

Greenwich Association, Inc.  
Report on Compilation of Financial Statements  
March 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 March 31, 2023, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 3 Months then ended in accordance with accounting principles generally accepted in the United States of America. We 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 3 Months ended March 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

May 03, 2023

Greenwich Association, Inc.

Balance Sheet

March 31, 2023

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 121,972
	<u>121,972</u>
Cash - Reserves	
Popular Community Bank- Reserves	376,475
	<u>376,475</u>
Cash - Security	
Popular Community Bank- Escrow	134,877
	<u>134,877</u>
Cash - Special Assessment	
Popular Community Bank- S/A	608
	<u>608</u>
	<u>633,932</u>
Other Assets	
Maintenance Receivables	37,443
Allowance for Doubtful Accounts	(4,416)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Due from Operating	1,992
Prepaid Insurance	425,181
	<u>462,200</u>
	<u>\$ 1,096,132</u>

Greenwich Association, Inc.

Balance Sheet

March 31, 2023

Liabilities and Members' Equity

Accounts Payable	\$	49,748
Insurance Payable		419,604
Prepaid Maintenance		56,359
Prepaid Special Assessment		142
Security Deposits		134,375
Deferred Cable Contract		9,024
Due to Reserves		<u>1,992</u>
		<u>671,244</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		373,491
Reserves - Interest		<u>4,975</u>
		<u>378,466</u>
Operating Fund Balance		
Fund Balance		154,038
Current Year Revenue (Expense)		<u>(107,616)</u>
		<u>46,422</u>
		<u>424,888</u>
	\$	<u><u>1,096,132</u></u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 3 Months ended March 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)	\$ 320,774	\$ 320,780	\$ (6)	\$ 1,283,118
Reserve Assessment	-	7,311	(7,311)	-	21,932	(21,932)	87,729
Laundry	2,059	2,500	(441)	9,086	7,500	1,586	30,000
Key Income	25	-	25	25	-	25	-
Interest Income	581	-	581	1,676	-	1,676	-
Late Fee	-	83	(83)	(75)	250	(325)	1,000
Prior Year Surplus	-	6,750	(6,750)	6,750	20,250	(13,500)	81,000
Gate Card Income	-	42	(42)	-	125	(125)	500
Filter Income	-	8	(8)	-	25	(25)	100
Miscellaneous Income	15	417	(402)	331	1,250	(919)	5,000
Deferred Comcast Income	322	322	-	967	967	-	3,867
Reserve Interest Transfer	(579)	-	(579)	(1,665)	-	(1,665)	-
Bad Debt Expense	-	(833)	833	440	(2,500)	2,940	(10,000)
	<u>109,348</u>	<u>123,527</u>	<u>(14,179)</u>	<u>338,309</u>	<u>370,579</u>	<u>(32,270)</u>	<u>1,482,314</u>
<b>Total Revenues</b>	<u>109,348</u>	<u>123,527</u>	<u>(14,179)</u>	<u>338,309</u>	<u>370,579</u>	<u>(32,270)</u>	<u>1,482,314</u>

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 3 Months ended March 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	-	3,945	3,945	-	15,780
Year End Accounting	-	333	333	-	1,000	1,000	4,000
Legal Fees	501	2,083	1,582	5,421	6,250	829	25,000
Management Fees	1,550	1,550	-	4,650	4,650	-	18,600
License & Permit	-	343	343	-	1,029	1,029	4,116
Office Staff	6,654	5,767	(887)	17,300	17,300	-	69,200
Office Supplies	356	250	(106)	976	750	(226)	3,000
Postage and Mail	450	333	(117)	1,777	1,000	(777)	4,000
DBPR	-	74	74	884	221	(663)	884
Corporate Annual Report	-	5	5	-	15	15	61
	<u>10,826</u>	<u>12,053</u>	<u>1,227</u>	<u>34,953</u>	<u>36,160</u>	<u>1,207</u>	<u>144,641</u>
Community Room/Building:							
Greenwich Park Monthly Expense	<u>9,706</u>	<u>4,583</u>	<u>(5,123)</u>	<u>29,120</u>	<u>13,750</u>	<u>(15,370)</u>	<u>55,000</u>
	9,706	4,583	(5,123)	29,120	13,750	(15,370)	55,000
Contracts:							
Sanitation	2,052	2,000	(52)	8,207	6,000	(2,207)	24,000
Elevator	900	1,467	567	2,700	4,400	1,700	17,600
Cooling Tower	460	460	-	1,380	1,380	-	5,521
Lawn Maintenance	1,215	1,275	60	3,705	3,825	120	15,300
Pest Control	867	867	-	2,600	2,600	-	10,400
Janitorial Staff	9,006	9,401	395	27,017	28,202	1,185	112,806
Building Security	<u>6,867</u>	<u>6,750</u>	<u>(117)</u>	<u>19,812</u>	<u>20,250</u>	<u>438</u>	<u>81,000</u>
	21,367	22,220	853	65,421	66,657	1,236	266,627
Insurance:							
Insurance	<u>42,632</u>	<u>32,576</u>	<u>(10,056)</u>	<u>111,937</u>	<u>97,729</u>	<u>(14,208)</u>	<u>390,917</u>
	42,632	32,576	(10,056)	111,937	97,729	(14,208)	390,917
Repairs and Maintenance:							
Maintenance Supplies	1,309	500	(809)	1,309	1,500	191	6,000
R&M - Electrical	859	417	(442)	1,139	1,250	111	5,000
R&M - Fire Alarm	4,368	483	(3,885)	4,882	1,450	(3,432)	5,800
R&M- Fire Extinguisher	-	417	417	-	1,250	1,250	5,000
R&M - General	5,588	6,250	662	8,611	18,750	10,139	75,000
R&M - Access Control	-	50	50	-	150	150	600
R&M - Trash Chute	419	500	81	828	1,500	672	6,000
R&M - Tree Trimming	-	500	500	-	1,500	1,500	6,000
R&M - Air Conditioning Systems	-	625	625	-	1,875	1,875	7,500
R&M - Parking Repairs	-	208	208	150	625	475	2,500
R&M - Roof Repairs	-	333	333	-	1,000	1,000	4,000
R&M - Plumbing	-	1,000	1,000	1,325	3,000	1,675	12,000
R&M - Generator & Water Tower	-	583	583	-	1,750	1,750	7,000
R&M - Sprinkler	-	1,000	1,000	150	3,000	2,850	12,000
40 Year Certification	<u>-</u>	<u>6,250</u>	<u>6,250</u>	<u>116,912</u>	<u>18,750</u>	<u>(98,162)</u>	<u>75,000</u>
	12,543	19,116	6,573	135,306	57,350	(77,956)	229,400

**Greenwich Association, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 3 Months ended March 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	19,439	15,833	(3,606)	37,974	47,500	9,526	190,000
Electricity	5,904	5,833	(71)	18,462	17,500	(962)	70,000
Telephone	860	833	(27)	2,353	2,500	147	10,000
Gas	1,025	3,167	2,142	10,399	9,500	(899)	38,000
	<u>27,228</u>	<u>25,666</u>	<u>(1,562)</u>	<u>69,188</u>	<u>77,000</u>	<u>7,812</u>	<u>308,000</u>
Reserve Transfer:							
Reserve Transfer	-	7,311	7,311	-	21,932	21,932	87,729
	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>-</u>	<u>21,932</u>	<u>21,932</u>	<u>87,729</u>
<b>Total Expenses</b>	<u>124,302</u>	<u>123,525</u>	<u>(777)</u>	<u>445,925</u>	<u>370,578</u>	<u>(75,347)</u>	<u>1,482,314</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ (14,954)</u>	<u>\$ 2</u>	<u>\$ (14,956)</u>	<u>\$ (107,616)</u>	<u>\$ 1</u>	<u>\$ (107,617)</u>	<u>\$ -</u>

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>999 Undistributed</b>				0.00		
03/21/23	ADJ.35		ADJ 03/21/2023 - Adjustment (GAI-1-307)		(0.09)	
<b>Totals for 999</b>					<u>(0.09)</u>	<u>(0.09)</u>
<b>1030 Popular Community Bank- Operating</b>				142,036.04		
03/01/23	2446		America Service INDS.		(9,005.55)	
03/01/23	Dep.1		LockBoxCR Batch # 2303015945		6,247.63	
03/02/23	Dep.2		ManCR Batch # 2303026139		740.65	
03/02/23	Dep.3		LockBoxCR Batch # 2303026208		1,072.42	
03/03/23	CCARD2023 0303		CCARD Unit GAI-1-603		450.00	
03/03/23	CCARD2023 0303		CCARD Unit GAI-1-208		450.00	
03/03/23	CCARD2023 0303		CCARD Unit GAI-1-810		427.00	
03/03/23	Dep.4		LockBoxCR Batch # 2303036496		827.00	
03/04/23	ACHWEB202 30304		ACHWEB Unit GAI-1-211		427.00	
03/05/23	ACHWEB202 30305		ACHWEB Unit GAI-1-1208		427.00	
03/05/23	AUTO.1		IPFS Corporation		(41,960.45)	
03/06/23	Dep.5		LockBoxCR Batch # 2303066727		6,243.51	
03/06/23	Dep.6		ManCR Batch # 2303066846		4,010.76	
03/07/23	CCARD2023 0307		CCARD Unit GAI-1-209		645.42	
03/07/23	Dep.7		LockBoxCR Batch # 2303076966		2,175.40	
03/07/23	DP01		Miscellaneous		2,059.25	
03/08/23	AUTO.2		Teco People's Gas		(808.89)	
03/08/23	Dep.8		LockBoxCR Batch # 2303087173		2,341.29	
03/09/23	2447		A-1 Balers & Compactors		(418.65)	
03/09/23	2448		AGI International, Inc.		(460.10)	
03/09/23	2449		ALEX ELECTRIC SERVICES, INC		(858.50)	
03/09/23	2450		City of North Miami		(18,515.39)	
03/09/23	2451		City of North Miami		(20.08)	
03/09/23	2452		Elite Guard		(3,722.10)	
03/09/23	2453		GRC/Grass Roots Complete		(1,215.00)	
03/09/23	2454		Great American Business Products		(627.56)	
03/09/23	2455		HD Supply		(95.85)	
03/09/23	2456		Hi Tech Tree Service		(130.00)	
03/09/23	2457		Hollander, Goode, Lopez, PLLC		(501.10)	
03/09/23	2458		Juda Eskew & Associates, P.A.		(1,315.00)	
03/09/23	2459		Juda Eskew & Associates, P.A.		(450.00)	
03/09/23	2460		Miami Dade Exterminators Co.		(866.70)	
03/09/23	2461		Pye Barker Fire & Safety, LLC		(1,446.70)	
03/09/23	2462		Quill LLC		(355.54)	
03/09/23	2463		Rodriguez Tiles Services, LLC		(1,050.00)	
03/09/23	2464		Sunrise Management		(1,550.00)	
03/09/23	AUTO.7		FPL Energy Services		(992.23)	
03/09/23	Dep.10		LockBoxCR Batch # 2303097574		3,938.02	
03/10/23	AUTO.6		AT&T		(598.33)	
03/10/23	Dep.9		EFTCR Batch # 2303097397		52,230.70	
03/10/23	Dep.11		LockBoxCR Batch # 2303107816		3,412.43	
03/12/23	ACHWEB202 30312		ACHWEB Unit GAI-1-807		645.42	
03/13/23	ACHWEB202 30313		ACHWEB Unit GAI-1-512		427.00	
03/13/23	Dep.12		LockBoxCR Batch # 2303138272		2,669.15	
03/13/23	DP02		Miscellaneous		12.00	
03/14/23	2465		City of North Miami		(19,438.86)	
03/14/23	2466		Waste Pro - Pembroke Pines		(2,051.85)	

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/14/23	ACHWEB202 30314		ACHWEB Unit GAI-1-901		1,376.02	
03/14/23	Dep.13		LockBoxCR Batch # 2303148672		2,396.00	
03/15/23	ACHWEB202 30315		ACHWEB Unit GAI-1-913		427.00	
03/15/23	ACHWEB202 30315		ACHWEB Unit GAI-1-PH02		1,376.02	
03/15/23	AUTO.4		FPL		(120.19)	
03/15/23	AUTO.5		FPL		(48.44)	
03/15/23	Dep.14		LockBoxCR Batch # 2303158904		427.00	
03/16/23	CCARD2023 0316		CCARD Unit GAI-1-303		427.00	
03/16/23	Dep.15		LockBoxCR Batch # 2303169113		3,136.45	
03/16/23	DP03		Miscellaneous		25.00	
03/17/23	Dep.16		LockBoxCR Batch # 2303179214		427.00	
03/17/23	DP04		Miscellaneous		3.00	
03/19/23	CCARD2023 0319		CCARD Unit GAI-1-116		688.01	
03/20/23	Dep.17		LockBoxCR Batch # 2303209433		1,214.87	
03/20/23	XR01		Reserve Funding		(7,311.00)	
03/21/23	Dep.18		ManCR Batch # 2303219579		713.01	
03/22/23	AUTO.8		AT&T		(261.89)	
03/22/23	CCARD2023 0322		CCARD Unit GAI-1-1003		427.00	
03/22/23	Dep.19		LockBoxCR Batch # 2303229712		3,654.07	
03/23/23	2468		Brothers Backflow Specialist, Inc		(95.00)	
03/23/23	2469		Elite Guard		(3,144.57)	
03/23/23	2470		Hi Tech Tree Service		(306.00)	
03/23/23	2471		Juda Eskew & Associates, P.A.		(1,315.00)	
03/23/23	2472		Popular Bank		(1,213.07)	
03/23/23	2473		Pye Barker Fire & Safety, LLC		(1,183.85)	
03/23/23	2474		Pye Barker Fire & Safety, LLC		(700.85)	
03/23/23	2475		Pye Barker Fire & Safety, LLC		(941.60)	
03/23/23	2476		Sherwin-Williams Company #702929		(874.62)	
03/23/23	2477		Sunrise Management		(3,992.40)	
03/24/23	Dep.20		EFTCR Batch # 2303230090		3,745.22	
03/24/23	Dep.21		LockBoxCR Batch # 2303240189		700.00	
03/28/23	Dep.22		ManCR Batch # 2303280485		715.49	
03/29/23	Dep.23		LockBoxCR Batch # 2303290757		1,268.87	
03/30/23	2478		Karina Ortiz		(650.00)	
03/30/23	2479		Luis Martinez Guzman		(1,300.00)	
03/30/23	2480		Ronaldo Barrientos		(650.00)	
03/30/23	2481		Sunrise Management		(2,661.60)	
03/30/23	Dep.24		LockBoxCR Batch # 2303300971		1,072.42	
03/31/23	AUTO.1		FPL		(5,910.21)	
03/31/23	Dep.25		LockBoxCR Batch # 2303311185		4,969.20	
03/31/23	INT		Interest Income		2.56	
			<b>Totals for 1030</b>		<u>(20,064.46)</u>	<u>121,971.58</u>
<b>1035 Popular Community Bank- S/A</b>				608.04		
03/31/23	INT		Interest Income		0.01	
			<b>Totals for 1035</b>		<u>0.01</u>	<u>608.05</u>
<b>1040 Popular Community Bank- Reserves</b>				368,585.54		
03/20/23	XR01		Reserve Funding		7,311.00	
03/31/23	INT		Interest Income		578.65	
			<b>Totals for 1040</b>		<u>7,889.65</u>	<u>376,475.19</u>
<b>1045 Popular Community Bank- Escrow</b>				134,776.91		
03/10/23	DP01		Security Deposit		250.00	

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/23/23	1047		Martha Leticia Orozco		(1,200.00)	
03/29/23	DP02		Security Deposit		1,200.00	
03/30/23	1048		Nylma P. Bonilla		(150.00)	
<b>Totals for 1045</b>					<u>100.00</u>	<u>134,876.91</u>
<b>1200 Maintenance Receivables</b>				39,909.86		
03/01/23	Dep.1		LockBoxCR Batch # 2303015945		(6,247.63)	
03/01/23	RE02.1		Reclass Prepaid Maintenance		(54,092.62)	
03/02/23	Dep.2		ManCR Batch # 2303026139		(740.65)	
03/02/23	Dep.3		LockBoxCR Batch # 2303026208		(1,072.42)	
03/03/23	CCARD2023 0303		CCARD Unit GAI-1-603		(450.00)	
03/03/23	CCARD2023 0303		CCARD Unit GAI-1-208		(450.00)	
03/03/23	CCARD2023 0303		CCARD Unit GAI-1-810		(427.00)	
03/03/23	Dep.4		LockBoxCR Batch # 2303036496		(827.00)	
03/04/23	ACHWEB202 30304		ACHWEB Unit GAI-1-211		(427.00)	
03/05/23	ACHWEB202 30305		ACHWEB Unit GAI-1-1208		(427.00)	
03/06/23	Dep.5		LockBoxCR Batch # 2303066727		(6,243.51)	
03/06/23	Dep.6		ManCR Batch # 2303066846		(4,010.76)	
03/07/23	CCARD2023 0307		CCARD Unit GAI-1-209		(645.42)	
03/07/23	Dep.7		LockBoxCR Batch # 2303076966		(2,175.40)	
03/08/23	Dep.8		LockBoxCR Batch # 2303087173		(2,341.29)	
03/09/23	Dep.10		LockBoxCR Batch # 2303097574		(3,938.02)	
03/10/23	Dep.9		EFTCR Batch # 2303097397		(52,230.70)	
03/10/23	Dep.11		LockBoxCR Batch # 2303107816		(3,412.43)	
03/12/23	ACHWEB202 30312		ACHWEB Unit GAI-1-807		(645.42)	
03/13/23	ACHWEB202 30313		ACHWEB Unit GAI-1-512		(427.00)	
03/13/23	Dep.12		LockBoxCR Batch # 2303138272		(2,669.15)	
03/14/23	ACHWEB202 30314		ACHWEB Unit GAI-1-901		(1,376.02)	
03/14/23	Dep.13		LockBoxCR Batch # 2303148672		(2,396.00)	
03/15/23	ACHWEB202 30315		ACHWEB Unit GAI-1-913		(427.00)	
03/15/23	ACHWEB202 30315		ACHWEB Unit GAI-1-PH02		(1,376.02)	
03/15/23	Dep.14		LockBoxCR Batch # 2303158904		(427.00)	
03/16/23	CCARD2023 0316		CCARD Unit GAI-1-303		(427.00)	
03/16/23	Dep.15		LockBoxCR Batch # 2303169113		(3,136.45)	
03/17/23	Dep.16		LockBoxCR Batch # 2303179214		(427.00)	
03/19/23	CCARD2023 0319		CCARD Unit GAI-1-116		(688.01)	
03/20/23	Dep.17		LockBoxCR Batch # 2303209433		(1,214.87)	
03/21/23	ADJ.35		ADJ 03/21/2023		0.09	
03/21/23	Dep.18		ManCR Batch # 2303219579		(713.01)	
03/22/23	CCARD2023 0322		CCARD Unit GAI-1-1003		(427.00)	
03/22/23	Dep.19		LockBoxCR Batch # 2303229712		(3,654.07)	
03/24/23	Dep.20		EFTCR Batch # 2303230090		(3,745.22)	
03/24/23	Dep.21		LockBoxCR Batch # 2303240189		(700.00)	
03/28/23	Dep.22		ManCR Batch # 2303280485		(715.49)	
03/29/23	Dep.23		LockBoxCR Batch # 2303290757		(1,268.87)	
03/30/23	Dep.24		LockBoxCR Batch # 2303300971		(1,072.42)	
03/31/23	CHG.1		GenMaint 03/01/2023 - 03/31/2023		114,235.48	
03/31/23	Dep.25		LockBoxCR Batch # 2303311185		(4,969.20)	

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/31/23	RE02		Reclass Prepaid Maintenance		56,358.85	
<b>Totals for 1200</b>					<u>(2,466.65)</u>	<u>37,443.21</u>
<b>1205 Allowance for Doubtful Accounts</b>				(4,416.04)		
<b>Totals for 1205</b>					<u>0.00</u>	<u>(4,416.04)</u>
<b>1210 Special Assessment Receivables #6</b>				4,795.00		
03/01/23	RE02.1		Reclass Prepaid Maintenance		(142.27)	
03/31/23	RE02		Reclass Prepaid Maintenance		142.27	
<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>				1,991.51		
<b>Totals for 1500</b>					<u>0.00</u>	<u>1,991.51</u>
<b>1850 Prepaid Insurance</b>				467,813.32		
03/31/23	INS		Expense Insurance		(42,632.37)	
<b>Totals for 1850</b>					<u>(42,632.37)</u>	<u>425,180.95</u>
<b>4010 Accounts Payable</b>				(59,941.97)		
03/01/23	RE01.1		Record Accounts Payables		60,506.97	
03/31/23	RE01		Record Accounts Payable		(50,311.42)	
<b>Totals for 4010</b>					<u>10,195.55</u>	<u>(49,746.42)</u>
<b>4015 Insurance Payable</b>				(461,564.95)		
03/05/23	AUTO.1		IPFS Corporation - FLS-177480 - 1 of 11 Payments		41,960.45	
<b>Totals for 4015</b>					<u>41,960.45</u>	<u>(419,604.50)</u>
<b>4150 Prepaid Maintenance</b>				(54,092.62)		
03/01/23	RE02.1		Reclass Prepaid Maintenance		54,092.62	
03/31/23	RE02		Reclass Prepaid Maintenance		(56,358.85)	
<b>Totals for 4150</b>					<u>(2,266.23)</u>	<u>(56,358.85)</u>
<b>4155 Prepaid Special Assessment</b>				(142.27)		
03/01/23	RE02.1		Reclass Prepaid Maintenance		142.27	
03/31/23	RE02		Reclass Prepaid Maintenance		(142.27)	
<b>Totals for 4155</b>					<u>0.00</u>	<u>(142.27)</u>
<b>4165 Security Deposits</b>				(134,275.00)		
03/10/23	DP01		Security Deposit - Security Deposit- Moving Agreement - CK#132 Nylma P. Bonilla Apt#1007		(250.00)	
03/23/23	1047		Martha Leticia Orozco - Inv #GAI-APH2 - Security Deposit Refund GAI-APH2		1,200.00	
03/29/23	DP02		Security Deposit - Luis Alberto Lozano De Las Salas - Apt#416 - Ck#222		(1,200.00)	
03/30/23	1048		Nylma P. Bonilla - Inv #GAI-A-401 - Refund of Moving Deposit Minus Violation Fine		150.00	
<b>Totals for 4165</b>					<u>(100.00)</u>	<u>(134,375.00)</u>
<b>4170 Deferred Cable Contract</b>				(9,346.61)		
03/31/23	GJ03		Recognize Cable Income		322.29	
<b>Totals for 4170</b>					<u>322.29</u>	<u>(9,024.32)</u>
<b>4200 Due to Reserves</b>				(1,991.51)		
<b>Totals for 4200</b>					<u>0.00</u>	<u>(1,991.51)</u>
<b>5500 Reserves - General (Pooled)</b>				(366,180.70)		

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/31/23	RES		Record Reserve Funding		(7,310.75)	
			<b>Totals for 5500</b>		<u>(7,310.75)</u>	<u>(373,491.45)</u>
<b>5505 Reserves - Interest</b>				(4,396.52)		
03/31/23	RESIT		Reserve Interest		(578.65)	
			<b>Totals for 5505</b>		<u>(578.65)</u>	<u>(4,975.17)</u>
<b>5800 Fund Balance</b>				(154,038.26)		
			<b>Totals for 5800</b>		<u>0.00</u>	<u>(154,038.26)</u>
<b>6010 Owner Assessments</b>				(213,849.46)		
03/31/23	CHG.1		GenMaint 03/01/2023 - 03/31/2023		(114,235.48)	
03/31/23	RES		Record Reserve Funding		7,310.75	
			<b>Totals for 6010</b>		<u>(106,924.73)</u>	<u>(320,774.19)</u>
<b>6025 Laundry</b>				(7,027.01)		
03/07/23	DP01		Miscellaneous - Commercial Laundries Rent CK# 78625		(2,059.25)	
			<b>Totals for 6025</b>		<u>(2,059.25)</u>	<u>(9,086.26)</u>
<b>6030 Key Income</b>				0.00		
03/16/23	DP03		Miscellaneous - Key - Roberto Luna & Angela M. Rios - CK#512		(25.00)	
			<b>Totals for 6030</b>		<u>(25.00)</u>	<u>(25.00)</u>
<b>6040 Interest Income</b>				(1,094.76)		
03/31/23	INT		Interest Income		(581.22)	
			<b>Totals for 6040</b>		<u>(581.22)</u>	<u>(1,675.98)</u>
<b>6045 Late Fee</b>				75.00		
			<b>Totals for 6045</b>		<u>0.00</u>	<u>75.00</u>
<b>6050 Prior Year Surplus</b>				(6,750.00)		
			<b>Totals for 6050</b>		<u>0.00</u>	<u>(6,750.00)</u>
<b>6075 Miscellaneous Income</b>				(315.89)		
03/13/23	DP02		Miscellaneous - Filter - Andrea Milanez Huzman A1401 - CK#393		(12.00)	
03/17/23	DP04		Miscellaneous - Air Filter - A. Boyd - CK#5000		(3.00)	
			<b>Totals for 6075</b>		<u>(15.00)</u>	<u>(330.89)</u>
<b>6080 Deferred Comcast Income</b>				(644.58)		
03/31/23	GJ03		Recognize Cable Income		(322.29)	
			<b>Totals for 6080</b>		<u>(322.29)</u>	<u>(966.87)</u>
<b>6085 Reserve Interest Transfer</b>				1,086.73		
03/31/23	RESIT		Reserve Interest		578.65	
			<b>Totals for 6085</b>		<u>578.65</u>	<u>1,665.38</u>
<b>7020 Water &amp; Sewer</b>				18,535.47		
03/01/23	RE01.1		Record Accounts Payables		(18,535.47)	
03/09/23	2450		City of North Miami - Inv #01/31/23 - ACC#61-01-01990-00 - 12/02/22-01/01/23		18,515.39	
03/09/23	2451		City of North Miami - Inv #02/13/23 - Acc#41-88-14938-01 - 12/02/22-01/01/23		20.08	
03/14/23	2465		City of North Miami - Inv #03/03/23 - Customer #338627-388627 - 01/02-02/01/23		19,438.86	
			<b>Totals for 7020</b>		<u>19,438.86</u>	<u>37,974.33</u>
<b>7030 Electricity</b>				12,557.50		
03/01/23	RE01.1		Record Accounts Payables		(6,278.77)	

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/15/23	AUTO.4		FPL - 56006-15271 - 01/24-02/22/23		120.19	
03/15/23	AUTO.5		FPL - 64563-31005 - 01/24-02/22/23		48.44	
03/31/23	AUTO.1		FPL - 62769-39532 - 01/24-02/22/23		5,910.21	
03/31/23	RE01		Record Accounts Payable		6,103.93	
<b>Totals for 7030</b>					<u>5,904.00</u>	<u>18,461.50</u>
<b>7035 Telephone</b>				1,492.87		
03/10/23	AUTO.6		AT&T - 305 895 1156 030 0446 - 02/22-03/21/23		598.33	
03/22/23	AUTO.8		AT&T - 308072533 - 02/28-03/27/23		261.89	
<b>Totals for 7035</b>					<u>860.22</u>	<u>2,353.09</u>
<b>7045 Gas</b>				9,374.56		
03/01/23	RE01.1		Record Accounts Payables		(4,687.28)	
03/08/23	AUTO.2		Teco People's Gas - 211011672295 - 01/14-02/08/23		808.89	
03/09/23	AUTO.7		FPL Energy Services - 1100231747 - 01/14-02/25/23		992.23	
03/31/23	RE01		Record Accounts Payable		3,911.04	
<b>Totals for 7045</b>					<u>1,024.88</u>	<u>10,399.44</u>
<b>7110 Maintenance Supplies</b>				0.00		
03/09/23	2455		HD Supply - Inv #9211288600 - 50 Tag Book Vio Tag Pws 58f		95.85	
03/23/23	2472		Popular Bank - Inv #03/15/23 - ACC#18 4484 6702 0100 4907 - Maintenance Supplies		1,213.07	
<b>Totals for 7110</b>					<u>1,308.92</u>	<u>1,308.92</u>
<b>7120 R&amp;M - Electrical</b>				280.00		
03/09/23	2449		ALEX ELECTRIC SERVICES, INC - Inv #44399 - Opened Hole for Cable & Replaced Lights Elec. RM		858.50	
<b>Totals for 7120</b>					<u>858.50</u>	<u>1,138.50</u>
<b>7125 R&amp;M - Fire Alarm</b>				513.60		
03/09/23	2461		Pye Barker Fire & Safety, LLC - Inv #PSI982472 - Annual Fire Ext Inspection & Services		1,446.70	
03/23/23	2468		Brothers Backflow Specialist, Inc - Inv #BBS96599 - Backflow Preventer Certification		95.00	
03/23/23	2473		Pye Barker Fire & Safety, LLC - Inv #PSI991328 - Annual Inspect. Wet Sprinkler/Backflow/Fire Pump		1,183.85	
03/23/23	2474		Pye Barker Fire & Safety, LLC - Inv #PSI993442 - Service Call for Troubleshooting Panel		700.85	
03/23/23	2475		Pye Barker Fire & Safety, LLC - Inv #PSI993443 - Fire Alarm Annual Inspection		941.60	
<b>Totals for 7125</b>					<u>4,368.00</u>	<u>4,881.60</u>
<b>7130 R&amp;M - General</b>				3,022.95		
03/09/23	2454		Great American Business Products - Inv #43204766 - Plastic Dispenser/Trash Can Kit/Mount for Signs		627.56	
03/09/23	2456		Hi Tech Tree Service - Inv #2880 - Refrigerator Removal		130.00	
03/09/23	2463		Rodriguez Tiles Services, LLC - Inv #02232023 - AT&T Wall Repair - #1101 to #1401		1,050.00	
03/23/23	2470		Hi Tech Tree Service - Inv #2883 - Remove Ducks & Chickens from Property		306.00	
03/23/23	2476		Sherwin-Williams Company #702929 - Inv #3324-4 - Paint		874.62	
03/30/23	2478		Karina Ortiz - Inv #03/29/23 - Reimbursement for Cleaning and Painting of Garage		650.00	
03/30/23	2479		Luis Martinez Guzman - Inv #03/29/23 - Reimbursement for Cleaning & Painting of Garage		1,300.00	
03/30/23	2480		Ronaldo Barrientos - Inv #03/29/23 - Reimbursement for Cleaning and Painting of Garage		650.00	
<b>Totals for 7130</b>					<u>5,588.18</u>	<u>8,611.13</u>
<b>7140 R&amp;M - Trash Chute</b>				409.00		

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/09/23	2447		A-1 Balers & Compactors - Inv #33625 - New Hydraulic Hose		418.65	
			<b>Totals for 7140</b>		<u>418.65</u>	<u>827.65</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>7170 R&amp;M - Plumbing</b>				1,325.00		
			<b>Totals for 7170</b>		<u>0.00</u>	<u>1,325.00</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>				116,912.42		
			<b>Totals for 7195</b>		<u>0.00</u>	<u>116,912.42</u>
<b>7305 Sanitation</b>				6,155.55		
03/01/23	RE01.1		Record Accounts Payables		(4,103.70)	
03/14/23	2466		Waste Pro - Pembroke Pines - Inv #0001137992 - ACC#075109 - 02/01-02/28/23		2,051.85	
03/31/23	RE01		Record Accounts Payable		4,103.70	
			<b>Totals for 7305</b>		<u>2,051.85</u>	<u>8,207.40</u>
<b>7310 Elevator</b>				1,800.00		
03/01/23	RE01.1		Record Accounts Payables		(8,100.00)	
03/31/23	RE01		Record Accounts Payable		9,000.00	
			<b>Totals for 7310</b>		<u>900.00</u>	<u>2,700.00</u>
<b>7325 Cooling Tower</b>				920.20		
03/09/23	2448		AGI International, Inc. - Inv #33932 - 03/01-03/31/23		460.10	
			<b>Totals for 7325</b>		<u>460.10</u>	<u>1,380.30</u>
<b>7345 Lawn Maintenance</b>				2,490.00		
03/01/23	RE01.1		Record Accounts Payables		(7,780.00)	
03/09/23	2453		GRC/Grass Roots Complete - Inv #62341 - 03/01-03/31/23		1,215.00	
03/31/23	RE01		Record Accounts Payable		7,780.00	
			<b>Totals for 7345</b>		<u>1,215.00</u>	<u>3,705.00</u>
<b>7360 Pest Control</b>				1,733.40		
03/09/23	2460		Miami Dade Exterminators Co. - Inv #17131 - 03/01-03/31/23		866.70	
			<b>Totals for 7360</b>		<u>866.70</u>	<u>2,600.10</u>
<b>7370 Janitorial Staff</b>				18,011.10		
03/01/23	2446		America Service INDS. - Inv #15724 - 03/01-03/31/23		9,005.55	
			<b>Totals for 7370</b>		<u>9,005.55</u>	<u>27,016.65</u>
<b>7380 Building Security</b>				12,945.75		
03/09/23	2452		Elite Guard - Inv #GWI#015 - 02/13-02/26/23		3,722.10	
03/23/23	2469		Elite Guard - Inv #GWI#016 - 02/27-03/12/23		3,144.57	
			<b>Totals for 7380</b>		<u>6,866.67</u>	<u>19,812.42</u>
<b>7500 Accounting Fees</b>				2,630.00		
03/01/23	RE01.1		Record Accounts Payables		(1,315.00)	
03/09/23	2458		Juda Eskew & Associates, P.A. - Inv #72755 - 03/01-03/31/23		1,315.00	
03/23/23	2471		Juda Eskew & Associates, P.A. - Inv #72045 - 01/01-01/31/23		1,315.00	
			<b>Totals for 7500</b>		<u>1,315.00</u>	<u>3,945.00</u>

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

March 1, 2023 - March 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>7505 Legal Fees</b>				4,919.59		
03/09/23	2457		Hollander, Goode, Lopez, PLLC - Inv #17077 - Professional Services		501.10	
<b>Totals for 7505</b>					<u>501.10</u>	<u>5,420.69</u>
<b>7510 Management Fees</b>				3,100.00		
03/09/23	2464		Sunrise Management - Inv #02/30/23 - 03/01-03/31/23		1,550.00	
<b>Totals for 7510</b>					<u>1,550.00</u>	<u>4,650.00</u>
<b>7536 Office Staff</b>				10,646.40		
03/23/23	2477		Sunrise Management - Inv #03/13/23 - 02/20-03/05/23		2,661.60	
03/23/23	2477		Sunrise Management - Inv #03/13/23 - 03/06-03/12/23		1,330.80	
03/30/23	2481		Sunrise Management - Inv #03/28/23 - 03/13-03/26/23		2,661.60	
<b>Totals for 7536</b>					<u>6,654.00</u>	<u>17,300.40</u>
<b>7540 Office Supplies</b>				619.96		
03/09/23	2462		Quill LLC - Inv #30999883 - Office Supplies		252.32	
03/09/23	2462		Quill LLC - Inv #31079049 - AT&T 2 Line Speakerphone w/cid		87.73	
03/09/23	2462		Quill LLC - Inv #31060392 - Softtalk 21002 Cord Detangler		9.62	
03/09/23	2462		Quill LLC - Inv #30993553 - Office Supplies		5.87	
<b>Totals for 7540</b>					<u>355.54</u>	<u>975.50</u>
<b>7545 Postage and Mail</b>				1,327.07		
03/09/23	2459		Juda Eskew & Associates, P.A. - Inv #73042 - 15 Late Letters for November		375.00	
03/09/23	2459		Juda Eskew & Associates, P.A. - Inv #73042 - 15 Late Letter Affidavits for November		75.00	
<b>Totals for 7545</b>					<u>450.00</u>	<u>1,777.07</u>
<b>7550 Greenwich Park Monthly Expense</b>				19,413.50		
03/01/23	RE01.1		Record Accounts Payables		(9,706.75)	
03/31/23	RE01		Record Accounts Payable		19,412.75	
<b>Totals for 7550</b>					<u>9,706.00</u>	<u>29,119.50</u>
<b>7555 Insurance</b>				69,304.98		
03/31/23	INS		Expense Insurance		42,632.37	
<b>Totals for 7555</b>					<u>42,632.37</u>	<u>111,937.35</u>
<b>7560 DBPR</b>				884.00		
<b>Totals for 7560</b>					<u>0.00</u>	<u>884.00</u>
<b>7810 Bad Debt Expense</b>				(439.87)		
<b>Totals for 7810</b>					<u>0.00</u>	<u>(439.87)</u>
<b>Report Total</b>						<u>0.00</u>

<b>Net Revenue/(Expense)</b>	
Current Period	<u>(14,951.16)</u>
Year-to-Date	<u>(107,616.19)</u>

Distribution count = 227

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

March 1, 2023 - March 31, 2023

Date	Reference	Account	Description	Amount
<b>Journal: General</b>				
03/23/23	1047	1045	Martha Leticia Orozco	(1,200.00)
03/23/23	1047	4165	Inv #GAI-APH2 - Security Deposit Refund GAI-APH2	1,200.00
03/30/23	1048	1045	Nylma P. Bonilla	(150.00)
03/30/23	1048	4165	Inv #GAI-A-401 - Refund of Moving Deposit Minus Violation Fine	150.00
03/01/23	2446	1030	America Service INDS.	(9,005.55)
03/01/23	2446	7370	Inv #15724 - 03/01-03/31/23	9,005.55
03/09/23	2447	1030	A-1 Balers & Compactors	(418.65)
03/09/23	2447	7140	Inv #33625 - New Hydraulic Hose	418.65
03/09/23	2448	1030	AGI International, Inc.	(460.10)
03/09/23	2448	7325	Inv #33932 - 03/01-03/31/23	460.10
03/09/23	2449	1030	ALEX ELECTRIC SERVICES, INC	(858.50)
03/09/23	2449	7120	Inv #44399 - Opened Hole for Cable & Replaced Lights Elec. RM	858.50
03/09/23	2450	1030	City of North Miami	(18,515.39)
03/09/23	2450	7020	Inv #01/31/23 - ACC#61-01-01990-00 - 12/02/22-01/01/23	18,515.39
03/09/23	2451	1030	City of North Miami	(20.08)
03/09/23	2451	7020	Inv #02/13/23 - Acc#41-88-14938-01 - 12/02/22-01/01/23	20.08
03/09/23	2452	1030	Elite Guard	(3,722.10)
03/09/23	2452	7380	Inv #GWI#015 - 02/13-02/26/23	3,722.10
03/09/23	2453	1030	GRC/Grass Roots Complete	(1,215.00)
03/09/23	2453	7345	Inv #62341 - 03/01-03/31/23	1,215.00
03/09/23	2454	1030	Great American Business Products	(627.56)
03/09/23	2454	7130	Inv #43204766 - Plastic Dispenser/Trash Can Kit/Mount for Signs	627.56
03/09/23	2455	1030	HD Supply	(95.85)
03/09/23	2455	7110	Inv #9211288600 - 50 Tag Book Vio Tag Pws 58f	95.85
03/09/23	2456	1030	Hi Tech Tree Service	(130.00)
03/09/23	2456	7130	Inv #2880 - Refrigerator Removal	130.00
03/09/23	2457	1030	Hollander, Goode, Lopez, PLLC	(501.10)
03/09/23	2457	7505	Inv #17077 - Professional Services	501.10
03/09/23	2458	1030	Juda Eskew & Associates, P.A.	(1,315.00)
03/09/23	2458	7500	Inv #72755 - 03/01-03/31/23	1,315.00
03/09/23	2459	1030	Juda Eskew & Associates, P.A.	(450.00)
03/09/23	2459	7545	Inv #73042 - 15 Late Letters for November	375.00
03/09/23	2459	7545	Inv #73042 - 15 Late Letter Affidavits for November	75.00
03/09/23	2460	1030	Miami Dade Exterminators Co.	(866.70)
03/09/23	2460	7360	Inv #17131 - 03/01-03/31/23	866.70

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

March 1, 2023 - March 31, 2023

Date	Reference	Account	Description	Amount
03/09/23	2461	1030	Pye Barker Fire & Safety, LLC	(1,446.70)
03/09/23	2461	7125	Inv #PSI982472 - Annual Fire Ext Inspection & Services	1,446.70
03/09/23	2462	1030	Quill LLC	(355.54)
03/09/23	2462	7540	Inv #30999883 - Office Supplies	252.32
03/09/23	2462	7540	Inv #31079049 - AT&T 2 Line Speakerphone w/cid	87.73
03/09/23	2462	7540	Inv #31060392 - Softtalk 21002 Cord Detangler	9.62
03/09/23	2462	7540	Inv #30993553 - Office Supplies	5.87
03/09/23	2463	1030	Rodriguez Tiles Services, LLC	(1,050.00)
03/09/23	2463	7130	Inv #02232023 - AT&T Wall Repair - #1101 to #1401	1,050.00
03/09/23	2464	1030	Sunrise Management	(1,550.00)
03/09/23	2464	7510	Inv #02/30/23 - 03/01-03/31/23	1,550.00
03/14/23	2465	1030	City of North Miami	(19,438.86)
03/14/23	2465	7020	Inv #03/03/23 - Customer #338627-388627 - 01/02-02/01/23	19,438.86
03/14/23	2466	1030	Waste Pro - Pembroke Pines	(2,051.85)
03/14/23	2466	7305	Inv #0001137992 - ACC#075109 - 02/01-02/28/23	2,051.85
03/23/23	2468	1030	Brothers Backflow Specialist, Inc	(95.00)
03/23/23	2468	7125	Inv #BBS96599 - Backflow Preventer Certification	95.00
03/23/23	2469	1030	Elite Guard	(3,144.57)
03/23/23	2469	7380	Inv #GWI#016 - 02/27-03/12/23	3,144.57
03/23/23	2470	1030	Hi Tech Tree Service	(306.00)
03/23/23	2470	7130	Inv #2883 - Remove Ducks & Chickens from Property	306.00
03/23/23	2471	1030	Juda Eskew & Associates, P.A.	(1,315.00)
03/23/23	2471	7500	Inv #72045 - 01/01-01/31/23	1,315.00
03/23/23	2472	1030	Popular Bank	(1,213.07)
03/23/23	2472	7110	Inv #03/15/23 - ACC#18 4484 6702 0100 4907 - Maintenance Supplies	1,213.07
03/23/23	2473	1030	Pye Barker Fire & Safety, LLC	(1,183.85)
03/23/23	2473	7125	Inv #PSI991328 - Annual Inspect. Wet Sprinkler/Backflow/Fire Pump	1,183.85
03/23/23	2474	1030	Pye Barker Fire & Safety, LLC	(700.85)
03/23/23	2474	7125	Inv #PSI993442 - Service Call for Troubleshooting Panel	700.85
03/23/23	2475	1030	Pye Barker Fire & Safety, LLC	(941.60)
03/23/23	2475	7125	Inv #PSI993443 - Fire Alarm Annual Inspection	941.60
03/23/23	2476	1030	Sherwin-Williams Company #702929	(874.62)
03/23/23	2476	7130	Inv #3324-4 - Paint	874.62
03/23/23	2477	1030	Sunrise Management	(3,992.40)

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

March 1, 2023 - March 31, 2023

Date	Reference	Account	Description	Amount
03/23/23	2477	7536	Inv #03/13/23 - 02/20-03/05/23	2,661.60
03/23/23	2477	7536	Inv #03/13/23 - 03/06-03/12/23	1,330.80
03/30/23	2478	1030	Karina Ortiz	(650.00)
03/30/23	2478	7130	Inv #03/29/23 - Reimbursement for Cleaning and Painting of Garage	650.00
03/30/23	2479	1030	Luis Martinez Guzman	(1,300.00)
03/30/23	2479	7130	Inv #03/29/23 - Reimbursement for Cleaning & Painting of Garage	1,300.00
03/30/23	2480	1030	Ronaldo Barrientos	(650.00)
03/30/23	2480	7130	Inv #03/29/23 - Reimbursement for Cleaning and Painting of Garage	650.00
03/30/23	2481	1030	Sunrise Management	(2,661.60)
03/30/23	2481	7536	Inv #03/28/23 - 03/13-03/26/23	2,661.60
03/04/23	ACHWEB20230 304	1030	ACHWEB Unit GAI-1-211	427.00
03/04/23	ACHWEB20230 304	1200	ACHWEB Unit GAI-1-211	(427.00)
03/05/23	ACHWEB20230 305	1030	ACHWEB Unit GAI-1-1208	427.00
03/05/23	ACHWEB20230 305	1200	ACHWEB Unit GAI-1-1208	(427.00)
03/12/23	ACHWEB20230 312	1030	ACHWEB Unit GAI-1-807	645.42
03/12/23	ACHWEB20230 312	1200	ACHWEB Unit GAI-1-807	(645.42)
03/13/23	ACHWEB20230 313	1030	ACHWEB Unit GAI-1-512	427.00
03/13/23	ACHWEB20230 313	1200	ACHWEB Unit GAI-1-512	(427.00)
03/14/23	ACHWEB20230 314	1030	ACHWEB Unit GAI-1-901	1,376.02
03/14/23	ACHWEB20230 314	1200	ACHWEB Unit GAI-1-901	(1,376.02)
03/15/23	ACHWEB20230 315	1030	ACHWEB Unit GAI-1-913	427.00
03/15/23	ACHWEB20230 315	1200	ACHWEB Unit GAI-1-913	(427.00)
03/15/23	ACHWEB20230 315	1030	ACHWEB Unit GAI-1-PH02	1,376.02
03/15/23	ACHWEB20230 315	1200	ACHWEB Unit GAI-1-PH02	(1,376.02)
03/21/23	ADJ.35	1200	ADJ 03/21/2023	0.09
03/21/23	ADJ.35	999	Adjustment (GAI-1-307)	(0.09)
03/05/23	AUTO.1	1030	IPFS Corporation	(41,960.45)
03/05/23	AUTO.1	4015	FLS-177480 - 1 of 11 Payments	41,960.45
03/31/23	AUTO.1	1030	FPL	(5,910.21)
03/31/23	AUTO.1	7030	62769-39532 - 01/24-02/22/23	5,910.21
03/08/23	AUTO.2	1030	Teco People's Gas	(808.89)

## Greenwich Association, Inc.

### Journals

March 1, 2023 - March 31, 2023

Date	Reference	Account	Description	Amount
03/08/23	AUTO.2	7045	211011672295 - 01/14-02/08/23	808.89
03/15/23	AUTO.4	1030	FPL	(120.19)
03/15/23	AUTO.4	7030	56006-15271 - 01/24-02/22/23	120.19
03/15/23	AUTO.5	1030	FPL	(48.44)
03/15/23	AUTO.5	7030	64563-31005 - 01/24-02/22/23	48.44
03/10/23	AUTO.6	1030	AT&T	(598.33)
03/10/23	AUTO.6	7035	305 895 1156 030 0446 - 02/22-03/21/23	598.33
03/09/23	AUTO.7	1030	FPL Energy Services	(992.23)
03/09/23	AUTO.7	7045	1100231747 - 01/14-02/25/23	992.23
03/22/23	AUTO.8	1030	AT&T	(261.89)
03/22/23	AUTO.8	7035	308072533 - 02/28-03/27/23	261.89
03/03/23	CCARD202303 03	1030	CCARD Unit GAI-1-603	450.00
03/03/23	CCARD202303 03	1200	CCARD Unit GAI-1-603	(450.00)
03/03/23	CCARD202303 03	1030	CCARD Unit GAI-1-208	450.00
03/03/23	CCARD202303 03	1200	CCARD Unit GAI-1-208	(450.00)
03/03/23	CCARD202303 03	1030	CCARD Unit GAI-1-810	427.00
03/03/23	CCARD202303 03	1200	CCARD Unit GAI-1-810	(427.00)
03/07/23	CCARD202303 07	1030	CCARD Unit GAI-1-209	645.42
03/07/23	CCARD202303 07	1200	CCARD Unit GAI-1-209	(645.42)
03/16/23	CCARD202303 16	1030	CCARD Unit GAI-1-303	427.00
03/16/23	CCARD202303 16	1200	CCARD Unit GAI-1-303	(427.00)
03/19/23	CCARD202303 19	1030	CCARD Unit GAI-1-116	688.01
03/19/23	CCARD202303 19	1200	CCARD Unit GAI-1-116	(688.01)
03/22/23	CCARD202303 22	1030	CCARD Unit GAI-1-1003	427.00
03/22/23	CCARD202303 22	1200	CCARD Unit GAI-1-1003	(427.00)
03/31/23	CHG.1	1200	GenMaint 03/01/2023 - 03/31/2023	114,235.48
03/31/23	CHG.1	6010	GenMaint 03/01/2023 - 03/31/2023	(114,235.48)
03/01/23	Dep.1	1030	LockBoxCR Batch # 2303015945	6,247.63
03/01/23	Dep.1	1200	LockBoxCR Batch # 2303015945	(6,247.63)
03/02/23	Dep.2	1030	ManCR Batch # 2303026139	740.65
03/02/23	Dep.2	1200	ManCR Batch # 2303026139	(740.65)
03/02/23	Dep.3	1030	LockBoxCR Batch # 2303026208	1,072.42

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

March 1, 2023 - March 31, 2023

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
03/02/23	Dep.3	1200	LockBoxCR Batch # 2303026208	(1,072.42)
03/03/23	Dep.4	1030	LockBoxCR Batch # 2303036496	827.00
03/03/23	Dep.4	1200	LockBoxCR Batch # 2303036496	(827.00)
03/06/23	Dep.5	1030	LockBoxCR Batch # 2303066727	6,243.51
03/06/23	Dep.5	1200	LockBoxCR Batch # 2303066727	(6,243.51)
03/06/23	Dep.6	1030	ManCR Batch # 2303066846	4,010.76
03/06/23	Dep.6	1200	ManCR Batch # 2303066846	(4,010.76)
03/07/23	Dep.7	1030	LockBoxCR Batch # 2303076966	2,175.40
03/07/23	Dep.7	1200	LockBoxCR Batch # 2303076966	(2,175.40)
03/08/23	Dep.8	1030	LockBoxCR Batch # 2303087173	2,341.29
03/08/23	Dep.8	1200	LockBoxCR Batch # 2303087173	(2,341.29)
03/10/23	Dep.9	1030	EFTCR Batch # 2303097397	52,230.70
03/10/23	Dep.9	1200	EFTCR Batch # 2303097397	(52,230.70)
03/09/23	Dep.10	1030	LockBoxCR Batch # 2303097574	3,938.02
03/09/23	Dep.10	1200	LockBoxCR Batch # 2303097574	(3,938.02)
03/10/23	Dep.11	1030	LockBoxCR Batch # 2303107816	3,412.43
03/10/23	Dep.11	1200	LockBoxCR Batch # 2303107816	(3,412.43)
03/13/23	Dep.12	1030	LockBoxCR Batch # 2303138272	2,669.15
03/13/23	Dep.12	1200	LockBoxCR Batch # 2303138272	(2,669.15)
03/14/23	Dep.13	1030	LockBoxCR Batch # 2303148672	2,396.00
03/14/23	Dep.13	1200	LockBoxCR Batch # 2303148672	(2,396.00)
03/15/23	Dep.14	1030	LockBoxCR Batch # 2303158904	427.00
03/15/23	Dep.14	1200	LockBoxCR Batch # 2303158904	(427.00)
03/16/23	Dep.15	1030	LockBoxCR Batch # 2303169113	3,136.45
03/16/23	Dep.15	1200	LockBoxCR Batch # 2303169113	(3,136.45)
03/17/23	Dep.16	1030	LockBoxCR Batch # 2303179214	427.00
03/17/23	Dep.16	1200	LockBoxCR Batch # 2303179214	(427.00)
03/20/23	Dep.17	1030	LockBoxCR Batch # 2303209433	1,214.87
03/20/23	Dep.17	1200	LockBoxCR Batch # 2303209433	(1,214.87)
03/21/23	Dep.18	1030	ManCR Batch # 2303219579	713.01
03/21/23	Dep.18	1200	ManCR Batch # 2303219579	(713.01)
03/22/23	Dep.19	1030	LockBoxCR Batch # 2303229712	3,654.07
03/22/23	Dep.19	1200	LockBoxCR Batch # 2303229712	(3,654.07)
03/24/23	Dep.20	1030	EFTCR Batch # 2303230090	3,745.22
03/24/23	Dep.20	1200	EFTCR Batch # 2303230090	(3,745.22)
03/24/23	Dep.21	1030	LockBoxCR Batch # 2303240189	700.00
03/24/23	Dep.21	1200	LockBoxCR Batch # 2303240189	(700.00)
03/28/23	Dep.22	1030	ManCR Batch # 2303280485	715.49
03/28/23	Dep.22	1200	ManCR Batch # 2303280485	(715.49)

**Greenwich Association, Inc.**

**Journals**

March 1, 2023 - March 31, 2023

Date	Reference	Account	Description	Amount
03/29/23	Dep.23	1030	LockBoxCR Batch # 2303290757	1,268.87
03/29/23	Dep.23	1200	LockBoxCR Batch # 2303290757	(1,268.87)
03/30/23	Dep.24	1030	LockBoxCR Batch # 2303300971	1,072.42
03/30/23	Dep.24	1200	LockBoxCR Batch # 2303300971	(1,072.42)
03/31/23	Dep.25	1030	LockBoxCR Batch # 2303311185	4,969.20
03/31/23	Dep.25	1200	LockBoxCR Batch # 2303311185	(4,969.20)
03/07/23	DP01	1030	Miscellaneous	2,059.25
03/07/23	DP01	6025	Commercial Laundries Rent CK# 78625	(2,059.25)
03/10/23	DP01	1045	Security Deposit	250.00
03/10/23	DP01	4165	Security Deposit- Moving Agreement - CK#132 Nylma P. Bonilla Apt#1007	(250.00)
03/13/23	DP02	1030	Miscellaneous	12.00
03/13/23	DP02	6075	Filter - Andrea Milanez Huzman A1401 - CK#393	(12.00)
03/29/23	DP02	1045	Security Deposit	1,200.00
03/29/23	DP02	4165	Luis Alberto Lozano De Las Salas - Apt#416 - Ck#222	(1,200.00)
03/16/23	DP03	1030	Miscellaneous	25.00
03/16/23	DP03	6030	Key - Roberto Luna & Angela M. Rios - CK#512	(25.00)
03/17/23	DP04	1030	Miscellaneous	3.00
03/17/23	DP04	6075	Air Filter - A. Boyd - CK#5000	(3.00)
03/31/23	GJ03	4170	Recognize Cable Income	322.29
03/31/23	GJ03	6080	Recognize Cable Income	(322.29)
03/31/23	INS	7555	Expense Insurance	42,632.37
03/31/23	INS	1850	Expense Insurance	(42,632.37)
03/31/23	INT	1030	Interest Income	2.56
03/31/23	INT	1035	Interest Income	0.01
03/31/23	INT	1040	Interest Income	578.65
03/31/23	INT	6040	Interest Income	(581.22)
03/31/23	RE01	7030	Record Accounts Payable	6,103.93
03/31/23	RE01	7045	Record Accounts Payable	3,911.04
03/31/23	RE01	7305	Record Accounts Payable	4,103.70
03/31/23	RE01	7310	Record Accounts Payable	9,000.00
03/31/23	RE01	7345	Record Accounts Payable	7,780.00
03/31/23	RE01	7550	Record Accounts Payable	19,412.75
03/31/23	RE01	4010	Record Accounts Payable	(50,311.42)
03/01/23	RE01.1	7020	Record Accounts Payables	(18,535.47)
03/01/23	RE01.1	7030	Record Accounts Payables	(6,278.77)
03/01/23	RE01.1	7045	Record Accounts Payables	(4,687.28)
03/01/23	RE01.1	7305	Record Accounts Payables	(4,103.70)
03/01/23	RE01.1	7310	Record Accounts Payables	(8,100.00)
03/01/23	RE01.1	7345	Record Accounts Payables	(7,780.00)
03/01/23	RE01.1	7500	Record Accounts Payables	(1,315.00)
03/01/23	RE01.1	7550	Record Accounts Payables	(9,706.75)

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

March 1, 2023 - March 31, 2023

<b>Date</b>	<b>Reference</b>	<b>Account</b>	<b>Description</b>	<b>Amount</b>
03/01/23	RE01.1	4010	Record Accounts Payables	60,506.97
03/31/23	RE02	1200	Reclass Prepaid Maintenance	56,358.85
03/31/23	RE02	4150	Reclass Prepaid Maintenance	(56,358.85)
03/31/23	RE02	1210	Reclass Prepaid Maintenance	142.27
03/31/23	RE02	4155	Reclass Prepaid Maintenance	(142.27)
03/01/23	RE02.1	1200	Reclass Prepaid Maintenance	(54,092.62)
03/01/23	RE02.1	4150	Reclass Prepaid Maintenance	54,092.62
03/01/23	RE02.1	1210	Reclass Prepaid Maintenance	(142.27)
03/01/23	RE02.1	4155	Reclass Prepaid Maintenance	142.27
03/31/23	RES	6010	Record Reserve Funding	7,310.75
03/31/23	RES	5500	Record Reserve Funding	(7,310.75)
03/31/23	RESIT	6085	Reserve Interest	578.65
03/31/23	RESIT	5505	Reserve Interest	(578.65)
03/20/23	XR01	1030	Reserve Funding	(7,311.00)
03/20/23	XR01	1040	Reserve Funding	7,311.00
<b>Transaction Balance for General</b>				<u>0.00</u>

**Transaction Totals**

Total Debits	<u>652,217.67</u>
Total Credits	<u>652,217.67</u>

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

Popular Community Bank- Oper- (1030)

March 1, 2023 - March 31, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b> 135,194.02
<b>Open Deposits &amp; Additions</b>				
				<b>Total</b> 0.00
<b>Open Checks &amp; Payments</b>				
2192	06/30/22	7310	Suncoast Elevator Solutions, Inc.	900.00
2466	03/14/23	7305	Waste Pro - Pembroke Pines	2,051.85
2468	03/23/23	7125	Brothers Backflow Specialist, Inc	95.00
2472	03/23/23	7110	Popular Bank	1,213.07
2473	03/23/23	7125	Pye Barker Fire & Safety, LLC	1,183.85
2474	03/23/23	7125	Pye Barker Fire & Safety, LLC	700.85
2475	03/23/23	7125	Pye Barker Fire & Safety, LLC	941.60
2476	03/23/23	7130	Sherwin-Williams Company #702929	874.62
2478	03/30/23	7130	Karina Ortiz	650.00
2479	03/30/23	7130	Luis Martinez Guzman	1,300.00
2480	03/30/23	7130	Ronaldo Barrientos	650.00
2481	03/30/23	7536	Sunrise Management	2,661.60
				<b>Total</b> 13,222.44
<b>Reconciled Bank Balance</b>				<b>121,971.58</b>
 <b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				155,161.90
+ Cleared Deposits & Additions				123,772.30
- Cleared Checks & Payments				143,740.18
Ending Bank Balance				135,194.02
 <b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				13,222.44
<b>Reconciled Bank Balance</b>				<b>121,971.58</b>
 <b>General Ledger Information</b>				
Unadjusted General Ledger Balance				121,971.58
+/- Total Adjustments				0.00
<b>Adjusted General Ledger Balance</b>				<b>121,971.58</b>
 <b>Unreconciled Amount</b>				
				0.00

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

Popular Community Bank- S/A- (1035)

March 1, 2023 - March 31, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	608.05
<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>608.05</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
				608.04
Beginning Bank Balance				
+ Cleared Deposits & Additions				0.01
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				608.05
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>0.00</u>
<b>Reconciled Bank Balance</b>				<u><u>608.05</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				608.04
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>608.05</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>

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

Popular Community Bank- Reserves- (1040)

March 1, 2023 - March 31, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	376,475.19
<b>Open Deposits &amp; Additions</b>				
			<b>Total</b>	0.00
<b>Open Checks &amp; Payments</b>				
			<b>Total</b>	0.00
			<b>Reconciled Bank Balance</b>	376,475.19
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	368,585.54
			+ Cleared Deposits & Additions	7,889.65
			- Cleared Checks & Payments	0.00
			Ending Bank Balance	376,475.19
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	0.00
			<b>Reconciled Bank Balance</b>	376,475.19
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	376,475.19
			+/- Total Adjustments	0.00
			<b>Adjusted General Ledger Balance</b>	376,475.19
			<b>Unreconciled Amount</b>	0.00

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

Popular Community Bank- Escrow- (1045)

March 1, 2023 - March 31, 2023

Reference	Date	GL Account	Description	Amount
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b>
				136,226.91
<b>Open Deposits &amp; Additions</b>				
				<b>Total</b>
				<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
1047	03/23/23	4165	Martha Leticia Orozco	1,200.00
1048	03/30/23	4165	Nylma P. Bonilla	150.00
				<b>Total</b>
				<u>1,350.00</u>
<b>Reconciled Bank Balance</b>				<u><u>134,876.91</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
Beginning Bank Balance				134,776.91
+ Cleared Deposits & Additions				1,450.00
- Cleared Checks & Payments				<u>0.00</u>
Ending Bank Balance				136,226.91
<b>Reconciled Bank Information</b>				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,350.00</u>
<b>Reconciled Bank Balance</b>				<u><u>134,876.91</u></u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				134,876.91
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u><u>134,876.91</u></u>
<b>Unreconciled Amount</b>				<u><u>0.00</u></u>