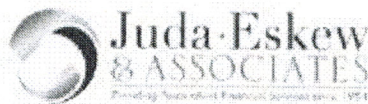


Greenwich Association, Inc.

Report on Compilation of Financial Statements

November 30, 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 November 30, 2023, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 11 Months then ended in accordance with accounting principles generally accepted in the United States of America. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Greenwich Association, Inc. for the 1 Month and 11 Months ended November 30, 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*

February 09, 2024

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

Greenwich Association, Inc.

Balance Sheet

November 30, 2023

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ (20,432)
	<u>(20,432)</u>
Cash - Reserves	
Popular Community Bank- Reserves	429,512
	<u>429,512</u>
Cash - Security	
Popular Community Bank- Escrow	131,427
	<u>131,427</u>
Cash - Special Assessment	
Popular Community Bank- S/A	466
	<u>466</u>
	<u>540,973</u>
Other Assets	
Maintenance Receivables	31,764
Allowance for Doubtful Accounts	(4,415)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Due from Operating	13,120
Prepaid Insurance	84,687
Prepaid Expenses	1,250
	<u>128,406</u>
	<u>\$ 669,379</u>

Greenwich Association, Inc.

Balance Sheet

November 30, 2023

Liabilities and Members' Equity

Accounts Payable	\$	5,950
Insurance Payable		83,921
Prepaid Maintenance		62,662
Security Deposits		131,125
Deferred Cable Contract		6,446
Due to Reserves		<u>13,120</u>
		<u>303,224</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		431,977
Reserves - Interest		<u>10,655</u>
		<u>442,632</u>
Operating Fund Balance		
Fund Balance		100,038
Current Year Revenue (Expense)		<u>(176,515)</u>
		<u>(76,477)</u>
		<u>366,155</u>
	\$	<u><u>669,379</u></u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 11 Months ended November 30, 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)	\$ 1,176,172	\$ 1,176,192	\$ (20)	\$ 1,283,118
Reserve Assessment	-	7,311	(7,311)	-	80,418	(80,418)	87,729
Laundry	2,003	2,500	(497)	23,229	27,500	(4,271)	30,000
Key Income	-	-	-	145	-	145	-
Interest Income	748	-	748	7,368	-	7,368	-
Late Fee	1,651	83	1,568	12,128	917	11,211	1,000
Prior Year Surplus	-	6,750	(6,750)	60,750	74,250	(13,500)	81,000
Bank Charges	-	-	-	125	-	125	-
Gate Card Income	-	42	(42)	-	458	(458)	500
Filter Income	-	8	(8)	9	92	(83)	100
Miscellaneous Income	250	417	(167)	4,120	4,583	(463)	5,000
Deferred Comcast Income	322	322	-	3,545	3,545	-	3,867
Reserve Interest Transfer	(747)	-	(747)	(7,345)	-	(7,345)	-
Bad Debt Expense	-	(833)	833	440	(9,167)	9,607	(10,000)
	<u>111,152</u>	<u>123,527</u>	<u>(12,375)</u>	<u>1,280,686</u>	<u>1,358,788</u>	<u>(78,102)</u>	<u>1,482,314</u>
<b>Total Revenues</b>	<u>111,152</u>	<u>123,527</u>	<u>(12,375)</u>	<u>1,280,686</u>	<u>1,358,788</u>	<u>(78,102)</u>	<u>1,482,314</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 11 Months ended November 30, 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	-	14,465	14,465	-	15,780
Year End Accounting	-	333	333	4,000	3,667	(333)	4,000
Legal Fees	247	2,083	1,836	6,186	22,917	16,731	25,000
Legal Fee Recovery	-	-	-	(2,036)	-	2,036	-
Management Fees	1,550	1,550	-	17,050	17,050	-	18,600
License & Permit	19	343	324	1,306	3,773	2,467	4,116
Property Taxes	2,074	-	(2,074)	2,074	-	(2,074)	-
Office Staff	5,575	5,767	192	61,479	63,433	1,954	69,200
Office Supplies	830	250	(580)	4,256	2,750	(1,506)	3,000
Postage and Mail	1,596	333	(1,263)	4,660	3,667	(993)	4,000
DBPR	-	74	74	884	810	(74)	884
Corporate Annual Report	-	5	5	61	56	(5)	61
	<u>13,206</u>	<u>12,053</u>	<u>(1,153)</u>	<u>114,385</u>	<u>132,588</u>	<u>18,203</u>	<u>144,641</u>
Community Room/Building:							
Greenwich Park Monthly Expense	-	4,583	4,583	59,987	50,417	(9,570)	55,000
	<u>-</u>	<u>4,583</u>	<u>4,583</u>	<u>59,987</u>	<u>50,417</u>	<u>(9,570)</u>	<u>55,000</u>
Contracts:							
Sanitation	1,909	2,000	91	22,666	22,000	(666)	24,000
Elevator	4,818	1,467	(3,351)	2,666	16,133	13,467	17,600
Cooling Tower	3,120	460	(2,660)	17,847	5,061	(12,786)	5,521
Lawn Maintenance	1,215	1,275	60	5,645	14,025	8,380	15,300
Pest Control	867	867	-	9,534	9,533	(1)	10,400
Janitorial Staff	9,708	9,401	(307)	110,368	103,406	(6,962)	112,806
Building Security	13,159	6,750	(6,409)	80,937	74,250	(6,687)	81,000
	<u>34,796</u>	<u>22,220</u>	<u>(12,576)</u>	<u>249,663</u>	<u>244,408</u>	<u>(5,255)</u>	<u>266,627</u>
Insurance:							
Insurance	42,632	32,576	(10,056)	454,496	358,341	(96,155)	390,917
	<u>42,632</u>	<u>32,576</u>	<u>(10,056)</u>	<u>454,496</u>	<u>358,341</u>	<u>(96,155)</u>	<u>390,917</u>
Repairs and Maintenance:							
Maintenance Supplies	-	500	500	6,227	5,500	(727)	6,000
R&M - Electrical	2,039	417	(1,622)	14,988	4,583	(10,405)	5,000
R&M - Fire Alarm	-	483	483	12,918	5,317	(7,601)	5,800
R&M- Fire Extinguisher	-	417	417	-	4,583	4,583	5,000
R&M - General	10,105	6,250	(3,855)	71,986	68,750	(3,236)	75,000
R&M - Access Control	-	50	50	-	550	550	600
R&M - Trash Chute	268	500	232	5,455	5,500	45	6,000
R&M - Tree Trimming	-	500	500	5,250	5,500	250	6,000
R&M - Air Conditioning Systems	417	625	208	13,584	6,875	(6,709)	7,500
R&M - Parking Repairs	-	208	208	150	2,292	2,142	2,500
R&M - Roof Repairs	-	333	333	2,000	3,667	1,667	4,000
R&M - Plumbing	8,959	1,000	(7,959)	23,807	11,000	(12,807)	12,000
R&M - Generator & Water Tower	-	583	583	1,433	6,417	4,984	7,000
R&M - Sprinkler	-	1,000	1,000	150	11,000	10,850	12,000
40 Year Certification	-	6,250	6,250	130,277	68,750	(61,527)	75,000
	<u>21,788</u>	<u>19,116</u>	<u>(2,672)</u>	<u>288,225</u>	<u>210,284</u>	<u>(77,941)</u>	<u>229,400</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 11 Months ended November 30, 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	19,756	15,833	(3,923)	188,892	174,167	(14,725)	190,000
Electricity	3,014	5,833	2,819	63,047	64,167	1,120	70,000
Telephone	2,261	833	(1,428)	20,018	9,167	(10,851)	10,000
Gas	725	3,167	2,442	18,489	34,833	16,344	38,000
	<u>25,756</u>	<u>25,666</u>	<u>(90)</u>	<u>290,446</u>	<u>282,334</u>	<u>(8,112)</u>	<u>308,000</u>
Reserve Transfer:							
Reserve Transfer	-	7,311	7,311	-	80,418	80,418	87,729
	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>-</u>	<u>80,418</u>	<u>80,418</u>	<u>87,729</u>
<b>Total Expenses</b>	<u>138,178</u>	<u>123,525</u>	<u>(14,653)</u>	<u>1,457,202</u>	<u>1,358,790</u>	<u>(98,412)</u>	<u>1,482,314</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ (27,026)</u>	<u>\$ 2</u>	<u>\$ (27,028)</u>	<u>\$ (176,516)</u>	<u>\$ (2)</u>	<u>\$ (176,514)</u>	<u>\$ -</u>

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

November 1, 2023 - November 30, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1030 Popular Community Bank- Operating</b>				(5,082.90)		
11/01/23	Dep.1		LockBoxCR Batch # 2311019212		2,781.77	
11/02/23	2725		Juda, Eskew & Associates		(450.00)	
11/02/23	2726		Juda, Eskew & Associates		(1,315.00)	
11/02/23	2727		Rodriguez Tiles Services, LLC		(600.00)	
11/02/23	2728		Rodriguez Tiles Services, LLC		(1,100.00)	
11/02/23	2729		Rodriguez Tiles Services, LLC		(1,100.00)	
11/02/23	2730		Rodriguez Tiles Services, LLC		(1,500.00)	
11/02/23	2731		Sunrise Management		(1,331.30)	
11/02/23	2732		Sunrise Management		(1,550.00)	
11/02/23	Dep.2		LockBoxCR Batch # 2311029448		3,677.01	
11/03/23	CCARD2023 1103		CCARD Unit GAI-1-810		427.00	
11/03/23	Dep.4		LockBoxCR Batch # 2311069962		2,122.87	
11/05/23	ACHWEB202 31105		ACHWEB Unit GAI-1-211		427.00	
11/06/23	Dep.3		LockBoxCR Batch # 2311060123		427.00	
11/07/23	ACH		ePlumbing Products		(8,034.00)	
11/07/23	ACHWEB202 31107		ACHWEB Unit GAI-1-807		645.42	
11/07/23	ACHWEB202 31107		ACHWEB Unit GAI-1-615		688.01	
11/07/23	ACHWEB202 31107		ACHWEB Unit GAI-1-411		427.00	
11/07/23	ACHWEB202 31107		ACHWEB Unit GAI-1-308		879.00	
11/07/23	AUTO.1		FPL Energy Services		(150.75)	
11/07/23	AUTO.2		Teco People's Gas		(725.39)	
11/07/23	Dep.5		LockBoxCR Batch # 2311070375		6,552.45	
11/07/23	DP01		Miscellaneous Income		250.00	
11/08/23	ACHWEB202 31108		ACHWEB Unit GAI-1-512		427.00	
11/08/23	ACHWEB202 31108		ACHWEB Unit GAI-1-1115		688.01	
11/08/23	Dep.7		LockBoxCR Batch # 2311080793		1,542.01	
11/09/23	2733		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(450.00)	
11/09/23	2734		AGI International, Inc.		(2,200.00)	
11/09/23	2735		AGI International, Inc.		(460.10)	
11/09/23	2736		AGI International, Inc.		(460.10)	
11/09/23	2737		CDA Renovation Corp		(475.00)	
11/09/23	2738		Elite Guard		(3,282.05)	
11/09/23	2739		Elite Guard		(3,371.07)	
11/09/23	2740		FPL Energy Services		(929.42)	
11/09/23	2741		GRC/Grass Roots Complete		(1,215.00)	
11/09/23	2742		Great American Business Products		(188.32)	
11/09/23	2743		Hi Tech Tree Service		(34.00)	
11/09/23	2744		Juda Eskew & Associates		(1,100.00)	
11/09/23	2745		Miami Dade Exterminators Co.		(866.70)	
11/09/23	2746		Miami-Dade County Tax Collector's Office		(2,074.23)	
11/09/23	2747		Sunrise Management		(1,331.30)	
11/09/23	2748		Sunrise Management		(220.00)	
11/09/23	2749		TK Elevator Corporation		(4,818.15)	
11/09/23	2750		TT & S Printing		(850.89)	
11/09/23	AUTO.3		AT&T		(2,098.52)	
11/09/23	CCARD2023 1109		CCARD Unit GAI-1-911		879.00	
11/09/23	Dep.6		EFTCR Batch # 2311080595		54,611.55	
11/09/23	Dep.8		LockBoxCR Batch # 2311091028		1,095.46	
11/09/23	DP02		Laundry Income		2,003.11	
11/09/23	XR01		Transfer from Reserves - Transfer from Reserves - To Repay Operating Acct		13,123.25	

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

November 1, 2023 - November 30, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/10/23	ACHWEB202 31110		ACHWEB Unit GAI-1-1412		427.00	
11/10/23	Dep.9		ManCR Batch # 2311101171		427.00	
11/10/23	Dep.10		ManCR Batch # 2311101175		8,674.89	
11/10/23	Dep.11		LockBoxCR Batch # 2311101237		8,435.91	
11/10/23	Dep.12		ManCR Batch # 2311101357		207.95	
11/11/23	ACHWEB202 31111		ACHWEB Unit GAI-1-913		427.00	
11/13/23	ACHWEB202 31113		ACHWEB Unit GAI-1-1208		427.00	
11/13/23	ACHWEB202 31113		ACHWEB Unit GAI-1-1003		523.00	
11/13/23	ACHWEB202 31113		ACHWEB Unit GAI-1-1214		427.00	
11/13/23	CCARD2023 1113		CCARD Unit GAI-1-303		427.00	
11/13/23	Dep.13		LockBoxCR Batch # 2311131493		1,376.02	
11/14/23	Dep.14		LockBoxCR Batch # 2311141739		3,679.00	
11/15/23	ACHWEB202 31115		ACHWEB Unit GAI-1-1110		427.00	
11/15/23	Auto		IPFS Corporation		(41,960.45)	
11/15/23	AUTO.5		FPL Energy Services		(68.94)	
11/15/23	AUTO.6		FPL		(5,865.21)	
11/15/23	Dep.15		LockBoxCR Batch # 2311151928		1,086.20	
11/16/23	2751		1.2.3. Locksmith, Corp.		(369.15)	
11/16/23	2752		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(450.00)	
11/16/23	2753		Air New Solutions		(417.00)	
11/16/23	2754		ALEX ELECTRIC SERVICES, INC		(945.00)	
11/16/23	2755		ALEX ELECTRIC SERVICES, INC		(1,093.75)	
11/16/23	2756		Chute Master Indoor Environmental Svcs		(267.50)	
11/16/23	2757		City of North Miami		(19,756.40)	
11/16/23	2758		Elite Guard		(3,371.07)	
11/16/23	2759		Elite Guard		(3,399.36)	
11/16/23	2760		Hollander, Goode, Lopez, PLLC		(247.42)	
11/16/23	2761		TT & S Printing		(74.90)	
11/16/23	2762		Waste Pro - Pembroke Pines		(2,202.03)	
11/17/23	Dep.16		LockBoxCR Batch # 2311172241		4,038.45	
11/20/23	ACHWEB202 31120		ACHWEB Unit GAI-1-208		600.00	
11/20/23	ACHWEB202 31120		ACHWEB Unit GAI-1-603		600.00	
11/20/23	AUTO.4		AT&T		(162.47)	
11/20/23	Dep.17		LockBoxCR Batch # 2311202394		1,956.87	
11/20/23	XR01		November Reserve Funding		(7,311.00)	
11/24/23	ACHWEB202 31124		ACHWEB Unit GAI-1-106		854.00	
11/25/23	ACHWEB202 31125		ACHWEB Unit GAI-1-PH02		688.01	
11/27/23	Dep.18		LockBoxCR Batch # 2311272893		1,499.42	
11/28/23	Dep.19		LockBoxCR Batch # 2311283085		2,172.42	
11/29/23	Dep.20		LockBoxCR Batch # 2311293299		1,708.00	
11/30/23	2763		All Access Technologies Inc		(250.00)	
11/30/23	2764		America Service INDS.		(9,707.55)	
11/30/23	2765		Elite Guard		(2,465.76)	
11/30/23	2766		O&S Associates, Inc.		(4,763.81)	
11/30/23	2767		Popular Bank		(830.13)	
11/30/23	2768		Sunrise Management		(1,331.30)	
11/30/23	2769		Sunrise Management		(1,331.30)	
11/30/23	Dep.21		LockBoxCR Batch # 2311303515		2,810.88	
11/30/23	INT		Interest Income		0.41	
<b>Totals for 1030</b>					<u>0.41</u>	
					<u>(15,348.44)</u>	<u>(20,431.34)</u>

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

November 1, 2023 - November 30, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>1035 Popular Community Bank- S/A</b>				465.85		
11/30/23	INT		Interest Income		0.01	
<b>Totals for 1035</b>					<u>0.01</u>	<u>465.86</u>
<b>1040 Popular Community Bank- Reserves</b>				434,576.74		
11/09/23	XR01		Transfer from Reserves		(13,123.25)	
11/20/23	XR01		November Reserve Funding		7,311.00	
11/30/23	INT		Interest Income		747.43	
<b>Totals for 1040</b>					<u>(5,064.82)</u>	<u>429,511.92</u>
<b>1045 Popular Community Bank- Escrow</b>				130,226.91		
11/16/23	GJ07		Security Deposits		1,200.00	
<b>Totals for 1045</b>					<u>1,200.00</u>	<u>131,426.91</u>
<b>1200 Maintenance Receivables</b>				37,746.83		
11/01/23	Dep.1		LockBoxCR Batch # 2311019212		(2,781.77)	
11/01/23	RE02.1		Reclass Prepaid Maintenance		(62,333.40)	
11/02/23	Dep.2		LockBoxCR Batch # 2311029448		(3,677.01)	
11/03/23	CCARD2023		CCARD Unit GAI-1-810		(427.00)	
	1103					
11/03/23	Dep.4		LockBoxCR Batch # 2311069962		(2,122.87)	
11/05/23	ACHWEB202		ACHWEB Unit GAI-1-211		(427.00)	
	31105					
11/06/23	Dep.3		LockBoxCR Batch # 2311060123		(427.00)	
11/07/23	ACHWEB202		ACHWEB Unit GAI-1-807		(645.42)	
	31107					
11/07/23	ACHWEB202		ACHWEB Unit GAI-1-615		(688.01)	
	31107					
11/07/23	ACHWEB202		ACHWEB Unit GAI-1-411		(427.00)	
	31107					
11/07/23	ACHWEB202		ACHWEB Unit GAI-1-308		(879.00)	
	31107					
11/07/23	Dep.5		LockBoxCR Batch # 2311070375		(6,552.45)	
11/08/23	ACHWEB202		ACHWEB Unit GAI-1-512		(427.00)	
	31108					
11/08/23	ACHWEB202		ACHWEB Unit GAI-1-1115		(688.01)	
	31108					
11/08/23	Dep.7		LockBoxCR Batch # 2311080793		(1,542.01)	
11/09/23	CCARD2023		CCARD Unit GAI-1-911		(879.00)	
	1109					
11/09/23	Dep.6		EFTCR Batch # 2311080595		(54,611.55)	
11/09/23	Dep.8		LockBoxCR Batch # 2311091028		(1,095.46)	
11/10/23	ACHWEB202		ACHWEB Unit GAI-1-1412		(427.00)	
	31110					
11/10/23	Dep.9		ManCR Batch # 2311101171		(427.00)	
11/10/23	Dep.10		ManCR Batch # 2311101175		(8,674.89)	
11/10/23	Dep.11		LockBoxCR Batch # 2311101237		(8,435.91)	
11/10/23	Dep.12		ManCR Batch # 2311101357		(207.95)	
11/11/23	ACHWEB202		ACHWEB Unit GAI-1-913		(427.00)	
	31111					
11/13/23	ACHWEB202		ACHWEB Unit GAI-1-1208		(427.00)	
	31113					
11/13/23	ACHWEB202		ACHWEB Unit GAI-1-1003		(523.00)	
	31113					
11/13/23	ACHWEB202		ACHWEB Unit GAI-1-1214		(427.00)	
	31113					
11/13/23	CCARD2023		CCARD Unit GAI-1-303		(427.00)	
	1113					
11/13/23	Dep.13		LockBoxCR Batch # 2311131493		(1,376.02)	
11/14/23	Dep.14		LockBoxCR Batch # 2311141739		(3,679.00)	
11/15/23	ACHWEB202		ACHWEB Unit GAI-1-1110		(427.00)	
	31115					

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/15/23	Dep.15		LockBoxCR Batch # 2311151928		(1,086.20)	
11/17/23	Dep.16		LockBoxCR Batch # 2311172241		(4,038.45)	
11/20/23	ACHWEB202 31120		ACHWEB Unit GAI-1-208		(600.00)	
11/20/23	ACHWEB202 31120		ACHWEB Unit GAI-1-603		(600.00)	
11/20/23	Dep.17		LockBoxCR Batch # 2311202394		(1,956.87)	
11/24/23	ACHWEB202 31124		ACHWEB Unit GAI-1-106		(854.00)	
11/25/23	ACHWEB202 31125		ACHWEB Unit GAI-1-PH02		(688.01)	
11/27/23	Dep.18		LockBoxCR Batch # 2311272893		(1,499.42)	
11/28/23	Dep.19		LockBoxCR Batch # 2311283085		(2,172.42)	
11/29/23	Dep.20		LockBoxCR Batch # 2311293299		(1,708.00)	
11/30/23	CHG.1		GenMaint 11/01/2023 - 11/30/2023		114,235.48	
11/30/23	Dep.21		LockBoxCR Batch # 2311303515		(2,810.88)	
11/30/23	INT.1		INT 11/01/2023 - 11/30/2023		1,100.80	
11/30/23	LFE.1		GenLate 11/01/2023 - 11/30/2023		250.00	
11/30/23	LFE.2		L/C 11/01/2023 - 11/30/2023		300.00	
11/30/23	RE02		Reclass Prepaid Maintenance		62,662.31	
			<b>Totals for 1200</b>		<u>(5,982.39)</u>	<u>31,764.44</u>
<b>1205 Allowance for Doubtful Accounts</b>				(4,416.13)		
			<b>Totals for 1205</b>		<u>0.00</u>	<u>(4,416.13)</u>
<b>1210 Special Assessment Receivables #6</b>				4,795.00		
			<b>Totals for 1210</b>		<u>0.00</u>	<u>4,795.00</u>
<b>1215 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>1500 Due from Operating</b>				0.00		
11/30/23	GJ08		Record Due to From		13,120.00	
			<b>Totals for 1500</b>		<u>13,120.00</u>	<u>13,120.00</u>
<b>1850 Prepaid Insurance</b>				127,319.36		
11/30/23	INS		Expense Prepaid Insurance		(42,632.37)	
			<b>Totals for 1850</b>		<u>(42,632.37)</u>	<u>84,686.99</u>
<b>1860 Prepaid Expenses</b>				168.75		
11/09/23	2744		Juda Eskew & Associates - Inv #76518 - 2024 Mainten. Payment Coupon Books		1,100.00	
11/30/23	GJ04		Record Prepaid Expenses		(18.75)	
			<b>Totals for 1860</b>		<u>1,081.25</u>	<u>1,250.00</u>
<b>4010 Accounts Payable</b>				(12,972.46)		
11/01/23	RE01.1		Record Accounts Payable		12,972.46	
11/30/23	RE01		Record Accounts Payable		(5,948.86)	
			<b>Totals for 4010</b>		<u>7,023.60</u>	<u>(5,948.86)</u>
<b>4015 Insurance Payable</b>				(125,881.35)		
11/15/23	Auto		IPFS Corporation - FLS-177480 9 OUT OF 11 PAYMENTS		41,960.45	
			<b>Totals for 4015</b>		<u>41,960.45</u>	<u>(83,920.90)</u>
<b>4150 Prepaid Maintenance</b>				(62,333.40)		
11/01/23	RE02.1		Reclass Prepaid Maintenance		62,333.40	
11/30/23	RE02		Reclass Prepaid Maintenance		(62,662.31)	
			<b>Totals for 4150</b>		<u>(328.91)</u>	<u>(62,662.31)</u>

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<b>4165 Security Deposits</b>				(129,925.00)		
11/16/23	GJ07		Security Deposits		(1,200.00)	
			<b>Totals for 4165</b>		<u>(1,200.00)</u>	<u>(131,125.00)</u>
<b>4170 Deferred Cable Contract</b>				(6,768.29)		
11/30/23	GJ03		Recognize Cable Income		322.29	
			<b>Totals for 4170</b>		<u>322.29</u>	<u>(6,446.00)</u>
<b>4200 Due to Reserves</b>				0.00		
11/30/23	GJ08		Record Due to From		(13,120.00)	
			<b>Totals for 4200</b>		<u>(13,120.00)</u>	<u>(13,120.00)</u>
<b>5500 Reserves - General (Pooled)</b>				(424,666.70)		
11/30/23	RES		Record Reserve Funding		(7,310.75)	
			<b>Totals for 5500</b>		<u>(7,310.75)</u>	<u>(431,977.45)</u>
<b>5505 Reserves - Interest</b>				(9,907.72)		
11/30/23	RESIT		Reserve Interest Transfer		(747.43)	
			<b>Totals for 5505</b>		<u>(747.43)</u>	<u>(10,655.15)</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>				(1,069,247.30)		
11/30/23	CHG.1		GenMaint 11/01/2023 - 11/30/2023		(114,235.48)	
11/30/23	RES		Record Reserve Funding		7,310.75	
			<b>Totals for 6010</b>		<u>(106,924.73)</u>	<u>(1,176,172.03)</u>
<b>6025 Laundry</b>				(21,226.03)		
11/09/23	DP02		Laundry Income		(2,003.11)	
			<b>Totals for 6025</b>		<u>(2,003.11)</u>	<u>(23,229.14)</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>				(6,620.40)		
11/30/23	INT		Interest Income		(747.85)	
			<b>Totals for 6040</b>		<u>(747.85)</u>	<u>(7,368.25)</u>
<b>6045 Late Fee</b>				(10,477.38)		
11/30/23	INT.1		INT 11/01/2023 - 11/30/2023		(1,100.80)	
11/30/23	LFE.1		GenLate 11/01/2023 - 11/30/2023		(250.00)	
11/30/23	LFE.2		L/C 11/01/2023 - 11/30/2023		(300.00)	
			<b>Totals for 6045</b>		<u>(1,650.80)</u>	<u>(12,128.18)</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>				(125.00)		
			<b>Totals for 6060</b>		<u>0.00</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>				(3,870.16)		
11/07/23	DP01		Miscellaneous Income - Pet Deposit- Dray Perdomo		(250.00)	
			<b>Totals for 6075</b>		<u>(250.00)</u>	<u>(4,120.16)</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>6080</b>	<b>Deferred Comcast Income</b>			(3,222.90)		
11/30/23	GJ03		Recognize Cable Income		(322.29)	
			<b>Totals for 6080</b>		<u>(322.29)</u>	<u>(3,545.19)</u>
<b>6085</b>	<b>Reserve Interest Transfer</b>			6,597.93		
11/30/23	RESIT		Reserve Interest Transfer		747.43	
			<b>Totals for 6085</b>		<u>747.43</u>	<u>7,345.36</u>
<b>7020</b>	<b>Water &amp; Sewer</b>			169,135.78		
11/16/23	2757		City of North Miami - Inv #11/6/23 - 9/2 - 10/1/23		19,756.40	
			<b>Totals for 7020</b>		<u>19,756.40</u>	<u>188,892.18</u>
<b>7030</b>	<b>Electricity</b>			60,032.88		
11/01/23	RE01.1		Record Accounts Payable		(4,000.00)	
11/07/23	AUTO.1		FPL Energy Services - November Svcs		150.75	
11/09/23	2740		FPL Energy Services - Inv #11/1/23 - 1100231747 - 9/12-10/11/23		929.42	
11/15/23	AUTO.5		FPL Energy Services - November		68.94	
11/15/23	AUTO.6		FPL - FPL - Nov		5,865.21	
			<b>Totals for 7030</b>		<u>3,014.32</u>	<u>63,047.20</u>
<b>7035</b>	<b>Telephone</b>			17,757.15		
11/09/23	AUTO.3		AT&T - 305 895 1156 030 0446		2,098.52	
11/20/23	AUTO.4		AT&T - November Svc		162.47	
			<b>Totals for 7035</b>		<u>2,260.99</u>	<u>20,018.14</u>
<b>7045</b>	<b>Gas</b>			17,763.85		
11/07/23	AUTO.2		Teco People's Gas - 211011672295 - Nov. 2023		725.39	
			<b>Totals for 7045</b>		<u>725.39</u>	<u>18,489.24</u>
<b>7110</b>	<b>Maintenance Supplies</b>			6,227.17		
			<b>Totals for 7110</b>		<u>0.00</u>	<u>6,227.17</u>
<b>7120</b>	<b>R&amp;M - Electrical</b>			12,949.04		
11/16/23	2754		ALEX ELECTRIC SERVICES, INC - Inv #45887 - Locate Interruption in circuit		945.00	
11/16/23	2755		ALEX ELECTRIC SERVICES, INC - Inv #45906 - Repaired Burnt Cables in Man Hole		1,093.75	
			<b>Totals for 7120</b>		<u>2,038.75</u>	<u>14,987.79</u>
<b>7125</b>	<b>R&amp;M - Fire Alarm</b>			12,917.52		
			<b>Totals for 7125</b>		<u>0.00</u>	<u>12,917.52</u>
<b>7130</b>	<b>R&amp;M - General</b>			61,880.67		
11/02/23	2727		Rodriguez Tiles Services, LLC - Inv #10252023 - Unit# 301 Bathroom Ceiling		600.00	
11/02/23	2728		Rodriguez Tiles Services, LLC - Inv #10252023-2 - Unit# 705 Bathroom Ceiling		1,100.00	
11/02/23	2729		Rodriguez Tiles Services, LLC - Inv #10252023-3 - Unit#807 Bathroom Ceiling		1,100.00	
11/02/23	2730		Rodriguez Tiles Services, LLC - Inv #10252023-4 - Garage Storage Room A/C		1,500.00	
11/09/23	2742		Great American Business Products - Inv #43274256 - Bargain Paw Pal Bags		188.32	
11/09/23	2743		Hi Tech Tree Service - Inv #2899 - Remove 2 Pigeons		34.00	
11/16/23	2751		1.2.3. Locksmith, Corp. - Inv #6849 - Commercial Knob Store Room		369.15	
11/16/23	2752		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #29351 - Snaked Kitchen Drain #104/106		450.00	
11/30/23	2766		O&S Associates, Inc. - Inv #07-2023-10-007 - Building Facade Repair Project		4,763.81	

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<b>Totals for 7130</b>					<u>10,105.28</u>	<u>71,985.95</u>
<b>7140 R&amp;M - Trash Chute</b>				5,187.05		
11/16/23	2756		Chute Master Indoor Environmental Svcs - Inv #22009282R - Moved Discharge Gate From Blocking Chute		<u>267.50</u>	
<b>Totals for 7140</b>					<u>267.50</u>	<u>5,454.55</u>
<b>7145 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 R&amp;M - Air Conditioning Systems</b>				13,166.50		
11/16/23	2753		Air New Solutions - Inv #1-2983-1 - Maintenance for AC Units		<u>417.00</u>	
<b>Totals for 7150</b>					<u>417.00</u>	<u>13,583.50</u>
<b>7155 R&amp;M - Parking Repairs</b>				150.00		
<b>Totals for 7155</b>					<u>0.00</u>	<u>150.00</u>
<b>7160 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 R&amp;M - Plumbing</b>				14,848.00		
11/07/23	ACH		ePlumbing Products - Repair Job		8,034.00	
11/09/23	2733		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #29261 - Clear Main Line Stoppage		450.00	
11/09/23	2737		CDA Renovation Corp - Inv #002 - Water Heater Repair		<u>475.00</u>	
<b>Totals for 7170</b>					<u>8,959.00</u>	<u>23,807.00</u>
<b>7180 R&amp;M - Generator &amp; Water Tower</b>				1,432.59		
<b>Totals for 7180</b>					<u>0.00</u>	<u>1,432.59</u>
<b>7185 R&amp;M - Sprinkler</b>				150.00		
<b>Totals for 7185</b>					<u>0.00</u>	<u>150.00</u>
<b>7195 40 Year Certification</b>				130,277.07		
<b>Totals for 7195</b>					<u>0.00</u>	<u>130,277.07</u>
<b>7305 Sanitation</b>				20,757.08		
11/01/23	RE01.1		Record Accounts Payable		(2,202.03)	
11/16/23	2762		Waste Pro - Pembroke Pines - Inv #0001196867 - 075109-10/1 - 10/31/23		2,202.03	
11/30/23	RE01		Record Accounts Payable		<u>1,908.54</u>	
<b>Totals for 7305</b>					<u>1,908.54</u>	<u>22,665.62</u>
<b>7310 Elevator</b>				(2,151.85)		
11/09/23	2749		TK Elevator Corporation - Inv #3007489253 - 10/1 - 12/31/23		<u>4,818.15</u>	
<b>Totals for 7310</b>					<u>4,818.15</u>	<u>2,666.30</u>
<b>7325 Cooling Tower</b>				14,726.40		
11/09/23	2734		AGI International, Inc. - Inv #35277 - Pressure Washing/ Chemical Cleaning		2,200.00	
11/09/23	2735		AGI International, Inc. - Inv #35415 - Supply Water Treatment		460.10	
11/09/23	2736		AGI International, Inc. - Inv #35919 - Supply Water Treatment		<u>460.10</u>	
<b>Totals for 7325</b>					<u>3,120.20</u>	<u>17,846.60</u>
<b>7345 Lawn Maintenance</b>				4,430.00		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/09/23	2741		GRC/Grass Roots Complete - Inv #67317 - 11/1 - 11/30/23		1,215.00	
			<b>Totals for 7345</b>		<u>1,215.00</u>	<u>5,645.00</u>
<b>7360 Pest Control</b>				8,667.00		
11/09/23	2745		Miami Dade Exterminators Co. - Inv #17931 - 11/1 - 11/30/23		866.70	
			<b>Totals for 7360</b>		<u>866.70</u>	<u>9,533.70</u>
<b>7370 Janitorial Staff</b>				100,660.05		
11/30/23	2764		America Service INDS. - Inv #17270 - 12/1 - 12/31/23		9,707.55	
			<b>Totals for 7370</b>		<u>9,707.55</u>	<u>110,367.60</u>
<b>7380 Building Security</b>				67,777.62		
11/01/23	RE01.1		Record Accounts Payable		(6,770.43)	
11/09/23	2738		Elite Guard - Inv #GWI#030 - 09/11 - 09/24/23		3,282.05	
11/09/23	2739		Elite Guard - Inv #GWI#031 - 09/25 - 10/08/23		3,371.07	
11/16/23	2758		Elite Guard - Inv #GWI#032 - Week of 10/9 - 10/22/23		3,371.07	
11/16/23	2759		Elite Guard - Inv #GWI#033 - Week of 10/23 - 11/5/23		3,399.36	
11/30/23	2765		Elite Guard - Inv #GWI#034 - 11/6 - 11/19/23		2,465.76	
11/30/23	RE01		Record Accounts Payable		4,040.32	
			<b>Totals for 7380</b>		<u>13,159.20</u>	<u>80,936.82</u>
<b>7500 Accounting Fees</b>				13,150.00		
11/02/23	2726		Juda, Eskew & Associates - Inv #76245 - 11/1 - 11/30/23		1,315.00	
			<b>Totals for 7500</b>		<u>1,315.00</u>	<u>14,465.00</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>				5,938.83		
11/16/23	2760		Hollander, Goode, Lopez, PLLC - Inv #17709 - Legal Fees		247.42	
			<b>Totals for 7505</b>		<u>247.42</u>	<u>6,186.25</u>
<b>7506 Legal Fee Recovery</b>				(2,036.09)		
			<b>Totals for 7506</b>		<u>0.00</u>	<u>(2,036.09)</u>
<b>7510 Management Fees</b>				15,500.00		
11/02/23	2732		Sunrise Management - Inv #053131 - Monthly Management Support - 11/1 - 11/30/23		1,550.00	
			<b>Totals for 7510</b>		<u>1,550.00</u>	<u>17,050.00</u>
<b>7525 License &amp; Permit</b>				1,287.62		
11/30/23	GJ04		Record Prepaid Expenses		18.75	
			<b>Totals for 7525</b>		<u>18.75</u>	<u>1,306.37</u>
<b>7526 Property Taxes</b>				0.00		
11/09/23	2746		Miami-Dade County Tax Collector's Office - Inv #06-2229-095-1240 - 06-2229-095-1240 Mill Code 0600		2,074.23	
			<b>Totals for 7526</b>		<u>2,074.23</u>	<u>2,074.23</u>
<b>7536 Office Staff</b>				55,904.10		
11/02/23	2731		Sunrise Management - Inv #053100 - Jorge Hernandez - 40 hrs 10/16-10/22/23		1,331.30	
11/09/23	2747		Sunrise Management - Inv #053140 - Jorge Hernandez - 10/30 - 11/5/23		1,331.30	
11/30/23	2763		All Access Technologies Inc - Inv #12669 - Service Intercom		250.00	

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11/30/23	2768		Sunrise Management - Inv #053180 - Jorge 11/13 - 11/19/23		1,331.30	
11/30/23	2769		Sunrise Management - Inv #053219 - Jorge - 11/20 - 11/26/23		<u>1,331.30</u>	
			<b>Totals for 7536</b>		<u>5,575.20</u>	<u>61,479.30</u>
<b>7540 Office Supplies</b>				3,425.68		
11/30/23	2767		Popular Bank - Inv #11/15/23 - Office Supplies		<u>830.13</u>	
			<b>Totals for 7540</b>		<u>830.13</u>	<u>4,255.81</u>
<b>7545 Postage and Mail</b>				3,064.48		
11/02/23	2725		Juda, Eskew & Associates - Inv #76110 - Late Letters for August		450.00	
11/09/23	2748		Sunrise Management - Inv #11823-1 - Oct/Nov fees 1st & 2nd Notice		220.00	
11/09/23	2750		TT & S Printing - Inv #34463 - Postage and Mail		850.89	
11/16/23	2761		TT & S Printing - Inv #34524 - Ballot Return Envelopes		<u>74.90</u>	
			<b>Totals for 7545</b>		<u>1,595.79</u>	<u>4,660.27</u>
<b>7550 Greenwich Park Monthly Expense</b>				59,987.29		
			<b>Totals for 7550</b>		<u>0.00</u>	<u>59,987.29</u>
<b>7555 Insurance</b>				411,863.94		
11/30/23	INS		Expense Prepaid Insurance		<u>42,632.37</u>	
			<b>Totals for 7555</b>		<u>42,632.37</u>	<u>454,496.31</u>
<b>7560 DBPR</b>				884.00		
			<b>Totals for 7560</b>		<u>0.00</u>	<u>884.00</u>
<b>7575 Corporate Annual Report</b>				61.25		
			<b>Totals for 7575</b>		<u>0.00</u>	<u>61.25</u>
<b>7810 Bad Debt Expense</b>				(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			(27,027.51)			
Year-to-Date			<u>(176,515.08)</u>			

Distribution count = 233

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

November 1, 2023 - November 30, 2023

Date	Reference	Account	Description	Amount
<b>Journal: General</b>				
11/02/23	2725	1030	Juda, Eskew & Associates	(450.00)
11/02/23	2725	7545	Inv #76110 - Late Letters for August	450.00
11/02/23	2726	1030	Juda, Eskew & Associates	(1,315.00)
11/02/23	2726	7500	Inv #76245 - 11/1 - 11/30/23	1,315.00
11/02/23	2727	1030	Rodriguez Tiles Services, LLC	(600.00)
11/02/23	2727	7130	Inv #10252023 - Unit# 301 Bathroom Ceiling	600.00
11/02/23	2728	1030	Rodriguez Tiles Services, LLC	(1,100.00)
11/02/23	2728	7130	Inv #10252023-2 - Unit# 705 Bathroom Ceiling	1,100.00
11/02/23	2729	1030	Rodriguez Tiles Services, LLC	(1,100.00)
11/02/23	2729	7130	Inv #10252023-3 - Unit#807 Bathroom Ceiling	1,100.00
11/02/23	2730	1030	Rodriguez Tiles Services, LLC	(1,500.00)
11/02/23	2730	7130	Inv #10252023-4 - Garage Storage Room A/C	1,500.00
11/02/23	2731	1030	Sunrise Management	(1,331.30)
11/02/23	2731	7536	Inv #053100 - Jorge Hernandez - 40 hrs 10/16-10/22/23	1,331.30
11/02/23	2732	1030	Sunrise Management	(1,550.00)
11/02/23	2732	7510	Inv #053131 - Monthly Management Support - 11/1 - 11/30/23	1,550.00
11/09/23	2733	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(450.00)
11/09/23	2733	7170	Inv #29261 - Clear Main Line Stoppage	450.00
11/09/23	2734	1030	AGI International, Inc.	(2,200.00)
11/09/23	2734	7325	Inv #35277 - Pressure Washing/ Chemical Cleaning	2,200.00
11/09/23	2735	1030	AGI International, Inc.	(460.10)
11/09/23	2735	7325	Inv #35415 - Supply Water Treatment	460.10
11/09/23	2736	1030	AGI International, Inc.	(460.10)
11/09/23	2736	7325	Inv #35919 - Supply Water Treatment	460.10
11/09/23	2737	1030	CDA Renovation Corp	(475.00)
11/09/23	2737	7170	Inv #002 - Water Heater Repair	475.00
11/09/23	2738	1030	Elite Guard	(3,282.05)
11/09/23	2738	7380	Inv #GWI#030 - 09/11 - 09/24/23	3,282.05
11/09/23	2739	1030	Elite Guard	(3,371.07)
11/09/23	2739	7380	Inv #GWI#031 - 09/25 - 10/08/23	3,371.07
11/09/23	2740	1030	FPL Energy Services	(929.42)
11/09/23	2740	7030	Inv #11/1/23 - 1100231747 - 9/12-10/11/23	929.42
11/09/23	2741	1030	GRC/Grass Roots Complete	(1,215.00)
11/09/23	2741	7345	Inv #67317 - 11/1 - 11/30/23	1,215.00

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

November 1, 2023 - November 30, 2023

Date	Reference	Account	Description	Amount
11/09/23	2742	1030	Great American Business Products	(188.32)
11/09/23	2742	7130	Inv #43274256 - Bargain Paw Pal Bags	188.32
11/09/23	2743	1030	Hi Tech Tree Service	(34.00)
11/09/23	2743	7130	Inv #2899 - Remove 2 Pigeons	34.00
11/09/23	2744	1030	Juda Eskew & Associates	(1,100.00)
11/09/23	2744	1860	Inv #76518 - 2024 Mainten. Payment Coupon Books	1,100.00
11/09/23	2745	1030	Miami Dade Exterminators Co.	(866.70)
11/09/23	2745	7360	Inv #17931 - 11/1 - 11/30/23	866.70
11/09/23	2746	1030	Miami-Dade County Tax Collector's Office	(2,074.23)
11/09/23	2746	7526	Inv #06-2229-095-1240 - 06-2229-095- 1240 Mill Code 0600	2,074.23
11/09/23	2747	1030	Sunrise Management	(1,331.30)
11/09/23	2747	7536	Inv #053140 - Jorge Hernandez - 10/30 - 11/5/23	1,331.30
11/09/23	2748	1030	Sunrise Management	(220.00)
11/09/23	2748	7545	Inv #11823-1 - Oct/Nov fees 1st & 2nd Notice	220.00
11/09/23	2749	1030	TK Elevator Corporation	(4,818.15)
11/09/23	2749	7310	Inv #3007489253 - 10/1 - 12/31/23	4,818.15
11/09/23	2750	1030	TT & S Printing	(850.89)
11/09/23	2750	7545	Inv #34463 - Postage and Mail	850.89
11/16/23	2751	1030	1.2.3. Locksmith, Corp.	(369.15)
11/16/23	2751	7130	Inv #6849 - Commercial Knob Store Room	369.15
11/16/23	2752	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(450.00)
11/16/23	2752	7130	Inv #29351 - Snaked Kitchen Drain #104/106	450.00
11/16/23	2753	1030	Air New Solutions	(417.00)
11/16/23	2753	7150	Inv #1-2983-1 - Maintenance for AC Units	417.00
11/16/23	2754	1030	ALEX ELECTRIC SERVICES, INC	(945.00)
11/16/23	2754	7120	Inv #45887 - Locate Interruption in circuit	945.00
11/16/23	2755	1030	ALEX ELECTRIC SERVICES, INC	(1,093.75)
11/16/23	2755	7120	Inv #45906 - Repaired Burnt Cables in Man Hole	1,093.75
11/16/23	2756	1030	Chute Master Indoor Environmental Svcs	(267.50)
11/16/23	2756	7140	Inv #22009282R - Moved Discharge Gate From Blocking Chute	267.50
11/16/23	2757	1030	City of North Miami	(19,756.40)
11/16/23	2757	7020	Inv #11/6/23 - 9/2 - 10/1/23	19,756.40
11/16/23	2758	1030	Elite Guard	(3,371.07)
11/16/23	2758	7380	Inv #GWI#032 - Week of 10/9 - 10/22/23	3,371.07
11/16/23	2759	1030	Elite Guard	(3,399.36)

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

November 1, 2023 - November 30, 2023

Date	Reference	Account	Description	Amount
11/16/23	2759	7380	Inv #GWI#033 - Week of 10/23 - 11/5/23	3,399.36
11/16/23	2760	1030	Hollander, Goode, Lopez, PLLC	(247.42)
11/16/23	2760	7505	Inv #17709 - Legal Fees	247.42
11/16/23	2761	1030	TT & S Printing	(74.90)
11/16/23	2761	7545	Inv #34524 - Ballot Return Envelopes	74.90
11/16/23	2762	1030	Waste Pro - Pembroke Pines	(2,202.03)
11/16/23	2762	7305	Inv #0001196867 - 075109-10/1 - 10/31/23	2,202.03
11/30/23	2763	1030	All Access Technologies Inc	(250.00)
11/30/23	2763	7536	Inv #12669 - Service Intercom	250.00
11/30/23	2764	1030	America Service INDS.	(9,707.55)
11/30/23	2764	7370	Inv #17270 - 12/1 - 12/31/23	9,707.55
11/30/23	2765	1030	Elite Guard	(2,465.76)
11/30/23	2765	7380	Inv #GWI#034 - 11/6 - 11/19/23	2,465.76
11/30/23	2766	1030	O&S Associates, Inc.	(4,763.81)
11/30/23	2766	7130	Inv #07-2023-10-007 - Building Facade Repair Project	4,763.81
11/30/23	2767	1030	Popular Bank	(830.13)
11/30/23	2767	7540	Inv #11/15/23 - Office Supplies	830.13
11/30/23	2768	1030	Sunrise Management	(1,331.30)
11/30/23	2768	7536	Inv #053180 - Jorge 11/13 - 11/19/23	1,331.30
11/30/23	2769	1030	Sunrise Management	(1,331.30)
11/30/23	2769	7536	Inv #053219 - Jorge - 11/20 - 11/26/23	1,331.30
11/07/23	ACH	1030	ePlumbing Products	(8,034.00)
11/07/23	ACH	7170	Repair Job	8,034.00
11/05/23	ACHWEB20231 105	1030	ACHWEB Unit GAI-1-211	427.00
11/05/23	ACHWEB20231 105	1200	ACHWEB Unit GAI-1-211	(427.00)
11/07/23	ACHWEB20231 107	1030	ACHWEB Unit GAI-1-807	645.42
11/07/23	ACHWEB20231 107	1200	ACHWEB Unit GAI-1-807	(645.42)
11/07/23	ACHWEB20231 107	1030	ACHWEB Unit GAI-1-615	688.01
11/07/23	ACHWEB20231 107	1200	ACHWEB Unit GAI-1-615	(688.01)
11/07/23	ACHWEB20231 107	1030	ACHWEB Unit GAI-1-411	427.00
11/07/23	ACHWEB20231 107	1200	ACHWEB Unit GAI-1-411	(427.00)
11/07/23	ACHWEB20231 107	1030	ACHWEB Unit GAI-1-308	879.00
11/07/23	ACHWEB20231 107	1200	ACHWEB Unit GAI-1-308	(879.00)

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

November 1, 2023 - November 30, 2023

Date	Reference	Account	Description	Amount
11/08/23	ACHWEB20231 108	1030	ACHWEB Unit GAI-1-512	427.00
11/08/23	ACHWEB20231 108	1200	ACHWEB Unit GAI-1-512	(427.00)
11/08/23	ACHWEB20231 108	1030	ACHWEB Unit GAI-1-1115	688.01
11/08/23	ACHWEB20231 108	1200	ACHWEB Unit GAI-1-1115	(688.01)
11/10/23	ACHWEB20231 110	1030	ACHWEB Unit GAI-1-1412	427.00
11/10/23	ACHWEB20231 110	1200	ACHWEB Unit GAI-1-1412	(427.00)
11/11/23	ACHWEB20231 111	1030	ACHWEB Unit GAI-1-913	427.00
11/11/23	ACHWEB20231 111	1200	ACHWEB Unit GAI-1-913	(427.00)
11/13/23	ACHWEB20231 113	1030	ACHWEB Unit GAI-1-1208	427.00
11/13/23	ACHWEB20231 113	1200	ACHWEB Unit GAI-1-1208	(427.00)
11/13/23	ACHWEB20231 113	1030	ACHWEB Unit GAI-1-1003	523.00
11/13/23	ACHWEB20231 113	1200	ACHWEB Unit GAI-1-1003	(523.00)
11/13/23	ACHWEB20231 113	1030	ACHWEB Unit GAI-1-1214	427.00
11/13/23	ACHWEB20231 113	1200	ACHWEB Unit GAI-1-1214	(427.00)
11/15/23	ACHWEB20231 115	1030	ACHWEB Unit GAI-1-1110	427.00
11/15/23	ACHWEB20231 115	1200	ACHWEB Unit GAI-1-1110	(427.00)
11/20/23	ACHWEB20231 120	1030	ACHWEB Unit GAI-1-208	600.00
11/20/23	ACHWEB20231 120	1200	ACHWEB Unit GAI-1-208	(600.00)
11/20/23	ACHWEB20231 120	1030	ACHWEB Unit GAI-1-603	600.00
11/20/23	ACHWEB20231 120	1200	ACHWEB Unit GAI-1-603	(600.00)
11/24/23	ACHWEB20231 124	1030	ACHWEB Unit GAI-1-106	854.00
11/24/23	ACHWEB20231 124	1200	ACHWEB Unit GAI-1-106	(854.00)
11/25/23	ACHWEB20231 125	1030	ACHWEB Unit GAI-1-PH02	688.01
11/25/23	ACHWEB20231 125	1200	ACHWEB Unit GAI-1-PH02	(688.01)
11/15/23	Auto	1030	IPFS Corporation	(41,960.45)
11/15/23	Auto	4015	FLS-177480 9 OUT OF 11 PAYMENTS	41,960.45
11/07/23	AUTO.1	1030	FPL Energy Services	(150.75)
11/07/23	AUTO.1	7030	November Svcs	150.75

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

November 1, 2023 - November 30, 2023

Date	Reference	Account	Description	Amount
11/07/23	AUTO.2	1030	Teco People's Gas	(725.39)
11/07/23	AUTO.2	7045	211011672295 - Nov. 2023	725.39
11/09/23	AUTO.3	1030	AT&T	(2,098.52)
11/09/23	AUTO.3	7035	305 895 1156 030 0446	2,098.52
11/20/23	AUTO.4	1030	AT&T	(162.47)
11/20/23	AUTO.4	7035	November Svc	162.47
11/15/23	AUTO.5	1030	FPL Energy Services	(68.94)
11/15/23	AUTO.5	7030	November	68.94
11/15/23	AUTO.6	1030	FPL	(5,865.21)
11/15/23	AUTO.6	7030	FPL - Nov	5,865.21
11/03/23	CCARD202311 03	1030	CCARD Unit GAI-1-810	427.00
11/03/23	CCARD202311 03	1200	CCARD Unit GAI-1-810	(427.00)
11/09/23	CCARD202311 09	1030	CCARD Unit GAI-1-911	879.00
11/09/23	CCARD202311 09	1200	CCARD Unit GAI-1-911	(879.00)
11/13/23	CCARD202311 13	1030	CCARD Unit GAI-1-303	427.00
11/13/23	CCARD202311 13	1200	CCARD Unit GAI-1-303	(427.00)
11/30/23	CHG.1	1200	GenMaint 11/01/2023 - 11/30/2023	114,235.48
11/30/23	CHG.1	6010	GenMaint 11/01/2023 - 11/30/2023	(114,235.48)
11/01/23	Dep.1	1030	LockBoxCR Batch # 2311019212	2,781.77
11/01/23	Dep.1	1200	LockBoxCR Batch # 2311019212	(2,781.77)
11/02/23	Dep.2	1030	LockBoxCR Batch # 2311029448	3,677.01
11/02/23	Dep.2	1200	LockBoxCR Batch # 2311029448	(3,677.01)
11/06/23	Dep.3	1030	LockBoxCR Batch # 2311060123	427.00
11/06/23	Dep.3	1200	LockBoxCR Batch # 2311060123	(427.00)
11/03/23	Dep.4	1030	LockBoxCR Batch # 2311069962	2,122.87
11/03/23	Dep.4	1200	LockBoxCR Batch # 2311069962	(2,122.87)
11/07/23	Dep.5	1030	LockBoxCR Batch # 2311070375	6,552.45
11/07/23	Dep.5	1200	LockBoxCR Batch # 2311070375	(6,552.45)
11/09/23	Dep.6	1030	EFTCR Batch # 2311080595	54,611.55
11/09/23	Dep.6	1200	EFTCR Batch # 2311080595	(54,611.55)
11/08/23	Dep.7	1030	LockBoxCR Batch # 2311080793	1,542.01
11/08/23	Dep.7	1200	LockBoxCR Batch # 2311080793	(1,542.01)
11/09/23	Dep.8	1030	LockBoxCR Batch # 2311091028	1,095.46
11/09/23	Dep.8	1200	LockBoxCR Batch # 2311091028	(1,095.46)
11/10/23	Dep.9	1030	ManCR Batch # 2311101171	427.00
11/10/23	Dep.9	1200	ManCR Batch # 2311101171	(427.00)

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

November 1, 2023 - November 30, 2023

Date	Reference	Account	Description	Amount
11/10/23	Dep.10	1030	ManCR Batch # 2311101175	8,674.89
11/10/23	Dep.10	1200	ManCR Batch # 2311101175	(8,674.89)
11/10/23	Dep.11	1030	LockBoxCR Batch # 2311101237	8,435.91
11/10/23	Dep.11	1200	LockBoxCR Batch # 2311101237	(8,435.91)
11/10/23	Dep.12	1030	ManCR Batch # 2311101357	207.95
11/10/23	Dep.12	1200	ManCR Batch # 2311101357	(207.95)
11/13/23	Dep.13	1030	LockBoxCR Batch # 2311131493	1,376.02
11/13/23	Dep.13	1200	LockBoxCR Batch # 2311131493	(1,376.02)
11/14/23	Dep.14	1030	LockBoxCR Batch # 2311141739	3,679.00
11/14/23	Dep.14	1200	LockBoxCR Batch # 2311141739	(3,679.00)
11/15/23	Dep.15	1030	LockBoxCR Batch # 2311151928	1,086.20
11/15/23	Dep.15	1200	LockBoxCR Batch # 2311151928	(1,086.20)
11/17/23	Dep.16	1030	LockBoxCR Batch # 2311172241	4,038.45
11/17/23	Dep.16	1200	LockBoxCR Batch # 2311172241	(4,038.45)
11/20/23	Dep.17	1030	LockBoxCR Batch # 2311202394	1,956.87
11/20/23	Dep.17	1200	LockBoxCR Batch # 2311202394	(1,956.87)
11/27/23	Dep.18	1030	LockBoxCR Batch # 2311272893	1,499.42
11/27/23	Dep.18	1200	LockBoxCR Batch # 2311272893	(1,499.42)
11/28/23	Dep.19	1030	LockBoxCR Batch # 2311283085	2,172.42
11/28/23	Dep.19	1200	LockBoxCR Batch # 2311283085	(2,172.42)
11/29/23	Dep.20	1030	LockBoxCR Batch # 2311293299	1,708.00
11/29/23	Dep.20	1200	LockBoxCR Batch # 2311293299	(1,708.00)
11/30/23	Dep.21	1030	LockBoxCR Batch # 2311303515	2,810.88
11/30/23	Dep.21	1200	LockBoxCR Batch # 2311303515	(2,810.88)
11/07/23	DP01	1030	Miscellaneous Income	250.00
11/07/23	DP01	6075	Pet Deposit- Dray Perdomo	(250.00)
11/09/23	DP02	1030	Laundry Income	2,003.11
11/09/23	DP02	6025	Laundry Income	(2,003.11)
11/30/23	GJ03	4170	Recognize Cable Income	322.29
11/30/23	GJ03	6080	Recognize Cable Income	(322.29)
11/30/23	GJ04	7525	Record Prepaid Expenses	18.75
11/30/23	GJ04	1860	Record Prepaid Expenses	(18.75)
11/16/23	GJ07	1045	Security Deposits	1,200.00
11/16/23	GJ07	4165	Security Deposits	(1,200.00)
11/30/23	GJ08	1500	Record Due to From	13,120.00
11/30/23	GJ08	4200	Record Due to From	(13,120.00)
11/30/23	INS	7555	Expense Prepaid Insurance	42,632.37
11/30/23	INS	1850	Expense Prepaid Insurance	(42,632.37)

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

November 1, 2023 - November 30, 2023

Date	Reference	Account	Description	Amount
11/30/23	INT	1030	Interest Income	0.41
11/30/23	INT	1035	Interest Income	0.01
11/30/23	INT	1040	Interest Income	747.43
11/30/23	INT	6040	Interest Income	(747.85)
11/30/23	INT.1	1200	INT 11/01/2023 - 11/30/2023	1,100.80
11/30/23	INT.1	6045	INT 11/01/2023 - 11/30/2023	(1,100.80)
11/30/23	LFE.1	1200	GenLate 11/01/2023 - 11/30/2023	250.00
11/30/23	LFE.1	6045	GenLate 11/01/2023 - 11/30/2023	(250.00)
11/30/23	LFE.2	1200	L/C 11/01/2023 - 11/30/2023	300.00
11/30/23	LFE.2	6045	L/C 11/01/2023 - 11/30/2023	(300.00)
11/30/23	RE01	7305	Record Accounts Payable	1,908.54
11/30/23	RE01	7380	Record Accounts Payable	4,040.32
11/30/23	RE01	4010	Record Accounts Payable	(5,948.86)
11/01/23	RE01.1	7030	Record Accounts Payable	(4,000.00)
11/01/23	RE01.1	7305	Record Accounts Payable	(2,202.03)
11/01/23	RE01.1	7380	Record Accounts Payable	(6,770.43)
11/01/23	RE01.1	4010	Record Accounts Payable	12,972.46
11/30/23	RE02	1200	Reclass Prepaid Maintenance	62,662.31
11/30/23	RE02	4150	Reclass Prepaid Maintenance	(62,662.31)
11/01/23	RE02.1	1200	Reclass Prepaid Maintenance	(62,333.40)
11/01/23	RE02.1	4150	Reclass Prepaid Maintenance	62,333.40
11/30/23	RES	6010	Record Reserve Funding	7,310.75
11/30/23	RES	5500	Record Reserve Funding	(7,310.75)
11/30/23	RESIT	6085	Reserve Interest Transfer	747.43
11/30/23	RESIT	5505	Reserve Interest Transfer	(747.43)
11/09/23	XR01	1040	Transfer from Reserves	(13,123.25)
11/09/23	XR01	1030	Transfer from Reserves - To Repay Operating Acct	13,123.25
11/20/23	XR01	1030	November Reserve Funding	(7,311.00)
11/20/23	XR01	1040	November Reserve Funding	7,311.00
<b>Transaction Balance for General</b>				<u><u>0.00</u></u>

**Transaction Totals**

Total Debits	<u>616,399.48</u>
Total Credits	<u>616,399.48</u>

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

Popular Community Bank- Oper- (1030)  
November 1, 2023 - November 30, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	17,347.06
<b>Open Deposits &amp; Additions</b>				
GJ06	10/31/23		Refund Operating for Check2707	1,200.00
XR01	11/09/23		Transfer from Reserves	13,123.25
			<b>Total</b>	<u>14,323.25</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
2712	10/19/23	7540	Marjorie Garcon	96.30
2751	11/16/23	7130	1.2.3. Locksmith, Corp.	369.15
2757	11/16/23	7020	City of North Miami	19,756.40
2758	11/16/23	7380	Elite Guard	3,371.07
2759	11/16/23	7380	Elite Guard	3,399.36
2761	11/16/23	7545	TT & S Printing	74.90
2763	11/30/23	7536	All Access Technologies Inc	250.00
2764	11/30/23	7370	America Service INDS.	9,707.55
2765	11/30/23	7380	Elite Guard	2,465.76
2766	11/30/23	7130	O&S Associates, Inc.	4,763.81
2767	11/30/23	7540	Popular Bank	830.13
2768	11/30/23	7536	Sunrise Management	1,331.30
2769	11/30/23	7536	Sunrise Management	1,331.30
			<b>Total</b>	<u>52,101.65</u>
			<b>Reconciled Bank Balance</b>	<u>(20,431.34)</u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				39,316.01
+ Cleared Deposits & Additions				125,877.12
- Cleared Checks & Payments				<u>147,846.07</u>
Ending Bank Balance				17,347.06
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				14,323.25
- Open Checks & Payments				<u>52,101.65</u>
<b>Reconciled Bank Balance</b>				<u>(20,431.34)</u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				(20,431.34)
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u>(20,431.34)</u>
<b>Unreconciled Amount</b>				<u>0.00</u>

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

Popular Community Bank- S/A- (1035)  
 November 1, 2023 - November 30, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	465.86
<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>465.86</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	465.85
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.86
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>465.86</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	465.86
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>465.86</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>

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

Popular Community Bank- Reserves- (1040)  
 November 1, 2023 - November 30, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	442,635.17
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
XR01	11/09/23	1030	Transfer from Reserves	13,123.25
			<b>Total</b>	<u>13,123.25</u>
			<b>Reconciled Bank Balance</b>	<u><u>429,511.92</u></u>
 <b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				434,576.74
+ Cleared Deposits & Additions				8,058.43
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				442,635.17
 <b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>13,123.25</u>
<b>Reconciled Bank Balance</b>				<u><u>429,511.92</u></u>
 <b>General Ledger Information</b>				
Unadjusted General Ledger Balance				429,511.92
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>429,511.92</u></u>
 <b>Unreconciled Amount</b>				<u><u>0.00</u></u>

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

Popular Community Bank- Escrow- (1045)  
 November 1, 2023 - November 30, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b>
				132,626.91
<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>131,426.91</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				131,426.91
+ Cleared Deposits & Additions				1,200.00
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				132,626.91
<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>131,426.91</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				131,426.91
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>131,426.91</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>