

Greenwich Association, Inc.

Report on Compilation of Financial Statements

October 31, 2023



To the Board of Directors:  
Greenwich Association, Inc.

The Association is responsible for the accompanying financial statements of Greenwich Association, Inc. which comprise the balance sheet as of October 31, 2023, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 10 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 10 Months ended October 31, 2023, and for the year ended December 31, 2023, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

The Association has elected to omit substantially all the disclosures, statements of fund balances and cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The Association has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Greenwich Association, Inc. .

*Juda, Eskew & Associates, P.A.*

Certified Public Accountants  
Plantation, FL 33324-2744

December 28, 2023

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

Greenwich Association, Inc.

Balance Sheet  
October 31, 2023

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ (5,083)
	<u>(5,083)</u>
Cash - Reserves	
Popular Community Bank- Reserves	434,577
	<u>434,577</u>
Cash - Security	
Popular Community Bank- Escrow	130,227
	<u>130,227</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>560,187</u>
Other Assets	
Maintenance Receivables	37,746
Allowance for Doubtful Accounts	(4,416)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Prepaid Insurance	127,320
Prepaid Expenses	169
	<u>162,819</u>
	<u>\$ 723,006</u>

Greenwich Association, Inc.

Balance Sheet

October 31, 2023

Liabilities and Members' Equity

Accounts Payable	\$	35,103
Insurance Payable		125,881
Prepaid Maintenance		62,334
Security Deposits		129,925
Deferred Cable Contract		<u>6,768</u>
		<u>360,011</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		424,667
Reserves - Interest		<u>9,908</u>
		<u>434,575</u>
Operating Fund Balance		
Fund Balance		100,038
Current Year Revenue (Expense)		<u>(171,618)</u>
		<u>(71,580)</u>
		<u>362,995</u>
	\$	<u><u>723,006</u></u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 10 Months ended October 31, 2023**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
<b>Revenues</b>							
Owner Assessments	\$ 106,925	\$ 106,927	\$ (2)	\$ 1,069,247	\$ 1,069,265	\$ (18)	\$ 1,283,118
Reserve Assessment	-	7,311	(7,311)	-	73,108	(73,108)	87,729
Laundry	1,909	2,500	(591)	21,226	25,000	(3,774)	30,000
Key Income	-	-	-	145	-	145	-
Interest Income	784	-	784	6,620	-	6,620	-
Late Fee	401	83	318	10,477	833	9,644	1,000
Prior Year Surplus	-	6,750	(6,750)	60,750	67,500	(6,750)	81,000
Bank Charges	25	-	25	125	-	125	-
Gate Card Income	-	42	(42)	-	417	(417)	500
Filter Income	-	8	(8)	9	83	(74)	100
Miscellaneous Income	271	417	(146)	3,870	4,167	(297)	5,000
Deferred Comcast Income	322	322	-	3,223	3,223	-	3,867
Reserve Interest Transfer	(783)	-	(783)	(6,598)	-	(6,598)	-
Bad Debt Expense	-	(833)	833	440	(8,333)	8,773	(10,000)
	<u>109,854</u>	<u>123,527</u>	<u>(13,673)</u>	<u>1,169,534</u>	<u>1,235,263</u>	<u>(65,729)</u>	<u>1,482,314</u>
<b>Total Revenues</b>	<u>109,854</u>	<u>123,527</u>	<u>(13,673)</u>	<u>1,169,534</u>	<u>1,235,263</u>	<u>(65,729)</u>	<u>1,482,314</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 10 Months ended October 31, 2023**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
<b>Operating Expenses</b>							
Administrative:							
Accounting Fees	1,315	1,315	-	13,150	13,150	-	15,780
Year End Accounting	-	333	333	4,000	3,333	(667)	4,000
Legal Fees	407	2,083	1,676	5,939	20,833	14,894	25,000
Legal Fee Recovery	(50)	-	50	(2,036)	-	2,036	-
Management Fees	3,775	1,550	(2,225)	17,725	15,500	(2,225)	18,600
License & Permit	200	343	143	1,288	3,430	2,142	4,116
Office Staff	3,100	5,767	2,667	55,010	57,667	2,657	69,200
Office Supplies	904	250	(654)	3,426	2,500	(926)	3,000
Postage and Mail	-	333	333	3,064	3,333	269	4,000
DBPR	-	74	74	884	737	(147)	884
Corporate Annual Report	-	5	5	61	51	(10)	61
	<u>9,651</u>	<u>12,053</u>	<u>2,402</u>	<u>102,511</u>	<u>120,534</u>	<u>18,023</u>	<u>144,641</u>
Community Room/Building:							
Greenwich Park Monthly Expense	(8,367)	4,583	12,950	59,987	45,833	(14,154)	55,000
	<u>(8,367)</u>	<u>4,583</u>	<u>12,950</u>	<u>59,987</u>	<u>45,833</u>	<u>(14,154)</u>	<u>55,000</u>
Contracts:							
Sanitation	2,186	2,000	(186)	20,757	20,000	(757)	24,000
Elevator	(14,400)	1,467	15,867	(2,152)	14,667	16,819	17,600
Elevator Phone	15,300	-	(15,300)	15,300	-	(15,300)	-
Cooling Tower	-	460	460	14,726	4,601	(10,125)	5,521
Lawn Maintenance	1,215	1,275	60	4,430	12,750	8,320	15,300
Pest Control	867	867	-	8,667	8,667	-	10,400
Janitorial Staff	9,903	9,401	(502)	100,660	94,005	(6,655)	112,806
Building Security	9,915	6,750	(3,165)	67,778	67,500	(278)	81,000
	<u>24,986</u>	<u>22,220</u>	<u>(2,766)</u>	<u>230,166</u>	<u>222,190</u>	<u>(7,976)</u>	<u>266,627</u>
Insurance:							
Insurance	42,632	32,576	(10,056)	411,864	325,764	(86,100)	390,917
	<u>42,632</u>	<u>32,576</u>	<u>(10,056)</u>	<u>411,864</u>	<u>325,764</u>	<u>(86,100)</u>	<u>390,917</u>
Repairs and Maintenance:							
Maintenance Supplies	289	500	211	6,227	5,000	(1,227)	6,000
R&M - Electrical	1,485	417	(1,068)	12,949	4,167	(8,782)	5,000
R&M - Fire Alarm	2,014	483	(1,531)	12,918	4,833	(8,085)	5,800
R&M- Fire Extinguisher	-	417	417	-	4,167	4,167	5,000
R&M - General	5,843	6,250	407	61,881	62,500	619	75,000
R&M - Access Control	-	50	50	-	500	500	600
R&M - Trash Chute	714	500	(214)	5,187	5,000	(187)	6,000
R&M - Tree Trimming	-	500	500	5,250	5,000	(250)	6,000
R&M - Air Conditioning Systems	5,736	625	(5,111)	13,167	6,250	(6,917)	7,500
R&M - Parking Repairs	-	208	208	150	2,083	1,933	2,500
R&M - Roof Repairs	-	333	333	2,000	3,333	1,333	4,000
R&M - Plumbing	700	1,000	300	14,848	10,000	(4,848)	12,000
R&M - Generator & Water Tower	230	583	353	1,433	5,833	4,400	7,000
R&M - Sprinkler	-	1,000	1,000	150	10,000	9,850	12,000
40 Year Certification	13,365	6,250	(7,115)	130,277	62,500	(67,777)	75,000
	<u>30,376</u>	<u>19,116</u>	<u>(11,260)</u>	<u>266,437</u>	<u>191,166</u>	<u>(75,271)</u>	<u>229,400</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 10 Months ended October 31, 2023**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
Water & Sewer	19,787	15,833	(3,954)	169,136	158,333	(10,803)	190,000
Electricity	4,402	5,833	1,431	60,033	58,333	(1,700)	70,000
Telephone	2,237	833	(1,404)	17,757	8,333	(9,424)	10,000
Gas	850	3,167	2,317	23,264	31,667	8,403	38,000
	<u>27,276</u>	<u>25,666</u>	<u>(1,610)</u>	<u>270,190</u>	<u>256,666</u>	<u>(13,524)</u>	<u>308,000</u>
Reserve Transfer:							
Reserve Transfer	-	7,311	7,311	-	73,108	73,108	87,729
	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>-</u>	<u>73,108</u>	<u>73,108</u>	<u>87,729</u>
<b>Total Expenses</b>	<u>126,554</u>	<u>123,525</u>	<u>(3,029)</u>	<u>1,341,155</u>	<u>1,235,261</u>	<u>(105,894)</u>	<u>1,482,314</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ (16,700)</u>	<u>\$ 2</u>	<u>\$ (16,702)</u>	<u>\$ (171,621)</u>	<u>\$ 2</u>	<u>\$ (171,623)</u>	<u>\$ -</u>

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

October 1, 2023 - October 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1030</b>	<b>Popular Community Bank- Operating</b>			27,275.91		
10/01/23	AUTO.15		IPFS Corporation		(41,960.45)	
10/02/23	2670		Juda, Eskew & Associates, PA		(1,315.00)	
10/02/23	2671		Sunrise Management		(1,550.00)	
10/02/23	ACHWEB202		ACHWEB Unit GAI-1-1208		427.00	
	31002					
10/02/23	CCARD2023		CCARD Unit GAI-1-810		427.00	
	1002					
10/02/23	Dep.1		LockBoxCR Batch # 2310023798		3,109.02	
10/02/23	TRS.1		Transfer from GCA-1-120 to GAI-1-112 Ticket #2310024984		427.00	
10/03/23	ACHWEB202		ACHWEB Unit GAI-1-615		688.01	
	31003					
10/03/23	Dep.2		ManCR Batch # 2310033977		1,858.58	
10/03/23	Dep.3		LockBoxCR Batch # 2310034060		3,743.30	
10/04/23	Dep.4		LockBoxCR Batch # 2310044299		427.00	
10/04/23	DP01		Miscellaneous Income		26.30	
10/04/23	DP02		Miscellaneous Income		50.00	
10/05/23	ACHWEB202		ACHWEB Unit GAI-1-411		427.00	
	31005					
10/05/23	ACHWEB202		ACHWEB Unit GAI-1-211		427.00	
	31005					
10/06/23	Dep.6		LockBoxCR Batch # 2310094772		3,872.03	
10/08/23	ACHWEB202		ACHWEB Unit GAI-1-106		427.00	
	31008					
10/08/23	ACHWEB202		ACHWEB Unit GAI-1-308		427.00	
	31008					
10/09/23	CCARD2023		CCARD Unit GAI-1-515		1,760.00	
	1009					
10/09/23	CCARD2023		CCARD Unit GAI-1-515		1,250.00	
	1009					
10/09/23	CCARD2023		CCARD Unit GAI-1-1405		854.00	
	1009					
10/09/23	Dep.5		ManCR Batch # 2310094699		1,630.95	
10/09/23	Dep.7		LockBoxCR Batch # 2310094959		427.00	
10/10/23	ACHWEB202		ACHWEB Unit GAI-1-913		427.00	
	31010					
10/10/23	AUTO.2		FPL		(150.75)	
10/10/23	AUTO.3		Teco People's Gas		(850.14)	
10/10/23	Dep.9		LockBoxCR Batch # 2310105892		4,322.43	
10/11/23	AUTO.4		AT&T		(2,076.55)	
10/11/23	Dep.8		EFTCR Batch # 2310105672		53,260.53	
10/11/23	Dep.10		LockBoxCR Batch # 2310116119		4,468.43	
10/12/23	2672		1.2.3. Locksmith, Corp.		(235.40)	
10/12/23	2673		AGI International, Inc.		(460.10)	
10/12/23	2674		ALEX ELECTRIC SERVICES, INC		(140.00)	
10/12/23	2675		ALEX ELECTRIC SERVICES, INC		(812.50)	
10/12/23	2676		America Service INDS.		(195.00)	
10/12/23	2677		Avesta Biscayne		(5,596.65)	
10/12/23	2678		CDA Renovation Corp		(250.00)	
10/12/23	2679		City of North Miami		(39,416.41)	
10/12/23	2680		City of North Miami		(40.16)	
10/12/23	2681		Elite Guard		(3,144.57)	
10/12/23	2682		ePlumbing Products		(8,034.00)	
10/12/23	2683		Extrabit Industries Inc.		(250.00)	
10/12/23	2684		GRC/Grass Roots Complete		(1,215.00)	
10/12/23	2685		Great American Business Products		(188.32)	
10/12/23	2686		Hi Tech Tree Service		(102.00)	
10/12/23	2687		Hollander, Goode, Lopez, PLLC		(406.72)	
10/12/23	2688		Miami Dade Exterminators Co.		(866.70)	
10/12/23	2689		Miami-Dade Fire Resucue Department		(181.07)	

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

October 1, 2023 - October 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/12/23	2690		Pye Barker Fire & Safety, LLC		(2,014.29)	
10/12/23	2691		Quill LLC		(275.62)	
10/12/23	2692		Rodriguez Tiles Services, LLC		(1,100.00)	
10/12/23	2693		Rodriguez Tiles Services, LLC		(1,000.00)	
10/12/23	2694		Rodriguez Tiles Services, LLC		(1,000.00)	
10/12/23	2695		Rodriguez Tiles Services, LLC		(1,100.00)	
10/12/23	2696		Rodriguez Tiles Services, LLC		(200.00)	
10/12/23	2697		Rodriguez Tiles Services, LLC		(300.00)	
10/12/23	2698		Rodriguez Tiles Services, LLC		(300.00)	
10/12/23	2699		Sunrise Management		(1,331.30)	
10/12/23	2700		Sunrise Management		(1,550.00)	
10/12/23	2701		Sunrise Management		(1,331.30)	
10/12/23	2702		The Trash Chute Co., LLC.		(409.00)	
10/12/23	2703		The Trash Chute Co., LLC.		(304.95)	
10/12/23	Dep.11		LockBoxCR Batch # 2310126386		427.00	
10/13/23	ACHWEB202 31013		ACHWEB Unit GAI-1-1412		427.00	
10/13/23	ACHWEB202 31013		ACHWEB Unit GAI-1-512		427.00	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		1,000.00	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-1003		427.00	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-1003		427.00	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		1,220.00	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		120.00	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		1,750.00	
10/13/23	Dep.12		LockBoxCR Batch # 2310136621		5,480.03	
10/14/23	ACHWEB202 31014		ACHWEB Unit GAI-1-1110		427.00	
10/16/23	ACHWEB202 31016		ACHWEB Unit GAI-1-603		600.00	
10/16/23	Dep.13		LockBoxCR Batch # 2310166937		6,904.15	
10/16/23	DP03		Miscellaneous Income		75.00	
10/17/23	AUTO.5		FPL		(79.39)	
10/17/23	AUTO.6		FPL		(6,172.20)	
10/17/23	AUTO.7		AT&T		(160.64)	
10/17/23	Dep.14		LockBoxCR Batch # 2310177232		1,086.19	
10/17/23	DP04		Miscellaneous Income		1,909.16	
10/18/23	DP05		Miscellaneous Income		120.00	
10/18/23	R- CK20231018		R-CK Unit GAI-1-1212		(427.00)	
10/19/23	2704		Air New Solutions		(230.00)	
10/19/23	2705		Air New Solutions		(417.00)	
10/19/23	2706		America Service INDS.		(9,707.55)	
10/19/23	2707		Anil Durgen		(1,200.00)	
10/19/23	2708		Avesta Biscayne		(6,706.04)	
10/19/23	2709		Avesta Biscayne		(5,730.42)	
10/19/23	2710		Hi Tech Tree Service		(51.00)	
10/19/23	2711		Hi Tech Tree Service		(85.00)	
10/19/23	2712		Marjorie Garcon		(96.30)	
10/19/23	2713		Restore Construction Group Inc		(13,364.65)	
10/19/23	2714		Sunrise Management		(1,331.30)	
10/19/23	2715		Waste Pro - Pembroke Pines		(2,083.55)	
10/19/23	Dep.15		LockBoxCR Batch # 2310197589		4,135.02	
10/19/23	XR01		October Reserve Funding		(7,311.00)	

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

October 1, 2023 - October 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/20/23	CCARD2023 1020		CCARD Unit GAI-1-303		427.00	
10/22/23	ACHWEB202 31022		ACHWEB Unit GAI-1-208		500.00	
10/24/23	2682		VOID - ePlumbing Products		8,034.00	
10/25/23	Dep.16		LockBoxCR Batch # 2310258296		1,072.42	
10/26/23	2679		VOID - City of North Miami		39,416.41	
10/26/23	2716		1.2.3. Locksmith, Corp.		(130.00)	
10/26/23	2717		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(450.00)	
10/26/23	2718		Air Concepts AC Services, Inc.		(5,089.25)	
10/26/23	2719		ALEX ELECTRIC SERVICES, INC		(532.50)	
10/26/23	2720		Generator Service Inc.		(230.00)	
10/26/23	2721		Hi Tech Tree Service		(51.00)	
10/26/23	2722		Popular Bank		(288.52)	
10/26/23	2723		Quill LLC		(282.43)	
10/26/23	2724		City of North Miami		(19,746.68)	
10/26/23	Dep.17		LockBoxCR Batch # 2310268464		1,897.42	
10/27/23	ACHWEB202 31027		ACHWEB Unit GAI-1-PH02		713.01	
10/27/23	Dep.18		LockBoxCR Batch # 2310278601		2,491.03	
10/28/23	ACHWEB202 31028		ACHWEB Unit GAI-1-1115		713.01	
10/30/23	Dep.19		LockBoxCR Batch # 2310308844		3,085.01	
10/31/23	GJ02		Waiting on AR		(427.00)	
10/31/23	GJ06		Refund Operating for Check2707		1,200.00	
10/31/23	INT		Interest Income		1.12	
			<b>Totals for 1030</b>		<u>(32,358.81)</u>	<u>(5,082.90)</u>
<b>1035 Popular Community Bank- S/A</b>				465.84		
10/31/23	INT		Interest Income		0.01	
			<b>Totals for 1035</b>		<u>0.01</u>	<u>465.85</u>
<b>1040 Popular Community Bank- Reserves</b>				426,483.09		
10/19/23	XR01		October Reserve Funding		7,311.00	
10/31/23	INT		Interest Income		782.65	
			<b>Totals for 1040</b>		<u>8,093.65</u>	<u>434,576.74</u>
<b>1045 Popular Community Bank- Escrow</b>				131,426.91		
10/02/23	1062		Karen Kaany		(1,200.00)	
10/02/23	1063		Luis Ramos		(1,200.00)	
10/16/23	GJ02		Security Deposit		1,200.00	
10/30/23	GJ05		Security Deposit		1,200.00	
10/31/23	GJ06		Refund Operating for Check2707		(1,200.00)	
			<b>Totals for 1045</b>		<u>(1,200.00)</u>	<u>130,226.91</u>
<b>1200 Maintenance Receivables</b>				39,182.33		
10/01/23	RE02.1		Reclass Prepaid Maintenance		(58,490.39)	
10/02/23	ACHWEB202 31002		ACHWEB Unit GAI-1-1208		(427.00)	
10/02/23	CCARD2023 1002		CCARD Unit GAI-1-810		(427.00)	
10/02/23	Dep.1		LockBoxCR Batch # 2310023798		(3,109.02)	
10/02/23	TRS.1		Transfer from GCA-1-120 to GAI-1-112 Ticket #2310024984		(427.00)	
10/03/23	ACHWEB202 31003		ACHWEB Unit GAI-1-615		(688.01)	
10/03/23	Dep.2		ManCR Batch # 2310033977		(1,858.58)	
10/03/23	Dep.3		LockBoxCR Batch # 2310034060		(3,743.30)	
10/03/23	LEG.7		LEGAL 10/03/2023		50.00	
10/04/23	Dep.4		LockBoxCR Batch # 2310044299		(427.00)	

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10/05/23	ACHWEB202 31005		ACHWEB Unit GAI-1-411		(427.00)	
10/05/23	ACHWEB202 31005		ACHWEB Unit GAI-1-211		(427.00)	
10/06/23	Dep.6		LockBoxCR Batch # 2310094772		(3,872.03)	
10/08/23	ACHWEB202 31008		ACHWEB Unit GAI-1-106		(427.00)	
10/08/23	ACHWEB202 31008		ACHWEB Unit GAI-1-308		(427.00)	
10/09/23	CCARD2023 1009		CCARD Unit GAI-1-515		(1,760.00)	
10/09/23	CCARD2023 1009		CCARD Unit GAI-1-515		(1,250.00)	
10/09/23	CCARD2023 1009		CCARD Unit GAI-1-1405		(854.00)	
10/09/23	Dep.5		ManCR Batch # 2310094699		(1,630.95)	
10/09/23	Dep.7		LockBoxCR Batch # 2310094959		(427.00)	
10/10/23	ACHWEB202 31010		ACHWEB Unit GAI-1-913		(427.00)	
10/10/23	Dep.9		LockBoxCR Batch # 2310105892		(4,322.43)	
10/11/23	Dep.8		EFTCR Batch # 2310105672		(53,260.53)	
10/11/23	Dep.10		LockBoxCR Batch # 2310116119		(4,468.43)	
10/12/23	Dep.11		LockBoxCR Batch # 2310126386		(427.00)	
10/13/23	ACHWEB202 31013		ACHWEB Unit GAI-1-1412		(427.00)	
10/13/23	ACHWEB202 31013		ACHWEB Unit GAI-1-512		(427.00)	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		(1,000.00)	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-1003		(427.00)	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-1003		(427.00)	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		(1,220.00)	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		(120.00)	
10/13/23	CCARD2023 1013		CCARD Unit GAI-1-515		(1,750.00)	
10/13/23	Dep.12		LockBoxCR Batch # 2310136621		(5,480.03)	
10/14/23	ACHWEB202 31014		ACHWEB Unit GAI-1-1110		(427.00)	
10/16/23	ACHWEB202 31016		ACHWEB Unit GAI-1-603		(600.00)	
10/16/23	Dep.13		LockBoxCR Batch # 2310166937		(6,904.15)	
10/17/23	Dep.14		LockBoxCR Batch # 2310177232		(1,086.19)	
10/18/23	R- CK20231018		R-CK Unit GAI-1-1212		427.00	
10/19/23	Dep.15		LockBoxCR Batch # 2310197589		(4,135.02)	
10/20/23	CCARD2023 1020		CCARD Unit GAI-1-303		(427.00)	
10/22/23	ACHWEB202 31022		ACHWEB Unit GAI-1-208		(500.00)	
10/25/23	Dep.16		LockBoxCR Batch # 2310258296		(1,072.42)	
10/26/23	Dep.17		LockBoxCR Batch # 2310268464		(1,897.42)	
10/27/23	ACHWEB202 31027		ACHWEB Unit GAI-1-PH02		(713.01)	
10/27/23	Dep.18		LockBoxCR Batch # 2310278601		(2,491.03)	
10/28/23	ACHWEB202 31028		ACHWEB Unit GAI-1-1115		(713.01)	
10/30/23	Dep.19		LockBoxCR Batch # 2310308844		(3,085.01)	
10/31/23	CHG.1		GenMaint 10/01/2023 - 10/31/2023		114,235.48	
10/31/23	GJ.1		B/C 10/01/2023 - 10/31/2023		25.00	
10/31/23	GJ02		Waiting on AR		427.00	

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10/31/23	INT.1		INT 10/01/2023 - 10/31/2023		50.58	
10/31/23	LFE.1		GenLate 10/01/2023 - 10/31/2023		450.00	
10/31/23	LFE.2		L/CR 10/01/2023 - 10/31/2023		(100.00)	
10/31/23	RE02		Reclass Prepaid Maintenance		62,333.40	
			<b>Totals for 1200</b>		<u>(1,435.50)</u>	<u>37,746.83</u>
<b>1205</b>	<b>Allowance for Doubtful Accounts</b>			(4,416.13)		
			<b>Totals for 1205</b>		<u>0.00</u>	<u>(4,416.13)</u>
<b>1210</b>	<b>Special Assessment Receivables #6</b>			4,795.00		
			<b>Totals for 1210</b>		<u>0.00</u>	<u>4,795.00</u>
<b>1215</b>	<b>Allowance for Doubtful Accounts - S/A</b>			(2,794.80)		
			<b>Totals for 1215</b>		<u>0.00</u>	<u>(2,794.80)</u>
<b>1850</b>	<b>Prepaid Insurance</b>			169,951.73		
10/31/23	INS		Expense Prepaid Insurance		(42,632.37)	
			<b>Totals for 1850</b>		<u>(42,632.37)</u>	<u>127,319.36</u>
<b>1860</b>	<b>Prepaid Expenses</b>			187.50		
10/31/23	GJ04		Record Prepaid Expense		(18.75)	
			<b>Totals for 1860</b>		<u>(18.75)</u>	<u>168.75</u>
<b>4010</b>	<b>Accounts Payable</b>			(56,410.10)		
10/01/23	RE01.1		Record Accounts Payable		56,410.10	
10/31/23	RE01		Record Accounts Payable		(35,103.46)	
			<b>Totals for 4010</b>		<u>21,306.64</u>	<u>(35,103.46)</u>
<b>4015</b>	<b>Insurance Payable</b>			(167,841.80)		
10/01/23	AUTO.15		IPFS Corporation - FLS-177480 8 OUT OF 11 PAYMENTS		41,960.45	
			<b>Totals for 4015</b>		<u>41,960.45</u>	<u>(125,881.35)</u>
<b>4150</b>	<b>Prepaid Maintenance</b>			(58,490.39)		
10/01/23	RE02.1		Reclass Prepaid Maintenance		58,490.39	
10/31/23	RE02		Reclass Prepaid Maintenance		(62,333.40)	
			<b>Totals for 4150</b>		<u>(3,843.01)</u>	<u>(62,333.40)</u>
<b>4165</b>	<b>Security Deposits</b>			(131,125.00)		
10/02/23	1062		Karen Kaany - Inv #GAI-1-104 - Security Deposit		1,200.00	
			Refund - GAI-1-104			
10/02/23	1063		Luis Ramos - Inv #GAI-1-316 - Escrow Deposit Refund		1,200.00	
			GAI-1-316			
10/16/23	GJ02		Security Deposit		(1,200.00)	
10/19/23	2707		Anil Durgen - Inv #10/10/23 - Security Deposit - GAI-1-511		1,200.00	
10/30/23	GJ05		Security Deposit		(1,200.00)	
			<b>Totals for 4165</b>		<u>1,200.00</u>	<u>(129,925.00)</u>
<b>4170</b>	<b>Deferred Cable Contract</b>			(7,090.58)		
10/31/23	GJ03		Recognize Cable Income		322.29	
			<b>Totals for 4170</b>		<u>322.29</u>	<u>(6,768.29)</u>
<b>5500</b>	<b>Reserves - General (Pooled)</b>			(417,355.95)		
10/31/23	RES		Record Reserve Funding		(7,310.75)	
			<b>Totals for 5500</b>		<u>(7,310.75)</u>	<u>(424,666.70)</u>
<b>5505</b>	<b>Reserves - Interest</b>			(9,125.07)		
10/31/23	RESIT		Reserve Interest Transfer		(782.65)	

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<b>Totals for 5505</b>					<u>(782.65)</u>	<u>(9,907.72)</u>
<b>5800 Fund Balance</b>				(100,038.26)		
<b>Totals for 5800</b>					<u>0.00</u>	<u>(100,038.26)</u>
<b>6010 Owner Assessments</b>				(962,322.57)		
10/31/23	CHG.1		GenMaint 10/01/2023 - 10/31/2023		(114,235.48)	
10/31/23	RES		Record Reserve Funding		7,310.75	
<b>Totals for 6010</b>					<u>(106,924.73)</u>	<u>(1,069,247.30)</u>
<b>6025 Laundry</b>				(19,316.87)		
10/17/23	DP04		Miscellaneous Income		(1,909.16)	
<b>Totals for 6025</b>					<u>(1,909.16)</u>	<u>(21,226.03)</u>
<b>6030 Key Income</b>				(145.00)		
<b>Totals for 6030</b>					<u>0.00</u>	<u>(145.00)</u>
<b>6040 Interest Income</b>				(5,836.62)		
10/31/23	INT		Interest Income		(783.78)	
<b>Totals for 6040</b>					<u>(783.78)</u>	<u>(6,620.40)</u>
<b>6045 Late Fee</b>				(10,076.80)		
10/31/23	INT.1		INT 10/01/2023 - 10/31/2023		(50.58)	
10/31/23	LFE.1		GenLate 10/01/2023 - 10/31/2023		(450.00)	
10/31/23	LFE.2		L/CR 10/01/2023 - 10/31/2023		100.00	
<b>Totals for 6045</b>					<u>(400.58)</u>	<u>(10,477.38)</u>
<b>6050 Prior Year Surplus</b>				(60,750.00)		
<b>Totals for 6050</b>					<u>0.00</u>	<u>(60,750.00)</u>
<b>6060 Bank Charges</b>				(100.00)		
10/31/23	GJ.1		B/C 10/01/2023 - 10/31/2023		(25.00)	
<b>Totals for 6060</b>					<u>(25.00)</u>	<u>(125.00)</u>
<b>6070 Filter Income</b>				(9.00)		
<b>Totals for 6070</b>					<u>0.00</u>	<u>(9.00)</u>
<b>6075 Miscellaneous Income</b>				(3,598.86)		
10/04/23	DP01		Miscellaneous Income		(26.30)	
10/04/23	DP02		Miscellaneous Income - Miscellaneous Income - Water		(50.00)	
10/16/23	DP03		Miscellaneous Income		(75.00)	
10/18/23	DP05		Miscellaneous Income - Miscellaneous Income - Application Fee		(120.00)	
<b>Totals for 6075</b>					<u>(271.30)</u>	<u>(3,870.16)</u>
<b>6080 Deferred Comcast Income</b>				(2,900.61)		
10/31/23	GJ03		Recognize Cable Income		(322.29)	
<b>Totals for 6080</b>					<u>(322.29)</u>	<u>(3,222.90)</u>
<b>6085 Reserve Interest Transfer</b>				5,815.28		
10/31/23	RESIT		Reserve Interest Transfer		782.65	
<b>Totals for 6085</b>					<u>782.65</u>	<u>6,597.93</u>
<b>7020 Water &amp; Sewer</b>				149,348.94		
10/12/23	2679		City of North Miami - Inv #9/28/23 - Customer # 388627 - 8/2-9/1/23		39,416.41	
10/12/23	2680		City of North Miami - Inv #9/29/23 - Customer # 338266-388266 - 8/2-9/1/23		40.16	

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10/26/23	2679		VOID - City of North Miami - VOID - Inv #9/28/23 - Customer # 388627 - 8/2-9/1/23		(39,416.41)	
10/26/23	2724		City of North Miami - Inv #9/28/23 - Customer #388627-8/2 - 9/1/23		<u>19,746.68</u>	
<b>Totals for 7020</b>					<u>19,786.84</u>	<u>169,135.78</u>
<b>7030 Electricity</b>				55,630.54		
10/01/23	RE01.1		Record Accounts Payable		(6,000.00)	
10/10/23	AUTO.2		FPL		150.75	
10/17/23	AUTO.5		FPL - 56006-15271 -		79.39	
10/17/23	AUTO.6		FPL - 56006-15271 -		6,172.20	
10/31/23	RE01		Record Accounts Payable		<u>4,000.00</u>	
<b>Totals for 7030</b>					<u>4,402.34</u>	<u>60,032.88</u>
<b>7035 Telephone</b>				15,519.96		
10/11/23	AUTO.4		AT&T - 305 895 1156 030 0446		2,076.55	
10/17/23	AUTO.7		AT&T - 305 895 1156 030 0446		<u>160.64</u>	
<b>Totals for 7035</b>					<u>2,237.19</u>	<u>17,757.15</u>
<b>7045 Gas</b>				22,413.71		
10/01/23	RE01.1		Record Accounts Payable		(5,500.00)	
10/10/23	AUTO.3		Teco People's Gas - 211011672295 Inv#		850.14	
10/31/23	RE01		Record Accounts Payable		<u>5,500.00</u>	
<b>Totals for 7045</b>					<u>850.14</u>	<u>23,263.85</u>
<b>7110 Maintenance Supplies</b>				5,938.65		
10/26/23	2722		Popular Bank - Inv #10/15/23 - ACC # 4484 6702 0100 4907		<u>288.52</u>	
<b>Totals for 7110</b>					<u>288.52</u>	<u>6,227.17</u>
<b>7120 R&amp;M - Electrical</b>				11,464.04		
10/12/23	2674		ALEX ELECTRIC SERVICES, INC - Inv #45481 - Install Cooling Tower		140.00	
10/12/23	2675		ALEX ELECTRIC SERVICES, INC - Inv #45854 - Repaired Short Circuit		812.50	
10/26/23	2719		ALEX ELECTRIC SERVICES, INC - Inv #45933 - Troubleshoot Register		<u>532.50</u>	
<b>Totals for 7120</b>					<u>1,485.00</u>	<u>12,949.04</u>
<b>7125 R&amp;M - Fire Alarm</b>				10,903.23		
10/12/23	2690		Pye Barker Fire & Safety, LLC - Inv #PSI1118567 - Fire Alarm Service		<u>2,014.29</u>	
<b>Totals for 7125</b>					<u>2,014.29</u>	<u>12,917.52</u>
<b>7130 R&amp;M - General</b>				56,037.95		
10/12/23	2672		1.2.3. Locksmith, Corp. - Inv #6820 - Deadlatch Repair		235.40	
10/12/23	2685		Great American Business Products - Inv #43265431 - Bargain Paw Pal Bags		188.32	
10/12/23	2686		Hi Tech Tree Service - Inv #2905 - Removed 6 Pigeons		102.00	
10/12/23	2692		Rodriguez Tiles Services, LLC - Inv #10112023 - Fix Damaged Ceiling Unit #1001		1,100.00	
10/12/23	2693		Rodriguez Tiles Services, LLC - Inv #10112023-2 - Fixed Damaged Ceiling Unit #413		1,000.00	
10/12/23	2694		Rodriguez Tiles Services, LLC - Inv #10112023-3 - Fix Damaged Ceiling #408		1,000.00	
10/12/23	2695		Rodriguez Tiles Services, LLC - Inv #10112023-4 - Fix Damaged Ceiling #611		1,100.00	
10/12/23	2696		Rodriguez Tiles Services, LLC - Inv #10112023-5 - Unit 803 Drywall		200.00	
10/12/23	2697		Rodriguez Tiles Services, LLC - Inv #10112023-6 - Unit #1107 - Wall And Cabinet Repair		300.00	

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10/12/23	2698		Rodriguez Tiles Services, LLC - Inv #10112023-7 - Unit #1105 - Cabinet Repair		300.00	
10/19/23	2710		Hi Tech Tree Service - Inv #2907 - Remove 3 Pigeons frm Pigeons		51.00	
10/19/23	2711		Hi Tech Tree Service - Inv #2909 - Remove 5 Pigeons frm Prop.		85.00	
10/26/23	2716		1.2.3. Locksmith, Corp. - Inv #5799 - Emergency-Opening Door		130.00	
10/26/23	2721		Hi Tech Tree Service - Inv #2910 - Remove 3 Pigeons		51.00	
			<b>Totals for 7130</b>		<u>5,842.72</u>	<u>61,880.67</u>
<b>7140</b>	<b>R&amp;M - Trash Chute</b>			4,473.10		
10/12/23	2702		The Trash Chute Co., LLC. - Inv #79358 - Odor Control/ Sanitization		409.00	
10/12/23	2703		The Trash Chute Co., LLC. - Inv #80275 - Foaming Agent- 5 Gallons		304.95	
			<b>Totals for 7140</b>		<u>713.95</u>	<u>5,187.05</u>
<b>7145</b>	<b>R&amp;M - Tree Trimming</b>			5,250.00		
			<b>Totals for 7145</b>		<u>0.00</u>	<u>5,250.00</u>
<b>7150</b>	<b>R&amp;M - Air Conditioning Systems</b>			7,430.25		
10/19/23	2704		Air New Solutions - Inv #2895 - AC General Inspection		230.00	
10/19/23	2705		Air New Solutions - Inv #3087 - Maintenance for AC unit		417.00	
10/26/23	2718		Air Concepts AC Services, Inc. - Inv #INV-2950 - Water Source Heatpump		5,089.25	
			<b>Totals for 7150</b>		<u>5,736.25</u>	<u>13,166.50</u>
<b>7155</b>	<b>R&amp;M - Parking Repairs</b>			150.00		
			<b>Totals for 7155</b>		<u>0.00</u>	<u>150.00</u>
<b>7160</b>	<b>R&amp;M - Roof Repairs</b>			2,000.00		
			<b>Totals for 7160</b>		<u>0.00</u>	<u>2,000.00</u>
<b>7170</b>	<b>R&amp;M - Plumbing</b>			14,148.00		
10/12/23	2678		CDA Renovation Corp - Inv #10042023 - Repair Water Leak		250.00	
10/12/23	2682		ePlumbing Products - Inv #S74887 - Water Heater		8,034.00	
10/24/23	2682		VOID - ePlumbing Products - Inv #S74887 - Water Heater		(8,034.00)	
10/26/23	2717		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #28934 - Ran Snake to Clear Stoppage		450.00	
			<b>Totals for 7170</b>		<u>700.00</u>	<u>14,848.00</u>
<b>7180</b>	<b>R&amp;M - Generator &amp; Water Tower</b>			1,202.59		
10/26/23	2720		Generator Service Inc. - Inv #17699 - Inspection 10/2023		230.00	
			<b>Totals for 7180</b>		<u>230.00</u>	<u>1,432.59</u>
<b>7185</b>	<b>R&amp;M - Sprinkler</b>			150.00		
			<b>Totals for 7185</b>		<u>0.00</u>	<u>150.00</u>
<b>7195</b>	<b>40 Year Certification</b>			116,912.42		
10/19/23	2713		Restore Construction Group Inc - Inv #002 - General Construction - Project NOS: 22-210		13,364.65	
			<b>Totals for 7195</b>		<u>13,364.65</u>	<u>130,277.07</u>
<b>7305</b>	<b>Sanitation</b>			18,571.50		
10/01/23	RE01.1		Record Accounts Payable		(2,100.00)	
10/19/23	2715		Waste Pro - Pembroke Pines - Inv #0001188679 - 075109- 9-/1-9/30/23		2,083.55	

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10/31/23	RE01		Record Accounts Payable		2,202.03	
			<b>Totals for 7305</b>		<u>2,185.58</u>	<u>20,757.08</u>
<b>7310 Elevator</b>				12,248.15		
10/01/23	RE01.1		Record Accounts Payable		(14,400.00)	
			<b>Totals for 7310</b>		<u>(14,400.00)</u>	<u>(2,151.85)</u>
<b>7315 Elevator Phone</b>				0.00		
10/31/23	RE01		Record Accounts Payable		15,300.00	
			<b>Totals for 7315</b>		<u>15,300.00</u>	<u>15,300.00</u>
<b>7325 Cooling Tower</b>				14,726.40		
10/01/23	RE01.1		Record Accounts Payable		(460.10)	
10/12/23	2673		AGI International, Inc. - Inv #35668 - Water Treatment		460.10	
			<b>Totals for 7325</b>		<u>0.00</u>	<u>14,726.40</u>
<b>7345 Lawn Maintenance</b>				3,215.00		
10/12/23	2684		GRC/Grass Roots Complete - Inv #66702 - Monthly Lawn Maintenance		1,215.00	
			<b>Totals for 7345</b>		<u>1,215.00</u>	<u>4,430.00</u>
<b>7360 Pest Control</b>				7,800.30		
10/12/23	2688		Miami Dade Exterminators Co. - Inv #17827 - Pest/Rodent Control - 10/1 - 10/31/23		866.70	
			<b>Totals for 7360</b>		<u>866.70</u>	<u>8,667.00</u>
<b>7370 Janitorial Staff</b>				90,757.50		
10/12/23	2676		America Service INDS. - Inv #17008 - 09/01-09/30/23		195.00	
10/19/23	2706		America Service INDS. - Inv #17103 - Janitorial Services 11/1-11/30/23		9,707.55	
			<b>Totals for 7370</b>		<u>9,902.55</u>	<u>100,660.05</u>
<b>7380 Building Security</b>				57,862.62		
10/12/23	2681		Elite Guard - Inv #GWI#028 - 08/14 - 8/27/23		3,144.57	
10/31/23	RE01		Record Accounts Payable		6,770.43	
			<b>Totals for 7380</b>		<u>9,915.00</u>	<u>67,777.62</u>
<b>7500 Accounting Fees</b>				11,835.00		
10/02/23	2670		Juda, Eskew & Associates, PA - Inv #75846 - Monthly Accounting		1,315.00	
			<b>Totals for 7500</b>		<u>1,315.00</u>	<u>13,150.00</u>
<b>7502 Year End Accounting</b>				4,000.00		
			<b>Totals for 7502</b>		<u>0.00</u>	<u>4,000.00</u>
<b>7505 Legal Fees</b>				5,532.11		
10/12/23	2687		Hollander, Goode, Lopez, PLLC - Inv #17626 - Professional Services Rendered		406.72	
			<b>Totals for 7505</b>		<u>406.72</u>	<u>5,938.83</u>
<b>7506 Legal Fee Recovery</b>				(1,986.09)		
10/03/23	LEG.7		LEGAL 10/03/2023 - Legal Fees (GAI-1-911)		(50.00)	
			<b>Totals for 7506</b>		<u>(50.00)</u>	<u>(2,036.09)</u>
<b>7510 Management Fees</b>				13,950.00		
10/01/23	RE01.1		Record Accounts Payable		(1,550.00)	
10/12/23	2699		Sunrise Management - Inv #10/5/23 - Management Fees - 9/30-10/7/23		1,331.30	
10/12/23	2701		Sunrise Management - Inv #9/30/23 - Sept. Mgr Svc - 9/24 - 9/30/23		1,331.30	

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

October 1, 2023 - October 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/19/23	2714		Sunrise Management - Inv #10/17/2023 - Manager Svc - 10/8 - 10/16/23		1,331.30	
10/31/23	RE01		Record Accounts Payable		1,331.00	
			<b>Totals for 7510</b>		<u>3,774.90</u>	<u>17,724.90</u>
<b>7525 License &amp; Permit</b>				1,087.80		
10/12/23	2689		Miami-Dade Fire Resucue Department - Inv #1713270 - Life Safety Permit		181.07	
10/31/23	GJ04		Record Prepaid Expense		18.75	
			<b>Totals for 7525</b>		<u>199.82</u>	<u>1,287.62</u>
<b>7536 Office Staff</b>				51,910.20		
10/02/23	2671		Sunrise Management - Inv #9/28/23 - 10/01-10/31/23		1,550.00	
10/12/23	2700		Sunrise Management - Inv #8/31/23 - 09/01-09/30/23- Management Support		1,550.00	
			<b>Totals for 7536</b>		<u>3,100.00</u>	<u>55,010.20</u>
<b>7540 Office Supplies</b>				2,521.33		
10/12/23	2683		Extrabit Industries Inc. - Inv #2809 - Internet Troubleshoot		250.00	
10/12/23	2691		Quill LLC - Inv #34838330 - Office Supplies		275.62	
10/19/23	2712		Marjorie Garcon - Inv #10/17/23 - Food for Board Meeting		96.30	
10/26/23	2723		Quill LLC - Inv #34264469 - Office Supplies		282.43	
			<b>Totals for 7540</b>		<u>904.35</u>	<u>3,425.68</u>
<b>7545 Postage and Mail</b>				3,064.48		
			<b>Totals for 7545</b>		<u>0.00</u>	<u>3,064.48</u>
<b>7550 Greenwich Park Monthly Expense</b>				68,354.18		
10/01/23	RE01.1		Record Accounts Payable		(26,400.00)	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - June Landscaping Service		450.00	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Rust Prevention		89.75	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Dogipot Trash Receptade		103.36	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Common Areas Cleaning & Puppy Glove Bags		60.29	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Common Area Cleaning Gym Wipes		38.52	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Stabilizer		108.00	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Spa/Pool Repairs		270.00	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Pool Maintenance June		900.00	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Elevator & Alarm Phone		21.09	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Elevator/ Alarm Phone June		75.64	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Clubhouse Elevator Maint June		66.00	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Gas for Hot Tub		63.29	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Common Area Cleaning June		390.60	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Irrigation 4/2-5/1/23		105.78	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - Pool/Spa Water 4/2-5/1/23		59.72	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - June Pest Control		288.00	
10/12/23	2677		Avesta Biscayne - Inv #Jun 2023 - June Security		2,506.61	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - August Landscape Services		450.00	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Monthly Rust Prevention Aug 2023		89.75	

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

October 1, 2023 - October 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Common Area Cleaning - Gym Wipes		38.52	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Common Areas Cleaning Supplies		263.43	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Runner Servic on Call 07/01/23-9/30/23		442.92	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Annual Sprinkler Head Contract 7/1/23 - 6/30/24		539.28	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Clubhouse N. Pool Monitoring 7/1/23 - 9/30/23		57.72	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Clubhouse W. Pool Monitoring 7/1/23-9/30/23		165.72	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Paper Towels and Trash Bags		46.70	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Pool Rope		30.50	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Pool Maintenance Aug		900.00	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Elevator and Alarm Phone		21.09	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Elevator and Alarm Phone Aug		77.24	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Clubhouse Elevator Maint. Aug		66.00	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Gas for hot tub 7/12/23 - 8/9/23		17.18	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Common Area Cleaning Aug		390.60	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Irrigation at 1470 NE 123 st svc 6/2/23-7/1/23		104.31	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Pool& Spa Water 6/2-7/1/23		59.72	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Aug Pest Control		358.20	
10/19/23	2708		Avesta Biscayne - Inv #Aug 2023 - Aug Security		2,587.16	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - July Landscaping Services		450.00	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Monthly Rust Prevention July 2023		89.75	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Common Area Cleaning Supplies		73.53	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Common Areas Cleaning Supplies		92.18	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Dogipot Trash Receptacles		103.36	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Spa/Pool Repairs		257.40	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Pool Maintenance July		900.00	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Elevator and Alarm Phone		21.09	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Elevator and Alarm Phone July		76.79	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Clubhouse Elevator Maint July		66.00	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Gas for Hot Tub 6/10-7/11/23		68.26	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Common Area Cleaning July		390.60	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Irrigation at 1470 NE 123rd ST 5/2-6/1/23		88.15	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - Pool and Spa Water 5/2-6/1/23		67.24	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - July Pest Control		358.20	
10/19/23	2709		Avesta Biscayne - Inv #Jul 2023 - July Security		2,627.87	
			<b>Totals for 7550</b>		<u>(8,366.89)</u>	<u>59,987.29</u>
<b>7555 Insurance</b>				369,231.57		
10/31/23	INS		Expense Prepaid Insurance		<u>42,632.37</u>	

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

October 1, 2023 - October 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			<b>Totals for 7555</b>		<u>42,632.37</u>	<u>411,863.94</u>
7560	DBPR			884.00		
			<b>Totals for 7560</b>		<u>0.00</u>	<u>884.00</u>
7575	Corporate Annual Report			61.25		
			<b>Totals for 7575</b>		<u>0.00</u>	<u>61.25</u>
7810	Bad Debt Expense			(439.86)		
			<b>Totals for 7810</b>		<u>0.00</u>	<u>(439.86)</u>
			<b>Report Total</b>			<u>0.00</u>
<b>Net Revenue/(Expense)</b>						
			Current Period		<u>(16,698.80)</u>	
			Year-to-Date		<u>(171,618.57)</u>	

Distribution count = 339

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
<b>Journal: General</b>				
10/02/23	1062	1045	Karen Kaany	(1,200.00)
10/02/23	1062	4165	Inv #GAI-1-104 - Security Deposit Refund - GAI-1-104	1,200.00
10/02/23	1063	1045	Luis Ramos	(1,200.00)
10/02/23	1063	4165	Inv #GAI-1-316 - Escrow Deposit Refund GAI-1-316	1,200.00
10/02/23	2670	1030	Juda, Eskew & Associates, PA	(1,315.00)
10/02/23	2670	7500	Inv #75846 - Monthly Accounting	1,315.00
10/02/23	2671	1030	Sunrise Management	(1,550.00)
10/02/23	2671	7536	Inv #9/28/23 - 10/01-10/31/23	1,550.00
10/12/23	2672	1030	1.2.3. Locksmith, Corp.	(235.40)
10/12/23	2672	7130	Inv #6820 - Deadlatch Repair	235.40
10/12/23	2673	1030	AGI International, Inc.	(460.10)
10/12/23	2673	7325	Inv #35668 - Water Treatment	460.10
10/12/23	2674	1030	ALEX ELECTRIC SERVICES, INC	(140.00)
10/12/23	2674	7120	Inv #45481 - Install Cooling Tower	140.00
10/12/23	2675	1030	ALEX ELECTRIC SERVICES, INC	(812.50)
10/12/23	2675	7120	Inv #45854 - Repaired Short Circuit	812.50
10/12/23	2676	1030	America Service INDS.	(195.00)
10/12/23	2676	7370	Inv #17008 - 09/01-09/30/23	195.00
10/12/23	2677	1030	Avesta Biscayne	(5,596.65)
10/12/23	2677	7550	Inv #Jun 2023 - June Landscaping Service	450.00
10/12/23	2677	7550	Inv #Jun 2023 - Rust Prevention	89.75
10/12/23	2677	7550	Inv #Jun 2023 - Dogipot Trash Receptacle	103.36
10/12/23	2677	7550	Inv #Jun 2023 - Common Areas Cleaning & Puppy Glove Bags	60.29
10/12/23	2677	7550	Inv #Jun 2023 - Common Area Cleaning Gym Wipes	38.52
10/12/23	2677	7550	Inv #Jun 2023 - Stabilizer	108.00
10/12/23	2677	7550	Inv #Jun 2023 - Spa/Pool Repairs	270.00
10/12/23	2677	7550	Inv #Jun 2023 - Pool Maintenance June	900.00
10/12/23	2677	7550	Inv #Jun 2023 - Elevator & Alarm Phone	21.09
10/12/23	2677	7550	Inv #Jun 2023 - Elevator/ Alarm Phone June	75.64
10/12/23	2677	7550	Inv #Jun 2023 - Clubhouse Elevator Maint June	66.00
10/12/23	2677	7550	Inv #Jun 2023 - Gas for Hot Tub	63.29
10/12/23	2677	7550	Inv #Jun 2023 - Common Area Cleaning June	390.60
10/12/23	2677	7550	Inv #Jun 2023 - Irrigation 4/2-5/1/23	105.78
10/12/23	2677	7550	Inv #Jun 2023 - Pool/Spa Water 4/2-5/1/23	59.72
10/12/23	2677	7550	Inv #Jun 2023 - June Pest Control	288.00
10/12/23	2677	7550	Inv #Jun 2023 - June Security	2,506.61
10/12/23	2678	1030	CDA Renovation Corp	(250.00)
10/12/23	2678	7170	Inv #10042023 - Repair Water Leak	250.00
10/12/23	2679	1030	City of North Miami	(39,416.41)
10/12/23	2679	7020	Inv #9/28/23 - Customer # 388627 - 8/2-9/1/23	39,416.41

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/26/23	2679	1030	VOID - City of North Miami	39,416.41
10/26/23	2679	7020	VOID - Inv #9/28/23 - Customer # 388627 - 8/2-9/1/23	(39,416.41)
10/12/23	2680	1030	City of North Miami	(40.16)
10/12/23	2680	7020	Inv #9/29/23 - Customer # 338266-388266 - 8/2-9/1/23	40.16
10/12/23	2681	1030	Elite Guard	(3,144.57)
10/12/23	2681	7380	Inv #GWI#028 - 08/14 - 8/27/23	3,144.57
10/12/23	2682	1030	ePlumbing Products	(8,034.00)
10/12/23	2682	7170	Inv #S74887 - Water Heater	8,034.00
10/24/23	2682	1030	VOID - ePlumbing Products	8,034.00
10/24/23	2682	7170	Inv #S74887 - Water Heater	(8,034.00)
10/12/23	2683	1030	Extrabit Industries Inc.	(250.00)
10/12/23	2683	7540	Inv #2809 - Internet Troubleshoot	250.00
10/12/23	2684	1030	GRC/Grass Roots Complete	(1,215.00)
10/12/23	2684	7345	Inv #66702 - Monthly Lawn Maintenance	1,215.00
10/12/23	2685	1030	Great American Business Products	(188.32)
10/12/23	2685	7130	Inv #43265431 - Bargain Paw Pal Bags	188.32
10/12/23	2686	1030	Hi Tech Tree Service	(102.00)
10/12/23	2686	7130	Inv #2905 - Removed 6 Pigeons	102.00
10/12/23	2687	1030	Hollander, Goode, Lopez, PLLC	(406.72)
10/12/23	2687	7505	Inv #17626 - Professional Services Rendered	406.72
10/12/23	2688	1030	Miami Dade Exterminators Co.	(866.70)
10/12/23	2688	7360	Inv #17827 - Pest/Rodent Control - 10/1 - 10/31/23	866.70
10/12/23	2689	1030	Miami-Dade Fire Resucue Department	(181.07)
10/12/23	2689	7525	Inv #1713270 - Life Safety Permit	181.07
10/12/23	2690	1030	Pye Barker Fire & Safety, LLC	(2,014.29)
10/12/23	2690	7125	Inv #PS11118567 - Fire Alarm Service	2,014.29
10/12/23	2691	1030	Quill LLC	(275.62)
10/12/23	2691	7540	Inv #34838330 - Office Supplies	275.62
10/12/23	2692	1030	Rodriguez Tiles Services, LLC	(1,100.00)
10/12/23	2692	7130	Inv #10112023 - Fix Damaged Ceiling Unit #1001	1,100.00
10/12/23	2693	1030	Rodriguez Tiles Services, LLC	(1,000.00)
10/12/23	2693	7130	Inv #10112023-2 - Fixed Damaged Ceiling Unit #413	1,000.00
10/12/23	2694	1030	Rodriguez Tiles Services, LLC	(1,000.00)
10/12/23	2694	7130	Inv #10112023-3 - Fix Damaged Ceiling #408	1,000.00
10/12/23	2695	1030	Rodriguez Tiles Services, LLC	(1,100.00)

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/12/23	2695	7130	Inv #10112023-4 - Fix Damaged Ceiling #611	1,100.00
10/12/23	2696	1030	Rodriguez Tiles Services, LLC	(200.00)
10/12/23	2696	7130	Inv #10112023-5 - Unit 803 Drywall	200.00
10/12/23	2697	1030	Rodriguez Tiles Services, LLC	(300.00)
10/12/23	2697	7130	Inv #10112023-6 - Unit #1107 - Wall And Cabinet Repair	300.00
10/12/23	2698	1030	Rodriguez Tiles Services, LLC	(300.00)
10/12/23	2698	7130	Inv #10112023-7 - Unit #1105 - Cabinet Repair	300.00
10/12/23	2699	1030	Sunrise Management	(1,331.30)
10/12/23	2699	7510	Inv #10/5/23 - Management Fees - 9/30-10/7/23	1,331.30
10/12/23	2700	1030	Sunrise Management	(1,550.00)
10/12/23	2700	7536	Inv #8/31/23 - 09/01-09/30/23- Management Support	1,550.00
10/12/23	2701	1030	Sunrise Management	(1,331.30)
10/12/23	2701	7510	Inv #9/30/23 - Sept. Mgr Svc - 9/24 - 9/30/23	1,331.30
10/12/23	2702	1030	The Trash Chute Co., LLC.	(409.00)
10/12/23	2702	7140	Inv #79358 - Odor Control/ Sanitization	409.00
10/12/23	2703	1030	The Trash Chute Co., LLC.	(304.95)
10/12/23	2703	7140	Inv #80275 - Foaming Agent- 5 Gallons	304.95
10/19/23	2704	1030	Air New Solutions	(230.00)
10/19/23	2704	7150	Inv #2895 - AC General Inspection	230.00
10/19/23	2705	1030	Air New Solutions	(417.00)
10/19/23	2705	7150	Inv #3087 - Maintenance for AC unit	417.00
10/19/23	2706	1030	America Service INDS.	(9,707.55)
10/19/23	2706	7370	Inv #17103 - Janitorial Services 11/1-11/30/23	9,707.55
10/19/23	2707	1030	Anil Durgen	(1,200.00)
10/19/23	2707	4165	Inv #10/10/23 - Security Deposit - GAI-1-511	1,200.00
10/19/23	2708	1030	Avesta Biscayne	(6,706.04)
10/19/23	2708	7550	Inv #Aug 2023 - August Landscape Services	450.00
10/19/23	2708	7550	Inv #Aug 2023 - Monthly Rust Prevention Aug 2023	89.75
10/19/23	2708	7550	Inv #Aug 2023 - Common Area Cleaning - Gym Wipes	38.52
10/19/23	2708	7550	Inv #Aug 2023 - Common Areas Cleaning Supplies	263.43
10/19/23	2708	7550	Inv #Aug 2023 - Runner Servic on Call 07/01/23-9/30/23	442.92
10/19/23	2708	7550	Inv #Aug 2023 - Annual Sprinkler Head Contract 7/1/23 - 6/30/24	539.28
10/19/23	2708	7550	Inv #Aug 2023 - Clubhouse N. Pool Monitoring 7/1/23 - 9/30/23	57.72
10/19/23	2708	7550	Inv #Aug 2023 - Clubhouse W. Pool Monitoring 7/1/23-9/30/23	165.72

## Greenwich Association, Inc.

### Journals

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/19/23	2708	7550	Inv #Aug 2023 - Paper Towels and Trash Bags	46.70
10/19/23	2708	7550	Inv #Aug 2023 - Pool Rope	30.50
10/19/23	2708	7550	Inv #Aug 2023 - Pool Maintenance Aug	900.00
10/19/23	2708	7550	Inv #Aug 2023 - Elevator and Alarm Phone	21.09
10/19/23	2708	7550	Inv #Aug 2023 - Elevator and Alarm Phone Aug	77.24
10/19/23	2708	7550	Inv #Aug 2023 - Clubhouse Elevator Maint. Aug	66.00
10/19/23	2708	7550	Inv #Aug 2023 - Gas for hot tub 7/12/23 - 8/9/23	17.18
10/19/23	2708	7550	Inv #Aug 2023 - Common Area Cleaning Aug	390.60
10/19/23	2708	7550	Inv #Aug 2023 - Irrigation at 1470 NE 123 st svc 6/2/23-7/1/23	104.31
10/19/23	2708	7550	Inv #Aug 2023 - Pool& Spa Water 6/2-7/1/23	59.72
10/19/23	2708	7550	Inv #Aug 2023 - Aug Pest Control	358.20
10/19/23	2708	7550	Inv #Aug 2023 - Aug Security	2,587.16
10/19/23	2709	1030	Avesta Biscayne	(5,730.42)
10/19/23	2709	7550	Inv #Jul 2023 - July Landscaping Services	450.00
10/19/23	2709	7550	Inv #Jul 2023 - Monthly Rust Prevention July 2023	89.75
10/19/23	2709	7550	Inv #Jul 2023 - Common Area Cleaning Supplies	73.53
10/19/23	2709	7550	Inv #Jul 2023 - Common Areas Cleaning Supplies	92.18
10/19/23	2709	7550	Inv #Jul 2023 - Dogipot Trash Receptacles	103.36
10/19/23	2709	7550	Inv #Jul 2023 - Spa/Pool Repairs	257.40
10/19/23	2709	7550	Inv #Jul 2023 - Pool Maintenance July	900.00
10/19/23	2709	7550	Inv #Jul 2023 - Elevator and Alarm Phone	21.09
10/19/23	2709	7550	Inv #Jul 2023 - Elevator and Alarm Phone July	76.79
10/19/23	2709	7550	Inv #Jul 2023 - Clubhouse Elevator Maint July	66.00
10/19/23	2709	7550	Inv #Jul 2023 - Gas for Hot Tub 6/10-7/11/23	68.26
10/19/23	2709	7550	Inv #Jul 2023 - Common Area Cleaning July	390.60
10/19/23	2709	7550	Inv #Jul 2023 - Irrigation at 1470 NE 123rd ST 5/2-6/1/23	88.15
10/19/23	2709	7550	Inv #Jul 2023 - Pool and Spa Water 5/2-6/1/23	67.24
10/19/23	2709	7550	Inv #Jul 2023 - July Pest Control	358.20
10/19/23	2709	7550	Inv #Jul 2023 - July Security	2,627.87
10/19/23	2710	1030	Hi Tech Tree Service	(51.00)
10/19/23	2710	7130	Inv #2907 - Remove 3 Pigeons frm Pigeons	51.00
10/19/23	2711	1030	Hi Tech Tree Service	(85.00)
10/19/23	2711	7130	Inv #2909 - Remove 5 Pigeons frm Prop.	85.00
10/19/23	2712	1030	Marjorie Garcon	(96.30)
10/19/23	2712	7540	Inv #10/17/23 - Food for Board Meeting	96.30
10/19/23	2713	1030	Restore Construction Group Inc	(13,364.65)
10/19/23	2713	7195	Inv #002 - General Construction - Project NOS: 22-210	13,364.65
10/19/23	2714	1030	Sunrise Management	(1,331.30)
10/19/23	2714	7510	Inv #10/17/2023 - Manager Svc - 10/8 - 10/16/23	1,331.30

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/19/23	2715	1030	Waste Pro - Pembroke Pines	(2,083.55)
10/19/23	2715	7305	Inv #0001188679 - 075109- 9-/1-9/30/23	2,083.55
10/26/23	2716	1030	1.2.3. Locksmith, Corp.	(130.00)
10/26/23	2716	7130	Inv #5799 - Emergency-Opening Door	130.00
10/26/23	2717	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(450.00)
10/26/23	2717	7170	Inv #28934 - Ran Snake to Clear Stoppage	450.00
10/26/23	2718	1030	Air Concepts AC Services, Inc.	(5,089.25)
10/26/23	2718	7150	Inv #INV-2950 - Water Source Heatpump	5,089.25
10/26/23	2719	1030	ALEX ELECTRIC SERVICES, INC	(532.50)
10/26/23	2719	7120	Inv #45933 - Troubleshoot Register	532.50
10/26/23	2720	1030	Generator Service Inc.	(230.00)
10/26/23	2720	7180	Inv #17699 - Inspection 10/2023	230.00
10/26/23	2721	1030	Hi Tech Tree Service	(51.00)
10/26/23	2721	7130	Inv #2910 - Remove 3 Pigeons	51.00
10/26/23	2722	1030	Popular Bank	(288.52)
10/26/23	2722	7110	Inv #10/15/23 - ACC # 4484 6702 0100 4907	288.52
10/26/23	2723	1030	Quill LLC	(282.43)
10/26/23	2723	7540	Inv #34264469 - Office Supplies	282.43
10/26/23	2724	1030	City of North Miami	(19,746.68)
10/26/23	2724	7020	Inv #9/28/23 - Customer #388627-8/2 - 9/1/23	19,746.68
10/02/23	ACHWEB20231 002	1030	ACHWEB Unit GAI-1-1208	427.00
10/02/23	ACHWEB20231 002	1200	ACHWEB Unit GAI-1-1208	(427.00)
10/03/23	ACHWEB20231 003	1030	ACHWEB Unit GAI-1-615	688.01
10/03/23	ACHWEB20231 003	1200	ACHWEB Unit GAI-1-615	(688.01)
10/05/23	ACHWEB20231 005	1030	ACHWEB Unit GAI-1-411	427.00
10/05/23	ACHWEB20231 005	1200	ACHWEB Unit GAI-1-411	(427.00)
10/05/23	ACHWEB20231 005	1030	ACHWEB Unit GAI-1-211	427.00
10/05/23	ACHWEB20231 005	1200	ACHWEB Unit GAI-1-211	(427.00)
10/08/23	ACHWEB20231 008	1030	ACHWEB Unit GAI-1-106	427.00
10/08/23	ACHWEB20231 008	1200	ACHWEB Unit GAI-1-106	(427.00)
10/08/23	ACHWEB20231 008	1030	ACHWEB Unit GAI-1-308	427.00
10/08/23	ACHWEB20231 008	1200	ACHWEB Unit GAI-1-308	(427.00)

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/10/23	ACHWEB20231 010	1030	ACHWEB Unit GAI-1-913	427.00
10/10/23	ACHWEB20231 010	1200	ACHWEB Unit GAI-1-913	(427.00)
10/13/23	ACHWEB20231 013	1030	ACHWEB Unit GAI-1-1412	427.00
10/13/23	ACHWEB20231 013	1200	ACHWEB Unit GAI-1-1412	(427.00)
10/13/23	ACHWEB20231 013	1030	ACHWEB Unit GAI-1-512	427.00
10/13/23	ACHWEB20231 013	1200	ACHWEB Unit GAI-1-512	(427.00)
10/14/23	ACHWEB20231 014	1030	ACHWEB Unit GAI-1-1110	427.00
10/14/23	ACHWEB20231 014	1200	ACHWEB Unit GAI-1-1110	(427.00)
10/16/23	ACHWEB20231 016	1030	ACHWEB Unit GAI-1-603	600.00
10/16/23	ACHWEB20231 016	1200	ACHWEB Unit GAI-1-603	(600.00)
10/22/23	ACHWEB20231 022	1030	ACHWEB Unit GAI-1-208	500.00
10/22/23	ACHWEB20231 022	1200	ACHWEB Unit GAI-1-208	(500.00)
10/27/23	ACHWEB20231 027	1030	ACHWEB Unit GAI-1-PH02	713.01
10/27/23	ACHWEB20231 027	1200	ACHWEB Unit GAI-1-PH02	(713.01)
10/28/23	ACHWEB20231 028	1030	ACHWEB Unit GAI-1-1115	713.01
10/28/23	ACHWEB20231 028	1200	ACHWEB Unit GAI-1-1115	(713.01)
10/10/23	AUTO.2	1030	FPL	(150.75)
10/10/23	AUTO.2	7030	FPL	150.75
10/10/23	AUTO.3	1030	Teco People's Gas	(850.14)
10/10/23	AUTO.3	7045	211011672295 Inv#	850.14
10/11/23	AUTO.4	1030	AT&T	(2,076.55)
10/11/23	AUTO.4	7035	305 895 1156 030 0446	2,076.55
10/17/23	AUTO.5	1030	FPL	(79.39)
10/17/23	AUTO.5	7030	56006-15271 -	79.39
10/17/23	AUTO.6	1030	FPL	(6,172.20)
10/17/23	AUTO.6	7030	56006-15271 -	6,172.20
10/17/23	AUTO.7	1030	AT&T	(160.64)
10/17/23	AUTO.7	7035	305 895 1156 030 0446	160.64
10/01/23	AUTO.15	1030	IPFS Corporation	(41,960.45)
10/01/23	AUTO.15	4015	FLS-177480 8 OUT OF 11 PAYMENTS	41,960.45

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/02/23	CCARD202310 02	1030	CCARD Unit GAI-1-810	427.00
10/02/23	CCARD202310 02	1200	CCARD Unit GAI-1-810	(427.00)
10/09/23	CCARD202310 09	1030	CCARD Unit GAI-1-515	1,760.00
10/09/23	CCARD202310 09	1200	CCARD Unit GAI-1-515	(1,760.00)
10/09/23	CCARD202310 09	1030	CCARD Unit GAI-1-515	1,250.00
10/09/23	CCARD202310 09	1200	CCARD Unit GAI-1-515	(1,250.00)
10/09/23	CCARD202310 09	1030	CCARD Unit GAI-1-1405	854.00
10/09/23	CCARD202310 09	1200	CCARD Unit GAI-1-1405	(854.00)
10/13/23	CCARD202310 13	1030	CCARD Unit GAI-1-515	1,000.00
10/13/23	CCARD202310 13	1200	CCARD Unit GAI-1-515	(1,000.00)
10/13/23	CCARD202310 13	1030	CCARD Unit GAI-1-1003	427.00
10/13/23	CCARD202310 13	1200	CCARD Unit GAI-1-1003	(427.00)
10/13/23	CCARD202310 13	1030	CCARD Unit GAI-1-1003	427.00
10/13/23	CCARD202310 13	1200	CCARD Unit GAI-1-1003	(427.00)
10/13/23	CCARD202310 13	1030	CCARD Unit GAI-1-515	1,220.00
10/13/23	CCARD202310 13	1200	CCARD Unit GAI-1-515	(1,220.00)
10/13/23	CCARD202310 13	1030	CCARD Unit GAI-1-515	120.00
10/13/23	CCARD202310 13	1200	CCARD Unit GAI-1-515	(120.00)
10/13/23	CCARD202310 13	1030	CCARD Unit GAI-1-515	1,750.00
10/13/23	CCARD202310 13	1200	CCARD Unit GAI-1-515	(1,750.00)
10/20/23	CCARD202310 20	1030	CCARD Unit GAI-1-303	427.00
10/20/23	CCARD202310 20	1200	CCARD Unit GAI-1-303	(427.00)
10/31/23	CHG.1	1200	GenMaint 10/01/2023 - 10/31/2023	114,235.48
10/31/23	CHG.1	6010	GenMaint 10/01/2023 - 10/31/2023	(114,235.48)
10/02/23	Dep.1	1030	LockBoxCR Batch # 2310023798	3,109.02
10/02/23	Dep.1	1200	LockBoxCR Batch # 2310023798	(3,109.02)
10/03/23	Dep.2	1030	ManCR Batch # 2310033977	1,858.58
10/03/23	Dep.2	1200	ManCR Batch # 2310033977	(1,858.58)

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/03/23	Dep.3	1030	LockBoxCR Batch # 2310034060	3,743.30
10/03/23	Dep.3	1200	LockBoxCR Batch # 2310034060	(3,743.30)
10/04/23	Dep.4	1030	LockBoxCR Batch # 2310044299	427.00
10/04/23	Dep.4	1200	LockBoxCR Batch # 2310044299	(427.00)
10/09/23	Dep.5	1030	ManCR Batch # 2310094699	1,630.95
10/09/23	Dep.5	1200	ManCR Batch # 2310094699	(1,630.95)
10/06/23	Dep.6	1030	LockBoxCR Batch # 2310094772	3,872.03
10/06/23	Dep.6	1200	LockBoxCR Batch # 2310094772	(3,872.03)
10/09/23	Dep.7	1030	LockBoxCR Batch # 2310094959	427.00
10/09/23	Dep.7	1200	LockBoxCR Batch # 2310094959	(427.00)
10/11/23	Dep.8	1030	EFTCR Batch # 2310105672	53,260.53
10/11/23	Dep.8	1200	EFTCR Batch # 2310105672	(53,260.53)
10/10/23	Dep.9	1030	LockBoxCR Batch # 2310105892	4,322.43
10/10/23	Dep.9	1200	LockBoxCR Batch # 2310105892	(4,322.43)
10/11/23	Dep.10	1030	LockBoxCR Batch # 2310116119	4,468.43
10/11/23	Dep.10	1200	LockBoxCR Batch # 2310116119	(4,468.43)
10/12/23	Dep.11	1030	LockBoxCR Batch # 2310126386	427.00
10/12/23	Dep.11	1200	LockBoxCR Batch # 2310126386	(427.00)
10/13/23	Dep.12	1030	LockBoxCR Batch # 2310136621	5,480.03
10/13/23	Dep.12	1200	LockBoxCR Batch # 2310136621	(5,480.03)
10/16/23	Dep.13	1030	LockBoxCR Batch # 2310166937	6,904.15
10/16/23	Dep.13	1200	LockBoxCR Batch # 2310166937	(6,904.15)
10/17/23	Dep.14	1030	LockBoxCR Batch # 2310177232	1,086.19
10/17/23	Dep.14	1200	LockBoxCR Batch # 2310177232	(1,086.19)
10/19/23	Dep.15	1030	LockBoxCR Batch # 2310197589	4,135.02
10/19/23	Dep.15	1200	LockBoxCR Batch # 2310197589	(4,135.02)
10/25/23	Dep.16	1030	LockBoxCR Batch # 2310258296	1,072.42
10/25/23	Dep.16	1200	LockBoxCR Batch # 2310258296	(1,072.42)
10/26/23	Dep.17	1030	LockBoxCR Batch # 2310268464	1,897.42
10/26/23	Dep.17	1200	LockBoxCR Batch # 2310268464	(1,897.42)
10/27/23	Dep.18	1030	LockBoxCR Batch # 2310278601	2,491.03
10/27/23	Dep.18	1200	LockBoxCR Batch # 2310278601	(2,491.03)
10/30/23	Dep.19	1030	LockBoxCR Batch # 2310308844	3,085.01
10/30/23	Dep.19	1200	LockBoxCR Batch # 2310308844	(3,085.01)
10/04/23	DP01	1030	Miscellaneous Income	26.30
10/04/23	DP01	6075	Miscellaneous Income	(26.30)
10/04/23	DP02	1030	Miscellaneous Income	50.00
10/04/23	DP02	6075	Miscellaneous Income - Water	(50.00)
10/16/23	DP03	1030	Miscellaneous Income	75.00

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/16/23	DP03	6075	Miscellaneous Income	(75.00)
10/17/23	DP04	1030	Miscellaneous Income	1,909.16
10/17/23	DP04	6025	Miscellaneous Income	(1,909.16)
10/18/23	DP05	1030	Miscellaneous Income	120.00
10/18/23	DP05	6075	Miscellaneous Income - Application Fee	(120.00)
10/31/23	GJ.1	1200	B/C 10/01/2023 - 10/31/2023	25.00
10/31/23	GJ.1	6060	B/C 10/01/2023 - 10/31/2023	(25.00)
10/16/23	GJ02	1045	Security Deposit	1,200.00
10/16/23	GJ02	4165	Security Deposit	(1,200.00)
10/31/23	GJ02	1030	Waiting on AR	(427.00)
10/31/23	GJ02	1200	Waiting on AR	427.00
10/31/23	GJ03	4170	Recognize Cable Income	322.29
10/31/23	GJ03	6080	Recognize Cable Income	(322.29)
10/31/23	GJ04	7525	Record Prepaid Expense	18.75
10/31/23	GJ04	1860	Record Prepaid Expense	(18.75)
10/30/23	GJ05	1045	Security Deposit	1,200.00
10/30/23	GJ05	4165	Security Deposit	(1,200.00)
10/31/23	GJ06	1030	Refund Operating for Check2707	1,200.00
10/31/23	GJ06	1045	Refund Operating for Check2707	(1,200.00)
10/31/23	INS	7555	Expense Prepaid Insurance	42,632.37
10/31/23	INS	1850	Expense Prepaid Insurance	(42,632.37)
10/31/23	INT	1030	Interest Income	1.12
10/31/23	INT	1035	Interest Income	0.01
10/31/23	INT	1040	Interest Income	782.65
10/31/23	INT	6040	Interest Income	(783.78)
10/31/23	INT.1	1200	INT 10/01/2023 - 10/31/2023	50.58
10/31/23	INT.1	6045	INT 10/01/2023 - 10/31/2023	(50.58)
10/03/23	LEG.7	1200	LEGAL 10/03/2023	50.00
10/03/23	LEG.7	7506	Legal Fees (GAI-1-911)	(50.00)
10/31/23	LFE.1	1200	GenLate 10/01/2023 - 10/31/2023	450.00
10/31/23	LFE.1	6045	GenLate 10/01/2023 - 10/31/2023	(450.00)
10/31/23	LFE.2	6045	L/CR 10/01/2023 - 10/31/2023	100.00
10/31/23	LFE.2	1200	L/CR 10/01/2023 - 10/31/2023	(100.00)
10/18/23	R-CK20231018	1030	R-CK Unit GAI-1-1212	(427.00)
10/18/23	R-CK20231018	1200	R-CK Unit GAI-1-1212	427.00
10/31/23	RE01	7030	Record Accounts Payable	4,000.00
10/31/23	RE01	7305	Record Accounts Payable	2,202.03
10/31/23	RE01	7380	Record Accounts Payable	6,770.43
10/31/23	RE01	7510	Record Accounts Payable	1,331.00
10/31/23	RE01	7315	Record Accounts Payable	15,300.00
10/31/23	RE01	7045	Record Accounts Payable	5,500.00

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

October 1, 2023 - October 31, 2023

Date	Reference	Account	Description	Amount
10/31/23	RE01	4010	Record Accounts Payable	(35,103.46)
10/01/23	RE01.1	7030	Record Accounts Payable	(6,000.00)
10/01/23	RE01.1	7045	Record Accounts Payable	(5,500.00)
10/01/23	RE01.1	7305	Record Accounts Payable	(2,100.00)
10/01/23	RE01.1	7310	Record Accounts Payable	(14,400.00)
10/01/23	RE01.1	7510	Record Accounts Payable	(1,550.00)
10/01/23	RE01.1	7550	Record Accounts Payable	(26,400.00)
10/01/23	RE01.1	7325	Record Accounts Payable	(460.10)
10/01/23	RE01.1	4010	Record Accounts Payable	56,410.10
10/31/23	RE02	1200	Reclass Prepaid Maintenance	62,333.40
10/31/23	RE02	4150	Reclass Prepaid Maintenance	(62,333.40)
10/01/23	RE02.1	1200	Reclass Prepaid Maintenance	(58,490.39)
10/01/23	RE02.1	4150	Reclass Prepaid Maintenance	58,490.39
10/31/23	RES	6010	Record Reserve Funding	7,310.75
10/31/23	RES	5500	Record Reserve Funding	(7,310.75)
10/31/23	RESIT	6085	Reserve Interest Transfer	782.65
10/31/23	RESIT	5505	Reserve Interest Transfer	(782.65)
10/02/23	TRS.1	1030	Transfer from GCA-1-120 to GAI-1-112 Ticket #2310024984	427.00
10/02/23	TRS.1	1200	Transfer from GCA-1-120 to GAI-1-112 Ticket #2310024984	(427.00)
10/19/23	XR01	1030	October Reserve Funding	(7,311.00)
10/19/23	XR01	1040	October Reserve Funding	7,311.00
<b>Transaction Balance for General</b>				0.00

**Transaction Totals**

Total Debits	<u>759,607.81</u>
Total Credits	<u>759,607.81</u>

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

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

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	39,316.01
<b>Open Deposits &amp; Additions</b>				
ACHWEB2023	10/27/23	1200	ACHWEB Unit GAI-1-PH02	713.01
	1027			
ACHWEB2023	10/28/23	1200	ACHWEB Unit GAI-1-1115	713.01
	1028			
GJ06	10/31/23		Refund Operating for Check2707	1,200.00
			<b>Total</b>	<u>2,626.02</u>
<b>Open Checks &amp; Payments</b>				
2476	03/23/23	7130	Sherwin-Williams Company #702929	874.62
2582	07/13/23	7170	Brothers Backflow Specialist, Inc	3,250.00
2597	08/03/23	7150	Air New Solutions	230.00
2676	10/12/23	7370	America Service INDS.	195.00
2691	10/12/23	7540	Quill LLC	275.62
2704	10/19/23	7150	Air New Solutions	230.00
2705	10/19/23	7150	Air New Solutions	417.00
2708	10/19/23	7550	Avesta Biscayne	6,706.04
2709	10/19/23	7550	Avesta Biscayne	5,730.42
2710	10/19/23	7130	Hi Tech Tree Service	51.00
2711	10/19/23	7130	Hi Tech Tree Service	85.00
2712	10/19/23	7540	Marjorie Garcon	96.30
2715	10/19/23	7305	Waste Pro - Pembroke Pines	2,083.55
2716	10/26/23	7130	1.2.3. Locksmith, Corp.	130.00
2717	10/26/23	7170	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	450.00
2718	10/26/23	7150	Air Concepts AC Services, Inc.	5,089.25
2719	10/26/23	7120	ALEX ELECTRIC SERVICES, INC	532.50
2720	10/26/23	7180	Generator Service Inc.	230.00
2721	10/26/23	7130	Hi Tech Tree Service	51.00
2722	10/26/23	7110	Popular Bank	288.52
2723	10/26/23	7540	Quill LLC	282.43
2724	10/26/23	7020	City of North Miami	19,746.68
			<b>Total</b>	<u>47,024.93</u>
			<b>Reconciled Bank Balance</b>	<u>(5,082.90)</u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				75,613.45
+ Cleared Deposits & Additions				130,060.13
- Cleared Checks & Payments				166,357.57
Ending Bank Balance				<u>39,316.01</u>
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				2,626.02
- Open Checks & Payments				47,024.93
<b>Reconciled Bank Balance</b>				<u>(5,082.90)</u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				(5,082.90)
+/- Total Adjustments				0.00
<b>Adjusted General Ledger Balance</b>				<u>(5,082.90)</u>
<b>Unreconciled Amount</b>				<u>0.00</u>

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

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

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	465.85
<b>Open Deposits &amp; Additions</b>			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>			<b>Total</b>	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.85</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
				608.11
				0.01
				<u>142.27</u>
				465.85
<b>Reconciled Bank Information</b>				
				0.00
				<u>0.00</u>
				<u><u>465.85</u></u>
<b>General Ledger Information</b>				
				465.85
				<u>0.00</u>
				<u><u>465.85</u></u>
				<u><u>0.00</u></u>

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

Popular Community Bank- Reserves- (1040)

October 1, 2023 - October 31, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	434,576.74
<b>Open Deposits &amp; Additions</b>			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>			<b>Total</b>	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>434,576.74</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
				426,483.09
				8,093.65
				<u>0.00</u>
				434,576.74
<b>Reconciled Bank Information</b>				
				0.00
				<u>0.00</u>
				<u><u>434,576.74</u></u>
<b>General Ledger Information</b>				
				434,576.74
				<u>0.00</u>
				<u><u>434,576.74</u></u>
<b>Unreconciled Amount</b>				
				<u><u>0.00</u></u>

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

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

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
<b>Ending Bank Balance</b>				131,426.91
<b>Open Deposits &amp; Additions</b>				
<b>Total</b>				<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
GJ06	10/31/23		Refund Operating for Check2707	1,200.00
<b>Total</b>				<u>1,200.00</u>
<b>Reconciled Bank Balance</b>				<u><u>130,226.91</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				131,426.91
+ Cleared Deposits & Additions				2,400.00
- Cleared Checks & Payments				<u>2,400.00</u>
Ending Bank Balance				131,426.91
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,200.00</u>
<b>Reconciled Bank Balance</b>				<u><u>130,226.91</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				130,226.91
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>130,226.91</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>