

Greenwich Association, Inc.

Report on Compilation of Financial Statements

November 30, 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 November 30, 2022 , and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 11 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 11 Months ended November 30, 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

January 17, 2023

Greenwich Association, Inc.

Balance Sheet

November 30, 2022

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 227,774
	<u>227,774</u>
Cash - Reserves	
Popular Community Bank- Reserves	348,043
	<u>348,043</u>
Cash - Security	
Popular Community Bank- Escrow	129,427
	<u>129,427</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>705,710</u>
Other Assets	
Maintenance Receivables	33,319
Allowance for Doubtful Accounts	(4,331)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Prepaid Insurance	48,116
Prepaid Expenses	1,100
	<u>80,204</u>
	<u>\$ 785,914</u>

Greenwich Association, Inc.

Balance Sheet

November 30, 2022

Liabilities and Members' Equity

Accounts Payable	\$	59,462
Insurance Payable		45,930
Prepaid Maintenance		47,436
Security Deposits		128,925
Deferred Cable Contract		<u>10,314</u>
		<u>292,067</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		345,244
Reserves - Interest		<u>2,799</u>
		<u>348,043</u>
Operating Fund Balance		
Fund Balance		7,528
Current Year Revenue (Expense)		<u>138,276</u>
		<u>145,804</u>
		<u>493,847</u>
	\$	<u><u>785,914</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 2022

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Revenues							
Owner Assessments	\$ 104,675	\$ 104,676	\$ (1)	\$ 1,151,424	\$ 1,151,437	\$ (13)	\$ 1,256,113
Reserve Assessment	-	6,315	(6,315)	-	69,465	(69,465)	75,780
Laundry	4,771	2,500	2,271	50,415	27,500	22,915	30,000
Key Income	95	-	95	220	-	220	-
Interest Income	328	-	328	1,622	-	1,622	-
Late Fee	(100)	83	(183)	1,993	917	1,076	1,000
Bank Charges	-	-	-	75	-	75	-
Gate Card Income	-	42	(42)	275	458	(183)	500
Filter Income	-	8	(8)	28	92	(64)	100
Miscellaneous Income	275	417	(142)	12,685	4,583	8,102	5,000
Deferred Comcast Income	322	322	-	3,545	3,545	-	3,867
Reserve Interest Transfer	(324)	-	(324)	(1,583)	-	(1,583)	-
Bad Debt Expense	-	(833)	833	3,554	(9,167)	12,721	(10,000)
	<u>110,042</u>	<u>113,530</u>	<u>(3,488)</u>	<u>1,224,253</u>	<u>1,248,830</u>	<u>(24,577)</u>	<u>1,362,360</u>
Special Assessment Income	-	-	-	262	-	262	-
Special Assessment Income	-	-	-	262	-	262	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>262</u>	<u>-</u>	<u>262</u>	<u>-</u>
Total Revenues	<u>110,042</u>	<u>113,530</u>	<u>(3,488)</u>	<u>1,224,515</u>	<u>1,248,830</u>	<u>(24,315)</u>	<u>1,362,360</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 2022

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Operating Expenses							
Administrative:							
Accounting Fees	1,315	1,315	-	14,465	14,465	-	15,780
Year End Accounting	-	417	417	4,000	4,583	583	5,000
Legal Fees	1,253	2,083	830	21,194	22,917	1,723	25,000
Management Fees	1,550	1,550	-	17,055	17,050	(5)	18,600
License & Permit	-	417	417	6,806	4,583	(2,223)	5,000
Property Taxes	1,736	-	(1,736)	1,736	-	(1,736)	-
Office Staff	2,662	5,417	2,755	63,492	59,583	(3,909)	65,000
Office Supplies	667	250	(417)	2,223	2,750	527	3,000
Postage and Mail	2,080	333	(1,747)	5,471	3,667	(1,804)	4,000
	<u>11,263</u>	<u>11,782</u>	<u>519</u>	<u>136,442</u>	<u>129,598</u>	<u>(6,844)</u>	<u>141,380</u>
Community Room/Building:							
Greenwich Park Monthly Expense	2,199	4,583	2,384	40,320	50,417	10,097	55,000
	<u>2,199</u>	<u>4,583</u>	<u>2,384</u>	<u>40,320</u>	<u>50,417</u>	<u>10,097</u>	<u>55,000</u>
Contracts:							
Sanitation	2,107	2,000	(107)	26,196	22,000	(4,196)	24,000
Elevator	900	900	-	9,900	9,900	-	10,800
Elevator Phone	75	125	50	600	1,375	775	1,500
Cooling Tower	460	467	7	5,061	5,133	72	5,600
Lawn Maintenance	1,215	1,275	60	12,840	14,025	1,185	15,300
Pest Control	867	867	-	9,534	9,533	(1)	10,400
Janitorial Staff	9,006	9,583	577	92,743	105,417	12,674	115,000
	<u>14,630</u>	<u>15,217</u>	<u>587</u>	<u>156,874</u>	<u>167,383</u>	<u>10,509</u>	<u>182,600</u>
Insurance:							
Insurance	24,033	22,083	(1,950)	258,787	242,917	(15,870)	265,000
	<u>24,033</u>	<u>22,083</u>	<u>(1,950)</u>	<u>258,787</u>	<u>242,917</u>	<u>(15,870)</u>	<u>265,000</u>
Repairs and Maintenance:							
Maintenance Supplies	1,847	333	(1,514)	8,060	3,667	(4,393)	4,000
R&M - Electrical	731	333	(398)	5,762	3,667	(2,095)	4,000
R&M - Fire Alarm	-	500	500	13,253	5,500	(7,753)	6,000
R&M - General	12,923	8,333	(4,590)	75,556	91,667	16,111	100,000
R&M - Access Control	-	50	50	-	550	550	600
R&M - Trash Chute	805	500	(305)	5,300	5,500	200	6,000
R&M - Tree Trimming	-	500	500	6,200	5,500	(700)	6,000
R&M - Air Conditioning Systems	-	625	625	2,928	6,875	3,947	7,500
R&M - Parking Repairs	750	208	(542)	750	2,292	1,542	2,500
R&M - Roof Repairs	-	417	417	4,000	4,583	583	5,000
R&M - Plumbing	4,825	1,000	(3,825)	19,784	11,000	(8,784)	12,000
R&M - Generator & Water Tower	2,150	417	(1,733)	11,760	4,583	(7,177)	5,000
R&M - Sprinkler	-	167	167	4,109	1,833	(2,276)	2,000
R&M - Elevators	515	417	(98)	26,718	4,583	(22,135)	5,000
40 Year Certification	-	12,500	12,500	7,250	137,500	130,250	150,000
	<u>24,546</u>	<u>26,300</u>	<u>1,754</u>	<u>191,430</u>	<u>289,300</u>	<u>97,870</u>	<u>315,600</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 11 Months ended November 30, 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	17,864	18,833	969	190,004	207,167	17,163	226,000
Electricity	5,728	5,458	(270)	65,140	60,042	(5,098)	65,500
Telephone	735	708	(27)	10,543	7,792	(2,751)	8,500
Gas	2,133	2,250	117	36,702	24,750	(11,952)	27,000
	<u>26,460</u>	<u>27,249</u>	<u>789</u>	<u>302,389</u>	<u>299,751</u>	<u>(2,638)</u>	<u>327,000</u>
Reserve Transfer:							
Reserve Transfer	-	6,315	6,315	-	69,465	69,465	75,780
	<u>-</u>	<u>6,315</u>	<u>6,315</u>	<u>-</u>	<u>69,465</u>	<u>69,465</u>	<u>75,780</u>
Total Expenses	<u>103,131</u>	<u>113,529</u>	<u>10,398</u>	<u>1,086,242</u>	<u>1,248,831</u>	<u>162,589</u>	<u>1,362,360</u>
Excess Revenues (Expenses)	<u>\$ 6,911</u>	<u>\$ 1</u>	<u>\$ 6,910</u>	<u>\$ 138,273</u>	<u>\$ (1)</u>	<u>\$ 138,274</u>	<u>\$ -</u>

Greenwich Association, Inc.
General Ledger

November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				237,098.68		
11/01/22	ACHWEB202 21101		ACHWEB Unit GAI-1-615		668.46	
11/01/22	Dep.1		LockBoxCR Batch # 2211013599		3,209.15	
11/02/22	CCARD2022 1102		CCARD Unit GAI-1-209		627.08	
11/02/22	Dep.2		LockBoxCR Batch # 2211023811		414.87	
11/03/22	2317		America Service INDS.		(9,005.55)	
11/03/22	2318		Cagarras LLC		(829.74)	
11/03/22	2319		HD Supply		(89.45)	
11/03/22	2320		Juda Eskew & Associates, P.A.		(1,315.00)	
11/03/22	2321		Juda Eskew & Associates, P.A.		(735.00)	
11/03/22	2322		Juda Eskew & Associates, P.A.		(1,100.00)	
11/03/22	2323		Juda Eskew & Associates, P.A.		(1,315.00)	
11/03/22	2324		Popular Bank		(1,757.86)	
11/03/22	2325		Rodriguez Tiles Services, LLC		(250.00)	
11/03/22	2326		Rodriguez Tiles Services, LLC		(1,100.00)	
11/03/22	2327		Rodriguez Tiles Services, LLC		(210.00)	
11/03/22	2328		Sunrise Management		(2,661.60)	
11/03/22	2329		Sunrise Management		(1,550.00)	
11/03/22	ACHWEB202 21103		ACHWEB Unit GAI-1-1208		414.87	
11/03/22	C/Card20221 103		C/Card Unit GAI-1-415		(668.46)	
11/03/22	CCARD2022 1103		CCARD Unit GAI-1-116		668.46	
11/03/22	Dep.3		LockBoxCR Batch # 2211034097		4,412.32	
11/04/22	AUTO.5		Teco People's Gas		(746.20)	
11/04/22	Dep.4		LockBoxCR Batch # 2211044390		2,286.56	
11/04/22	DP01		Miscellaneous Income		25.00	
11/04/22	DP02		Miscellaneous Income		70.00	
11/04/22	DP04		Miscellaneous Income		50.00	
11/05/22	ACHWEB202 21105		ACHWEB Unit GAI-1-807		627.08	
11/05/22	AUTO.3		FPL		(116.50)	
11/07/22	2330		City of North Miami		(19,851.62)	
11/07/22	2331		Cooling Tower Pros		(2,150.00)	
11/07/22	ACHWEB202 21107		ACHWEB Unit GAI-1-1110		439.87	
11/07/22	CCARD2022 1107		CCARD Unit GAI-1-810		414.87	
11/07/22	Dep.5		LockBoxCR Batch # 2211074629		5,070.75	
11/07/22	DP03		Miscellaneous Income		4,771.43	
11/07/22	DP07		Miscellaneous Income		50.00	
11/08/22	ACHWEB202 21108		ACHWEB Unit GAI-1-1115		668.46	
11/08/22	AUTO.8		IPFS Corporation		(23,970.65)	
11/08/22	Dep.6		LockBoxCR Batch # 2211085013		7,958.28	
11/08/22	DP05		Miscellaneous Income		100.00	
11/08/22	INT		Interest Income		4.25	
11/09/22	AUTO.4		AT&T		(587.25)	
11/09/22	Dep.7		LockBoxCR Batch # 2211095479		414.87	
11/10/22	ACHWEB202 21110		ACHWEB Unit GAI-1-211		414.87	
11/10/22	Dep.8		EFTCR Batch # 2211095268		50,331.89	
11/10/22	Dep.9		LockBoxCR Batch # 2211105706		1,244.61	
11/11/22	ACHWEB202 21111		ACHWEB Unit GAI-1-913		414.87	
11/11/22	CCARD2022 1111		CCARD Unit GAI-1-1003		414.87	
11/11/22	Dep.10		LockBoxCR Batch # 2211116022		787.30	

Greenwich Association, Inc.
General Ledger

November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/12/22	ACHWEB202 21112		ACHWEB Unit GAI-1-512		414.87	
11/12/22	ACHWEB202 21112		ACHWEB Unit GAI-1-411		854.74	
11/12/22	CCARD2022 1112		CCARD Unit GAI-1-911		414.87	
11/14/22	AUTO.1		FPL		(60.38)	
11/14/22	AUTO.2		FPL		(6,088.87)	
11/14/22	Dep.11		LockBoxCR Batch # 2211146249		1,083.33	
11/14/22	DP08		Miscellaneous Income		50.00	
11/15/22	ACHWEB202 21115		ACHWEB Unit GAI-1-1110		414.87	
11/15/22	ACHWEB202 21115		ACHWEB Unit GAI-1-603		410.00	
11/15/22	CCARD2022 1115		CCARD Unit GAI-1-303		414.87	
11/15/22	Dep.12		LockBoxCR Batch # 2211156456		829.74	
11/16/22	AUTO.6		FPL Energy Services		(1,608.58)	
11/16/22	Dep.13		LockBoxCR Batch # 2211166742		414.87	
11/17/22	2332		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(3,700.00)	
11/17/22	2333		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(450.00)	
11/17/22	2334		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(675.00)	
11/17/22	2335		A-1 Balers & Compactors		(505.04)	
11/17/22	2336		AGI International, Inc.		(460.10)	
11/17/22	2337		ALEX ELECTRIC SERVICES, INC		(731.00)	
11/17/22	2338		Elite Guard		(3,084.65)	
11/17/22	2339		Elite Guard		(3,398.66)	
11/17/22	2340		Generator Service Inc.		(515.00)	
11/17/22	2341		GRC/Grass Roots Complete		(1,215.00)	
11/17/22	2342		Hollander, Goode, Lopez, PLLC		(1,253.47)	
11/17/22	2343		Ivete Tomasoni		(485.00)	
11/17/22	2344		Miami Dade Exterminators Co.		(866.70)	
11/17/22	2345		Miami-Dade County Tax Collector's Office		(1,736.46)	
11/17/22	2346		Quill LLC		(28.24)	
11/17/22	2347		Quill LLC		(390.33)	
11/17/22	2348		Quill LLC		(248.10)	
11/17/22	2349		Rodriguez Tiles Services, LLC		(280.00)	
11/17/22	2350		Rodriguez Tiles Services, LLC		(1,650.00)	
11/17/22	2351		Rodriguez Tiles Services, LLC		(2,950.00)	
11/17/22	2352		Sunrise Management		(2,661.60)	
11/17/22	2353		The Trash Chute Co., LLC.		(299.60)	
11/17/22	2354		Tri-County Engineering & Inspection		(750.00)	
11/17/22	2355		Waste Pro - Pembroke Pines		(71.01)	
11/17/22	2356		Avesta Biscayne		(2,199.39)	
11/17/22	Dep.14		LockBoxCR Batch # 2211177041		7,405.65	
11/17/22	DP09		Miscellaneous Income		25.00	
11/18/22	XR01		Reserve Funding		(6,315.00)	
11/21/22	ACHWEB202 21121		ACHWEB Unit GAI-1-615		693.46	
11/21/22	Dep.15		LockBoxCR Batch # 2211217383		3,581.03	
11/22/22	2357		Juda Eskew & Associates, P.A.		(961.37)	
11/22/22	2358		Juda Eskew & Associates, P.A.		(383.23)	
11/22/22	2359		Sunrise Management		(2,661.60)	
11/22/22	AUTO.7		AT&T		(148.10)	
11/22/22	Dep.16		LockBoxCR Batch # 2211227585		414.87	
11/28/22	Dep.17		LockBoxCR Batch # 2211287807		414.87	
11/29/22	Dep.18		LockBoxCR Batch # 2211298000		4,704.53	
				Totals for 1030	<u>4,704.53</u>	
					<u>(9,324.75)</u>	<u>227,773.93</u>

1035 Popular Community Bank- S/A

465.74

Greenwich Association, Inc.
General Ledger

November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 1035					0.00	465.74
1040 Popular Community Bank- Reserves				341,403.93		
11/08/22	INT		Interest Income		324.13	
11/18/22	XR01		Reserve Funding - November Reserve Funding		6,315.00	
Totals for 1040					6,639.13	348,043.06
1045 Popular Community Bank- Escrow				130,376.91		
11/07/22	DP01		Security Deposit		250.00	
11/17/22	1045		Dwayne Feliciano		(1,200.00)	
Totals for 1045					(950.00)	129,426.91
1200 Maintenance Receivables				27,597.32		
11/01/22	ACHWEB202 21101		ACHWEB Unit GAI-1-615		(668.46)	
11/01/22	Dep.1		LockBoxCR Batch # 2211013599		(3,209.15)	
11/01/22	RE02.1		Reclass Prepaid Maintenance		(50,216.54)	
11/02/22	CCARD2022 1102		CCARD Unit GAI-1-209		(627.08)	
11/02/22	Dep.2		LockBoxCR Batch # 2211023811		(414.87)	
11/03/22	2318		Cagarras LLC - Inv #10/19/22 - Refund of Maintenance Per HUD- Unit#GAI-1-704		829.74	
11/03/22	ACHWEB202 21103		ACHWEB Unit GAI-1-1208		(414.87)	
11/03/22	C/Card20221 103		C/Card Unit GAI-1-415		668.46	
11/03/22	CCARD2022 1103		CCARD Unit GAI-1-116		(668.46)	
11/03/22	Dep.3		LockBoxCR Batch # 2211034097		(4,412.32)	
11/04/22	Dep.4		LockBoxCR Batch # 2211044390		(2,286.56)	
11/05/22	ACHWEB202 21105		ACHWEB Unit GAI-1-807		(627.08)	
11/07/22	ACHWEB202 21107		ACHWEB Unit GAI-1-1110		(439.87)	
11/07/22	CCARD2022 1107		CCARD Unit GAI-1-810		(414.87)	
11/07/22	Dep.5		LockBoxCR Batch # 2211074629		(5,070.75)	
11/08/22	ACHWEB202 21108		ACHWEB Unit GAI-1-1115		(668.46)	
11/08/22	Dep.6		LockBoxCR Batch # 2211085013		(7,958.28)	
11/09/22	Dep.7		LockBoxCR Batch # 2211095479		(414.87)	
11/10/22	ACHWEB202 21110		ACHWEB Unit GAI-1-211		(414.87)	
11/10/22	Dep.8		EFTCR Batch # 2211095268		(50,331.89)	
11/10/22	Dep.9		LockBoxCR Batch # 2211105706		(1,244.61)	
11/11/22	ACHWEB202 21111		ACHWEB Unit GAI-1-913		(414.87)	
11/11/22	CCARD2022 1111		CCARD Unit GAI-1-1003		(414.87)	
11/11/22	Dep.10		LockBoxCR Batch # 2211116022		(787.30)	
11/12/22	ACHWEB202 21112		ACHWEB Unit GAI-1-512		(414.87)	
11/12/22	ACHWEB202 21112		ACHWEB Unit GAI-1-411		(854.74)	
11/12/22	CCARD2022 1112		CCARD Unit GAI-1-911		(414.87)	
11/14/22	Dep.11		LockBoxCR Batch # 2211146249		(1,083.33)	
11/15/22	ACHWEB202 21115		ACHWEB Unit GAI-1-1110		(414.87)	
11/15/22	ACHWEB202 21115		ACHWEB Unit GAI-1-603		(410.00)	
11/15/22	CCARD2022 1115		CCARD Unit GAI-1-303		(414.87)	

Greenwich Association, Inc.
General Ledger

November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/15/22	Dep.12		LockBoxCR Batch # 2211156456		(829.74)	
11/16/22	Dep.13		LockBoxCR Batch # 2211166742		(414.87)	
11/17/22	2343		Ivete Tomasoni - Inv #11/09/2022 - Refund of Maintenance Sold Unit# GAI-1-1408		485.00	
11/17/22	Dep.14		LockBoxCR Batch # 2211177041		(7,405.65)	
11/21/22	ACHWEB202		ACHWEB Unit GAI-1-615		(693.46)	
	21121					
11/21/22	Dep.15		LockBoxCR Batch # 2211217383		(3,581.03)	
11/22/22	Dep.16		LockBoxCR Batch # 2211227585		(414.87)	
11/28/22	Dep.17		LockBoxCR Batch # 2211287807		(414.87)	
11/29/22	Dep.18		LockBoxCR Batch # 2211298000		(4,704.53)	
11/30/22	CHG.1		GenMaint 11/01/2022 - 11/30/2022		110,989.90	
11/30/22	LFE.1		GenLate 11/01/2022 - 11/30/2022		25.00	
11/30/22	LFE.2		L/CR 11/01/2022 - 11/30/2022		(125.00)	
11/30/22	RE02		Reclass Prepaid Maintenance		47,435.96	
			Totals for 1200		<u>5,721.59</u>	<u>33,318.91</u>
1205 Allowance for Doubtful Accounts				(4,330.64)		
			Totals for 1205		<u>0.00</u>	<u>(4,330.64)</u>
1210 Special Assessment Receivables #6				4,795.00		
			Totals for 1210		<u>0.00</u>	<u>4,795.00</u>
1215 Allowance for Doubtful Accounts - S/A				(2,794.80)		
			Totals for 1215		<u>0.00</u>	<u>(2,794.80)</u>
1850 Prepaid Insurance				72,149.50		
11/30/22	INS		Expense Prepaid Insurance		(24,033.18)	
			Totals for 1850		<u>(24,033.18)</u>	<u>48,116.32</u>
1860 Prepaid Expenses				0.00		
11/03/22	2322		Juda Eskew & Associates, P.A. - Inv #70629 - 2023 Maintenance Coupon Books & EFT Payments		1,100.00	
			Totals for 1860		<u>1,100.00</u>	<u>1,100.00</u>
4010 Accounts Payable				(65,837.51)		
11/01/22	RE01.1		Record Accounts Payable		65,837.51	
11/30/22	RE01		Record Accounts Payable		(59,463.01)	
			Totals for 4010		<u>6,374.50</u>	<u>(59,463.01)</u>
4015 Insurance Payable				(69,900.19)		
11/08/22	AUTO.8		IPFS Corporation - FLS-140022 Payment 9 out of 11		23,970.65	
			Totals for 4015		<u>23,970.65</u>	<u>(45,929.54)</u>
4150 Prepaid Maintenance				(50,216.54)		
11/01/22	RE02.1		Reclass Prepaid Maintenance		50,216.54	
11/30/22	RE02		Reclass Prepaid Maintenance		(47,435.96)	
			Totals for 4150		<u>2,780.58</u>	<u>(47,435.96)</u>
4165 Security Deposits				(129,875.00)		
11/07/22	DP01		Security Deposit - Sofia Silva - Dog Deposit #406 - M/O 19-410676770		(250.00)	
11/17/22	1045		Dwayne Feliciano - Inv #11/17/22 - Security Deposit Refund GAI - 413		1,200.00	
			Totals for 4165		<u>950.00</u>	<u>(128,925.00)</u>
4170 Deferred Cable Contract				(10,635.77)		
11/30/22	GJ03		Recognize Cable Income		322.29	
			Totals for 4170		<u>322.29</u>	<u>(10,313.48)</u>

Greenwich Association, Inc.
General Ledger

November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5500 Reserves - General (Pooled)				(338,929.20)		
11/30/22	RES		Record Reserve Funding		(6,315.00)	
			Totals for 5500		<u>(6,315.00)</u>	<u>(345,244.20)</u>
5505 Reserves - Interest				(2,474.91)		
11/30/22	RESIT		Reserve Interest Transfer		(324.13)	
			Totals for 5505		<u>(324.13)</u>	<u>(2,799.04)</u>
5800 Fund Balance				(7,528.22)		
			Totals for 5800		<u>0.00</u>	<u>(7,528.22)</u>
6010 Owner Assessments				(1,046,749.00)		
11/30/22	CHG.1		GenMaint 11/01/2022 - 11/30/2022		(110,989.90)	
11/30/22	RES		Record Reserve Funding		6,315.00	
			Totals for 6010		<u>(104,674.90)</u>	<u>(1,151,423.90)</u>
6025 Laundry				(45,643.17)		
11/07/22	DP03		Miscellaneous Income		(4,771.43)	
			Totals for 6025		<u>(4,771.43)</u>	<u>(50,414.60)</u>
6030 Key Income				(125.00)		
11/04/22	DP02		Miscellaneous Income - Miscellaneous Income - KEY		(70.00)	
11/17/22	DP09		Miscellaneous Income - Miscellaneous Income - Key		(25.00)	
			Totals for 6030		<u>(95.00)</u>	<u>(220.00)</u>
6040 Interest Income				(1,293.68)		
11/08/22	INT		Interest Income		(328.38)	
			Totals for 6040		<u>(328.38)</u>	<u>(1,622.06)</u>
6045 Late Fee				(2,093.46)		
11/30/22	LFE.1		GenLate 11/01/2022 - 11/30/2022		(25.00)	
11/30/22	LFE.2		L/CR 11/01/2022 - 11/30/2022		125.00	
			Totals for 6045		<u>100.00</u>	<u>(1,993.46)</u>
6060 Bank Charges				(75.00)		
			Totals for 6060		<u>0.00</u>	<u>(75.00)</u>
6065 Gate Card Income				(275.00)		
			Totals for 6065		<u>0.00</u>	<u>(275.00)</u>
6070 Filter Income				(28.00)		
			Totals for 6070		<u>0.00</u>	<u>(28.00)</u>
6075 Miscellaneous Income				(12,410.02)		
11/04/22	DP01		Miscellaneous Income - Miscellaneous Income - FOB		(25.00)	
11/04/22	DP04		Miscellaneous Income - Miscellaneous Income - Water Shut Down		(50.00)	
11/07/22	DP07		Miscellaneous Income - Miscellaneous Income - Water Shut Off		(50.00)	
11/08/22	DP05		Miscellaneous Income - Miscellaneous Income - FOB		(100.00)	
11/14/22	DP08		Miscellaneous Income - Miscellaneous Income - Water Shut Off		(50.00)	
			Totals for 6075		<u>(275.00)</u>	<u>(12,685.02)</u>
6080 Deferred Comcast Income				(3,222.90)		
11/30/22	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(3,545.19)</u>
6085 Reserve Interest Transfer				1,259.05		

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/30/22	RESIT		Reserve Interest Transfer		324.13	
			Totals for 6085		<u>324.13</u>	<u>1,583.18</u>
6100	Special Assessment Income			(262.36)		
			Totals for 6100		<u>0.00</u>	<u>(262.36)</u>
7020	Water & Sewer			172,140.41		
11/01/22	RE01.1		Record Accounts Payable		(19,851.62)	
11/07/22	2330		City of North Miami - Inv #10/26/22 - 338627-388627 - 09/02-10/01/22		19,851.62	
11/30/22	RE01		Record Accounts Payable		<u>17,863.85</u>	
			Totals for 7020		<u>17,863.85</u>	<u>190,004.26</u>
7030	Electricity			59,411.55		
11/01/22	RE01.1		Record Accounts Payable		(6,265.75)	
11/05/22	AUTO.3		FPL - 56006-15271 - 09/23-10/25/22		116.50	
11/14/22	AUTO.1		FPL - 64563-31005 - 09/23-10/25/22		60.38	
11/14/22	AUTO.2		FPL - 34752-18123 - 09/23-10/25/22		6,088.87	
11/30/22	RE01		Record Accounts Payable		<u>5,728.03</u>	
			Totals for 7030		<u>5,728.03</u>	<u>65,139.58</u>
7035	Telephone			9,808.08		
11/09/22	AUTO.4		AT&T - 305 895-1156 030 0446 - 10/22-11/21/22		587.25	
11/22/22	AUTO.7		AT&T - 308072533		<u>148.10</u>	
			Totals for 7035		<u>735.35</u>	<u>10,543.43</u>
7045	Gas			34,568.46		
11/01/22	RE01.1		Record Accounts Payable		(2,354.78)	
11/04/22	AUTO.5		Teco People's Gas - 211011672295 - 09/14-10/10/22		746.20	
11/16/22	AUTO.6		FPL Energy Services - 1100231747 - 09/14-10/10/22		1,608.58	
11/30/22	RE01		Record Accounts Payable		<u>2,133.43</u>	
			Totals for 7045		<u>2,133.43</u>	<u>36,701.89</u>
7110	Maintenance Supplies			6,212.31		
11/03/22	2319		HD Supply - Inv #9207679232 - 50 Tag Book Vio Tag PWS 58F		89.45	
11/03/22	2324		Popular Bank - Inv #10/16/22 - 18 4484 6702 0100 4907 - Maintenance Supplies		<u>1,757.86</u>	
			Totals for 7110		<u>1,847.31</u>	<u>8,059.62</u>
7120	R&M - Electrical			5,031.05		
11/17/22	2337		ALEX ELECTRIC SERVICES, INC - Inv #43576 - Removed & Installed LED Pole Light Fixture		<u>731.00</u>	
			Totals for 7120		<u>731.00</u>	<u>5,762.05</u>
7125	R&M - Fire Alarm			13,252.90		
			Totals for 7125		<u>0.00</u>	<u>13,252.90</u>
7130	R&M - General			62,632.60		
11/03/22	2325		Rodriguez Tiles Services, LLC - Inv #11022022 - Ceiling Repairs in Office, Bathroom & Closet		250.00	
11/03/22	2326		Rodriguez Tiles Services, LLC - Inv #11022022-2 - Bathroom Ceiling Repair Unit#508		1,100.00	
11/03/22	2327		Rodriguez Tiles Services, LLC - Inv #11022022-3 - Repair Rear Block Boarder		210.00	
11/17/22	2338		Elite Guard - Inv #GWI#006 - Roving Security Guard - 10/10-10/23/22		3,084.65	
11/17/22	2339		Elite Guard - Inv #GWI#007 - Roving Security Guard - 10/24-11/06/22		3,398.66	
11/17/22	2349		Rodriguez Tiles Services, LLC - Inv #111622 - Parking Lot Signs Replaced		280.00	

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/17/22	2350		Rodriguez Tiles Services, LLC - Inv #111622-2 - Sewer Clean-Out Repairs		1,650.00	
11/17/22	2351		Rodriguez Tiles Services, LLC - Inv #111622-3 - Repaired Damaged Drywall - 2nd Floor Laundry		2,950.00	
Totals for 7130					<u>12,923.31</u>	<u>75,555.91</u>
7140 R&M - Trash Chute				4,495.29		
11/17/22	2335		A-1 Balers & Compactors - Inv #33509 - Replaced Damaged Stop Switch		505.04	
11/17/22	2353		The Trash Chute Co., LLC. - Inv #67385 - Foaming Agent		299.60	
Totals for 7140					<u>804.64</u>	<u>5,299.93</u>
7145 R&M - Tree Trimming				6,200.00		
Totals for 7145					<u>0.00</u>	<u>6,200.00</u>
7150 R&M - Air Conditioning Systems				2,928.36		
Totals for 7150					<u>0.00</u>	<u>2,928.36</u>
7155 R&M - Parking Repairs				0.00		
11/17/22	2354		Tri-County Engineering & Inspection - Inv #15385 - Commercial Replacement Cost Appraisal		750.00	
Totals for 7155					<u>750.00</u>	<u>750.00</u>
7160 R&M - Roof Repairs				4,000.00		
Totals for 7160					<u>0.00</u>	<u>4,000.00</u>
7170 R&M - Plumbing				14,959.00		
11/17/22	2332		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #26474 - Hydro-Jetted Kitchen & Bathroom Stacks		3,700.00	
11/17/22	2333		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #26511 - Cleared Stoppage & Removed Grease Apt #104-106		450.00	
11/17/22	2334		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #26576 - Clear Main Kitchen Line Stoppage Apt #115		675.00	
Totals for 7170					<u>4,825.00</u>	<u>19,784.00</u>
7180 R&M - Generator & Water Tower				9,610.35		
11/07/22	2331		Cooling Tower Pros - Inv #ECS22177 - Install New Frequency Drive		2,150.00	
Totals for 7180					<u>2,150.00</u>	<u>11,760.35</u>
7185 R&M - Sprinkler				4,108.85		
Totals for 7185					<u>0.00</u>	<u>4,108.85</u>
7190 R&M - Elevators				26,202.84		
11/17/22	2340		Generator Service Inc. - Inv #16479 - Service Call - Elevator Test		515.00	
Totals for 7190					<u>515.00</u>	<u>26,717.84</u>
7195 40 Year Certification				7,250.00		
Totals for 7195					<u>0.00</u>	<u>7,250.00</u>
7305 Sanitation				24,089.10		
11/01/22	RE01.1		Record Accounts Payable		(3,992.16)	
11/17/22	2355		Waste Pro - Pembroke Pines - Inv #0001109826 - 10/01-10/31/22		71.01	
11/30/22	RE01		Record Accounts Payable		6,027.70	
Totals for 7305					<u>2,106.55</u>	<u>26,195.65</u>

Greenwich Association, Inc.
General Ledger

November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7310 Elevator				9,000.00		
11/01/22	RE01.1		Record Accounts Payable		(4,500.00)	
11/30/22	RE01		Record Accounts Payable		5,400.00	
Totals for 7310					<u>900.00</u>	<u>9,900.00</u>
7315 Elevator Phone				525.00		
11/01/22	RE01.1		Record Accounts Payable		(300.00)	
11/30/22	RE01		Record Accounts Payable		375.00	
Totals for 7315					<u>75.00</u>	<u>600.00</u>
7325 Cooling Tower				4,601.00		
11/17/22	2336		AGI International, Inc. - Inv #33012 - 11/01-11/30/22		460.10	
Totals for 7325					<u>460.10</u>	<u>5,061.10</u>
7345 Lawn Maintenance				11,625.00		
11/01/22	RE01.1		Record Accounts Payable		(8,935.00)	
11/17/22	2341		GRC/Grass Roots Complete - Inv #59840 - 11/01-11/30/22		1,215.00	
11/30/22	RE01		Record Accounts Payable		8,935.00	
Totals for 7345					<u>1,215.00</u>	<u>12,840.00</u>
7360 Pest Control				8,667.00		
11/17/22	2344		Miami Dade Exterminators Co. - Inv #16806 - Pest Control & Rodent Control 11/2022		866.70	
Totals for 7360					<u>866.70</u>	<u>9,533.70</u>
7370 Janitorial Staff				83,737.50		
11/03/22	2317		America Service INDS. - Inv #15030 - 11/01-11/30/22		9,005.55	
Totals for 7370					<u>9,005.55</u>	<u>92,743.05</u>
7500 Accounting Fees				13,150.00		
11/01/22	RE01.1		Record Accounts Payable		(1,315.00)	
11/03/22	2320		Juda Eskew & Associates, P.A. - Inv #70128 - 09/01-09/30/22		1,315.00	
11/03/22	2323		Juda Eskew & Associates, P.A. - Inv #70971 - 11/01-11/30/22		1,315.00	
Totals for 7500					<u>1,315.00</u>	<u>14,465.00</u>
7502 Year End Accounting				4,000.00		
Totals for 7502					<u>0.00</u>	<u>4,000.00</u>
7505 Legal Fees				19,940.04		
11/17/22	2342		Hollander, Goode, Lopez, PLLC - Inv #16764 - Professional Services		1,253.47	
Totals for 7505					<u>1,253.47</u>	<u>21,193.51</u>
7510 Management Fees				15,505.00		
11/03/22	2329		Sunrise Management - Inv #10/22/22 - 11/01-11/30/22		1,550.00	
Totals for 7510					<u>1,550.00</u>	<u>17,055.00</u>
7525 License & Permit				6,805.83		
Totals for 7525					<u>0.00</u>	<u>6,805.83</u>
7526 Property Taxes				0.00		
11/17/22	2345		Miami-Dade County Tax Collector's Office - Inv #11/01/22 - 2022 Real Estate Taxes Folio#06-2229-095-1240		1,736.46	
Totals for 7526					<u>1,736.46</u>	<u>1,736.46</u>
7536 Office Staff				60,830.10		

Greenwich Association, Inc.
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November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/01/22	RE01.1		Record Accounts Payable		(5,323.20)	
11/03/22	2328		Sunrise Management - Inv #10/22/22 - 10/10-10/23/22		2,661.60	
11/17/22	2352		Sunrise Management - Inv #11/05/22 - 10/24-11/06/22		2,661.60	
11/22/22	2359		Sunrise Management - Inv #11/20/22 - 11/07-11/20/22		2,661.60	
			Totals for 7536		<u>2,661.60</u>	<u>63,491.70</u>
7540 Office Supplies				1,556.56		
11/17/22	2346		Quill LLC - Inv #23981199 - Account# QL8753283 - 256GB Pin Stripe USB 3.0		28.24	
11/17/22	2347		Quill LLC - Inv #23995267 - Account# QL8753283 - Office Supplies		390.33	
11/17/22	2348		Quill LLC - Inv #24894780 - Account# QL8753283 - Office Supplies		248.10	
			Totals for 7540		<u>666.67</u>	<u>2,223.23</u>
7545 Postage and Mail				3,391.06		
11/03/22	2321		Juda Eskew & Associates, P.A. - Inv #70288 - Late Letters & Affidavits For June 2022		735.00	
11/22/22	2357		Juda Eskew & Associates, P.A. - Inv #71070 - 2nd Notice of Annual Membership & Budget Meeting		961.37	
11/22/22	2358		Juda Eskew & Associates, P.A. - Inv #71071 - First Notice of Annual Meeting		383.23	
			Totals for 7545		<u>2,079.60</u>	<u>5,470.66</u>
7550 Greenwich Park Monthly Expense				38,120.11		
11/01/22	RE01.1		Record Accounts Payable		(13,000.00)	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - September Landscape		450.00	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - September Rust Prevention		87.14	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Chadwell Supply - Trash Bags & Paper Towels		80.11	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Chadwell Supply - Dogipot Liners & Bags		85.92	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Catalina Cleaning Serv.-Extra Clubhouse Cleaning		144.00	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Ipest Control - Dog Park Treatment		45.00	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Pool Maintenance - Partial September Bill		576.00	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Elevator & Alarm Phone September		19.00	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - September Clubhouse Elevator Maintenance		64.08	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Teco - Gas for Hot Tub 08/09-09/13/22		13.59	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - September - Common Area Cleaning		390.60	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Pool & Spa Water 07/02-08/01/22		87.90	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - September Pest Control		79.56	
11/17/22	2356		Avesta Biscayne - Inv #10/17/22 - Elevator & Alarm Phone September		76.49	
11/30/22	RE01		Record Accounts Payable		13,000.00	
			Totals for 7550		<u>2,199.39</u>	<u>40,319.50</u>
7555 Insurance				234,753.37		
11/30/22	INS		Expense Prepaid Insurance		24,033.18	
			Totals for 7555		<u>24,033.18</u>	<u>258,786.55</u>
7810 Bad Debt Expense				(3,554.48)		
			Totals for 7810		<u>0.00</u>	<u>(3,554.48)</u>

Greenwich Association, Inc.
General Ledger

November 1, 2022 - November 30, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
				Report Total		<u>0.00</u>

Net	
Revenue/(Expense)	
Current Period	<u>6,911.68</u>
Year-to-Date	<u>138,275.98</u>

Distribution count = 252

Greenwich Association, Inc.

Journals

November 1, 2022 - November 30, 2022

Date	Reference	Account	Description	Amount
Journal: General				
11/17/22	1045	1045	Dwayne Feliciano	(1,200.00)
11/17/22	1045	4165	Inv #11/17/22 - Security Deposit Refund GAI - 413	1,200.00
11/03/22	2317	1030	America Service INDS.	(9,005.55)
11/03/22	2317	7370	Inv #15030 - 11/01-11/30/22	9,005.55
11/03/22	2318	1030	Cagarras LLC	(829.74)
11/03/22	2318	1200	Inv #10/19/22 - Refund of Maintenance Per HUD- Unit#GAI-1-704	829.74
11/03/22	2319	1030	HD Supply	(89.45)
11/03/22	2319	7110	Inv #9207679232 - 50 Tag Book Vio Tag PWS 58F	89.45
11/03/22	2320	1030	Juda Eskew & Associates, P.A.	(1,315.00)
11/03/22	2320	7500	Inv #70128 - 09/01-09/30/22	1,315.00
11/03/22	2321	1030	Juda Eskew & Associates, P.A.	(735.00)
11/03/22	2321	7545	Inv #70288 - Late Letters & Affidavits For June 2022	735.00
11/03/22	2322	1030	Juda Eskew & Associates, P.A.	(1,100.00)
11/03/22	2322	1860	Inv #70629 - 2023 Maintenance Coupon Books & EFT Payments	1,100.00
11/03/22	2323	1030	Juda Eskew & Associates, P.A.	(1,315.00)
11/03/22	2323	7500	Inv #70971 - 11/01-11/30/22	1,315.00
11/03/22	2324	1030	Popular Bank	(1,757.86)
11/03/22	2324	7110	Inv #10/16/22 - 18 4484 6702 0100 4907 - Maintenance Supplies	1,757.86
11/03/22	2325	1030	Rodriguez Tiles Services, LLC	(250.00)
11/03/22	2325	7130	Inv #11022022 - Ceiling Repairs in Office, Bathroom & Closet	250.00
11/03/22	2326	1030	Rodriguez Tiles Services, LLC	(1,100.00)
11/03/22	2326	7130	Inv #11022022-2 - Bathroom Ceiling Repair Unit#508	1,100.00
11/03/22	2327	1030	Rodriguez Tiles Services, LLC	(210.00)
11/03/22	2327	7130	Inv #11022022-3 - Repair Rear Block Boarder	210.00
11/03/22	2328	1030	Sunrise Management	(2,661.60)
11/03/22	2328	7536	Inv #10/22/22 - 10/10-10/23/22	2,661.60
11/03/22	2329	1030	Sunrise Management	(1,550.00)
11/03/22	2329	7510	Inv #10/22/22 - 11/01-11/30/22	1,550.00
11/07/22	2330	1030	City of North Miami	(19,851.62)
11/07/22	2330	7020	Inv #10/26/22 - 338627-388627 - 09/02- 10/01/22	19,851.62
11/07/22	2331	1030	Cooling Tower Pros	(2,150.00)
11/07/22	2331	7180	Inv #ECS22177 - Install New Frequency Drive	2,150.00

Greenwich Association, Inc.

Journals

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Date	Reference	Account	Description	Amount
11/17/22	2332	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(3,700.00)
11/17/22	2332	7170	Inv #26474 - Hydro-Jetted Kitchen & Bathroom Stacks	3,700.00
11/17/22	2333	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(450.00)
11/17/22	2333	7170	Inv #26511 - Cleared Stoppage & Removed Grease Apt #104-106	450.00
11/17/22	2334	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(675.00)
11/17/22	2334	7170	Inv #26576 - Clear Main Kitchen Line Stoppage Apt #115	675.00
11/17/22	2335	1030	A-1 Balers & Compactors	(505.04)
11/17/22	2335	7140	Inv #33509 - Replaced Damaged Stop Switch	505.04
11/17/22	2336	1030	AGI International, Inc.	(460.10)
11/17/22	2336	7325	Inv #33012 - 11/01-11/30/22	460.10
11/17/22	2337	1030	ALEX ELECTRIC SERVICES, INC	(731.00)
11/17/22	2337	7120	Inv #43576 - Removed & Installed LED Pole Light Fixture	731.00
11/17/22	2338	1030	Elite Guard	(3,084.65)
11/17/22	2338	7130	Inv #GWI#006 - Roving Security Guard - 10/10-10/23/22	3,084.65
11/17/22	2339	1030	Elite Guard	(3,398.66)
11/17/22	2339	7130	Inv #GWI#007 - Roving Security Guard - 10/24-11/06/22	3,398.66
11/17/22	2340	1030	Generator Service Inc.	(515.00)
11/17/22	2340	7190	Inv #16479 - Service Call - Elevator Test	515.00
11/17/22	2341	1030	GRC/Grass Roots Complete	(1,215.00)
11/17/22	2341	7345	Inv #59840 - 11/01-11/30/22	1,215.00
11/17/22	2342	1030	Hollander, Goode, Lopez, PLLC	(1,253.47)
11/17/22	2342	7505	Inv #16764 - Professional Services	1,253.47
11/17/22	2343	1030	Ivete Tomasoni	(485.00)
11/17/22	2343	1200	Inv #11/09/2022 - Refund of Maintenance Sold Unit# GAI-1-1408	485.00
11/17/22	2344	1030	Miami Dade Exterminators Co.	(866.70)
11/17/22	2344	7360	Inv #16806 - Pest Control & Rodent Control 11/2022	866.70
11/17/22	2345	1030	Miami-Dade County Tax Collector's Office	(1,736.46)
11/17/22	2345	7526	Inv #11 /01/22 - 2022 Real Estate Taxes Folio#06-2229-095-1240	1,736.46
11/17/22	2346	1030	Quill LLC	(28.24)
11/17/22	2346	7540	Inv #23981199 - Account# QL8753283 - 256GB Pin Stripe USB 3.0	28.24
11/17/22	2347	1030	Quill LLC	(390.33)
11/17/22	2347	7540	Inv #23995267 - Account# QL8753283 - Office Supplies	390.33

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
11/17/22	2348	1030	Quill LLC	(248.10)
11/17/22	2348	7540	Inv #24894780 - Account# QL8753283 - Office Supplies	248.10
11/17/22	2349	1030	Rodriguez Tiles Services, LLC	(280.00)
11/17/22	2349	7130	Inv #111622 - Parking Lot Signs Replaced	280.00
11/17/22	2350	1030	Rodriguez Tiles Services, LLC	(1,650.00)
11/17/22	2350	7130	Inv #111622-2 - Sewer Clean-Out Repairs	1,650.00
11/17/22	2351	1030	Rodriguez Tiles Services, LLC	(2,950.00)
11/17/22	2351	7130	Inv #111622-3 - Repaired Damaged Drywall - 2nd Floor Laundry	2,950.00
11/17/22	2352	1030	Sunrise Management	(2,661.60)
11/17/22	2352	7536	Inv #11/05/22 - 10/24-11/06/22	2,661.60
11/17/22	2353	1030	The Trash Chute Co., LLC.	(299.60)
11/17/22	2353	7140	Inv #67385 - Foaming Agent	299.60
11/17/22	2354	1030	Tri-County Engineering & Inspection	(750.00)
11/17/22	2354	7155	Inv #15385 - Commercial Replacement Cost Appraisal	750.00
11/17/22	2355	1030	Waste Pro - Pembroke Pines	(71.01)
11/17/22	2355	7305	Inv #0001109826 - 10/01-10/31/22	71.01
11/17/22	2356	1030	Avesta Biscayne	(2,199.39)
11/17/22	2356	7550	Inv #10/17/22 - September Landscape	450.00
11/17/22	2356	7550	Inv #10/17/22 - September Rust Prevention	87.14
11/17/22	2356	7550	Inv #10/17/22 - Chadwell Supply - Trash Bags & Paper Towels	80.11
11/17/22	2356	7550	Inv #10/17/22 - Chadwell Supply - Dogipot Liners & Bags	85.92
11/17/22	2356	7550	Inv #10/17/22 - Catalina Cleaning Serv.- Extra Clubhouse Cleaning	144.00
11/17/22	2356	7550	Inv #10/17/22 - Ipest Control - Dog Park Treatment	45.00
11/17/22	2356	7550	Inv #10/17/22 - Pool Maintenance - Partial September Bill	576.00
11/17/22	2356	7550	Inv #10/17/22 - Elevator & Alarm Phone September	19.00
11/17/22	2356	7550	Inv #10/17/22 - September Clubhouse Elevator Maintenance	64.08
11/17/22	2356	7550	Inv #10/17/22 - Teco - Gas for Hot Tub 08/09-09/13/22	13.59
11/17/22	2356	7550	Inv #10/17/22 - September - Common Area Cleaning	390.60
11/17/22	2356	7550	Inv #10/17/22 - Pool & Spa Water 07/02-08/01/22	87.90
11/17/22	2356	7550	Inv #10/17/22 - September Pest Control	79.56
11/17/22	2356	7550	Inv #10/17/22 - Elevator & Alarm Phone September	76.49
11/22/22	2357	1030	Juda Eskew & Associates, P.A.	(961.37)
11/22/22	2357	7545	Inv #71070 - 2nd Notice of Annual Membership & Budget Meeting	961.37
11/22/22	2358	1030	Juda Eskew & Associates, P.A.	(383.23)
11/22/22	2358	7545	Inv #71071 - First Notice of Annual Meeting	383.23
11/22/22	2359	1030	Sunrise Management	(2,661.60)

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
11/22/22	2359	7536	Inv #11/20/22 - 11/07-11/20/22	2,661.60
11/01/22	ACHWEB20221 101	1030	ACHWEB Unit GAI-1-615	668.46
11/01/22	ACHWEB20221 101	1200	ACHWEB Unit GAI-1-615	(668.46)
11/03/22	ACHWEB20221 103	1030	ACHWEB Unit GAI-1-1208	414.87
11/03/22	ACHWEB20221 103	1200	ACHWEB Unit GAI-1-1208	(414.87)
11/05/22	ACHWEB20221 105	1030	ACHWEB Unit GAI-1-807	627.08
11/05/22	ACHWEB20221 105	1200	ACHWEB Unit GAI-1-807	(627.08)
11/07/22	ACHWEB20221 107	1030	ACHWEB Unit GAI-1-1110	439.87
11/07/22	ACHWEB20221 107	1200	ACHWEB Unit GAI-1-1110	(439.87)
11/08/22	ACHWEB20221 108	1030	ACHWEB Unit GAI-1-1115	668.46
11/08/22	ACHWEB20221 108	1200	ACHWEB Unit GAI-1-1115	(668.46)
11/10/22	ACHWEB20221 110	1030	ACHWEB Unit GAI-1-211	414.87
11/10/22	ACHWEB20221 110	1200	ACHWEB Unit GAI-1-211	(414.87)
11/11/22	ACHWEB20221 111	1030	ACHWEB Unit GAI-1-913	414.87
11/11/22	ACHWEB20221 111	1200	ACHWEB Unit GAI-1-913	(414.87)
11/12/22	ACHWEB20221 112	1030	ACHWEB Unit GAI-1-512	414.87
11/12/22	ACHWEB20221 112	1200	ACHWEB Unit GAI-1-512	(414.87)
11/12/22	ACHWEB20221 112	1030	ACHWEB Unit GAI-1-411	854.74
11/12/22	ACHWEB20221 112	1200	ACHWEB Unit GAI-1-411	(854.74)
11/15/22	ACHWEB20221 115	1030	ACHWEB Unit GAI-1-1110	414.87
11/15/22	ACHWEB20221 115	1200	ACHWEB Unit GAI-1-1110	(414.87)
11/15/22	ACHWEB20221 115	1030	ACHWEB Unit GAI-1-603	410.00
11/15/22	ACHWEB20221 115	1200	ACHWEB Unit GAI-1-603	(410.00)
11/21/22	ACHWEB20221 121	1030	ACHWEB Unit GAI-1-615	693.46
11/21/22	ACHWEB20221 121	1200	ACHWEB Unit GAI-1-615	(693.46)
11/14/22	AUTO.1	1030	FPL	(60.38)
11/14/22	AUTO.1	7030	64563-31005 - 09/23-10/25/22	60.38

Greenwich Association, Inc.

Journals

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Date	Reference	Account	Description	Amount
11/14/22	AUTO.2	1030	FPL	(6,088.87)
11/14/22	AUTO.2	7030	34752-18123 - 09/23-10/25/22	6,088.87
11/05/22	AUTO.3	1030	FPL	(116.50)
11/05/22	AUTO.3	7030	56006-15271 - 09/23-10/25/22	116.50
11/09/22	AUTO.4	1030	AT&T	(587.25)
11/09/22	AUTO.4	7035	305 895-1156 030 0446 - 10/22-11/21/22	587.25
11/04/22	AUTO.5	1030	Teco People's Gas	(746.20)
11/04/22	AUTO.5	7045	211011672295 - 09/14-10/10/22	746.20
11/16/22	AUTO.6	1030	FPL Energy Services	(1,608.58)
11/16/22	AUTO.6	7045	1100231747 - 09/14-10/10/22	1,608.58
11/22/22	AUTO.7	1030	AT&T	(148.10)
11/22/22	AUTO.7	7035	308072533	148.10
11/08/22	AUTO.8	1030	IPFS Corporation	(23,970.65)
11/08/22	AUTO.8	4015	FLS-140022 Payment 9 out of 11	23,970.65
11/03/22	C/Card202211 03	1030	C/Card Unit GAI-1-415	(668.46)
11/03/22	C/Card202211 03	1200	C/Card Unit GAI-1-415	668.46
11/02/22	CCARD202211 02	1030	CCARD Unit GAI-1-209	627.08
11/02/22	CCARD202211 02	1200	CCARD Unit GAI-1-209	(627.08)
11/03/22	CCARD202211 03	1030	CCARD Unit GAI-1-116	668.46
11/03/22	CCARD202211 03	1200	CCARD Unit GAI-1-116	(668.46)
11/07/22	CCARD202211 07	1030	CCARD Unit GAI-1-810	414.87
11/07/22	CCARD202211 07	1200	CCARD Unit GAI-1-810	(414.87)
11/11/22	CCARD202211 11	1030	CCARD Unit GAI-1-1003	414.87
11/11/22	CCARD202211 11	1200	CCARD Unit GAI-1-1003	(414.87)
11/12/22	CCARD202211 12	1030	CCARD Unit GAI-1-911	414.87
11/12/22	CCARD202211 12	1200	CCARD Unit GAI-1-911	(414.87)
11/15/22	CCARD202211 15	1030	CCARD Unit GAI-1-303	414.87
11/15/22	CCARD202211 15	1200	CCARD Unit GAI-1-303	(414.87)
11/30/22	CHG.1	1200	GenMaint 11/01/2022 - 11/30/2022	110,989.90
11/30/22	CHG.1	6010	GenMaint 11/01/2022 - 11/30/2022	(110,989.90)
11/01/22	Dep.1	1030	LockBoxCR Batch # 2211013599	3,209.15
11/01/22	Dep.1	1200	LockBoxCR Batch # 2211013599	(3,209.15)

Greenwich Association, Inc.**Journals**

November 1, 2022 - November 30, 2022

Date	Reference	Account	Description	Amount
11/02/22	Dep.2	1030	LockBoxCR Batch # 2211023811	414.87
11/02/22	Dep.2	1200	LockBoxCR Batch # 2211023811	(414.87)
11/03/22	Dep.3	1030	LockBoxCR Batch # 2211034097	4,412.32
11/03/22	Dep.3	1200	LockBoxCR Batch # 2211034097	(4,412.32)
11/04/22	Dep.4	1030	LockBoxCR Batch # 2211044390	2,286.56
11/04/22	Dep.4	1200	LockBoxCR Batch # 2211044390	(2,286.56)
11/07/22	Dep.5	1030	LockBoxCR Batch # 2211074629	5,070.75
11/07/22	Dep.5	1200	LockBoxCR Batch # 2211074629	(5,070.75)
11/08/22	Dep.6	1030	LockBoxCR Batch # 2211085013	7,958.28
11/08/22	Dep.6	1200	LockBoxCR Batch # 2211085013	(7,958.28)
11/09/22	Dep.7	1030	LockBoxCR Batch # 2211095479	414.87
11/09/22	Dep.7	1200	LockBoxCR Batch # 2211095479	(414.87)
11/10/22	Dep.8	1030	EFTCR Batch # 2211095268	50,331.89
11/10/22	Dep.8	1200	EFTCR Batch # 2211095268	(50,331.89)
11/10/22	Dep.9	1030	LockBoxCR Batch # 2211105706	1,244.61
11/10/22	Dep.9	1200	LockBoxCR Batch # 2211105706	(1,244.61)
11/11/22	Dep.10	1030	LockBoxCR Batch # 2211116022	787.30
11/11/22	Dep.10	1200	LockBoxCR Batch # 2211116022	(787.30)
11/14/22	Dep.11	1030	LockBoxCR Batch # 2211146249	1,083.33
11/14/22	Dep.11	1200	LockBoxCR Batch # 2211146249	(1,083.33)
11/15/22	Dep.12	1030	LockBoxCR Batch # 2211156456	829.74
11/15/22	Dep.12	1200	LockBoxCR Batch # 2211156456	(829.74)
11/16/22	Dep.13	1030	LockBoxCR Batch # 2211166742	414.87
11/16/22	Dep.13	1200	LockBoxCR Batch # 2211166742	(414.87)
11/17/22	Dep.14	1030	LockBoxCR Batch # 2211177041	7,405.65
11/17/22	Dep.14	1200	LockBoxCR Batch # 2211177041	(7,405.65)
11/21/22	Dep.15	1030	LockBoxCR Batch # 2211217383	3,581.03
11/21/22	Dep.15	1200	LockBoxCR Batch # 2211217383	(3,581.03)
11/22/22	Dep.16	1030	LockBoxCR Batch # 2211227585	414.87
11/22/22	Dep.16	1200	LockBoxCR Batch # 2211227585	(414.87)
11/28/22	Dep.17	1030	LockBoxCR Batch # 2211287807	414.87
11/28/22	Dep.17	1200	LockBoxCR Batch # 2211287807	(414.87)
11/29/22	Dep.18	1030	LockBoxCR Batch # 2211298000	4,704.53
11/29/22	Dep.18	1200	LockBoxCR Batch # 2211298000	(4,704.53)
11/04/22	DP01	1030	Miscellaneous Income	25.00
11/04/22	DP01	6075	Miscellaneous Income - FOB	(25.00)
11/07/22	DP01	1045	Security Deposit	250.00
11/07/22	DP01	4165	Sofia Silva - Dog Deposit #406 - M/O 19-410676770	(250.00)

Greenwich Association, Inc.

Journals

November 1, 2022 - November 30, 2022

Date	Reference	Account	Description	Amount
11/04/22	DP02	1030	Miscellaneous Income	70.00
11/04/22	DP02	6030	Miscellaneous Income - KEY	(70.00)
11/07/22	DP03	1030	Miscellaneous Income	4,771.43
11/07/22	DP03	6025	Miscellaneous Income	(4,771.43)
11/04/22	DP04	1030	Miscellaneous Income	50.00
11/04/22	DP04	6075	Miscellaneous Income - Water Shut Down	(50.00)
11/08/22	DP05	1030	Miscellaneous Income	100.00
11/08/22	DP05	6075	Miscellaneous Income - FOB	(100.00)
11/07/22	DP07	1030	Miscellaneous Income	50.00
11/07/22	DP07	6075	Miscellaneous Income - Water Shut Off	(50.00)
11/14/22	DP08	1030	Miscellaneous Income	50.00
11/14/22	DP08	6075	Miscellaneous Income - Water Shut Off	(50.00)
11/17/22	DP09	1030	Miscellaneous Income	25.00
11/17/22	DP09	6030	Miscellaneous Income - Key	(25.00)
11/30/22	GJ03	4170	Recognize Cable Income	322.29
11/30/22	GJ03	6080	Recognize Cable Income	(322.29)
11/30/22	INS	7555	Expense Prepaid Insurance	24,033.18
11/30/22	INS	1850	Expense Prepaid Insurance	(24,033.18)
11/08/22	INT	1030	Interest Income	4.25
11/08/22	INT	1040	Interest Income	324.13
11/08/22	INT	6040	Interest Income	(328.38)
11/30/22	LFE.1	1200	GenLate 11/01/2022 - 11/30/2022	25.00
11/30/22	LFE.1	6045	GenLate 11/01/2022 - 11/30/2022	(25.00)
11/30/22	LFE.2	6045	L/CR 11/01/2022 - 11/30/2022	125.00
11/30/22	LFE.2	1200	L/CR 11/01/2022 - 11/30/2022	(125.00)
11/30/22	RE01	7020	Record Accounts Payable	17,863.85
11/30/22	RE01	7030	Record Accounts Payable	5,728.03
11/30/22	RE01	7045	Record Accounts Payable	2,133.43
11/30/22	RE01	7305	Record Accounts Payable	6,027.70
11/30/22	RE01	7310	Record Accounts Payable	5,400.00
11/30/22	RE01	7345	Record Accounts Payable	8,935.00
11/30/22	RE01	7550	Record Accounts Payable	13,000.00
11/30/22	RE01	7315	Record Accounts Payable	375.00
11/30/22	RE01	4010	Record Accounts Payable	(59,463.01)
11/01/22	RE01.1	7020	Record Accounts Payable	(19,851.62)
11/01/22	RE01.1	7030	Record Accounts Payable	(6,265.75)
11/01/22	RE01.1	7045	Record Accounts Payable	(2,354.78)
11/01/22	RE01.1	7305	Record Accounts Payable	(3,992.16)
11/01/22	RE01.1	7315	Record Accounts Payable	(300.00)
11/01/22	RE01.1	7310	Record Accounts Payable	(4,500.00)
11/01/22	RE01.1	7345	Record Accounts Payable	(8,935.00)
11/01/22	RE01.1	7536	Record Accounts Payable	(5,323.20)
11/01/22	RE01.1	7500	Record Accounts Payable	(1,315.00)
11/01/22	RE01.1	7550	Record Accounts Payable	(13,000.00)
11/01/22	RE01.1	4010	Record Accounts Payable	65,837.51

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
11/30/22	RE02	1200	Reclass Prepaid Maintenance	47,435.96
11/30/22	RE02	4150	Reclass Prepaid Maintenance	(47,435.96)
11/01/22	RE02.1	1200	Reclass Prepaid Maintenance	(50,216.54)
11/01/22	RE02.1	4150	Reclass Prepaid Maintenance	50,216.54
11/30/22	RES	6010	Record Reserve Funding	6,315.00
11/30/22	RES	5500	Record Reserve Funding	(6,315.00)
11/30/22	RESIT	6085	Reserve Interest Transfer	324.13
11/30/22	RESIT	5505	Reserve Interest Transfer	(324.13)
11/18/22	XR01	1030	Reserve Funding	(6,315.00)
11/18/22	XR01	1040	November Reserve Funding	6,315.00
Transaction Balance for General				0.00

Transaction Totals

Total Debits	<u>595,219.62</u>
Total Credits	<u>595,219.62</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)
 November 1, 2022 - November 30, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance 236,822.47
Open Deposits & Additions				
				Total 0.00
Open Checks & Payments				
2192	06/30/22	7310	Suncoast Elevator Solutions, Inc.	900.00
2206	07/28/22	7130	1.2.3. Locksmith, Corp.	197.95
2342	11/17/22	7505	Hollander, Goode, Lopez, PLLC	1,253.47
2345	11/17/22	7526	Miami-Dade County Tax Collector's Office	1,736.46
2346	11/17/22	7540	Quill LLC	28.24
2347	11/17/22	7540	Quill LLC	390.33
2348	11/17/22	7540	Quill LLC	248.10
2354	11/17/22	7155	Tri-County Engineering & Inspection	750.00
2356	11/17/22	7550	Avesta Biscayne	2,199.39
2357	11/22/22	7545	Juda Eskew & Associates, P.A.	961.37
2358	11/22/22	7545	Juda Eskew & Associates, P.A.	383.23
				Total 9,048.54
Reconciled Bank Balance				<u><u>227,773.93</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				251,505.51
+ Cleared Deposits & Additions				109,516.61
- Cleared Checks & Payments				<u>124,199.65</u>
Ending Bank Balance				236,822.47
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>9,048.54</u>
Reconciled Bank Balance				<u><u>227,773.93</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				227,773.93
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>227,773.93</u></u>
Unreconciled Amount				
				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 November 1, 2022 - November 30, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	465.74
Open Deposits & Additions				Total
				<u>0.00</u>
Open Checks & Payments				Total
				<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.74</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	465.74
			+ Cleared Deposits & Additions	0.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.74
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.74</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	465.74
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>465.74</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

November 1, 2022 - November 30, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	348,043.06
Open Deposits & Additions			Total	<u>0.00</u>
Open Checks & Payments			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>348,043.06</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				341,403.93
				6,639.13
				<u>0.00</u>
				348,043.06
Reconciled Bank Information				
				0.00
				<u>0.00</u>
				<u><u>348,043.06</u></u>
General Ledger Information				
				348,043.06
				<u>0.00</u>
				<u><u>348,043.06</u></u>
				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)
 November 1, 2022 - November 30, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance
				130,626.91
Open Deposits & Additions				
				Total
				<u>0.00</u>
Open Checks & Payments				
1045	11/17/22	4165	Dwayne Feliciano	
				1,200.00
				Total
				<u>1,200.00</u>
				Reconciled Bank Balance
				<u><u>129,426.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				130,376.91
+ Cleared Deposits & Additions				250.00
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				130,626.91
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,200.00</u>
Reconciled Bank Balance				<u><u>129,426.91</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				129,426.91
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>129,426.91</u></u>
Unreconciled Amount				<u><u>0.00</u></u>