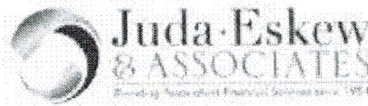


Greenwich Association, Inc.

Report on Compilation of Financial Statements

February 29, 2024



To the Board of Directors:
Greenwich Association, Inc.

The Association is responsible for the accompanying financial statements of Greenwich Association, Inc. which comprise the balance sheet as of February 29, 2024, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 2 Months then ended in accordance with accounting principles generally accepted in the United States of America. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Greenwich Association, Inc. for the 1 Month and 2 Months ended February 29, 2024, and for the year ended December 31, 2024, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

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

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

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

Juda, Eskew & Associates

April 02, 2024

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

Greenwich Association, Inc.

Balance Sheet

February 29, 2024

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 45,561
	<u>45,561</u>
Cash - Reserves	
Popular Community Bank- Reserves	<u>264,488</u>
	<u>264,488</u>
Cash - Security	
Popular Community Bank- Escrow	<u>82,715</u>
	<u>82,715</u>
Cash - Special Assessment	
Popular Community Bank- S/A	<u>466</u>
	<u>466</u>
	<u>393,230</u>
Other Assets	
Maintenance Receivables	37,794
Allowance for Doubtful Accounts	(357)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Due from Operating	74,566
Prepaid Insurance	523,842
Prepaid Expenses	93
	<u>637,938</u>
	<u>\$ 1,031,168</u>

Greenwich Association, Inc.

Balance Sheet

February 29, 2024

Liabilities and Members' Equity

Accounts Payable	\$	30,244
Insurance Payable		517,081
Prepaid Maintenance		56,723
Security Deposits		132,325
Deferred Cable Contract		5,479
Due to Reserves		24,955
Due to Escrow		<u>49,611</u>
		<u>816,418</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		276,901
Reserves - Interest		<u>12,543</u>
		<u>289,444</u>
Operating Fund Balance		
Fund Balance		(137,898)
Current Year Revenue (Expense)		<u>63,204</u>
		<u>(74,694)</u>
		<u>214,750</u>
	\$	<u><u>1,031,168</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 2 Months ended February 29, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Revenues							
Owner Assessments	\$ 157,554	\$ 157,557	\$ (3)	\$ 315,109	\$ 315,113	\$ (4)	\$ 1,890,679
Reserve Assessment	-	8,333	(8,333)	-	16,667	(16,667)	100,000
Laundry	2,345	2,500	(155)	4,561	5,000	(439)	30,000
Interest Income	511	-	511	1,218	-	1,218	-
Late Fee	375	83	292	516	167	349	1,000
Gate Card Income	100	42	58	175	83	92	500
Filter Income	-	8	(8)	3	17	(14)	100
Miscellaneous Income	-	417	(417)	100	833	(733)	5,000
Deferred Comcast Income	322	322	-	645	645	-	3,867
Reserve Interest Transfer	(511)	-	(511)	(1,216)	-	(1,216)	-
Bad Debt Expense	-	(833)	833	-	(1,667)	1,667	(10,000)
	<u>160,696</u>	<u>168,429</u>	<u>(7,733)</u>	<u>321,111</u>	<u>336,858</u>	<u>(15,747)</u>	<u>2,021,146</u>
Reserve Income							
Reserve Income	<u>74,052</u>	<u>-</u>	<u>74,052</u>	<u>129,347</u>	<u>-</u>	<u>129,347</u>	<u>-</u>
Reserve Income	<u>74,052</u>	<u>-</u>	<u>74,052</u>	<u>129,347</u>	<u>-</u>	<u>129,347</u>	<u>-</u>
Total Revenues	<u>234,748</u>	<u>168,429</u>	<u>66,319</u>	<u>450,458</u>	<u>336,858</u>	<u>113,600</u>	<u>2,021,146</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 2 Months ended February 29, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Operating Expenses							
Administrative:							
Accounting Fees	1,315	1,315	-	2,630	2,630	-	15,780
Year End Accounting	-	333	333	(4,000)	667	4,667	4,000
Legal Fees	2,345	2,917	572	2,465	5,833	3,368	35,000
Management Fees	6,925	1,550	(5,375)	12,250	3,100	(9,150)	18,600
License & Permit	19	125	106	38	250	212	1,500
Office Staff	-	5,767	5,767	1,575	11,533	9,958	69,200
Office Supplies	-	333	333	571	667	96	4,000
Postage and Mail	-	417	417	1,100	833	(267)	5,000
DBPR	-	74	74	-	147	147	884
Corporate Annual Report	-	5	5	-	10	10	61
	<u>10,604</u>	<u>12,836</u>	<u>2,232</u>	<u>16,629</u>	<u>25,670</u>	<u>9,041</u>	<u>154,025</u>
Community Room/Building:							
Greenwich Park Monthly Expense	-	8,000	8,000	10,818	16,000	5,182	96,000
	-	8,000	8,000	10,818	16,000	5,182	96,000
Contracts:							
Sanitation	2,070	2,333	263	4,136	4,667	531	28,000
Elevator	-	1,608	1,608	4,818	3,217	(1,601)	19,300
Cooling Tower	920	460	(460)	1,380	920	(460)	5,521
Lawn Maintenance	1,269	1,275	6	2,538	2,550	12	15,300
Pest Control	867	867	-	1,733	1,733	-	10,400
Janitorial Staff	-	9,883	9,883	9,708	19,767	10,059	118,600
Cooling Tower Cleaning Annual	-	200	200	-	400	400	2,400
Building Security	3,060	6,750	3,690	22,193	13,500	(8,693)	81,000
Generator Maintenance	-	142	142	-	283	283	1,700
	<u>8,186</u>	<u>23,518</u>	<u>15,332</u>	<u>46,506</u>	<u>47,037</u>	<u>531</u>	<u>282,221</u>
Insurance:							
Insurance	47,732	58,333	10,601	90,434	116,667	26,233	700,000
	<u>47,732</u>	<u>58,333</u>	<u>10,601</u>	<u>90,434</u>	<u>116,667</u>	<u>26,233</u>	<u>700,000</u>
Repairs and Maintenance:							
Maintenance Supplies	-	750	750	-	1,500	1,500	9,000
R&M - Electrical	1,965	417	(1,548)	5,503	833	(4,670)	5,000
R&M - Fire Alarm	-	1,333	1,333	514	2,667	2,153	16,000
R&M - General	2,152	6,250	4,098	6,131	12,500	6,369	75,000
R&M - Access Control	-	50	50	-	100	100	600
R&M - Trash Chute	-	667	667	1,848	1,333	(515)	8,000
R&M - Tree Trimming	-	500	500	-	1,000	1,000	6,000
R&M - Air Conditioning Systems	5,089	625	(4,464)	5,945	1,250	(4,695)	7,500
R&M - Parking Repairs	-	83	83	-	167	167	1,000
R&M - Roof Repairs	-	333	333	2,000	667	(1,333)	4,000
R&M - Plumbing	1,400	1,250	(150)	2,913	2,500	(413)	15,000
R&M - Sprinkler	-	417	417	-	833	833	5,000
R&M - Elevator Repairs	-	667	667	600	1,333	733	8,000
40 Year Certification	-	8,333	8,333	-	16,667	16,667	100,000
Reserve Study	-	667	667	-	1,333	1,333	8,000
Engineer 1	-	1,700	1,700	-	3,400	3,400	20,400
Engineer 2	-	2,950	2,950	-	5,900	5,900	35,400
Engineer 3	-	417	417	-	833	833	5,000
	<u>10,606</u>	<u>27,409</u>	<u>16,803</u>	<u>25,454</u>	<u>54,816</u>	<u>29,362</u>	<u>328,900</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 2 Months ended February 29, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
Water & Sewer	23,109	20,000	(3,109)	44,240	40,000	(4,240)	240,000
Electricity	6,721	6,250	(471)	13,016	12,500	(516)	75,000
Telephone	2,253	583	(1,670)	4,506	1,167	(3,339)	7,000
Gas	<u>1,200</u>	<u>3,167</u>	<u>1,967</u>	<u>6,302</u>	<u>6,333</u>	<u>31</u>	<u>38,000</u>
	33,283	30,000	(3,283)	68,064	60,000	(8,064)	360,000
Reserve Transfer:							
Reserve Transfer	-	8,333	8,333	-	16,667	16,667	100,000
	-	<u>8,333</u>	<u>8,333</u>	-	16,667	16,667	100,000
Reserve Expenses							
Reserve Expense	<u>74,052</u>	-	<u>(74,052)</u>	<u>129,347</u>	-	<u>(129,347)</u>	-
	74,052	-	(74,052)	129,347	-	(129,347)	-
Total Expenses	<u>184,463</u>	<u>168,429</u>	<u>(16,034)</u>	<u>387,252</u>	<u>336,857</u>	<u>(50,395)</u>	<u>2,021,146</u>
Excess Revenues (Expenses)	<u>\$ 50,285</u>	<u>\$ -</u>	<u>\$ 50,285</u>	<u>\$ 63,206</u>	<u>\$ 1</u>	<u>\$ 63,205</u>	<u>\$ -</u>

Greenwich Association, Inc.
General Ledger

February 1, 2024 - February 29, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030 Popular Community Bank- Operating				(60,042.56)		
02/01/24	ACHWEB202 40201		ACHWEB Unit GAI-1-106		616.95	
02/01/24	CCARD2024 0201		CCARD Unit GAI-1-1405		386.14	
02/01/24	Dep.1		LockBoxCR Batch # 2402011902		2,621.39	
02/02/24	ACHWEB202 40202		ACHWEB Unit GAI-1-412		620.07	
02/02/24	Dep.2		LockBoxCR Batch # 2402022108		2,870.57	
02/04/24	ACHWEB202 40204		ACHWEB Unit GAI-1-807		932.54	
02/04/24	AUTO.2		FPL		(133.18)	
02/05/24	2852		1.2.3. Locksmith, Corp.		(246.10)	
02/05/24	2853		AGI International, Inc.		(460.10)	
02/05/24	2854		AGI International, Inc.		(460.10)	
02/05/24	2855		Elite Guard		(9,849.66)	
02/05/24	2856		FPL Energy Services		(1,051.26)	
02/05/24	2857		Generator Service Inc.		(317.50)	
02/05/24	2858		GRC/Grass Roots Complete		(1,269.00)	
02/05/24	2859		Great American Business Products		(188.32)	
02/05/24	2860		Miami Dade Exterminators Co.		(866.70)	
02/05/24	2861		Rodriguez Tiles Services, LLC		(750.00)	
02/05/24	2862		Rodriguez Tiles Services, LLC		(150.00)	
02/05/24	2863		Rodriguez Tiles Services, LLC		(500.00)	
02/05/24	2864		Sunrise Management		(5,325.20)	
02/05/24	2865		Sunrise Management		(1,600.00)	
02/05/24	ACHWEB202 40205		ACHWEB Unit GAI-1-415		999.10	
02/05/24	Dep.3		LockBoxCR Batch # 2402052312		7,530.28	
02/06/24	Dep.4		ManCR Batch # 2402062458		1,004.12	
02/06/24	Dep.5		LockBoxCR Batch # 2402062561		3,426.70	
02/07/24	ACHWEB202 40207		ACHWEB Unit GAI-1-913		616.95	
02/07/24	ACHWEB202 40207		ACHWEB Unit GAI-1-615		999.10	
02/07/24	CCARD2024 0207		CCARD Unit GAI-1-810		616.95	
02/07/24	Dep.6		LockBoxCR Batch # 2402072770		3,488.55	
02/08/24	ACHWEB202 40208		ACHWEB Unit GAI-1-211		620.07	
02/08/24	AUTO.1		Teco People's Gas		(1,153.15)	
02/08/24	AUTO.5		AT&T		(2,090.81)	
02/08/24	Dep.8		LockBoxCR Batch # 2402083294		4,487.84	
02/09/24	ACHWEB202 40209		ACHWEB Unit GAI-1-512		616.95	
02/09/24	Dep.7		EFTCR Batch # 2402083128		79,340.80	
02/09/24	Dep.9		LockBoxCR Batch # 2402093485		4,652.81	
02/09/24	R- CK20240209		R-CK Unit GAI-1-903		(623.00)	
02/12/24	2866		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE		(1,400.00)	
02/12/24	2867		Air Concepts AC Services, Inc.		(5,089.25)	
02/12/24	2868		ALEX ELECTRIC SERVICES, INC		(420.00)	
02/12/24	2869		ALEX ELECTRIC SERVICES, INC		(1,545.00)	
02/12/24	2870		AmTrust North America		(509.00)	
02/12/24	2871		Hollander, Goode, Lopez, PLLC		(1,339.58)	
02/12/24	2872		Kaybe Bender Rembaum P.L		(1,005.00)	
02/12/24	2873		Waste Pro - Pembroke Pines		(2,067.06)	
02/12/24	ACHWEB202 40212		ACHWEB Unit GAI-1-1214		620.07	
02/12/24	ACHWEB202 40212		ACHWEB Unit GAI-1-1208		620.07	
02/12/24	Dep.10		LockBoxCR Batch # 2402123710		620.07	

Greenwich Association, Inc.
General Ledger

February 1, 2024 - February 29, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/13/24	ACHWEB202 40213		ACHWEB Unit GAI-1-411		620.07	
02/13/24	AUTO.3		FPL		(45.34)	
02/13/24	AUTO.4		FPL		(6,542.71)	
02/13/24	CCARD2024 0213		CCARD Unit GAI-1-303		620.07	
02/13/24	Dep.11		LockBoxCR Batch # 2402133922		7,679.54	
02/13/24	DP01		Miscellaneous Deposit		25.00	
02/13/24	DP02		Miscellaneous Deposit		2,344.85	
02/14/24	ACHWEB202 40214		ACHWEB Unit GAI-1-1412		616.95	
02/14/24	ACHWEB202 40214		ACHWEB Unit GAI-1-1003		620.07	
02/15/24	ACHWEB202 40215		ACHWEB Unit GAI-1-1110		620.07	
02/15/24	CCARD2024 0215		CCARD Unit GAI-1-911		620.07	
02/15/24	Dep.12		LockBoxCR Batch # 2402154189		4,811.63	
02/16/24	Dep.13		ManCR Batch # 2402164301		623.19	
02/16/24	Dep.14		LockBoxCR Batch # 2402164395		8,556.59	
02/18/24	AUTO.6		AT&T		(162.51)	
02/18/24	CCARD2024 0218		CCARD Unit GAI-1-116		999.10	
02/19/24	ACHWEB202 40219		ACHWEB Unit GAI-1-208		700.00	
02/19/24	ACHWEB202 40219		ACHWEB Unit GAI-1-603		700.00	
02/19/24	DP03		Miscellaneous Deposit		75.00	
02/20/24	Dep.15		LockBoxCR Batch # 2402204661		623.19	
02/22/24	ACHWEB202 40222		ACHWEB Unit GAI-1-PH02		999.10	
02/22/24	Dep.16		LockBoxCR Batch # 2402224928		3,889.31	
02/22/24	XR01		Fund Transfer		(8,333.33)	
02/26/24	Dep.17		LockBoxCR Batch # 2402265205		1,934.89	
02/27/24	Dep.18		LockBoxCR Batch # 2402275355		623.19	
02/28/24	ACHWEB202 40228		ACHWEB Unit GAI-1-1115		999.10	
02/29/24	ACHWEB202 40229		ACHWEB Unit GAI-1-1115		999.10	
02/29/24	Dep.19		LockBoxCR Batch # 2402295688		2,487.58	
02/29/24	INT		Interest Income		0.62	
			Totals for 1030		<u>105,603.51</u>	<u>45,560.95</u>
1035 Popular Community Bank- S/A				465.87		
02/29/24	INT		Interest Income		0.01	
			Totals for 1035		<u>0.01</u>	<u>465.88</u>
1040 Popular Community Bank- Reserves				329,696.17		
02/12/24	1004		Restore Construction Group Inc		(74,052.20)	
02/22/24	XR01		Fund Transfer		8,333.33	
02/29/24	INT		Interest Income		510.61	
			Totals for 1040		<u>(65,208.26)</u>	<u>264,487.91</u>
1045 Popular Community Bank- Escrow				81,514.61		
02/29/24	DP01		Security Deposit		1,200.00	
			Totals for 1045		<u>1,200.00</u>	<u>82,714.61</u>
1200 Maintenance Receivables				28,690.40		
02/01/24	ACHWEB202 40201		ACHWEB Unit GAI-1-106		(616.95)	
02/01/24	CCARD2024 0201		CCARD Unit GAI-1-1405		(386.14)	

Greenwich Association, Inc.
General Ledger

February 1, 2024 - February 29, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/01/24	Dep.1		LockBoxCR Batch # 2402011902		(2,621.39)	
02/01/24	RE02.1		Reclass Prepaid Maintenance		(55,853.94)	
02/02/24	ACHWEB202 40202		ACHWEB Unit GAI-1-412		(620.07)	
02/02/24	Dep.2		LockBoxCR Batch # 2402022108		(2,870.57)	
02/04/24	ACHWEB202 40204		ACHWEB Unit GAI-1-807		(932.54)	
02/05/24	ACHWEB202 40205		ACHWEB Unit GAI-1-415		(999.10)	
02/05/24	Dep.3		LockBoxCR Batch # 2402052312		(7,530.28)	
02/06/24	Dep.4		ManCR Batch # 2402062458		(1,004.12)	
02/06/24	Dep.5		LockBoxCR Batch # 2402062561		(3,426.70)	
02/07/24	ACHWEB202 40207		ACHWEB Unit GAI-1-913		(616.95)	
02/07/24	ACHWEB202 40207		ACHWEB Unit GAI-1-615		(999.10)	
02/07/24	CCARD2024 0207		CCARD Unit GAI-1-810		(616.95)	
02/07/24	Dep.6		LockBoxCR Batch # 2402072770		(3,488.55)	
02/08/24	ACHWEB202 40208		ACHWEB Unit GAI-1-211		(620.07)	
02/08/24	Dep.8		LockBoxCR Batch # 2402083294		(4,487.84)	
02/09/24	ACHWEB202 40209		ACHWEB Unit GAI-1-512		(616.95)	
02/09/24	Dep.7		EFTCR Batch # 2402083128		(79,340.80)	
02/09/24	Dep.9		LockBoxCR Batch # 2402093485		(4,652.81)	
02/09/24	R- CK20240209		R-CK Unit GAI-1-903		623.00	
02/12/24	ACHWEB202 40212		ACHWEB Unit GAI-1-1214		(620.07)	
02/12/24	ACHWEB202 40212		ACHWEB Unit GAI-1-1208		(620.07)	
02/12/24	Dep.10		LockBoxCR Batch # 2402123710		(620.07)	
02/13/24	ACHWEB202 40213		ACHWEB Unit GAI-1-411		(620.07)	
02/13/24	CCARD2024 0213		CCARD Unit GAI-1-303		(620.07)	
02/13/24	Dep.11		LockBoxCR Batch # 2402133922		(7,679.54)	
02/14/24	ACHWEB202 40214		ACHWEB Unit GAI-1-1412		(616.95)	
02/14/24	ACHWEB202 40214		ACHWEB Unit GAI-1-1003		(620.07)	
02/15/24	ACHWEB202 40215		ACHWEB Unit GAI-1-1110		(620.07)	
02/15/24	CCARD2024 0215		CCARD Unit GAI-1-911		(620.07)	
02/15/24	Dep.12		LockBoxCR Batch # 2402154189		(4,811.63)	
02/16/24	Dep.13		ManCR Batch # 2402164301		(623.19)	
02/16/24	Dep.14		LockBoxCR Batch # 2402164395		(8,556.59)	
02/18/24	CCARD2024 0218		CCARD Unit GAI-1-116		(999.10)	
02/19/24	ACHWEB202 40219		ACHWEB Unit GAI-1-208		(700.00)	
02/19/24	ACHWEB202 40219		ACHWEB Unit GAI-1-603		(700.00)	
02/20/24	Dep.15		LockBoxCR Batch # 2402204661		(623.19)	
02/22/24	ACHWEB202 40222		ACHWEB Unit GAI-1-PH02		(999.10)	
02/22/24	Dep.16		LockBoxCR Batch # 2402224928		(3,889.31)	
02/26/24	Dep.17		LockBoxCR Batch # 2402265205		(1,934.89)	
02/27/24	Dep.18		LockBoxCR Batch # 2402275355		(623.19)	
02/28/24	ACHWEB202 40228		ACHWEB Unit GAI-1-1115		(999.10)	

Greenwich Association, Inc.
General Ledger

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/29/24	ACHWEB202 40229		ACHWEB Unit GAI-1-1115		(999.10)	
02/29/24	CHG.1		GenMaint 02/01/2024 - 02/29/2024		165,887.76	
02/29/24	Dep.19		LockBoxCR Batch # 2402295688		(2,487.58)	
02/29/24	LFE.1		GenLate 02/01/2024 - 02/29/2024		400.00	
02/29/24	LFE.2		L/CR 02/01/2024 - 02/29/2024		(25.00)	
02/29/24	RE02		Reclass Prepaid Maintenance		56,722.15	
			Totals for 1200		<u>9,103.07</u>	<u>37,793.47</u>
1205	Allowance for Doubtful Accounts			(356.83)		
			Totals for 1205		<u>0.00</u>	<u>(356.83)</u>
1210	Special Assessment Receivables #6			4,795.00		
			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>
1500	Due from Operating			74,565.91		
			Totals for 1500		<u>0.00</u>	<u>74,565.91</u>
1850	Prepaid Insurance			571,574.44		
02/29/24	INS		Expense Prepaid Insurance		(47,732.21)	
			Totals for 1850		<u>(47,732.21)</u>	<u>523,842.23</u>
1860	Prepaid Expenses			112.50		
02/29/24	GJ04		Record Prepaid Expenses		(18.75)	
			Totals for 1860		<u>(18.75)</u>	<u>93.75</u>
4010	Accounts Payable			(14,121.13)		
02/01/24	RE01.1		Record Accounts Payable		14,121.13	
02/12/24	2870		AmTrust North America - Inv #TWC4387157 - 28265224		509.00	
02/29/24	RE01		Record Accounts Payable		(30,753.47)	
			Totals for 4010		<u>(16,123.34)</u>	<u>(30,244.47)</u>
4015	Insurance Payable			(517,081.20)		
			Totals for 4015		<u>0.00</u>	<u>(517,081.20)</u>
4150	Prepaid Maintenance			(55,853.94)		
02/01/24	RE02.1		Reclass Prepaid Maintenance		55,853.94	
02/29/24	RE02		Reclass Prepaid Maintenance		(56,722.15)	
			Totals for 4150		<u>(868.21)</u>	<u>(56,722.15)</u>
4165	Security Deposits			(131,125.00)		
02/29/24	DP01		Security Deposit - Security Deposit - CK#19-609252018		(200.00)	
02/29/24	DP01		Security Deposit - Security Deposit - CK#19-609252017		(500.00)	
02/29/24	DP01		Security Deposit - Security Deposit - CK#19-609252016		(500.00)	
			Totals for 4165		<u>(1,200.00)</u>	<u>(132,325.00)</u>
4170	Deferred Cable Contract			(5,801.42)		
02/29/24	GJ03		Recognize Cable Income		322.29	
			Totals for 4170		<u>322.29</u>	<u>(5,479.13)</u>
4200	Due to Reserves			(24,955.00)		
			Totals for 4200		<u>0.00</u>	<u>(24,955.00)</u>
4333	Due to Escrow			(49,610.91)		
			Totals for 4333		<u>0.00</u>	<u>(49,610.91)</u>

Greenwich Association, Inc.
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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5500 Reserves - General (Pooled)				(342,619.53)		
02/29/24	GJ02		Record Reserve Income		74,052.00	
02/29/24	RES		Record Reserve Funding		<u>(8,333.33)</u>	
Totals for 5500					<u>65,718.67</u>	<u>(276,900.86)</u>
5505 Reserves - Interest				(12,032.26)		
02/29/24	RESIT		Reserve Interest Allocation		<u>(510.61)</u>	
Totals for 5505					<u>(510.61)</u>	<u>(12,542.87)</u>
5800 Fund Balance				137,898.36		
Totals for 5800					<u>0.00</u>	<u>137,898.36</u>
6010 Owner Assessments				(157,554.43)		
02/29/24	CHG.1		GenMaint 02/01/2024 - 02/29/2024		(165,887.76)	
02/29/24	RES		Record Reserve Funding		<u>8,333.33</u>	
Totals for 6010					<u>(157,554.43)</u>	<u>(315,108.86)</u>
6025 Laundry				(2,215.84)		
02/13/24	DP02		Miscellaneous Deposit - Miscellaneous Deposit - Laundry Income - CK#86213		<u>(2,344.85)</u>	
Totals for 6025					<u>(2,344.85)</u>	<u>(4,560.69)</u>
6040 Interest Income				(706.56)		
02/29/24	INT		Interest Income		<u>(511.24)</u>	
Totals for 6040					<u>(511.24)</u>	<u>(1,217.80)</u>
6045 Late Fee				(140.85)		
02/29/24	LFE.1		GenLate 02/01/2024 - 02/29/2024		(400.00)	
02/29/24	LFE.2		L/CR 02/01/2024 - 02/29/2024		<u>25.00</u>	
Totals for 6045					<u>(375.00)</u>	<u>(515.85)</u>
6065 Gate Card Income				(75.00)		
02/13/24	DP01		Miscellaneous Deposit - Miscellaneous Deposit - FOB - CK#10049		(25.00)	
02/19/24	DP03		Miscellaneous Deposit - Miscellaneous Deposit - FOB - Dominique J Vilpin - CK#423		<u>(75.00)</u>	
Totals for 6065					<u>(100.00)</u>	<u>(175.00)</u>
6070 Filter Income				(3.00)		
Totals for 6070					<u>0.00</u>	<u>(3.00)</u>
6075 Miscellaneous Income				(100.00)		
Totals for 6075					<u>0.00</u>	<u>(100.00)</u>
6080 Deferred Comcast Income				(322.29)		
02/29/24	GJ03		Recognize Cable Income		<u>(322.29)</u>	
Totals for 6080					<u>(322.29)</u>	<u>(644.58)</u>
6085 Reserve Interest Transfer				705.41		
02/29/24	RESIT		Reserve Interest Allocation		<u>510.61</u>	
Totals for 6085					<u>510.61</u>	<u>1,216.02</u>
6200 Reserve Income				(55,295.00)		
02/29/24	GJ02		Record Reserve Income		<u>(74,052.00)</u>	
Totals for 6200					<u>(74,052.00)</u>	<u>(129,347.00)</u>
7020 Water & Sewer				21,131.09		
02/29/24	RE01		Record Accounts Payable		<u>23,108.60</u>	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7020					<u>23,108.60</u>	<u>44,239.69</u>
7030 Electricity				6,294.55		
02/04/24	AUTO.2		FPL - 56006-15271 - 12/22/23-01/24/24		133.18	
02/13/24	AUTO.3		FPL - 64563-31005 - 12/22/23-01/24/24		45.34	
02/13/24	AUTO.4		FPL - 34752-18123 - 12/22/23-01/24/24		<u>6,542.71</u>	
Totals for 7030					<u>6,721.23</u>	<u>13,015.78</u>
7035 Telephone				2,252.98		
02/08/24	AUTO.5		AT&T - 305 895 1156 030 0446 - 01/22-02/21/24		2,090.81	
02/18/24	AUTO.6		AT&T - 308072533 - 01/28-02/27/24		<u>162.51</u>	
Totals for 7035					<u>2,253.32</u>	<u>4,506.30</u>
7045 Gas				5,102.28		
02/01/24	RE01.1		Record Accounts Payable		(2,204.41)	
02/05/24	2856		FPL Energy Services - Inv #2-2-24 - 1100231747 : 12/12 - 1/11/24		1,051.26	
02/08/24	AUTO.1		Teco People's Gas - 211011672295 - 12/12 - 1/11/24		1,153.15	
02/29/24	RE01		Record Accounts Payable		<u>1,200.00</u>	
Totals for 7045					<u>1,200.00</u>	<u>6,302.28</u>
7120 R&M - Electrical				3,537.50		
02/12/24	2868		ALEX ELECTRIC SERVICES, INC - Inv #46684 - Repairs		420.00	
02/12/24	2869		ALEX ELECTRIC SERVICES, INC - Inv #46704 - R&M - Electrical		<u>1,545.00</u>	
Totals for 7120					<u>1,965.00</u>	<u>5,502.50</u>
7125 R&M - Fire Alarm				513.60		
Totals for 7125					<u>0.00</u>	<u>513.60</u>
7130 R&M - General				3,979.45		
02/05/24	2852		1.2.3. Locksmith, Corp. - Inv #6935 - 2 Door Closure / Knob Passage		246.10	
02/05/24	2857		Generator Service Inc. - Inv #18008 - January Inspection / Replace Bills		317.50	
02/05/24	2859		Great American Business Products - Inv #43295871 - Bargain Paw Pal Bags		188.32	
02/05/24	2861		Rodriguez Tiles Services, LLC - Inv #013024 - Repair Unit 1108		750.00	
02/05/24	2862		Rodriguez Tiles Services, LLC - Inv #013024-2 - Painting Unit 1202 - Front Door		150.00	
02/05/24	2863		Rodriguez Tiles Services, LLC - Inv #013024-3 - Repairs to Garbage Room		<u>500.00</u>	
Totals for 7130					<u>2,151.92</u>	<u>6,131.37</u>
7140 R&M - Trash Chute				1,848.15		
Totals for 7140					<u>0.00</u>	<u>1,848.15</u>
7150 R&M - Air Conditioning Systems				855.69		
02/12/24	2867		Air Concepts AC Services, Inc. - Inv #INV-3078 - Water Source HeatPump		<u>5,089.25</u>	
Totals for 7150					<u>5,089.25</u>	<u>5,944.94</u>
7160 R&M - Roof Repairs				2,000.00		
Totals for 7160					<u>0.00</u>	<u>2,000.00</u>
7170 R&M - Plumbing				1,512.50		
02/12/24	2866		A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE - Inv #29972 - HydroJet / Camera Main Line		<u>1,400.00</u>	
Totals for 7170					<u>1,400.00</u>	<u>2,912.50</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7190	R&M - Elevator Repairs			600.00		
			Totals for 7190		<u>0.00</u>	<u>600.00</u>
7305	Sanitation			2,066.45		
02/01/24	RE01.1		Record Accounts Payable		(2,067.06)	
02/12/24	2873		Waste Pro - Pembroke Pines - Inv #0001218963 - 01/1 - 01/31/24		2,067.06	
02/29/24	RE01		Record Accounts Payable		<u>2,070.00</u>	
			Totals for 7305		<u>2,070.00</u>	<u>4,136.45</u>
7310	Elevator			4,818.15		
			Totals for 7310		<u>0.00</u>	<u>4,818.15</u>
7325	Cooling Tower			460.10		
02/05/24	2853		AGI International, Inc. - Inv #36174 - Supply Water Treatment		460.10	
02/05/24	2854		AGI International, Inc. - Inv #36700 - Supply Water Treatment		<u>460.10</u>	
			Totals for 7325		<u>920.20</u>	<u>1,380.30</u>
7345	Lawn Maintenance			1,269.00		
02/05/24	2858		GRC/Grass Roots Complete - Inv #69117 - 2/1 - 2/29/24		<u>1,269.00</u>	
			Totals for 7345		<u>1,269.00</u>	<u>2,538.00</u>
7360	Pest Control			866.70		
02/05/24	2860		Miami Dade Exterminators Co. - Inv #18278 - 2/1 - 2/29/24		<u>866.70</u>	
			Totals for 7360		<u>866.70</u>	<u>1,733.40</u>
7370	Janitorial Staff			9,707.55		
			Totals for 7370		<u>0.00</u>	<u>9,707.55</u>
7380	Building Security			19,133.51		
02/01/24	RE01.1		Record Accounts Payable		(9,849.66)	
02/05/24	2855		Elite Guard - Inv #GWI#039 - WK : 1/15 - 1/28/24		9,849.66	
02/29/24	RE01		Record Accounts Payable		<u>3,059.87</u>	
			Totals for 7380		<u>3,059.87</u>	<u>22,193.38</u>
7500	Accounting Fees			1,315.00		
02/29/24	RE01		Record Accounts Payable		<u>1,315.00</u>	
			Totals for 7500		<u>1,315.00</u>	<u>2,630.00</u>
7502	Year End Accounting			(4,000.00)		
			Totals for 7502		<u>0.00</u>	<u>(4,000.00)</u>
7505	Legal Fees			120.00		
02/12/24	2871		Hollander, Goode, Lopez, PLLC - Inv #17944 - Professional Services Rendered		1,339.58	
02/12/24	2872		Kaybe Bender Rembaum P.L - Inv #83750 - File # 1860		<u>1,005.00</u>	
			Totals for 7505		<u>2,344.58</u>	<u>2,464.58</u>
7510	Management Fees			5,325.20		
02/05/24	2864		Sunrise Management - Inv #0010448 - Payroll for Jorge - 2/1 - 2/29/24		5,325.20	
02/05/24	2865		Sunrise Management - Inv #001047 - Management Fee 2/1 - 2/29/24		<u>1,600.00</u>	
			Totals for 7510		<u>6,925.20</u>	<u>12,250.40</u>
7525	License & Permit			18.75		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/29/24	GJ04		Record Prepaid Expenses		18.75	
			Totals for 7525		<u>18.75</u>	<u>37.50</u>
7536	Office Staff			1,575.00		
			Totals for 7536		<u>0.00</u>	<u>1,575.00</u>
7540	Office Supplies			570.75		
			Totals for 7540		<u>0.00</u>	<u>570.75</u>
7545	Postage and Mail			1,100.00		
			Totals for 7545		<u>0.00</u>	<u>1,100.00</u>
7550	Greenwich Park Monthly Expense			10,818.27		
			Totals for 7550		<u>0.00</u>	<u>10,818.27</u>
7555	Insurance			42,701.70		
02/29/24	INS		Expense Prepaid Insurance		47,732.21	
			Totals for 7555		<u>47,732.21</u>	<u>90,433.91</u>
7800	Reserve Expense			55,294.96		
02/12/24	1004		Restore Construction Group Inc - Inv #005 - General Consutruction		74,052.20	
			Totals for 7800		<u>74,052.20</u>	<u>129,347.16</u>
			Report Total			<u>0.00</u>
Net						
Revenue/(Expense)						
Current Period				<u>50,286.17</u>		
Year-to-Date				<u>63,204.85</u>		

Distribution count = 194

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Date	Reference	Account	Description	Amount
Journal: General				
02/12/24	1004	1040	Restore Construction Group Inc	(74,052.20)
02/12/24	1004	7800	Inv #005 - General Consutruction	74,052.20
02/05/24	2852	1030	1.2.3. Locksmith, Corp.	(246.10)
02/05/24	2852	7130	Inv #6935 - 2 Door Closure / Knob Passage	246.10
02/05/24	2853	1030	AGI International, Inc.	(460.10)
02/05/24	2853	7325	Inv #36174 - Supply Water Treatment	460.10
02/05/24	2854	1030	AGI International, Inc.	(460.10)
02/05/24	2854	7325	Inv #36700 - Supply Water Treatment	460.10
02/05/24	2855	1030	Elite Guard	(9,849.66)
02/05/24	2855	7380	Inv #GWI#039 - WK : 1/15 - 1/28/24	9,849.66
02/05/24	2856	1030	FPL Energy Services	(1,051.26)
02/05/24	2856	7045	Inv #2-2-24 - 1100231747 : 12/12 - 1/11/24	1,051.26
02/05/24	2857	1030	Generator Service Inc.	(317.50)
02/05/24	2857	7130	Inv #18008 - January Inspection / Replace Bills	317.50
02/05/24	2858	1030	GRC/Grass Roots Complete	(1,269.00)
02/05/24	2858	7345	Inv #69117 - 2/1 - 2/29/24	1,269.00
02/05/24	2859	1030	Great American Business Products	(188.32)
02/05/24	2859	7130	Inv #43295871 - Bargain Paw Pal Bags	188.32
02/05/24	2860	1030	Miami Dade Exterminators Co.	(866.70)
02/05/24	2860	7360	Inv #18278 - 2/1 - 2/29/24	866.70
02/05/24	2861	1030	Rodriguez Tiles Services, LLC	(750.00)
02/05/24	2861	7130	Inv #013024 - Repair Unit 1108	750.00
02/05/24	2862	1030	Rodriguez Tiles Services, LLC	(150.00)
02/05/24	2862	7130	Inv #013024-2 - Painting Unit 1202 - Front Door	150.00
02/05/24	2863	1030	Rodriguez Tiles Services, LLC	(500.00)
02/05/24	2863	7130	Inv #013024-3 - Repairs to Garbage Room	500.00
02/05/24	2864	1030	Sunrise Management	(5,325.20)
02/05/24	2864	7510	Inv #0010448 - Payroll for Jorge - 2/1 - 2/29/24	5,325.20
02/05/24	2865	1030	Sunrise Management	(1,600.00)
02/05/24	2865	7510	Inv #001047 - Management Fee 2/1 - 2/29/24	1,600.00
02/12/24	2866	1030	A & I ENTERPRISES OF SOUTH FLORIDA/SERVICE	(1,400.00)
02/12/24	2866	7170	Inv #29972 - HydroJet / Camera Main Line	1,400.00
02/12/24	2867	1030	Air Concepts AC Services, Inc.	(5,089.25)
02/12/24	2867	7150	Inv #INV-3078 - Water Source HeatPump	5,089.25
02/12/24	2868	1030	ALEX ELECTRIC SERVICES, INC	(420.00)
02/12/24	2868	7120	Inv #46684 - Repairs	420.00

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Date	Reference	Account	Description	Amount
02/12/24	2869	1030	ALEX ELECTRIC SERVICES, INC	(1,545.00)
02/12/24	2869	7120	Inv #46704 - R&M - Electrical	1,545.00
02/12/24	2870	1030	AmTrust North America	(509.00)
02/12/24	2870	4010	Inv #TWC4387157 - 28265224	509.00
02/12/24	2871	1030	Hollander, Goode, Lopez, PLLC	(1,339.58)
02/12/24	2871	7505	Inv #17944 - Professional Services Rendered	1,339.58
02/12/24	2872	1030	Kaybe Bender Rembaum P.L	(1,005.00)
02/12/24	2872	7505	Inv #83750 - File # 1860	1,005.00
02/12/24	2873	1030	Waste Pro - Pembroke Pines	(2,067.06)
02/12/24	2873	7305	Inv #0001218963 - 01/1 - 01/31/24	2,067.06
02/01/24	ACHWEB20240 201	1030	ACHWEB Unit GAI-1-106	616.95
02/01/24	ACHWEB20240 201	1200	ACHWEB Unit GAI-1-106	(616.95)
02/02/24	ACHWEB20240 202	1030	ACHWEB Unit GAI-1-412	620.07
02/02/24	ACHWEB20240 202	1200	ACHWEB Unit GAI-1-412	(620.07)
02/04/24	ACHWEB20240 204	1030	ACHWEB Unit GAI-1-807	932.54
02/04/24	ACHWEB20240 204	1200	ACHWEB Unit GAI-1-807	(932.54)
02/05/24	ACHWEB20240 205	1030	ACHWEB Unit GAI-1-415	999.10
02/05/24	ACHWEB20240 205	1200	ACHWEB Unit GAI-1-415	(999.10)
02/07/24	ACHWEB20240 207	1030	ACHWEB Unit GAI-1-913	616.95
02/07/24	ACHWEB20240 207	1200	ACHWEB Unit GAI-1-913	(616.95)
02/07/24	ACHWEB20240 207	1030	ACHWEB Unit GAI-1-615	999.10
02/07/24	ACHWEB20240 207	1200	ACHWEB Unit GAI-1-615	(999.10)
02/08/24	ACHWEB20240 208	1030	ACHWEB Unit GAI-1-211	620.07
02/08/24	ACHWEB20240 208	1200	ACHWEB Unit GAI-1-211	(620.07)
02/09/24	ACHWEB20240 209	1030	ACHWEB Unit GAI-1-512	616.95
02/09/24	ACHWEB20240 209	1200	ACHWEB Unit GAI-1-512	(616.95)
02/12/24	ACHWEB20240 212	1030	ACHWEB Unit GAI-1-1214	620.07
02/12/24	ACHWEB20240 212	1200	ACHWEB Unit GAI-1-1214	(620.07)
02/12/24	ACHWEB20240 212	1030	ACHWEB Unit GAI-1-1208	620.07

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Date	Reference	Account	Description	Amount
02/12/24	ACHWEB20240 212	1200	ACHWEB Unit GAI-1-1208	(620.07)
02/13/24	ACHWEB20240 213	1030	ACHWEB Unit GAI-1-411	620.07
02/13/24	ACHWEB20240 213	1200	ACHWEB Unit GAI-1-411	(620.07)
02/14/24	ACHWEB20240 214	1030	ACHWEB Unit GAI-1-1412	616.95
02/14/24	ACHWEB20240 214	1200	ACHWEB Unit GAI-1-1412	(616.95)
02/14/24	ACHWEB20240 214	1030	ACHWEB Unit GAI-1-1003	620.07
02/14/24	ACHWEB20240 214	1200	ACHWEB Unit GAI-1-1003	(620.07)
02/15/24	ACHWEB20240 215	1030	ACHWEB Unit GAI-1-1110	620.07
02/15/24	ACHWEB20240 215	1200	ACHWEB Unit GAI-1-1110	(620.07)
02/19/24	ACHWEB20240 219	1030	ACHWEB Unit GAI-1-208	700.00
02/19/24	ACHWEB20240 219	1200	ACHWEB Unit GAI-1-208	(700.00)
02/19/24	ACHWEB20240 219	1030	ACHWEB Unit GAI-1-603	700.00
02/19/24	ACHWEB20240 219	1200	ACHWEB Unit GAI-1-603	(700.00)
02/22/24	ACHWEB20240 222	1030	ACHWEB Unit GAI-1-PH02	999.10
02/22/24	ACHWEB20240 222	1200	ACHWEB Unit GAI-1-PH02	(999.10)
02/28/24	ACHWEB20240 228	1030	ACHWEB Unit GAI-1-1115	999.10
02/28/24	ACHWEB20240 228	1200	ACHWEB Unit GAI-1-1115	(999.10)
02/29/24	ACHWEB20240 229	1030	ACHWEB Unit GAI-1-1115	999.10
02/29/24	ACHWEB20240 229	1200	ACHWEB Unit GAI-1-1115	(999.10)
02/08/24	AUTO.1	1030	Teco People's Gas	(1,153.15)
02/08/24	AUTO.1	7045	211011672295 - 12/12 - 1/11/24	1,153.15
02/04/24	AUTO.2	1030	FPL	(133.18)
02/04/24	AUTO.2	7030	56006-15271 - 12/22/23-01/24/24	133.18
02/13/24	AUTO.3	1030	FPL	(45.34)
02/13/24	AUTO.3	7030	64563-31005 - 12/22/23-01/24/24	45.34
02/13/24	AUTO.4	1030	FPL	(6,542.71)
02/13/24	AUTO.4	7030	34752-18123 - 12/22/23-01/24/24	6,542.71
02/08/24	AUTO.5	1030	AT&T	(2,090.81)
02/08/24	AUTO.5	7035	305 895 1156 030 0446 - 01/22-02/21/24	2,090.81

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
02/18/24	AUTO.6	1030	AT&T	(162.51)
02/18/24	AUTO.6	7035	308072533 - 01/28-02/27/24	162.51
02/01/24	CCARD202402 01	1030	CCARD Unit GAI-1-1405	386.14
02/01/24	CCARD202402 01	1200	CCARD Unit GAI-1-1405	(386.14)
02/07/24	CCARD202402 07	1030	CCARD Unit GAI-1-810	616.95
02/07/24	CCARD202402 07	1200	CCARD Unit GAI-1-810	(616.95)
02/13/24	CCARD202402 13	1030	CCARD Unit GAI-1-303	620.07
02/13/24	CCARD202402 13	1200	CCARD Unit GAI-1-303	(620.07)
02/15/24	CCARD202402 15	1030	CCARD Unit GAI-1-911	620.07
02/15/24	CCARD202402 15	1200	CCARD Unit GAI-1-911	(620.07)
02/18/24	CCARD202402 18	1030	CCARD Unit GAI-1-116	999.10
02/18/24	CCARD202402 18	1200	CCARD Unit GAI-1-116	(999.10)
02/29/24	CHG.1	1200	GenMaint 02/01/2024 - 02/29/2024	165,887.76
02/29/24	CHG.1	6010	GenMaint 02/01/2024 - 02/29/2024	(165,887.76)
02/01/24	Dep.1	1030	LockBoxCR Batch # 2402011902	2,621.39
02/01/24	Dep.1	1200	LockBoxCR Batch # 2402011902	(2,621.39)
02/02/24	Dep.2	1030	LockBoxCR Batch # 2402022108	2,870.57
02/02/24	Dep.2	1200	LockBoxCR Batch # 2402022108	(2,870.57)
02/05/24	Dep.3	1030	LockBoxCR Batch # 2402052312	7,530.28
02/05/24	Dep.3	1200	LockBoxCR Batch # 2402052312	(7,530.28)
02/06/24	Dep.4	1030	ManCR Batch # 2402062458	1,004.12
02/06/24	Dep.4	1200	ManCR Batch # 2402062458	(1,004.12)
02/06/24	Dep.5	1030	LockBoxCR Batch # 2402062561	3,426.70
02/06/24	Dep.5	1200	LockBoxCR Batch # 2402062561	(3,426.70)
02/07/24	Dep.6	1030	LockBoxCR Batch # 2402072770	3,488.55
02/07/24	Dep.6	1200	LockBoxCR Batch # 2402072770	(3,488.55)
02/09/24	Dep.7	1030	EFTCR Batch # 2402083128	79,340.80
02/09/24	Dep.7	1200	EFTCR Batch # 2402083128	(79,340.80)
02/08/24	Dep.8	1030	LockBoxCR Batch # 2402083294	4,487.84
02/08/24	Dep.8	1200	LockBoxCR Batch # 2402083294	(4,487.84)
02/09/24	Dep.9	1030	LockBoxCR Batch # 2402093485	4,652.81
02/09/24	Dep.9	1200	LockBoxCR Batch # 2402093485	(4,652.81)
02/12/24	Dep.10	1030	LockBoxCR Batch # 2402123710	620.07
02/12/24	Dep.10	1200	LockBoxCR Batch # 2402123710	(620.07)

Greenwich Association, Inc.
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Date	Reference	Account	Description	Amount
02/13/24	Dep.11	1030	LockBoxCR Batch # 2402133922	7,679.54
02/13/24	Dep.11	1200	LockBoxCR Batch # 2402133922	(7,679.54)
02/15/24	Dep.12	1030	LockBoxCR Batch # 2402154189	4,811.63
02/15/24	Dep.12	1200	LockBoxCR Batch # 2402154189	(4,811.63)
02/16/24	Dep.13	1030	ManCR Batch # 2402164301	623.19
02/16/24	Dep.13	1200	ManCR Batch # 2402164301	(623.19)
02/16/24	Dep.14	1030	LockBoxCR Batch # 2402164395	8,556.59
02/16/24	Dep.14	1200	LockBoxCR Batch # 2402164395	(8,556.59)
02/20/24	Dep.15	1030	LockBoxCR Batch # 2402204661	623.19
02/20/24	Dep.15	1200	LockBoxCR Batch # 2402204661	(623.19)
02/22/24	Dep.16	1030	LockBoxCR Batch # 2402224928	3,889.31
02/22/24	Dep.16	1200	LockBoxCR Batch # 2402224928	(3,889.31)
02/26/24	Dep.17	1030	LockBoxCR Batch # 2402265205	1,934.89
02/26/24	Dep.17	1200	LockBoxCR Batch # 2402265205	(1,934.89)
02/27/24	Dep.18	1030	LockBoxCR Batch # 2402275355	623.19
02/27/24	Dep.18	1200	LockBoxCR Batch # 2402275355	(623.19)
02/29/24	Dep.19	1030	LockBoxCR Batch # 2402295688	2,487.58
02/29/24	Dep.19	1200	LockBoxCR Batch # 2402295688	(2,487.58)
02/13/24	DP01	1030	Miscellaneous Deposit	25.00
02/13/24	DP01	6065	Miscellaneous Deposit - FOB - CK#10049	(25.00)
02/29/24	DP01	1045	Security Deposit	1,200.00
02/29/24	DP01	4165	Security Deposit - CK#19-609252018	(200.00)
02/29/24	DP01	4165	Security Deposit - CK#19-609252017	(500.00)
02/29/24	DP01	4165	Security Deposit - CK#19-609252016	(500.00)
02/13/24	DP02	1030	Miscellaneous Deposit	2,344.85
02/13/24	DP02	6025	Miscellaneous Deposit - Laundry Income - CK#86213	(2,344.85)
02/19/24	DP03	1030	Miscellaneous Deposit	75.00
02/19/24	DP03	6065	Miscellaneous Deposit - FOB - Dominique J Vilpin - CK#423	(75.00)
02/29/24	GJ02	5500	Record Reserve Income	74,052.00
02/29/24	GJ02	6200	Record Reserve Income	(74,052.00)
02/29/24	GJ03	4170	Recognize Cable Income	322.29
02/29/24	GJ03	6080	Recognize Cable Income	(322.29)
02/29/24	GJ04	7525	Record Prepaid Expenses	18.75
02/29/24	GJ04	1860	Record Prepaid Expenses	(18.75)
02/29/24	INS	7555	Expense Prepaid Insurance	47,732.21
02/29/24	INS	1850	Expense Prepaid Insurance	(47,732.21)
02/29/24	INT	1030	Interest Income	0.62
02/29/24	INT	1035	Interest Income	0.01
02/29/24	INT	1040	Interest Income	510.61
02/29/24	INT	6040	Interest Income	(511.24)

Greenwich Association, Inc.

Journals

February 1, 2024 - February 29, 2024

Date	Reference	Account	Description	Amount
02/29/24	LFE.1	1200	GenLate 02/01/2024 - 02/29/2024	400.00
02/29/24	LFE.1	6045	GenLate 02/01/2024 - 02/29/2024	(400.00)
02/29/24	LFE.2	6045	L/CR 02/01/2024 - 02/29/2024	25.00
02/29/24	LFE.2	1200	L/CR 02/01/2024 - 02/29/2024	(25.00)
02/09/24	R-CK20240209	1030	R-CK Unit GAI-1-903	(623.00)
02/09/24	R-CK20240209	1200	R-CK Unit GAI-1-903	623.00
02/29/24	RE01	7020	Record Accounts Payable	23,108.60
02/29/24	RE01	7045	Record Accounts Payable	1,200.00
02/29/24	RE01	7305	Record Accounts Payable	2,070.00
02/29/24	RE01	7380	Record Accounts Payable	3,059.87
02/29/24	RE01	7500	Record Accounts Payable	1,315.00
02/29/24	RE01	4010	Record Accounts Payable	(30,753.47)
02/01/24	RE01.1	7045	Record Accounts Payable	(2,204.41)
02/01/24	RE01.1	7305	Record Accounts Payable	(2,067.06)
02/01/24	RE01.1	7380	Record Accounts Payable	(9,849.66)
02/01/24	RE01.1	4010	Record Accounts Payable	14,121.13
02/29/24	RE02	1200	Reclass Prepaid Maintenance	56,722.15
02/29/24	RE02	4150	Reclass Prepaid Maintenance	(56,722.15)
02/01/24	RE02.1	1200	Reclass Prepaid Maintenance	(55,853.94)
02/01/24	RE02.1	4150	Reclass Prepaid Maintenance	55,853.94
02/29/24	RES	6010	Record Reserve Funding	8,333.33
02/29/24	RES	5500	Record Reserve Funding	(8,333.33)
02/29/24	RESIT	6085	Reserve Interest Allocation	510.61
02/29/24	RESIT	5505	Reserve Interest Allocation	(510.61)
02/22/24	XR01	1030	Fund Transfer	(8,333.33)
02/22/24	XR01	1040	Fund Transfer	8,333.33
Transaction Balance for General				<u>0.00</u>

Transaction Totals

Total Debits 747,084.69
 Total Credits 747,084.69

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)
 February 1, 2024 - February 29, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	49,018.67
Open Deposits & Additions				
ACHWEB2024	02/28/24	1200	ACHWEB Unit GAI-1-1115	999.10
	0228			
ACHWEB2024	02/29/24	1200	ACHWEB Unit GAI-1-1115	999.10
	0229			
			Total	<u>1,998.20</u>
Open Checks & Payments				
2476	03/23/23	7130	Sherwin-Williams Company #702929	874.62
2582	07/13/23	7170	Brothers Backflow Specialist, Inc	3,250.00
2597	08/03/23	7150	Air New Solutions	230.00
2712	10/19/23	7540	Marjorie Garcon	96.30
2872	02/12/24	7505	Kaybe Bender Rembaum P.L	1,005.00
			Total	<u>5,455.92</u>
			Reconciled Bank Balance	<u><u>45,560.95</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				33,290.79
+ Cleared Deposits & Additions				159,214.43
- Cleared Checks & Payments				<u>143,486.55</u>
Ending Bank Balance				49,018.67
Reconciled Bank Information				
+ Open Deposits & Additions				1,998.20
- Open Checks & Payments				<u>5,455.92</u>
Reconciled Bank Balance				<u><u>45,560.95</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				45,560.95
+/- Total Adjustments				<u>0.00</u>
Adjusted General Ledger Balance				<u><u>45,560.95</u></u>
Unreconciled Amount				<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 February 1, 2024 - February 29, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	465.88
Open Deposits & Additions			Total	<u>0.00</u>
Open Checks & Payments			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.88</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	465.87
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	465.88
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>465.88</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	465.88
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>465.88</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)
 February 1, 2024 - February 29, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	264,487.91
Open Deposits & Additions			Total	<u>0.00</u>
Open Checks & Payments			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>264,487.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	329,696.17
			+ Cleared Deposits & Additions	8,843.94
			- Cleared Checks & Payments	<u>74,052.20</u>
			Ending Bank Balance	264,487.91
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>264,487.91</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	264,487.91
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>264,487.91</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)
 February 1, 2024 - February 29, 2024

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	82,714.61
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>82,714.61</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	81,514.61
			+ Cleared Deposits & Additions	1,200.00
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	82,714.61
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>82,714.61</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	82,714.61
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>82,714.61</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>