

Greenwich Association, Inc.

Report on Compilation of Financial Statements

July 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 July 31, 2022, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 7 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 7 Months ended July 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

August 18, 2022

Greenwich Association, Inc.

Balance Sheet

July 31, 2022

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 191,077
	<u>191,077</u>
Cash - Reserves	
Popular Community Bank- Reserves	321,886
	<u>321,886</u>
Cash - Security	
Popular Community Bank- Escrow	129,577
	<u>129,577</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>643,006</u>
Other Assets	
Maintenance Receivables	25,691
Allowance for Doubtful Accounts	(4,330)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Prepaid Insurance	144,249
Prepaid Expenses	9,619
	<u>177,229</u>
	<u>\$ 820,235</u>

Greenwich Association, Inc.

Balance Sheet

July 31, 2022

Liabilities and Members' Equity

Accounts Payable	\$	52,970
Insurance Payable		141,812
Prepaid Maintenance		47,246
Security Deposits		129,575
Deferred Cable Contract		<u>11,603</u>
		<u>383,206</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		319,984
Reserves - Interest		<u>1,902</u>
		<u>321,886</u>
Operating Fund Balance		
Fund Balance		7,528
Current Year Revenue (Expense)		<u>107,615</u>
		<u>115,143</u>
		<u>437,029</u>
	\$	<u><u>820,235</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 7 Months ended July 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
Revenues							
Owner Assessments	\$ 104,675	\$ 104,676	\$ (1)	\$ 732,724	\$ 732,733	\$ (9)	\$ 1,256,113
Reserve Assessment	-	6,315	(6,315)	-	44,205	(44,205)	75,780
Laundry	4,707	2,500	2,207	31,737	17,500	14,237	30,000
Key Income	-	-	-	75	-	75	-
Interest Income	104	-	104	708	-	708	-
Late Fee	293	83	210	1,843	583	1,260	1,000
Bank Charges	-	-	-	75	-	75	-
Gate Card Income	-	42	(42)	275	292	(17)	500
Filter Income	-	8	(8)	28	58	(30)	100
Miscellaneous Income	603	417	186	2,126	2,917	(791)	5,000
Deferred Comcast Income	322	322	-	2,256	2,256	-	3,867
Reserve Interest Transfer	(101)	-	(101)	(686)	-	(686)	-
Bad Debt Expense	-	(833)	833	2,003	(5,833)	7,836	(10,000)
	<u>110,603</u>	<u>113,530</u>	<u>(2,927)</u>	<u>773,164</u>	<u>794,711</u>	<u>(21,547)</u>	<u>1,362,360</u>
Total Revenues	<u>110,603</u>	<u>113,530</u>	<u>(2,927)</u>	<u>773,164</u>	<u>794,711</u>	<u>(21,547)</u>	<u>1,362,360</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 7 Months ended July 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
Operating Expenses							
Administrative:							
Accounting Fees	1,315	1,315	-	9,205	9,205	-	15,780
Year End Accounting	-	417	417	4,000	2,917	(1,083)	5,000
Legal Fees	-	2,083	2,083	9,690	14,583	4,893	25,000
Management Fees	1,550	1,550	-	10,855	10,850	(5)	18,600
License & Permit	286	417	131	4,690	2,917	(1,773)	5,000
Office Help	-	5,417	5,417	37,236	37,917	681	65,000
Office Supplies	-	250	250	1,029	1,750	721	3,000
Postage and Mail	-	333	333	2,221	2,333	112	4,000
Corporate Annual Report	(61)	-	61	-	-	-	-
	<u>3,090</u>	<u>11,782</u>	<u>8,692</u>	<u>78,926</u>	<u>82,472</u>	<u>3,546</u>	<u>141,380</u>
Community Room/Building:							
Greenwich Park Monthly Expense	5,341	4,583	(758)	30,826	32,083	1,257	55,000
	<u>5,341</u>	<u>4,583</u>	<u>(758)</u>	<u>30,826</u>	<u>32,083</u>	<u>1,257</u>	<u>55,000</u>
Contracts:							
Sanitation	1,981	2,000	19	14,124	14,000	(124)	24,000
Elevator	900	900	-	6,300	6,300	-	10,800
Elevator Phone	75	125	50	300	875	575	1,500
Cooling Tower	460	467	7	3,191	3,267	76	5,600
Lawn Maintenance	1,155	1,275	120	8,040	8,925	885	15,300
Pest Control	867	867	-	6,067	6,067	-	10,400
Janitorial Staff	8,304	9,583	1,279	58,125	67,083	8,958	115,000
	<u>13,742</u>	<u>15,217</u>	<u>1,475</u>	<u>96,147</u>	<u>106,517</u>	<u>10,370</u>	<u>182,600</u>
Insurance:							
Insurance	24,033	22,083	(1,950)	162,654	154,583	(8,071)	265,000
	<u>24,033</u>	<u>22,083</u>	<u>(1,950)</u>	<u>162,654</u>	<u>154,583</u>	<u>(8,071)</u>	<u>265,000</u>
Repairs and Maintenance:							
Maintenance Supplies	10	333	323	3,967	2,333	(1,634)	4,000
R&M - Electrical	2,925	333	(2,592)	2,925	2,333	(592)	4,000
R&M - Fire Alarm	4,549	500	(4,049)	15,347	3,500	(11,847)	6,000
R&M - General	1,188	8,333	7,145	38,632	58,333	19,701	100,000
R&M - Access Control	-	50	50	-	350	350	600
R&M - Trash Chute	-	500	500	4,086	3,500	(586)	6,000
R&M - Tree Trimming	-	500	500	6,200	3,500	(2,700)	6,000
R&M - Air Conditioning Systems	1,070	625	(445)	1,904	4,375	2,471	7,500
R&M - Parking Repairs	-	208	208	-	1,458	1,458	2,500
R&M - Roof Repairs	-	417	417	2,000	2,917	917	5,000
R&M - Plumbing	675	1,000	325	11,401	7,000	(4,401)	12,000
R&M - Generator & Water Tower	-	417	417	6,435	2,917	(3,518)	5,000
R&M - Sprinkler	-	167	167	150	1,167	1,017	2,000
R&M - Elevators	-	417	417	12,757	2,917	(9,840)	5,000
40 Year Certification	-	12,500	12,500	7,250	87,500	80,250	150,000
	<u>10,417</u>	<u>26,300</u>	<u>15,883</u>	<u>113,054</u>	<u>184,100</u>	<u>71,046</u>	<u>315,600</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 7 Months ended July 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	18,020	18,833	813	111,814	131,833	20,019	226,000
Electricity	5,700	5,458	(242)	40,645	38,208	(2,437)	65,500
Telephone	732	708	(24)	7,540	4,958	(2,582)	8,500
Gas	4,574	2,250	(2,324)	23,945	15,750	(8,195)	27,000
	<u>29,026</u>	<u>27,249</u>	<u>(1,777)</u>	<u>183,944</u>	<u>190,749</u>	<u>6,805</u>	<u>327,000</u>
Reserve Transfer:							
Reserve Transfer	-	6,315	6,315	-	44,205	44,205	75,780
	<u>-</u>	<u>6,315</u>	<u>6,315</u>	<u>-</u>	<u>44,205</u>	<u>44,205</u>	<u>75,780</u>
Total Expenses	<u>85,649</u>	<u>113,529</u>	<u>27,880</u>	<u>665,551</u>	<u>794,709</u>	<u>129,158</u>	<u>1,362,360</u>
Excess Revenues (Expenses)	<u>\$ 24,954</u>	<u>\$ 1</u>	<u>\$ 24,953</u>	<u>\$ 107,613</u>	<u>\$ 2</u>	<u>\$ 107,611</u>	<u>\$ -</u>

Greenwich Association, Inc.

General Ledger

July 1, 2022 - July 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				157,270.44		
07/01/22	CCARD2022 0701		CCARD Unit GAI-1-810		414.87	
07/01/22	Dep.1		LockBoxCR Batch # 2207013283		7,446.19	
07/01/22	TRS.1		Transfer from BER-23-306 to GAI-1-1401 Ticket #2207017725		350.00	
07/02/22	ACHWEB202 20702		ACHWEB Unit GAI-1-1115		668.46	
07/02/22	CCARD2022 0702		CCARD Unit GAI-1-610		854.74	
07/03/22	CCARD2022 0703		CCARD Unit GAI-1-515		668.46	
07/05/22	ACHWEB202 20705		ACHWEB Unit GAI-1-1208		414.87	
07/05/22	AUTO.4		FPL		(116.50)	
07/05/22	AUTO.6		IPFS Corporation		(23,970.65)	
07/05/22	CCARD2022 0705		CCARD Unit GAI-1-116		668.46	
07/05/22	CCARD2022 0705		CCARD Unit GAI-1-209		627.08	
07/05/22	Dep.2		ManCR Batch # 2207053533		200.00	
07/05/22	Dep.3		LockBoxCR Batch # 2207053633		414.87	
07/06/22	ACHWEB202 20706		ACHWEB Unit GAI-1-709		1,568.30	
07/06/22	ACHWEB202 20706		ACHWEB Unit GAI-1-PH02		1,361.92	
07/06/22	AUTO.7		Teco People's Gas		(1,040.50)	
07/06/22	Dep.4		LockBoxCR Batch # 2207063869		6,112.70	
07/07/22	ACHWEB202 20707		ACHWEB Unit GAI-1-807		627.08	
07/07/22	CCARD2022 0707		CCARD Unit GAI-1-515		1,336.92	
07/07/22	Dep.5		LockBoxCR Batch # 2207074123		5,214.53	
07/07/22	DP01		Miscellaneous Income		3.00	
07/08/22	ACHWEB202 20708		ACHWEB Unit GAI-1-615		668.46	
07/08/22	ACHWEB202 20708		ACHWEB Unit GAI-1-211		414.87	
07/08/22	AUTO.1		AT&T		(585.92)	
07/08/22	Dep.6		LockBoxCR Batch # 2207084605		1,244.61	
07/10/22	CCARD2022 0710		CCARD Unit GAI-1-515		2,005.38	
07/11/22	Dep.8		LockBoxCR Batch # 2207115144		3,157.68	
07/12/22	Dep.7		EFTCR Batch # 2207114924		48,257.54	
07/12/22	Dep.9		LockBoxCR Batch # 2207125374		5,140.08	
07/13/22	AUTO.2		FPL		(54.52)	
07/13/22	AUTO.3		FPL		(5,618.28)	
07/13/22	Dep.10		LockBoxCR Batch # 2207135623		3,145.25	
07/14/22	2195		1.2.3. Locksmith, Corp.		(818.55)	
07/14/22	2196		Air Filters Company Inc.		(303.36)	
07/14/22	2197		Air New Solutions		(417.00)	
07/14/22	2198		City of North Miami		(18,116.61)	
07/14/22	2199		GRC/Grass Roots Complete		(1,155.00)	
07/14/22	2200		Great American Business Products		(171.20)	
07/14/22	2201		Miami Dade Exterminators Co.		(866.70)	
07/14/22	2202		North Miami Investments LLC/Jose Peirats		(366.05)	
07/14/22	2203		Pye Barker Fire & Safety, LLC		(998.85)	
07/14/22	2204		Ronaldo Barrientos		(300.00)	
07/14/22	2205		Waste Pro - Pembroke Pines		(3,976.92)	
07/14/22	ACHWEB202 20714		ACHWEB Unit GAI-1-1110		414.87	
07/14/22	CCARD2022 0714		CCARD Unit GAI-1-911		414.87	

Greenwich Association, Inc.

General Ledger

July 1, 2022 - July 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/14/22	CCARD2022 0714		CCARD Unit GAI-1-1003		414.87	
07/14/22	Dep.11		LockBoxCR Batch # 2207145917		3,111.65	
07/15/22	ACHWEB202 20715		ACHWEB Unit GAI-1-913		414.87	
07/18/22	CCARD2022 0718		CCARD Unit GAI-1-515		2,005.38	
07/18/22	CCARD2022 0718		CCARD Unit GAI-1-515		668.46	
07/18/22	Dep.12		LockBoxCR Batch # 2207186393		2,497.71	
07/18/22	DP02		Miscellaneous Income		50.00	
07/18/22	DP03		Miscellaneous Income		500.00	
07/19/22	AUTO.8		AT&T		(146.32)	
07/19/22	Dep.13		LockBoxCR Batch # 2207196627		6,100.27	
07/21/22	Dep.14		ManCR Batch # 2207217060		1,529.61	
07/21/22	Dep.15		ManCR Batch # 2207217061		3,574.75	
07/21/22	Dep.16		LockBoxCR Batch # 2207217123		1,049.51	
07/25/22	Dep.17		LockBoxCR Batch # 2207257423		669.51	
07/25/22	DP04		Miscellaneous Income		4,707.48	
07/25/22	DP05		Miscellaneous Income		50.00	
07/26/22	Dep.18		LockBoxCR Batch # 2207267570		1,041.95	
07/27/22	Dep.19		LockBoxCR Batch # 2207277740		627.08	
07/28/22	2206		1.2.3. Locksmith, Corp.		(197.95)	
07/28/22	2207		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(675.00)	
07/28/22	2208		Air New Solutions		(350.00)	
07/28/22	2209		ALEX ELECTRIC SERVICES, INC		(2,924.75)	
07/28/22	2210		Avesta Biscayne		(6,340.68)	
07/28/22	2211		Centurion Property Mgmt		(8,303.55)	
07/28/22	2212		City of North Miami		(20.08)	
07/28/22	2213		Juda, Eskew & Associates, P.A.		(1,315.00)	
07/28/22	2214		Popular Bank		(10.36)	
07/28/22	2215		Pye Barker Fire & Safety, LLC		(3,550.00)	
07/31/22	INT		Interest Income		3.32	
07/31/22	RESF		Monthly Reserve Funding		(6,315.00)	
Totals for 1030					<u>33,807.18</u>	<u>191,077.62</u>
1035 Popular Community Bank- S/A				465.71		
Totals for 1035					<u>0.00</u>	<u>465.71</u>
1040 Popular Community Bank- Reserves				315,470.09		
07/31/22	INT		Interest Income		100.86	
07/31/22	RESF		Monthly Reserve Funding		6,315.00	
Totals for 1040					<u>6,415.86</u>	<u>321,885.95</u>
1045 Popular Community Bank- Escrow				130,526.91		
07/14/22	1040		Rogeria Moreira		(1,200.00)	
07/15/22	DP01		Security Deposit		250.00	
07/28/22	1034		VOID - Ivete M. Tomasoni		1,200.00	
07/28/22	1041		Ivete M. Tomasoni		(1,200.00)	
Totals for 1045					<u>(950.00)</u>	<u>129,576.91</u>
1200 Maintenance Receivables				29,173.31		
07/01/22	CCARD2022 0701		CCARD Unit GAI-1-810		(414.87)	
07/01/22	Dep.1		LockBoxCR Batch # 2207013283		(7,446.19)	
07/01/22	RE02.1		Reclass Prepaid Maintenance		(44,859.10)	
07/01/22	TRS.1		Transfer from BER-23-306 to GAI-1-1401 Ticket #2207017725		(350.00)	
07/02/22	ACHWEB202 20702		ACHWEB Unit GAI-1-1115		(668.46)	

Greenwich Association, Inc.

General Ledger

July 1, 2022 - July 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/02/22	CCARD2022 0702		CCARD Unit GAI-1-610		(854.74)	
07/03/22	CCARD2022 0703		CCARD Unit GAI-1-515		(668.46)	
07/05/22	ACHWEB202 20705		ACHWEB Unit GAI-1-1208		(414.87)	
07/05/22	CCARD2022 0705		CCARD Unit GAI-1-116		(668.46)	
07/05/22	CCARD2022 0705		CCARD Unit GAI-1-209		(627.08)	
07/05/22	Dep.2		ManCR Batch # 2207053533		(200.00)	
07/05/22	Dep.3		LockBoxCR Batch # 2207053633		(414.87)	
07/06/22	ACHWEB202 20706		ACHWEB Unit GAI-1-709		(1,568.30)	
07/06/22	ACHWEB202 20706		ACHWEB Unit GAI-1-PH02		(1,361.92)	
07/06/22	Dep.4		LockBoxCR Batch # 2207063869		(6,112.70)	
07/07/22	ACHWEB202 20707		ACHWEB Unit GAI-1-807		(627.08)	
07/07/22	CCARD2022 0707		CCARD Unit GAI-1-515		(1,336.92)	
07/07/22	Dep.5		LockBoxCR Batch # 2207074123		(5,214.53)	
07/08/22	ACHWEB202 20708		ACHWEB Unit GAI-1-615		(668.46)	
07/08/22	ACHWEB202 20708		ACHWEB Unit GAI-1-211		(414.87)	
07/08/22	Dep.6		LockBoxCR Batch # 2207084605		(1,244.61)	
07/10/22	CCARD2022 0710		CCARD Unit GAI-1-515		(2,005.38)	
07/11/22	Dep.8		LockBoxCR Batch # 2207115144		(3,157.68)	
07/12/22	Dep.7		EFTCR Batch # 2207114924		(48,257.54)	
07/12/22	Dep.9		LockBoxCR Batch # 2207125374		(5,140.08)	
07/13/22	Dep.10		LockBoxCR Batch # 2207135623		(3,145.25)	
07/14/22	2202		North Miami Investments LLC/Jose Peirats - Inv #07/12/22 - Refund for Overpayment - Unit #912		366.05	
07/14/22	ACHWEB202 20714		ACHWEB Unit GAI-1-1110		(414.87)	
07/14/22	CCARD2022 0714		CCARD Unit GAI-1-911		(414.87)	
07/14/22	CCARD2022 0714		CCARD Unit GAI-1-1003		(414.87)	
07/14/22	Dep.11		LockBoxCR Batch # 2207145917		(3,111.65)	
07/15/22	ACHWEB202 20715		ACHWEB Unit GAI-1-913		(414.87)	
07/18/22	CCARD2022 0718		CCARD Unit GAI-1-515		(2,005.38)	
07/18/22	CCARD2022 0718		CCARD Unit GAI-1-515		(668.46)	
07/18/22	Dep.12		LockBoxCR Batch # 2207186393		(2,497.71)	
07/19/22	Dep.13		LockBoxCR Batch # 2207196627		(6,100.27)	
07/21/22	Dep.14		ManCR Batch # 2207217060		(1,529.61)	
07/21/22	Dep.15		ManCR Batch # 2207217061		(3,574.75)	
07/21/22	Dep.16		LockBoxCR Batch # 2207217123		(1,049.51)	
07/25/22	Dep.17		LockBoxCR Batch # 2207257423		(669.51)	
07/26/22	Dep.18		LockBoxCR Batch # 2207267570		(1,041.95)	
07/27/22	Dep.19		LockBoxCR Batch # 2207277740		(627.08)	
07/31/22	CHG.1		GenMaint 07/01/2022 - 07/31/2022		110,989.90	
07/31/22	INT.1		INT 07/01/2022 - 07/31/2022		68.46	
07/31/22	LFE.1		L/C 07/01/2022 - 07/31/2022		250.00	
07/31/22	LFE.2		L/CR 07/01/2022 - 07/31/2022		(25.00)	
07/31/22	RE02		Reclass Prepaid Maintenance		47,246.39	
Totals for 1200					<u>(3,481.98)</u>	<u>25,691.33</u>

Greenwich Association, Inc.

General Ledger

July 1, 2022 - July 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1205	Allowance for Doubtful Accounts			(4,330.64)		
			Totals for 1205		0.00	(4,330.64)
1210	Special Assessment Receivables #6			4,795.00		
			Totals for 1210		0.00	4,795.00
1215	Allowance for Doubtful Accounts - S/A			(2,794.80)		
			Totals for 1215		0.00	(2,794.80)
1850	Prepaid Insurance			168,282.22		
07/31/22	INS		Expense Prepaid Insurance		(24,033.18)	
			Totals for 1850		(24,033.18)	144,249.04
1860	Prepaid Expenses			11,393.55		
07/28/22	2211		Centurion Property Mgmt - Inv #14571 - 08/01-08/31/22		8,303.55	
07/28/22	2213		Juda, Eskew & Associates, P.A. - Inv #69792 - 08/01-08/31/22		1,315.00	
07/31/22	GJ04		Expense Janitorial Staff		(8,303.55)	
07/31/22	GJ05		Expense Accounting Fees		(1,315.00)	
07/31/22	GJ06		Expense Management Fees		(1,550.00)	
07/31/22	GJ07		Expense License & Permit		(225.00)	
			Totals for 1860		(1,775.00)	9,618.55
4010	Accounts Payable			(51,502.83)		
07/01/22	RE01.1		Record Accounts Payable		51,502.83	
07/31/22	RE01		Record Accounts Payable		(52,969.36)	
			Totals for 4010		(1,466.53)	(52,969.36)
4015	Insurance Payable			(165,782.79)		
07/05/22	AUTO.6		IPFS Corporation - FLS-140022		23,970.65	
			Totals for 4015		23,970.65	(141,812.14)
4150	Prepaid Maintenance			(44,859.10)		
07/01/22	RE02.1		Reclass Prepaid Maintenance		44,859.10	
07/31/22	RE02		Reclass Prepaid Maintenance		(47,246.39)	
			Totals for 4150		(2,387.29)	(47,246.39)
4165	Security Deposits			(130,525.00)		
07/14/22	1040		Rogeria Moreira - Inv #07/11/22 - Refund Security Deposit for Unit #810		1,200.00	
07/15/22	DP01		Security Deposit - Security Deposit Pet Unit 506		(250.00)	
07/28/22	1034		VOID - Ivete M. Tomasoni - VOID - Inv #04/26/22 - Security Deposits Refund - GAI-1-1408		(1,200.00)	
07/28/22	1041		Ivete M. Tomasoni - Inv #04/26/22 - Security Deposits Refund - GAI-1-408		1,200.00	
			Totals for 4165		950.00	(129,575.00)
4170	Deferred Cable Contract			(11,924.93)		
07/31/22	GJ03		Recognize Cable Income		322.29	
			Totals for 4170		322.29	(11,602.64)
5500	Reserves - General (Pooled)			(313,669.20)		
07/31/22	RES		Record Reserve Funding		(6,315.00)	
			Totals for 5500		(6,315.00)	(319,984.20)
5505	Reserves - Interest			(1,801.07)		
07/31/22	RESIT		Reserve Interest Transfer		(100.86)	
			Totals for 5505		(100.86)	(1,901.93)

Greenwich Association, Inc.

General Ledger

July 1, 2022 - July 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5800	Fund Balance			(7,528.22)		
			Totals for 5800		<u>0.00</u>	<u>(7,528.22)</u>
6010	Owner Assessments			(628,049.40)		
07/31/22	CHG.1		GenMaint 07/01/2022 - 07/31/2022		(110,989.90)	
07/31/22	RES		Record Reserve Funding		6,315.00	
			Totals for 6010		<u>(104,674.90)</u>	<u>(732,724.30)</u>
6025	Laundry			(27,029.82)		
07/25/22	DP04		Miscellaneous Income - Laundry Income		(4,707.48)	
			Totals for 6025		<u>(4,707.48)</u>	<u>(31,737.30)</u>
6030	Key Income			(75.00)		
			Totals for 6030		<u>0.00</u>	<u>(75.00)</u>
6040	Interest Income			(603.38)		
07/31/22	INT		Interest Income		(104.18)	
			Totals for 6040		<u>(104.18)</u>	<u>(707.56)</u>
6045	Late Fee			(1,550.00)		
07/31/22	INT.1		INT 07/01/2022 - 07/31/2022		(68.46)	
07/31/22	LFE.1		L/C 07/01/2022 - 07/31/2022		(250.00)	
07/31/22	LFE.2		L/CR 07/01/2022 - 07/31/2022		25.00	
			Totals for 6045		<u>(293.46)</u>	<u>(1,843.46)</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			(1,523.00)		
07/07/22	DP01		Miscellaneous Income - Filters		(3.00)	
07/18/22	DP02		Miscellaneous Income - Water Shutoff		(50.00)	
07/18/22	DP03		Miscellaneous Income - Parking		(500.00)	
07/25/22	DP05		Miscellaneous Income - Water Shutoff		(50.00)	
			Totals for 6075		<u>(603.00)</u>	<u>(2,126.00)</u>
6080	Deferred Comcast Income			(1,933.74)		
07/31/22	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(2,256.03)</u>
6085	Reserve Interest Transfer			585.21		
07/31/22	RESIT		Reserve Interest Transfer		100.86	
			Totals for 6085		<u>100.86</u>	<u>686.07</u>
7020	Water & Sewer			93,793.95		
07/01/22	RE01.1		Record Accounts Payable		(18,116.61)	
07/14/22	2198		City of North Miami - Inv #06/28/22 - 61-01-01990-00 - 05/02-06/01/22		18,116.61	
07/28/22	2212		City of North Miami - Inv #07/05/22 - 338266-388266 05/02-06/01/22		20.08	
07/31/22	RE01		Record Accounts Payable		18,000.00	
			Totals for 7020		<u>18,020.08</u>	<u>111,814.03</u>
7030	Electricity			34,944.75		

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/01/22	RE01.1		Record Accounts Payable		(5,789.30)	
07/05/22	AUTO.4		FPL - 56006-15271 - 05/24-06/23/22		116.50	
07/13/22	AUTO.2		FPL - 64563-31005 - 05/24-06/23/22		54.52	
07/13/22	AUTO.3		FPL - 34752-18123 - 05/24-06/23/22		5,618.28	
07/31/22	RE01		Record Accounts Payable		5,700.00	
Totals for 7030					<u>5,700.00</u>	<u>40,644.75</u>
7035 Telephone				6,807.73		
07/08/22	AUTO.1		AT&T - 305 895-1156 030 0446		585.92	
07/19/22	AUTO.8		AT&T - 308072533 - 06/28-07/27/22		146.32	
Totals for 7035					<u>732.24</u>	<u>7,539.97</u>
7045 Gas				19,371.43		
07/06/22	AUTO.7		Teco People's Gas - 211011672295 - 05/10-06/10/22		1,040.50	
07/14/22	2204		Ronaldo Barrientos - Inv #7/7/22 - Reimbursement for Gas		300.00	
07/31/22	RE01		Record Accounts Payable		3,233.42	
Totals for 7045					<u>4,573.92</u>	<u>23,945.35</u>
7110 Maintenance Supplies				3,956.27		
07/28/22	2214		Popular Bank - Inv #07/15/22 - Maintenance Supplies		10.36	
Totals for 7110					<u>10.36</u>	<u>3,966.63</u>
7120 R&M - Electrical				0.00		
07/28/22	2209		ALEX ELECTRIC SERVICES, INC - Inv #42974 - Repairs - LED LAMPS/Cable Box & Connectors		1,778.00	
07/28/22	2209		ALEX ELECTRIC SERVICES, INC - Inv #42980 - Install a Circuit & MC Cable Box		1,146.75	
Totals for 7120					<u>2,924.75</u>	<u>2,924.75</u>
7125 R&M - Fire Alarm				10,797.85		
07/14/22	2203		Pye Barker Fire & Safety, LLC - Inv #PSI816609 - Service Call - Sprinkler Repair		998.85	
07/28/22	2215		Pye Barker Fire & Safety, LLC - Inv #PSI817292 - Fire Pump Repair		3,550.00	
Totals for 7125					<u>4,548.85</u>	<u>15,346.70</u>
7130 R&M - General				37,444.45		
07/14/22	2195		1.2.3. Locksmith, Corp. - Inv #5126 - Door Repairs		818.55	
07/14/22	2200		Great American Business Products - Inv #43139175 - Paw Pal Bags		171.20	
07/28/22	2206		1.2.3. Locksmith, Corp. - Inv #5145 - New Door Closer - Laundry Room		197.95	
Totals for 7130					<u>1,187.70</u>	<u>38,632.15</u>
7140 R&M - Trash Chute				4,086.29		
Totals for 7140					<u>0.00</u>	<u>4,086.29</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				834.00		
07/14/22	2196		Air Filters Company Inc. - Inv #1611 - A/C Filters		303.36	
07/14/22	2197		Air New Solutions - Inv #I-897-1 - A/C General Unit Inspection		417.00	
07/28/22	2208		Air New Solutions - Inv #I-1379-I - A/C - Air Handler Capacitor Replacement/Recharge		350.00	
Totals for 7150					<u>1,070.36</u>	<u>1,904.36</u>
7160 R&M - Roof Repairs				2,000.00		
Totals for 7160					<u>0.00</u>	<u>2,000.00</u>

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7170 R&M - Plumbing				10,725.50		
07/28/22	2207		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #25706 - Repair Washing Machine Drain Stoppage		675.00	
			Totals for 7170		<u>675.00</u>	<u>11,400.50</u>
7180 R&M - Generator & Water Tower				6,435.00		
			Totals for 7180		<u>0.00</u>	<u>6,435.00</u>
7185 R&M - Sprinkler				150.00		
			Totals for 7185		<u>0.00</u>	<u>150.00</u>
7190 R&M - Elevators				12,756.84		
			Totals for 7190		<u>0.00</u>	<u>12,756.84</u>
7195 40 Year Certification				7,250.00		
			Totals for 7195		<u>0.00</u>	<u>7,250.00</u>
7305 Sanitation				12,143.10		
07/01/22	RE01.1		Record Accounts Payable		(3,976.92)	
07/14/22	2205		Waste Pro - Pembroke Pines - Inv #0001080049 - Inv #0001073142 -05/2022		1,996.08	
07/14/22	2205		Waste Pro - Pembroke Pines - Inv #0001080049 - Inv #0001080049 - 06/2022		1,980.84	
07/31/22	RE01		Record Accounts Payable		1,980.84	
			Totals for 7305		<u>1,980.84</u>	<u>14,123.94</u>
7310 Elevator				5,400.00		
07/01/22	RE01.1		Record Accounts Payable		(900.00)	
07/31/22	RE01		Record Accounts Payable		1,800.00	
			Totals for 7310		<u>900.00</u>	<u>6,300.00</u>
7315 Elevator Phone				225.00		
07/31/22	RE01		Record Accounts Payable		75.00	
			Totals for 7315		<u>75.00</u>	<u>300.00</u>
7325 Cooling Tower				2,730.50		
07/31/22	RE01		Record Accounts Payable		460.10	
			Totals for 7325		<u>460.10</u>	<u>3,190.60</u>
7345 Lawn Maintenance				6,885.00		
07/01/22	RE01.1		Record Accounts Payable		(7,720.00)	
07/14/22	2199		GRC/Grass Roots Complete - Inv #57376 - 07/01- 07/31/22		1,155.00	
07/31/22	RE01		Record Accounts Payable		7,720.00	
			Totals for 7345		<u>1,155.00</u>	<u>8,040.00</u>
7360 Pest Control				5,200.20		
07/14/22	2201		Miami Dade Exterminators Co. - Inv #16420 - Pest & Rodent Control - 07/2022		866.70	
			Totals for 7360		<u>866.70</u>	<u>6,066.90</u>
7370 Janitorial Staff				49,821.30		
07/31/22	GJ04		Expense Janitorial Staff		8,303.55	
			Totals for 7370		<u>8,303.55</u>	<u>58,124.85</u>
7500 Accounting Fees				7,890.00		
07/31/22	GJ05		Expense Accounting Fees		1,315.00	
			Totals for 7500		<u>1,315.00</u>	<u>9,205.00</u>

Greenwich Association, Inc.

General Ledger

July 1, 2022 - July 31, 2022

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7502 Year End Accounting				4,000.00		
Totals for 7502					<u>0.00</u>	<u>4,000.00</u>
7505 Legal Fees				9,690.32		
Totals for 7505					<u>0.00</u>	<u>9,690.32</u>
7510 Management Fees				9,305.00		
07/31/22	GJ06		Expense Management Fees		1,550.00	
Totals for 7510					<u>1,550.00</u>	<u>10,855.00</u>
7525 License & Permit				4,403.55		
07/31/22	GJ07		Expense License & Permit		225.00	
07/31/22	GJ08		Reclass Corp Annual Filing		61.25	
Totals for 7525					<u>286.25</u>	<u>4,689.80</u>
7536 Office Help				37,235.70		
Totals for 7536					<u>0.00</u>	<u>37,235.70</u>
7540 Office Supplies				1,029.10		
Totals for 7540					<u>0.00</u>	<u>1,029.10</u>
7545 Postage and Mail				2,221.06		
Totals for 7545					<u>0.00</u>	<u>2,221.06</u>
7550 Greenwich Park Monthly Expense				25,485.38		
07/01/22	RE01.1		Record Accounts Payable		(15,000.00)	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Landscape - 06/2022		450.00	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Rust Prevention - 06/2022		87.14	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Common Area Trash Bags/Gym Wipes		131.13	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Common Area Trash Bags		53.15	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Dogiport Trash Bags		27.82	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Pool Umbrella		74.20	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Jacuzzi Booster Kit		234.00	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Boost Transformer Main Office Spa		520.02	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Main Office Pool Pump		1,104.29	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Main Office Spa Repairs		1,471.82	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Main Office Pool Repairs		696.95	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Buster Installation & Wire Pool Area		234.00	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - 2 Timers Installation Jacuzzi		126.00	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Fan Switch Gym		63.00	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Pool Permits		225.13	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Elevator & Alarm Phone		19.00	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Elevator & Alarm Phone 06/2022		72.10	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Club House Elevator Maintenance - 06/2022		64.08	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Has for Hot Tub 05/10-06/09/22		14.30	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Common Area Cleaning - 06/2022		390.60	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Irrigation @ 1470 NE 123 ST 04/01-05/02/22		96.97	

Greenwich Association, Inc.

General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Pool & Spa Water - 04/02-05/01/22		105.42	
07/28/22	2210		Avesta Biscayne - Inv #06/2022 - Pest Control - 06/2022		79.56	
07/31/22	RE01		Record Accounts Payable		14,000.00	
			Totals for 7550		<u>5,340.68</u>	<u>30,826.06</u>
7555 Insurance				138,620.65		
07/31/22	INS		Expense Prepaid Insurance		24,033.18	
			Totals for 7555		<u>24,033.18</u>	<u>162,653.83</u>
7810 Bad Debt Expense				(2,002.69)		
			Totals for 7810		<u>0.00</u>	<u>(2,002.69)</u>
			Report Total			<u>0.00</u>

Net Revenue/(Expense)

Current Period	<u>24,956.14</u>
Year-to-Date	<u>107,614.79</u>

Distribution count = 229

Greenwich Association, Inc.

Journals

July 1, 2022 - July 31, 2022

Date	Reference	Account	Description	Amount
Journal: General				
07/28/22	1034	1045	VOID - Ivete M. Tomasoni	1,200.00
07/28/22	1034	4165	VOID - Inv #04/26/22 - Security Deposits Refund - GAI-1-1408	(1,200.00)
07/14/22	1040	1045	Rogeria Moreira	(1,200.00)
07/14/22	1040	4165	Inv #07/11/22 - Refund Security Deposit for Unit #810	1,200.00
07/28/22	1041	1045	Ivete M. Tomasoni	(1,200.00)
07/28/22	1041	4165	Inv #04/26/22 - Security Deposits Refund - GAI-1-408	1,200.00
07/14/22	2195	1030	1.2.3. Locksmith, Corp.	(818.55)
07/14/22	2195	7130	Inv #5126 - Door Repairs	818.55
07/14/22	2196	1030	Air Filters Company Inc.	(303.36)
07/14/22	2196	7150	Inv #1611 - A/C Filters	303.36
07/14/22	2197	1030	Air New Solutions	(417.00)
07/14/22	2197	7150	Inv #I-897-1 - A/C General Unit Inspection	417.00
07/14/22	2198	1030	City of North Miami	(18,116.61)
07/14/22	2198	7020	Inv #06/28/22 - 61-01-01990-00 - 05/02-06/01/22	18,116.61
07/14/22	2199	1030	GRC/Grass Roots Complete	(1,155.00)
07/14/22	2199	7345	Inv #57376 - 07/01-07/31/22	1,155.00
07/14/22	2200	1030	Great American Business Products	(171.20)
07/14/22	2200	7130	Inv #43139175 - Paw Pal Bags	171.20
07/14/22	2201	1030	Miami Dade Exterminators Co.	(866.70)
07/14/22	2201	7360	Inv #16420 - Pest & Rodent Control - 07/2022	866.70
07/14/22	2202	1030	North Miami Investments LLC/Jose Peirats	(366.05)
07/14/22	2202	1200	Inv #07/12/22 - Refund for Overpayment - Unit #912	366.05
07/14/22	2203	1030	Pye Barker Fire & Safety, LLC	(998.85)
07/14/22	2203	7125	Inv #PSI816609 - Service Call - Sprinkler Repair	998.85
07/14/22	2204	1030	Ronaldo Barrientos	(300.00)
07/14/22	2204	7045	Inv #7/7/22 - Reimbursement for Gas	300.00
07/14/22	2205	1030	Waste Pro - Pembroke Pines	(3,976.92)
07/14/22	2205	7305	Inv #0001080049 - Inv #0001073142 - 05/2022	1,996.08
07/14/22	2205	7305	Inv #0001080049 - Inv #0001080049 - 06/2022	1,980.84
07/28/22	2206	1030	1.2.3. Locksmith, Corp.	(197.95)
07/28/22	2206	7130	Inv #5145 - New Door Closer - Laundry Room	197.95
07/28/22	2207	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(675.00)
07/28/22	2207	7170	Inv #25706 - Repair Washing Machine Drain Stoppage	675.00

Greenwich Association, Inc.

Journals

July 1, 2022 - July 31, 2022

Date	Reference	Account	Description	Amount
07/28/22	2208	1030	Air New Solutions	(350.00)
07/28/22	2208	7150	Inv #I-1379-I - A/C - Air Handler Capacitor Replacement/Recharge	350.00
07/28/22	2209	1030	ALEX ELECTRIC SERVICES, INC	(2,924.75)
07/28/22	2209	7120	Inv #42974 - Repairs - LED LAMPS/Cable Box & Connectors	1,778.00
07/28/22	2209	7120	Inv #42980 - Install a Circuit & MC Cable Box	1,146.75
07/28/22	2210	1030	Avesta Biscayne	(6,340.68)
07/28/22	2210	7550	Inv #06/2022 - Landscape - 06/2022	450.00
07/28/22	2210	7550	Inv #06/2022 - Rust Prevention - 06/2022	87.14
07/28/22	2210	7550	Inv #06/2022 - Common Area Trash Bags/Gym Wipes	131.13
07/28/22	2210	7550	Inv #06/2022 - Common Area Trash Bags	53.15
07/28/22	2210	7550	Inv #06/2022 - Dogiport Trash Bags	27.82
07/28/22	2210	7550	Inv #06/2022 - Pool Umbrella	74.20
07/28/22	2210	7550	Inv #06/2022 - Jacuzzi Booster Kit	234.00
07/28/22	2210	7550	Inv #06/2022 - Boost Transformer Main Office Spa	520.02
07/28/22	2210	7550	Inv #06/2022 - Main Office Pool Pump	1,104.29
07/28/22	2210	7550	Inv #06/2022 - Main Office Spa Repairs	1,471.82
07/28/22	2210	7550	Inv #06/2022 - Main Office Pool Repairs	696.95
07/28/22	2210	7550	Inv #06/2022 - Buster Installation & Wire Pool Area	234.00
07/28/22	2210	7550	Inv #06/2022 - 2 Timers Installation Jacuzzi	126.00
07/28/22	2210	7550	Inv #06/2022 - Fan Switch Gym	63.00
07/28/22	2210	7550	Inv #06/2022 - Pool Permits	225.13
07/28/22	2210	7550	Inv #06/2022 - Elevator & Alarm Phone	19.00
07/28/22	2210	7550	Inv #06/2022 - Elevator & Alarm Phone 06/2022	72.10
07/28/22	2210	7550	Inv #06/2022 - Club House Elevator Maintenance - 06/2022	64.08
07/28/22	2210	7550	Inv #06/2022 - Has for Hot Tub 05/10-06/09/22	14.30
07/28/22	2210	7550	Inv #06/2022 - Common Area Cleaning - 06/2022	390.60
07/28/22	2210	7550	Inv #06/2022 - Irrigation @ 1470 NE 123 ST 04/01-05/02/22	96.97
07/28/22	2210	7550	Inv #06/2022 - Pool & Spa Water - 04/02-05/01/22	105.42
07/28/22	2210	7550	Inv #06/2022 - Pest Control - 06/2022	79.56
07/28/22	2211	1030	Centurion Property Mgmt	(8,303.55)
07/28/22	2211	1860	Inv #14571 - 08/01-08/31/22	8,303.55
07/28/22	2212	1030	City of North Miami	(20.08)
07/28/22	2212	7020	Inv #07/05/22 - 338266-388266 05/02-06/01/22	20.08
07/28/22	2213	1030	Juda, Eskew & Associates, P.A.	(1,315.00)
07/28/22	2213	1860	Inv #69792 - 08/01-08/31/22	1,315.00
07/28/22	2214	1030	Popular Bank	(10.36)
07/28/22	2214	7110	Inv #07/15/22 - Maintenance Supplies	10.36
07/28/22	2215	1030	Pye Barker Fire & Safety, LLC	(3,550.00)
07/28/22	2215	7125	Inv #PSI817292 - Fire Pump Repair	3,550.00
07/02/22	ACHWEB20220702	1030	ACHWEB Unit GAI-1-1115	668.46

Greenwich Association, Inc.

Journals

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Date	Reference	Account	Description	Amount
07/02/22	ACHWEB20220 702	1200	ACHWEB Unit GAI-1-1115	(668.46)
07/05/22	ACHWEB20220 705	1030	ACHWEB Unit GAI-1-1208	414.87
07/05/22	ACHWEB20220 705	1200	ACHWEB Unit GAI-1-1208	(414.87)
07/06/22	ACHWEB20220 706	1030	ACHWEB Unit GAI-1-709	1,568.30
07/06/22	ACHWEB20220 706	1200	ACHWEB Unit GAI-1-709	(1,568.30)
07/06/22	ACHWEB20220 706	1030	ACHWEB Unit GAI-1-PH02	1,361.92
07/06/22	ACHWEB20220 706	1200	ACHWEB Unit GAI-1-PH02	(1,361.92)
07/07/22	ACHWEB20220 707	1030	ACHWEB Unit GAI-1-807	627.08
07/07/22	ACHWEB20220 707	1200	ACHWEB Unit GAI-1-807	(627.08)
07/08/22	ACHWEB20220 708	1030	ACHWEB Unit GAI-1-615	668.46
07/08/22	ACHWEB20220 708	1200	ACHWEB Unit GAI-1-615	(668.46)
07/08/22	ACHWEB20220 708	1030	ACHWEB Unit GAI-1-211	414.87
07/08/22	ACHWEB20220 708	1200	ACHWEB Unit GAI-1-211	(414.87)
07/14/22	ACHWEB20220 714	1030	ACHWEB Unit GAI-1-1110	414.87
07/14/22	ACHWEB20220 714	1200	ACHWEB Unit GAI-1-1110	(414.87)
07/15/22	ACHWEB20220 715	1030	ACHWEB Unit GAI-1-913	414.87
07/15/22	ACHWEB20220 715	1200	ACHWEB Unit GAI-1-913	(414.87)
07/08/22	AUTO.1	1030	AT&T	(585.92)
07/08/22	AUTO.1	7035	305 895-1156 030 0446	585.92
07/13/22	AUTO.2	1030	FPL	(54.52)
07/13/22	AUTO.2	7030	64563-31005 - 05/24-06/23/22	54.52
07/13/22	AUTO.3	1030	FPL	(5,618.28)
07/13/22	AUTO.3	7030	34752-18123 - 05/24-06/23/22	5,618.28
07/05/22	AUTO.4	1030	FPL	(116.50)
07/05/22	AUTO.4	7030	56006-15271 - 05/24-06/23/22	116.50
07/05/22	AUTO.6	1030	IPFS Corporation	(23,970.65)
07/05/22	AUTO.6	4015	FLS-140022	23,970.65
07/06/22	AUTO.7	1030	Teco People's Gas	(1,040.50)
07/06/22	AUTO.7	7045	211011672295 - 05/10-06/10/22	1,040.50
07/19/22	AUTO.8	1030	AT&T	(146.32)
07/19/22	AUTO.8	7035	308072533 - 06/28-07/27/22	146.32

Greenwich Association, Inc.

Journals

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Date	Reference	Account	Description	Amount
07/01/22	CCARD202207 01	1030	CCARD Unit GAI-1-810	414.87
07/01/22	CCARD202207 01	1200	CCARD Unit GAI-1-810	(414.87)
07/02/22	CCARD202207 02	1030	CCARD Unit GAI-1-610	854.74
07/02/22	CCARD202207 02	1200	CCARD Unit GAI-1-610	(854.74)
07/03/22	CCARD202207 03	1030	CCARD Unit GAI-1-515	668.46
07/03/22	CCARD202207 03	1200	CCARD Unit GAI-1-515	(668.46)
07/05/22	CCARD202207 05	1030	CCARD Unit GAI-1-116	668.46
07/05/22	CCARD202207 05	1200	CCARD Unit GAI-1-116	(668.46)
07/05/22	CCARD202207 05	1030	CCARD Unit GAI-1-209	627.08
07/05/22	CCARD202207 05	1200	CCARD Unit GAI-1-209	(627.08)
07/07/22	CCARD202207 07	1030	CCARD Unit GAI-1-515	1,336.92
07/07/22	CCARD202207 07	1200	CCARD Unit GAI-1-515	(1,336.92)
07/10/22	CCARD202207 10	1030	CCARD Unit GAI-1-515	2,005.38
07/10/22	CCARD202207 10	1200	CCARD Unit GAI-1-515	(2,005.38)
07/14/22	CCARD202207 14	1030	CCARD Unit GAI-1-911	414.87
07/14/22	CCARD202207 14	1200	CCARD Unit GAI-1-911	(414.87)
07/14/22	CCARD202207 14	1030	CCARD Unit GAI-1-1003	414.87
07/14/22	CCARD202207 14	1200	CCARD Unit GAI-1-1003	(414.87)
07/18/22	CCARD202207 18	1030	CCARD Unit GAI-1-515	2,005.38
07/18/22	CCARD202207 18	1200	CCARD Unit GAI-1-515	(2,005.38)
07/18/22	CCARD202207 18	1030	CCARD Unit GAI-1-515	668.46
07/18/22	CCARD202207 18	1200	CCARD Unit GAI-1-515	(668.46)
07/31/22	CHG.1	1200	GenMaint 07/01/2022 - 07/31/2022	110,989.90
07/31/22	CHG.1	6010	GenMaint 07/01/2022 - 07/31/2022	(110,989.90)
07/01/22	Dep.1	1030	LockBoxCR Batch # 2207013283	7,446.19
07/01/22	Dep.1	1200	LockBoxCR Batch # 2207013283	(7,446.19)
07/05/22	Dep.2	1030	ManCR Batch # 2207053533	200.00
07/05/22	Dep.2	1200	ManCR Batch # 2207053533	(200.00)

Greenwich Association, Inc.

Journals

July 1, 2022 - July 31, 2022

Date	Reference	Account	Description	Amount
07/05/22	Dep.3	1030	LockBoxCR Batch # 2207053633	414.87
07/05/22	Dep.3	1200	LockBoxCR Batch # 2207053633	(414.87)
07/06/22	Dep.4	1030	LockBoxCR Batch # 2207063869	6,112.70
07/06/22	Dep.4	1200	LockBoxCR Batch # 2207063869	(6,112.70)
07/07/22	Dep.5	1030	LockBoxCR Batch # 2207074123	5,214.53
07/07/22	Dep.5	1200	LockBoxCR Batch # 2207074123	(5,214.53)
07/08/22	Dep.6	1030	LockBoxCR Batch # 2207084605	1,244.61
07/08/22	Dep.6	1200	LockBoxCR Batch # 2207084605	(1,244.61)
07/12/22	Dep.7	1030	EFTCR Batch # 2207114924	48,257.54
07/12/22	Dep.7	1200	EFTCR Batch # 2207114924	(48,257.54)
07/11/22	Dep.8	1030	LockBoxCR Batch # 2207115144	3,157.68
07/11/22	Dep.8	1200	LockBoxCR Batch # 2207115144	(3,157.68)
07/12/22	Dep.9	1030	LockBoxCR Batch # 2207125374	5,140.08
07/12/22	Dep.9	1200	LockBoxCR Batch # 2207125374	(5,140.08)
07/13/22	Dep.10	1030	LockBoxCR Batch # 2207135623	3,145.25
07/13/22	Dep.10	1200	LockBoxCR Batch # 2207135623	(3,145.25)
07/14/22	Dep.11	1030	LockBoxCR Batch # 2207145917	3,111.65
07/14/22	Dep.11	1200	LockBoxCR Batch # 2207145917	(3,111.65)
07/18/22	Dep.12	1030	LockBoxCR Batch # 2207186393	2,497.71
07/18/22	Dep.12	1200	LockBoxCR Batch # 2207186393	(2,497.71)
07/19/22	Dep.13	1030	LockBoxCR Batch # 2207196627	6,100.27
07/19/22	Dep.13	1200	LockBoxCR Batch # 2207196627	(6,100.27)
07/21/22	Dep.14	1030	ManCR Batch # 2207217060	1,529.61
07/21/22	Dep.14	1200	ManCR Batch # 2207217060	(1,529.61)
07/21/22	Dep.15	1030	ManCR Batch # 2207217061	3,574.75
07/21/22	Dep.15	1200	ManCR Batch # 2207217061	(3,574.75)
07/21/22	Dep.16	1030	LockBoxCR Batch # 2207217123	1,049.51
07/21/22	Dep.16	1200	LockBoxCR Batch # 2207217123	(1,049.51)
07/25/22	Dep.17	1030	LockBoxCR Batch # 2207257423	669.51
07/25/22	Dep.17	1200	LockBoxCR Batch # 2207257423	(669.51)
07/26/22	Dep.18	1030	LockBoxCR Batch # 2207267570	1,041.95
07/26/22	Dep.18	1200	LockBoxCR Batch # 2207267570	(1,041.95)
07/27/22	Dep.19	1030	LockBoxCR Batch # 2207277740	627.08
07/27/22	Dep.19	1200	LockBoxCR Batch # 2207277740	(627.08)
07/07/22	DP01	1030	Miscellaneous Income	3.00
07/07/22	DP01	6075	Filters	(3.00)
07/15/22	DP01	1045	Security Deposit	250.00
07/15/22	DP01	4165	Security Deposit Pet Unit 506	(250.00)

Greenwich Association, Inc.

Journals

July 1, 2022 - July 31, 2022

Date	Reference	Account	Description	Amount
07/18/22	DP02	1030	Miscellaneous Income	50.00
07/18/22	DP02	6075	Water Shutoff	(50.00)
07/18/22	DP03	1030	Miscellaneous Income	500.00
07/18/22	DP03	6075	Parking	(500.00)
07/25/22	DP04	1030	Miscellaneous Income	4,707.48
07/25/22	DP04	6025	Laundry Income	(4,707.48)
07/25/22	DP05	1030	Miscellaneous Income	50.00
07/25/22	DP05	6075	Water Shutoff	(50.00)
07/31/22	GJ03	4170	Recognize Cable Income	322.29
07/31/22	GJ03	6080	Recognize Cable Income	(322.29)
07/31/22	GJ04	7370	Expense Janitorial Staff	8,303.55
07/31/22	GJ04	1860	Expense Janitorial Staff	(8,303.55)
07/31/22	GJ05	7500	Expense Accounting Fees	1,315.00
07/31/22	GJ05	1860	Expense Accounting Fees	(1,315.00)
07/31/22	GJ06	7510	Expense Management Fees	1,550.00
07/31/22	GJ06	1860	Expense Management Fees	(1,550.00)
07/31/22	GJ07	7525	Expense License & Permit	225.00
07/31/22	GJ07	1860	Expense License & Permit	(225.00)
07/31/22	GJ08	7575	Reclass Corp Annual Filing	(61.25)
07/31/22	GJ08	7525	Reclass Corp Annual Filing	61.25
07/31/22	INS	7555	Expense Prepaid Insurance	24,033.18
07/31/22	INS	1850	Expense Prepaid Insurance	(24,033.18)
07/31/22	INT	1030	Interest Income	3.32
07/31/22	INT	1040	Interest Income	100.86
07/31/22	INT	6040	Interest Income	(104.18)
07/31/22	INT.1	1200	INT 07/01/2022 - 07/31/2022	68.46
07/31/22	INT.1	6045	INT 07/01/2022 - 07/31/2022	(68.46)
07/31/22	LFE.1	1200	L/C 07/01/2022 - 07/31/2022	250.00
07/31/22	LFE.1	6045	L/C 07/01/2022 - 07/31/2022	(250.00)
07/31/22	LFE.2	6045	L/CR 07/01/2022 - 07/31/2022	25.00
07/31/22	LFE.2	1200	L/CR 07/01/2022 - 07/31/2022	(25.00)
07/31/22	RE01	7020	Record Accounts Payable	18,000.00
07/31/22	RE01	7030	Record Accounts Payable	5,700.00
07/31/22	RE01	7310	Record Accounts Payable	1,800.00
07/31/22	RE01	7305	Record Accounts Payable	1,980.84
07/31/22	RE01	7345	Record Accounts Payable	7,720.00
07/31/22	RE01	7550	Record Accounts Payable	14,000.00
07/31/22	RE01	7325	Record Accounts Payable	460.10
07/31/22	RE01	7315	Record Accounts Payable	75.00
07/31/22	RE01	7045	Record Accounts Payable	3,233.42
07/31/22	RE01	4010	Record Accounts Payable	(52,969.36)
07/01/22	RE01.1	7020	Record Accounts Payable	(18,116.61)

Greenwich Association, Inc.

Journals

July 1, 2022 - July 31, 2022

Date	Reference	Account	Description	Amount
07/01/22	RE01.1	7030	Record Accounts Payable	(5,789.30)
07/01/22	RE01.1	7310	Record Accounts Payable	(900.00)
07/01/22	RE01.1	7305	Record Accounts Payable	(3,976.92)
07/01/22	RE01.1	7345	Record Accounts Payable	(7,720.00)
07/01/22	RE01.1	7550	Record Accounts Payable	(15,000.00)
07/01/22	RE01.1	4010	Record Accounts Payable	51,502.83
07/31/22	RE02	1200	Reclass Prepaid Maintenance	47,246.39
07/31/22	RE02	4150	Reclass Prepaid Maintenance	(47,246.39)
07/01/22	RE02.1	1200	Reclass Prepaid Maintenance	(44,859.10)
07/01/22	RE02.1	4150	Reclass Prepaid Maintenance	44,859.10
07/31/22	RES	6010	Record Reserve Funding	6,315.00
07/31/22	RES	5500	Record Reserve Funding	(6,315.00)
07/31/22	RESF	1030	Monthly Reserve Funding	(6,315.00)
07/31/22	RESF	1040	Monthly Reserve Funding	6,315.00
07/31/22	RESIT	6085	Reserve Interest Transfer	100.86
07/31/22	RESIT	5505	Reserve Interest Transfer	(100.86)
07/01/22	TRS.1	1030	Transfer from BER-23-306 to GAI-1-1401 Ticket #2207017725	350.00
07/01/22	TRS.1	1200	Transfer from BER-23-306 to GAI-1-1401 Ticket #2207017725	(350.00)
Transaction Balance for General				0.00

Transaction Totals

Total Debits	565,945.81
Total Credits	565,945.81

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)

July 1, 2022 - July 31, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance
				217,125.54
Open Deposits & Additions				
				Total
				<u>0.00</u>
Open Checks & Payments				
2186	06/30/22	1860	Miami Dade County, Internal Service Department	225.00
2192	06/30/22	7310	Suncoast Elevator Solutions, Inc.	900.00
2195	07/14/22	7130	1.2.3. Locksmith, Corp.	818.55
2197	07/14/22	7150	Air New Solutions	417.00
2206	07/28/22	7130	1.2.3. Locksmith, Corp.	197.95
2207	07/28/22	7170	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	675.00
2208	07/28/22	7150	Air New Solutions	350.00
2209	07/28/22	7120	ALEX ELECTRIC SERVICES, INC	2,924.75
2210	07/28/22	7550	Avesta Biscayne	6,340.68
2211	07/28/22	1860	Centurion Property Mgmt	8,303.55
2212	07/28/22	7020	City of North Miami	20.08
2213	07/28/22	1860	Juda, Eskew & Associates, P.A.	1,315.00
2214	07/28/22	7110	Popular Bank	10.36
2215	07/28/22	7125	Pye Barker Fire & Safety, LLC	3,550.00
				Total
				<u>26,047.92</u>
Reconciled Bank Balance				<u>191,077.62</u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				201,061.58
+ Cleared Deposits & Additions				122,832.48
- Cleared Checks & Payments				106,768.52
Ending Bank Balance				<u>217,125.54</u>
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				26,047.92
Reconciled Bank Balance				<u>191,077.62</u>
General Ledger Information				
Unadjusted General Ledger Balance				191,077.62
+/- Total Adjustments				0.00
Adjusted General Ledger Balance				<u>191,077.62</u>
Unreconciled Amount				<u>0.00</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)

July 1, 2022 - July 31, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	465.71
Open Deposits & Additions			Total	<u>0.00</u>
Open Checks & Payments			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.71</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	465.71
			+ Cleared Deposits & Additions	0.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.71
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.71</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	465.71
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>465.71</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

July 1, 2022 - July 31, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	321,885.95
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>321,885.95</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	315,470.09
			+ Cleared Deposits & Additions	6,415.86
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	321,885.95
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>321,885.95</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	321,885.95
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>321,885.95</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

July 1, 2022 - July 31, 2022

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance
				130,776.91
Open Deposits & Additions				
				Total
				0.00
Open Checks & Payments				
1041	07/28/22	4165	Ivete M. Tomasoni	
				1,200.00
				Total
				1,200.00
				Reconciled Bank Balance
				129,576.91
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				135,376.91
+ Cleared Deposits & Additions				250.00
- Cleared Checks & Payments				4,850.00
Ending Bank Balance				130,776.91
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				1,200.00
Reconciled Bank Balance				129,576.91
General Ledger Information				
Unadjusted General Ledger Balance				129,576.91
+/- Total Adjustments				0.00
Adjusted General Ledger Balance				129,576.91
Unreconciled Amount				
				0.00