926.00	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - September - Prorated Pool Maintenance		234.00	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Pool Maintenance		900.00	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - Re-Install Pool Light		32.40	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - Elevator and Alarm Phone		19.00	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Elevator and Alarm Phone		75.62	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Clubhouse Elevator Maintenance		64.08	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - 09/14-10/10/22 Gas for Hot Tub		13.59	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Common Area Cleaning		390.60	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - 09/02-10/01/22 Irrigation at 1470 NE 123 St		89.62	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - 09/02-10/01/22 Pool and Spa Water		80.15	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Pest Control		79.56	
01/26/23	2419		Avesta Biscayne - Inv #Nov 2022 - November - Security		2,547.02	
01/31/23	RE01		Record Accounts Payables		9,706.75	
			Totals for 7550		<u>9,706.75</u>	<u>9,706.75</u>
7555 Insurance				0.00		
01/31/23	GJ06		Adjust Insurance Payable to actual		2,011.76	
01/31/23	INS		Expense Prepaid Insurance		24,658.02	
			Totals for 7555		<u>26,669.78</u>	<u>26,669.78</u>
7560 DBPR				0.00		
01/31/23	GJ07		Expense DBPR		884.00	
			Totals for 7560		<u>884.00</u>	<u>884.00</u>
			Report Total			<u>0.00</u>

Net Revenue/(Expense)	
Current Period	<u>11,280.37</u>
Year-to-Date	<u>11,280.37</u>

Distribution count = 224

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Date	Reference	Account	Description	Amount
Journal: General				
01/26/23	1046	1045	Ahmet Y. Hanlioglu	(1,150.00)
01/26/23	1046	4165	Inv #01/12/23 - Refund of Security Deposit GAI-PH16	1,150.00
01/01/23	2396	1030	America Service INDS.	(9,005.55)
01/01/23	2396	7370	Inv #15345 - 01/01-01/31/23	9,005.55
01/05/23	2397	1030	City of North Miami	(17,549.94)
01/05/23	2397	7020	Inv # 12/20/22 - Customer #338627-388627 - 11/02-12/01/22	17,549.94
01/12/23	2398	1030	1.2.3. Locksmith, Corp.	(197.95)
01/12/23	2398	7130	Inv #5395 - Installed New Door Closer for Laundry Room	197.95
01/12/23	2399	1030	AGI International, Inc.	(460.10)
01/12/23	2399	7325	Inv #33465 - 01/01-01/31/23	460.10
01/12/23	2400	1030	GRC/Grass Roots Complete	(1,215.00)
01/12/23	2400	7345	Inv #61026 - 01/01-01/31/23	1,215.00
01/12/23	2401	1030	Miami Dade Exterminators Co.	(866.70)
01/12/23	2401	7360	Inv #16805 - Pest Control & Rodent Control 01/2023	866.70
01/12/23	2402	1030	Sunrise Management	(2,661.60)
01/12/23	2402	7536	Inv #01/02/23 - 12/19-01/01/23	2,661.60
01/12/23	2403	1030	Sunrise Management	(1,550.00)
01/12/23	2403	7510	Inv #12/31/22 - 01/01-01/31/23	1,550.00
01/12/23	2404	1030	The Trash Chute Co., LLC.	(409.00)
01/12/23	2404	7140	Inv #68743 - 01/01-03/31/23	409.00
01/12/23	2405	1030	TK Elevator Corporation	(4,482.00)
01/12/23	2405	7190	Inv #3006988157 - 01/01-03/31/23	4,482.00
01/12/23	2405	1030	VOID - TK Elevator Corporation	4,482.00
01/12/23	2405	7190	VOID - Inv #3006988157 - 01/01-03/31/23	(4,482.00)
01/12/23	2406	1030	Hollander, Goode, Lopez, PLLC	(2,746.33)
01/12/23	2406	7505	Inv #16842 - Professional Services 11/07- 12/09/22	2,746.33
01/12/23	2407	1030	Hollander, Goode, Lopez, PLLC	(1,760.76)
01/12/23	2407	7505	Inv #16919 - Professional Services - 12/13- 01/06/23	1,760.76
01/12/23	2408	1030	Rodriguez Tiles Services, LLC	(425.00)
01/12/23	2408	7130	Inv #01102023 - Service Call for 9th FL Leak	425.00
01/12/23	2409	1030	Rodriguez Tiles Services, LLC	(400.00)
01/12/23	2409	7130	Inv #01102023-2 - 6 Doors Painted Unit#504, 903 & Laundry RM Door	400.00
01/12/23	2410	1030	Waste Pro - Pembroke Pines	(2,083.55)
01/12/23	2410	7305	Inv #0001123327 - 12/01-/12/31/22	2,083.55

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Date	Reference	Account	Description	Amount
01/26/23	2411	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(450.00)
01/26/23	2411	7170	Inv #27138 - Cleared Laundry Stoppage on 6th FL	450.00
01/26/23	2412	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(450.00)
01/26/23	2412	7170	Inv #27141 - Cleared Drain Stoppage - Laundry Room - 10th FL	450.00
01/26/23	2413	1030	City of North Miami	(40.16)
01/26/23	2413	7020	Inv #01/10/23 - Customer #338266-388266 - 11/01-12/01/22	40.16
01/26/23	2414	1030	Elite Guard	(3,354.81)
01/26/23	2414	7380	Inv #GWI#011 - 12/19/22-01/01/23	3,354.81
01/26/23	2415	1030	Pye Barker Fire & Safety, LLC	(513.60)
01/26/23	2415	7125	Inv #PSI948825 - Annual Alarm Monitoring	513.60
01/26/23	2416	1030	Quill LLC	(451.40)
01/26/23	2416	7540	Inv #30252457 - Office Supplies	451.40
01/26/23	2417	1030	Quill LLC	(7.05)
01/26/23	2417	7540	Inv #30292669 - Purell 12Oz	7.05
01/26/23	2418	1030	Sunrise Management	(2,661.60)
01/26/23	2418	7536	Inv #01/14/23 - 01/01-01/15/23	2,661.60
01/26/23	2419	1030	Avesta Biscayne	(7,160.12)
01/26/23	2419	7550	Inv #Nov 2022 - November - Landscape Services	450.00
01/26/23	2419	7550	Inv #Nov 2022 - November - Rust Prevention	87.14
01/26/23	2419	7550	Inv #Nov 2022 - Common Area - Trash Bags & Cleaning Supplies	27.81
01/26/23	2419	7550	Inv #Nov 2022 - Common Area - Paper Towel	19.54
01/26/23	2419	7550	Inv #Nov 2022 - Common Area - Heavy Duty Trash Bags & Supplies	75.84
01/26/23	2419	7550	Inv #Nov 2022 - Dog Park Pest Treatment	48.15
01/26/23	2419	7550	Inv #Nov 2022 - Common Area Facilities Improvement	1,926.00
01/26/23	2419	7550	Inv #Nov 2022 - September - Prorated Pool Maintenance	234.00
01/26/23	2419	7550	Inv #Nov 2022 - November - Pool Maintenance	900.00
01/26/23	2419	7550	Inv #Nov 2022 - Re-Install Pool Light	32.40
01/26/23	2419	7550	Inv #Nov 2022 - Elevator and Alarm Phone	19.00
01/26/23	2419	7550	Inv #Nov 2022 - November - Elevator and Alarm Phone	75.62
01/26/23	2419	7550	Inv #Nov 2022 - November - Clubhouse Elevator Maintenance	64.08
01/26/23	2419	7550	Inv #Nov 2022 - 09/14-10/10/22 Gas for Hot Tub	13.59
01/26/23	2419	7550	Inv #Nov 2022 - November - Common Area Cleaning	390.60
01/26/23	2419	7550	Inv #Nov 2022 - 09/02-10/01/22 Irrigation at 1470 NE 123 St	89.62
01/26/23	2419	7550	Inv #Nov 2022 - 09/02-10/01/22 Pool and Spa Water	80.15
01/26/23	2419	7550	Inv #Nov 2022 - November - Pest Control	79.56
01/26/23	2419	7550	Inv #Nov 2022 - November - Security	2,547.02

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
01/01/23	ACHWEB20230 101	1030	ACHWEB Unit GAI-1-603	415.00
01/01/23	ACHWEB20230 101	1200	ACHWEB Unit GAI-1-603	(415.00)
01/01/23	ACHWEB20230 101	1030	ACHWEB Unit GAI-1-208	415.00
01/01/23	ACHWEB20230 101	1200	ACHWEB Unit GAI-1-208	(415.00)
01/02/23	ACHWEB20230 102	1030	ACHWEB Unit GAI-1-1208	427.00
01/02/23	ACHWEB20230 102	1200	ACHWEB Unit GAI-1-1208	(427.00)
01/02/23	ACHWEB20230 102	1030	ACHWEB Unit GAI-1-901	688.01
01/02/23	ACHWEB20230 102	1200	ACHWEB Unit GAI-1-901	(688.01)
01/04/23	ACHWEB20230 104	1030	ACHWEB Unit GAI-1-913	427.00
01/04/23	ACHWEB20230 104	1200	ACHWEB Unit GAI-1-913	(427.00)
01/06/23	ACHWEB20230 106	1030	ACHWEB Unit GAI-1-615	688.01
01/06/23	ACHWEB20230 106	1200	ACHWEB Unit GAI-1-615	(688.01)
01/07/23	ACHWEB20230 107	1030	ACHWEB Unit GAI-1-1115	688.01
01/07/23	ACHWEB20230 107	1200	ACHWEB Unit GAI-1-1115	(688.01)
01/08/23	ACHWEB20230 108	1030	ACHWEB Unit GAI-1-106	427.00
01/08/23	ACHWEB20230 108	1200	ACHWEB Unit GAI-1-106	(427.00)
01/09/23	ACHWEB20230 109	1030	ACHWEB Unit GAI-1-807	645.42
01/09/23	ACHWEB20230 109	1200	ACHWEB Unit GAI-1-807	(645.42)
01/10/23	ACHWEB20230 110	1030	ACHWEB Unit GAI-1-211	427.00
01/10/23	ACHWEB20230 110	1200	ACHWEB Unit GAI-1-211	(427.00)
01/13/23	ACHWEB20230 113	1030	ACHWEB Unit GAI-1-512	427.00
01/13/23	ACHWEB20230 113	1200	ACHWEB Unit GAI-1-512	(427.00)
01/27/23	ACHWEB20230 127	1030	ACHWEB Unit GAI-1-PH02	688.01
01/27/23	ACHWEB20230 127	1200	ACHWEB Unit GAI-1-PH02	(688.01)
01/05/23	AUTO.1	1030	Teco People's Gas	(1,002.42)
01/05/23	AUTO.1	7045	211011672295 - 11/08-12/13/22	1,002.42
01/05/23	AUTO.2	1030	AT&T	(593.48)
01/05/23	AUTO.2	7035	305 895-1156 030 0446 - 12/22-01/21/23	593.48

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
01/06/23	AUTO.3	1030	IPFS Corporation	(23,970.65)
01/06/23	AUTO.3	4015	FLS-140022 Payment 11 of 11	23,970.65
01/02/23	AUTO.4	1030	FPL	(116.50)
01/02/23	AUTO.4	7030	56006-15271 - 11/22-12/22/22	116.50
01/11/23	AUTO.5	1030	FPL	(5,516.41)
01/11/23	AUTO.5	7030	34752-18123 - 11/22-12/22/22	5,516.41
01/11/23	AUTO.6	1030	FPL	(51.74)
01/11/23	AUTO.6	7030	64563-31005 - 11/22-12/22/22	51.74
01/19/23	AUTO.7	1030	AT&T	(148.10)
01/19/23	AUTO.7	7035	308072533 - 01/28-02/27	148.10
01/03/23	CCARD202301 03	1030	CCARD Unit GAI-1-810	427.00
01/03/23	CCARD202301 03	1200	CCARD Unit GAI-1-810	(427.00)
01/04/23	CCARD202301 04	1030	CCARD Unit GAI-1-209	645.42
01/04/23	CCARD202301 04	1200	CCARD Unit GAI-1-209	(645.42)
01/08/23	CCARD202301 08	1030	CCARD Unit GAI-1-1003	427.00
01/08/23	CCARD202301 08	1200	CCARD Unit GAI-1-1003	(427.00)
01/10/23	CCARD202301 10	1030	CCARD Unit GAI-1-415	688.01
01/10/23	CCARD202301 10	1200	CCARD Unit GAI-1-415	(688.01)
01/16/23	CCARD202301 16	1030	CCARD Unit GAI-1-303	427.00
01/16/23	CCARD202301 16	1200	CCARD Unit GAI-1-303	(427.00)
01/17/23	CCARD202301 17	1030	CCARD Unit GAI-1-911	427.00
01/17/23	CCARD202301 17	1200	CCARD Unit GAI-1-911	(427.00)
01/27/23	CCARD202301 27	1030	CCARD Unit GAI-1-116	688.01
01/27/23	CCARD202301 27	1200	CCARD Unit GAI-1-116	(688.01)
01/31/23	CHG.1	1200	GenMaint 01/01/2023 - 01/31/2023	114,235.48
01/31/23	CHG.1	6012	GenMaint 01/01/2023 - 01/31/2023	(7,310.75)
01/31/23	CHG.1	6010	GenMaint 01/01/2023 - 01/31/2023	(106,924.73)
01/03/23	Dep.1	1030	LockBoxCR Batch # 2301033085	4,644.97
01/03/23	Dep.1	1200	LockBoxCR Batch # 2301033085	(4,644.97)
01/04/23	Dep.2	1030	LockBoxCR Batch # 2301043370	645.42
01/04/23	Dep.2	1200	LockBoxCR Batch # 2301043370	(645.42)
01/05/23	Dep.3	1030	LockBoxCR Batch # 2301053598	2,991.41

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
01/05/23	Dep.3	1200	LockBoxCR Batch # 2301053598	(2,991.41)
01/06/23	Dep.4	1030	LockBoxCR Batch # 2301063898	7,714.44
01/06/23	Dep.4	1200	LockBoxCR Batch # 2301063898	(7,714.44)
01/09/23	Dep.5	1030	ManCR Batch # 2301094163	400.00
01/09/23	Dep.5	1200	ManCR Batch # 2301094163	(400.00)
01/09/23	Dep.6	1030	LockBoxCR Batch # 2301094797	3,114.10
01/09/23	Dep.6	1200	LockBoxCR Batch # 2301094797	(3,114.10)
01/10/23	Dep.7	1030	LockBoxCR Batch # 2301105053	1,301.00
01/10/23	Dep.7	1200	LockBoxCR Batch # 2301105053	(1,301.00)
01/10/23	Dep.8	1030	ManCR Batch # 2301105157	937.29
01/10/23	Dep.8	1200	ManCR Batch # 2301105157	(937.29)
01/12/23	Dep.9	1030	EFTCR Batch # 2301115950	52,230.70
01/12/23	Dep.9	1200	EFTCR Batch # 2301115950	(52,230.70)
01/12/23	Dep.10	1030	LockBoxCR Batch # 2301126250	1,708.00
01/12/23	Dep.10	1200	LockBoxCR Batch # 2301126250	(1,708.00)
01/13/23	Dep.11	1030	LockBoxCR Batch # 2301136514	5,282.90
01/13/23	Dep.11	1200	LockBoxCR Batch # 2301136514	(5,282.90)
01/16/23	Dep.12	1030	LockBoxCR Batch # 2301166685	3,599.84
01/16/23	Dep.12	1200	LockBoxCR Batch # 2301166685	(3,599.84)
01/17/23	Dep.13	1030	LockBoxCR Batch # 2301176871	434.42
01/17/23	Dep.13	1200	LockBoxCR Batch # 2301176871	(434.42)
01/18/23	Dep.14	1030	LockBoxCR Batch # 2301187169	427.00
01/18/23	Dep.14	1200	LockBoxCR Batch # 2301187169	(427.00)
01/19/23	Dep.15	1030	LockBoxCR Batch # 2301197424	2,473.57
01/19/23	Dep.15	1200	LockBoxCR Batch # 2301197424	(2,473.57)
01/20/23	Dep.16	1030	LockBoxCR Batch # 2301207682	9,622.83
01/20/23	Dep.16	1200	LockBoxCR Batch # 2301207682	(9,622.83)
01/20/23	Dep.17	1035	LockBoxCR Batch # 2301207814	142.27
01/20/23	Dep.17	1210	LockBoxCR Batch # 2301207814	(142.27)
01/23/23	Dep.18	1030	LockBoxCR Batch # 2301237986	452.00
01/23/23	Dep.18	1200	LockBoxCR Batch # 2301237986	(452.00)
01/25/23	Dep.19	1030	LockBoxCR Batch # 2301258524	1,072.42
01/25/23	Dep.19	1200	LockBoxCR Batch # 2301258524	(1,072.42)
01/26/23	Dep.20	1030	LockBoxCR Batch # 2301268748	1,110.45
01/26/23	Dep.20	1200	LockBoxCR Batch # 2301268748	(1,110.45)
01/27/23	Dep.21	1030	LockBoxCR Batch # 2301278969	1,406.46
01/27/23	Dep.21	1200	LockBoxCR Batch # 2301278969	(1,406.46)
01/31/23	Dep.22	1030	LockBoxCR Batch # 2301319488	4,281.19
01/31/23	Dep.22	1200	LockBoxCR Batch # 2301319488	(4,281.19)

Greenwich Association, Inc.
Journals

January 1, 2023 - January 31, 2023

Date	Reference	Account	Description	Amount
01/10/23	DP01	1030	Miscellaneous	4,608.23
01/10/23	DP01	6025	Commercial Laundries, Inc	(4,608.23)
01/10/23	DP01	1045	Security Deposit	1,200.00
01/10/23	DP01	4165	Jahi Gibson -M/O 19-458836749 - Unit#413	(500.00)
01/10/23	DP01	4165	Jahi Gibson - M/O 19-458836750 - Unit#413	(500.00)
01/10/23	DP01	4165	Jahi Gibson - M/O 19-458836751 - Unit#413	(200.00)
01/24/23	DP02	1030	Miscellaneous	207.26
01/24/23	DP02	6075	Misc-Refund - Quill Ck#2599413	(207.26)
01/25/23	DP02	1030	Security Deposit	250.00
01/25/23	DP02	6075	Pet Deposit - Franciso Pedro - M/O 19-459969771 - Unit#1105	(250.00)
01/25/23	DP03	1030	Miscellaneous	50.00
01/25/23	DP03	6075	Bruno Construction Corp - Water Shut Off - Ck#1418	(50.00)
01/31/23	GJ03	4170	Recognize Cable Income	322.29
01/31/23	GJ03	6080	Recognize Cable Income	(322.29)
01/31/23	GJ04	4200	Due to Reserve - January's balance	(995.75)
01/31/23	GJ04	1500	Due to Reserve - January's balance	995.75
01/31/23	GJ05	1030	To reconcile account - paylease reversal - waiting on details	(414.87)
01/31/23	GJ05	6075	To reconcile account - paylease reversal - waiting on details	414.87
01/31/23	GJ06	4015	Adjust Insurance Payable to actual	(2,011.76)
01/31/23	GJ06	7555	Adjust Insurance Payable to actual	2,011.76
01/31/23	GJ07	7560	Expense DBPR	884.00
01/31/23	GJ07	1860	Expense DBPR	(884.00)
01/31/23	GJ08	7545	Expense 2023 Coupons	1,100.00
01/31/23	GJ08	1860	Expense 2023 Coupons	(1,100.00)
01/31/23	GJ09	7315	Elevator Phone	450.00
01/31/23	GJ09	5800	Elevator Phone	(450.00)
01/31/23	GJ10	6050	Prior Year Surplus	(6,750.00)
01/31/23	GJ10	5800	Prior Year Surplus	6,750.00
01/31/23	INS	7555	Expense Prepaid Insurance	24,658.02
01/31/23	INS	1850	Expense Prepaid Insurance	(24,658.02)
01/31/23	INT01	1030	Interest Income	4.45
01/31/23	INT01	1035	Interest Income	0.01
01/31/23	INT01	1040	Interest Income	575.16
01/31/23	INT01	6040	Interest Income	(579.62)
01/31/23	RE01	7020	Record Accounts Payables	18,535.47
01/31/23	RE01	7030	Record Accounts Payables	6,278.73
01/31/23	RE01	7045	Record Accounts Payables	4,687.28
01/31/23	RE01	7305	Record Accounts Payables	3,992.16

Greenwich Association, Inc.
Journals

January 1, 2023 - January 31, 2023

Date	Reference	Account	Description	Amount
01/31/23	RE01	7310	Record Accounts Payables	7,200.00
01/31/23	RE01	7345	Record Accounts Payables	7,780.00
01/31/23	RE01	7550	Record Accounts Payables	9,706.75
01/31/23	RE01	7380	Record Accounts Payables	3,144.57
01/31/23	RE01	7500	Record Accounts Payables	1,135.00
01/31/23	RE01	4010	Record Accounts Payables	(62,459.96)
01/01/23	RE01.1	7020	Record Accounts Payable	(17,590.10)
01/01/23	RE01.1	7030	Record Accounts Payable	(5,684.69)
01/01/23	RE01.1	7045	Record Accounts Payable	(1,002.42)
01/01/23	RE01.1	7305	Record Accounts Payable	(2,083.55)
01/01/23	RE01.1	7315	Record Accounts Payable	(450.00)
01/01/23	RE01.1	7310	Record Accounts Payable	(6,300.00)
01/01/23	RE01.1	7345	Record Accounts Payable	(7,720.00)
01/01/23	RE01.1	7550	Record Accounts Payable	(7,160.12)
01/01/23	RE01.1	4010	Record Accounts Payable	47,990.88
01/31/23	RE02	1200	Reclass Prepaid Maintenance	48,025.58
01/31/23	RE02	4150	Reclass Prepaid Maintenance	(48,025.58)
01/31/23	RE02	1210	Reclass Prepaid Maintenance	142.27
01/31/23	RE02	4155	Reclass Prepaid Maintenance	(142.27)
01/01/23	RE02.1	1200	Reclass Prepaid Maintenance	(43,634.66)
01/01/23	RE02.1	4150	Reclass Prepaid Maintenance	43,634.66
01/31/23	RES	6012	Record Reserve Funding	7,310.75
01/31/23	RES	5500	Record Reserve Funding	(7,310.75)
01/31/23	RESIT	6085	Reserve Interest Transfer	575.16
01/31/23	RESIT	5505	Reserve Interest Transfer	(575.16)
01/19/23	XR01	1030	Reserve Funding	(6,315.00)
01/19/23	XR01	1040	Reserve Funding - January 2023	6,315.00
Transaction Balance for General				0.00
Transaction Totals				
Total Debits		589,189.64		
Total Credits		589,189.64		

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)
 January 1, 2023 - January 31, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance
				258,219.79
Open Deposits & Additions				
ACHWEB2023	01/27/23	1200	ACHWEB Unit GAI-1-PH02	688.01
0127				
CCARD202301	01/27/23	1200	CCARD Unit GAI-1-116	688.01
27				
				Total
				<u>1,376.02</u>
Open Checks & Payments				
2192	06/30/22	7310	Suncoast Elevator Solutions, Inc.	900.00
2384	12/15/22	7130	Ana Berrios	121.00
2386	12/15/22	7130	Lucena Eutrope	121.00
2398	01/12/23	7130	1.2.3. Locksmith, Corp.	197.95
2411	01/26/23	7170	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	450.00
2412	01/26/23	7170	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	450.00
2413	01/26/23	7020	City of North Miami	40.16
2415	01/26/23	7125	Pye Barker Fire & Safety, LLC	513.60
2416	01/26/23	7540	Quill LLC	451.40
2417	01/26/23	7540	Quill LLC	7.05
2418	01/26/23	7536	Sunrise Management	2,661.60
2419	01/26/23	7550	Avesta Biscayne	7,160.12
				Total
				<u>13,073.88</u>
				Reconciled Bank Balance
				<u>246,521.93</u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				234,861.27
+ Cleared Deposits & Additions				119,686.23
- Cleared Checks & Payments				96,327.71
Ending Bank Balance				<u>258,219.79</u>
Reconciled Bank Information				
+ Open Deposits & Additions				1,376.02
- Open Checks & Payments				13,073.88
Reconciled Bank Balance				<u>246,521.93</u>
General Ledger Information				
Unadjusted General Ledger Balance				246,521.93
+/- Total Adjustments				0.00
Adjusted General Ledger Balance				<u>246,521.93</u>
Unreconciled Amount				
				<u>0.00</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 January 1, 2023 - January 31, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	608.03
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>608.03</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	465.75
			+ Cleared Deposits & Additions	142.28
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	608.03
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>608.03</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	608.03
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>608.03</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

January 1, 2023 - January 31, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	361,758.97
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>361,758.97</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	354,868.81
			+ Cleared Deposits & Additions	6,890.16
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	361,758.97
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>361,758.97</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	368,073.97
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>368,073.97</u></u>
			Unreconciled Amount	<u><u>(6,315.00)</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

January 1, 2023 - January 31, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	134,476.91
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
1046	01/26/23	4165	Ahmet Y. Hanlioglu	1,150.00
			Total	<u>1,150.00</u>
			Reconciled Bank Balance	<u><u>133,326.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	133,276.91
			+ Cleared Deposits & Additions	1,200.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	134,476.91
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>1,150.00</u>
			Reconciled Bank Balance	<u><u>133,326.91</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	133,576.91
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>133,576.91</u></u>
			Unreconciled Amount	<u><u>(250.00)</u></u>