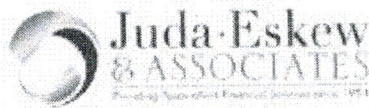


Greenwich Association, Inc.

Report on Compilation of Financial Statements

March 31, 2024



To the Board of Directors:
Greenwich Association, Inc.

The Association is responsible for the accompanying financial statements of Greenwich Association, Inc. which comprise the balance sheet as of March 31, 2024, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 3 Months then ended in accordance with accounting principles generally accepted in the United States of America. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Greenwich Association, Inc. for the 1 Month and 3 Months ended March 31, 2024, and for the year ended December 31, 2024, 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

April 30, 2024

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

Greenwich Association, Inc.

Balance Sheet

March 31, 2024

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 85,728
	<u>85,728</u>
Cash - Reserves	
Popular Community Bank- Reserves	<u>273,262</u>
	<u>273,262</u>
Cash - Security	
Popular Community Bank- Escrow	<u>82,715</u>
	<u>82,715</u>
Cash - Special Assessment	
Popular Community Bank- S/A	<u>2,242</u>
	<u>2,242</u>
	<u>443,947</u>
Other Assets	
Maintenance Receivables	34,271
Allowance for Doubtful Accounts	(356)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Due from Operating	74,566
Prepaid Insurance	476,157
Prepaid Expenses	75
	<u>586,713</u>
	<u>\$ 1,030,660</u>

Greenwich Association, Inc.
Balance Sheet
March 31, 2024

Liabilities and Members' Equity

Accounts Payable	\$ 29,456
Insurance Payable	470,085
Prepaid Maintenance	53,654
Prepaid Special Assessment	1,776
Security Deposits	132,325
Deferred Cable Contract	5,157
Due to Reserves	24,955
Due to Escrow	<u>49,611</u>
	<u>767,019</u>
Reserve Contract Liabilities / Fund Balances	
Reserves - General (Pooled)	285,234
Reserves - Interest	<u>12,984</u>
	<u>298,218</u>
Operating Fund Balance	
Fund Balance	(137,898)
Current Year Revenue (Expense)	<u>103,321</u>
	<u>(34,577)</u>
	<u>263,641</u>
	<u>\$ 1,030,660</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 31, 2024

	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	\$ 157,554	\$ 157,557	\$ (3)	\$ 472,663	\$ 472,670	\$ (7)	\$ 1,890,679
Reserve Assessment	-	8,333	(8,333)	-	25,000	(25,000)	100,000
Laundry	2,336	2,500	(164)	6,897	7,500	(603)	30,000
Interest Income	442	-	442	1,660	-	1,660	-
Late Fee	450	83	367	966	250	716	1,000
Bank Charges	25	-	25	25	-	25	-
Gate Card Income	-	42	(42)	175	125	50	500
Filter Income	-	8	(8)	3	25	(22)	100
Miscellaneous Income	250	417	(167)	350	1,250	(900)	5,000
Deferred Comcast Income	322	322	-	967	967	-	3,867
Reserve Interest Transfer	(441)	-	(441)	(1,657)	-	(1,657)	-
Bad Debt Expense	(7,675)	(833)	(6,842)	(7,675)	(2,500)	(5,175)	(10,000)
	<u>153,263</u>	<u>168,429</u>	<u>(15,166)</u>	<u>474,374</u>	<u>505,287</u>	<u>(30,913)</u>	<u>2,021,146</u>
Reserve Income	-	-	-	129,347	-	129,347	-
Reserve Income	-	-	-	129,347	-	129,347	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>153,263</u>	<u>168,429</u>	<u>(15,166)</u>	<u>603,721</u>	<u>505,287</u>	<u>98,434</u>	<u>2,021,146</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 31, 2024

	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	-	3,945	3,945	-	15,780
Year End Accounting	-	333	333	(4,000)	1,000	5,000	4,000
Legal Fees	(1,005)	2,917	3,922	1,460	8,750	7,290	35,000
Management Fees	6,925	1,550	(5,375)	19,176	4,650	(14,526)	18,600
License & Permit	19	125	106	56	375	319	1,500
Office Staff	-	5,767	5,767	1,575	17,300	15,725	69,200
Office Supplies	1,351	333	(1,018)	1,922	1,000	(922)	4,000
Postage and Mail	-	417	417	1,100	1,250	150	5,000
DBPR	-	74	74	-	221	221	884
Corporate Annual Report	61	5	(56)	61	15	(46)	61
	<u>8,666</u>	<u>12,836</u>	<u>4,170</u>	<u>25,295</u>	<u>38,506</u>	<u>13,211</u>	<u>154,025</u>
Community Room/Building:							
Greenwich Park Monthly Expense	6,704	8,000	1,296	17,523	24,000	6,477	96,000
	<u>6,704</u>	<u>8,000</u>	<u>1,296</u>	<u>17,523</u>	<u>24,000</u>	<u>6,477</u>	<u>96,000</u>
Contracts:							
Sanitation	2,070	2,333	263	6,206	7,000	794	28,000
Elevator	-	1,608	1,608	4,818	4,825	7	19,300
Cooling Tower	460	460	-	1,840	1,380	(460)	5,521
Lawn Maintenance	1,270	1,275	5	3,808	3,825	17	15,300
Pest Control	-	867	867	1,733	2,600	867	10,400
Janitorial Staff	9,700	9,883	183	19,408	29,650	10,242	118,600
Cooling Tower Cleaning Annual	-	200	200	-	600	600	2,400
Building Security	8,940	6,750	(2,190)	31,134	20,250	(10,884)	81,000
Generator Maintenance	-	142	142	-	425	425	1,700
	<u>22,440</u>	<u>23,518</u>	<u>1,078</u>	<u>68,947</u>	<u>70,555</u>	<u>1,608</u>	<u>282,221</u>
Insurance:							
Insurance	47,685	58,333	10,648	138,119	175,000	36,881	700,000
	<u>47,685</u>	<u>58,333</u>	<u>10,648</u>	<u>138,119</u>	<u>175,000</u>	<u>36,881</u>	<u>700,000</u>
Repairs and Maintenance:							
Maintenance Supplies	-	750	750	-	2,250	2,250	9,000
R&M - Electrical	-	417	417	5,503	1,250	(4,253)	5,000
R&M - Fire Alarm	-	1,333	1,333	514	4,000	3,486	16,000
R&M - General	-	6,250	6,250	6,131	18,750	12,619	75,000
R&M - Access Control	-	50	50	-	150	150	600
R&M - Trash Chute	-	667	667	1,848	2,000	152	8,000
R&M - Tree Trimming	-	500	500	-	1,500	1,500	6,000
R&M - Air Conditioning Systems	-	625	625	5,945	1,875	(4,070)	7,500
R&M - Parking Repairs	-	83	83	-	250	250	1,000
R&M - Roof Repairs	-	333	333	2,000	1,000	(1,000)	4,000
R&M - Plumbing	-	1,250	1,250	2,913	3,750	837	15,000
R&M - Sprinkler	-	417	417	-	1,250	1,250	5,000
R&M - Elevator Repairs	-	667	667	600	2,000	1,400	8,000
40 Year Certification	-	8,333	8,333	-	25,000	25,000	100,000
Reserve Study	-	667	667	-	2,000	2,000	8,000
Engineer 1	-	1,700	1,700	-	5,100	5,100	20,400
Engineer 2	-	2,950	2,950	-	8,850	8,850	35,400
Engineer 3	-	417	417	-	1,250	1,250	5,000
	<u>-</u>	<u>27,409</u>	<u>27,409</u>	<u>25,454</u>	<u>82,225</u>	<u>56,771</u>	<u>328,900</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 31, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
Water & Sewer	16,938	20,000	3,062	61,178	60,000	(1,178)	240,000
Electricity	6,479	6,250	(229)	19,495	18,750	(745)	75,000
Telephone	2,257	583	(1,674)	6,764	1,750	(5,014)	7,000
Gas	1,976	3,167	1,191	8,278	9,500	1,222	38,000
	<u>27,650</u>	<u>30,000</u>	<u>2,350</u>	<u>95,715</u>	<u>90,000</u>	<u>(5,715)</u>	<u>360,000</u>
Reserve Transfer:							
Reserve Transfer	-	8,333	8,333	-	25,000	25,000	100,000
	<u>-</u>	<u>8,333</u>	<u>8,333</u>	<u>-</u>	<u>25,000</u>	<u>25,000</u>	<u>100,000</u>
Reserve Expenses							
Reserve Expense	-	-	-	129,347	-	(129,347)	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>129,347</u>	<u>-</u>	<u>(129,347)</u>	<u>-</u>
Total Expenses	<u>113,145</u>	<u>168,429</u>	<u>55,284</u>	<u>500,400</u>	<u>505,286</u>	<u>4,886</u>	<u>2,021,146</u>
Excess Revenues (Expenses)	<u>\$ 40,118</u>	<u>\$ -</u>	<u>\$ 40,118</u>	<u>\$ 103,321</u>	<u>\$ 1</u>	<u>\$ 103,320</u>	<u>\$ -</u>

Greenwich Association, Inc.
General Ledger

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				45,560.95		
03/01/24	ACHWEB202		ACHWEB Unit GAI-1-913		620.07	
	40301					
03/01/24	Dep.1		LockBoxCR Batch # 2403015840		2,709.71	
03/02/24	ACHWEB202		ACHWEB Unit GAI-1-412		620.07	
	40302					
03/03/24	ACHWEB202		ACHWEB Unit GAI-1-1405		620.07	
	40303					
03/03/24	ACHWEB202		ACHWEB Unit GAI-1-807		937.25	
	40303					
03/03/24	CCARD2024		CCARD Unit GAI-1-810		620.07	
	0303					
03/04/24	Dep.2		LockBoxCR Batch # 2403046039		7,671.64	
03/05/24	AUTO.2		IPFS Corporation		(46,995.96)	
03/05/24	AUTO.3		City of North Miami		(20.08)	
03/05/24	AUTO.4		FPL Energy Services		(964.52)	
03/05/24	AUTO.6		FPL		(133.54)	
03/05/24	Dep.3		LockBoxCR Batch # 2403056252		2,244.26	
03/06/24	ACHWEB202		ACHWEB Unit GAI-1-512		620.07	
	40306					
03/06/24	Dep.4		LockBoxCR Batch # 2403066616		7,667.26	
03/07/24	ACHWEB202		ACHWEB Unit GAI-1-211		620.07	
	40307					
03/07/24	AUTO.1		Teco People's Gas		(1,132.62)	
03/07/24	Dep.6		LockBoxCR Batch # 2403076962		1,246.38	
03/08/24	Dep.5		EFTCR Batch # 2403076790		79,340.80	
03/08/24	Dep.7		LockBoxCR Batch # 2403087185		9,078.07	
03/09/24	ACHWEB202		ACHWEB Unit GAI-1-411		620.07	
	40309					
03/11/24	ACHWEB202		ACHWEB Unit GAI-1-1208		620.07	
	40311					
03/11/24	ACHWEB202		ACHWEB Unit GAI-1-1214		620.07	
	40311					
03/11/24	AUTO.8		AT&T		(2,094.88)	
03/11/24	Dep.8		LockBoxCR Batch # 2403117413		2,923.69	
03/12/24	ACHWEB202		ACHWEB Unit GAI-1-1010		620.07	
	40312					
03/12/24	Dep.9		LockBoxCR Batch # 2403127612		3,251.50	
03/13/24	ACHWEB202		ACHWEB Unit GAI-1-1003		620.07	
	40313					
03/13/24	ACHWEB202		ACHWEB Unit GAI-1-415		1,004.12	
	40313					
03/13/24	Dep.10		LockBoxCR Batch # 2403137820		1,622.29	
03/14/24	2874		Avesta Biscayne		(6,704.23)	
03/14/24	2875		City of North Miami		(23,108.60)	
03/14/24	2876		FL Dept of State Div of Corporations		(61.25)	
03/14/24	2877		Juda Eskew & Associates		(1,315.00)	
03/14/24	2878		Popular Bank		(1,351.28)	
03/14/24	2879		Sunrise Management		(1,600.00)	
03/14/24	AUTO.5		FPL		(6,301.93)	
03/14/24	AUTO.7		FPL		(43.73)	
03/14/24	Dep.11		LockBoxCR Batch # 2403147982		999.10	
03/14/24	DP01		Miscellaneous Deposit		2,335.82	
03/14/24	DP02		Miscellaneous Deposit		250.00	
03/15/24	ACHWEB202		ACHWEB Unit GAI-1-1412		620.07	
	40315					
03/15/24	ACHWEB202		ACHWEB Unit GAI-1-615		999.10	
	40315					
03/15/24	ACHWEB202		ACHWEB Unit GAI-1-1110		620.07	
	40315					
03/15/24	ACHWEB202		ACHWEB Unit GAI-1-901		2,931.47	
	40315					

Greenwich Association, Inc.
General Ledger

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/15/24	CCARD2024 0315		CCARD Unit GAI-1-116		999.10	
03/15/24	Dep.12		LockBoxCR Batch # 2403158154		7,910.75	
03/16/24	CCARD2024 0316		CCARD Unit GAI-1-303		620.07	
03/19/24	2880		City of North Miami		(16,918.33)	
03/19/24	2881		Sunrise Management		(5,325.20)	
03/19/24	CCARD2024 0319		CCARD Unit GAI-1-911		620.07	
03/19/24	Dep.13		LockBoxCR Batch # 2403198593		6,824.85	
03/20/24	Dep.14		LockBoxCR Batch # 2403208794		623.19	
03/21/24	2872		VOID - Kaybe Bender Rembaum P.L		1,005.00	
03/21/24	AUTO.9		AT&T		(162.51)	
03/21/24	Dep.15		LockBoxCR Batch # 2403218947		2,493.26	
03/22/24	ACHWEB202 40322		ACHWEB Unit GAI-1-603		839.69	
03/22/24	XR01		Monthly Fund Transfer		(8,333.33)	
03/24/24	ACHWEB202 40324		ACHWEB Unit GAI-1-106		645.07	
03/26/24	ACHWEB202 40326		ACHWEB Unit GAI-1-PH02		1,024.10	
03/26/24	R- CK20240326		R-CK Unit GAI-1-308		(623.19)	
03/27/24	Dep.17		LockBoxCR Batch # 2403279425		2,594.27	
03/28/24	Dep.18		LockBoxCR Batch # 2403289578		1,029.12	
03/29/24	Dep.19		LockBoxCR Batch # 2403299714		854.00	
03/31/24	INT		Record Interest Income		1.64	
			Totals for 1030		<u>40,167.37</u>	<u>85,728.32</u>
1035 Popular Community Bank- S/A				465.88		
03/21/24	Dep.16		LockBoxCR Batch # 2403219002		1,776.00	
03/31/24	INT		Record Interest Income		0.02	
			Totals for 1035		<u>1,776.02</u>	<u>2,241.90</u>
1040 Popular Community Bank- Reserves				264,487.91		
03/22/24	XR01		Monthly Fund Transfer		8,333.33	
03/31/24	INT		Record Interest Income		440.82	
			Totals for 1040		<u>8,774.15</u>	<u>273,262.06</u>
1045 Popular Community Bank- Escrow				82,714.61		
			Totals for 1045		<u>0.00</u>	<u>82,714.61</u>
1200 Maintenance Receivables				37,793.47		
03/01/24	ACHWEB202 40301		ACHWEB Unit GAI-1-913		(620.07)	
03/01/24	Dep.1		LockBoxCR Batch # 2403015840		(2,709.71)	
03/01/24	RE02.1		Reclass Prepaid Maintenance		(56,722.15)	
03/02/24	ACHWEB202 40302		ACHWEB Unit GAI-1-412		(620.07)	
03/03/24	ACHWEB202 40303		ACHWEB Unit GAI-1-1405		(620.07)	
03/03/24	ACHWEB202 40303		ACHWEB Unit GAI-1-807		(937.25)	
03/03/24	CCARD2024 0303		CCARD Unit GAI-1-810		(620.07)	
03/04/24	Dep.2		LockBoxCR Batch # 2403046039		(7,671.64)	
03/05/24	Dep.3		LockBoxCR Batch # 2403056252		(2,244.26)	
03/06/24	ACHWEB202 40306		ACHWEB Unit GAI-1-512		(620.07)	
03/06/24	Dep.4		LockBoxCR Batch # 2403066616		(7,667.26)	
03/07/24	ACHWEB202 40307		ACHWEB Unit GAI-1-211		(620.07)	

Greenwich Association, Inc.
General Ledger

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/07/24	BAD.2		BAD 03/07/2024		(7,675.48)	
03/07/24	Dep.6		LockBoxCR Batch # 2403076962		(1,246.38)	
03/08/24	Dep.5		EFTCR Batch # 2403076790		(79,340.80)	
03/08/24	Dep.7		LockBoxCR Batch # 2403087185		(9,078.07)	
03/09/24	ACHWEB202 40309		ACHWEB Unit GAI-1-411		(620.07)	
03/11/24	ACHWEB202 40311		ACHWEB Unit GAI-1-1208		(620.07)	
03/11/24	ACHWEB202 40311		ACHWEB Unit GAI-1-1214		(620.07)	
03/11/24	Dep.8		LockBoxCR Batch # 2403117413		(2,923.69)	
03/12/24	ACHWEB202 40312		ACHWEB Unit GAI-1-1010		(620.07)	
03/12/24	Dep.9		LockBoxCR Batch # 2403127612		(3,251.50)	
03/13/24	ACHWEB202 40313		ACHWEB Unit GAI-1-1003		(620.07)	
03/13/24	ACHWEB202 40313		ACHWEB Unit GAI-1-415		(1,004.12)	
03/13/24	Dep.10		LockBoxCR Batch # 2403137820		(1,622.29)	
03/14/24	Dep.11		LockBoxCR Batch # 2403147982		(999.10)	
03/15/24	ACHWEB202 40315		ACHWEB Unit GAI-1-1412		(620.07)	
03/15/24	ACHWEB202 40315		ACHWEB Unit GAI-1-615		(999.10)	
03/15/24	ACHWEB202 40315		ACHWEB Unit GAI-1-1110		(620.07)	
03/15/24	ACHWEB202 40315		ACHWEB Unit GAI-1-901		(2,931.47)	
03/15/24	CCARD2024 0315		CCARD Unit GAI-1-116		(999.10)	
03/15/24	Dep.12		LockBoxCR Batch # 2403158154		(7,910.75)	
03/16/24	CCARD2024 0316		CCARD Unit GAI-1-303		(620.07)	
03/19/24	CCARD2024 0319		CCARD Unit GAI-1-911		(620.07)	
03/19/24	Dep.13		LockBoxCR Batch # 2403198593		(6,824.85)	
03/20/24	Dep.14		LockBoxCR Batch # 2403208794		(623.19)	
03/21/24	Dep.15		LockBoxCR Batch # 2403218947		(2,493.26)	
03/22/24	ACHWEB202 40322		ACHWEB Unit GAI-1-603		(839.69)	
03/24/24	ACHWEB202 40324		ACHWEB Unit GAI-1-106		(645.07)	
03/26/24	ACHWEB202 40326		ACHWEB Unit GAI-1-PH02		(1,024.10)	
03/26/24	R- CK20240326		R-CK Unit GAI-1-308		623.19	
03/27/24	Dep.17		LockBoxCR Batch # 2403279425		(2,594.27)	
03/28/24	Dep.18		LockBoxCR Batch # 2403289578		(1,029.12)	
03/29/24	Dep.19		LockBoxCR Batch # 2403299714		(854.00)	
03/31/24	CHG.1		GenMaint 03/01/2024 - 03/31/2024		165,887.76	
03/31/24	GJ.1		B/C 03/01/2024 - 03/31/2024		25.00	
03/31/24	LFE.1		GenLate 03/01/2024 - 03/31/2024		475.00	
03/31/24	LFE.2		L/CR 03/01/2024 - 03/31/2024		(25.00)	
03/31/24	RE02		Record Reclass Prepaid Maintenance		53,654.65	
			Totals for 1200		<u>(3,522.12)</u>	<u>34,271.35</u>
1205 Allowance for Doubtful Accounts					(356.83)	
			Totals for 1205		<u>0.00</u>	<u>(356.83)</u>
1210 Special Assessment Receivables #6				4,795.00		
03/21/24	Dep.16		LockBoxCR Batch # 2403219002		(1,776.00)	
03/31/24	RE02		Record Reclass Prepaid Maintenance		1,776.00	
			Totals for 1210		<u>0.00</u>	<u>4,795.00</u>

Greenwich Association, Inc.
General Ledger

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1215	Allowance for Doubtful Accounts - S/A			(2,794.80)		
			Totals for 1215		<u>0.00</u>	<u>(2,794.80)</u>
1500	Due from Operating			74,565.91		
			Totals for 1500		<u>0.00</u>	<u>74,565.91</u>
1850	Prepaid Insurance			523,842.23		
03/31/24	INS		Expense Prepaid Insurance		(47,685.13)	
			Totals for 1850		<u>(47,685.13)</u>	<u>476,157.10</u>
1860	Prepaid Expenses			93.75		
03/31/24	RE04		Record Prepaid Expense		(18.75)	
			Totals for 1860		<u>(18.75)</u>	<u>75.00</u>
4010	Accounts Payable			(30,244.47)		
03/01/24	RE01.1		Record Accounts Payable		30,753.47	
03/31/24	RE01		Record Accounts Payable		(29,964.00)	
			Totals for 4010		<u>789.47</u>	<u>(29,455.00)</u>
4015	Insurance Payable			(517,081.20)		
03/05/24	AUTO.2		IPFS Corporation - FLS-218043 1 OUT OF 11 PAYMENTS		46,995.96	
			Totals for 4015		<u>46,995.96</u>	<u>(470,085.24)</u>
4150	Prepaid Maintenance			(56,722.15)		
03/01/24	RE02.1		Reclass Prepaid Maintenance		56,722.15	
03/31/24	RE02		Record Reclass Prepaid Maintenance		(53,654.65)	
			Totals for 4150		<u>3,067.50</u>	<u>(53,654.65)</u>
4155	Prepaid Special Assessment			0.00		
03/31/24	RE02		Record Reclass Prepaid Maintenance		(1,776.00)	
			Totals for 4155		<u>(1,776.00)</u>	<u>(1,776.00)</u>
4165	Security Deposits			(132,325.00)		
			Totals for 4165		<u>0.00</u>	<u>(132,325.00)</u>
4170	Deferred Cable Contract			(5,479.13)		
03/31/24	GJ03		Recognize Cable Income		322.29	
			Totals for 4170		<u>322.29</u>	<u>(5,156.84)</u>
4200	Due to Reserves			(24,955.00)		
			Totals for 4200		<u>0.00</u>	<u>(24,955.00)</u>
4333	Due to Escrow			(49,610.91)		
			Totals for 4333		<u>0.00</u>	<u>(49,610.91)</u>
5500	Reserves - General (Pooled)			(276,900.86)		
03/31/24	RES		Record Reserve Funding		(8,333.33)	
			Totals for 5500		<u>(8,333.33)</u>	<u>(285,234.19)</u>
5505	Reserves - Interest			(12,542.87)		
03/31/24	RESIT		Reserve Interest Transfer		(440.82)	
			Totals for 5505		<u>(440.82)</u>	<u>(12,983.69)</u>
5800	Fund Balance			137,898.36		
			Totals for 5800		<u>0.00</u>	<u>137,898.36</u>

Greenwich Association, Inc.
General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6010 Owner Assessments				(315,108.86)		
03/31/24	CHG.1		GenMaint 03/01/2024 - 03/31/2024		(165,887.76)	
03/31/24	RES		Record Reserve Funding		8,333.33	
Totals for 6010					<u>(157,554.43)</u>	<u>(472,663.29)</u>
6025 Laundry				(4,560.69)		
03/14/24	DP01		Miscellaneous Deposit - Miscellaneous Deposit - Laundry Income - CK#87052		(2,335.82)	
Totals for 6025					<u>(2,335.82)</u>	<u>(6,896.51)</u>
6040 Interest Income				(1,217.80)		
03/31/24	INT		Record Interest Income		(442.48)	
Totals for 6040					<u>(442.48)</u>	<u>(1,660.28)</u>
6045 Late Fee				(515.85)		
03/31/24	LFE.1		GenLate 03/01/2024 - 03/31/2024		(475.00)	
03/31/24	LFE.2		L/CR 03/01/2024 - 03/31/2024		25.00	
Totals for 6045					<u>(450.00)</u>	<u>(965.85)</u>
6060 Bank Charges				0.00		
03/31/24	GJ.1		B/C 03/01/2024 - 03/31/2024		(25.00)	
Totals for 6060					<u>(25.00)</u>	<u>(25.00)</u>
6065 Gate Card Income				(175.00)		
Totals for 6065					<u>0.00</u>	<u>(175.00)</u>
6070 Filter Income				(3.00)		
Totals for 6070					<u>0.00</u>	<u>(3.00)</u>
6075 Miscellaneous Income				(100.00)		
03/14/24	DP02		Miscellaneous Deposit - Moving Fee - Robert C Storrow - CK#105		(250.00)	
Totals for 6075					<u>(250.00)</u>	<u>(350.00)</u>
6080 Deferred Comcast Income				(644.58)		
03/31/24	GJ03		Recognize Cable Income		(322.29)	
Totals for 6080					<u>(322.29)</u>	<u>(966.87)</u>
6085 Reserve Interest Transfer				1,216.02		
03/31/24	RESIT		Reserve Interest Transfer		440.82	
Totals for 6085					<u>440.82</u>	<u>1,656.84</u>
6200 Reserve Income				(129,347.00)		
Totals for 6200					<u>0.00</u>	<u>(129,347.00)</u>
7020 Water & Sewer				44,239.69		
03/01/24	RE01.1		Record Accounts Payable		(23,108.60)	
03/05/24	AUTO.3		City of North Miami - 41-88-14938-01 - 12/02/23- 01/01/24		20.08	
03/14/24	2875		City of North Miami - Inv #02/09/24 - Acc# 61-01- 01990-00 - 12/02/23-01/01/24		23,108.60	
03/19/24	2880		City of North Miami - Inv #03/08/24 - 338627-388627 - 01/02-02/01/24		16,918.33	
Totals for 7020					<u>16,938.41</u>	<u>61,178.10</u>
7030 Electricity				13,015.78		
03/05/24	AUTO.6		FPL - 56006-15271 - 01/24-02/23/24		133.54	
03/14/24	AUTO.5		FPL - 34752-18123 - 01/24-02/23/24		6,301.93	
03/14/24	AUTO.7		FPL - 64563-31005 - 01/24-02/23/24		43.73	
Totals for 7030					<u>6,479.20</u>	<u>19,494.98</u>

Greenwich Association, Inc.
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7035 Telephone				4,506.30		
03/11/24	AUTO.8		AT&T - 305 895 1156 030 0446		2,094.88	
03/21/24	AUTO.9		AT&T - 308072533		162.51	
Totals for 7035					<u>2,257.39</u>	<u>6,763.69</u>
7045 Gas				6,302.28		
03/01/24	RE01.1		Record Accounts Payable		(1,200.00)	
03/05/24	AUTO.4		FPL Energy Services - 1100231747 - 01/12-02/09/24		964.52	
03/07/24	AUTO.1		Teco People's Gas - 211011672295 - 01/12-02/09/24		1,132.62	
03/31/24	RE01		Record Accounts Payable		1,079.00	
Totals for 7045					<u>1,976.14</u>	<u>8,278.42</u>
7120 R&M - Electrical				5,502.50		
Totals for 7120					<u>0.00</u>	<u>5,502.50</u>
7125 R&M - Fire Alarm				513.60		
Totals for 7125					<u>0.00</u>	<u>513.60</u>
7130 R&M - General				6,131.37		
Totals for 7130					<u>0.00</u>	<u>6,131.37</u>
7140 R&M - Trash Chute				1,848.15		
Totals for 7140					<u>0.00</u>	<u>1,848.15</u>
7150 R&M - Air Conditioning Systems				5,944.94		
Totals for 7150					<u>0.00</u>	<u>5,944.94</u>
7160 R&M - Roof Repairs				2,000.00		
Totals for 7160					<u>0.00</u>	<u>2,000.00</u>
7170 R&M - Plumbing				2,912.50		
Totals for 7170					<u>0.00</u>	<u>2,912.50</u>
7190 R&M - Elevator Repairs				600.00		
Totals for 7190					<u>0.00</u>	<u>600.00</u>
7305 Sanitation				4,136.45		
03/01/24	RE01.1		Record Accounts Payable		(2,070.00)	
03/31/24	RE01		Record Accounts Payable		4,140.00	
Totals for 7305					<u>2,070.00</u>	<u>6,206.45</u>
7310 Elevator				4,818.15		
Totals for 7310					<u>0.00</u>	<u>4,818.15</u>
7325 Cooling Tower				1,380.30		
03/31/24	RE01		Record Accounts Payable		460.00	
Totals for 7325					<u>460.00</u>	<u>1,840.30</u>
7345 Lawn Maintenance				2,538.00		
03/31/24	RE01		Record Accounts Payable		1,270.00	
Totals for 7345					<u>1,270.00</u>	<u>3,808.00</u>
7360 Pest Control				1,733.40		
Totals for 7360					<u>0.00</u>	<u>1,733.40</u>
7370 Janitorial Staff				9,707.55		
03/31/24	RE01		Record Accounts Payable		9,700.00	

Greenwich Association, Inc.
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7370					<u>9,700.00</u>	<u>19,407.55</u>
7380 Building Security				22,193.38		
03/01/24	RE01.1		Record Accounts Payable		(3,059.87)	
03/31/24	RE01		Record Accounts Payable		<u>12,000.00</u>	
Totals for 7380					<u>8,940.13</u>	<u>31,133.51</u>
7500 Accounting Fees				2,630.00		
03/01/24	RE01.1		Record Accounts Payable		(1,315.00)	
03/14/24	2877		Juda Eskew & Associates - Inv #74495 - 03/01-03/31/24		1,315.00	
03/31/24	RE01		Record Accounts Payable		<u>1,315.00</u>	
Totals for 7500					<u>1,315.00</u>	<u>3,945.00</u>
7502 Year End Accounting				(4,000.00)		
Totals for 7502					<u>0.00</u>	<u>(4,000.00)</u>
7505 Legal Fees				2,464.58		
03/21/24	2872		VOID - Kaybe Bender Rembaum P.L - VOID - Inv #83750 - File # 1860		(1,005.00)	
Totals for 7505					<u>(1,005.00)</u>	<u>1,459.58</u>
7510 Management Fees				12,250.40		
03/14/24	2879		Sunrise Management - Inv #001147 - 03/01-03/31/24		1,600.00	
03/19/24	2881		Sunrise Management - Inv #001162 - Payroll for Jorge - 03/01-03/31/24		<u>5,325.20</u>	
Totals for 7510					<u>6,925.20</u>	<u>19,175.60</u>
7525 License & Permit				37.50		
03/31/24	RE04		Record Prepaid Expense		18.75	
Totals for 7525					<u>18.75</u>	<u>56.25</u>
7536 Office Staff				1,575.00		
Totals for 7536					<u>0.00</u>	<u>1,575.00</u>
7540 Office Supplies				570.75		
03/14/24	2878		Popular Bank - Inv #02/15/24 - Acc# 4484 6702 0100 4907 - Supplies		<u>1,351.28</u>	
Totals for 7540					<u>1,351.28</u>	<u>1,922.03</u>
7545 Postage and Mail				1,100.00		
Totals for 7545					<u>0.00</u>	<u>1,100.00</u>
7550 Greenwich Park Monthly Expense				10,818.27		
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Landscape Services Dec		450.00	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Rust Prevention Dec		89.75	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Common Area Cleaning Supplies/Dogipot Liners		96.64	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Common Area Cleaning Supplies		16.94	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Repair Pedestrian Front Gates		171.00	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Pool Repairs		327.60	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Extra Service Due to Storms		86.40	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Fire Alarm Service/Monitoring 10/01-12/31/23		288.84	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Club House North Pool Monitoring 10/01-12/31/23		57.72	

Greenwich Association, Inc. General Ledger

March 1, 2024 - March 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Club House West Pool Monitoring 10/01-12/31/23		57.72	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Fire Alarm Service/Monitoring 01/01-03/31/24		288.84	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Club House North Pool Monitoring 01/01-03/31/24		57.72	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Club House West Pool Monitoring 01/01-03/31/24		57.72	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Pool Maintenance Dec		900.00	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Elevator and Alarm Phone		21.09	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Elevator and Alarm Phone Dec		78.34	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Club House Elevator Maintenance Dec		66.00	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Gas for Hot Tub 11/08-12/11/23		135.95	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Common Area Cleaning Dec		390.60	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Irrigation 10/02-11/01/23		15.91	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Pool and Spa Water 10/02-11/01/23		39.12	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Pest Control Dec		358.20	
03/14/24	2874		Avesta Biscayne - Inv #Dec 2023 - Security Dec		2,652.13	
			Totals for 7550		<u>6,704.23</u>	<u>17,522.50</u>
7555 Insurance				90,433.91		
03/31/24	INS		Expense Prepaid Insurance		47,685.13	
			Totals for 7555		<u>47,685.13</u>	<u>138,119.04</u>
7575 Corporate Annual Report				0.00		
03/14/24	2876		FL Dept of State Div of Corporations - Inv #757213 - 2024 Annual Report Filing - 8378516519CC		61.25	
			Totals for 7575		<u>61.25</u>	<u>61.25</u>
7800 Reserve Expense				129,347.16		
			Totals for 7800		<u>0.00</u>	<u>129,347.16</u>
7810 Bad Debt Expense				0.00		
03/07/24	BAD.2		BAD 03/07/2024 - Bad Debt (GAI-1-510)		7,675.48	
			Totals for 7810		<u>7,675.48</u>	<u>7,675.48</u>
			Report Total			<u>0.00</u>

Net Revenue/(Expense)	
Current Period	<u>40,116.61</u>
Year-to-Date	<u>103,321.46</u>

Distribution count = 194

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Date	Reference	Account	Description	Amount
Journal: General				
03/21/24	2872	1030	VOID - Kaybe Bender Rembaum P.L	1,005.00
03/21/24	2872	7505	VOID - Inv #83750 - File # 1860	(1,005.00)
03/14/24	2874	1030	Avesta Biscayne	(6,704.23)
03/14/24	2874	7550	Inv #Dec 2023 - Landscape Services Dec	450.00
03/14/24	2874	7550	Inv #Dec 2023 - Rust Prevention Dec	89.75
03/14/24	2874	7550	Inv #Dec 2023 - Common Area Cleaning Supplies/Dogipot Liners	96.64
03/14/24	2874	7550	Inv #Dec 2023 - Common Area Cleaning Supplies	16.94
03/14/24	2874	7550	Inv #Dec 2023 - Repair Pedestrian Front Gates	171.00
03/14/24	2874	7550	Inv #Dec 2023 - Pool Repairs	327.60
03/14/24	2874	7550	Inv #Dec 2023 - Extra Service Due to Storms	86.40
03/14/24	2874	7550	Inv #Dec 2023 - Fire Alarm Service/Monitoring 10/01-12/31/23	288.84
03/14/24	2874	7550	Inv #Dec 2023 - Club House North Pool Monitoring 10/01-12/31/23	57.72
03/14/24	2874	7550	Inv #Dec 2023 - Club House West Pool Monitoring 10/01-12/31/23	57.72
03/14/24	2874	7550	Inv #Dec 2023 - Fire Alarm Service/Monitoring 01/01-03/31/24	288.84
03/14/24	2874	7550	Inv #Dec 2023 - Club House North Pool Monitoring 01/01-03/31/24	57.72
03/14/24	2874	7550	Inv #Dec 2023 - Club House West Pool Monitoring 01/01-03/31/24	57.72
03/14/24	2874	7550	Inv #Dec 2023 - Pool Maintenance Dec	900.00
03/14/24	2874	7550	Inv #Dec 2023 - Elevator and Alarm Phone	21.09
03/14/24	2874	7550	Inv #Dec 2023 - Elevator and Alarm Phone Dec	78.34
03/14/24	2874	7550	Inv #Dec 2023 - Club House Elevator Maintenance Dec	66.00
03/14/24	2874	7550	Inv #Dec 2023 - Gas for Hot Tub 11/08-12/11/23	135.95
03/14/24	2874	7550	Inv #Dec 2023 - Common Area Cleaning Dec	390.60
03/14/24	2874	7550	Inv #Dec 2023 - Irrigation 10/02-11/01/23	15.91
03/14/24	2874	7550	Inv #Dec 2023 - Pool and Spa Water 10/02-11/01/23	39.12
03/14/24	2874	7550	Inv #Dec 2023 - Pest Control Dec	358.20
03/14/24	2874	7550	Inv #Dec 2023 - Security Dec	2,652.13
03/14/24	2875	1030	City of North Miami	(23,108.60)
03/14/24	2875	7020	Inv #02/09/24 - Acc# 61-01-01990-00 - 12/02/23-01/01/24	23,108.60
03/14/24	2876	1030	FL Dept of State Div of Corporations	(61.25)
03/14/24	2876	7575	Inv #757213 - 2024 Annual Report Filing - 8378516519CC	61.25
03/14/24	2877	1030	Juda Eskew & Associates	(1,315.00)
03/14/24	2877	7500	Inv #74495 - 03/01-03/31/24	1,315.00
03/14/24	2878	1030	Popular Bank	(1,351.28)
03/14/24	2878	7540	Inv #02/15/24 - Acc# 4484 6702 0100 4907 - Supplies	1,351.28
03/14/24	2879	1030	Sunrise Management	(1,600.00)
03/14/24	2879	7510	Inv #001147 - 03/01-03/31/24	1,600.00
03/19/24	2880	1030	City of North Miami	(16,918.33)

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
03/19/24	2880	7020	Inv #03/08/24 - 338627-388627 - 01/02-02/01/24	16,918.33
03/19/24	2881	1030	Sunrise Management	(5,325.20)
03/19/24	2881	7510	Inv #001162 - Payroll for Jorge - 03/01-03/31/24	5,325.20
03/01/24	ACHWEB20240 301	1030	ACHWEB Unit GAI-1-913	620.07
03/01/24	ACHWEB20240 301	1200	ACHWEB Unit GAI-1-913	(620.07)
03/02/24	ACHWEB20240 302	1030	ACHWEB Unit GAI-1-412	620.07
03/02/24	ACHWEB20240 302	1200	ACHWEB Unit GAI-1-412	(620.07)
03/03/24	ACHWEB20240 303	1030	ACHWEB Unit GAI-1-1405	620.07
03/03/24	ACHWEB20240 303	1200	ACHWEB Unit GAI-1-1405	(620.07)
03/03/24	ACHWEB20240 303	1030	ACHWEB Unit GAI-1-807	937.25
03/03/24	ACHWEB20240 303	1200	ACHWEB Unit GAI-1-807	(937.25)
03/06/24	ACHWEB20240 306	1030	ACHWEB Unit GAI-1-512	620.07
03/06/24	ACHWEB20240 306	1200	ACHWEB Unit GAI-1-512	(620.07)
03/07/24	ACHWEB20240 307	1030	ACHWEB Unit GAI-1-211	620.07
03/07/24	ACHWEB20240 307	1200	ACHWEB Unit GAI-1-211	(620.07)
03/09/24	ACHWEB20240 309	1030	ACHWEB Unit GAI-1-411	620.07
03/09/24	ACHWEB20240 309	1200	ACHWEB Unit GAI-1-411	(620.07)
03/11/24	ACHWEB20240 311	1030	ACHWEB Unit GAI-1-1208	620.07
03/11/24	ACHWEB20240 311	1200	ACHWEB Unit GAI-1-1208	(620.07)
03/11/24	ACHWEB20240 311	1030	ACHWEB Unit GAI-1-1214	620.07
03/11/24	ACHWEB20240 311	1200	ACHWEB Unit GAI-1-1214	(620.07)
03/12/24	ACHWEB20240 312	1030	ACHWEB Unit GAI-1-1010	620.07
03/12/24	ACHWEB20240 312	1200	ACHWEB Unit GAI-1-1010	(620.07)
03/13/24	ACHWEB20240 313	1030	ACHWEB Unit GAI-1-1003	620.07
03/13/24	ACHWEB20240 313	1200	ACHWEB Unit GAI-1-1003	(620.07)
03/13/24	ACHWEB20240 313	1030	ACHWEB Unit GAI-1-415	1,004.12

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Date	Reference	Account	Description	Amount
03/13/24	ACHWEB20240 313	1200	ACHWEB Unit GAI-1-415	(1,004.12)
03/15/24	ACHWEB20240 315	1030	ACHWEB Unit GAI-1-1412	620.07
03/15/24	ACHWEB20240 315	1200	ACHWEB Unit GAI-1-1412	(620.07)
03/15/24	ACHWEB20240 315	1030	ACHWEB Unit GAI-1-615	999.10
03/15/24	ACHWEB20240 315	1200	ACHWEB Unit GAI-1-615	(999.10)
03/15/24	ACHWEB20240 315	1030	ACHWEB Unit GAI-1-1110	620.07
03/15/24	ACHWEB20240 315	1200	ACHWEB Unit GAI-1-1110	(620.07)
03/15/24	ACHWEB20240 315	1030	ACHWEB Unit GAI-1-901	2,931.47
03/15/24	ACHWEB20240 315	1200	ACHWEB Unit GAI-1-901	(2,931.47)
03/22/24	ACHWEB20240 322	1030	ACHWEB Unit GAI-1-603	839.69
03/22/24	ACHWEB20240 322	1200	ACHWEB Unit GAI-1-603	(839.69)
03/24/24	ACHWEB20240 324	1030	ACHWEB Unit GAI-1-106	645.07
03/24/24	ACHWEB20240 324	1200	ACHWEB Unit GAI-1-106	(645.07)
03/26/24	ACHWEB20240 326	1030	ACHWEB Unit GAI-1-PH02	1,024.10
03/26/24	ACHWEB20240 326	1200	ACHWEB Unit GAI-1-PH02	(1,024.10)
03/07/24	AUTO.1	1030	Teco People's Gas	(1,132.62)
03/07/24	AUTO.1	7045	211011672295 - 01/12-02/09/24	1,132.62
03/05/24	AUTO.2	1030	IPFS Corporation	(46,995.96)
03/05/24	AUTO.2	4015	FLS-218043 1 OUT OF 11 PAYMENTS	46,995.96
03/05/24	AUTO.3	1030	City of North Miami	(20.08)
03/05/24	AUTO.3	7020	41-88-14938-01 - 12/02/23-01/01/24	20.08
03/05/24	AUTO.4	1030	FPL Energy Services	(964.52)
03/05/24	AUTO.4	7045	1100231747 - 01/12-02/09/24	964.52
03/14/24	AUTO.5	1030	FPL	(6,301.93)
03/14/24	AUTO.5	7030	34752-18123 - 01/24-02/23/24	6,301.93
03/05/24	AUTO.6	1030	FPL	(133.54)
03/05/24	AUTO.6	7030	56006-15271 - 01/24-02/23/24	133.54
03/14/24	AUTO.7	1030	FPL	(43.73)
03/14/24	AUTO.7	7030	64563-31005 - 01/24-02/23/24	43.73
03/11/24	AUTO.8	1030	AT&T	(2,094.88)
03/11/24	AUTO.8	7035	305 895 1156 030 0446	2,094.88

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
03/21/24	AUTO.9	1030	AT&T	(162.51)
03/21/24	AUTO.9	7035	308072533	162.51
03/07/24	BAD.2	7810	Bad Debt (GAI-1-510)	7,675.48
03/07/24	BAD.2	1200	BAD 03/07/2024	(7,675.48)
03/03/24	CCARD202403 03	1030	CCARD Unit GAI-1-810	620.07
03/03/24	CCARD202403 03	1200	CCARD Unit GAI-1-810	(620.07)
03/15/24	CCARD202403 15	1030	CCARD Unit GAI-1-116	999.10
03/15/24	CCARD202403 15	1200	CCARD Unit GAI-1-116	(999.10)
03/16/24	CCARD202403 16	1030	CCARD Unit GAI-1-303	620.07
03/16/24	CCARD202403 16	1200	CCARD Unit GAI-1-303	(620.07)
03/19/24	CCARD202403 19	1030	CCARD Unit GAI-1-911	620.07
03/19/24	CCARD202403 19	1200	CCARD Unit GAI-1-911	(620.07)
03/31/24	CHG.1	1200	GenMaint 03/01/2024 - 03/31/2024	165,887.76
03/31/24	CHG.1	6010	GenMaint 03/01/2024 - 03/31/2024	(165,887.76)
03/01/24	Dep.1	1030	LockBoxCR Batch # 2403015840	2,709.71
03/01/24	Dep.1	1200	LockBoxCR Batch # 2403015840	(2,709.71)
03/04/24	Dep.2	1030	LockBoxCR Batch # 2403046039	7,671.64
03/04/24	Dep.2	1200	LockBoxCR Batch # 2403046039	(7,671.64)
03/05/24	Dep.3	1030	LockBoxCR Batch # 2403056252	2,244.26
03/05/24	Dep.3	1200	LockBoxCR Batch # 2403056252	(2,244.26)
03/06/24	Dep.4	1030	LockBoxCR Batch # 2403066616	7,667.26
03/06/24	Dep.4	1200	LockBoxCR Batch # 2403066616	(7,667.26)
03/08/24	Dep.5	1030	EFTCR Batch # 2403076790	79,340.80
03/08/24	Dep.5	1200	EFTCR Batch # 2403076790	(79,340.80)
03/07/24	Dep.6	1030	LockBoxCR Batch # 2403076962	1,246.38
03/07/24	Dep.6	1200	LockBoxCR Batch # 2403076962	(1,246.38)
03/08/24	Dep.7	1030	LockBoxCR Batch # 2403087185	9,078.07
03/08/24	Dep.7	1200	LockBoxCR Batch # 2403087185	(9,078.07)
03/11/24	Dep.8	1030	LockBoxCR Batch # 2403117413	2,923.69
03/11/24	Dep.8	1200	LockBoxCR Batch # 2403117413	(2,923.69)
03/12/24	Dep.9	1030	LockBoxCR Batch # 2403127612	3,251.50
03/12/24	Dep.9	1200	LockBoxCR Batch # 2403127612	(3,251.50)
03/13/24	Dep.10	1030	LockBoxCR Batch # 2403137820	1,622.29
03/13/24	Dep.10	1200	LockBoxCR Batch # 2403137820	(1,622.29)
03/14/24	Dep.11	1030	LockBoxCR Batch # 2403147982	999.10

Greenwich Association, Inc.

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Date	Reference	Account	Description	Amount
03/14/24	Dep.11	1200	LockBoxCR Batch # 2403147982	(999.10)
03/15/24	Dep.12	1030	LockBoxCR Batch # 2403158154	7,910.75
03/15/24	Dep.12	1200	LockBoxCR Batch # 2403158154	(7,910.75)
03/19/24	Dep.13	1030	LockBoxCR Batch # 2403198593	6,824.85
03/19/24	Dep.13	1200	LockBoxCR Batch # 2403198593	(6,824.85)
03/20/24	Dep.14	1030	LockBoxCR Batch # 2403208794	623.19
03/20/24	Dep.14	1200	LockBoxCR Batch # 2403208794	(623.19)
03/21/24	Dep.15	1030	LockBoxCR Batch # 2403218947	2,493.26
03/21/24	Dep.15	1200	LockBoxCR Batch # 2403218947	(2,493.26)
03/21/24	Dep.16	1035	LockBoxCR Batch # 2403219002	1,776.00
03/21/24	Dep.16	1210	LockBoxCR Batch # 2403219002	(1,776.00)
03/27/24	Dep.17	1030	LockBoxCR Batch # 2403279425	2,594.27
03/27/24	Dep.17	1200	LockBoxCR Batch # 2403279425	(2,594.27)
03/28/24	Dep.18	1030	LockBoxCR Batch # 2403289578	1,029.12
03/28/24	Dep.18	1200	LockBoxCR Batch # 2403289578	(1,029.12)
03/29/24	Dep.19	1030	LockBoxCR Batch # 2403299714	854.00
03/29/24	Dep.19	1200	LockBoxCR Batch # 2403299714	(854.00)
03/14/24	DP01	1030	Miscellaneous Deposit	2,335.82
03/14/24	DP01	6025	Miscellaneous Deposit - Laundry Income - CK#87052	(2,335.82)
03/14/24	DP02	1030	Miscellaneous Deposit	250.00
03/14/24	DP02	6075	Moving Fee - Robert C Storrow - CK#105	(250.00)
03/31/24	GJ.1	1200	B/C 03/01/2024 - 03/31/2024	25.00
03/31/24	GJ.1	6060	B/C 03/01/2024 - 03/31/2024	(25.00)
03/31/24	GJ03	4170	Recognize Cable Income	322.29
03/31/24	GJ03	6080	Recognize Cable Income	(322.29)
03/31/24	INS	7555	Expense Prepaid Insurance	47,685.13
03/31/24	INS	1850	Expense Prepaid Insurance	(47,685.13)
03/31/24	INT	1030	Record Interest Income	1.64
03/31/24	INT	1035	Record Interest Income	0.02
03/31/24	INT	1040	Record Interest Income	440.82
03/31/24	INT	6040	Record Interest Income	(442.48)
03/31/24	LFE.1	1200	GenLate 03/01/2024 - 03/31/2024	475.00
03/31/24	LFE.1	6045	GenLate 03/01/2024 - 03/31/2024	(475.00)
03/31/24	LFE.2	6045	L/CR 03/01/2024 - 03/31/2024	25.00
03/31/24	LFE.2	1200	L/CR 03/01/2024 - 03/31/2024	(25.00)
03/26/24	R-CK20240326	1030	R-CK Unit GAI-1-308	(623.19)
03/26/24	R-CK20240326	1200	R-CK Unit GAI-1-308	623.19
03/31/24	RE01	7045	Record Accounts Payable	1,079.00
03/31/24	RE01	7305	Record Accounts Payable	4,140.00

Greenwich Association, Inc.
Journals

March 1, 2024 - March 31, 2024

Date	Reference	Account	Description	Amount
03/31/24	RE01	7345	Record Accounts Payable	1,270.00
03/31/24	RE01	7380	Record Accounts Payable	12,000.00
03/31/24	RE01	7500	Record Accounts Payable	1,315.00
03/31/24	RE01	7325	Record Accounts Payable	460.00
03/31/24	RE01	7370	Record Accounts Payable	9,700.00
03/31/24	RE01	4010	Record Accounts Payable	(29,964.00)
03/01/24	RE01.1	7020	Record Accounts Payable	(23,108.60)
03/01/24	RE01.1	7045	Record Accounts Payable	(1,200.00)
03/01/24	RE01.1	7305	Record Accounts Payable	(2,070.00)
03/01/24	RE01.1	7380	Record Accounts Payable	(3,059.87)
03/01/24	RE01.1	7500	Record Accounts Payable	(1,315.00)
03/01/24	RE01.1	4010	Record Accounts Payable	30,753.47
03/31/24	RE02	1200	Record Redass Prepaid Maintenance	53,654.65
03/31/24	RE02	4150	Record Redass Prepaid Maintenance	(53,654.65)
03/31/24	RE02	1210	Record Redass Prepaid Maintenance	1,776.00
03/31/24	RE02	4155	Record Redass Prepaid Maintenance	(1,776.00)
03/01/24	RE02.1	1200	Reclass Prepaid Maintenance	(56,722.15)
03/01/24	RE02.1	4150	Reclass Prepaid Maintenance	56,722.15
03/31/24	RE04	7525	Record Prepaid Expense	18.75
03/31/24	RE04	1860	Record Prepaid Expense	(18.75)
03/31/24	RES	6010	Record Reserve Funding	8,333.33
03/31/24	RES	5500	Record Reserve Funding	(8,333.33)
03/31/24	RESIT	6085	Reserve Interest Transfer	440.82
03/31/24	RESIT	5505	Reserve Interest Transfer	(440.82)
03/22/24	XR01	1040	Monthly Fund Transfer	8,333.33
03/22/24	XR01	1030	Monthly Fund Transfer	(8,333.33)
Transaction Balance for General				<u>0.00</u>

Transaction Totals

Total Debits	<u>692,523.40</u>
Total Credits	<u>692,523.40</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)
 March 1, 2024 - March 31, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	106,134.72
Open Deposits & Additions				
ACHWEB2024	03/26/24	1200	ACHWEB Unit GAI-1-PH02	1,024.10
	0326			
			Total	<u>1,024.10</u>
Open Checks & Payments				
2476	03/23/23	7130	Sherwin-Williams Company #702929	874.62
2582	07/13/23	7170	Brothers Backflow Specialist, Inc	3,250.00
2597	08/03/23	7150	Air New Solutions	230.00
2712	10/19/23	7540	Marjorie Garcon	96.30
2876	03/14/24	7575	FL Dept of State Div of Corporations	61.25
2880	03/19/24	7020	City of North Miami	16,918.33
			Total	<u>21,430.50</u>
			Reconciled Bank Balance	<u><u>85,728.32</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				49,018.67
+ Cleared Deposits & Additions				163,326.65
- Cleared Checks & Payments				<u>106,210.60</u>
Ending Bank Balance				106,134.72
Reconciled Bank Information				
+ Open Deposits & Additions				1,024.10
- Open Checks & Payments				<u>21,430.50</u>
Reconciled Bank Balance				<u><u>85,728.32</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				85,728.32
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>85,728.32</u></u>
Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 March 1, 2024 - March 31, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	2,241.90
Open Deposits & Additions				Total <u>0.00</u>
Open Checks & Payments				Total <u>0.00</u>
			Reconciled Bank Balance	<u><u>2,241.90</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
				465.88
			Beginning Bank Balance	
			+ Cleared Deposits & Additions	1,776.02
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	2,241.90
 Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>2,241.90</u></u>
 General Ledger Information				
			Unadjusted General Ledger Balance	2,241.90
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>2,241.90</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)
 March 1, 2024 - March 31, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	273,262.06
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>273,262.06</u></u>
 Bank Account Reconciliation Summary				
Bank Statement Information				
				264,487.91
			+ Cleared Deposits & Additions	8,774.15
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	273,262.06
 Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>273,262.06</u></u>
 General Ledger Information				
				273,262.06
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>273,262.06</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)
 March 1, 2024 - March 31, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	82,714.61
Open Deposits & Additions				Total _____
				0.00
Open Checks & Payments				Total _____
				0.00
			Reconciled Bank Balance	<u><u>82,714.61</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	82,714.61
			+ Cleared Deposits & Additions	0.00
			- Cleared Checks & Payments	0.00
			Ending Bank Balance	<u>82,714.61</u>
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	0.00
			Reconciled Bank Balance	<u><u>82,714.61</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	82,714.61
			+/- Total Adjustments	0.00
			Adjusted General Ledger Balance	<u><u>82,714.61</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>