

Greenwich Association, Inc.

Report on Compilation of Financial Statements

February 28, 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 February 28, 2023 , 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 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 2 Months ended February 28, 2023, and for the year ended December 31, 2023, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

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

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

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

Juda, Eskew & Associates, P.A.

Certified Public Accountants
Plantation, FL 33324-2744

May 03, 2023

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954-577-9700

Greenwich Association, Inc.

Balance Sheet

February 28, 2023

Assets

Cash - Operating	
Popular Community Bank- Operating	\$ 142,036
	<u>142,036</u>
Cash - Reserves	
Popular Community Bank- Reserves	368,586
	<u>368,586</u>
Cash - Security	
Popular Community Bank- Escrow	134,777
	<u>134,777</u>
Cash - Special Assessment	
Popular Community Bank- S/A	608
	<u>608</u>
	<u>646,007</u>
Other Assets	
Maintenance Receivables	39,910
Allowance for Doubtful Accounts	(4,418)
Special Assessment Receivables #6	4,795
Allowance for Doubtful Accounts - S/A	(2,795)
Due from Operating	1,992
Prepaid Insurance	467,814
	<u>507,298</u>
	<u>\$ 1,153,305</u>

Greenwich Association, Inc.

Balance Sheet

February 28, 2023

Liabilities and Members' Equity

Accounts Payable	\$	59,940
Insurance Payable		461,565
Prepaid Maintenance		54,093
Prepaid Special Assessment		143
Security Deposits		134,275
Deferred Cable Contract		9,346
Due to Reserves		<u>1,992</u>
		<u>721,354</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - General (Pooled)		366,181
Reserves - Interest		<u>4,397</u>
		<u>370,578</u>
Operating Fund Balance		
Fund Balance		154,038
Current Year Revenue (Expense)		<u>(92,665)</u>
		<u>61,373</u>
		<u>431,951</u>
	\$	<u><u>1,153,305</u></u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 2 Months ended February 28, 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	\$ 106,925	\$ 106,927	\$ (2)	\$ 213,849	\$ 213,853	\$ (4)	\$ 1,283,118
Reserve Assessment	-	7,311	(7,311)	-	14,622	(14,622)	87,729
Laundry	2,419	2,500	(81)	7,027	5,000	2,027	30,000
Interest Income	515	-	515	1,095	-	1,095	-
Late Fee	(75)	83	(158)	(75)	167	(242)	1,000
Prior Year Surplus	-	6,750	(6,750)	6,750	13,500	(6,750)	81,000
Gate Card Income	-	42	(42)	-	83	(83)	500
Filter Income	-	8	(8)	-	17	(17)	100
Miscellaneous Income	224	417	(193)	316	833	(517)	5,000
Deferred Comcast Income	322	322	-	645	645	-	3,867
Reserve Interest Transfer	(512)	-	(512)	(1,087)	-	(1,087)	-
Bad Debt Expense	440	(833)	1,273	440	(1,667)	2,107	(10,000)
	<u>110,258</u>	<u>123,527</u>	<u>(13,269)</u>	<u>228,960</u>	<u>247,053</u>	<u>(18,093)</u>	<u>1,482,314</u>
Total Revenues	<u>110,258</u>	<u>123,527</u>	<u>(13,269)</u>	<u>228,960</u>	<u>247,053</u>	<u>(18,093)</u>	<u>1,482,314</u>

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 2 Months ended February 28, 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	1,495	1,315	(180)	2,630	2,630	-	15,780
Year End Accounting	-	333	333	-	667	667	4,000
Legal Fees	413	2,083	1,670	4,920	4,167	(753)	25,000
Management Fees	1,550	1,550	-	3,100	3,100	-	18,600
License & Permit	-	343	343	-	686	686	4,116
Office Staff	5,323	5,767	444	10,646	11,533	887	69,200
Office Supplies	162	250	88	620	500	(120)	3,000
Postage and Mail	227	333	106	1,327	667	(660)	4,000
DBPR	-	74	74	884	147	(737)	884
Corporate Annual Report	-	5	5	-	10	10	61
	<u>9,170</u>	<u>12,053</u>	<u>2,883</u>	<u>24,127</u>	<u>24,107</u>	<u>(20)</u>	<u>144,641</u>
Community Room/Building:							
Greenwich Park Monthly Expense	<u>9,707</u>	<u>4,583</u>	<u>(5,124)</u>	<u>19,414</u>	<u>9,167</u>	<u>(10,247)</u>	<u>55,000</u>
	9,707	4,583	(5,124)	19,414	9,167	(10,247)	55,000
Contracts:							
Sanitation	2,163	2,000	(163)	6,156	4,000	(2,156)	24,000
Elevator	900	1,467	567	1,800	2,933	1,133	17,600
Cooling Tower	460	460	-	920	920	-	5,521
Lawn Maintenance	1,215	1,275	60	2,490	2,550	60	15,300
Pest Control	867	867	-	1,733	1,733	-	10,400
Janitorial Staff	9,006	9,401	395	18,011	18,801	790	112,806
Building Security	<u>6,446</u>	<u>6,750</u>	<u>304</u>	<u>12,946</u>	<u>13,500</u>	<u>554</u>	<u>81,000</u>
	21,057	22,220	1,163	44,056	44,437	381	266,627
Insurance:							
Insurance	<u>42,635</u>	<u>32,576</u>	<u>(10,059)</u>	<u>69,305</u>	<u>65,153</u>	<u>(4,152)</u>	<u>390,917</u>
	42,635	32,576	(10,059)	69,305	65,153	(4,152)	390,917
Repairs and Maintenance:							
Maintenance Supplies	-	500	500	-	1,000	1,000	6,000
R&M - Electrical	280	417	137	280	833	553	5,000
R&M - Fire Alarm	-	483	483	514	967	453	5,800
R&M- Fire Extinguisher	-	417	417	-	833	833	5,000
R&M - General	2,425	6,250	3,825	3,023	12,500	9,477	75,000
R&M - Access Control	-	50	50	-	100	100	600
R&M - Trash Chute	-	500	500	409	1,000	591	6,000
R&M - Tree Trimming	-	500	500	-	1,000	1,000	6,000
R&M - Air Conditioning Systems	-	625	625	-	1,250	1,250	7,500
R&M - Parking Repairs	150	208	58	150	417	267	2,500
R&M - Roof Repairs	-	333	333	-	667	667	4,000
R&M - Plumbing	-	1,000	1,000	1,325	2,000	675	12,000
R&M - Generator & Water Tower	-	583	583	-	1,167	1,167	7,000
R&M - Sprinkler	150	1,000	850	150	2,000	1,850	12,000
40 Year Certification	<u>116,912</u>	<u>6,250</u>	<u>(110,662)</u>	<u>116,912</u>	<u>12,500</u>	<u>(104,412)</u>	<u>75,000</u>
	119,917	19,116	(100,801)	122,763	38,234	(84,529)	229,400

Greenwich Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 2 Months ended February 28, 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	-	15,833	15,833	18,535	31,667	13,132	190,000
Electricity	6,279	5,833	(446)	12,558	11,667	(891)	70,000
Telephone	751	833	82	1,493	1,667	174	10,000
Gas	4,687	3,167	(1,520)	9,375	6,333	(3,042)	38,000
	<u>11,717</u>	<u>25,666</u>	<u>13,949</u>	<u>41,961</u>	<u>51,334</u>	<u>9,373</u>	<u>308,000</u>
Reserve Transfer:							
Reserve Transfer	-	7,311	7,311	-	14,622	14,622	87,729
	<u>-</u>	<u>7,311</u>	<u>7,311</u>	<u>-</u>	<u>14,622</u>	<u>14,622</u>	<u>87,729</u>
Total Expenses	<u>214,203</u>	<u>123,525</u>	<u>(90,678)</u>	<u>321,626</u>	<u>247,054</u>	<u>(74,572)</u>	<u>1,482,314</u>
Excess Revenues (Expenses)	<u>\$ (103,945)</u>	<u>\$ 2</u>	<u>\$ (103,947)</u>	<u>\$ (92,666)</u>	<u>\$ (1)</u>	<u>\$ (92,665)</u>	<u>\$ -</u>

Greenwich Association, Inc.
General Ledger

February 1, 2023 - February 28, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1030	Popular Community Bank- Operating			246,521.93		
02/01/23		Dep.1	LockBoxCR Batch # 2302019775		2,365.55	
02/02/23	ACHWEB202		ACHWEB Unit GAI-1-208		427.00	
	30202					
02/02/23	ACHWEB202		ACHWEB Unit GAI-1-603		427.00	
	30202					
02/02/23		DP01	Miscellaneous		50.00	
02/03/23		2420	Brown & Brown of FL Miami Dade		(41,960.45)	
02/03/23		Dep.2	ManCR Batch # 2302030116		727.78	
02/03/23		TRS.1	Transfer from RPR-D-212 to GAI-1-402 Ticket #2302031182		668.46	
02/05/23	ACHWEB202		ACHWEB Unit GAI-1-106		854.00	
	30205					
02/05/23	ACHWEB202		ACHWEB Unit GAI-1-1208		427.00	
	30205					
02/05/23	CCARD2023		CCARD Unit GAI-1-810		427.00	
	0205					
02/05/23	CCARD2023		CCARD Unit GAI-1-308		854.00	
	0205					
02/07/23	ACHWEB202		ACHWEB Unit GAI-1-901		688.01	
	30207					
02/07/23		Dep.3	LockBoxCR Batch # 2302070669		1,708.00	
02/08/23	ACHWEB202		ACHWEB Unit GAI-1-807		645.42	
	30208					
02/08/23		AUTO.1	AT&T		(600.65)	
02/08/23		AUTO.2	Teco People's Gas		(904.38)	
02/08/23	CCARD2023		CCARD Unit GAI-1-209		645.42	
	0208					
02/08/23		Dep.4	LockBoxCR Batch # 2302081159		18,382.54	
02/09/23		2421	AGI International, Inc.		(460.10)	
02/09/23		2422	ALEX ELECTRIC SERVICES, INC		(280.00)	
02/09/23		2423	America Service INDS.		(9,005.55)	
02/09/23		2424	AmTrust North America		(565.00)	
02/09/23		2425	Avesta Biscayne		(9,706.75)	
02/09/23		2426	Elite Guard		(3,144.57)	
02/09/23		2427	GRC/Grass Roots Complete		(1,215.00)	
02/09/23		2428	Juda Eskew & Associates, P.A.		(1,315.00)	
02/09/23		2429	Miami Dade Exterminators Co.		(866.70)	
02/09/23		2430	Restore Construction Group Inc		(116,912.42)	
02/09/23		2431	Sunrise Management		(1,550.00)	
02/09/23		2432	Sunrise Management		(2,661.60)	
02/09/23	ACHWEB202		ACHWEB Unit GAI-1-211		427.00	
	30209					
02/09/23		AUTO.3	FPL Energy Services		(3,782.90)	
02/09/23		Dep.6	LockBoxCR Batch # 2302092137		427.00	
02/10/23	ACHWEB202		ACHWEB Unit GAI-1-615		688.01	
	30210					
02/10/23		Dep.5	EFTCR Batch # 2302091978		52,230.70	
02/13/23		Dep.7	LockBoxCR Batch # 2302142735		2,230.02	
02/14/23		AUTO.5	FPL		(6,116.17)	
02/14/23		AUTO.6	FPL		(119.97)	
02/14/23		AUTO.7	FPL		(42.63)	
02/14/23		Dep.9	LockBoxCR Batch # 2302142995		3,903.23	
02/15/23	ACHWEB202		ACHWEB Unit GAI-1-913		427.00	
	30215					
02/15/23	ACHWEB202		ACHWEB Unit GAI-1-512		427.00	
	30215					
02/16/23		Dep.10	LockBoxCR Batch # 2302164232		10,103.02	
02/17/23		Dep.11	LockBoxCR Batch # 2302174421		3,104.77	
02/18/23	CCARD2023		CCARD Unit GAI-1-303		427.00	
	0218					
02/19/23	ACHWEB202		ACHWEB Unit GAI-1-411		427.00	
	30219					

Greenwich Association, Inc.
General Ledger

February 1, 2023 - February 28, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/19/23	XR01		Reserves Funding		(6,315.00)	
02/21/23	AUTO.8		AT&T		(150.64)	
02/22/23	AUTO.4		AmTrust North America		(565.00)	
02/22/23	Dep.12		LockBoxCR Batch # 2302224944		688.01	
02/23/23	2433		Elite Guard		(3,144.57)	
02/23/23	2434		Elite Guard		(3,301.80)	
02/23/23	2435		Hollander, Goode, Lopez, PLLC		(412.50)	
02/23/23	2436		Juda Eskew & Associates, P.A.		(227.07)	
02/23/23	2437		Quill LLC		(161.51)	
02/23/23	2438		Rodriguez Tiles Services, LLC		(1,100.00)	
02/23/23	2439		Rodriguez Tiles Services, LLC		(1,100.00)	
02/23/23	2440		Rodriguez Tiles Services, LLC		(225.00)	
02/23/23	2441		Rodriguez Tiles Services, LLC		(100.00)	
02/23/23	2442		Rodriguez Tiles Services, LLC		(50.00)	
02/23/23	2443		Rodriguez Tiles Services, LLC		(150.00)	
02/23/23	2444		Sunrise Management		(2,661.60)	
02/23/23	2445		Waste Pro - Pembroke Pines		(2,051.85)	
02/23/23	Dep.13		LockBoxCR Batch # 2302235110		2,597.74	
02/23/23	DP02		Miscellaneous		2,418.78	
02/23/23	DP03		Miscellaneous		173.50	
02/25/23	2424		VOID - AmTrust North America		565.00	
02/26/23	ACHWEB202 30226		ACHWEB Unit GAI-1-1115		1,376.02	
02/26/23	CCARD2023 0226		CCARD Unit GAI-1-116		688.01	
02/27/23	Dep.14		LockBoxCR Batch # 2302275399		2,786.62	
02/28/23	ACHWEB202 30228		ACHWEB Unit GAI-1-615		638.01	
02/28/23	Dep.15		LockBoxCR Batch # 2302285630		2,386.31	
02/28/23	INT		Interest Income		3.56	
			Totals for 1030		<u>(104,485.89)</u>	<u>142,036.04</u>
1035 Popular Community Bank- S/A				608.03		
02/28/23	INT		Interest Income		0.01	
			Totals for 1035		<u>0.01</u>	<u>608.04</u>
1040 Popular Community Bank- Reserves				361,758.97		
02/19/23	XR01		Reserves Funding - February Reserves Funding		6,315.00	
02/28/23	INT		Interest Income		511.57	
			Totals for 1040		<u>6,826.57</u>	<u>368,585.54</u>
1045 Popular Community Bank- Escrow				133,326.91		
02/16/23	DP01		Security Deposit		1,200.00	
02/22/23	DP02		Security Deposit		250.00	
			Totals for 1045		<u>1,450.00</u>	<u>134,776.91</u>
1200 Maintenance Receivables				34,472.12		
02/01/23	Dep.1		LockBoxCR Batch # 2302019775		(2,365.55)	
02/01/23	RE02.1		Reclass Prepaid Maintenance		(48,025.58)	
02/02/23	ACHWEB202 30202		ACHWEB Unit GAI-1-208		(427.00)	
02/02/23	ACHWEB202 30202		ACHWEB Unit GAI-1-603		(427.00)	
02/03/23	Dep.2		ManCR Batch # 2302030116		(727.78)	
02/03/23	TRS.1		Transfer from RPR-D-212 to GAI-1-402 Ticket #2302031182		(668.46)	
02/05/23	ACHWEB202 30205		ACHWEB Unit GAI-1-106		(854.00)	
02/05/23	ACHWEB202 30205		ACHWEB Unit GAI-1-1208		(427.00)	

Greenwich Association, Inc.
General Ledger

February 1, 2023 - February 28, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/05/23	CCARD2023 0205		CCARD Unit GAI-1-810		(427.00)	
02/05/23	CCARD2023 0205		CCARD Unit GAI-1-308		(854.00)	
02/07/23	ACHWEB202 30207		ACHWEB Unit GAI-1-901		(688.01)	
02/07/23	Dep.3		LockBoxCR Batch # 2302070669		(1,708.00)	
02/08/23	ACHWEB202 30208		ACHWEB Unit GAI-1-807		(645.42)	
02/08/23	CCARD2023 0208		CCARD Unit GAI-1-209		(645.42)	
02/08/23	Dep.4		LockBoxCR Batch # 2302081159		(18,382.54)	
02/09/23	ACHWEB202 30209		ACHWEB Unit GAI-1-211		(427.00)	
02/09/23	Dep.6		LockBoxCR Batch # 2302092137		(427.00)	
02/10/23	ACHWEB202 30210		ACHWEB Unit GAI-1-615		(688.01)	
02/10/23	Dep.5		EFTCR Batch # 2302091978		(52,230.70)	
02/13/23	Dep.7		LockBoxCR Batch # 2302142735		(2,230.02)	
02/14/23	Dep.9		LockBoxCR Batch # 2302142995		(3,903.23)	
02/15/23	ACHWEB202 30215		ACHWEB Unit GAI-1-913		(427.00)	
02/15/23	ACHWEB202 30215		ACHWEB Unit GAI-1-512		(427.00)	
02/16/23	Dep.10		LockBoxCR Batch # 2302164232		(10,103.02)	
02/17/23	Dep.11		LockBoxCR Batch # 2302174421		(3,104.77)	
02/18/23	CCARD2023 0218		CCARD Unit GAI-1-303		(427.00)	
02/19/23	ACHWEB202 30219		ACHWEB Unit GAI-1-411		(427.00)	
02/22/23	Dep.12		LockBoxCR Batch # 2302224944		(688.01)	
02/23/23	Dep.13		LockBoxCR Batch # 2302235110		(2,597.74)	
02/26/23	ACHWEB202 30226		ACHWEB Unit GAI-1-1115		(1,376.02)	
02/26/23	CCARD2023 0226		CCARD Unit GAI-1-116		(688.01)	
02/27/23	Dep.14		LockBoxCR Batch # 2302275399		(2,786.62)	
02/28/23	ACHWEB202 30228		ACHWEB Unit GAI-1-615		(638.01)	
02/28/23	CHG.1		GenMaint 02/01/2023 - 02/28/2023		114,235.48	
02/28/23	Dep.15		LockBoxCR Batch # 2302285630		(2,386.31)	
02/28/23	GJ05		To bring AR to actual		439.87	
02/28/23	LFE.1		L/CR 02/01/2023 - 02/28/2023		(75.00)	
02/28/23	RE02		Reclass Prepaid Maintenance		54,092.62	
			Totals for 1200		<u>5,437.74</u>	<u>39,909.86</u>
1205 Allowance for Doubtful Accounts					(4,416.04)	
			Totals for 1205		<u>0.00</u>	<u>(4,416.04)</u>
1210 Special Assessment Receivables #6					4,795.00	
02/01/23	RE02.1		Reclass Prepaid Maintenance		(142.27)	
02/28/23	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>
1500 Due from Operating					995.75	
02/28/23	GJ06		Due to Reserve - Due to Reserve - February		995.76	
			Totals for 1500		<u>995.76</u>	<u>1,991.51</u>
1850 Prepaid Insurance					6,923.12	

Greenwich Association, Inc.
General Ledger

February 1, 2023 - February 28, 2023

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/28/23	GJ04		Insurance Renewal		503,525.40	
02/28/23	INS		Expense Prepaid Insurance		(42,635.20)	
			Totals for 1850		<u>460,890.20</u>	<u>467,813.32</u>
4010	Accounts Payable			(62,459.96)		
02/01/23	RE01.1		Record Accounts Payables		62,459.96	
02/09/23	2424		AmTrust North America - Inv #02/01/23 - TWC4219166 - WC Renewal 03/04/23-03/04/24		565.00	
02/22/23	AUTO.4		AmTrust North America - TWC4219166 - WC Renewal 03/04/23-03/04/24		565.00	
02/25/23	2424		VOID - AmTrust North America - VOID - Inv #02/01/23 - TWC4219166 - WC Renewal 03/04/23-03/04/24		(565.00)	
02/28/23	RE01		Record Accounts Payables		(60,506.97)	
			Totals for 4010		<u>2,517.99</u>	<u>(59,941.97)</u>
4015	Insurance Payable			0.00		
02/03/23	2420		Brown & Brown of FL Miami Dade - Inv #21922022 - 21922022 - 2023-2024 - Insurance Renewal Deposit		41,960.45	
02/28/23	GJ04		Insurance Renewal		(503,525.40)	
			Totals for 4015		<u>(461,564.95)</u>	<u>(461,564.95)</u>
4150	Prepaid Maintenance			(48,025.58)		
02/01/23	RE02.1		Reclass Prepaid Maintenance		48,025.58	
02/28/23	RE02		Reclass Prepaid Maintenance		(54,092.62)	
			Totals for 4150		<u>(6,067.04)</u>	<u>(54,092.62)</u>
4155	Prepaid Special Assessment			(142.27)		
02/01/23	RE02.1		Reclass Prepaid Maintenance		142.27	
02/28/23	RE02		Reclass Prepaid Maintenance		(142.27)	
			Totals for 4155		<u>0.00</u>	<u>(142.27)</u>
4165	Security Deposits			(132,825.00)		
02/16/23	DP01		Security Deposit - Ricardo Ulloque - CK#1452 - Unit #205		(1,200.00)	
02/22/23	DP02		Security Deposit - Leonardo Duba - M/O 19-460600972 - Unit 310 - Pet Deposit		(250.00)	
			Totals for 4165		<u>(1,450.00)</u>	<u>(134,275.00)</u>
4170	Deferred Cable Contract			(9,668.90)		
02/28/23	GJ03		Recognize Cable Income		322.29	
			Totals for 4170		<u>322.29</u>	<u>(9,346.61)</u>
4200	Due to Reserves			(995.75)		
02/28/23	GJ06		Due to Reserve - Due to Reserve - February		(995.76)	
			Totals for 4200		<u>(995.76)</u>	<u>(1,991.51)</u>
5500	Reserves - General (Pooled)			(358,869.95)		
02/28/23	RES		Record Reserve Funding		(7,310.75)	
			Totals for 5500		<u>(7,310.75)</u>	<u>(366,180.70)</u>
5505	Reserves - Interest			(3,884.95)		
02/28/23	RESIT		Reserve Interest		(511.57)	
			Totals for 5505		<u>(511.57)</u>	<u>(4,396.52)</u>
5800	Fund Balance			(154,038.26)		
			Totals for 5800		<u>0.00</u>	<u>(154,038.26)</u>
6010	Owner Assessments			(106,924.73)		
02/28/23	CHG.1		GenMaint 02/01/2023 - 02/28/2023		(114,235.48)	
02/28/23	RES		Record Reserve Funding		7,310.75	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 6010					<u>(106,924.73)</u>	<u>(213,849.46)</u>
6025 Laundry				(4,608.23)		
02/23/23	DP02		Miscellaneous - Commercial Laundrie, Inc CK#78158		(2,418.78)	
Totals for 6025					<u>(2,418.78)</u>	<u>(7,027.01)</u>
6040 Interest Income				(579.62)		
02/28/23	INT		Interest Income		(515.14)	
Totals for 6040					<u>(515.14)</u>	<u>(1,094.76)</u>
6045 Late Fee				0.00		
02/28/23	LFE.1		L/CR 02/01/2023 - 02/28/2023		75.00	
Totals for 6045					<u>75.00</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				(92.39)		
02/02/23	DP01		Miscellaneous - Water Shut Off - CK#190 - Solange Fink		(50.00)	
02/23/23	DP03		Miscellaneous - Refund		(173.50)	
Totals for 6075					<u>(223.50)</u>	<u>(315.89)</u>
6080 Deferred Comcast Income				(322.29)		
02/28/23	GJ03		Recognize Cable Income		(322.29)	
Totals for 6080					<u>(322.29)</u>	<u>(644.58)</u>
6085 Reserve Interest Transfer				575.16		
02/28/23	RESIT		Reserve Interest		511.57	
Totals for 6085					<u>511.57</u>	<u>1,086.73</u>
7020 Water & Sewer				18,535.47		
02/01/23	RE01.1		Record Accounts Payables		(18,535.47)	
02/28/23	RE01		Record Accounts Payables		18,535.47	
Totals for 7020					<u>0.00</u>	<u>18,535.47</u>
7030 Electricity				6,278.69		
02/01/23	RE01.1		Record Accounts Payables		(6,278.73)	
02/14/23	AUTO.5		FPL - 34752-18123 - 12/22/22-01/24/23		6,116.17	
02/14/23	AUTO.6		FPL - 56006-15271 - 12/22/22-01/24/23		119.97	
02/14/23	AUTO.7		FPL - 64563-31005 - 12/22/22-01/24/23		42.63	
02/28/23	RE01		Record Accounts Payables		6,278.77	
Totals for 7030					<u>6,278.81</u>	<u>12,557.50</u>
7035 Telephone				741.58		
02/08/23	AUTO.1		AT&T - 305 895 1156 030 0446 - 01/22-02/21/23		600.65	
02/21/23	AUTO.8		AT&T - 308072533 01/28-02/27/23		150.64	
Totals for 7035					<u>751.29</u>	<u>1,492.87</u>
7045 Gas				4,687.28		
02/01/23	RE01.1		Record Accounts Payables		(4,687.28)	
02/08/23	AUTO.2		Teco People's Gas - 211011672295 - 12/14/22-01/13/23		904.38	
02/09/23	AUTO.3		FPL Energy Services - 1100231747 - 11/08/22-01/13/23		3,782.90	
02/28/23	RE01		Record Accounts Payables		4,687.28	
Totals for 7045					<u>4,687.28</u>	<u>9,374.56</u>
7120 R&M - Electrical				0.00		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/09/23	2422		ALEX ELECTRIC SERVICES, INC - Inv #43751 - Installed Pigtails for Service Elevator		280.00	
			Totals for 7120		280.00	280.00
7125 R&M - Fire Alarm				513.60		
			Totals for 7125		0.00	513.60
7130 R&M - General				597.95		
02/23/23	2438		Rodriguez Tiles Services, LLC - Inv #02082023 - #511 Ceiling Bathroom		1,100.00	
02/23/23	2439		Rodriguez Tiles Services, LLC - Inv #02082023-2 - #708 Ceiling Bathroom		1,100.00	
02/23/23	2440		Rodriguez Tiles Services, LLC - Inv #02082023-3 - Painted Elevator Doors		225.00	
			Totals for 7130		2,425.00	3,022.95
7140 R&M - Trash Chute				409.00		
			Totals for 7140		0.00	409.00
7155 R&M - Parking Repairs				0.00		
02/23/23	2441		Rodriguez Tiles Services, LLC - Inv #02082023-4 - Painting - Parking Space 135		100.00	
02/23/23	2442		Rodriguez Tiles Services, LLC - Inv #02082023-5 - Repairs to Parking Space 223		50.00	
			Totals for 7155		150.00	150.00
7170 R&M - Plumbing				1,325.00		
			Totals for 7170		0.00	1,325.00
7185 R&M - Sprinkler				0.00		
02/23/23	2443		Rodriguez Tiles Services, LLC - Inv #02082023-6 - Sprinkler Repairs		150.00	
			Totals for 7185		150.00	150.00
7195 40 Year Certification				0.00		
02/09/23	2430		Restore Construction Group Inc - Inv #001 - General Construction - Project NOS:22-210		116,912.42	
			Totals for 7195		116,912.42	116,912.42
7305 Sanitation				3,992.16		
02/01/23	RE01.1		Record Accounts Payables		(3,992.16)	
02/23/23	2445		Waste Pro - Pembroke Pines - Inv #0001129929 - 01/01-01/31/23		2,051.85	
02/28/23	RE01		Record Accounts Payables		4,103.70	
			Totals for 7305		2,163.39	6,155.55
7310 Elevator				900.00		
02/01/23	RE01.1		Record Accounts Payables		(7,200.00)	
02/28/23	RE01		Record Accounts Payables		8,100.00	
			Totals for 7310		900.00	1,800.00
7325 Cooling Tower				460.10		
02/09/23	2421		AGI International, Inc. - Inv #33696 - 02/01-02/28/23		460.10	
			Totals for 7325		460.10	920.20
7345 Lawn Maintenance				1,275.00		
02/01/23	RE01.1		Record Accounts Payables		(7,780.00)	
02/09/23	2427		GRC/Grass Roots Complete - Inv #61741 - 02/01- 02/28/23		1,215.00	
02/28/23	RE01		Record Accounts Payables		7,780.00	
			Totals for 7345		1,215.00	2,490.00

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7360 Pest Control				866.70		
02/09/23	2429		Miami Dade Exterminators Co. - Inv #17060 - 02/01-02/28/23		866.70	
Totals for 7360					866.70	1,733.40
7370 Janitorial Staff				9,005.55		
02/09/23	2423		America Service INDS. - Inv #15553 - 02/01-02/28/23		9,005.55	
Totals for 7370					9,005.55	18,011.10
7380 Building Security				6,499.38		
02/01/23	RE01.1		Record Accounts Payables		(3,144.57)	
02/09/23	2426		Elite Guard - Inv #GWI#013 - 01/16-01/29/23		3,144.57	
02/23/23	2433		Elite Guard - Inv #GWI#012 - 01/02-01/15/23		3,144.57	
02/23/23	2434		Elite Guard - Inv #GWI#014 - 01/30-02/12/23		3,301.80	
Totals for 7380					6,446.37	12,945.75
7500 Accounting Fees				1,135.00		
02/01/23	RE01.1		Record Accounts Payables		(1,135.00)	
02/09/23	2428		Juda Eskew & Associates, P.A. - Inv #72267 - 02/01-02/28/23		1,315.00	
02/28/23	RE01		Record Accounts Payables		1,315.00	
Totals for 7500					1,495.00	2,630.00
7505 Legal Fees				4,507.09		
02/23/23	2435		Hollander, Goode, Lopez, PLLC - Inv #16985 - Professional Services - 01/09-02/01/23		412.50	
Totals for 7505					412.50	4,919.59
7510 Management Fees				1,550.00		
02/09/23	2431		Sunrise Management - Inv #01/31/23 - 02/01-02/28/23		1,550.00	
Totals for 7510					1,550.00	3,100.00
7536 Office Staff				5,323.20		
02/09/23	2432		Sunrise Management - Inv #01/31/23 - 01/15-02/05/23		2,661.60	
02/23/23	2444		Sunrise Management - Inv #02/13/23 - 02/06-02/19/23		2,661.60	
Totals for 7536					5,323.20	10,646.40
7540 Office Supplies				458.45		
02/23/23	2437		Quill LLC - Inv #30587408 - Office Supplies		161.51	
Totals for 7540					161.51	619.96
7545 Postage and Mail				1,100.00		
02/23/23	2436		Juda Eskew & Associates, P.A. - Inv #72511 - 119 Copies Mailed With 2023 Coupons		227.07	
Totals for 7545					227.07	1,327.07
7550 Greenwich Park Monthly Expense				9,706.75		
02/01/23	RE01.1		Record Accounts Payables		(9,706.75)	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Landscape Service 12/2022		450.00	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Rust Prevention 12/2022		87.14	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Common Area Trash Bags/Gym Wipes/Dog Bags		144.82	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Dog Park Pest Treatment		18.00	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Pool Umbrellas		440.12	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Pool Phase & Repairs		1,236.52	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Pool Maintenance 12/2022		900.00	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Pool Pump & Other Pool Repairs		3,009.60	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Elevator & Alarm Phone		19.00	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Elevator & Alarm Phone 12/2022		75.62	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Clubhouse Elevator Maint. 12/2022		64.08	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Gas for Hot Tub 11/08-12/13/22		44.28	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Common Area Cleaning 12/2022		390.60	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Irrigation at 1470 NE 123 ST - 10/02-11/01/22		22.04	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Pool & Spa Water - 10/02-11/01/22		64.65	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Pest Control 12/2022		72.00	
02/09/23	2425		Avesta Biscayne - Inv #Dec 2022 - Security 12/2022		2,668.28	
02/28/23	RE01		Record Accounts Payables		9,706.75	
			Totals for 7550		<u>9,706.75</u>	<u>19,413.50</u>
7555 Insurance				26,669.78		
02/28/23	INS		Expense Prepaid Insurance		42,635.20	
			Totals for 7555		<u>42,635.20</u>	<u>69,304.98</u>
7560 DBPR				884.00		
			Totals for 7560		<u>0.00</u>	<u>884.00</u>
7810 Bad Debt Expense				0.00		
02/28/23	GJ05		To bring AR to actual		(439.87)	
			Totals for 7810		<u>(439.87)</u>	<u>(439.87)</u>
			Report Total			<u>0.00</u>
Net Revenue/(Expense)						
Current Period			(103,945.40)			
Year-to-Date			<u>(92,665.03)</u>			

Distribution count = 213

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Date	Reference	Account	Description	Amount
Journal: General				
02/03/23	2420	1030	Brown & Brown of FL Miami Dade	(41,960.45)
02/03/23	2420	4015	Inv #21922022 - 21922022 - 2023-2024 - Insurance Renewal Deposit	41,960.45
02/09/23	2421	1030	AGI International, Inc.	(460.10)
02/09/23	2421	7325	Inv #33696 - 02/01-02/28/23	460.10
02/09/23	2422	1030	ALEX ELECTRIC SERVICES, INC	(280.00)
02/09/23	2422	7120	Inv #43751 - Installed Pigtails for Service Elevator	280.00
02/09/23	2423	1030	America Service INDS.	(9,005.55)
02/09/23	2423	7370	Inv #15553 - 02/01-02/28/23	9,005.55
02/09/23	2424	1030	AmTrust North America	(565.00)
02/09/23	2424	4010	Inv #02/01/23 - TWC4219166 - WC Renewal 03/04/23-03/04/24	565.00
02/25/23	2424	1030	VOID - AmTrust North America	565.00
02/25/23	2424	4010	VOID - Inv #02/01/23 - TWC4219166 - WC Renewal 03/04/23-03/04/24	(565.00)
02/09/23	2425	1030	Avesta Biscayne	(9,706.75)
02/09/23	2425	7550	Inv #Dec 2022 - Landscape Service 12/2022	450.00
02/09/23	2425	7550	Inv #Dec 2022 - Rust Prevention 12/2022	87.14
02/09/23	2425	7550	Inv #Dec 2022 - Common Area Trash Bags/Gym Wipes/Dog Bags	144.82
02/09/23	2425	7550	Inv #Dec 2022 - Dog Park Pest Treatment	18.00
02/09/23	2425	7550	Inv #Dec 2022 - Pool Umbrellas	440.12
02/09/23	2425	7550	Inv #Dec 2022 - Pool Phase & Repairs	1,236.52
02/09/23	2425	7550	Inv #Dec 2022 - Pool Maintenance 12/2022	900.00
02/09/23	2425	7550	Inv #Dec 2022 - Pool Pump & Other Pool Repairs	3,009.60
02/09/23	2425	7550	Inv #Dec 2022 - Elevator & Alarm Phone	19.00
02/09/23	2425	7550	Inv #Dec 2022 - Elevator & Alarm Phone 12/2022	75.62
02/09/23	2425	7550	Inv #Dec 2022 - Clubhouse Elevator Maint. 12/2022	64.08
02/09/23	2425	7550	Inv #Dec 2022 - Gas for Hot Tub 11/08-12/13/22	44.28
02/09/23	2425	7550	Inv #Dec 2022 - Common Area Cleaning 12/2022	390.60
02/09/23	2425	7550	Inv #Dec 2022 - Irrigation at 1470 NE 123 ST - 10/02-11/01/22	22.04
02/09/23	2425	7550	Inv #Dec 2022 - Pool & Spa Water - 10/02-11/01/22	64.65
02/09/23	2425	7550	Inv #Dec 2022 - Pest Control 12/2022	72.00
02/09/23	2425	7550	Inv #Dec 2022 - Security 12/2022	2,668.28
02/09/23	2426	1030	Elite Guard	(3,144.57)
02/09/23	2426	7380	Inv #GWI#013 - 01/16-01/29/23	3,144.57
02/09/23	2427	1030	GRC/Grass Roots Complete	(1,215.00)
02/09/23	2427	7345	Inv #61741 - 02/01-02/28/23	1,215.00
02/09/23	2428	1030	Juda Eskew & Associates, P.A.	(1,315.00)
02/09/23	2428	7500	Inv #72267 - 02/01-02/28/23	1,315.00
02/09/23	2429	1030	Miami Dade Exterminators Co.	(866.70)
02/09/23	2429	7360	Inv #17060 - 02/01-02/28/23	866.70

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Date	Reference	Account	Description	Amount
02/09/23	2430	1030	Restore Construction Group Inc	(116,912.42)
02/09/23	2430	7195	Inv #001 - General Construction - Project NOS:22-210	116,912.42
02/09/23	2431	1030	Sunrise Management	(1,550.00)
02/09/23	2431	7510	Inv #01/31/23 - 02/01-02/28/23	1,550.00
02/09/23	2432	1030	Sunrise Management	(2,661.60)
02/09/23	2432	7536	Inv #01/31/23 - 01/15-02/05/23	2,661.60
02/23/23	2433	1030	Elite Guard	(3,144.57)
02/23/23	2433	7380	Inv #GWI#012 - 01/02-01/15/23	3,144.57
02/23/23	2434	1030	Elite Guard	(3,301.80)
02/23/23	2434	7380	Inv #GWI#014 - 01/30-02/12/23	3,301.80
02/23/23	2435	1030	Hollander, Goode, Lopez, PLLC	(412.50)
02/23/23	2435	7505	Inv #16985 - Professional Services - 01/09-02/01/23	412.50
02/23/23	2436	1030	Juda Eskew & Associates, P.A.	(227.07)
02/23/23	2436	7545	Inv #72511 - 119 Copies Mailed With 2023 Coupons	227.07
02/23/23	2437	1030	Quill LLC	(161.51)
02/23/23	2437	7540	Inv #30587408 - Office Supplies	161.51
02/23/23	2438	1030	Rodriguez Tiles Services, LLC	(1,100.00)
02/23/23	2438	7130	Inv #02082023 - #511 Ceiling Bathroom	1,100.00
02/23/23	2439	1030	Rodriguez Tiles Services, LLC	(1,100.00)
02/23/23	2439	7130	Inv #02082023-2 - #708 Ceiling Bathroom	1,100.00
02/23/23	2440	1030	Rodriguez Tiles Services, LLC	(225.00)
02/23/23	2440	7130	Inv #02082023-3 - Painted Elevator Doors	225.00
02/23/23	2441	1030	Rodriguez Tiles Services, LLC	(100.00)
02/23/23	2441	7155	Inv #02082023-4 - Painting - Parking Space 135	100.00
02/23/23	2442	1030	Rodriguez Tiles Services, LLC	(50.00)
02/23/23	2442	7155	Inv #02082023-5 - Repairs to Parking Space 223	50.00
02/23/23	2443	1030	Rodriguez Tiles Services, LLC	(150.00)
02/23/23	2443	7185	Inv #02082023-6 - Sprinkler Repairs	150.00
02/23/23	2444	1030	Sunrise Management	(2,661.60)
02/23/23	2444	7536	Inv #02/13/23 - 02/06-02/19/23	2,661.60
02/23/23	2445	1030	Waste Pro - Pembroke Pines	(2,051.85)
02/23/23	2445	7305	Inv #0001129929 - 01/01-01/31/23	2,051.85
02/02/23	ACHWEB20230 202	1030	ACHWEB Unit GAI-1-208	427.00
02/02/23	ACHWEB20230 202	1200	ACHWEB Unit GAI-1-208	(427.00)
02/02/23	ACHWEB20230 202	1030	ACHWEB Unit GAI-1-603	427.00

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Date	Reference	Account	Description	Amount
02/02/23	ACHWEB20230 202	1200	ACHWEB Unit GAI-1-603	(427.00)
02/05/23	ACHWEB20230 205	1030	ACHWEB Unit GAI-1-106	854.00
02/05/23	ACHWEB20230 205	1200	ACHWEB Unit GAI-1-106	(854.00)
02/05/23	ACHWEB20230 205	1030	ACHWEB Unit GAI-1-1208	427.00
02/05/23	ACHWEB20230 205	1200	ACHWEB Unit GAI-1-1208	(427.00)
02/07/23	ACHWEB20230 207	1030	ACHWEB Unit GAI-1-901	688.01
02/07/23	ACHWEB20230 207	1200	ACHWEB Unit GAI-1-901	(688.01)
02/08/23	ACHWEB20230 208	1030	ACHWEB Unit GAI-1-807	645.42
02/08/23	ACHWEB20230 208	1200	ACHWEB Unit GAI-1-807	(645.42)
02/09/23	ACHWEB20230 209	1030	ACHWEB Unit GAI-1-211	427.00
02/09/23	ACHWEB20230 209	1200	ACHWEB Unit GAI-1-211	(427.00)
02/10/23	ACHWEB20230 210	1030	ACHWEB Unit GAI-1-615	688.01
02/10/23	ACHWEB20230 210	1200	ACHWEB Unit GAI-1-615	(688.01)
02/15/23	ACHWEB20230 215	1030	ACHWEB Unit GAI-1-913	427.00
02/15/23	ACHWEB20230 215	1200	ACHWEB Unit GAI-1-913	(427.00)
02/15/23	ACHWEB20230 215	1030	ACHWEB Unit GAI-1-512	427.00
02/15/23	ACHWEB20230 215	1200	ACHWEB Unit GAI-1-512	(427.00)
02/19/23	ACHWEB20230 219	1030	ACHWEB Unit GAI-1-411	427.00
02/19/23	ACHWEB20230 219	1200	ACHWEB Unit GAI-1-411	(427.00)
02/26/23	ACHWEB20230 226	1030	ACHWEB Unit GAI-1-1115	1,376.02
02/26/23	ACHWEB20230 226	1200	ACHWEB Unit GAI-1-1115	(1,376.02)
02/28/23	ACHWEB20230 228	1030	ACHWEB Unit GAI-1-615	638.01
02/28/23	ACHWEB20230 228	1200	ACHWEB Unit GAI-1-615	(638.01)
02/08/23	AUTO.1	1030	AT&T	(600.65)
02/08/23	AUTO.1	7035	305 895 1156 030 0446 - 01/22-02/21/23	600.65
02/08/23	AUTO.2	1030	Teco People's Gas	(904.38)
02/08/23	AUTO.2	7045	211011672295 - 12/14/22-01/13/23	904.38

Greenwich Association, Inc.
Journals

February 1, 2023 - February 28, 2023

Date	Reference	Account	Description	Amount
02/09/23	AUTO.3	1030	FPL Energy Services	(3,782.90)
02/09/23	AUTO.3	7045	1100231747 - 11/08/22-01/13/23	3,782.90
02/22/23	AUTO.4	1030	AmTrust North America	(565.00)
02/22/23	AUTO.4	4010	TWC4219166 - WC Renewal 03/04/23-03/04/24	565.00
02/14/23	AUTO.5	1030	FPL	(6,116.17)
02/14/23	AUTO.5	7030	34752-18123 - 12/22/22-01/24/23	6,116.17
02/14/23	AUTO.6	1030	FPL	(119.97)
02/14/23	AUTO.6	7030	56006-15271 - 12/22/22-01/24/23	119.97
02/14/23	AUTO.7	1030	FPL	(42.63)
02/14/23	AUTO.7	7030	64563-31005 - 12/22/22-01/24/23	42.63
02/21/23	AUTO.8	1030	AT&T	(150.64)
02/21/23	AUTO.8	7035	308072533 01/28-02/27/23	150.64
02/05/23	CCARD20230205	1030	CCARD Unit GAI-1-810	427.00
02/05/23	CCARD20230205	1200	CCARD Unit GAI-1-810	(427.00)
02/05/23	CCARD20230205	1030	CCARD Unit GAI-1-308	854.00
02/05/23	CCARD20230205	1200	CCARD Unit GAI-1-308	(854.00)
02/08/23	CCARD20230208	1030	CCARD Unit GAI-1-209	645.42
02/08/23	CCARD20230208	1200	CCARD Unit GAI-1-209	(645.42)
02/18/23	CCARD20230218	1030	CCARD Unit GAI-1-303	427.00
02/18/23	CCARD20230218	1200	CCARD Unit GAI-1-303	(427.00)
02/26/23	CCARD20230226	1030	CCARD Unit GAI-1-116	688.01
02/26/23	CCARD20230226	1200	CCARD Unit GAI-1-116	(688.01)
02/28/23	CHG.1	1200	GenMaint 02/01/2023 - 02/28/2023	114,235.48
02/28/23	CHG.1	6010	GenMaint 02/01/2023 - 02/28/2023	(114,235.48)
02/01/23	Dep.1	1030	LockBoxCR Batch # 2302019775	2,365.55
02/01/23	Dep.1	1200	LockBoxCR Batch # 2302019775	(2,365.55)
02/03/23	Dep.2	1030	ManCR Batch # 2302030116	727.78
02/03/23	Dep.2	1200	ManCR Batch # 2302030116	(727.78)
02/07/23	Dep.3	1030	LockBoxCR Batch # 2302070669	1,708.00
02/07/23	Dep.3	1200	LockBoxCR Batch # 2302070669	(1,708.00)
02/08/23	Dep.4	1030	LockBoxCR Batch # 2302081159	18,382.54
02/08/23	Dep.4	1200	LockBoxCR Batch # 2302081159	(18,382.54)
02/10/23	Dep.5	1030	EFTCR Batch # 2302091978	52,230.70
02/10/23	Dep.5	1200	EFTCR Batch # 2302091978	(52,230.70)

Greenwich Association, Inc.
Journals

February 1, 2023 - February 28, 2023

Date	Reference	Account	Description	Amount
02/09/23	Dep.6	1030	LockBoxCR Batch # 2302092137	427.00
02/09/23	Dep.6	1200	LockBoxCR Batch # 2302092137	(427.00)
02/13/23	Dep.7	1030	LockBoxCR Batch # 2302142735	2,230.02
02/13/23	Dep.7	1200	LockBoxCR Batch # 2302142735	(2,230.02)
02/14/23	Dep.9	1030	LockBoxCR Batch # 2302142995	3,903.23
02/14/23	Dep.9	1200	LockBoxCR Batch # 2302142995	(3,903.23)
02/16/23	Dep.10	1030	LockBoxCR Batch # 2302164232	10,103.02
02/16/23	Dep.10	1200	LockBoxCR Batch # 2302164232	(10,103.02)
02/17/23	Dep.11	1030	LockBoxCR Batch # 2302174421	3,104.77
02/17/23	Dep.11	1200	LockBoxCR Batch # 2302174421	(3,104.77)
02/22/23	Dep.12	1030	LockBoxCR Batch # 2302224944	688.01
02/22/23	Dep.12	1200	LockBoxCR Batch # 2302224944	(688.01)
02/23/23	Dep.13	1030	LockBoxCR Batch # 2302235110	2,597.74
02/23/23	Dep.13	1200	LockBoxCR Batch # 2302235110	(2,597.74)
02/27/23	Dep.14	1030	LockBoxCR Batch # 2302275399	2,786.62
02/27/23	Dep.14	1200	LockBoxCR Batch # 2302275399	(2,786.62)
02/28/23	Dep.15	1030	LockBoxCR Batch # 2302285630	2,386.31
02/28/23	Dep.15	1200	LockBoxCR Batch # 2302285630	(2,386.31)
02/02/23	DP01	1030	Miscellaneous	50.00
02/02/23	DP01	6075	Water Shut Off - CK#190 - Solange Fink	(50.00)
02/16/23	DP01	1045	Security Deposit	1,200.00
02/16/23	DP01	4165	Ricardo Ulloque - CK#1452 - Unit #205	(1,200.00)
02/22/23	DP02	1045	Security Deposit	250.00
02/22/23	DP02	4165	Leonardo Duba - M/O 19-460600972 - Unit 310 - Pet Deposit	(250.00)
02/23/23	DP02	1030	Miscellaneous	2,418.78
02/23/23	DP02	6025	Commercial Laundrie, Inc CK#78158	(2,418.78)
02/23/23	DP03	1030	Miscellaneous	173.50
02/23/23	DP03	6075	Refund	(173.50)
02/28/23	GJ03	4170	Recognize Cable Income	322.29
02/28/23	GJ03	6080	Recognize Cable Income	(322.29)
02/28/23	GJ04	1850	Insurance Renewal	503,525.40
02/28/23	GJ04	4015	Insurance Renewal	(503,525.40)
02/28/23	GJ05	1200	To bring AR to actual	439.87
02/28/23	GJ05	7810	To bring AR to actual	(439.87)
02/28/23	GJ06	4200	Due to Reserve - February	(995.76)
02/28/23	GJ06	1500	Due to Reserve - February	995.76
02/28/23	INS	7555	Expense Prepaid Insurance	42,635.20
02/28/23	INS	1850	Expense Prepaid Insurance	(42,635.20)

Greenwich Association, Inc.

Journals

February 1, 2023 - February 28, 2023

Date	Reference	Account	Description	Amount
02/28/23	INT	1030	Interest Income	3.56
02/28/23	INT	1035	Interest Income	0.01
02/28/23	INT	1040	Interest Income	511.57
02/28/23	INT	6040	Interest Income	(515.14)
02/28/23	LFE.1	6045	L/CR 02/01/2023 - 02/28/2023	75.00
02/28/23	LFE.1	1200	L/CR 02/01/2023 - 02/28/2023	(75.00)
02/28/23	RE01	7020	Record Accounts Payables	18,535.47
02/28/23	RE01	7030	Record Accounts Payables	6,278.77
02/28/23	RE01	7045	Record Accounts Payables	4,687.28
02/28/23	RE01	7305	Record Accounts Payables	4,103.70
02/28/23	RE01	7310	Record Accounts Payables	8,100.00
02/28/23	RE01	7345	Record Accounts Payables	7,780.00
02/28/23	RE01	7500	Record Accounts Payables	1,315.00
02/28/23	RE01	7550	Record Accounts Payables	9,706.75
02/28/23	RE01	4010	Record Accounts Payables	(60,506.97)
02/01/23	RE01.1	7020	Record Accounts Payables	(18,535.47)
02/01/23	RE01.1	7030	Record Accounts Payables	(6,278.73)
02/01/23	RE01.1	7045	Record Accounts Payables	(4,687.28)
02/01/23	RE01.1	7305	Record Accounts Payables	(3,992.16)
02/01/23	RE01.1	7310	Record Accounts Payables	(7,200.00)
02/01/23	RE01.1	7345	Record Accounts Payables	(7,780.00)
02/01/23	RE01.1	7550	Record Accounts Payables	(9,706.75)
02/01/23	RE01.1	7380	Record Accounts Payables	(3,144.57)
02/01/23	RE01.1	7500	Record Accounts Payables	(1,135.00)
02/01/23	RE01.1	4010	Record Accounts Payables	62,459.96
02/28/23	RE02	1200	Reclass Prepaid Maintenance	54,092.62
02/28/23	RE02	4150	Reclass Prepaid Maintenance	(54,092.62)
02/28/23	RE02	1210	Reclass Prepaid Maintenance	142.27
02/28/23	RE02	4155	Reclass Prepaid Maintenance	(142.27)
02/01/23	RE02.1	1200	Reclass Prepaid Maintenance	(48,025.58)
02/01/23	RE02.1	4150	Reclass Prepaid Maintenance	48,025.58
02/01/23	RE02.1	1210	Reclass Prepaid Maintenance	(142.27)
02/01/23	RE02.1	4155	Reclass Prepaid Maintenance	142.27
02/28/23	RES	6010	Record Reserve Funding	7,310.75
02/28/23	RES	5500	Record Reserve Funding	(7,310.75)
02/28/23	RESIT	6085	Reserve Interest	511.57
02/28/23	RESIT	5505	Reserve Interest	(511.57)
02/03/23	TRS.1	1030	Transfer from RPR-D-212 to GAI-1-402 Ticket #2302031182	668.46
02/03/23	TRS.1	1200	Transfer from RPR-D-212 to GAI-1-402 Ticket #2302031182	(668.46)
02/19/23	XR01	1030	Reserves Funding	(6,315.00)
02/19/23	XR01	1040	February Reserves Funding	6,315.00
Transaction Balance for General				0.00

Transaction Totals

Total Debits	1,238,749.44
Total Credits	1,238,749.44

Greenwich Association, Inc.

Journals

February 1, 2023 - February 28, 2023

Date	Reference	Account	Description	Amount

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)

February 1, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	155,161.90
Open Deposits & Additions				
ACHWEB2023	01/27/23	1200	ACHWEB Unit GAI-1-PH02	688.01
	0127			
ACHWEB2023	02/26/23	1200	ACHWEB Unit GAI-1-1115	1,376.02
	0226			
ACHWEB2023	02/28/23	1200	ACHWEB Unit GAI-1-615	638.01
	0228			
			Total	<u>2,702.04</u>
Open Checks & Payments				
2192	06/30/22	7310	Suncoast Elevator Solutions, Inc.	900.00
2384	12/15/22	7130	Ana Berrios	121.00
2386	12/15/22	7130	Lucena Eutrope	121.00
2424	02/09/23	4010	AmTrust North America	565.00
2424	02/25/23	4010	VOID - AmTrust North America	(565.00)
2433	02/23/23	7380	Elite Guard	3,144.57
2434	02/23/23	7380	Elite Guard	3,301.80
2435	02/23/23	7505	Hollander, Goode, Lopez, PLLC	412.50
2436	02/23/23	7545	Juda Eskew & Associates, P.A.	227.07
2437	02/23/23	7540	Quill LLC	161.51
2438	02/23/23	7130	Rodriguez Tiles Services, LLC	1,100.00
2439	02/23/23	7130	Rodriguez Tiles Services, LLC	1,100.00
2440	02/23/23	7130	Rodriguez Tiles Services, LLC	225.00
2441	02/23/23	7155	Rodriguez Tiles Services, LLC	100.00
2442	02/23/23	7155	Rodriguez Tiles Services, LLC	50.00
2443	02/23/23	7185	Rodriguez Tiles Services, LLC	150.00
2444	02/23/23	7536	Sunrise Management	2,661.60
2445	02/23/23	7305	Waste Pro - Pembroke Pines	2,051.85
			Total	<u>15,827.90</u>
			Reconciled Bank Balance	<u><u>142,036.04</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				258,219.79
+ Cleared Deposits & Additions				116,549.47
- Cleared Checks & Payments				219,607.36
Ending Bank Balance				<u>155,161.90</u>
Reconciled Bank Information				
+ Open Deposits & Additions				2,702.04
- Open Checks & Payments				15,827.90
Reconciled Bank Balance				<u><u>142,036.04</u></u>
General Ledger Information				
Unadjusted General Ledger Balance				142,036.04
+/- Total Adjustments				0.00
Adjusted General Ledger Balance				<u><u>142,036.04</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, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	608.04
Open Deposits & Additions				Total _____
				0.00
Open Checks & Payments				Total _____
				0.00
			Reconciled Bank Balance	<u><u>608.04</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	608.03
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	_____
				0.00
			Ending Bank Balance	<u>608.04</u>
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	_____
				0.00
			Reconciled Bank Balance	<u><u>608.04</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	608.04
			+/- Total Adjustments	_____
				0.00
			Adjusted General Ledger Balance	<u><u>608.04</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

February 1, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	368,585.54
Open Deposits & Additions				Total
				<u>0.00</u>
Open Checks & Payments				Total
				<u>0.00</u>
			Reconciled Bank Balance	<u><u>368,585.54</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	361,758.97
			+ Cleared Deposits & Additions	6,826.57
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	368,585.54
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>368,585.54</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	374,900.54
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>374,900.54</u></u>
			Unreconciled Amount	<u><u>(6,315.00)</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)

February 1, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	134,776.91
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>134,776.91</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	134,476.91
			+ Cleared Deposits & Additions	1,450.00
			- Cleared Checks & Payments	<u>1,150.00</u>
			Ending Bank Balance	134,776.91
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>134,776.91</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	134,776.91
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>134,776.91</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Oper- (1030)
 February 1, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	155,161.90
Open Deposits & Additions				
ACHWEB2023 0127	01/27/23	1200	ACHWEB Unit GAI-1-PH02	688.01
ACHWEB2023 0226	02/26/23	1200	ACHWEB Unit GAI-1-1115	1,376.02
ACHWEB2023 0228	02/28/23	1200	ACHWEB Unit GAI-1-615	638.01
			Total	<u>2,702.04</u>
Open Checks & Payments				
2192	06/30/22	7310	Suncoast Elevator Solutions, Inc.	900.00
2384	12/15/22	7130	Ana Berrios	121.00
2386	12/15/22	7130	Lucena Eutrope	121.00
2424	02/09/23	4010	AmTrust North America	565.00
2424	02/25/23	4010	VOID - AmTrust North America	(565.00)
2433	02/23/23	7380	Elite Guard	3,144.57
2434	02/23/23	7380	Elite Guard	3,301.80
2435	02/23/23	7505	Hollander, Goode, Lopez, PLLC	412.50
2436	02/23/23	7545	Juda Eskew & Associates, P.A.	227.07
2437	02/23/23	7540	Quill LLC	161.51
2438	02/23/23	7130	Rodriguez Tiles Services, LLC	1,100.00
2439	02/23/23	7130	Rodriguez Tiles Services, LLC	1,100.00
2440	02/23/23	7130	Rodriguez Tiles Services, LLC	225.00
2441	02/23/23	7155	Rodriguez Tiles Services, LLC	100.00
2442	02/23/23	7155	Rodriguez Tiles Services, LLC	50.00
2443	02/23/23	7185	Rodriguez Tiles Services, LLC	150.00
2444	02/23/23	7536	Sunrise Management	2,661.60
2445	02/23/23	7305	Waste Pro - Pembroke Pines	2,051.85
			Total	<u>15,827.90</u>
			Reconciled Bank Balance	<u>142,036.04</u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				258,219.79
+ Cleared Deposits & Additions				116,549.47
- Cleared Checks & Payments				219,607.36
Ending Bank Balance				<u>155,161.90</u>
Reconciled Bank Information				
+ Open Deposits & Additions				2,702.04
- Open Checks & Payments				15,827.90
Reconciled Bank Balance				<u>142,036.04</u>
General Ledger Information				
Unadjusted General Ledger Balance				142,036.04
+/- Total Adjustments				0.00
Adjusted General Ledger Balance				<u>142,036.04</u>
Unreconciled Amount				<u>0.00</u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- S/A- (1035)
 February 1, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	608.04
Open Deposits & Additions				
			Total	<u>0.00</u>
Open Checks & Payments				
			Total	<u>0.00</u>
			Reconciled Bank Balance	<u><u>608.04</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	608.03
			+ Cleared Deposits & Additions	0.01
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	608.04
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>608.04</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	608.04
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>608.04</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Reserves- (1040)

February 1, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	368,585.54
Open Deposits & Additions				Total
				<u>0.00</u>
Open Checks & Payments				Total
				<u>0.00</u>
			Reconciled Bank Balance	<u><u>368,585.54</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	361,758.97
			+ Cleared Deposits & Additions	6,826.57
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	368,585.54
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u><u>368,585.54</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	374,900.54
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>374,900.54</u></u>
			Unreconciled Amount	<u><u>(6,315.00)</u></u>

Greenwich Association, Inc.
Bank Account Reconciliation Worksheet

Popular Community Bank- Escrow- (1045)
 February 1, 2023 - February 28, 2023

Reference	Date	GL Account	Description	Amount
Reconciled Bank Information				
			Ending Bank Balance	134,776.91
Open Deposits & Additions				Total
				0.00
Open Checks & Payments				Total
				0.00
			Reconciled Bank Balance	<u>134,776.91</u>
Bank Account Reconciliation Summary				
Bank Statement Information				
			Beginning Bank Balance	134,476.91
			+ Cleared Deposits & Additions	1,450.00
			- Cleared Checks & Payments	<u>1,150.00</u>
			Ending Bank Balance	134,776.91
Reconciled Bank Information				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			Reconciled Bank Balance	<u>134,776.91</u>
General Ledger Information				
			Unadjusted General Ledger Balance	134,776.91
			+/- Total Adjustments	<u>0.00</u>
			Adjusted General Ledger Balance	<u>134,776.91</u>
			Unreconciled Amount	<u>0.00</u>