

Greenwich Association, Inc.

Report on Compilation of Financial Statements

May 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 May 31, 2023, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 5 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 5 Months ended May 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

July 21, 2023

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Plantation, FL 33324-2744
954-577-9700

Greenwich Association, Inc.

Balance Sheet

May 31, 2023

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 75,948
	<u>75,948</u>
Cash - Reserves	
Popular Community Bank- Reserves	401,730
	<u>401,730</u>
Cash - Security	
Popular Community Bank- Escrow	131,277
	<u>131,277</u>
Cash - Special Assessment	
Popular Community Bank- S/A	608
	<u>608</u>
	<u>609,563</u>
Other Assets	
Maintenance Receivables	38,593
Allowance for Doubtful Accounts	(4,416)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Prepaid Insurance	339,917
	<u>376,094</u>
	<u>\$ 985,657</u>

Greenwich Association, Inc.
Balance Sheet
May 31, 2023

Liabilities and Members' Equity

Accounts Payable	\$ 45,638
Insurance Payable	335,684
Prepaid Maintenance	55,421
Prepaid Special Assessment	142
Security Deposits	130,775
Deferred Cable Contract	<u>8,380</u>
	<u>576,040</u>
Reserve Contract Liabilities / Fund Balances	
Reserves - General (Pooled)	388,113
Reserves - Interest	<u>6,305</u>
	<u>394,418</u>
Operating Fund Balance	
Fund Balance	154,038
Current Year Revenue (Expense)	<u>(138,839)</u>
	<u>15,199</u>
	<u>409,617</u>
	<u>\$ 985,657</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 5 Months ended May 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
Revenues							
Owner Assessments	\$ 105,929	\$ 106,927	\$ (998)	\$ 534,624	\$ 534,633	\$ (9)	\$ 1,283,118
Reserve Assessment	-	7,311	(7,311)	-	36,554	(36,554)	87,729
Laundry	2,226	2,500	(274)	13,417	12,500	917	30,000
Key Income	85	-	85	110	-	110	-
Interest Income	733	-	733	3,010	-	3,010	-
Late Fee	-	83	(83)	(75)	417	(492)	1,000
Prior Year Surplus	-	6,750	(6,750)	6,750	33,750	(27,000)	81,000
Gate Card Income	-	42	(42)	-	208	(208)	500
Filter Income	-	8	(8)	-	42	(42)	100
Miscellaneous Income	150	417	(267)	581	2,083	(1,502)	5,000
Deferred Comcast Income	322	322	-	1,611	1,611	-	3,867
Reserve Interest Transfer	(731)	-	(731)	(2,996)	-	(2,996)	-
Bad Debt Expense	-	(833)	833	440	(4,167)	4,607	(10,000)
	<u>108,714</u>	<u>123,527</u>	<u>(14,813)</u>	<u>557,472</u>	<u>617,631</u>	<u>(60,159)</u>	<u>1,482,314</u>
Total Revenues	<u>108,714</u>	<u>123,527</u>	<u>(14,813)</u>	<u>557,472</u>	<u>617,631</u>	<u>(60,159)</u>	<u>1,482,314</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 5 Months ended May 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
Operating Expenses							
Administrative:							
Accounting Fees	1,315	1,315	-	6,575	6,575	-	15,780
Year End Accounting	-	333	333	-	1,667	1,667	4,000
Legal Fees	-	2,083	2,083	5,421	10,417	4,996	25,000
Management Fees	1,550	1,550	-	7,750	7,750	-	18,600
License & Permit	-	343	343	-	1,715	1,715	4,116
Office Staff	5,323	5,767	444	27,947	28,833	886	69,200
Office Supplies	-	250	250	976	1,250	274	3,000
Postage and Mail	-	333	333	1,777	1,667	(110)	4,000
DBPR	-	74	74	884	368	(516)	884
Corporate Annual Report	-	5	5	61	25	(36)	61
	<u>8,188</u>	<u>12,053</u>	<u>3,865</u>	<u>51,391</u>	<u>60,267</u>	<u>8,876</u>	<u>144,641</u>
Community Room/Building:							
Greenwich Park Monthly Expense	<u>5,865</u>	<u>4,583</u>	<u>(1,282)</u>	<u>38,681</u>	<u>22,917</u>	<u>(15,764)</u>	<u>55,000</u>
	5,865	4,583	(1,282)	38,681	22,917	(15,764)	55,000
Contracts:							
Sanitation	-	2,000	2,000	10,275	10,000	(275)	24,000
Elevator	900	1,467	567	8,648	7,333	(1,315)	17,600
Elevator Phone	(75)	-	75	-	-	-	-
Cooling Tower	460	460	-	4,701	2,300	(2,401)	5,521
Lawn Maintenance	1,215	1,275	60	6,135	6,375	240	15,300
Pest Control	867	867	-	4,334	4,333	(1)	10,400
Janitorial Staff	9,006	9,401	395	45,028	47,003	1,975	112,806
Building Security	<u>6,289</u>	<u>6,750</u>	<u>461</u>	<u>32,391</u>	<u>33,750</u>	<u>1,359</u>	<u>81,000</u>
	18,662	22,220	3,558	111,512	111,094	(418)	266,627
Insurance:							
Insurance	<u>42,632</u>	<u>32,576</u>	<u>(10,056)</u>	<u>197,202</u>	<u>162,882</u>	<u>(34,320)</u>	<u>390,917</u>
	42,632	32,576	(10,056)	197,202	162,882	(34,320)	390,917
Repairs and Maintenance:							
Maintenance Supplies	-	500	500	3,058	2,500	(558)	6,000
R&M - Electrical	7,846	417	(7,429)	9,824	2,083	(7,741)	5,000
R&M - Fire Alarm	514	483	(31)	10,144	2,417	(7,727)	5,800
R&M- Fire Extinguisher	-	417	417	-	2,083	2,083	5,000
R&M - General	2,133	6,250	4,117	15,519	31,250	15,731	75,000
R&M - Access Control	-	50	50	-	250	250	600
R&M - Trash Chute	-	500	500	1,542	2,500	958	6,000
R&M - Tree Trimming	-	500	500	5,250	2,500	(2,750)	6,000
R&M - Air Conditioning Systems	-	625	625	417	3,125	2,708	7,500
R&M - Parking Repairs	-	208	208	150	1,042	892	2,500
R&M - Roof Repairs	-	333	333	-	1,667	1,667	4,000
R&M - Plumbing	-	1,000	1,000	6,625	5,000	(1,625)	12,000
R&M - Generator & Water Tower	973	583	(390)	973	2,917	1,944	7,000
R&M - Sprinkler	-	1,000	1,000	150	5,000	4,850	12,000
40 Year Certification	<u>-</u>	<u>6,250</u>	<u>6,250</u>	<u>116,912</u>	<u>31,250</u>	<u>(85,662)</u>	<u>75,000</u>
	11,466	19,116	7,650	170,564	95,584	(74,980)	229,400

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 5 Months ended May 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	18,549	15,833	(2,716)	74,381	79,167	4,786	190,000
Electricity	6,898	5,833	(1,065)	31,463	29,167	(2,296)	70,000
Telephone	1,772	833	(939)	5,904	4,167	(1,737)	10,000
Gas	1,855	3,167	1,312	15,217	15,833	616	38,000
	<u>29,074</u>	<u>25,666</u>	<u>(3,408)</u>	<u>126,965</u>	<u>128,334</u>	<u>1,369</u>	<u>308,000</u>
Reserve Transfer:							
Reserve Transfer	-	7,311	7,311	-	36,554	36,554	87,729
	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>-</u>	<u>36,554</u>	<u>36,554</u>	<u>87,729</u>
Total Expenses	<u>115,887</u>	<u>123,525</u>	<u>7,638</u>	<u>696,315</u>	<u>617,632</u>	<u>(78,683)</u>	<u>1,482,314</u>
Excess Revenues (Expenses)	<u>\$ (7,173)</u>	<u>\$ 2</u>	<u>\$ (7,175)</u>	<u>\$ (138,843)</u>	<u>\$ (1)</u>	<u>\$ (138,842)</u>	<u>\$ -</u>

Greenwich Association, Inc.
General Ledger

May 1, 2023 - May 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				79,007.78		
05/01/23	2522		America Service INDS.		(9,005.55)	
05/01/23	2523		Sunrise Management		(1,550.00)	
05/01/23	CCARD2023 0501		CCARD Unit GAI-1-810		427.00	
05/01/23	Dep.1		LockBoxCR Batch # 2305017272		4,115.20	
05/01/23	DP01		Miscellaneous		35.00	
05/02/23	2524		Elite Guard		(3,144.57)	
05/02/23	2525		Juda Eskew & Associates, P.A.		(1,315.00)	
05/02/23	2526		Prestige Auto Transport Inc.		(50.00)	
05/03/23	ACHWEB202 30503		ACHWEB Unit GAI-1-913		427.00	
05/03/23	Dep.2		LockBoxCR Batch # 2305037752		5,207.88	
05/04/23	Dep.3		LockBoxCR Batch # 2305048205		1,969.01	
05/04/23	DP02		Miscellaneous		100.00	
05/05/23	ACHWEB202 30505		ACHWEB Unit GAI-1-1208		427.00	
05/05/23	AUTO.1		IPFS Corporation		(41,960.45)	
05/05/23	Dep.4		LockBoxCR Batch # 2305058445		3,159.02	
05/06/23	ACHWEB202 30506		ACHWEB Unit GAI-1-512		427.00	
05/06/23	AUTO.8		FPL		(156.81)	
05/07/23	ACHWEB202 30507		ACHWEB Unit GAI-1-1115		688.01	
05/07/23	ACHWEB202 30507		ACHWEB Unit GAI-1-603		427.00	
05/07/23	ACHWEB202 30507		ACHWEB Unit GAI-1-208		427.00	
05/07/23	CCARD2023 0507		CCARD Unit GAI-1-209		645.42	
05/08/23	ACHWEB202 30508		ACHWEB Unit GAI-1-211		427.00	
05/08/23	AUTO.4		Teco People's Gas		(927.50)	
05/08/23	Dep.5		LockBoxCR Batch # 2305088699		3,490.44	
05/09/23	ACHWEB202 30509		ACHWEB Unit GAI-1-106		427.00	
05/09/23	ACHWEB202 30509		ACHWEB Unit GAI-1-807		645.42	
05/09/23	Dep.7		LockBoxCR Batch # 2305099581		2,396.01	
05/10/23	AUTO.2		AT&T		(1,637.90)	
05/10/23	Dep.6		EFTCR Batch # 2305099356		52,396.69	
05/10/23	Dep.8		LockBoxCR Batch # 2305109825		841.87	
05/11/23	2527		AGI International, Inc.		(460.10)	
05/11/23	2528		ALEX ELECTRIC SERVICES, INC		(7,845.54)	
05/11/23	2529		Avesta Biscayne		(5,864.90)	
05/11/23	2530		Donna McVay		(20.32)	
05/11/23	2531		GRC/Grass Roots Complete		(1,215.00)	
05/11/23	2532		Miami Dade Exterminators Co.		(866.70)	
05/11/23	2533		Pye Barker Fire & Safety, LLC		(513.60)	
05/11/23	CCARD2023 0511		CCARD Unit GAI-1-515		240.00	
05/11/23	Dep.9		LockBoxCR Batch # 2305110109		6,168.04	
05/12/23	ACHWEB202 30512		ACHWEB Unit GAI-1-615		688.01	
05/12/23	CCARD2023 0512		CCARD Unit GAI-1-1003		427.00	
05/12/23	Dep.10		LockBoxCR Batch # 2305120336		854.00	
05/13/23	ACHWEB202 30513		ACHWEB Unit GAI-1-1110		427.00	
05/15/23	2534		City of North Miami		(18,529.38)	
05/15/23	ACHWEB202 30515		ACHWEB Unit GAI-1-411		427.00	
05/15/23	AUTO.5		FPL		(6,673.90)	

Greenwich Association, Inc.
General Ledger

May 1, 2023 - May 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/15/23	AUTO.6		FPL		(67.15)	
05/15/23	CCARD2023 0515		CCARD Unit GAI-1-116		688.00	
05/15/23	Dep.11		LockBoxCR Batch # 2305150605		3,029.30	
05/15/23	DP03		Miscellaneous		50.00	
05/16/23	2535		City of North Miami		(20.08)	
05/16/23	CCARD2023 0516		CCARD Unit GAI-1-303		427.00	
05/16/23	DP04		Miscellaneous		25.00	
05/16/23	DP05		Miscellaneous		2,225.75	
05/16/23	DP06		Miscellaneous		25.00	
05/18/23	Dep.12		LockBoxCR Batch # 2305181193		8,972.24	
05/18/23	Dep.13		ManCR Batch # 2305181313		2,233.15	
05/19/23	AUTO.7		AT&T		(134.14)	
05/19/23	Dep.14		LockBoxCR Batch # 2305191423		5,323.88	
05/22/23	Dep.15		LockBoxCR Batch # 2305221585		2,158.61	
05/22/23	XR01		Reserve Funding		(7,311.00)	
05/23/23	CCARD2023 0523		CCARD Unit GAI-1-116		688.02	
05/23/23	Dep.16		LockBoxCR Batch # 2305231739		427.00	
05/25/23	2536		1.2.3. Locksmith, Corp.		(1,187.70)	
05/25/23	2537		Elite Guard		(3,144.57)	
05/25/23	2538		Generator Service Inc.		(972.59)	
05/25/23	2539		Sherwin-Williams Company #702929		(874.62)	
05/25/23	2540		Sunrise Management		(2,661.60)	
05/25/23	2541		Sunrise Management		(2,661.60)	
05/25/23	CCARD2023 0525		CCARD Unit GAI-1-911		1,708.00	
05/28/23	ACHWEB202 30528		ACHWEB Unit GAI-1-PH02		688.01	
05/30/23	Dep.17		LockBoxCR Batch # 2305302676		2,976.87	
05/31/23	Dep.19		LockBoxCR Batch # 2305312918		4,623.78	
05/31/23	GJ02		Clear Returned ACH from 12/21/22		414.87	
05/31/23	INT		Interest Income		1.88	
05/31/23	RESF		Monthly Reserve Funding		(7,310.75)	
Totals for 1030					<u>(3,059.64)</u>	<u>75,948.14</u>
1035 Popular Community Bank- S/A				608.06		
05/31/23	INT		Interest Income		0.01	
Totals for 1035					<u>0.01</u>	<u>608.07</u>
1040 Popular Community Bank- Reserves				386,377.58		
05/22/23	XR01		Reserve Funding - May Reserve Funding		7,311.00	
05/31/23	INT		Interest Income		730.73	
05/31/23	RESF		Monthly Reserve Funding		7,310.75	
Totals for 1040					<u>15,352.48</u>	<u>401,730.06</u>
1045 Popular Community Bank- Escrow				132,476.91		
05/11/23	1053		Paulo Lima		(1,200.00)	
05/24/23	DP01		Security Deposit		1,200.00	
05/25/23	1054		Mitchaell Alvarez		(1,200.00)	
Totals for 1045					<u>(1,200.00)</u>	<u>131,276.91</u>
1200 Maintenance Receivables				42,586.79		
05/01/23	CCARD2023 0501		CCARD Unit GAI-1-810		(427.00)	
05/01/23	Dep.1		LockBoxCR Batch # 2305017272		(4,115.20)	
05/01/23	RE02.1		Reclass Prepaid Maintenance		(51,089.05)	
05/03/23	ACHWEB202 30503		ACHWEB Unit GAI-1-913		(427.00)	

Greenwich Association, Inc.

General Ledger

May 1, 2023 - May 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/03/23	Dep.2		LockBoxCR Batch # 2305037752		(5,207.88)	
05/04/23	Dep.3		LockBoxCR Batch # 2305048205		(1,969.01)	
05/05/23	ACHWEB202 30505		ACHWEB Unit GAI-1-1208		(427.00)	
05/05/23	Dep.4		LockBoxCR Batch # 2305058445		(3,159.02)	
05/06/23	ACHWEB202 30506		ACHWEB Unit GAI-1-512		(427.00)	
05/07/23	ACHWEB202 30507		ACHWEB Unit GAI-1-1115		(688.01)	
05/07/23	ACHWEB202 30507		ACHWEB Unit GAI-1-603		(427.00)	
05/07/23	ACHWEB202 30507		ACHWEB Unit GAI-1-208		(427.00)	
05/07/23	CCARD2023 0507		CCARD Unit GAI-1-209		(645.42)	
05/08/23	ACHWEB202 30508		ACHWEB Unit GAI-1-211		(427.00)	
05/08/23	Dep.5		LockBoxCR Batch # 2305088699		(3,490.44)	
05/09/23	ACHWEB202 30509		ACHWEB Unit GAI-1-106		(427.00)	
05/09/23	ACHWEB202 30509		ACHWEB Unit GAI-1-807		(645.42)	
05/09/23	Dep.7		LockBoxCR Batch # 2305099581		(2,396.01)	
05/10/23	Dep.6		EFTCR Batch # 2305099356		(52,396.69)	
05/10/23	Dep.8		LockBoxCR Batch # 2305109825		(841.87)	
05/11/23	CCARD2023 0511		CCARD Unit GAI-1-515		(240.00)	
05/11/23	Dep.9		LockBoxCR Batch # 2305110109		(6,168.04)	
05/12/23	ACHWEB202 30512		ACHWEB Unit GAI-1-615		(688.01)	
05/12/23	CCARD2023 0512		CCARD Unit GAI-1-1003		(427.00)	
05/12/23	Dep.10		LockBoxCR Batch # 2305120336		(854.00)	
05/13/23	ACHWEB202 30513		ACHWEB Unit GAI-1-1110		(427.00)	
05/15/23	ACHWEB202 30515		ACHWEB Unit GAI-1-411		(427.00)	
05/15/23	CCARD2023 0515		CCARD Unit GAI-1-116		(688.00)	
05/15/23	Dep.11		LockBoxCR Batch # 2305150605		(3,029.30)	
05/16/23	CCARD2023 0516		CCARD Unit GAI-1-303		(427.00)	
05/18/23	Dep.12		LockBoxCR Batch # 2305181193		(8,972.24)	
05/18/23	Dep.13		ManCR Batch # 2305181313		(2,233.15)	
05/19/23	Dep.14		LockBoxCR Batch # 2305191423		(5,323.88)	
05/22/23	Dep.15		LockBoxCR Batch # 2305221585		(2,158.61)	
05/23/23	CCARD2023 0523		CCARD Unit GAI-1-116		(688.02)	
05/23/23	Dep.16		LockBoxCR Batch # 2305231739		(427.00)	
05/25/23	CCARD2023 0525		CCARD Unit GAI-1-911		(1,708.00)	
05/28/23	ACHWEB202 30528		ACHWEB Unit GAI-1-PH02		(688.01)	
05/30/23	Dep.17		LockBoxCR Batch # 2305302676		(2,976.87)	
05/31/23	CHG.2		GenMaint 05/01/2023 - 05/31/2023		114,235.48	
05/31/23	Dep.19		LockBoxCR Batch # 2305312918		(4,623.78)	
05/31/23	GJ02		Clear Returned ACH from 12/21/22		(414.87)	
05/31/23	RE02		Reclass Prepaid Maintenance		55,420.76	
			Totals for 1200		<u>(3,993.56)</u>	<u>38,593.23</u>
1205 Allowance for Doubtful Accounts				(4,416.04)		
05/31/23	GJ01		Reclass Adjustment From March		(0.09)	
			Totals for 1205		<u>(0.09)</u>	<u>(4,416.13)</u>

Greenwich Association, Inc.
General Ledger

May 1, 2023 - May 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1210 Special Assessment Receivables #6				4,795.00		
05/01/23	RE02.1		Reclass Prepaid Maintenance		(142.27)	
05/31/23	RE02		Reclass Prepaid Maintenance		142.27	
Totals for 1210					<u>0.00</u>	<u>4,795.00</u>
1215 Allowance for Doubtful Accounts - S/A				(2,794.80)		
Totals for 1215					<u>0.00</u>	<u>(2,794.80)</u>
1850 Prepaid Insurance				382,548.58		
05/31/23	INS		Expense Prepaid Insurance		(42,632.37)	
Totals for 1850					<u>(42,632.37)</u>	<u>339,916.21</u>
4010 Accounts Payable				(43,811.14)		
05/01/23	RE01.1		Record Accounts Payable		44,376.14	
05/31/23	RE01		Record Accounts Payable		(46,203.13)	
Totals for 4010					<u>(1,826.99)</u>	<u>(45,638.13)</u>
4015 Insurance Payable				(377,644.05)		
05/05/23	AUTO.1		IPFS Corporation - FLS-177480 - 3 of 11 Payments		41,960.45	
Totals for 4015					<u>41,960.45</u>	<u>(335,683.60)</u>
4150 Prepaid Maintenance				(51,089.05)		
05/01/23	RE02.1		Reclass Prepaid Maintenance		51,089.05	
05/31/23	RE02		Reclass Prepaid Maintenance		(55,420.76)	
Totals for 4150					<u>(4,331.71)</u>	<u>(55,420.76)</u>
4155 Prepaid Special Assessment				(142.27)		
05/01/23	RE02.1		Reclass Prepaid Maintenance		142.27	
05/31/23	RE02		Reclass Prepaid Maintenance		(142.27)	
Totals for 4155					<u>0.00</u>	<u>(142.27)</u>
4165 Security Deposits				(131,975.00)		
05/11/23	1053		Paulo Lima - Inv #GAI-601 - Security Deposit Refund GAI-601		1,200.00	
05/24/23	DP01		Security Deposit - Dominique Colas - CK#298		(600.00)	
05/24/23	DP01		Security Deposit - Dominique Colas - CK#165		(600.00)	
05/25/23	1054		Mitchaell Alvarez - Inv #GAI-PH8 - Security Deposit Reimbursement - GAI-PH8		1,200.00	
Totals for 4165					<u>1,200.00</u>	<u>(130,775.00)</u>
4170 Deferred Cable Contract				(8,702.03)		
05/31/23	GJ03		Recognize Cable Income		322.29	
Totals for 4170					<u>322.29</u>	<u>(8,379.74)</u>
5500 Reserves - General (Pooled)				(379,806.45)		
05/31/23	RES		Record Reserve Funding		(7,310.75)	
05/31/23	RES		Correct May Reserve Funding		(995.75)	
Totals for 5500					<u>(8,306.50)</u>	<u>(388,112.95)</u>
5505 Reserves - Interest				(5,574.56)		
05/31/23	RESIT		Reserve Interest Transfer		(730.73)	
Totals for 5505					<u>(730.73)</u>	<u>(6,305.29)</u>
5800 Fund Balance				(154,038.26)		
Totals for 5800					<u>0.00</u>	<u>(154,038.26)</u>
6010 Owner Assessments				(428,694.67)		
05/31/23	CHG.2		GenMaint 05/01/2023 - 05/31/2023		(114,235.48)	

Greenwich Association, Inc.

General Ledger

May 1, 2023 - May 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/31/23	RES		Record Reserve Funding		7,310.75	
05/31/23	RES		Correct May Reserve Funding		995.75	
			Totals for 6010		<u>(105,928.98)</u>	<u>(534,623.65)</u>
6025 Laundry				(11,191.54)		
05/16/23	DP05		Miscellaneous - Commercial Laundries - CK#80095		(2,225.75)	
			Totals for 6025		<u>(2,225.75)</u>	<u>(13,417.29)</u>
6030 Key Income				(25.00)		
05/01/23	DP01		Miscellaneous - Key- Apt#515 - M/O 19-463358464		(35.00)	
05/16/23	DP04		Miscellaneous - FOB - M/O 19-326592752		(25.00)	
05/16/23	DP06		Miscellaneous - Landcar Investments LLC - Key FOB A-307 - CK#1010		(25.00)	
			Totals for 6030		<u>(85.00)</u>	<u>(110.00)</u>
6040 Interest Income				(2,277.37)		
05/31/23	INT		Interest Income		(732.62)	
			Totals for 6040		<u>(732.62)</u>	<u>(3,009.99)</u>
6045 Late Fee				75.00		
			Totals for 6045		<u>0.00</u>	<u>75.00</u>
6050 Prior Year Surplus				(6,750.00)		
			Totals for 6050		<u>0.00</u>	<u>(6,750.00)</u>
6075 Miscellaneous Income				(430.89)		
05/04/23	DP02		Miscellaneous - Garbage Fine - Sonia R. - M/O 19-463359266		(100.00)	
05/15/23	DP03		Miscellaneous - Water Shut-Down - Francisco Pedro - #1105 - CK#150		(50.00)	
			Totals for 6075		<u>(150.00)</u>	<u>(580.89)</u>
6080 Deferred Comcast Income				(1,289.16)		
05/31/23	GJ03		Recognize Cable Income		(322.29)	
			Totals for 6080		<u>(322.29)</u>	<u>(1,611.45)</u>
6085 Reserve Interest Transfer				2,264.77		
05/31/23	RESIT		Reserve Interest Transfer		730.73	
			Totals for 6085		<u>730.73</u>	<u>2,995.50</u>
7020 Water & Sewer				55,831.18		
05/15/23	2534		City of North Miami - Inv #05/05/23 - Customer #338627-388627 - 03/02-04/01/23		18,529.38	
05/16/23	2535		City of North Miami - Inv #05/05/23 - Customer #338266-388266 - 03/02-04/01/23		20.08	
			Totals for 7020		<u>18,549.46</u>	<u>74,380.64</u>
7030 Electricity				24,565.43		
05/01/23	RE01.1		Record Accounts Payable		(6,103.93)	
05/06/23	AUTO.8		FPL - 56006-15271 - 03/24-04/25/23		156.81	
05/15/23	AUTO.5		FPL - 34752-18123 - 03/24-04/25/23		6,673.90	
05/15/23	AUTO.6		FPL - 64563-31005 - 03/24-04/25/23		67.15	
05/31/23	RE01		Record Accounts Payable		6,103.93	
			Totals for 7030		<u>6,897.86</u>	<u>31,463.29</u>
7035 Telephone				4,132.30		
05/10/23	AUTO.2		AT&T - 305 895 1156 030 0446 - 04/22-05/21/23		1,637.90	
05/19/23	AUTO.7		AT&T - 308072533 - 04/28-05/27/23		134.14	
			Totals for 7035		<u>1,772.04</u>	<u>5,904.34</u>

Greenwich Association, Inc.

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7045 Gas				13,362.00		
05/01/23	RE01.1		Record Accounts Payable		(4,918.08)	
05/08/23	AUTO.4		Teco People's Gas - 211011672295 - 03/11-04/10/23		927.50	
05/31/23	RE01		Record Accounts Payable		5,845.08	
			Totals for 7045		<u>1,854.50</u>	<u>15,216.50</u>
7110 Maintenance Supplies				3,057.68		
			Totals for 7110		<u>0.00</u>	<u>3,057.68</u>
7120 R&M - Electrical				1,978.50		
05/11/23	2528		ALEX ELECTRIC SERVICES, INC - Inv #44713 - Install Pipes/Cables/Lamps		978.75	
05/11/23	2528		ALEX ELECTRIC SERVICES, INC - Inv #44766 - Install Pipes & Cables/Remove & Reinstall 2 Lamps		1,140.00	
05/11/23	2528		ALEX ELECTRIC SERVICES, INC - Inv #44774 - Remove 2 Lamps - Install Pipes/Cable/Connect Box		1,246.10	
05/11/23	2528		ALEX ELECTRIC SERVICES, INC - Inv #44807 - Remove & Reinstall Lamps/Cable/Light		1,609.50	
05/11/23	2528		ALEX ELECTRIC SERVICES, INC - Inv #44808 - Install Pipe/Box/2 Lamps/2 Reflector Lamps		1,204.95	
05/11/23	2528		ALEX ELECTRIC SERVICES, INC - Inv #44843 - Remove & Reinstall Cover on Main Panel		280.00	
05/11/23	2528		ALEX ELECTRIC SERVICES, INC - Inv #44703 - Remove Lamp & Install Metal Boxes/Pipes/4 Lamps		1,386.24	
			Totals for 7120		<u>7,845.54</u>	<u>9,824.04</u>
7125 R&M - Fire Alarm				9,629.93		
05/11/23	2533		Pye Barker Fire & Safety, LLC - Inv #PSI1031762 - Replace (1) Speaker in Unit#1203		513.60	
			Totals for 7125		<u>513.60</u>	<u>10,143.53</u>
7130 R&M - General				13,386.78		
05/02/23	2526		Prestige Auto Transport Inc. - Inv #31733 - Relocate Vehicle to Guest Spot		50.00	
05/11/23	2530		Donna McVay - Inv #05/02/23 - Reimbursement for Condolence Floral Arrangements		20.32	
05/25/23	2536		1.2.3. Locksmith, Corp. - Inv #5615 - 6 - Installations North Stairs		1,187.70	
05/25/23	2539		Sherwin-Williams Company #702929 - Inv #3324-4 - Paint		874.62	
			Totals for 7130		<u>2,132.64</u>	<u>15,519.42</u>
7140 R&M - Trash Chute				1,541.60		
			Totals for 7140		<u>0.00</u>	<u>1,541.60</u>
7145 R&M - Tree Trimming				5,250.00		
			Totals for 7145		<u>0.00</u>	<u>5,250.00</u>
7150 R&M - Air Conditioning Systems				417.00		
			Totals for 7150		<u>0.00</u>	<u>417.00</u>
7155 R&M - Parking Repairs				150.00		
			Totals for 7155		<u>0.00</u>	<u>150.00</u>
7170 R&M - Plumbing				6,625.00		
			Totals for 7170		<u>0.00</u>	<u>6,625.00</u>
7180 R&M - Generator & Water Tower				0.00		
05/25/23	2538		Generator Service Inc. - Inv #16815 - Filter Disposal/Labor/Transit		972.59	
			Totals for 7180		<u>972.59</u>	<u>972.59</u>

Greenwich Association, Inc.

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7185	R&M - Sprinkler			150.00		
			Totals for 7185		<u>0.00</u>	<u>150.00</u>
7195	40 Year Certification			116,912.42		
			Totals for 7195		<u>0.00</u>	<u>116,912.42</u>
7305	Sanitation			10,275.10		
05/01/23	RE01.1		Record Accounts Payable		(4,119.55)	
05/31/23	RE01		Record Accounts Payable		<u>4,119.55</u>	
			Totals for 7305		<u>0.00</u>	<u>10,275.10</u>
7310	Elevator			7,748.15		
05/01/23	RE01.1		Record Accounts Payable		(9,900.00)	
05/31/23	RE01		Record Accounts Payable		<u>10,800.00</u>	
			Totals for 7310		<u>900.00</u>	<u>8,648.15</u>
7325	Cooling Tower			4,240.40		
05/11/23	2527		AGI International, Inc. - Inv #34423 - 05/01-05/31/23		<u>460.10</u>	
			Totals for 7325		<u>460.10</u>	<u>4,700.50</u>
7345	Lawn Maintenance			4,920.00		
05/01/23	RE01.1		Record Accounts Payable		(7,780.00)	
05/11/23	2531		GRC/Grass Roots Complete - Inv #63636 - 05/01-05/31/23		<u>1,215.00</u>	
05/31/23	RE01		Record Accounts Payable		<u>7,780.00</u>	
			Totals for 7345		<u>1,215.00</u>	<u>6,135.00</u>
7360	Pest Control			3,466.80		
05/11/23	2532		Miami Dade Exterminators Co. - Inv #17306 - 05/01-05/31/23		<u>866.70</u>	
			Totals for 7360		<u>866.70</u>	<u>4,333.50</u>
7370	Janitorial Staff			36,022.20		
05/01/23	2522		America Service INDS. - Inv #16082 - 05/01-05/31/23		<u>9,005.55</u>	
			Totals for 7370		<u>9,005.55</u>	<u>45,027.75</u>
7380	Building Security			26,101.56		
05/02/23	2524		Elite Guard - Inv #GWI#019 - 04/10-04/23/23		<u>3,144.57</u>	
05/25/23	2537		Elite Guard - Inv #GWI#020 - 04/24-05/07/23		<u>3,144.57</u>	
			Totals for 7380		<u>6,289.14</u>	<u>32,390.70</u>
7500	Accounting Fees			5,260.00		
05/02/23	2525		Juda Eskew & Associates, P.A. - Inv #73723 - 05/01-05/31/23		<u>1,315.00</u>	
			Totals for 7500		<u>1,315.00</u>	<u>6,575.00</u>
7505	Legal Fees			5,420.69		
			Totals for 7505		<u>0.00</u>	<u>5,420.69</u>
7510	Management Fees			6,200.00		
05/01/23	2523		Sunrise Management - Inv #04/24/23 - 05/01-05/31/23		<u>1,550.00</u>	
			Totals for 7510		<u>1,550.00</u>	<u>7,750.00</u>
7536	Office Staff			22,623.60		
05/25/23	2540		Sunrise Management - Inv #05/06/23 - 04/24-05/07/23		<u>2,661.60</u>	
05/25/23	2541		Sunrise Management - Inv #05/21/23 - 05/08-05/21/23		<u>2,661.60</u>	
			Totals for 7536		<u>5,323.20</u>	<u>27,946.80</u>
7540	Office Supplies			975.50		

Greenwich Association, Inc.
General Ledger

May 1, 2023 - May 31, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7540					<u>0.00</u>	<u>975.50</u>
7545	Postage and Mail			1,777.07		
Totals for 7545					<u>0.00</u>	<u>1,777.07</u>
7550	Greenwich Park Monthly Expense			32,815.91		
05/01/23	RE01.1		Record Accounts Payable		(11,554.58)	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March - Landscape Service		450.00	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March 2023 - Rust Prevention		89.75	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Dogipot Liners		27.82	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Puppy Glove Bags		36.11	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Common Area - Cleaning Supplies & Trash Bags		49.35	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Gym Wipes		35.21	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Pool Supplies		178.20	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March - Pool Maintenance		900.00	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Elevator & Alarm Phone		21.09	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March - Elevator & Alarm Phone		76.38	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March - Clubhouse Elevator Maint.		66.00	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Office/Gym Replace Controller/Landing System/Wire		279.00	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - New Digital Indicator/New Emergency Light Alarm		76.80	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Gas for Hot Tub 02/09-03/10/23		128.46	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March - Common Area Cleaning		396.01	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Irrigation at 1470 NE 123 ST - 01/02-02/01/23		114.60	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - Pool & Spa Water - 01/02-02/01/23		64.65	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March - Pest Control		288.00	
05/11/23	2529		Avesta Biscayne - Inv #Mar 2023 - March - Security		2,587.47	
05/31/23	RE01		Record Accounts Payable		<u>11,554.57</u>	
Totals for 7550					<u>5,864.89</u>	<u>38,680.80</u>
7555	Insurance			154,569.72		
05/31/23	INS		Expense Prepaid Insurance		42,632.37	
Totals for 7555					<u>42,632.37</u>	<u>197,202.09</u>
7560	DBPR			884.00		
Totals for 7560					<u>0.00</u>	<u>884.00</u>
7575	Corporate Annual Report			61.25		
Totals for 7575					<u>0.00</u>	<u>61.25</u>
7810	Bad Debt Expense			(439.87)		
Totals for 7810					<u>0.00</u>	<u>(439.87)</u>
Report Total						<u>0.00</u>
Net Revenue/(Expense)						
Current Period			<u>(7,171.36)</u>			
Year-to-Date			<u>(138,839.31)</u>			

Greenwich Association, Inc.

General Ledger

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Date

Distribution count = 220

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
Journal: General				
05/11/23	1053	1045	Paulo Lima	(1,200.00)
05/11/23	1053	4165	Inv #GAI-601 - Security Deposit Refund GAI-601	1,200.00
05/25/23	1054	1045	Mitchaell Alvarez	(1,200.00)
05/25/23	1054	4165	Inv #GAI-PH8 - Security Deposit Reimbursement - GAI-PH8	1,200.00
05/01/23	2522	1030	America Service INDS.	(9,005.55)
05/01/23	2522	7370	Inv #16082 - 05/01-05/31/23	9,005.55
05/01/23	2523	1030	Sunrise Management	(1,550.00)
05/01/23	2523	7510	Inv #04/24/23 - 05/01-05/31/23	1,550.00
05/02/23	2524	1030	Elite Guard	(3,144.57)
05/02/23	2524	7380	Inv #GWI#019 - 04/10-04/23/23	3,144.57
05/02/23	2525	1030	Juda Eskew & Associates, P.A.	(1,315.00)
05/02/23	2525	7500	Inv #73723 - 05/01-05/31/23	1,315.00
05/02/23	2526	1030	Prestige Auto Transport Inc.	(50.00)
05/02/23	2526	7130	Inv #31733 - Relocate Vehicle to Guest Spot	50.00
05/11/23	2527	1030	AGI International, Inc.	(460.10)
05/11/23	2527	7325	Inv #34423 - 05/01-05/31/23	460.10
05/11/23	2528	1030	ALEX ELECTRIC SERVICES, INC	(7,845.54)
05/11/23	2528	7120	Inv #44713 - Install Pipes/Cables/Lamps	978.75
05/11/23	2528	7120	Inv #44766 - Install Pipes & Cables/Remove & Reinstall 2 Lamps	1,140.00
05/11/23	2528	7120	Inv #44774 - Remove 2 Lamps - Install Pipes/Cable/Connect Box	1,246.10
05/11/23	2528	7120	Inv #44807 - Remove & Reinstall Lamps/Cable/Light	1,609.50
05/11/23	2528	7120	Inv #44808 - Install Pipe/Box/2 Lamps/2 Reflector Lamps	1,204.95
05/11/23	2528	7120	Inv #44843 - Remove & Reinstall Cover on Main Panel	280.00
05/11/23	2528	7120	Inv #44703 - Remove Lamp & Install Metal Boxes/Pipes/4 Lamps	1,386.24
05/11/23	2529	1030	Avesta Biscayne	(5,864.90)
05/11/23	2529	7550	Inv #Mar 2023 - March - Landscape Service	450.00
05/11/23	2529	7550	Inv #Mar 2023 - March 2023 - Rust Prevention	89.75
05/11/23	2529	7550	Inv #Mar 2023 - Dogipot Liners	27.82
05/11/23	2529	7550	Inv #Mar 2023 - Puppy Glove Bags	36.11
05/11/23	2529	7550	Inv #Mar 2023 - Common Area - Cleaning Supplies & Trash Bags	49.35
05/11/23	2529	7550	Inv #Mar 2023 - Gym Wipes	35.21
05/11/23	2529	7550	Inv #Mar 2023 - Pool Supplies	178.20
05/11/23	2529	7550	Inv #Mar 2023 - March - Pool Maintenance	900.00
05/11/23	2529	7550	Inv #Mar 2023 - Elevator & Alarm Phone	21.09
05/11/23	2529	7550	Inv #Mar 2023 - March - Elevator & Alarm Phone	76.38
05/11/23	2529	7550	Inv #Mar 2023 - March - Clubhouse Elevator Maint.	66.00
05/11/23	2529	7550	Inv #Mar 2023 - Office/Gym Replace Controller/Landing System/Wire	279.00
05/11/23	2529	7550	Inv #Mar 2023 - New Digital Indicator/New Emergency Light Alram	76.80

Greenwich Association, Inc.
Journals

May 1, 2023 - May 31, 2023

Date	Reference	Account	Description	Amount
05/11/23	2529	7550	Inv #Mar 2023 - Gas for Hot Tub 02/09-03/10/23	128.46
05/11/23	2529	7550	Inv #Mar 2023 - March - Common Area Cleaning	396.01
05/11/23	2529	7550	Inv #Mar 2023 - Irrigation at 1470 NE 123 ST - 01/02-02/01/23	114.60
05/11/23	2529	7550	Inv #Mar 2023 - Pool & Spa Water - 01/02-02/01/23	64.65
05/11/23	2529	7550	Inv #Mar 2023 - March - Pest Control	288.00
05/11/23	2529	7550	Inv #Mar 2023 - March - Security	2,587.47
05/11/23	2530	1030	Donna McVay	(20.32)
05/11/23	2530	7130	Inv #05/02/23 - Reimbursement for Condolence Floral Arrangements	20.32
05/11/23	2531	1030	GRC/Grass Roots Complete	(1,215.00)
05/11/23	2531	7345	Inv #63636 - 05/01-05/31/23	1,215.00
05/11/23	2532	1030	Miami Dade Exterminators Co.	(866.70)
05/11/23	2532	7360	Inv #17306 - 05/01-05/31/23	866.70
05/11/23	2533	1030	Pye Barker Fire & Safety, LLC	(513.60)
05/11/23	2533	7125	Inv #PSI1031762 - Replace (1) Speaker in Unit#1203	513.60
05/15/23	2534	1030	City of North Miami	(18,529.38)
05/15/23	2534	7020	Inv #05/05/23 - Customer #338627-388627 - 03/02-04/01/23	18,529.38
05/16/23	2535	1030	City of North Miami	(20.08)
05/16/23	2535	7020	Inv #05/05/23 - Customer #338266-388266 - 03/02-04/01/23	20.08
05/25/23	2536	1030	1.2.3. Locksmith, Corp.	(1,187.70)
05/25/23	2536	7130	Inv #5615 - 6 - Installations North Stairs	1,187.70
05/25/23	2537	1030	Elite Guard	(3,144.57)
05/25/23	2537	7380	Inv #GWI#020 - 04/24-05/07/23	3,144.57
05/25/23	2538	1030	Generator Service Inc.	(972.59)
05/25/23	2538	7180	Inv #16815 - Filter Disposal/Labor/Transit	972.59
05/25/23	2539	1030	Sherwin-Williams Company #702929	(874.62)
05/25/23	2539	7130	Inv #3324-4 - Paint	874.62
05/25/23	2540	1030	Sunrise Management	(2,661.60)
05/25/23	2540	7536	Inv #05/06/23 - 04/24-05/07/23	2,661.60
05/25/23	2541	1030	Sunrise Management	(2,661.60)
05/25/23	2541	7536	Inv #05/21/23 - 05/08-05/21/23	2,661.60
05/03/23	ACHWEB20230503	1030	ACHWEB Unit GAI-1-913	427.00
05/03/23	ACHWEB20230503	1200	ACHWEB Unit GAI-1-913	(427.00)
05/05/23	ACHWEB20230505	1030	ACHWEB Unit GAI-1-1208	427.00
05/05/23	ACHWEB20230505	1200	ACHWEB Unit GAI-1-1208	(427.00)

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
05/06/23	ACHWEB20230 506	1030	ACHWEB Unit GAI-1-512	427.00
05/06/23	ACHWEB20230 506	1200	ACHWEB Unit GAI-1-512	(427.00)
05/07/23	ACHWEB20230 507	1030	ACHWEB Unit GAI-1-1115	688.01
05/07/23	ACHWEB20230 507	1200	ACHWEB Unit GAI-1-1115	(688.01)
05/07/23	ACHWEB20230 507	1030	ACHWEB Unit GAI-1-603	427.00
05/07/23	ACHWEB20230 507	1200	ACHWEB Unit GAI-1-603	(427.00)
05/07/23	ACHWEB20230 507	1030	ACHWEB Unit GAI-1-208	427.00
05/07/23	ACHWEB20230 507	1200	ACHWEB Unit GAI-1-208	(427.00)
05/08/23	ACHWEB20230 508	1030	ACHWEB Unit GAI-1-211	427.00
05/08/23	ACHWEB20230 508	1200	ACHWEB Unit GAI-1-211	(427.00)
05/09/23	ACHWEB20230 509	1030	ACHWEB Unit GAI-1-106	427.00
05/09/23	ACHWEB20230 509	1200	ACHWEB Unit GAI-1-106	(427.00)
05/09/23	ACHWEB20230 509	1030	ACHWEB Unit GAI-1-807	645.42
05/09/23	ACHWEB20230 509	1200	ACHWEB Unit GAI-1-807	(645.42)
05/12/23	ACHWEB20230 512	1030	ACHWEB Unit GAI-1-615	688.01
05/12/23	ACHWEB20230 512	1200	ACHWEB Unit GAI-1-615	(688.01)
05/13/23	ACHWEB20230 513	1030	ACHWEB Unit GAI-1-1110	427.00
05/13/23	ACHWEB20230 513	1200	ACHWEB Unit GAI-1-1110	(427.00)
05/15/23	ACHWEB20230 515	1030	ACHWEB Unit GAI-1-411	427.00
05/15/23	ACHWEB20230 515	1200	ACHWEB Unit GAI-1-411	(427.00)
05/28/23	ACHWEB20230 528	1030	ACHWEB Unit GAI-1-PH02	688.01
05/28/23	ACHWEB20230 528	1200	ACHWEB Unit GAI-1-PH02	(688.01)
05/05/23	AUTO.1	1030	IPFS Corporation	(41,960.45)
05/05/23	AUTO.1	4015	FLS-177480 - 3 of 11 Payments	41,960.45
05/10/23	AUTO.2	1030	AT&T	(1,637.90)
05/10/23	AUTO.2	7035	305 895 1156 030 0446 - 04/22-05/21/23	1,637.90
05/08/23	AUTO.4	1030	Teco People's Gas	(927.50)
05/08/23	AUTO.4	7045	211011672295 - 03/11-04/10/23	927.50

Greenwich Association, Inc.
Journals

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Date	Reference	Account	Description	Amount
05/15/23	AUTO.5	1030	FPL	(6,673.90)
05/15/23	AUTO.5	7030	34752-18123 - 03/24-04/25/23	6,673.90
05/15/23	AUTO.6	1030	FPL	(67.15)
05/15/23	AUTO.6	7030	64563-31005 - 03/24-04/25/23	67.15
05/19/23	AUTO.7	1030	AT&T	(134.14)
05/19/23	AUTO.7	7035	308072533 - 04/28-05/27/23	134.14
05/06/23	AUTO.8	1030	FPL	(156.81)
05/06/23	AUTO.8	7030	56006-15271 - 03/24-04/25/23	156.81
05/01/23	CCARD202305 01	1030	CCARD Unit GAI-1-810	427.00
05/01/23	CCARD202305 01	1200	CCARD Unit GAI-1-810	(427.00)
05/07/23	CCARD202305 07	1030	CCARD Unit GAI-1-209	645.42
05/07/23	CCARD202305 07	1200	CCARD Unit GAI-1-209	(645.42)
05/11/23	CCARD202305 11	1030	CCARD Unit GAI-1-515	240.00
05/11/23	CCARD202305 11	1200	CCARD Unit GAI-1-515	(240.00)
05/12/23	CCARD202305 12	1030	CCARD Unit GAI-1-1003	427.00
05/12/23	CCARD202305 12	1200	CCARD Unit GAI-1-1003	(427.00)
05/15/23	CCARD202305 15	1030	CCARD Unit GAI-1-116	688.00
05/15/23	CCARD202305 15	1200	CCARD Unit GAI-1-116	(688.00)
05/16/23	CCARD202305 16	1030	CCARD Unit GAI-1-303	427.00
05/16/23	CCARD202305 16	1200	CCARD Unit GAI-1-303	(427.00)
05/23/23	CCARD202305 23	1030	CCARD Unit GAI-1-116	688.02
05/23/23	CCARD202305 23	1200	CCARD Unit GAI-1-116	(688.02)
05/25/23	CCARD202305 25	1030	CCARD Unit GAI-1-911	1,708.00
05/25/23	CCARD202305 25	1200	CCARD Unit GAI-1-911	(1,708.00)
05/31/23	CHG.2	1200	GenMaint 05/01/2023 - 05/31/2023	114,235.48
05/31/23	CHG.2	6010	GenMaint 05/01/2023 - 05/31/2023	(114,235.48)
05/01/23	Dep.1	1030	LockBoxCR Batch # 2305017272	4,115.20
05/01/23	Dep.1	1200	LockBoxCR Batch # 2305017272	(4,115.20)
05/03/23	Dep.2	1030	LockBoxCR Batch # 2305037752	5,207.88
05/03/23	Dep.2	1200	LockBoxCR Batch # 2305037752	(5,207.88)
05/04/23	Dep.3	1030	LockBoxCR Batch # 2305048205	1,969.01
05/04/23	Dep.3	1200	LockBoxCR Batch # 2305048205	(1,969.01)

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
05/05/23	Dep.4	1030	LockBoxCR Batch # 2305058445	3,159.02
05/05/23	Dep.4	1200	LockBoxCR Batch # 2305058445	(3,159.02)
05/08/23	Dep.5	1030	LockBoxCR Batch # 2305088699	3,490.44
05/08/23	Dep.5	1200	LockBoxCR Batch # 2305088699	(3,490.44)
05/10/23	Dep.6	1030	EFTCR Batch # 2305099356	52,396.69
05/10/23	Dep.6	1200	EFTCR Batch # 2305099356	(52,396.69)
05/09/23	Dep.7	1030	LockBoxCR Batch # 2305099581	2,396.01
05/09/23	Dep.7	1200	LockBoxCR Batch # 2305099581	(2,396.01)
05/10/23	Dep.8	1030	LockBoxCR Batch # 2305109825	841.87
05/10/23	Dep.8	1200	LockBoxCR Batch # 2305109825	(841.87)
05/11/23	Dep.9	1030	LockBoxCR Batch # 2305110109	6,168.04
05/11/23	Dep.9	1200	LockBoxCR Batch # 2305110109	(6,168.04)
05/12/23	Dep.10	1030	LockBoxCR Batch # 2305120336	854.00
05/12/23	Dep.10	1200	LockBoxCR Batch # 2305120336	(854.00)
05/15/23	Dep.11	1030	LockBoxCR Batch # 2305150605	3,029.30
05/15/23	Dep.11	1200	LockBoxCR Batch # 2305150605	(3,029.30)
05/18/23	Dep.12	1030	LockBoxCR Batch # 2305181193	8,972.24
05/18/23	Dep.12	1200	LockBoxCR Batch # 2305181193	(8,972.24)
05/18/23	Dep.13	1030	ManCR Batch # 2305181313	2,233.15
05/18/23	Dep.13	1200	ManCR Batch # 2305181313	(2,233.15)
05/19/23	Dep.14	1030	LockBoxCR Batch # 2305191423	5,323.88
05/19/23	Dep.14	1200	LockBoxCR Batch # 2305191423	(5,323.88)
05/22/23	Dep.15	1030	LockBoxCR Batch # 2305221585	2,158.61
05/22/23	Dep.15	1200	LockBoxCR Batch # 2305221585	(2,158.61)
05/23/23	Dep.16	1030	LockBoxCR Batch # 2305231739	427.00
05/23/23	Dep.16	1200	LockBoxCR Batch # 2305231739	(427.00)
05/30/23	Dep.17	1030	LockBoxCR Batch # 2305302676	2,976.87
05/30/23	Dep.17	1200	LockBoxCR Batch # 2305302676	(2,976.87)
05/31/23	Dep.19	1030	LockBoxCR Batch # 2305312918	4,623.78
05/31/23	Dep.19	1200	LockBoxCR Batch # 2305312918	(4,623.78)
05/01/23	DP01	1030	Miscellaneous	35.00
05/01/23	DP01	6030	Key- Apt#515 - M/O 19-463358464	(35.00)
05/24/23	DP01	1045	Security Deposit	1,200.00
05/24/23	DP01	4165	Dominique Colas - CK#298	(600.00)
05/24/23	DP01	4165	Dominique Colas - CK#165	(600.00)
05/04/23	DP02	1030	Miscellaneous	100.00
05/04/23	DP02	6075	Garbage Fine - Sonia R. - M/O 19-463359266	(100.00)
05/15/23	DP03	1030	Miscellaneous	50.00

Greenwich Association, Inc.
Journals

May 1, 2023 - May 31, 2023

Date	Reference	Account	Description	Amount
05/15/23	DP03	6075	Water Shut-Down - Francisco Pedro - #1105 - CK#150	(50.00)
05/16/23	DP04	1030	Miscellaneous	25.00
05/16/23	DP04	6030	FOB - M/O 19-326592752	(25.00)
05/16/23	DP05	1030	Miscellaneous	2,225.75
05/16/23	DP05	6025	Commercial Laundries - CK#80095	(2,225.75)
05/16/23	DP06	1030	Miscellaneous	25.00
05/16/23	DP06	6030	Landcar Investments LLC - Key FOB A-307 - CK#1010	(25.00)
05/31/23	GJ01	999	Reclass Adjustment From March	0.09
05/31/23	GJ01	1205	Reclass Adjustment From March	(0.09)
05/31/23	GJ02	1030	Clear Returned ACH from 12/21/22	414.87
05/31/23	GJ02	1200	Clear Returned ACH from 12/21/22	(414.87)
05/31/23	GJ03	4170	Recognize Cable Income	322.29
05/31/23	GJ03	6080	Recognize Cable Income	(322.29)
05/31/23	GJ04	1500	Reclass Due from Operating to Reserves	(1,991.51)
05/31/23	GJ04	4200	Reclass Due from Operating to Reserves	1,991.51
05/31/23	GJ05	7315	Reverse Prepaid Elevator Phone Expense	(75.00)
05/31/23	GJ05	1860	Reverse Prepaid Elevator Phone Expense	75.00
05/31/23	INS	7555	Expense Prepaid Insurance	42,632.37
05/31/23	INS	1850	Expense Prepaid Insurance	(42,632.37)
05/31/23	INT	1030	Interest Income	1.88
05/31/23	INT	1035	Interest Income	0.01
05/31/23	INT	1040	Interest Income	730.73
05/31/23	INT	6040	Interest Income	(732.62)
05/31/23	RE01	7030	Record Accounts Payable	6,103.93
05/31/23	RE01	7045	Record Accounts Payable	5,845.08
05/31/23	RE01	7305	Record Accounts Payable	4,119.55
05/31/23	RE01	7310	Record Accounts Payable	10,800.00
05/31/23	RE01	7345	Record Accounts Payable	7,780.00
05/31/23	RE01	7550	Record Accounts Payable	11,554.57
05/31/23	RE01	4010	Record Accounts Payable	(46,203.13)
05/01/23	RE01.1	7030	Record Accounts Payable	(6,103.93)
05/01/23	RE01.1	7045	Record Accounts Payable	(4,918.08)
05/01/23	RE01.1	7305	Record Accounts Payable	(4,119.55)
05/01/23	RE01.1	7310	Record Accounts Payable	(9,900.00)
05/01/23	RE01.1	7345	Record Accounts Payable	(7,780.00)
05/01/23	RE01.1	7550	Record Accounts Payable	(11,554.58)
05/01/23	RE01.1	4010	Record Accounts Payable	44,376.14
05/31/23	RE02	1200	Reclass Prepaid Maintenance	55,420.76
05/31/23	RE02	4150	Reclass Prepaid Maintenance	(55,420.76)
05/31/23	RE02	1210	Reclass Prepaid Maintenance	142.27
05/31/23	RE02	4155	Reclass Prepaid Maintenance	(142.27)
05/01/23	RE02.1	1200	Reclass Prepaid Maintenance	(51,089.05)
05/01/23	RE02.1	4150	Reclass Prepaid Maintenance	51,089.05

Greenwich Association, Inc.
Journals

May 1, 2023 - May 31, 2023

Date	Reference	Account	Description	Amount
05/01/23	RE02.1	1210	Reclass Prepaid Maintenance	(142.27)
05/01/23	RE02.1	4155	Reclass Prepaid Maintenance	142.27
05/31/23	RES	5500	Record Reserve Funding	(7,310.75)
05/31/23	RES	6010	Record Reserve Funding	7,310.75
05/31/23	RES	5500	Correct May Reserve Funding	(995.75)
05/31/23	RES	6010	Correct May Reserve Funding	995.75
05/31/23	RESF	1030	Monthly Reserve Funding	(7,310.75)
05/31/23	RESF	1040	Monthly Reserve Funding	7,310.75
05/31/23	RESIT	6085	Reserve Interest Transfer	730.73
05/31/23	RESIT	5505	Reserve Interest Transfer	(730.73)
05/22/23	XR01	1030	Reserve Funding	(7,311.00)
05/22/23	XR01	1040	May Reserve Funding	7,311.00
Transaction Balance for General				0.00

Transaction Totals

Total Debits	<u>623,104.73</u>
Total Credits	<u>623,104.73</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

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

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance 120,446.09
Open Deposits & Additions				
ACHWEB2023 0528	05/28/23	1200	ACHWEB Unit GAI-1-PH02	688.01
				Total 688.01
Open Checks & Payments				
2476	03/23/23	7130	Sherwin-Williams Company #702929	874.62
2492	04/13/23	7170	Brothers Backflow Specialist, Inc	800.00
2505	04/27/23	7130	1.2.3. Locksmith, Corp.	283.55
2529	05/11/23	7550	Avesta Biscayne	5,864.90
2534	05/15/23	7020	City of North Miami	18,529.38
2535	05/16/23	7020	City of North Miami	20.08
2536	05/25/23	7130	1.2.3. Locksmith, Corp.	1,187.70
2537	05/25/23	7380	Elite Guard	3,144.57
2538	05/25/23	7180	Generator Service Inc.	972.59
2539	05/25/23	7130	Sherwin-Williams Company #702929	874.62
2540	05/25/23	7536	Sunrise Management	2,661.60
2541	05/25/23	7536	Sunrise Management	2,661.60
RESF	05/31/23		Monthly Reserve Funding	7,310.75
				Total 45,185.96
				Reconciled Bank Balance 75,948.14

Bank Account Reconciliation Summary

Bank Statement Information

Beginning Bank Balance	113,527.70
+ Cleared Deposits & Additions	125,235.59
- Cleared Checks & Payments	118,317.20
Ending Bank Balance	120,446.09

Reconciled Bank Information

+ Open Deposits & Additions	688.01
- Open Checks & Payments	45,185.96
Reconciled Bank Balance	75,948.14

General Ledger Information

Unadjusted General Ledger Balance	75,948.14
+/- Total Adjustments	0.00
Adjusted General Ledger Balance	75,948.14

Unreconciled Amount

0.00

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

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

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	608.07
Open Deposits & Additions			Total	<u>0.00</u>
Open Checks & Payments			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>608.07</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	608.06
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	608.07
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>608.07</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	608.07
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>608.07</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

May 1, 2023 - May 31, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	394,419.31
Open Deposits & Additions				
RESF	05/31/23		Monthly Reserve Funding	7,310.75
			Total	<u>7,310.75</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>401,730.06</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	386,377.58
			+ Cleared Deposits & Additions	8,041.73
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	394,419.31
Reconciled Bank Information				
			+ Open Deposits & Additions	7,310.75
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>401,730.06</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	401,730.06
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>401,730.06</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

May 1, 2023 - May 31, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
				Ending Bank Balance
				132,626.91
Open Deposits & Additions				
				Total
				<u>0.00</u>
Open Checks & Payments				
1048	03/30/23	4165	Nylma P. Bonilla	150.00
1054	05/25/23	4165	Mitchaell Alvarez	1,200.00
				Total
				<u>1,350.00</u>
				Reconciled Bank Balance
				<u><u>131,276.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				136,226.91
+ Cleared Deposits & Additions				1,200.00
- Cleared Checks & Payments				<u>4,800.00</u>
Ending Bank Balance				132,626.91
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				<u>1,350.00</u>
Reconciled Bank Balance				<u><u>131,276.91</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				131,276.91
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>131,276.91</u></u>
Unreconciled Amount				
				<u><u>0.00</u></u>