

Greenwich Association, Inc.

Report on Compilation of Financial Statements

December 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 December 31, 2023, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 12 Months then ended in accordance with accounting principles generally accepted in the United States of America. 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 12 Months ended December 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*

February 09, 2024

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

Greenwich Association, Inc.

Balance Sheet

December 31, 2023

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ (59,749)
	<u>(59,749)</u>
Cash - Reserves	
Popular Community Bank- Reserves	375,953
	<u>375,953</u>
Cash - Security	
Popular Community Bank- Escrow	131,427
	<u>131,427</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>448,097</u>
Other Assets	
Maintenance Receivables	32,010
Allowance for Doubtful Accounts	(357)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Due from Operating	24,955
Prepaid Insurance	42,055
Prepaid Expenses	1,231
	<u>101,894</u>
	<u>\$ 549,991</u>

Greenwich Association, Inc.  
Balance Sheet  
December 31, 2023

Liabilities and Members' Equity

Accounts Payable	\$ 35,021
Insurance Payable	33,630
Prepaid Maintenance	57,326
Security Deposits	129,925
Deferred Cable Contract	6,124
Due to Reserves	<u>24,955</u>
	<u>286,981</u>
Reserve Contract Liabilities / Fund Balances	
Reserves - General (Pooled)	389,581
Reserves - Interest	<u>11,327</u>
	<u>400,908</u>
Operating Fund Balance	
Fund Balance	100,038
Current Year Revenue (Expense)	<u>(237,936)</u>
	<u>(137,898)</u>
	<u>263,010</u>
	<u>\$ 549,991</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 12 Months ended December 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
<b>Revenues</b>							
Owner Assessments	\$ 106,925	\$ 106,927	\$ (2)	\$ 1,283,097	\$ 1,283,118	\$ (21)	\$ 1,283,118
Reserve Assessment	-	7,311	(7,311)	-	87,729	(87,729)	87,729
Legal Fees	(135)	-	(135)	(135)	-	(135)	-
Laundry	2,140	2,500	(360)	25,369	30,000	(4,631)	30,000
Key Income	-	-	-	145	-	145	-
Interest Income	672	-	672	8,040	-	8,040	-
Late Fee	425	83	342	12,553	1,000	11,553	1,000
Prior Year Surplus	-	6,750	(6,750)	60,750	81,000	(20,250)	81,000
Bank Charges	-	-	-	125	-	125	-
Gate Card Income	-	42	(42)	-	500	(500)	500
Filter Income	-	8	(8)	9	100	(91)	100
Miscellaneous Income	100	417	(317)	4,220	5,000	(780)	5,000
Deferred Comcast Income	322	322	-	3,867	3,867	-	3,867
Reserve Interest Transfer	(672)	-	(672)	(8,017)	-	(8,017)	-
Bad Debt Expense	4,059	(833)	4,892	4,499	(10,000)	14,499	(10,000)
	<u>113,836</u>	<u>123,527</u>	<u>(9,691)</u>	<u>1,394,522</u>	<u>1,482,314</u>	<u>(87,792)</u>	<u>1,482,314</u>
Reserve Income							
Reserve Income	<u>49,707</u>	<u>-</u>	<u>49,707</u>	<u>49,707</u>	<u>-</u>	<u>49,707</u>	<u>-</u>
	49,707	-	49,707	49,707	-	49,707	-
<b>Total Revenues</b>	<u>163,543</u>	<u>123,527</u>	<u>40,016</u>	<u>1,444,229</u>	<u>1,482,314</u>	<u>(38,085)</u>	<u>1,482,314</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 12 Months ended December 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
<b>Operating Expenses</b>							
Administrative:							
Accounting Fees	1,315	1,315	-	15,780	15,780	-	15,780
Year End Accounting	4,000	333	(3,667)	8,000	4,000	(4,000)	4,000
Legal Fees	2,288	2,083	(205)	8,474	25,000	16,526	25,000
Legal Fee Recovery	-	-	-	(2,036)	-	2,036	-
Management Fees	2,931	1,550	(1,381)	19,981	18,600	(1,381)	18,600
License & Permit	903	343	(560)	4,283	4,116	(167)	4,116
Office Staff	6,825	5,767	(1,058)	68,305	69,200	895	69,200
Office Supplies	-	250	250	4,256	3,000	(1,256)	3,000
Postage and Mail	750	333	(417)	5,410	4,000	(1,410)	4,000
DBPR	-	74	74	884	884	-	884
Corporate Annual Report	-	5	5	61	61	-	61
	<u>19,012</u>	<u>12,053</u>	<u>(6,959)</u>	<u>133,398</u>	<u>144,641</u>	<u>11,243</u>	<u>144,641</u>
Community Room/Building:							
Greenwich Park Monthly Expense	<u>6,006</u>	<u>4,583</u>	<u>(1,423)</u>	<u>65,993</u>	<u>55,000</u>	<u>(10,993)</u>	<u>55,000</u>
	6,006	4,583	(1,423)	65,993	55,000	(10,993)	55,000
Contracts:							
Sanitation	1,925	2,000	75	24,591	24,000	(591)	24,000
Elevator	-	1,467	1,467	2,666	17,600	14,934	17,600
Cooling Tower	-	460	460	17,847	5,521	(12,326)	5,521
Lawn Maintenance	1,215	1,275	60	6,860	15,300	8,440	15,300
Pest Control	867	867	-	10,400	10,400	-	10,400
Janitorial Staff	9,708	9,401	(307)	120,075	112,806	(7,269)	112,806
Building Security	<u>21,576</u>	<u>6,750</u>	<u>(14,826)</u>	<u>102,513</u>	<u>81,000</u>	<u>(21,513)</u>	<u>81,000</u>
	35,291	22,220	(13,071)	284,952	266,627	(18,325)	266,627
Insurance:							
Insurance	<u>42,632</u>	<u>32,576</u>	<u>(10,056)</u>	<u>497,129</u>	<u>390,917</u>	<u>(106,212)</u>	<u>390,917</u>
	42,632	32,576	(10,056)	497,129	390,917	(106,212)	390,917
Repairs and Maintenance:							
Maintenance Supplies	400	500	100	6,627	6,000	(627)	6,000
R&M - Electrical	873	417	(456)	15,860	5,000	(10,860)	5,000
R&M - Fire Alarm	9,186	483	(8,703)	22,104	5,800	(16,304)	5,800
R&M- Fire Extinguisher	-	417	417	-	5,000	5,000	5,000
R&M - General	22,293	6,250	(16,043)	94,279	75,000	(19,279)	75,000
R&M - Access Control	-	50	50	-	600	600	600
R&M - Trash Chute	499	500	1	5,953	6,000	47	6,000
R&M - Tree Trimming	-	500	500	5,250	6,000	750	6,000
R&M - Air Conditioning Systems	5,506	625	(4,881)	19,090	7,500	(11,590)	7,500
R&M - Parking Repairs	-	208	208	150	2,500	2,350	2,500
R&M - Roof Repairs	-	333	333	2,000	4,000	2,000	4,000
R&M - Plumbing	3,700	1,000	(2,700)	27,507	12,000	(15,507)	12,000
R&M - Generator & Water Tower	590	583	(7)	2,023	7,000	4,977	7,000
R&M - Sprinkler	-	1,000	1,000	150	12,000	11,850	12,000
40 Year Certification	<u>-</u>	<u>6,250</u>	<u>6,250</u>	<u>130,277</u>	<u>75,000</u>	<u>(55,277)</u>	<u>75,000</u>
	43,047	19,116	(23,931)	331,270	229,400	(101,870)	229,400

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 12 Months ended December 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	19,381	15,833	(3,548)	208,274	190,000	(18,274)	190,000
Electricity	5,871	5,833	(38)	68,918	70,000	1,082	70,000
Telephone	2,253	833	(1,420)	22,271	10,000	(12,271)	10,000
Gas	<u>1,766</u>	<u>3,167</u>	<u>1,401</u>	<u>20,255</u>	<u>38,000</u>	<u>17,745</u>	<u>38,000</u>
	29,271	25,666	(3,605)	319,718	308,000	(11,718)	308,000
Reserve Transfer:							
Reserve Transfer	-	7,311	7,311	-	87,729	87,729	87,729
	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>-</u>	<u>87,729</u>	<u>87,729</u>	<u>87,729</u>
Reserve Expenses							
Reserve Expense	49,707	-	(49,707)	49,707	-	(49,707)	-
	<u>49,707</u>	<u>-</u>	<u>(49,707)</u>	<u>49,707</u>	<u>-</u>	<u>(49,707)</u>	<u>-</u>
<b>Total Expenses</b>	<u>224,966</u>	<u>123,525</u>	<u>(101,441)</u>	<u>1,682,167</u>	<u>1,482,314</u>	<u>(199,853)</u>	<u>1,482,314</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ (61,423)</u>	<u>\$ 2</u>	<u>\$ (61,425)</u>	<u>\$ (237,938)</u>	<u>\$ -</u>	<u>\$ (237,938)</u>	<u>\$ -</u>

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

December 1, 2023 - December 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1030 Popular Community Bank- Operating</b>				(33,554.59)		
12/01/23	Dep.1		LockBoxCR Batch # 2312013781		2,354.77	
12/04/23	CCARD2023 1204		CCARD Unit GAI-1-810		427.00	
12/05/23	2770		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(5,425.00)	
12/05/23	2771		Avesta Biscayne		(6,005.89)	
12/05/23	2772		Hollander, Goode, Lopez, PLLC		(135.33)	
12/05/23	2773		Miami Dade Exterminators Co.		(866.70)	
12/05/23	2774		Pye Barker Fire & Safety, LLC		(6,746.35)	
12/05/23	2775		Pye Barker Fire & Safety, LLC		(2,440.00)	
12/05/23	2776		Rodriguez Tiles Services, LLC		(1,100.00)	
12/05/23	2777		Rodriguez Tiles Services, LLC		(1,500.00)	
12/05/23	2778		Rodriguez Tiles Services, LLC		(1,100.00)	
12/05/23	2779		Sunrise Management		(1,331.30)	
12/05/23	AUTO.2		FPL		(150.75)	
12/05/23	Dep.2		LockBoxCR Batch # 2312054246		3,275.01	
12/06/23	ACHWEB202 31206		ACHWEB Unit GAI-1-901		734.60	
12/06/23	AUTO.1		IPFS Corporation		(41,960.45)	
12/06/23	AUTO.7		Teco People's Gas		(709.86)	
12/06/23	Dep.3		LockBoxCR Batch # 2312064443		1,926.42	
12/07/23	2780		GRC/Grass Roots Complete		(1,215.00)	
12/07/23	2781		Great American Business Products		(188.32)	
12/07/23	2782		Hollander, Goode, Lopez, PLLC		(301.47)	
12/07/23	ACHWEB202 31207		ACHWEB Unit GAI-1-913		427.00	
12/07/23	ACHWEB202 31207		ACHWEB Unit GAI-1-211		427.00	
12/07/23	Dep.4		ManCR Batch # 2312074546		427.00	
12/07/23	Dep.5		LockBoxCR Batch # 2312074659		9,374.45	
12/08/23	ACHWEB202 31208		ACHWEB Unit GAI-1-1412		427.00	
12/08/23	ACHWEB202 31208		ACHWEB Unit GAI-1-615		688.01	
12/08/23	ACHWEB202 31208		ACHWEB Unit GAI-1-411		427.00	
12/08/23	Dep.6		EFTCR Batch # 2312074836		54,209.55	
12/08/23	Dep.7		LockBoxCR Batch # 2312085083		3,631.04	
12/08/23	XR01		Transfer from Reserves to Oper - Transfer from Reserves to Oper - To Pay Back Oper		24,958.85	
12/09/23	CCARD2023 1209		CCARD Unit GAI-1-308		879.00	
12/11/23	ACHWEB202 31211		ACHWEB Unit GAI-1-415		668.01	
12/11/23	Dep.8		LockBoxCR Batch # 2312115294		2,396.01	
12/12/23	ACHWEB202 31212		ACHWEB Unit GAI-1-807		645.42	
12/12/23	ACHWEB202 31212		ACHWEB Unit GAI-1-512		427.00	
12/12/23	ACHWEB202 31212		ACHWEB Unit GAI-1-1208		427.00	
12/12/23	ACHWEB202 31212		ACHWEB Unit GAI-1-1214		427.00	
12/12/23	AUTO.5		AT&T		(2,090.51)	
12/12/23	Dep.9		LockBoxCR Batch # 2312125500		645.32	
12/13/23	ACHWEB202 31213		ACHWEB Unit GAI-1-1003		642.87	
12/13/23	AUTO.3		FPL		(63.29)	
12/13/23	AUTO.4		FPL		(5,656.88)	
12/13/23	CCARD2023 1213		CCARD Unit GAI-1-911		427.00	
12/13/23	Dep.10		LockBoxCR Batch # 2312135734		1,115.01	
12/14/23	2783		1.2.3. Locksmith, Corp.		(465.45)	

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

December 1, 2023 - December 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/14/23	2784		1.2.3. Locksmith, Corp.		(1,792.25)	
12/14/23	2785		A-1 Balers & Compactors		(498.62)	
12/14/23	2786		Air Concepts AC Services, Inc.		(5,089.25)	
12/14/23	2787		ALEX ELECTRIC SERVICES, INC		(332.50)	
12/14/23	2788		Elite Guard		(5,252.41)	
12/14/23	2789		Generator Service Inc.		(590.00)	
12/14/23	2790		Hi Tech Tree Service		(306.00)	
12/14/23	2791		Hi Tech Tree Service		(272.00)	
12/14/23	2792		Hi Tech Tree Service		(119.00)	
12/14/23	2793		Juda, Eskew & Associates		(1,315.00)	
12/14/23	2794		O&S Associates, Inc.		(4,987.38)	
12/14/23	2795		Phillip Burrows		(1,200.00)	
12/14/23	2796		Waste Pro - Pembroke Pines		(1,908.54)	
12/14/23	2797		Wright National Flood Insurance Company		(8,330.00)	
12/14/23	ACHWEB202 31214		ACHWEB Unit GAI-1-1110		427.00	
12/14/23	Dep.11		LockBoxCR Batch # 2312145909		5,959.46	
12/15/23	Dep.12		LockBoxCR Batch # 2312156093		841.87	
12/18/23	Dep.13		LockBoxCR Batch # 2312186287		4,940.19	
12/19/23	Dep.14		LockBoxCR Batch # 2312196457		450.00	
12/20/23	2798		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(3,700.00)	
12/20/23	2799		Air New Solutions		(417.00)	
12/20/23	2800		City of North Miami		(19,341.26)	
12/20/23	2801		City of North Miami		(40.16)	
12/20/23	2802		Florida Door Control of Orlando, Inc.		(399.50)	
12/20/23	2803		Hi Tech Tree Service		(5,037.44)	
12/20/23	2804		Jorge Hernandez		(1,500.00)	
12/20/23	AUTO.6		AT&T		(162.47)	
12/20/23	XR01		December Reserve Funding		(7,311.00)	
12/21/23	2805		ALEX ELECTRIC SERVICES, INC		(540.00)	
12/21/23	2806		America Service INDS.		(9,707.55)	
12/21/23	2807		DPBR Div. FL Condos, Timeshares and Mobile Homes		(884.00)	
12/21/23	2808		Hollander, Goode, Lopez, PLLC		(1,986.09)	
12/21/23	Dep.15		LockBoxCR Batch # 2312216668		427.00	
12/22/23	CCARD2023 1222		CCARD Unit GAI-1-303		452.00	
12/23/23	ACHWEB202 31223		ACHWEB Unit GAI-1-603		500.00	
12/23/23	ACHWEB202 31223		ACHWEB Unit GAI-1-208		500.00	
12/26/23	ACHWEB202 31226		ACHWEB Unit GAI-1-1115		713.01	
12/27/23	Dep.16		LockBoxCR Batch # 2312276921		4,593.01	
12/28/23	Dep.17		LockBoxCR Batch # 2312287129		1,820.07	
12/31/23	DP01		Deposit		50.00	
12/31/23	DP01		Deposit		50.00	
12/31/23	GJ01		Laundry Income		2,139.99	
12/31/23	INT		Interest Income		0.25	
			<b>Totals for 1030</b>		<u>(26,193.78)</u>	<u>(59,748.37)</u>
<b>1035 Popular Community Bank- S/A</b>				465.86		
			<b>Totals for 1035</b>		<u>0.00</u>	<u>465.86</u>
<b>1040 Popular Community Bank- Reserves</b>				442,635.17		
12/08/23	XR01		Transfer from Reserves to Oper		(24,958.85)	
12/14/23	1002		Restore Construction Group Inc		(49,706.63)	
12/20/23	XR01		December Reserve Funding		7,311.00	
12/31/23	INT		Interest Income		671.70	
			<b>Totals for 1040</b>		<u>(66,682.78)</u>	<u>375,952.39</u>

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

December 1, 2023 - December 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1045 Popular Community Bank- Escrow</b>				131,426.91		
<b>Totals for 1045</b>					<u>0.00</u>	<u>131,426.91</u>
<b>1200 Maintenance Receivables</b>				31,764.44		
12/01/23	Dep.1		LockBoxCR Batch # 2312013781		(2,354.77)	
12/01/23	RE02.1		Reclass Prepaid Maintenance		(62,662.31)	
12/04/23	CCARD2023		CCARD Unit GAI-1-810		(427.00)	
	1204					
12/05/23	Dep.2		LockBoxCR Batch # 2312054246		(3,275.01)	
12/06/23	ACHWEB202		ACHWEB Unit GAI-1-901		(734.60)	
	31206					
12/06/23	Dep.3		LockBoxCR Batch # 2312064443		(1,926.42)	
12/07/23	ACHWEB202		ACHWEB Unit GAI-1-913		(427.00)	
	31207					
12/07/23	ACHWEB202		ACHWEB Unit GAI-1-211		(427.00)	
	31207					
12/07/23	Dep.4		ManCR Batch # 2312074546		(427.00)	
12/07/23	Dep.5		LockBoxCR Batch # 2312074659		(9,374.45)	
12/08/23	ACHWEB202		ACHWEB Unit GAI-1-1412		(427.00)	
	31208					
12/08/23	ACHWEB202		ACHWEB Unit GAI-1-615		(688.01)	
	31208					
12/08/23	ACHWEB202		ACHWEB Unit GAI-1-411		(427.00)	
	31208					
12/08/23	Dep.6		EFTCR Batch # 2312074836		(54,209.55)	
12/08/23	Dep.7		LockBoxCR Batch # 2312085083		(3,631.04)	
12/09/23	CCARD2023		CCARD Unit GAI-1-308		(879.00)	
	1209					
12/11/23	ACHWEB202		ACHWEB Unit GAI-1-415		(668.01)	
	31211					
12/11/23	Dep.8		LockBoxCR Batch # 2312115294		(2,396.01)	
12/12/23	ACHWEB202		ACHWEB Unit GAI-1-807		(645.42)	
	31212					
12/12/23	ACHWEB202		ACHWEB Unit GAI-1-512		(427.00)	
	31212					
12/12/23	ACHWEB202		ACHWEB Unit GAI-1-1208		(427.00)	
	31212					
12/12/23	ACHWEB202		ACHWEB Unit GAI-1-1214		(427.00)	
	31212					
12/12/23	Dep.9		LockBoxCR Batch # 2312125500		(645.32)	
12/13/23	ACHWEB202		ACHWEB Unit GAI-1-1003		(642.87)	
	31213					
12/13/23	CCARD2023		CCARD Unit GAI-1-911		(427.00)	
	1213					
12/13/23	Dep.10		LockBoxCR Batch # 2312135734		(1,115.01)	
12/14/23	ACHWEB202		ACHWEB Unit GAI-1-1110		(427.00)	
	31214					
12/14/23	Dep.11		LockBoxCR Batch # 2312145909		(5,959.46)	
12/15/23	Dep.12		LockBoxCR Batch # 2312156093		(841.87)	
12/18/23	Dep.13		LockBoxCR Batch # 2312186287		(4,940.19)	
12/19/23	Dep.14		LockBoxCR Batch # 2312196457		(450.00)	
12/21/23	Dep.15		LockBoxCR Batch # 2312216668		(427.00)	
12/22/23	CCARD2023		CCARD Unit GAI-1-303		(452.00)	
	1222					
12/23/23	ACHWEB202		ACHWEB Unit GAI-1-603		(500.00)	
	31223					
12/23/23	ACHWEB202		ACHWEB Unit GAI-1-208		(500.00)	
	31223					
12/26/23	ACHWEB202		ACHWEB Unit GAI-1-1115		(713.01)	
	31226					
12/27/23	Dep.16		LockBoxCR Batch # 2312276921		(4,593.01)	
12/28/23	Dep.17		LockBoxCR Batch # 2312287129		(1,820.07)	
12/31/23	CHG.1		GenMaint 12/01/2023 - 12/31/2023		114,235.48	
12/31/23	LFE.1		GenLate 12/01/2023 - 12/31/2023		425.00	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/31/23	RE02		Reclass Prepaid Maintenance		57,326.43	
			<b>Totals for 1200</b>		<u>245.50</u>	<u>32,009.94</u>
			<b>1205 Allowance for Doubtful Accounts</b>	(4,416.13)		
12/31/23	GJ07		Allowance for Bad Debt		4,059.30	
			<b>Totals for 1205</b>		<u>4,059.30</u>	<u>(356.83)</u>
			<b>1210 Special Assessment Receivables #6</b>	4,795.00		
			<b>Totals for 1210</b>		<u>0.00</u>	<u>4,795.00</u>
			<b>1215 Allowance for Doubtful Accounts - S/A</b>	(2,794.80)		
			<b>Totals for 1215</b>		<u>0.00</u>	<u>(2,794.80)</u>
			<b>1500 Due from Operating</b>	13,120.00		
12/31/23	GJ06		Adjust Due to Reserve to Actual		11,835.00	
			<b>Totals for 1500</b>		<u>11,835.00</u>	<u>24,955.00</u>
			<b>1850 Prepaid Insurance</b>	84,686.99		
12/31/23	INS		Expense Prepaid Insurance		(42,632.37)	
			<b>Totals for 1850</b>		<u>(42,632.37)</u>	<u>42,054.62</u>
			<b>1860 Prepaid Expenses</b>	1,250.00		
12/31/23	GJ04		Record Prepaid Expense		(18.75)	
			<b>Totals for 1860</b>		<u>(18.75)</u>	<u>1,231.25</u>
			<b>4010 Accounts Payable</b>	(5,948.86)		
12/01/23	RE01.1		Record Accounts Payable		5,948.86	
12/31/23	RE01		Record Accounts Payable		(35,020.69)	
			<b>Totals for 4010</b>		<u>(29,071.83)</u>	<u>(35,020.69)</u>
			<b>4015 Insurance Payable</b>	(83,920.90)		
12/06/23	AUTO.1		IPFS Corporation - FLS-177480 10 OUT OF 11 PAYMENTS		41,960.45	
12/14/23	2797		Wright National Flood Insurance Company - Inv #6256817 - Renewal Payment		8,330.00	
			<b>Totals for 4015</b>		<u>50,290.45</u>	<u>(33,630.45)</u>
			<b>4150 Prepaid Maintenance</b>	(62,662.31)		
12/01/23	RE02.1		Reclass Prepaid Maintenance		62,662.31	
12/31/23	RE02		Reclass Prepaid Maintenance		(57,326.43)	
			<b>Totals for 4150</b>		<u>5,335.88</u>	<u>(57,326.43)</u>
			<b>4165 Security Deposits</b>	(131,125.00)		
12/14/23	2795		Phillip Burrows - Inv #GAI-1-615 - Reimbursement for GAI-1-615		1,200.00	
			<b>Totals for 4165</b>		<u>1,200.00</u>	<u>(129,925.00)</u>
			<b>4170 Deferred Cable Contract</b>	(6,446.00)		
12/31/23	GJ03		Recognize Cable Income		322.29	
			<b>Totals for 4170</b>		<u>322.29</u>	<u>(6,123.71)</u>
			<b>4200 Due to Reserves</b>	(13,120.00)		
12/31/23	GJ06		Adjust Due to Reserve to Actual		(11,835.00)	
			<b>Totals for 4200</b>		<u>(11,835.00)</u>	<u>(24,955.00)</u>
			<b>5500 Reserves - General (Pooled)</b>	(431,977.45)		
12/31/23	GJ05		Record Reserve Income		49,707.00	
12/31/23	RES		Record Reserve Funding		(7,310.75)	
			<b>Totals for 5500</b>		<u>42,396.25</u>	<u>(389,581.20)</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>5505 Reserves - Interest</b>				(10,655.15)		
12/31/23	RESIT		Reserve Interest Transfer		(671.70)	
<b>Totals for 5505</b>					<u>(671.70)</u>	<u>(11,326.85)</u>
<b>5800 Fund Balance</b>				(100,038.26)		
<b>Totals for 5800</b>					<u>0.00</u>	<u>(100,038.26)</u>
<b>6010 Owner Assessments</b>				(1,176,172.03)		
12/31/23	CHG.1		GenMaint 12/01/2023 - 12/31/2023		(114,235.48)	
12/31/23	RES		Record Reserve Funding		7,310.75	
<b>Totals for 6010</b>					<u>(106,924.73)</u>	<u>(1,283,096.76)</u>
<b>6015 Legal Fees</b>				0.00		
12/05/23	2772		Hollander, Goode, Lopez, PLLC - Inv #17549 - Professional Services		135.33	
<b>Totals for 6015</b>					<u>135.33</u>	<u>135.33</u>
<b>6025 Laundry</b>				(23,229.14)		
12/31/23	GJ01		Laundry Income		(2,139.99)	
<b>Totals for 6025</b>					<u>(2,139.99)</u>	<u>(25,369.13)</u>
<b>6030 Key Income</b>				(145.00)		
<b>Totals for 6030</b>					<u>0.00</u>	<u>(145.00)</u>
<b>6040 Interest Income</b>				(7,368.25)		
12/31/23	INT		Interest Income		(671.95)	
<b>Totals for 6040</b>					<u>(671.95)</u>	<u>(8,040.20)</u>
<b>6045 Late Fee</b>				(12,128.18)		
12/31/23	LFE.1		GenLate 12/01/2023 - 12/31/2023		(425.00)	
<b>Totals for 6045</b>					<u>(425.00)</u>	<u>(12,553.18)</u>
<b>6050 Prior Year Surplus</b>				(60,750.00)		
<b>Totals for 6050</b>					<u>0.00</u>	<u>(60,750.00)</u>
<b>6060 Bank Charges</b>				(125.00)		
<b>Totals for 6060</b>					<u>0.00</u>	<u>(125.00)</u>
<b>6070 Filter Income</b>				(9.00)		
<b>Totals for 6070</b>					<u>0.00</u>	<u>(9.00)</u>
<b>6075 Miscellaneous Income</b>				(4,120.16)		
12/31/23	DP01		Deposit		(50.00)	
12/31/23	DP01		Deposit		(50.00)	
<b>Totals for 6075</b>					<u>(100.00)</u>	<u>(4,220.16)</u>
<b>6080 Deferred Comcast Income</b>				(3,545.19)		
12/31/23	GJ03		Recognize Cable Income		(322.29)	
<b>Totals for 6080</b>					<u>(322.29)</u>	<u>(3,867.48)</u>
<b>6085 Reserve Interest Transfer</b>				7,345.36		
12/31/23	RESIT		Reserve Interest Transfer		671.70	
<b>Totals for 6085</b>					<u>671.70</u>	<u>8,017.06</u>
<b>6200 Reserve Income</b>				0.00		
12/31/23	GJ05		Record Reserve Income		(49,707.00)	
<b>Totals for 6200</b>					<u>(49,707.00)</u>	<u>(49,707.00)</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>7020 Water &amp; Sewer</b>				188,892.18		
12/20/23	2800		City of North Miami - Inv #12/11/23 - 61-01-01990-00-10/2 - 11/1/23		19,341.26	
12/20/23	2801		City of North Miami - Inv #12-11-23 - 41-88-14938-01-10/2 - 11/1/23		40.16	
<b>Totals for 7020</b>					<u>19,381.42</u>	<u>208,273.60</u>
<b>7030 Electricity</b>				63,047.20		
12/05/23	AUTO.2		FPL - 34752-18123 - Dec'23		150.75	
12/13/23	AUTO.3		FPL - 34752-18123 - Dec'23		63.29	
12/13/23	AUTO.4		FPL - 34752-18123 - Dec'23		5,656.88	
<b>Totals for 7030</b>					<u>5,870.92</u>	<u>68,918.12</u>
<b>7035 Telephone</b>				20,018.14		
12/12/23	AUTO.5		AT&T - Dec SVC		2,090.51	
12/20/23	AUTO.6		AT&T - December Services		162.47	
<b>Totals for 7035</b>					<u>2,252.98</u>	<u>22,271.12</u>
<b>7045 Gas</b>				18,489.24		
12/06/23	AUTO.7		Teco People's Gas - 211011672295 - Nov'23		709.86	
12/31/23	RE01		Record Accounts Payable		1,056.33	
<b>Totals for 7045</b>					<u>1,766.19</u>	<u>20,255.43</u>
<b>7110 Maintenance Supplies</b>				6,227.17		
12/20/23	2802		Florida Door Control of Orlando, Inc. - Inv #1079145 - Key Tags, Black Plastic, Sequentially Numb		399.50	
<b>Totals for 7110</b>					<u>399.50</u>	<u>6,626.67</u>
<b>7120 R&amp;M - Electrical</b>				14,987.79		
12/14/23	2787		ALEX ELECTRIC SERVICES, INC - Inv #46330 - Separate 2 Circuits		332.50	
12/21/23	2805		ALEX ELECTRIC SERVICES, INC - Inv #46384 - TroubleShoot		540.00	
<b>Totals for 7120</b>					<u>872.50</u>	<u>15,860.29</u>
<b>7125 R&amp;M - Fire Alarm</b>				12,917.52		
12/05/23	2774		Pye Barker Fire & Safety, LLC - Inv #PSI1190670 - Phase 1 & Phase 2		6,746.35	
12/05/23	2775		Pye Barker Fire & Safety, LLC - Inv #PSI1190881 - Permitting Panel Replacement		2,440.00	
<b>Totals for 7125</b>					<u>9,186.35</u>	<u>22,103.87</u>
<b>7130 R&amp;M - General</b>				71,985.95		
12/05/23	2770		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #29472 - Roof Mechanical Room		5,425.00	
12/05/23	2776		Rodriguez Tiles Services, LLC - Inv #11292023 - Bathroom Ceiling - #1007		1,100.00	
12/05/23	2777		Rodriguez Tiles Services, LLC - Inv #11292023-2 - Parking Lot Draining		1,500.00	
12/05/23	2778		Rodriguez Tiles Services, LLC - Inv #11292023-3 - #PH15 Roof Leak		1,100.00	
12/07/23	2781		Great American Business Products - Inv #43282727 - Bargain Paw Pal Bags		188.32	
12/14/23	2783		1.2.3. Locksmith, Corp. - Inv #6880 - Deadlatch for Panic Bar		465.45	
12/14/23	2784		1.2.3. Locksmith, Corp. - Inv #6885 - R&M - General		1,792.25	
12/14/23	2790		Hi Tech Tree Service - Inv #2920 - Remove 18 chickens		306.00	
12/14/23	2791		Hi Tech Tree Service - Inv #2925 - Remove 16 chickens		272.00	
12/14/23	2792		Hi Tech Tree Service - Inv #2927 - Remove 7 Chickens		119.00	
12/14/23	2794		O&S Associates, Inc. - Inv #07-2023-11-010 - Building Facade Repair Project		4,987.38	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/20/23	2803		Hi Tech Tree Service - Inv #2926 - Remove Plants/Garbage		5,037.44	
			<b>Totals for 7130</b>		<u>22,292.84</u>	<u>94,278.79</u>
<b>7140 R&amp;M - Trash Chute</b>				5,454.55		
12/14/23	2785		A-1 Balers & Compactors - Inv #34317 - Field Service Labor		498.62	
			<b>Totals for 7140</b>		<u>498.62</u>	<u>5,953.17</u>
<b>7145 R&amp;M - Tree Trimming</b>				5,250.00		
			<b>Totals for 7145</b>		<u>0.00</u>	<u>5,250.00</u>
<b>7150 R&amp;M - Air Conditioning Systems</b>				13,583.50		
12/14/23	2786		Air Concepts AC Services, Inc. - Inv #INV-3008 - Water Source Heatpump		5,089.25	
12/20/23	2799		Air New Solutions - Inv #1-3363-1 - Maintenance for A/C		417.00	
			<b>Totals for 7150</b>		<u>5,506.25</u>	<u>19,089.75</u>
<b>7155 R&amp;M - Parking Repairs</b>				150.00		
			<b>Totals for 7155</b>		<u>0.00</u>	<u>150.00</u>
<b>7160 R&amp;M - Roof Repairs</b>				2,000.00		
			<b>Totals for 7160</b>		<u>0.00</u>	<u>2,000.00</u>
<b>7170 R&amp;M - Plumbing</b>				23,807.00		
12/20/23	2798		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #29330 - Contract Job		3,700.00	
			<b>Totals for 7170</b>		<u>3,700.00</u>	<u>27,507.00</u>
<b>7180 R&amp;M - Generator &amp; Water Tower</b>				1,432.59		
12/14/23	2789		Generator Service Inc. - Inv #17842 - Elevator Test		590.00	
			<b>Totals for 7180</b>		<u>590.00</u>	<u>2,022.59</u>
<b>7185 R&amp;M - Sprinkler</b>				150.00		
			<b>Totals for 7185</b>		<u>0.00</u>	<u>150.00</u>
<b>7195 40 Year Certification</b>				130,277.07		
			<b>Totals for 7195</b>		<u>0.00</u>	<u>130,277.07</u>
<b>7305 Sanitation</b>				22,665.62		
12/01/23	RE01.1		Record Accounts Payable		(1,908.54)	
12/14/23	2796		Waste Pro - Pembroke Pines - Inv #0001203769 - 075109 : 11/1 - 11/30/23		1,908.54	
12/31/23	RE01		Record Accounts Payable		1,925.00	
			<b>Totals for 7305</b>		<u>1,925.00</u>	<u>24,590.62</u>
<b>7310 Elevator</b>				2,666.30		
			<b>Totals for 7310</b>		<u>0.00</u>	<u>2,666.30</u>
<b>7325 Cooling Tower</b>				17,846.60		
			<b>Totals for 7325</b>		<u>0.00</u>	<u>17,846.60</u>
<b>7345 Lawn Maintenance</b>				5,645.00		
12/07/23	2780		GRC/Grass Roots Complete - Inv #67934 - 12/1 - 12/31/23		1,215.00	
			<b>Totals for 7345</b>		<u>1,215.00</u>	<u>6,860.00</u>
<b>7360 Pest Control</b>				9,533.70		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/05/23	2773		Miami Dade Exterminators Co. - Inv #18015 - 12/1 - 12/31/23		866.70	
			<b>Totals for 7360</b>		866.70	10,400.40
<b>7370 Janitorial Staff</b>				110,367.60		
12/21/23	2806		America Service INDS. - Inv #17453 - 01/1 - 01/31/23		9,707.55	
			<b>Totals for 7370</b>		9,707.55	120,075.15
<b>7380 Building Security</b>				80,936.82		
12/01/23	RE01.1		Record Accounts Payable		(4,040.32)	
12/14/23	2788		Elite Guard - Inv #GWI#035 - 11/20 - 12/3/23		5,252.41	
12/31/23	RE01		Record Accounts Payable		20,364.16	
			<b>Totals for 7380</b>		21,576.25	102,513.07
<b>7500 Accounting Fees</b>				14,465.00		
12/14/23	2793		Juda, Eskew & Associates - Inv #76845 - 12/1 - 12/31/23		1,315.00	
			<b>Totals for 7500</b>		1,315.00	15,780.00
<b>7502 Year End Accounting</b>				4,000.00		
12/31/23	RE01		Record Accounts Payable		4,000.00	
			<b>Totals for 7502</b>		4,000.00	8,000.00
<b>7505 Legal Fees</b>				6,186.25		
12/07/23	2782		Hollander, Goode, Lopez, PLLC - Inv #17785 - Professional Services		301.47	
12/21/23	2808		Hollander, Goode, Lopez, PLLC - Inv #23-001 - Matter : #A813 - Zina Moinzadeh		1,986.09	
			<b>Totals for 7505</b>		2,287.56	8,473.81
<b>7506 Legal Fee Recovery</b>				(2,036.09)		
			<b>Totals for 7506</b>		0.00	(2,036.09)
<b>7510 Management Fees</b>				17,050.00		
12/05/23	2779		Sunrise Management - Inv #053242 - Cam Payroll- 11/20 - 11/26/23		1,331.30	
12/31/23	RE01		Record Accounts Payable		1,600.00	
			<b>Totals for 7510</b>		2,931.30	19,981.30
<b>7525 License &amp; Permit</b>				3,380.60		
12/21/23	2807		DPBR Div. FL Condos, Timeshares and Mobile Homes - Inv #688543 - Project # : PR1P010004 - Annual Fees		884.00	
12/31/23	GJ04		Record Prepaid Expense		18.75	
			<b>Totals for 7525</b>		902.75	4,283.35
<b>7536 Office Staff</b>				61,479.30		
12/20/23	2804		Jorge Hernandez - Inv #12/18/23 - Christmas Bonus		1,500.00	
12/31/23	RE01		Record Accounts Payable		5,325.20	
			<b>Totals for 7536</b>		6,825.20	68,304.50
<b>7540 Office Supplies</b>				4,255.81		
			<b>Totals for 7540</b>		0.00	4,255.81
<b>7545 Postage and Mail</b>				4,660.27		
12/31/23	RE01		Record Accounts Payable		750.00	
			<b>Totals for 7545</b>		750.00	5,410.27
<b>7550 Greenwich Park Monthly Expense</b>				59,987.29		
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Oct Landscaping Services		450.00	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Monthly Rust Prevention Oct 2023		89.75	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Common Area Cleaning Supplies		81.35	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Cleaning Supplies - Trash Bags		118.90	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Gym Equipment Service		93.62	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Pool Maintenance - October		900.00	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Elevator/ Alarm Phone - Kings III		21.09	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Elevator/Alarm Phone- Spectrotel		772.62	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Clubhouse Maint - Oct		66.00	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Gas for Hot Tub 9/9-10/11/23		13.59	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Common Area October - Catalina		390.60	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Irrigation 8/2 - 9/1/23		26.45	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Pool/Spa Water 7/2 -8/1/23		36.26	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Oct Pest Control		358.20	
12/05/23	2771		Avesta Biscayne - Inv #Oct 2023 - Oct Security		2,587.46	
			<b>Totals for 7550</b>		<u>6,005.89</u>	<u>65,993.18</u>
<b>7555 Insurance</b>				454,496.31		
12/31/23	INS		Expense Prepaid Insurance		<u>42,632.37</u>	
			<b>Totals for 7555</b>		<u>42,632.37</u>	<u>497,128.68</u>
<b>7560 DBPR</b>				884.00		
			<b>Totals for 7560</b>		<u>0.00</u>	<u>884.00</u>
<b>7575 Corporate Annual Report</b>				61.25		
			<b>Totals for 7575</b>		<u>0.00</u>	<u>61.25</u>
<b>7800 Reserve Expense</b>				0.00		
12/14/23	1002		Restore Construction Group Inc - Inv #003 - Reserve Expense		<u>49,706.63</u>	
			<b>Totals for 7800</b>		<u>49,706.63</u>	<u>49,706.63</u>
<b>7810 Bad Debt Expense</b>				(439.86)		
12/31/23	GJ07		Allowance for Bad Debt		<u>(4,059.30)</u>	
			<b>Totals for 7810</b>		<u>(4,059.30)</u>	<u>(4,499.16)</u>
			<b>Report Total</b>			<u>0.00</u>
<b>Net Revenue/(Expense)</b>						
Current Period					<u>(61,421.54)</u>	
Year-to-Date					<u>(237,936.62)</u>	

Distribution count = 230

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

December 1, 2023 - December 31, 2023

Date	Reference	Account	Description	Amount
<b>Journal: General</b>				
12/14/23	1002	1040	Restore Construction Group Inc	(49,706.63)
12/14/23	1002	7800	Inv #003 - Reserve Expense	49,706.63
12/05/23	2770	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(5,425.00)
12/05/23	2770	7130	Inv #29472 - Roof Mechanical Room	5,425.00
12/05/23	2771	1030	Avesta Biscayne	(6,005.89)
12/05/23	2771	7550	Inv #Oct 2023 - Oct Landscaping Services	450.00
12/05/23	2771	7550	Inv #Oct 2023 - Monthly Rust Prevention Oct 2023	89.75
12/05/23	2771	7550	Inv #Oct 2023 - Common Area Cleaning Supplies	81.35
12/05/23	2771	7550	Inv #Oct 2023 - Cleaning Supplies - Trash Bags	118.90
12/05/23	2771	7550	Inv #Oct 2023 - Gym Equipment Service	93.62
12/05/23	2771	7550	Inv #Oct 2023 - Pool Maintenance - October	900.00
12/05/23	2771	7550	Inv #Oct 2023 - Elevator/ Alarm Phone - Kings III	21.09
12/05/23	2771	7550	Inv #Oct 2023 - Elevator/Alarm Phone-Spectrotel	772.62
12/05/23	2771	7550	Inv #Oct 2023 - Clubhouse Maint - Oct	66.00
12/05/23	2771	7550	Inv #Oct 2023 - Gas for Hot Tub 9/9-10/11/23	13.59
12/05/23	2771	7550	Inv #Oct 2023 - Common Area October - Catalina	390.60
12/05/23	2771	7550	Inv #Oct 2023 - Irrigation 8/2 - 9/1/23	26.45
12/05/23	2771	7550	Inv #Oct 2023 - Pool/Spa Water 7/2 -8/1/23	36.26
12/05/23	2771	7550	Inv #Oct 2023 - Oct Pest Control	358.20
12/05/23	2771	7550	Inv #Oct 2023 - Oct Security	2,587.46
12/05/23	2772	1030	Hollander, Goode, Lopez, PLLC	(135.33)
12/05/23	2772	6015	Inv #17549 - Professional Services	135.33
12/05/23	2773	1030	Miami Dade Exterminators Co.	(866.70)
12/05/23	2773	7360	Inv #18015 - 12/1 - 12/31/23	866.70
12/05/23	2774	1030	Pye Barker Fire & Safety, LLC	(6,746.35)
12/05/23	2774	7125	Inv #PSI1190670 - Phase 1 & Phase 2	6,746.35
12/05/23	2775	1030	Pye Barker Fire & Safety, LLC	(2,440.00)
12/05/23	2775	7125	Inv #PSI1190881 - Permitting Panel Replacement	2,440.00
12/05/23	2776	1030	Rodriguez Tiles Services, LLC	(1,100.00)
12/05/23	2776	7130	Inv #11292023 - Bathroom Ceiling - #1007	1,100.00
12/05/23	2777	1030	Rodriguez Tiles Services, LLC	(1,500.00)
12/05/23	2777	7130	Inv #11292023-2 - Parking Lot Draining	1,500.00
12/05/23	2778	1030	Rodriguez Tiles Services, LLC	(1,100.00)
12/05/23	2778	7130	Inv #11292023-3 - #PH15 Roof Leak	1,100.00
12/05/23	2779	1030	Sunrise Management	(1,331.30)
12/05/23	2779	7510	Inv #053242 - Cam Payroll- 11/20 - 11/26/23	1,331.30
12/07/23	2780	1030	GRC/Grass Roots Complete	(1,215.00)
12/07/23	2780	7345	Inv #67934 - 12/1 - 12/31/23	1,215.00

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

December 1, 2023 - December 31, 2023

Date	Reference	Account	Description	Amount
12/07/23	2781	1030	Great American Business Products	(188.32)
12/07/23	2781	7130	Inv #43282727 - Bargain Paw Pal Bags	188.32
12/07/23	2782	1030	Hollander, Goode, Lopez, PLLC	(301.47)
12/07/23	2782	7505	Inv #17785 - Professional Services	301.47
12/14/23	2783	1030	1.2.3. Locksmith, Corp.	(465.45)
12/14/23	2783	7130	Inv #6880 - Deadlatch for Panic Bar	465.45
12/14/23	2784	1030	1.2.3. Locksmith, Corp.	(1,792.25)
12/14/23	2784	7130	Inv #6885 - R&M - General	1,792.25
12/14/23	2785	1030	A-1 Balers & Compactors	(498.62)
12/14/23	2785	7140	Inv #34317 - Field Service Labor	498.62
12/14/23	2786	1030	Air Concepts AC Services, Inc.	(5,089.25)
12/14/23	2786	7150	Inv #INV-3008 - Water Source Heatpump	5,089.25
12/14/23	2787	1030	ALEX ELECTRIC SERVICES, INC	(332.50)
12/14/23	2787	7120	Inv #46330 - Separate 2 Circuits	332.50
12/14/23	2788	1030	Elite Guard	(5,252.41)
12/14/23	2788	7380	Inv #GWI#035 - 11/20 - 12/3/23	5,252.41
12/14/23	2789	1030	Generator Service Inc.	(590.00)
12/14/23	2789	7180	Inv #17842 - Elevator Test	590.00
12/14/23	2790	1030	Hi Tech Tree Service	(306.00)
12/14/23	2790	7130	Inv #2920 - Remove 18 chickens	306.00
12/14/23	2791	1030	Hi Tech Tree Service	(272.00)
12/14/23	2791	7130	Inv #2925 - Remove 16 chickens	272.00
12/14/23	2792	1030	Hi Tech Tree Service	(119.00)
12/14/23	2792	7130	Inv #2927 - Remove 7 Chickens	119.00
12/14/23	2793	1030	Juda, Eskew & Associates	(1,315.00)
12/14/23	2793	7500	Inv #76845 - 12/1 - 12/31/23	1,315.00
12/14/23	2794	1030	O&S Associates, Inc.	(4,987.38)
12/14/23	2794	7130	Inv #07-2023-11-010 - Building Facade Repair Project	4,987.38
12/14/23	2795	1030	Phillip Burrows	(1,200.00)
12/14/23	2795	4165	Inv #GAI-1-615 - Reimbursement for GAI-1-615	1,200.00
12/14/23	2796	1030	Waste Pro - Pembroke Pines	(1,908.54)
12/14/23	2796	7305	Inv #0001203769 - 075109 : 11/1 - 11/30/23	1,908.54
12/14/23	2797	1030	Wright National Flood Insurance Company	(8,330.00)
12/14/23	2797	4015	Inv #6256817 - Renewal Payment	8,330.00
12/20/23	2798	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(3,700.00)
12/20/23	2798	7170	Inv #29330 - Contract Job	3,700.00
12/20/23	2799	1030	Air New Solutions	(417.00)

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

December 1, 2023 - December 31, 2023

Date	Reference	Account	Description	Amount
12/20/23	2799	7150	Inv #1-3363-1 - Maintenance for A/C	417.00
12/20/23	2800	1030	City of North Miami	(19,341.26)
12/20/23	2800	7020	Inv #12/11/23 - 61-01-01990-00-10/2 - 11/1/23	19,341.26
12/20/23	2801	1030	City of North Miami	(40.16)
12/20/23	2801	7020	Inv #12-11-23 - 41-88-14938-01-10/2 - 11/1/23	40.16
12/20/23	2802	1030	Florida Door Control of Orlando, Inc.	(399.50)
12/20/23	2802	7110	Inv #1079145 - Key Tags, Black Plastic, Sequentially Numb	399.50
12/20/23	2803	1030	Hi Tech Tree Service	(5,037.44)
12/20/23	2803	7130	Inv #2926 - Remove Plants/Garbage	5,037.44
12/20/23	2804	1030	Jorge Hernandez	(1,500.00)
12/20/23	2804	7536	Inv #12/18/23 - Christmas Bonus	1,500.00
12/21/23	2805	1030	ALEX ELECTRIC SERVICES, INC	(540.00)
12/21/23	2805	7120	Inv #46384 - TroubleShoot	540.00
12/21/23	2806	1030	America Service INDS.	(9,707.55)
12/21/23	2806	7370	Inv #17453 - 01/1 - 01/31/23	9,707.55
12/21/23	2807	1030	DPBR Div. FL Condos, Timeshares and Mobile Homes	(884.00)
12/21/23	2807	7525	Inv #688543 - Project # : PR1P010004 - Annual Fees	884.00
12/21/23	2808	1030	Hollander, Goode, Lopez, PLLC	(1,986.09)
12/21/23	2808	7505	Inv #23-001 - Matter : #A813 - Zina Moinzadeh	1,986.09
12/06/23	ACHWEB20231 206	1030	ACHWEB Unit GAI-1-901	734.60
12/06/23	ACHWEB20231 206	1200	ACHWEB Unit GAI-1-901	(734.60)
12/07/23	ACHWEB20231 207	1030	ACHWEB Unit GAI-1-913	427.00
12/07/23	ACHWEB20231 207	1200	ACHWEB Unit GAI-1-913	(427.00)
12/07/23	ACHWEB20231 207	1030	ACHWEB Unit GAI-1-211	427.00
12/07/23	ACHWEB20231 207	1200	ACHWEB Unit GAI-1-211	(427.00)
12/08/23	ACHWEB20231 208	1030	ACHWEB Unit GAI-1-1412	427.00
12/08/23	ACHWEB20231 208	1200	ACHWEB Unit GAI-1-1412	(427.00)
12/08/23	ACHWEB20231 208	1030	ACHWEB Unit GAI-1-615	688.01
12/08/23	ACHWEB20231 208	1200	ACHWEB Unit GAI-1-615	(688.01)
12/08/23	ACHWEB20231 208	1030	ACHWEB Unit GAI-1-411	427.00

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

December 1, 2023 - December 31, 2023

Date	Reference	Account	Description	Amount
12/08/23	ACHWEB20231 208	1200	ACHWEB Unit GAI-1-411	(427.00)
12/11/23	ACHWEB20231 211	1030	ACHWEB Unit GAI-1-415	668.01
12/11/23	ACHWEB20231 211	1200	ACHWEB Unit GAI-1-415	(668.01)
12/12/23	ACHWEB20231 212	1030	ACHWEB Unit GAI-1-807	645.42
12/12/23	ACHWEB20231 212	1200	ACHWEB Unit GAI-1-807	(645.42)
12/12/23	ACHWEB20231 212	1030	ACHWEB Unit GAI-1-512	427.00
12/12/23	ACHWEB20231 212	1200	ACHWEB Unit GAI-1-512	(427.00)
12/12/23	ACHWEB20231 212	1030	ACHWEB Unit GAI-1-1208	427.00
12/12/23	ACHWEB20231 212	1200	ACHWEB Unit GAI-1-1208	(427.00)
12/12/23	ACHWEB20231 212	1030	ACHWEB Unit GAI-1-1214	427.00
12/12/23	ACHWEB20231 212	1200	ACHWEB Unit GAI-1-1214	(427.00)
12/13/23	ACHWEB20231 213	1030	ACHWEB Unit GAI-1-1003	642.87
12/13/23	ACHWEB20231 213	1200	ACHWEB Unit GAI-1-1003	(642.87)
12/14/23	ACHWEB20231 214	1030	ACHWEB Unit GAI-1-1110	427.00
12/14/23	ACHWEB20231 214	1200	ACHWEB Unit GAI-1-1110	(427.00)
12/23/23	ACHWEB20231 223	1030	ACHWEB Unit GAI-1-603	500.00
12/23/23	ACHWEB20231 223	1200	ACHWEB Unit GAI-1-603	(500.00)
12/23/23	ACHWEB20231 223	1030	ACHWEB Unit GAI-1-208	500.00
12/23/23	ACHWEB20231 223	1200	ACHWEB Unit GAI-1-208	(500.00)
12/26/23	ACHWEB20231 226	1030	ACHWEB Unit GAI-1-1115	713.01
12/26/23	ACHWEB20231 226	1200	ACHWEB Unit GAI-1-1115	(713.01)
12/06/23	AUTO.1	1030	IPFS Corporation	(41,960.45)
12/06/23	AUTO.1	4015	FLS-177480 10 OUT OF 11 PAYMENTS	41,960.45
12/05/23	AUTO.2	1030	FPL	(150.75)
12/05/23	AUTO.2	7030	34752-18123 - Dec'23	150.75
12/13/23	AUTO.3	1030	FPL	(63.29)
12/13/23	AUTO.3	7030	34752-18123 - Dec'23	63.29
12/13/23	AUTO.4	1030	FPL	(5,656.88)
12/13/23	AUTO.4	7030	34752-18123 - Dec'23	5,656.88

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

December 1, 2023 - December 31, 2023

Date	Reference	Account	Description	Amount
12/12/23	AUTO.5	1030	AT&T	(2,090.51)
12/12/23	AUTO.5	7035	Dec SVC	2,090.51
12/20/23	AUTO.6	1030	AT&T	(162.47)
12/20/23	AUTO.6	7035	December Services	162.47
12/06/23	AUTO.7	1030	Teco People's Gas	(709.86)
12/06/23	AUTO.7	7045	211011672295 - Nov'23	709.86
12/04/23	CCARD202312 04	1030	CCARD Unit GAI-1-810	427.00
12/04/23	CCARD202312 04	1200	CCARD Unit GAI-1-810	(427.00)
12/09/23	CCARD202312 09	1030	CCARD Unit GAI-1-308	879.00
12/09/23	CCARD202312 09	1200	CCARD Unit GAI-1-308	(879.00)
12/13/23	CCARD202312 13	1030	CCARD Unit GAI-1-911	427.00
12/13/23	CCARD202312 13	1200	CCARD Unit GAI-1-911	(427.00)
12/22/23	CCARD202312 22	1030	CCARD Unit GAI-1-303	452.00
12/22/23	CCARD202312 22	1200	CCARD Unit GAI-1-303	(452.00)
12/31/23	CHG.1	1200	GenMaint 12/01/2023 - 12/31/2023	114,235.48
12/31/23	CHG.1	6010	GenMaint 12/01/2023 - 12/31/2023	(114,235.48)
12/01/23	Dep.1	1030	LockBoxCR Batch # 2312013781	2,354.77
12/01/23	Dep.1	1200	LockBoxCR Batch # 2312013781	(2,354.77)
12/05/23	Dep.2	1030	LockBoxCR Batch # 2312054246	3,275.01
12/05/23	Dep.2	1200	LockBoxCR Batch # 2312054246	(3,275.01)
12/06/23	Dep.3	1030	LockBoxCR Batch # 2312064443	1,926.42
12/06/23	Dep.3	1200	LockBoxCR Batch # 2312064443	(1,926.42)
12/07/23	Dep.4	1030	ManCR Batch # 2312074546	427.00
12/07/23	Dep.4	1200	ManCR Batch # 2312074546	(427.00)
12/07/23	Dep.5	1030	LockBoxCR Batch # 2312074659	9,374.45
12/07/23	Dep.5	1200	LockBoxCR Batch # 2312074659	(9,374.45)
12/08/23	Dep.6	1030	EFTCR Batch # 2312074836	54,209.55
12/08/23	Dep.6	1200	EFTCR Batch # 2312074836	(54,209.55)
12/08/23	Dep.7	1030	LockBoxCR Batch # 2312085083	3,631.04
12/08/23	Dep.7	1200	LockBoxCR Batch # 2312085083	(3,631.04)
12/11/23	Dep.8	1030	LockBoxCR Batch # 2312115294	2,396.01
12/11/23	Dep.8	1200	LockBoxCR Batch # 2312115294	(2,396.01)
12/12/23	Dep.9	1030	LockBoxCR Batch # 2312125500	645.32
12/12/23	Dep.9	1200	LockBoxCR Batch # 2312125500	(645.32)

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

December 1, 2023 - December 31, 2023

Date	Reference	Account	Description	Amount
12/13/23	Dep.10	1030	LockBoxCR Batch # 2312135734	1,115.01
12/13/23	Dep.10	1200	LockBoxCR Batch # 2312135734	(1,115.01)
12/14/23	Dep.11	1030	LockBoxCR Batch # 2312145909	5,959.46
12/14/23	Dep.11	1200	LockBoxCR Batch # 2312145909	(5,959.46)
12/15/23	Dep.12	1030	LockBoxCR Batch # 2312156093	841.87
12/15/23	Dep.12	1200	LockBoxCR Batch # 2312156093	(841.87)
12/18/23	Dep.13	1030	LockBoxCR Batch # 2312186287	4,940.19
12/18/23	Dep.13	1200	LockBoxCR Batch # 2312186287	(4,940.19)
12/19/23	Dep.14	1030	LockBoxCR Batch # 2312196457	450.00
12/19/23	Dep.14	1200	LockBoxCR Batch # 2312196457	(450.00)
12/21/23	Dep.15	1030	LockBoxCR Batch # 2312216668	427.00
12/21/23	Dep.15	1200	LockBoxCR Batch # 2312216668	(427.00)
12/27/23	Dep.16	1030	LockBoxCR Batch # 2312276921	4,593.01
12/27/23	Dep.16	1200	LockBoxCR Batch # 2312276921	(4,593.01)
12/28/23	Dep.17	1030	LockBoxCR Batch # 2312287129	1,820.07
12/28/23	Dep.17	1200	LockBoxCR Batch # 2312287129	(1,820.07)
12/31/23	DP01	1030	Deposit	50.00
12/31/23	DP01	6075	Deposit	(50.00)
12/31/23	DP01	1030	Deposit	50.00
12/31/23	DP01	6075	Deposit	(50.00)
12/31/23	GJ01	1030	Laundry Income	2,139.99
12/31/23	GJ01	6025	Laundry Income	(2,139.99)
12/31/23	GJ03	4170	Recognize Cable Income	322.29
12/31/23	GJ03	6080	Recognize Cable Income	(322.29)
12/31/23	GJ04	7525	Record Prepaid Expense	18.75
12/31/23	GJ04	1860	Record Prepaid Expense	(18.75)
12/31/23	GJ05	5500	Record Reserve Income	49,707.00
12/31/23	GJ05	6200	Record Reserve Income	(49,707.00)
12/31/23	GJ06	1500	Adjust Due to Reserve to Actual	11,835.00
12/31/23	GJ06	4200	Adjust Due to Reserve to Actual	(11,835.00)
12/31/23	GJ07	1205	Allowance for Bad Debt	4,059.30
12/31/23	GJ07	7810	Allowance for Bad Debt	(4,059.30)
12/31/23	INS	7555	Expense Prepaid Insurance	42,632.37
12/31/23	INS	1850	Expense Prepaid Insurance	(42,632.37)
12/31/23	INT	1030	Interest Income	0.25
12/31/23	INT	1040	Interest Income	671.70
12/31/23	INT	6040	Interest Income	(671.95)
12/31/23	LFE.1	1200	GenLate 12/01/2023 - 12/31/2023	425.00
12/31/23	LFE.1	6045	GenLate 12/01/2023 - 12/31/2023	(425.00)
12/31/23	RE01	7305	Record Accounts Payable	1,925.00

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

December 1, 2023 - December 31, 2023

Date	Reference	Account	Description	Amount
12/31/23	RE01	7545	Record Accounts Payable	750.00
12/31/23	RE01	7045	Record Accounts Payable	1,056.33
12/31/23	RE01	7380	Record Accounts Payable	20,364.16
12/31/23	RE01	7536	Record Accounts Payable	5,325.20
12/31/23	RE01	7510	Record Accounts Payable	1,600.00
12/31/23	RE01	7502	Record Accounts Payable	4,000.00
12/31/23	RE01	4010	Record Accounts Payable	(35,020.69)
12/01/23	RE01.1	7305	Record Accounts Payable	(1,908.54)
12/01/23	RE01.1	7380	Record Accounts Payable	(4,040.32)
12/01/23	RE01.1	4010	Record Accounts Payable	5,948.86
12/31/23	RE02	1200	Reclass Prepaid Maintenance	57,326.43
12/31/23	RE02	4150	Reclass Prepaid Maintenance	(57,326.43)
12/01/23	RE02.1	1200	Reclass Prepaid Maintenance	(62,662.31)
12/01/23	RE02.1	4150	Reclass Prepaid Maintenance	62,662.31
12/31/23	RES	6010	Record Reserve Funding	7,310.75
12/31/23	RES	5500	Record Reserve Funding	(7,310.75)
12/31/23	RESIT	6085	Reserve Interest Transfer	671.70
12/31/23	RESIT	5505	Reserve Interest Transfer	(671.70)
12/08/23	XR01	1040	Transfer from Reserves to Oper	(24,958.85)
12/08/23	XR01	1030	Transfer from Reserves to Oper - To Pay Back Oper	24,958.85
12/20/23	XR01	1030	December Reserve Funding	(7,311.00)
12/20/23	XR01	1040	December Reserve Funding	7,311.00
<b>Transaction Balance for General</b>				0.00

**Transaction Totals**

Total Debits	<u>741,304.42</u>
Total Credits	<u>741,304.42</u>

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

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

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	(2,226.03)
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
2476	03/23/23	7130	Sherwin-Williams Company #702929	874.62
2582	07/13/23	7170	Brothers Backflow Specialist, Inc	3,250.00
2597	08/03/23	7150	Air New Solutions	230.00
2712	10/19/23	7540	Marjorie Garcon	96.30
2783	12/14/23	7130	1.2.3. Locksmith, Corp.	465.45
2784	12/14/23	7130	1.2.3. Locksmith, Corp.	1,792.25
2794	12/14/23	7130	O&S Associates, Inc.	4,987.38
2797	12/14/23	4015	Wright National Flood Insurance Company	8,330.00
2800	12/20/23	7020	City of North Miami	19,341.26
2803	12/20/23	7130	Hi Tech Tree Service	5,037.44
2805	12/21/23	7120	ALEX ELECTRIC SERVICES, INC	540.00
2806	12/21/23	7370	America Service INDS.	9,707.55
2807	12/21/23	7525	DPBR Div. FL Condos, Timeshares and Mobile Homes	884.00
2808	12/21/23	7505	Hollander, Goode, Lopez, PLLC	<u>1,986.09</u>
			<b>Total</b>	<u>57,522.34</u>
<b>Reconciled Bank Balance</b>				<u><u>(59,748.37)</u></u>
 <b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				17,347.06
+ Cleared Deposits & Additions				137,478.19
- Cleared Checks & Payments				<u>157,051.28</u>
Ending Bank Balance				(2,226.03)
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>57,522.34</u>
<b>Reconciled Bank Balance</b>				<u><u>(59,748.37)</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				(59,748.37)
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>(59,748.37)</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>

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

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

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	465.86
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
			<b>Total</b>	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.86</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	465.86
			+ Cleared Deposits & Additions	0.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.86
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.86</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	465.86
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>465.86</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>

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

Popular Community Bank- Reserves- (1040)  
 December 1, 2023 - December 31, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b>
				375,952.39
<b>Open Deposits &amp; Additions</b>				
				<b>Total</b>
				<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
XR01	11/09/23	1030	Transfer from Reserves	
				<u>13,123.25</u>
				<b>Total</b>
				<u>13,123.25</u>
				<b>Reconciled Bank Balance</b>
				<u><u>362,829.14</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				442,635.17
+ Cleared Deposits & Additions				7,982.70
- Cleared Checks & Payments				<u>74,665.48</u>
Ending Bank Balance				375,952.39
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>13,123.25</u>
<b>Reconciled Bank Balance</b>				<u><u>362,829.14</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				362,829.14
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>362,829.14</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>

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

Popular Community Bank- Escrow- (1045)  
 December 1, 2023 - December 31, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	131,426.91
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
			<b>Total</b>	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>131,426.91</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
				132,626.91
			+ Cleared Deposits & Additions	0.00
			- Cleared Checks & Payments	<u>1,200.00</u>
			Ending Bank Balance	131,426.91
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>131,426.91</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	131,426.91
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>131,426.91</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>