

Greenwich Association, Inc.

Report on Compilation of Financial Statements

March 31, 2022



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 March 31, 2022, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 3 Months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Greenwich Association, Inc. for the 1 Month and 3 Months ended March 31, 2022, and for the year ended December 31, 2022, 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

April 18, 2022

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

Greenwich Association, Inc.

Balance Sheet

March 31, 2022

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 163,540
	<u>163,540</u>
Cash - Reserves	
Popular Community Bank- Reserves	296,221
	<u>296,221</u>
Cash - Security	
Popular Community Bank- Escrow	130,577
	<u>130,577</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>590,804</u>
Other Assets	
Maintenance Receivables	26,579
Allowance for Doubtful Accounts	(4,330)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Prepaid Insurance	240,382
Prepaid Expenses	1,125
	<u>265,756</u>
	<u>\$ 856,560</u>

Greenwich Association, Inc.

Balance Sheet

March 31, 2022

Liabilities and Members' Equity

Accounts Payable	\$	65,380
Insurance Payable		237,853
Prepaid Maintenance		49,158
Security Deposits		130,575
Deferred Cable Contract		<u>12,892</u>
		<u>495,858</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		294,724
Reserves - Interest		<u>1,497</u>
		<u>296,221</u>
Operating Fund Balance		
Fund Balance		7,528
Current Year Revenue (Expense)		<u>56,953</u>
		<u>64,481</u>
		<u>360,702</u>
	\$	<u><u>856,560</u></u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 3 Months ended March 31, 2022**

	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	\$ 104,675	\$ 104,676	\$ (1)	\$ 314,025	\$ 314,028	\$ (3)	\$ 1,256,113
Reserve Assessment	-	6,315	(6,315)	-	18,945	(18,945)	75,780
Laundry	6,217	2,500	3,717	17,559	7,500	10,059	30,000
Key Income	-	-	-	75	-	75	-
Interest Income	103	-	103	289	-	289	-
Late Fee	325	83	242	325	250	75	1,000
Bank Charges	25	-	25	75	-	75	-
Gate Card Income	50	42	8	150	125	25	500
Filter Income	-	8	(8)	-	25	(25)	100
Miscellaneous Income	385	417	(32)	1,023	1,250	(227)	5,000
Deferred Comcast Income	322	322	-	967	967	-	3,867
Reserve Interest Transfer	(99)	-	(99)	(282)	-	(282)	-
Bad Debt Expense	2,000	(833)	2,833	2,000	(2,500)	4,500	(10,000)
	<u>114,003</u>	<u>113,530</u>	<u>473</u>	<u>336,206</u>	<u>340,590</u>	<u>(4,384)</u>	<u>1,362,360</u>
<b>Total Revenues</b>	<u>114,003</u>	<u>113,530</u>	<u>473</u>	<u>336,206</u>	<u>340,590</u>	<u>(4,384)</u>	<u>1,362,360</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 3 Months ended March 31, 2022**

	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	-	3,945	3,945	-	15,780
Year End Accounting	-	417	417	-	1,250	1,250	5,000
Legal Fees	1,811	2,083	272	10,592	6,250	(4,342)	25,000
Legal Fee Recovery	(1,986)	-	1,986	(1,986)	-	1,986	-
Management Fees	1,555	1,550	(5)	4,655	4,650	(5)	18,600
License & Permit	-	417	417	1,591	1,250	(341)	5,000
Office Help	5,323	5,417	94	18,605	16,250	(2,355)	65,000
Office Supplies	-	250	250	390	750	360	3,000
Postage and Mail	330	333	3	1,981	1,000	(981)	4,000
	<u>8,348</u>	<u>11,782</u>	<u>3,434</u>	<u>39,773</u>	<u>35,345</u>	<u>(4,428)</u>	<u>141,380</u>
Community Room/Building:							
Greenwich Park Monthly Expense	3,512	4,583	1,071	13,798	13,750	(48)	55,000
	<u>3,512</u>	<u>4,583</u>	<u>1,071</u>	<u>13,798</u>	<u>13,750</u>	<u>(48)</u>	<u>55,000</u>
Contracts:							
Sanitation	2,224	2,000	(224)	6,205	6,000	(205)	24,000
Elevator	900	900	-	2,700	2,700	-	10,800
Elevator Phone	75	125	50	-	375	375	1,500
Cooling Tower	460	467	7	1,380	1,400	20	5,600
Lawn Maintenance	1,100	1,275	175	3,300	3,825	525	15,300
Pest Control	867	867	-	2,600	2,600	-	10,400
Janitorial Staff	8,304	9,583	1,279	24,911	28,750	3,839	115,000
	<u>13,930</u>	<u>15,217</u>	<u>1,287</u>	<u>41,096</u>	<u>45,650</u>	<u>4,554</u>	<u>182,600</u>
Insurance:							
Insurance	24,033	22,083	(1,950)	66,521	66,250	(271)	265,000
	<u>24,033</u>	<u>22,083</u>	<u>(1,950)</u>	<u>66,521</u>	<u>66,250</u>	<u>(271)</u>	<u>265,000</u>
Repairs and Maintenance:							
Maintenance Supplies	-	333	333	2,462	1,000	(1,462)	4,000
R&M - Electrical	-	333	333	-	1,000	1,000	4,000
R&M - Fire Alarm	1,553	500	(1,053)	1,553	1,500	(53)	6,000
R&M - General	5,831	8,333	2,502	10,573	25,000	14,427	100,000
R&M - Access Control	-	50	50	-	150	150	600
R&M - Trash Chute	-	500	500	1,492	1,500	8	6,000
R&M - Tree Trimming	-	500	500	-	1,500	1,500	6,000
R&M - Air Conditioning Systems	-	625	625	-	1,875	1,875	7,500
R&M - Parking Repairs	-	208	208	-	625	625	2,500
R&M - Roof Repairs	-	417	417	-	1,250	1,250	5,000
R&M - Plumbing	1,953	1,000	(953)	3,619	3,000	(619)	12,000
R&M - Generator & Water Tower	-	417	417	-	1,250	1,250	5,000
R&M - Sprinkler	-	167	167	-	500	500	2,000
R&M - Elevators	8,140	417	(7,723)	12,272	1,250	(11,022)	5,000
40 Year Certification	-	12,500	12,500	3,250	37,500	34,250	150,000
	<u>17,477</u>	<u>26,300</u>	<u>8,823</u>	<u>35,221</u>	<u>78,900</u>	<u>43,679</u>	<u>315,600</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 3 Months ended March 31, 2022**

	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	16,020	18,833	2,813	52,778	56,500	3,722	226,000
Electricity	6,464	5,458	(1,006)	16,929	16,375	(554)	65,500
Telephone	1,597	708	(889)	4,631	2,125	(2,506)	8,500
Gas	3,195	2,250	(945)	8,507	6,750	(1,757)	27,000
	<u>27,276</u>	<u>27,249</u>	<u>(27)</u>	<u>82,845</u>	<u>81,750</u>	<u>(1,095)</u>	<u>327,000</u>
Reserve Transfer:							
Reserve Transfer	-	6,315	6,315	-	18,945	18,945	75,780
	<u>-</u>	<u>6,315</u>	<u>6,315</u>	<u>-</u>	<u>18,945</u>	<u>18,945</u>	<u>75,780</u>
<b>Total Expenses</b>	<u>94,576</u>	<u>113,529</u>	<u>18,953</u>	<u>279,254</u>	<u>340,590</u>	<u>61,336</u>	<u>1,362,360</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ 19,427</u>	<u>\$ 1</u>	<u>\$ 19,426</u>	<u>\$ 56,952</u>	<u>\$ -</u>	<u>\$ 56,952</u>	<u>\$ -</u>

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1030 Popular Community Bank- Operating</b>				139,397.25		
03/01/22	CCARD2022 0301		CCARD Unit GAI-1-208		400.00	
03/01/22	CCARD2022 0301		CCARD Unit GAI-1-603		410.00	
03/01/22	Dep.1		LockBoxCR Batch # 2203013061		5,173.15	
03/01/22	DP01		Miscellaneous Income		100.00	
03/01/22	DP02		Miscellaneous Income		25.00	
03/01/22	DP03		Miscellaneous Income		6,216.65	
03/01/22	DP04		Miscellaneous Income		50.00	
03/02/22	Dep.2		LockBoxCR Batch # 2203023340		2,074.48	
03/03/22	Dep.3		LockBoxCR Batch # 2203033522		8,314.40	
03/03/22	R- ACH2022030 3		R-ACH Unit GAI-1-106		(829.74)	
03/04/22	CCARD2022 0304		CCARD Unit GAI-1-116		668.46	
03/04/22	CCARD2022 0304		CCARD Unit GAI-1-209		627.08	
03/04/22	Dep.4		ManCR Batch # 2203043662		8,389.73	
03/04/22	Dep.5		LockBoxCR Batch # 2203043743		829.74	
03/05/22	ACHWEB202 20305		ACHWEB Unit GAI-1-512		414.87	
03/06/22	ACHWEB202 20306		ACHWEB Unit GAI-1-810		414.87	
03/06/22	AUTO.5		FPL		(116.50)	
03/08/22	ACHWEB202 20308		ACHWEB Unit GAI-1-211		414.87	
03/08/22	ACHWEB202 20308		ACHWEB Unit GAI-1-1115		668.46	
03/08/22	AUTO.6		Teco People's Gas		(1,060.09)	
03/08/22	Dep.7		LockBoxCR Batch # 2203084625		11,437.06	
03/09/22	Dep.6		EFTCR Batch # 2203084412		49,087.28	
03/09/22	Dep.8		LockBoxCR Batch # 2203094851		1,498.20	
03/10/22	2077		AGI International, Inc.		(460.10)	
03/10/22	2078		Centurion Property Mgmt		(8,303.55)	
03/10/22	2079		City of North Miami		(16,920.30)	
03/10/22	2080		FPL Energy Services		(2,135.19)	
03/10/22	2081		GRC/Grass Roots Complete		(1,100.00)	
03/10/22	2082		Jonathan R. Rubin, P.A.		(32.00)	
03/10/22	2083		Juda Eskew & Associates, P.A.		(330.00)	
03/10/22	2084		Juda Eskew & Associates, P.A.		(1,315.00)	
03/10/22	2085		Miami Dade Exterminators Co.		(866.70)	
03/10/22	2086		Suncoast Elevator Solutions, Inc.		(410.00)	
03/10/22	2087		Sunrise Management		(4,216.30)	
03/10/22	ACHWEB202 20310		ACHWEB Unit GAI-1-901		2,655.47	
03/10/22	CCARD2022 0310		CCARD Unit GAI-1-1003		414.87	
03/10/22	Dep.9		LockBoxCR Batch # 2203105020		1,083.33	
03/10/22	DP05		Miscellaneous Income		25.00	
03/11/22	ACHWEB202 20311		ACHWEB Unit GAI-1-106		854.74	
03/11/22	AUTO.2		AT&T		(1,379.11)	
03/11/22	Dep.10		LockBoxCR Batch # 2203115154		3,021.40	
03/12/22	ACHWEB202 20312		ACHWEB Unit GAI-1-913		414.87	
03/14/22	ACHWEB202 20314		ACHWEB Unit GAI-1-1110		414.87	
03/14/22	CCARD2022 0314		CCARD Unit GAI-1-911		414.87	
03/14/22	Dep.11		LockBoxCR Batch # 2203145357		3,411.81	

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/15/22	AUTO.3		FPL		(5,586.79)	
03/15/22	AUTO.4		FPL		(45.12)	
03/15/22	Dep.12		LockBoxCR Batch # 2203155555		4,249.50	
03/16/22	Dep.13		LockBoxCR Batch # 2203165845		1,700.00	
03/16/22	DP06		Miscellaneous Income		50.00	
03/18/22	Dep.14		LockBoxCR Batch # 2203186353		3,400.46	
03/20/22	AUTO.7		AT&T		(217.74)	
03/21/22	Dep.15		LockBoxCR Batch # 2203216545		2,383.66	
03/22/22	Dep.16		LockBoxCR Batch # 2203226719		668.46	
03/23/22	2088		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(560.00)	
03/23/22	2089		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(1,392.50)	
03/23/22	2090		Avesta Biscayne		(4,497.43)	
03/23/22	2091		City of North Miami		(20.08)	
03/23/22	2092		Coastal Elevator Communication & Consultant Serv		(225.00)	
03/23/22	2093		Great American Business Products		(171.20)	
03/23/22	2094		Hollander, Goode, Lopez		(1,778.79)	
03/23/22	2095		Pye Barker Fire & Safety, LLC		(513.60)	
03/23/22	2096		Pye Barker Fire & Safety, LLC		(1,039.74)	
03/23/22	2097		Suncoast Elevator Solutions, Inc.		(7,730.00)	
03/23/22	2098		Suncoast Elevator Solutions, Inc.		(900.00)	
03/23/22	2099		Sunrise Management		(2,661.30)	
03/23/22	2100		Waste Pro - Pembroke Pines		(2,087.52)	
03/23/22	AUTO.1		IPFS Corporation		(25,224.31)	
03/23/22	Dep.17		LockBoxCR Batch # 2203236836		1,049.51	
03/24/22	2101		Rodriguez Tiles Services, LLC		(1,560.00)	
03/24/22	2102		Rodriguez Tiles Services, LLC		(2,200.00)	
03/24/22	2103		Rodriguez Tiles Services, LLC		(1,400.00)	
03/24/22	2104		Rodriguez Tiles Services, LLC		(200.00)	
03/24/22	2105		Rodriguez Tiles Services, LLC		(150.00)	
03/24/22	2106		Rodriguez Tiles Services, LLC		(150.00)	
03/24/22	Dep.18		LockBoxCR Batch # 2203246985		1,254.16	
03/25/22	ACHWEB202		ACHWEB Unit GAI-1-PH02		1,361.92	
	20325					
03/28/22	Dep.19		LockBoxCR Batch # 2203287346		829.74	
03/29/22	Dep.20		LockBoxCR Batch # 2203297533		1,244.61	
03/30/22	Dep.21		LockBoxCR Batch # 2203307774		1,083.33	
03/31/22	CCARD2022		CCARD Unit GAI-1-1410		854.74	
	0331					
03/31/22	DP07		Miscellaneous Income		185.00	
03/31/22	INT		Interest Income		3.33	
03/31/22	RESF		Monthly Reserve Funding		(6,315.00)	
			<b>Totals for 1030</b>		<u>24,143.25</u>	<u>163,540.50</u>
<b>1035 Popular Community Bank- S/A</b>				465.67		
03/31/22	INT		Interest Income		0.01	
			<b>Totals for 1035</b>		<u>0.01</u>	<u>465.68</u>
<b>1040 Popular Community Bank- Reserves</b>				289,807.25		
03/31/22	INT		Interest Income		99.19	
03/31/22	RESF		Monthly Reserve Funding		6,315.00	
			<b>Totals for 1040</b>		<u>6,414.19</u>	<u>296,221.44</u>
<b>1045 Popular Community Bank- Escrow</b>				129,376.91		
03/10/22	DP01		Security Deposit		1,200.00	
			<b>Totals for 1045</b>		<u>1,200.00</u>	<u>130,576.91</u>
<b>1200 Maintenance Receivables</b>				33,071.96		
03/01/22	CCARD2022		CCARD Unit GAI-1-208		(400.00)	
	0301					

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/22	CCARD2022 0301		CCARD Unit GAI-1-603		(410.00)	
03/01/22	Dep.1		LockBoxCR Batch # 2203013061		(5,173.15)	
03/01/22	RE02.1		Reclass Prepaid Maintenance		(46,218.30)	
03/02/22	Dep.2		LockBoxCR Batch # 2203023340		(2,074.48)	
03/02/22	LEG.5		LEGAL 03/02/2022		1,986.09	
03/03/22	Dep.3		LockBoxCR Batch # 2203033522		(8,314.40)	
03/03/22	R- ACH2022030 3		R-ACH Unit GAI-1-106		829.74	
03/04/22	CCARD2022 0304		CCARD Unit GAI-1-116		(668.46)	
03/04/22	CCARD2022 0304		CCARD Unit GAI-1-209		(627.08)	
03/04/22	Dep.4		ManCR Batch # 2203043662		(8,389.73)	
03/04/22	Dep.5		LockBoxCR Batch # 2203043743		(829.74)	
03/05/22	ACHWEB202 20305		ACHWEB Unit GAI-1-512		(414.87)	
03/06/22	ACHWEB202 20306		ACHWEB Unit GAI-1-810		(414.87)	
03/08/22	ACHWEB202 20308		ACHWEB Unit GAI-1-211		(414.87)	
03/08/22	ACHWEB202 20308		ACHWEB Unit GAI-1-1115		(668.46)	
03/08/22	Dep.7		LockBoxCR Batch # 2203084625		(11,437.06)	
03/09/22	Dep.6		EFTCR Batch # 2203084412		(49,087.28)	
03/09/22	Dep.8		LockBoxCR Batch # 2203094851		(1,498.20)	
03/10/22	ACHWEB202 20310		ACHWEB Unit GAI-1-901		(2,655.47)	
03/10/22	CCARD2022 0310		CCARD Unit GAI-1-1003		(414.87)	
03/10/22	Dep.9		LockBoxCR Batch # 2203105020		(1,083.33)	
03/11/22	ACHWEB202 20311		ACHWEB Unit GAI-1-106		(854.74)	
03/11/22	Dep.10		LockBoxCR Batch # 2203115154		(3,021.40)	
03/12/22	ACHWEB202 20312		ACHWEB Unit GAI-1-913		(414.87)	
03/14/22	ACHWEB202 20314		ACHWEB Unit GAI-1-1110		(414.87)	
03/14/22	CCARD2022 0314		CCARD Unit GAI-1-911		(414.87)	
03/14/22	Dep.11		LockBoxCR Batch # 2203145357		(3,411.81)	
03/15/22	Dep.12		LockBoxCR Batch # 2203155555		(4,249.50)	
03/16/22	Dep.13		LockBoxCR Batch # 2203165845		(1,700.00)	
03/18/22	Dep.14		LockBoxCR Batch # 2203186353		(3,400.46)	
03/21/22	Dep.15		LockBoxCR Batch # 2203216545		(2,383.66)	
03/22/22	Dep.16		LockBoxCR Batch # 2203226719		(668.46)	
03/23/22	Dep.17		LockBoxCR Batch # 2203236836		(1,049.51)	
03/24/22	Dep.18		LockBoxCR Batch # 2203246985		(1,254.16)	
03/25/22	ACHWEB202 20325		ACHWEB Unit GAI-1-PH02		(1,361.92)	
03/28/22	Dep.19		LockBoxCR Batch # 2203287346		(829.74)	
03/29/22	Dep.20		LockBoxCR Batch # 2203297533		(1,244.61)	
03/30/22	Dep.21		LockBoxCR Batch # 2203307774		(1,083.33)	
03/31/22	CCARD2022 0331		CCARD Unit GAI-1-1410		(854.74)	
03/31/22	CHG.1		GenMaint 03/01/2022 - 03/31/2022		110,989.90	
03/31/22	GJ.1		B/C 03/01/2022 - 03/31/2022		25.00	
03/31/22	LFE.1		GenLate 03/01/2022 - 03/31/2022		400.00	
03/31/22	LFE.2		L/C 03/01/2022 - 03/31/2022		150.00	
03/31/22	LFE.3		L/CR 03/01/2022 - 03/31/2022		(225.00)	
03/31/22	RE02		Reclass Prepaid Maintenance		49,158.32	
<b>Totals for 1200</b>					<u>(6,493.22)</u>	<u>26,578.74</u>

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1205</b>	<b>Allowance for Doubtful Accounts</b>			(4,330.64)		
			<b>Totals for 1205</b>		<u>0.00</u>	<u>(4,330.64)</u>
<b>1210</b>	<b>Special Assessment Receivables #6</b>			4,795.00		
			<b>Totals for 1210</b>		<u>0.00</u>	<u>4,795.00</u>
<b>1215</b>	<b>Allowance for Doubtful Accounts - S/A</b>			(4,794.80)		
03/31/22	GJ06		Adjust Bad Debt - SA		<u>2,000.00</u>	
			<b>Totals for 1215</b>		<u>2,000.00</u>	<u>(2,794.80)</u>
<b>1850</b>	<b>Prepaid Insurance</b>			264,414.94		
03/31/22	INS		Expense Prepaid Insurance		<u>(24,033.18)</u>	
			<b>Totals for 1850</b>		<u>(24,033.18)</u>	<u>240,381.76</u>
<b>1860</b>	<b>Prepaid Expenses</b>			975.00		
03/23/22	2092		Coastal Elevator Communication & Consultant Serv - Inv #2115 - Quarterly Elevator Phone Monitoring 04- 06/22		225.00	
03/23/22	2098		Suncoast Elevator Solutions, Inc. - Inv #33368 - 04/01- 04/30/22		900.00	
03/31/22	GJ04		Expense Elevator		<u>(900.00)</u>	
03/31/22	GJ05		Expense Elevator Phone		<u>(75.00)</u>	
			<b>Totals for 1860</b>		<u>150.00</u>	<u>1,125.00</u>
<b>4010</b>	<b>Accounts Payable</b>			(66,432.23)		
03/01/22	RE01.1		Record Accounts Payable		66,432.23	
03/31/22	RE01		Record Accounts Payable		<u>(65,379.22)</u>	
			<b>Totals for 4010</b>		<u>1,053.01</u>	<u>(65,379.22)</u>
<b>4015</b>	<b>Insurance Payable</b>			(263,076.55)		
03/23/22	AUTO.1		IPFS Corporation - FLS-140022 Payment 1 of 11		<u>25,224.31</u>	
			<b>Totals for 4015</b>		<u>25,224.31</u>	<u>(237,852.24)</u>
<b>4150</b>	<b>Prepaid Maintenance</b>			(46,218.30)		
03/01/22	RE02.1		Reclass Prepaid Maintenance		46,218.30	
03/31/22	RE02		Reclass Prepaid Maintenance		<u>(49,158.32)</u>	
			<b>Totals for 4150</b>		<u>(2,940.02)</u>	<u>(49,158.32)</u>
<b>4165</b>	<b>Security Deposits</b>			(129,375.00)		
03/10/22	DP01		Security Deposit - Security Deposit Unit #1111		<u>(1,200.00)</u>	
			<b>Totals for 4165</b>		<u>(1,200.00)</u>	<u>(130,575.00)</u>
<b>4170</b>	<b>Deferred Cable Contract</b>			(13,214.09)		
03/31/22	GJ03		Recognize Cable Income		<u>322.29</u>	
			<b>Totals for 4170</b>		<u>322.29</u>	<u>(12,891.80)</u>
<b>5500</b>	<b>Reserves - General (Pooled)</b>			(288,409.20)		
03/31/22	RES		Record Reserve Funding		<u>(6,315.00)</u>	
			<b>Totals for 5500</b>		<u>(6,315.00)</u>	<u>(294,724.20)</u>
<b>5505</b>	<b>Reserves - Interest</b>			(1,398.23)		
03/31/22	RESIT		Reserve Interest Transfer		<u>(99.19)</u>	
			<b>Totals for 5505</b>		<u>(99.19)</u>	<u>(1,497.42)</u>
<b>5800</b>	<b>Fund Balance</b>			(7,528.22)		
			<b>Totals for 5800</b>		<u>0.00</u>	<u>(7,528.22)</u>
<b>6010</b>	<b>Owner Assessments</b>			(209,349.80)		

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/31/22	CHG.1		GenMaint 03/01/2022 - 03/31/2022		(110,989.90)	
03/31/22	RES		Record Reserve Funding		6,315.00	
<b>Totals for 6010</b>					<u>(104,674.90)</u>	<u>(314,024.70)</u>
<b>6025 Laundry</b>				(11,342.60)		
03/01/22	DP03		Miscellaneous Income		(6,216.65)	
<b>Totals for 6025</b>					<u>(6,216.65)</u>	<u>(17,559.25)</u>
<b>6030 Key Income</b>				(75.00)		
<b>Totals for 6030</b>					<u>0.00</u>	<u>(75.00)</u>
<b>6040 Interest Income</b>				(186.92)		
03/31/22	INT		Interest Income		(102.53)	
<b>Totals for 6040</b>					<u>(102.53)</u>	<u>(289.45)</u>
<b>6045 Late Fee</b>				0.00		
03/31/22	LFE.1		GenLate 03/01/2022 - 03/31/2022		(400.00)	
03/31/22	LFE.2		L/C 03/01/2022 - 03/31/2022		(150.00)	
03/31/22	LFE.3		L/CR 03/01/2022 - 03/31/2022		225.00	
<b>Totals for 6045</b>					<u>(325.00)</u>	<u>(325.00)</u>
<b>6060 Bank Charges</b>				(50.00)		
03/31/22	GJ.1		B/C 03/01/2022 - 03/31/2022		(25.00)	
<b>Totals for 6060</b>					<u>(25.00)</u>	<u>(75.00)</u>
<b>6065 Gate Card Income</b>				(100.00)		
03/01/22	DP02		Miscellaneous Income - FOB Ck #131		(25.00)	
03/10/22	DP05		Miscellaneous Income - FOB Ck #1017		(25.00)	
<b>Totals for 6065</b>					<u>(50.00)</u>	<u>(150.00)</u>
<b>6075 Miscellaneous Income</b>				(638.00)		
03/01/22	DP01		Miscellaneous Income - Dumping Fine		(100.00)	
03/01/22	DP04		Miscellaneous Income - Water ShutOff Unit #1404		(50.00)	
03/16/22	DP06		Miscellaneous Income - Water Shut Off CK #1084		(50.00)	
03/31/22	DP07		Miscellaneous Income - Pipe Repair Repayment Unit #415		(185.00)	
<b>Totals for 6075</b>					<u>(385.00)</u>	<u>(1,023.00)</u>
<b>6080 Deferred Comcast Income</b>				(644.58)		
03/31/22	GJ03		Recognize Cable Income		(322.29)	
<b>Totals for 6080</b>					<u>(322.29)</u>	<u>(966.87)</u>
<b>6085 Reserve Interest Transfer</b>				182.37		
03/31/22	RESIT		Reserve Interest Transfer		99.19	
<b>Totals for 6085</b>					<u>99.19</u>	<u>281.56</u>
<b>7020 Water &amp; Sewer</b>				36,758.31		
03/01/22	RE01.1		Record Accounts Payable		(30,920.30)	
03/10/22	2079		City of North Miami - Inv #02/28/22 - 01/02-02/01/22		16,920.30	
03/23/22	2091		City of North Miami - Inv #03/07/22 - 41-88-14938-01 - 01/02/22- 02/01/22		20.08	
03/31/22	RE01		Record Accounts Payable		30,000.00	
<b>Totals for 7020</b>					<u>16,020.08</u>	<u>52,778.39</u>
<b>7030 Electricity</b>				10,464.57		
03/01/22	RE01.1		Record Accounts Payable		(4,748.41)	
03/06/22	AUTO.5		FPL - 56006-15271 - 01/24- 02/23/22		116.50	
03/15/22	AUTO.3		FPL - 34751-18123 - 01/24- 02/23/22		5,586.79	
03/15/22	AUTO.4		FPL - 64563-31005 - 01/24-02/23/22		45.12	

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/31/22	RE01		Record Accounts Payable		5,464.22	
			<b>Totals for 7030</b>		<u>6,464.22</u>	<u>16,928.79</u>
<b>7035 Telephone</b>				3,034.42		
03/11/22	AUTO.2		AT&T - 305 895-1156 030 0446 - 02/22- 03/21/22		1,379.11	
03/20/22	AUTO.7		AT&T - 308072533 - 01/28-02/27/22		217.74	
			<b>Totals for 7035</b>		<u>1,596.85</u>	<u>4,631.27</u>
<b>7045 Gas</b>				5,311.34		
03/08/22	AUTO.6		Teco People's Gas - 211011672295 - 01/12-02/10/22		1,060.09	
03/10/22	2080		FPL Energy Services - Inv #02/24/22 - 01/12-02/10/22		2,135.19	
			<b>Totals for 7045</b>		<u>3,195.28</u>	<u>8,506.62</u>
<b>7110 Maintenance Supplies</b>				2,461.78		
			<b>Totals for 7110</b>		<u>0.00</u>	<u>2,461.78</u>
<b>7125 R&amp;M - Fire Alarm</b>				0.00		
03/23/22	2095		Pye Barker Fire & Safety, LLC - Inv #PSI710173 - Annual Monitoring		513.60	
03/23/22	2096		Pye Barker Fire & Safety, LLC - Inv #PSI711876 - Annual Fire Ext Inspection		1,039.74	
			<b>Totals for 7125</b>		<u>1,553.34</u>	<u>1,553.34</u>
<b>7130 R&amp;M - General</b>				4,742.12		
03/23/22	2093		Great American Business Products - Inv #43102490 - Paw Pal Bags		171.20	
03/24/22	2101		Rodriguez Tiles Services, LLC - Inv #03222022 - Remove Debris & Furniture from Storage Rooms		1,560.00	
03/24/22	2102		Rodriguez Tiles Services, LLC - Inv #03222022-2 - Remove D/wall Ceiling from Shower in B/R Unit 916		2,200.00	
03/24/22	2103		Rodriguez Tiles Services, LLC - Inv #03222022-3 - Remove Full D/Wall Ceiling in B/R Unit 113		1,400.00	
03/24/22	2104		Rodriguez Tiles Services, LLC - Inv #03222022-4 - Replace Storage Room Doors 4th & 11th Floor		200.00	
03/24/22	2105		Rodriguez Tiles Services, LLC - Inv #03222022-5 - Reopen Stuck Chute Door 4th Floor		150.00	
03/24/22	2106		Rodriguez Tiles Services, LLC - Inv #03222022-6 - Repair Holes in Parking Lot		150.00	
			<b>Totals for 7130</b>		<u>5,831.20</u>	<u>10,573.32</u>
<b>7140 R&amp;M - Trash Chute</b>				1,491.65		
			<b>Totals for 7140</b>		<u>0.00</u>	<u>1,491.65</u>
<b>7170 R&amp;M - Plumbing</b>				1,666.50		
03/23/22	2088		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #24740 - Supplied & Installed Ball Valve for Hot Water R/L		560.00	
03/23/22	2089		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #24741 - Replaced 2 Main Valves on 1st Floor		1,392.50	
			<b>Totals for 7170</b>		<u>1,952.50</u>	<u>3,619.00</u>
<b>7190 R&amp;M - Elevators</b>				4,131.84		
03/10/22	2086		Suncoast Elevator Solutions, Inc. - Inv #33283 - Service Call DOS 2-23-22		410.00	
03/23/22	2097		Suncoast Elevator Solutions, Inc. - Inv #33292 - Labor & Materials to Replace Governor Rope Elv #2		7,730.00	
			<b>Totals for 7190</b>		<u>8,140.00</u>	<u>12,271.84</u>
<b>7195 40 Year Certification</b>				3,250.00		
			<b>Totals for 7195</b>		<u>0.00</u>	<u>3,250.00</u>
<b>7305 Sanitation</b>				3,980.50		

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/22	RE01.1		Record Accounts Payable		(1,863.52)	
03/23/22	2100		Waste Pro - Pembroke Pines - Inv #0001051277 - 075109- 02/01- 02/28/22		2,087.52	
03/31/22	RE01		Record Accounts Payable		<u>2,000.00</u>	
			<b>Totals for 7305</b>		<u>2,224.00</u>	<u>6,204.50</u>
<b>7310 Elevator</b>				1,800.00		
03/31/22	GJ04		Expense Elevator		900.00	
			<b>Totals for 7310</b>		<u>900.00</u>	<u>2,700.00</u>
<b>7325 Cooling Tower</b>				920.20		
03/10/22	2077		AGI International, Inc. - Inv #31217 - Cooling Tower		460.10	
			<b>Totals for 7325</b>		<u>460.10</u>	<u>1,380.30</u>
<b>7345 Lawn Maintenance</b>				2,200.00		
03/01/22	RE01.1		Record Accounts Payable		(7,600.00)	
03/10/22	2081		GRC/Grass Roots Complete - Inv #54753 - 03/01- 03/31/22		1,100.00	
03/31/22	RE01		Record Accounts Payable		<u>7,600.00</u>	
			<b>Totals for 7345</b>		<u>1,100.00</u>	<u>3,300.00</u>
<b>7360 Pest Control</b>				1,733.40		
03/10/22	2085		Miami Dade Exterminators Co. - Inv #16084 - 03/2022		866.70	
			<b>Totals for 7360</b>		<u>866.70</u>	<u>2,600.10</u>
<b>7370 Janitorial Staff</b>				16,607.10		
03/10/22	2078		Centurion Property Mgmt - Inv #13788 - 03/01- 03/31/22		8,303.55	
			<b>Totals for 7370</b>		<u>8,303.55</u>	<u>24,910.65</u>
<b>7500 Accounting Fees</b>				2,630.00		
03/01/22	RE01.1		Record Accounts Payable		(1,315.00)	
03/10/22	2084		Juda Eskew & Associates, P.A. - Inv #67476 - 02/01- 02/28/22		1,315.00	
03/31/22	RE01		Record Accounts Payable		<u>1,315.00</u>	
			<b>Totals for 7500</b>		<u>1,315.00</u>	<u>3,945.00</u>
<b>7505 Legal Fees</b>				8,780.93		
03/10/22	2082		Jonathan R. Rubin, P.A. - Inv #26956 - Guerrier 000510		32.00	
03/23/22	2094		Hollander, Goode, Lopez - Inv #16208 - Professional Services		1,778.79	
			<b>Totals for 7505</b>		<u>1,810.79</u>	<u>10,591.72</u>
<b>7506 Legal Fee Recovery</b>				0.00		
03/02/22	LEG.5		LEGAL 03/02/2022 - Legal Fees (GAI-1-806)		(1,986.09)	
			<b>Totals for 7506</b>		<u>(1,986.09)</u>	<u>(1,986.09)</u>
<b>7510 Management Fees</b>				3,100.00		
03/10/22	2087		Sunrise Management - Inv #03/2022 - 03/01-03/31/22		1,555.00	
			<b>Totals for 7510</b>		<u>1,555.00</u>	<u>4,655.00</u>
<b>7525 License &amp; Permit</b>				1,591.00		
			<b>Totals for 7525</b>		<u>0.00</u>	<u>1,591.00</u>
<b>7536 Office Help</b>				13,281.90		
03/10/22	2087		Sunrise Management - Inv #02/28/22 - 02/04-02/27/22		2,661.30	
03/23/22	2099		Sunrise Management - Inv #03/15/22 - 02/28-03/12/22		2,661.30	
			<b>Totals for 7536</b>		<u>5,322.60</u>	<u>18,604.50</u>

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

March 1, 2022 - March 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>7540</b>	<b>Office Supplies</b>			390.49		
			<b>Totals for 7540</b>		<u>0.00</u>	<u>390.49</u>
<b>7545</b>	<b>Postage and Mail</b>			1,651.06		
03/10/22	2083		Juda Eskew & Associates, P.A. - Inv #67211 - 11 Late Letters November		275.00	
03/10/22	2083		Juda Eskew & Associates, P.A. - Inv #67211 - 11 Late Letters Affidavits November		<u>55.00</u>	
			<b>Totals for 7545</b>		<u>330.00</u>	<u>1,981.06</u>
<b>7550</b>	<b>Greenwich Park Monthly Expense</b>			10,285.77		
03/01/22	RE01.1		Record Accounts Payable		(19,985.00)	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Landscape-12/2021		450.00	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Rust Prevention - 12/2021		84.60	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Cleaning Supplies		36.20	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Puppy Glove Bags		94.77	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Algae Removal		228.60	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Leak Detection		450.00	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Elevator & Alarm Phone		133.01	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Elevator & Alarm Phone 12/2021		72.60	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Clubhouse Elevator Maint. 12/2021		64.08	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Gas for Hot Tub - 11/09- 12/09/21		14.23	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Common Area Cleaning - 12/2021		390.60	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Irrigation @ Entrance - 10/02/21- 11/01/21		110.82	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Irrigation @ 1470 NE 123 ST - 10/02- 11/01/21		54.02	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Pool & Spa Water - 10/02/21- 11/01/21		134.41	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Pest Control - 11/2021		79.56	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Pest Control - 12/2021		79.56	
03/23/22	2090		Avesta Biscayne - Inv #Dec 2021 - Security - 09/27- 10/24/21		2,020.37	
03/31/22	RE01		Record Accounts Payable		<u>19,000.00</u>	
			<b>Totals for 7550</b>		<u>3,512.43</u>	<u>13,798.20</u>
<b>7555</b>	<b>Insurance</b>			42,487.93		
03/31/22	INS		Expense Prepaid Insurance		<u>24,033.18</u>	
			<b>Totals for 7555</b>		<u>24,033.18</u>	<u>66,521.11</u>
<b>7810</b>	<b>Bad Debt Expense</b>			0.00		
03/31/22	GJ06		Adjust Bad Debt - SA		<u>(2,000.00)</u>	
			<b>Totals for 7810</b>		<u>(2,000.00)</u>	<u>(2,000.00)</u>
			<b>Report Total</b>			<u>0.00</u>

**Net Revenue/(Expense)**

Current Period 19,426.45  
Year-to-Date 56,953.17

Distribution count = 233

**Greenwich Association, Inc.**

**Journals**

March 1, 2022 - March 31, 2022

Date	Reference	Account	Description	Amount
<b>Journal: General</b>				
03/10/22	2077	1030	AGI International, Inc.	(460.10)
03/10/22	2077	7325	Inv #31217 - Cooling Tower	460.10
03/10/22	2078	1030	Centurion Property Mgmt	(8,303.55)
03/10/22	2078	7370	Inv #13788 - 03/01-03/31/22	8,303.55
03/10/22	2079	1030	City of North Miami	(16,920.30)
03/10/22	2079	7020	Inv #02/28/22 - 01/02-02/01/22	16,920.30
03/10/22	2080	1030	FPL Energy Services	(2,135.19)
03/10/22	2080	7045	Inv #02/24/22 - 01/12-02/10/22	2,135.19
03/10/22	2081	1030	GRC/Grass Roots Complete	(1,100.00)
03/10/22	2081	7345	Inv #54753 - 03/01-03/31/22	1,100.00
03/10/22	2082	1030	Jonathan R. Rubin, P.A.	(32.00)
03/10/22	2082	7505	Inv #26956 - Guerrier 000510	32.00
03/10/22	2083	1030	Juda Eskew & Associates, P.A.	(330.00)
03/10/22	2083	7545	Inv #67211 - 11 Late Letters November	275.00
03/10/22	2083	7545	Inv #67211 - 11 Late Letters Affidavits November	55.00
03/10/22	2084	1030	Juda Eskew & Associates, P.A.	(1,315.00)
03/10/22	2084	7500	Inv #67476 - 02/01-02/28/22	1,315.00
03/10/22	2085	1030	Miami Dade Exterminators Co.	(866.70)
03/10/22	2085	7360	Inv #16084 - 03/2022	866.70
03/10/22	2086	1030	Suncoast Elevator Solutions, Inc.	(410.00)
03/10/22	2086	7190	Inv #33283 - Service Call DOS 2-23-22	410.00
03/10/22	2087	1030	Sunrise Management	(4,216.30)
03/10/22	2087	7510	Inv #03/2022 - 03/01-03/31/22	1,555.00
03/10/22	2087	7536	Inv #02/28/22 - 02/04-02/27/22	2,661.30
03/23/22	2088	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(560.00)
03/23/22	2088	7170	Inv #24740 - Supplied & Installed Ball Valve for Hot Water R/L	560.00
03/23/22	2089	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(1,392.50)
03/23/22	2089	7170	Inv #24741 - Replaced 2 Main Valves on 1st Floor	1,392.50
03/23/22	2090	1030	Avesta Biscayne	(4,497.43)
03/23/22	2090	7550	Inv #Dec 2021 - Landscape- 12/2021	450.00
03/23/22	2090	7550	Inv #Dec 2021 - Rust Prevention - 12/2021	84.60
03/23/22	2090	7550	Inv #Dec 2021 - Cleaning Supplies	36.20
03/23/22	2090	7550	Inv #Dec 2021 - Puppy Glove Bags	94.77
03/23/22	2090	7550	Inv #Dec 2021 - Algae Removal	228.60
03/23/22	2090	7550	Inv #Dec 2021 - Leak Detection	450.00
03/23/22	2090	7550	Inv #Dec 2021 - Elevator & Alarm Phone	133.01
03/23/22	2090	7550	Inv #Dec 2021 - Elevator & Alarm Phone 12/2021	72.60
03/23/22	2090	7550	Inv #Dec 2021 - Clubhouse Elevator Maint. 12/2021	64.08
03/23/22	2090	7550	Inv #Dec 2021 - Gas for Hot Tub - 11/09-12/09/21	14.23

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

March 1, 2022 - March 31, 2022

Date	Reference	Account	Description	Amount
03/23/22	2090	7550	Inv #Dec 2021 - Common Area Cleaning - 12/2021	390.60
03/23/22	2090	7550	Inv #Dec 2021 - Irrigation @ Entrance - 10/02/21- 11/01/21	110.82
03/23/22	2090	7550	Inv #Dec 2021 - Irrigation @ 1470 NE 123 ST - 10/02- 11/01/21	54.02
03/23/22	2090	7550	Inv #Dec 2021 - Pool & Spa Water - 10/02/21- 11/01/21	134.41
03/23/22	2090	7550	Inv #Dec 2021 - Pest Control - 11/2021	79.56
03/23/22	2090	7550	Inv #Dec 2021 - Pest Control - 12/2021	79.56
03/23/22	2090	7550	Inv #Dec 2021 - Security - 09/27- 10/24/21	2,020.37
03/23/22	2091	1030	City of North Miami	(20.08)
03/23/22	2091	7020	Inv #03/07/22 - 41-88-14938-01 - 01/02/22- 02/01/22	20.08
03/23/22	2092	1030	Coastal Elevator Communication & Consultant Servic	(225.00)
03/23/22	2092	1860	Inv #2115 - Quarterly Elevator Phone Monitoring 04-06/22	225.00
03/23/22	2093	1030	Great American Business Products	(171.20)
03/23/22	2093	7130	Inv #43102490 - Paw Pal Bags	171.20
03/23/22	2094	1030	Hollander, Goode, Lopez	(1,778.79)
03/23/22	2094	7505	Inv #16208 - Professional Services	1,778.79
03/23/22	2095	1030	Pye Barker Fire & Safety, LLC	(513.60)
03/23/22	2095	7125	Inv #PSI710173 - Annual Monitoring	513.60
03/23/22	2096	1030	Pye Barker Fire & Safety, LLC	(1,039.74)
03/23/22	2096	7125	Inv #PSI711876 - Annual Fire Ext Inspection	1,039.74
03/23/22	2097	1030	Suncoast Elevator Solutions, Inc.	(7,730.00)
03/23/22	2097	7190	Inv #33292 - Labor & Materials to Replace Governor Rope Elv #2	7,730.00
03/23/22	2098	1030	Suncoast Elevator Solutions, Inc.	(900.00)
03/23/22	2098	1860	Inv #33368 - 04/01-04/30/22	900.00
03/23/22	2099	1030	Sunrise Management	(2,661.30)
03/23/22	2099	7536	Inv #03/15/22 - 02/28-03/12/22	2,661.30
03/23/22	2100	1030	Waste Pro - Pembroke Pines	(2,087.52)
03/23/22	2100	7305	Inv #0001051277 - 075109- 02/01- 02/28/22	2,087.52
03/24/22	2101	1030	Rodriguez Tiles Services, LLC	(1,560.00)
03/24/22	2101	7130	Inv #03222022 - Remove Debris & Furniture from Storage Rooms	1,560.00
03/24/22	2102	1030	Rodriguez Tiles Services, LLC	(2,200.00)
03/24/22	2102	7130	Inv #03222022-2 - Remove D/wall Ceiling from Shower in B/R Unit 916	2,200.00
03/24/22	2103	1030	Rodriguez Tiles Services, LLC	(1,400.00)
03/24/22	2103	7130	Inv #03222022-3 - Remove Full D/Wall Ceiling in B/R Unit 113	1,400.00
03/24/22	2104	1030	Rodriguez Tiles Services, LLC	(200.00)
03/24/22	2104	7130	Inv #03222022-4 - Replace Storage Room Doors 4th & 11th Floor	200.00

**Greenwich Association, Inc.**

**Journals**

March 1, 2022 - March 31, 2022

Date	Reference	Account	Description	Amount
03/24/22	2105	1030	Rodriguez Tiles Services, LLC	(150.00)
03/24/22	2105	7130	Inv #03222022-5 - Reopen Stuck Chute Door 4th Floor	150.00
03/24/22	2106	1030	Rodriguez Tiles Services, LLC	(150.00)
03/24/22	2106	7130	Inv #03222022-6 - Repair Holes in Parking Lot	150.00
03/05/22	ACHWEB20220 305	1030	ACHWEB Unit GAI-1-512	414.87
03/05/22	ACHWEB20220 305	1200	ACHWEB Unit GAI-1-512	(414.87)
03/06/22	ACHWEB20220 306	1030	ACHWEB Unit GAI-1-810	414.87
03/06/22	ACHWEB20220 306	1200	ACHWEB Unit GAI-1-810	(414.87)
03/08/22	ACHWEB20220 308	1030	ACHWEB Unit GAI-1-211	414.87
03/08/22	ACHWEB20220 308	1200	ACHWEB Unit GAI-1-211	(414.87)
03/08/22	ACHWEB20220 308	1030	ACHWEB Unit GAI-1-1115	668.46
03/08/22	ACHWEB20220 308	1200	ACHWEB Unit GAI-1-1115	(668.46)
03/10/22	ACHWEB20220 310	1030	ACHWEB Unit GAI-1-901	2,655.47
03/10/22	ACHWEB20220 310	1200	ACHWEB Unit GAI-1-901	(2,655.47)
03/11/22	ACHWEB20220 311	1030	ACHWEB Unit GAI-1-106	854.74
03/11/22	ACHWEB20220 311	1200	ACHWEB Unit GAI-1-106	(854.74)
03/12/22	ACHWEB20220 312	1030	ACHWEB Unit GAI-1-913	414.87
03/12/22	ACHWEB20220 312	1200	ACHWEB Unit GAI-1-913	(414.87)
03/14/22	ACHWEB20220 314	1030	ACHWEB Unit GAI-1-1110	414.87
03/14/22	ACHWEB20220 314	1200	ACHWEB Unit GAI-1-1110	(414.87)
03/25/22	ACHWEB20220 325	1030	ACHWEB Unit GAI-1-PH02	1,361.92
03/25/22	ACHWEB20220 325	1200	ACHWEB Unit GAI-1-PH02	(1,361.92)
03/23/22	AUTO.1	1030	IPFS Corporation	(25,224.31)
03/23/22	AUTO.1	4015	FLS-140022 Payment 1 of 11	25,224.31
03/11/22	AUTO.2	1030	AT&T	(1,379.11)
03/11/22	AUTO.2	7035	305 895-1156 030 0446 - 02/22- 03/21/22	1,379.11
03/15/22	AUTO.3	1030	FPL	(5,586.79)
03/15/22	AUTO.3	7030	34751-18123 - 01/24- 02/23/22	5,586.79
03/15/22	AUTO.4	1030	FPL	(45.12)

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

March 1, 2022 - March 31, 2022

Date	Reference	Account	Description	Amount
03/15/22	AUTO.4	7030	64563-31005 - 01/24-02/23/22	45.12
03/06/22	AUTO.5	1030	FPL	(116.50)
03/06/22	AUTO.5	7030	56006-15271 - 01/24- 02/23/22	116.50
03/08/22	AUTO.6	1030	Teco People's Gas	(1,060.09)
03/08/22	AUTO.6	7045	211011672295 - 01/12-02/10/22	1,060.09
03/20/22	AUTO.7	1030	AT&T	(217.74)
03/20/22	AUTO.7	7035	308072533 - 01/28-02/27/22	217.74
03/01/22	CCARD202203 01	1030	CCARD Unit GAI-1-208	400.00
03/01/22	CCARD202203 01	1200	CCARD Unit GAI-1-208	(400.00)
03/01/22	CCARD202203 01	1030	CCARD Unit GAI-1-603	410.00
03/01/22	CCARD202203 01	1200	CCARD Unit GAI-1-603	(410.00)
03/04/22	CCARD202203 04	1030	CCARD Unit GAI-1-116	668.46
03/04/22	CCARD202203 04	1200	CCARD Unit GAI-1-116	(668.46)
03/04/22	CCARD202203 04	1030	CCARD Unit GAI-1-209	627.08
03/04/22	CCARD202203 04	1200	CCARD Unit GAI-1-209	(627.08)
03/10/22	CCARD202203 10	1030	CCARD Unit GAI-1-1003	414.87
03/10/22	CCARD202203 10	1200	CCARD Unit GAI-1-1003	(414.87)
03/14/22	CCARD202203 14	1030	CCARD Unit GAI-1-911	414.87
03/14/22	CCARD202203 14	1200	CCARD Unit GAI-1-911	(414.87)
03/31/22	CCARD202203 31	1030	CCARD Unit GAI-1-1410	854.74
03/31/22	CCARD202203 31	1200	CCARD Unit GAI-1-1410	(854.74)
03/31/22	CHG.1	1200	GenMaint 03/01/2022 - 03/31/2022	110,989.90
03/31/22	CHG.1	6010	GenMaint 03/01/2022 - 03/31/2022	(110,989.90)
03/01/22	Dep.1	1030	LockBoxCR Batch # 2203013061	5,173.15
03/01/22	Dep.1	1200	LockBoxCR Batch # 2203013061	(5,173.15)
03/02/22	Dep.2	1030	LockBoxCR Batch # 2203023340	2,074.48
03/02/22	Dep.2	1200	LockBoxCR Batch # 2203023340	(2,074.48)
03/03/22	Dep.3	1030	LockBoxCR Batch # 2203033522	8,314.40
03/03/22	Dep.3	1200	LockBoxCR Batch # 2203033522	(8,314.40)
03/04/22	Dep.4	1030	ManCR Batch # 2203043662	8,389.73
03/04/22	Dep.4	1200	ManCR Batch # 2203043662	(8,389.73)
03/04/22	Dep.5	1030	LockBoxCR Batch # 2203043743	829.74

**Greenwich Association, Inc.**

**Journals**

March 1, 2022 - March 31, 2022

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
03/04/22	Dep.5	1200	LockBoxCR Batch # 2203043743	(829.74)
03/09/22	Dep.6	1030	EFTCR Batch # 2203084412	49,087.28
03/09/22	Dep.6	1200	EFTCR Batch # 2203084412	(49,087.28)
03/08/22	Dep.7	1030	LockBoxCR Batch # 2203084625	11,437.06
03/08/22	Dep.7	1200	LockBoxCR Batch # 2203084625	(11,437.06)
03/09/22	Dep.8	1030	LockBoxCR Batch # 2203094851	1,498.20
03/09/22	Dep.8	1200	LockBoxCR Batch # 2203094851	(1,498.20)
03/10/22	Dep.9	1030	LockBoxCR Batch # 2203105020	1,083.33
03/10/22	Dep.9	1200	LockBoxCR Batch # 2203105020	(1,083.33)
03/11/22	Dep.10	1030	LockBoxCR Batch # 2203115154	3,021.40
03/11/22	Dep.10	1200	LockBoxCR Batch # 2203115154	(3,021.40)
03/14/22	Dep.11	1030	LockBoxCR Batch # 2203145357	3,411.81
03/14/22	Dep.11	1200	LockBoxCR Batch # 2203145357	(3,411.81)
03/15/22	Dep.12	1030	LockBoxCR Batch # 2203155555	4,249.50
03/15/22	Dep.12	1200	LockBoxCR Batch # 2203155555	(4,249.50)
03/16/22	Dep.13	1030	LockBoxCR Batch # 2203165845	1,700.00
03/16/22	Dep.13	1200	LockBoxCR Batch # 2203165845	(1,700.00)
03/18/22	Dep.14	1030	LockBoxCR Batch # 2203186353	3,400.46
03/18/22	Dep.14	1200	LockBoxCR Batch # 2203186353	(3,400.46)
03/21/22	Dep.15	1030	LockBoxCR Batch # 2203216545	2,383.66
03/21/22	Dep.15	1200	LockBoxCR Batch # 2203216545	(2,383.66)
03/22/22	Dep.16	1030	LockBoxCR Batch # 2203226719	668.46
03/22/22	Dep.16	1200	LockBoxCR Batch # 2203226719	(668.46)
03/23/22	Dep.17	1030	LockBoxCR Batch # 2203236836	1,049.51
03/23/22	Dep.17	1200	LockBoxCR Batch # 2203236836	(1,049.51)
03/24/22	Dep.18	1030	LockBoxCR Batch # 2203246985	1,254.16
03/24/22	Dep.18	1200	LockBoxCR Batch # 2203246985	(1,254.16)
03/28/22	Dep.19	1030	LockBoxCR Batch # 2203287346	829.74
03/28/22	Dep.19	1200	LockBoxCR Batch # 2203287346	(829.74)
03/29/22	Dep.20	1030	LockBoxCR Batch # 2203297533	1,244.61
03/29/22	Dep.20	1200	LockBoxCR Batch # 2203297533	(1,244.61)
03/30/22	Dep.21	1030	LockBoxCR Batch # 2203307774	1,083.33
03/30/22	Dep.21	1200	LockBoxCR Batch # 2203307774	(1,083.33)
03/01/22	DP01	1030	Miscellaneous Income	100.00
03/01/22	DP01	6075	Dumping Fine	(100.00)
03/10/22	DP01	1045	Security Deposit	1,200.00
03/10/22	DP01	4165	Security Deposit Unit #1111	(1,200.00)
03/01/22	DP02	1030	Miscellaneous Income	25.00
03/01/22	DP02	6065	FOB Ck #131	(25.00)

**Greenwich Association, Inc.**

**Journals**

March 1, 2022 - March 31, 2022

Date	Reference	Account	Description	Amount
03/01/22	DP03	1030	Miscellaneous Income	6,216.65
03/01/22	DP03	6025	Miscellaneous Income	(6,216.65)
03/01/22	DP04	1030	Miscellaneous Income	50.00
03/01/22	DP04	6075	Water ShutOff Unit #1404	(50.00)
03/10/22	DP05	1030	Miscellaneous Income	25.00
03/10/22	DP05	6065	FOB Ck #1017	(25.00)
03/16/22	DP06	1030	Miscellaneous Income	50.00
03/16/22	DP06	6075	Water Shut Off CK #1084	(50.00)
03/31/22	DP07	1030	Miscellaneous Income	185.00
03/31/22	DP07	6075	Pipe Repair Repayment Unit #415	(185.00)
03/31/22	GJ.1	1200	B/C 03/01/2022 - 03/31/2022	25.00
03/31/22	GJ.1	6060	B/C 03/01/2022 - 03/31/2022	(25.00)
03/31/22	GJ03	4170	Recognize Cable Income	322.29
03/31/22	GJ03	6080	Recognize Cable Income	(322.29)
03/31/22	GJ04	7310	Expense Elevator	900.00
03/31/22	GJ04	1860	Expense Elevator	(900.00)
03/31/22	GJ05	7315	Expense Elevator Phone	75.00
03/31/22	GJ05	1860	Expense Elevator Phone	(75.00)
03/31/22	GJ06	1215	Adjust Bad Debt - SA	2,000.00
03/31/22	GJ06	7810	Adjust Bad Debt - SA	(2,000.00)
03/31/22	INS	7555	Expense Prepaid Insurance	24,033.18
03/31/22	INS	1850	Expense Prepaid Insurance	(24,033.18)
03/31/22	INT	1030	Interest Income	3.33
03/31/22	INT	1035	Interest Income	0.01
03/31/22	INT	1040	Interest Income	99.19
03/31/22	INT	6040	Interest Income	(102.53)
03/02/22	LEG.5	1200	LEGAL 03/02/2022	1,986.09
03/02/22	LEG.5	7506	Legal Fees (GAI-1-806)	(1,986.09)
03/31/22	LFE.1	1200	GenLate 03/01/2022 - 03/31/2022	400.00
03/31/22	LFE.1	6045	GenLate 03/01/2022 - 03/31/2022	(400.00)
03/31/22	LFE.2	1200	L/C 03/01/2022 - 03/31/2022	150.00
03/31/22	LFE.2	6045	L/C 03/01/2022 - 03/31/2022	(150.00)
03/31/22	LFE.3	6045	L/CR 03/01/2022 - 03/31/2022	225.00
03/31/22	LFE.3	1200	L/CR 03/01/2022 - 03/31/2022	(225.00)
03/03/22	R-ACH20220303	1030	R-ACH Unit GAI-1-106	(829.74)
03/03/22	R-ACH20220303	1200	R-ACH Unit GAI-1-106	829.74
03/31/22	RE01	7020	Record Accounts Payable	30,000.00
03/31/22	RE01	7030	Record Accounts Payable	5,464.22
03/31/22	RE01	7305	Record Accounts Payable	2,000.00

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

March 1, 2022 - March 31, 2022

Date	Reference	Account	Description	Amount
03/31/22	RE01	7345	Record Accounts Payable	7,600.00
03/31/22	RE01	7500	Record Accounts Payable	1,315.00
03/31/22	RE01	7550	Record Accounts Payable	19,000.00
03/31/22	RE01	4010	Record Accounts Payable	(65,379.22)
03/01/22	RE01.1	7020	Record Accounts Payable	(30,920.30)
03/01/22	RE01.1	7030	Record Accounts Payable	(4,748.41)
03/01/22	RE01.1	7305	Record Accounts Payable	(1,863.52)
03/01/22	RE01.1	7345	Record Accounts Payable	(7,600.00)
03/01/22	RE01.1	7550	Record Accounts Payable	(19,985.00)
03/01/22	RE01.1	7500	Record Accounts Payable	(1,315.00)
03/01/22	RE01.1	4010	Record Accounts Payable	66,432.23
03/31/22	RE02	1200	Reclass Prepaid Maintenance	49,158.32
03/31/22	RE02	4150	Reclass Prepaid Maintenance	(49,158.32)
03/01/22	RE02.1	1200	Reclass Prepaid Maintenance	(46,218.30)
03/01/22	RE02.1	4150	Reclass Prepaid Maintenance	46,218.30
03/31/22	RES	6010	Record Reserve Funding	6,315.00
03/31/22	RES	5500	Record Reserve Funding	(6,315.00)
03/31/22	RESF	1030	Monthly Reserve Funding	(6,315.00)
03/31/22	RESF	1040	Monthly Reserve Funding	6,315.00
03/31/22	RESIT	6085	Reserve Interest Transfer	99.19
03/31/22	RESIT	5505	Reserve Interest Transfer	(99.19)
<b>Transaction Balance for General</b>				0.00

**Transaction Totals**

Total Debits	<u>612,352.57</u>
Total Credits	<u>612,352.57</u>

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

Popular Community Bank- Oper- (1030)

March 1, 2022 - March 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b> 180,851.28
<b>Open Deposits &amp; Additions</b>				
CCARD202203	03/31/22	1200	CCARD Unit GAI-1-1410	854.74
	31			
GJ11	02/28/22		Check#528170 Payment For Unit 504 Balance	8,387.08
				<b>Total</b> <u>9,241.82</u>
<b>Open Checks &amp; Payments</b>				
1868	08/12/21	7505	Hollander, Goode, Lopez	4,495.19
2048	01/18/22	7505	Hollander, Goode, Lopez	1,986.09
2090	03/23/22	7550	Avesta Biscayne	4,497.43
2091	03/23/22	7020	City of North Miami	20.08
2092	03/23/22	1860	Coastal Elevator Communication & Consultant Servic	225.00
2093	03/23/22	7130	Great American Business Products	171.20
2094	03/23/22	7505	Hollander, Goode, Lopez	1,778.79
2097	03/23/22	7190	Suncoast Elevator Solutions, Inc.	7,730.00
2098	03/23/22	1860	Suncoast Elevator Solutions, Inc.	900.00
2099	03/23/22	7536	Sunrise Management	2,661.30
2100	03/23/22	7305	Waste Pro - Pembroke Pines	2,087.52
				<b>Total</b> <u>26,552.60</u>
				<b>Reconciled Bank Balance</b> <u><u>163,540.50</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				139,694.49
+ Cleared Deposits & Additions				131,725.20
- Cleared Checks & Payments				<u>90,568.41</u>
Ending Bank Balance				180,851.28
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				9,241.82
- Open Checks & Payments				<u>26,552.60</u>
<b>Reconciled Bank Balance</b>				<u><u>163,540.50</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				163,540.50
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>163,540.50</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)  
 March 1, 2022 - March 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	465.68
<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>465.68</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	465.67
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.68
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.68</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	465.68
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>465.68</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>

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

Popular Community Bank- Reserves- (1040)

March 1, 2022 - March 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	296,221.44
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
			<b>Total</b>	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>296,221.44</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	289,807.25
			+ Cleared Deposits & Additions	6,414.19
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	296,221.44
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>296,221.44</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	296,221.44
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>296,221.44</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>

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

Popular Community Bank- Escrow- (1045)

March 1, 2022 - March 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b>
				138,963.99
<b>Open Deposits &amp; Additions</b>				
				<b>Total</b>
				<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
GJ11	02/28/22	1030	Check#528170 Payment For Unit 504 Balance	8,387.08
				<b>Total</b>
				<u>8,387.08</u>
				<b>Reconciled Bank Balance</b>
				<u><u>130,576.91</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				137,763.99
+ Cleared Deposits & Additions				1,200.00
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				138,963.99
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>8,387.08</u>
<b>Reconciled Bank Balance</b>				<u><u>130,576.91</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				130,576.91
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>130,576.91</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>