

***BYRON GARDENS CONDOMINIUM ASSOC., INC.***

***FINANCIAL STATEMENTS***

***For the month ending  
June 30, 2024***

***Prepared by:***

***J & M CONDO MANAGEMENT AND MAINTENANCE, INC.***

**Note:**

***FOR MANAGEMENT PURPOSES ONLY***

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 06/30/24**  
**(UNAUDITED)**

----- YEAR TO DATE -----				----- DESCRIPTION -----	----- THIS MONTH -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
				<u>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
245,907	273,737	273,737	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
264	534	204	(330)	LATE CHARGES	0	(66)	34	(100)
100	100	102	2	KEYS	50	0	17	17
246,271	274,370	274,043	(328)	TOTAL EXEMPT FUNCTION INCOME	45,673	45,556	45,674	(83)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
103	29	0	(29)	INTEREST -OPERATING	5	5	0	(5)
12	96	0	(96)	INTEREST -RESERVES	17	16	0	(16)
115	125	0	(125)	TOTAL NON-EXEMPT FUNCTION INCOME	22	20	0	(20)
246,386	274,495	274,043	(452)	TOTAL REVENUES	45,695	45,577	45,674	(104)
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	1,002	(352)	ACCOUNTANT	0	0	167	(167)
943	5,825	750	5,075	LEGAL FEES	1,128	1,251	125	1,126
1,446	539	1,200	(661)	PRINTING & POSTAGE	88	88	200	(112)
0	6,693	3,000	3,693	ENGINEER	3,480	0	500	(500)
1,293	1,892	292	1,600	MISCELLANEOUS	23	55	49	6
5,182	15,599	6,244	9,355	TOTAL ADMINISTRATIVE EXPENSES	4,719	1,395	1,041	354
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	138	134	FLORIDA CONDO FEE	0	0	23	(23)
240	115	690	(576)	LICENSES & PERMITS	0	0	115	(115)
0	61	31	30	FLORIDA CORP REPORT	0	0	5	(5)
240	448	859	(411)	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				<u>INSURANCES</u>				
123,007	154,112	138,504	15,608	INSURANCES	21,843	49,046	23,084	25,962
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
9,950	11,700	11,700	0	MANAGEMENT	1,950	1,950	1,950	0
17,599	4,643	3,900	743	ELEVATOR MAINTENANCE	671	671	650	21
1,500	1,500	0	1,500	POOL MAINTENANCE	250	250	0	250
12,497	5,299	5,400	(101)	WASTE REMOVAL	892	879	900	(21)
19,476	9,212	3,588	5,624	CABLE TV	0	0	598	(598)
1,627	1,477	1,482	(5)	PEST CONTROL	246	246	247	(1)
210	804	1,260	(456)	FIRE ALARM INSPECT. & MAINT.	0	210	210	0
62,858	34,634	27,330	7,304	TOTAL CONTRACT SERVICES	4,009	4,205	4,555	(350)
				<u>UTILITY EXPENSES</u>				
7,634	6,849	8,100	(1,251)	ELECTRICITY	1,045	1,092	1,350	(258)

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 06/30/24**  
**(UNAUDITED)**

----- YEAR TO DATE -----				----- DESCRIPTION -----	----- THIS MONTH -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
26,227	39,255	26,706	12,549	WATER & SEWER	6,556	5,266	4,451	815
1,868	3,474	2,400	1,074	TELEPHONE	320	1,880	400	1,480
35,728	49,578	37,206	12,372	TOTAL UTILITY EXPENSES	7,920	8,239	6,201	2,038
				<u>REPAIRS &amp; MAINTENANCE</u>				
2,300	500	750	(250)	ELECTRICAL REPAIRS	180	0	125	(125)
17,210	0	9,504	(9,504)	PLUMBING REPAIRS	0	0	1,584	(1,584)
3,875	15,338	4,140	11,198	ELEVATOR REPAIRS	0	13,589	690	12,899
45	765	0	765	POOL REPAIRS	0	0	0	0
0	369	600	(231)	GATE & INTERCOM REPAIRS	0	155	100	55
0	0	600	(600)	JANITORIAL SUPPLIES	0	0	100	(100)
9,650	8,585	8,400	185	JANITORIAL SERVICE	1,400	1,485	1,400	85
4,290	0	1,800	(1,800)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	600	(600)	HARDWARE SUPPLIES	0	0	100	(100)
13,904	16,185	10,200	5,985	GENERAL REPAIRS	650	0	1,700	(1,700)
51,274	41,743	36,594	5,149	TOTAL REPAIRS & MAINTENANCE	2,230	15,229	6,099	9,130
				<u>RESERVES</u>				
25,579	27,306	27,306	0	RESERVES	4,551	4,551	4,551	0
12	96	0	96	RESERVES INTEREST ALLOCATION	17	16	0	16
25,591	27,402	27,306	96	TOTAL RESERVES	4,568	4,567	4,551	16
303,880	323,514	274,043	49,471	TOTAL EXPENSES	45,288	82,680	45,674	37,006
	(49,019)			Y-T-D DEFICIT		(37,103)		

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

BALANCE SHEET AS OF 06/30/24  
(UNAUDITED)

**ASSETS**

**CURRENT ASSETS**

**CASH IN BANK**

CITY NATIONAL - OPERATING	49,312.38
CITY NTL. BANK -SPEC. ASSESS.	23,903.14
CITY NTL. BANK -RESERVES	203,086.63
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	276,702.15

**ACCOUNTS RECEIVABLE**

MAINTENANCE FEES UNCOLLECTED	9,640.93
A/R ADJ IN TRANSIT	638.72
TOTAL ACCOUNTS RECEIVABLE	10,279.65

**PREPAID EXPENSES**

TOTAL CURRENT ASSETS	286,981.80
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**PROPERTY & EQUIPMENT**

**DEPOSITS**

TOTAL ASSETS	286,981.80
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**LIABILITIES**

**CURRENT LIABILITIES**

ACCOUNTS PAYABLE	167.44
MAINT PAID IN ADVANCE	15,364.67
SECURITY DEPOSITS PAYABLE	650.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	17,432.11

**RESERVES**

RESERVES	87,571.52
TOTAL RESERVES	87,571.52

TOTAL LIABILITIES	105,003.63
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**FUND BALANCE**

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(49,018.89)
TOTAL FUND BALANCE	181,978.17
TOTAL LIABILITIES & FUND BALANCE	286,981.80

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Outstanding payables for period ending Jun 30, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC.	51007	12.44
		MAILING SUMMARY		
5181	06/25/24	CONTROL SYSTEM GATE	57008	155.00
		REPAIRED GATE TRACK BACK SIDE		
				-----
				167.44
				=====

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					36,041.67
CH	1169	06/01/24	BYRON GARDENS CONDO. ASSOC., I	June 2024 RESERVE TRANSFER		4,551.00		
CH	1170	06/01/24	J & M CONDO. MANAGEMENT & MAIN	Jun 2024 MANAGEMENT FEE		1,950.00		
CH	1171	06/01/24	J & M CONDO. MANAGEMENT & MAIN	Jun 2024 ACCTS. REC. STMTS.		88.40		
CH	1172	06/02/24	CERTIFIED ELEVATOR TELEPHONE	ANNUAL ELEV. PHONE MONITORING		1,560.00		
CH	1173	06/02/24	GLOBAL ELEVATOR SALES	June 2024 ELEVATOR MAINT.		670.59		
CH	1174	06/02/24	FREDDY SANCHEZ	NEW MOTOR FAN		650.00		
CH	1175	06/02/24	FREDDY SANCHEZ	NEW PARKING LIGHTS		180.00		
CH	1176	06/11/24	A&Y CLEANING SERVICES CORP.	June 2024 JANITORIAL SERV.		1,400.00		
CH	1177	06/11/24	FIREWATCH	QUATERLY ALARM MONITORING		210.00		
CH	1178	06/11/24	REEF TROPICAL POOLS	June 2024 POOL SERV.		250.00		
CH	1179	06/11/24	A&A ELEVATOR CO.	50% ON REPAIRS TO BOTH ELEVATORS		13,588.50		
CH	1180	06/11/24	STRALEY OTTO	LEGAL FEES		1,251.25		
CH	1181	06/12/24	A&Y CLEANING SERVICES CORP.	TRASH DUCTS CLEANING		85.00		
CH	1182	06/12/24	PERFECT EXTERMINATOR	PEST SERV. 5/24/24		246.10		
TOTAL CHECKS.....						26,680.84	(26,680.84)	
CR	216	06/04/24		DEPOSIT	7,436.52			
CR	217	06/03/24		DEPOSIT	2,016.53			
CR	218	06/05/24		DEPOSIT	981.08			
CR	219	06/06/24		DEPOSIT	5,967.46			
CR	220	06/10/24		DEPOSIT	5,330.68			
CR	221	06/12/24		DEPOSIT	1,377.81			
CR	222	06/06/24		DEPOSIT	6,797.80			
CR	223	06/07/24		DEPOSIT	3,323.53			
CR	224	06/10/24		DEPOSIT	3,216.40			
CR	225	06/11/24		DEPOSIT	2,164.71			
CR	226	06/12/24		DEPOSIT	643.28			
CR	227	06/14/24		DEPOSIT	1,378.28			
CR	228	06/18/24		DEPOSIT	4,034.53			
CR	229	06/26/24		DEPOSIT	643.28			
TOTAL CASH RECEIPTS.....					45,311.89		45,311.89	
JE	414	06/09/24		INSURANCE PYMT ACT#100662030		2,074.41		
JE	415	06/11/24		BREEZELINE PMT-SERV:5/31-6/30		320.02		
JE	420	06/11/24		PYMT TO WASTE CONNEX.		878.70		
JE	424	06/13/24		WATER PYMT-SERV. TO 5/6/24		5,266.48		
JE	425	06/21/24		FPL PYMT-SERV:5/09-6/10		1,092.00		
JE	429	06/14/24		ONLINE PYMT RETURNED		148.18		
JE	431	06/19/24		VOID CK#1104	5,111.00			
JE	439	06/28/24		INTEREST	2.17			
JE	441	06/20/24		BANK CHARGE		55.00		
JE	443	06/12/24		REVO DEP ITEM RET		638.72		
TOTAL JOURNAL ENTRIES.....					5,113.17	10,473.51	(5,360.34)	
					50,425.06	37,154.35	49,312.38	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Jun 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 06/01/24	36,041.67
Plus: Deposits	50,425.06
Less: Disbursements and Adjustments	37,154.35
<b>CHECKBOOK BALANCE AS OF 06/30/24</b>	<b>49,312.38</b> =====

BANK RECORDS

Balance per bank statement as of 06/30/24	51,135.38
Less: Outstanding checks	1,823.00
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b>49,312.38</b> =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1176	06/11/24	A&Y CLEANING SERVICES CORP.	June 2024 JANITORIAL SERV.	1,400.00
1177	06/11/24	FIREWATCH	QUATERLY ALARM MONITORING	210.00
1181	06/12/24	A&Y CLEANING SERVICES CORP.	TRASH DUCTS CLEANING	85.00
				1,823.00

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

*FINANCIAL RECAP for the year: 2024*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b><u>MAINTENANCE FEES</u></b>												
Monthly Billing	45,622	45,622	45,622	45,622	45,622	45,622						
Maintenance Uncollected	8,466	10,653	8,321	10,297	9,361	9,640						

<b><u>COLLECTIONS - STATUS</u></b>												
Collection Letter	2	4	2	2	1	-						
Lien Authorization	-	-	-	-	1	1						
Lien Recorded	-	-	-	-	-	-						
Association Foreclosure	-	-	-	-	-	-						
Bank Foreclosure	-	-	-	-	-	-						
Payment Plan	-	-	-	-	-	-						

<b><u>BUDGET SURPLUS (DEFICIT)</u></b>												
For Month	(7,829)	(2,532)	(278)	(1,682)	(406)	(37,103)						
Year To Date	(7,829)	(10,361)	(10,639)	(12,321)	11,915	(49,018)						

<b><u>ACCOUNTS PAYABLE</u></b>												
Outstanding Invoices	332	5,697	9,114	12	842	167						

<b><u>OPERATING BANK ACCOUNT</u></b>												
Beginning Balance	9,047	25,641	21,256	31,032	27,953	36,041						
Disbursement & Adjustments	46,438	42,995	43,908	54,557	36,570	37,154						
Deposits & Adjustments	63,032	38,609	53,684	51,479	44,658	50,425						
TOTAL Operating Cash Fund	25,641	21,256	31,032	27,953	36,041	49,312						

<b><u>RESERVES FUND</u></b>												
Beginning Balance	179,671	184,803	184,818	184,832	198,503	198,520						
Funding, Interest & Adjutments	5,132	14	14	13,670	16	4,566						
Expenditures & Adjustments	0	0	0	0	0	0						
TOTAL Reserves Cash Fund	184,803	184,818	184,832	198,503	198,520	203,086						

**NOTES FOR CURRENT MONTH:**

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**Client Service**

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Miami Beach, FL 33141
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800-435-8839
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Lobby: Monday - Thursday: 8:30am - 4:00pm  
Friday: 8:30am - 6:00pm

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BYRON GARDENS CONDOMINIUM ASSOCIATION  
INC  
PO BOX 415700  
C/O URBAN RESOURCE  
MIAMI BEACH FL 33141-7700



For additional locations  
and hours, please visit  
citynational.com

NMLS 412469  
**Member  
FDIC**



**Condo Tiered**

**Account Summary**

Account:	XXXXXX2109	Beginning Balance:	\$41,526.77
Last Statement:	May 31, 2024	Ending Balance:	\$51,135.38
This Statement:	June 28, 2024	Average Ledger Balance:	\$58,512.91
		Low Balance:	\$43,543.30
		Interest Earned This Period:	\$2.17
		Interest Earned 2024:	\$8.23
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-31	Beginning balance			41,526.77
06-03	Fnbct Waco Net Settle 000021023414470	2,016.53		43,543.30
06-04	Deposit	7,436.52		50,979.82
06-04	Check # 1171		88.40	50,891.42
06-04	Check # 1170		1,950.00	48,941.42
06-04	Check # 1169		4,551.00	44,390.42
06-05	Fnbct Waco Net Settle 000021073100910	981.08		45,371.50
06-05	Check # 1175		180.00	45,191.50
06-05	Check # 1174		650.00	44,541.50
06-06	Fnbct Waco Net Settle 000021083342706	6,797.80		51,339.30
06-07	Deposit	5,967.46		57,306.76
06-07	Fnbct Waco Net Settle 000021095498306	3,323.53		60,630.29
06-07	Check # 1163		246.10	60,384.19
06-10	Deposit	5,330.68		65,714.87
06-10	Fnbct Waco Net Settle 000021105216098	3,216.40		68,931.27
06-11	Fnbct Waco Net Settle 000021119587690	2,164.71		71,095.98

Continued on the next page



Learn more about our  
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Receive up to  
\$2,500 in fee waivers<sup>1</sup>



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more about the offer

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social media!



<sup>1</sup>From May 1, 2024, through September 30, 2024, applicants who apply for a Small Business Administration (SBA) 7(a) loan through City National Bank of Florida (CNB) and are approved for funding of the loan by the SBA may receive a fee waiver of up to \$2,500 toward associated lender packaging fees. Valid for loan amounts from \$30,000 up to and including \$5,000,000. Complete loans packages must be received by 11:59 PM ET on September 30, 2024, and close by 11:59 PM ET on December 31, 2024. The waiver of packaging fees will be applied upon closing of the loan. The applicant is responsible for any additional closing costs associated with the loan. Limit one fee waiver promotion per legal entity. Promotion subject to change and may be withdrawn without notice. Promotion cannot be applied toward other non-SBA lending products offered by CNB.

1169-1182

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-11	First Insurance Insurance 900-100662030		2,074.41	69,021.57
06-12	Deposit	1,377.81		70,399.38
06-12	Fnbct Waco Net Settle 000021134913606	643.28		71,042.66
06-12	Fnbct Waco Net Settle 000021138071134		638.72	70,403.94
06-12	Waste Connection Web_pay 84215236061124		878.70	69,525.24
06-13	Breezeline Cable Pay Xxxxxx6818 Spa		320.02	69,205.22
06-13	General Deposit Cmb Water 108134-00		5,266.48	63,938.74
06-14	Fnbct Waco Net Settle 000021149890314	1,378.28		65,317.02
06-14	Fnbct Waco Net Settle 000021149220190		148.18	65,168.84
06-17	Monthly Flat Fee		35.00	65,133.84
06-18	Fnbct Waco Net Settle 000021167293214	4,034.53		69,168.37
06-20	Check # 1172		1,560.00	67,608.37
06-21	Revo Payments Sigonfile Bxnrnm		20.00	67,588.37
06-21	Check # 1178		250.00	67,338.37
06-21	Check # 1180		1,251.25	66,087.12
06-24	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,092.00	64,995.12
06-24	Check # 1173		670.59	64,324.53
06-24	Check # 1179		13,588.50	50,736.03
06-28	Deposit	643.28		51,379.31
06-28	Check # 1182		246.10	51,133.21
06-28	Interest	2.17		51,135.38
06-28	Ending totals	45,314.06	35,705.45	51,135.38

**Checks**

Number	Date	Amount	Number	Date	Amount
1163*	06-07	246.10	1174	06-05	650.00
1169	06-04	4,551.00	1175*	06-05	180.00
1170	06-04	1,950.00	1178	06-21	250.00
1171	06-04	88.40	1179	06-24	13,588.50
1172	06-20	1,560.00	1180*	06-21	1,251.25
1173	06-24	670.59	1182	06-28	246.10

\* Skip In Check Sequence



Check # 1169 Amount: \$4,551.00 Date: 06/04/2024

CITY NATIONAL BANK  
BYRON GARDENS CONDOMINIUM ASSOC., INC.  
1800 N.W. 25 ST #10  
DORAL, FL 33126-4224

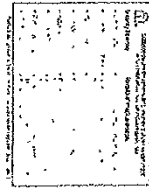
PAY TO THE ORDER OF  
BYRON GARDENS CONDO, ASSOC., INC.

FOUR THOUSAND FIVE HUNDRED FIFTY ONE DOLLARS & 00/100

DATE: 06/04/24 AMOUNT: \$4,551.00

⑆001169⑆ ⑈066004367⑈ 3004482109⑆

Check # 1169 Amount: \$4,551.00 Date: 06/04/2024



⑆046004397⑆  
020-00011  
2024-06-04  
⑆3497353⑆  
⑆R001 245809779⑆

FOR DEPOSIT ONLY  
3000004621

Check # 1170 Amount: \$1,950.00 Date: 06/04/2024

CITY NATIONAL BANK  
BYRON GARDENS CONDOMINIUM ASSOC., INC.  
1800 N.W. 25 ST #10  
DORAL, FL 33126-4224

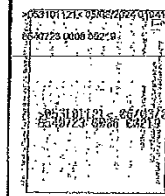
PAY TO THE ORDER OF  
J & M CONDO. MANAGEMENT & MAINT. INC.  
5800 N.W. 25 ST., STE 3-D  
DORAL, FL 33172

ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100

DATE: 06/04/24 AMOUNT: \$1,950.00

⑆001170⑆ ⑈066004367⑈ 3004482109⑆

Check # 1170 Amount: \$1,950.00 Date: 06/04/2024



2024 010415576

002253109  
2024-06-04

FOR DEPOSIT ONLY  
J & M CONDO. MANAGEMENT & MAINT. INC.  
5800 N.W. 25 ST., STE 3-D  
DORAL, FL 33172

Check # 1171 Amount: \$88.40 Date: 06/04/2024

CITY NATIONAL BANK  
BYRON GARDENS CONDOMINIUM ASSOC., INC.  
1800 N.W. 25 ST #10  
DORAL, FL 33126-4224

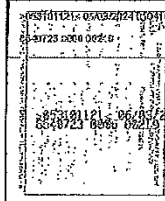
PAY TO THE ORDER OF  
J & M CONDO. MANAGEMENT & MAINT. INC.  
5800 N.W. 25 ST., STE 3-D  
DORAL, FL 33172

TWENTY EIGHT DOLLARS & 40/100

DATE: 06/04/24 AMOUNT: \$88.40

⑆001171⑆ ⑈066004367⑈ 3004482109⑆

Check # 1171 Amount: \$88.40 Date: 06/04/2024



2024 010415977

002253109  
2024-06-04

FOR DEPOSIT ONLY  
J & M CONDO. MANAGEMENT & MAINT. INC.  
5800 N.W. 25 ST., STE 3-D  
DORAL, FL 33172

Check # 1172 Amount: \$1,560.00 Date: 06/20/2024

CITY NATIONAL BANK  
BYRON GARDENS CONDOMINIUM ASSOC., INC.  
1800 N.W. 25 ST #10  
DORAL, FL 33126-4224

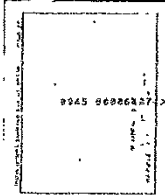
PAY TO THE ORDER OF  
CERTIFIED ELEVATOR REPAIRS  
12717 W. SUNRISE BLVD. #223  
SURFERSIDE, FL 33323

ONE THOUSAND FIVE HUNDRED SIXTY DOLLARS & 00/100

DATE: 06/20/24 AMOUNT: \$1,560.00

⑆001172⑆ ⑈066004367⑈ 3004482109⑆

Check # 1172 Amount: \$1,560.00 Date: 06/20/2024



0345 06202757< 051024

002253109  
2024-06-04

FOR DEPOSIT ONLY  
CERTIFIED ELEVATOR REPAIRS  
12717 W. SUNRISE BLVD. #223  
SURFERSIDE, FL 33323

Check # 1173 Amount: \$670.59 Date: 06/24/2024

CITY NATIONAL BANK  
BYRON GARDENS CONDOMINIUM ASSOC., INC.  
1800 N.W. 25 ST #10  
DORAL, FL 33126-4224

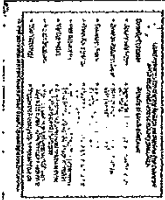
PAY TO THE ORDER OF  
GLOBAL ELEVATOR SERVICES  
2275 W. PALM BLVD.  
PALM BEACH, FL 33480

SIX HUNDRED SEVENTY DOLLARS & 59/100

DATE: 06/24/24 AMOUNT: \$670.59

⑆001173⑆ ⑈066004367⑈ 3004482109⑆

Check # 1173 Amount: \$670.59 Date: 06/24/2024



002253109  
2024-06-04

FOR DEPOSIT ONLY  
Global Elevator Services & S  
505207948

Check # 1174 Amount: \$650.00 Date: 06/05/2024

CITY NATIONAL BANK  
BYRON GARDENS CONDOMINIUM ASSOC., INC.  
1800 N.W. 25 ST #10  
DORAL, FL 33126-4224

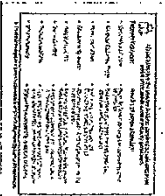
PAY TO THE ORDER OF  
SHAW BROTHERS  
1000 S. W. 10TH AVE  
MIAMI, FL 33135

SIX HUNDRED FIFTY DOLLARS & 00/100

DATE: 06/05/24 AMOUNT: \$650.00

⑆001174⑆ ⑈066004367⑈ 3004482109⑆

Check # 1174 Amount: \$650.00 Date: 06/05/2024



002253109  
2024-06-05

FOR DEPOSIT ONLY  
Shaw Brothers

Check # 1175 Amount: \$180.00 Date: 06/05/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 600 N.W. 23<sup>RD</sup> #4-9  
 MIAMI, FL 33137-4914

PAY TO THE ORDER OF **PERFECT EXTERMINATOR**

DATE: 06/05/2024

AMOUNT: \$180.00

TO THE ORDER OF: PERFECT EXTERMINATOR  
 8583 W 17<sup>TH</sup> CT  
 PALM BEACH, FL 33414

⑆001175⑆ 60660043674 3004402109⑆

Check # 1175 Amount: \$180.00 Date: 06/05/2024

002241064  
 2024-05-08

002241064  
 2024-05-08

002241064  
 2024-05-08

Check # 1178 Amount: \$250.00 Date: 06/21/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 600 N.W. 23<sup>RD</sup> #4-9  
 MIAMI, FL 33137-4914

PAY TO THE ORDER OF **PERFECT EXTERMINATOR**

DATE: 06/21/2024

AMOUNT: \$250.00

TO THE ORDER OF: PERFECT EXTERMINATOR  
 8583 W 17<sup>TH</sup> CT  
 PALM BEACH, FL 33414

⑆001178⑆ 60660043674 3004402109⑆

Check # 1178 Amount: \$250.00 Date: 06/21/2024

002252715  
 2024-06-21

002252715  
 2024-06-21

002252715  
 2024-06-21

Check # 1179 Amount: \$13,588.50 Date: 06/24/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 600 N.W. 23<sup>RD</sup> #4-9  
 MIAMI, FL 33137-4914

PAY TO THE ORDER OF **AAA ELEVATOR CO.**

DATE: 06/24/2024

AMOUNT: \$13,588.50

TO THE ORDER OF: AAA ELEVATOR CO.  
 828 NW 51st AVE.  
 POMPANO BEACH, FL 33069

⑆001179⑆ 60660043674 3004402109⑆

Check # 1179 Amount: \$13,588.50 Date: 06/24/2024

0022721318  
 2024-06-24

0022721318  
 2024-06-24

0022721318  
 2024-06-24

Check # 1180 Amount: \$1,251.25 Date: 06/21/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 600 N.W. 23<sup>RD</sup> #4-9  
 MIAMI, FL 33137-4914

PAY TO THE ORDER OF **STRALEY OTTO**

DATE: 06/21/2024

AMOUNT: \$1,251.25

TO THE ORDER OF: STRALEY OTTO  
 2388 STIRLING ROAD #C207  
 FT. LAUDERDALE, FL 33312

⑆001180⑆ 60660043674 3004402109⑆

Check # 1180 Amount: \$1,251.25 Date: 06/21/2024

0022653415  
 2024-06-21

0022653415  
 2024-06-21

0022653415  
 2024-06-21

Check # 1182 Amount: \$246.10 Date: 06/28/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 600 N.W. 23<sup>RD</sup> #4-9  
 MIAMI, FL 33137-4914

PAY TO THE ORDER OF **PERFECT EXTERMINATOR**

DATE: 06/28/2024

AMOUNT: \$246.10

TO THE ORDER OF: PERFECT EXTERMINATOR  
 8583 W 17<sup>TH</sup> CT  
 PALM BEACH, FL 33414

⑆001182⑆ 60660043674 3004402109⑆

Check # 1182 Amount: \$246.10 Date: 06/28/2024

0022108810  
 2024-06-28

0022108810  
 2024-06-28

0022108810  
 2024-06-28

BYRON GARDENS CONDOMINIUM ASSOC., INC.

				SCHEDULE - BANK RECONCILIATION			
Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				75,983.56
CH	6010	06/13/24	FRONTLINE INSURANCE	INITIAL PYMT ON PROPERTY POL#3008083896 TO 5/31/25		52,083.06	
TOTAL CHECKS.....						52,083.06	(52,083.06)
JE	449	06/30/24		INTEREST	2.64		
TOTAL JOURNAL ENTRIES.....					2.64		2.64
					2.64	52,083.06	23,903.14

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

Jun 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 06/01/24	75,983.56
Plus: Deposits	2.64
Less: Disbursements and Adjustments	52,083.06
<b>CHECKBOOK BALANCE AS OF 06/30/24</b>	<b><u>23,903.14</u></b>

BANK RECORDS

Balance per bank statement as of 06/30/24	23,903.14
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b><u>23,903.14</u></b>



**Client Service**

- Online  
citynational.com
- CityTel  
1-800-762-CITY (2489)
- Your Banking Center  
Miami Beach - 71st Street  
300 71st Street  
Miami Beach, FL 33141
- Telephone  
305-866-6861  
800-435-8839
- Your Banking Center Hours  
Lobby: Monday - Thursday: 8:30am - 4:00pm  
Friday: 8:30am - 6:00pm

P:34264 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION  
 INC  
 SPECIAL ASSESSMENT  
 7850 BYRON AVE  
 MIAMI BEACH FL 33141-2090



For additional locations and hours, please visit citynational.com

NMLS 412469  
**Member FDIC**

**Condo Tiered**

**Account Summary**

Account:	XXXXXX2533	Beginning Balance:	\$79,463.56
Last Statement:	May 31, 2024	Ending Balance:	\$23,903.14
This Statement:	June 28, 2024	Average Ledger Balance:	\$68,791.69
		Low Balance:	\$23,900.50
		Interest Earned This Period:	\$2.64
		Interest Earned 2024:	\$20.78
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-31	Beginning balance			79,463.56
06-03	Check # 6009		3,480.00	75,983.56
06-25	Check # 6010		52,083.06	23,900.50
06-28	Interest	2.64		23,903.14
06-28	Ending totals	2.64	55,563.06	23,903.14

**Checks**

Number	Date	Amount	Number	Date	Amount
6009	06-03	3,480.00	6010	06-25	52,083.06

\* Skip In Check Sequence



Learn more about our  
 SBA 7(a) Offer  
 Receive up to  
 \$2,500 in fee waivers<sup>1</sup>



Scan the code to learn more about the offer

Join us on  
 social media!



Continued on the next page

<sup>1</sup> From May 1, 2024, through September 30, 2024, applicants who apply for a Small Business Administration (SBA) 7(a) loan through City National Bank of Florida (CNB) and are approved for funding of the loan by the SBA may receive a fee waiver of up to \$2,500 toward associated lender packaging fees. Valid for loan amounts from \$30,000 up to and including \$5,000,000. Complete loans packages must be received by 11:59 PM ET on September 30, 2024, and close by 11:59 PM ET on December 31, 2024. The waiver of packaging fees will be applied upon closing of the loan. The applicant is responsible for any additional closing costs associated with the loan. Limit one fee waiver promotion per legal entity. Promotion subject to change and may be withdrawn without notice. Promotion cannot be applied toward other non-SBA lending products offered by CNB.

11106





**Client Service**

-  **Online**  
 citynational.com
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 1-800-762-CITY (2489)
-  **Your Banking Center**  
 Miami Beach - 71st Street  
 300 71st Street  
 Miami Beach, FL 33141
-  **Telephone**  
 305-866-6861  
 800-435-8839
-  **Your Banking Center Hours**  
 Lobby: Monday - Thursday: 8:30am - 4:00pm  
 Friday: 8:30am - 6:00pm

P:33694 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION  
 INC  
 RESERVE ACCOUNT  
 7850 BYRON AVE  
 MIAMI BEACH FL 33141-2090



For additional locations  
 and hours, please visit  
 citynational.com



**Condo Tiered**

**Account Summary**

Account:	XXXXXX2031	Beginning Balance:	\$198,520.09
Last Statement:	May 31, 2024	Ending Balance:	\$203,086.63
This Statement:	June 28, 2024	Average Ledger Balance:	\$202,583.48
		Low Balance:	\$198,520.09
		Interest Earned This Period:	\$15.54
		Interest Earned 2024:	\$95.73
		Days In Period:	28
		Annual Percentage Yield Earned:	0.10%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-31	Beginning balance			198,520.09
06-04	Deposit	4,551.00		203,071.09
06-28	Interest	15.54		203,086.63
06-28	Ending totals	4,566.54	0.00	203,086.63



Learn more about our  
 SBA 7(a) Offer  
 Receive up to  
 \$2,500 in fee waivers<sup>1</sup>



Scan the code to learn  
 more about the offer

Join us on  
 social media!



Continued on the next page

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11109



Delinquencies Report as of 06/30/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1001	CARTIER, HUBERT	1001	Maintenance	686.16	0.00	0.00	686.16		
			Late Charge	0.00	0.00	50.00	50.00		
				<u>686.16</u>	<u>0.00</u>	<u>50.00</u>	<u>736.16</u>		
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	0.00	50.00	50.00		C
				<u>0.00</u>	<u>0.00</u>	<u>50.00</u>	<u>50.00</u>		
402	CARTIER, HUBERT	402	Maintenance	594.94	0.00	0.00	594.94		
			Late Charge	0.00	0.00	25.00	25.00		
				<u>594.94</u>	<u>0.00</u>	<u>25.00</u>	<u>619.94</u>		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28		C
				<u>643.28</u>	<u>0.00</u>	<u>0.00</u>	<u>643.28</u>		
405	GONZALEZ, FIDEL A.	405	Maintenance	643.28	0.00	0.00	643.28		C
				<u>643.28</u>	<u>0.00</u>	<u>0.00</u>	<u>643.28</u>		
501	CABRERA, NYDIA M.	501	Maintenance	734.53	44.34	0.00	778.87		C
				<u>734.53</u>	<u>44.34</u>	<u>0.00</u>	<u>778.87</u>		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.10	0.00	0.00	0.10		
				<u>0.10</u>	<u>0.00</u>	<u>0.00</u>	<u>0.10</u>		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	2,936.14	4,405.20	LIEN AUTHORIZED 04/22/24	C
			Late Charge	0.00	0.00	75.00	75.00		
				<u>734.53</u>	<u>734.53</u>	<u>3,011.14</u>	<u>4,480.20</u>		
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	(189.64)	0.00	0.00	(189.64)		C
			Sp. Assessm	0.00	0.00	305.06	305.06		
			Late Charge	0.00	0.00	25.00	25.00		
				<u>(189.64)</u>	<u>0.00</u>	<u>330.06</u>	<u>140.42</u>		
804	CARTIER, HUBERT	804	Maintenance	594.95	0.00	0.00	594.95		
			Late Charge	0.00	0.00	25.00	25.00		
				<u>594.95</u>	<u>0.00</u>	<u>25.00</u>	<u>619.95</u>		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	734.53	169.20	0.00	903.73		
			Late Charge	0.00	0.00	25.00	25.00		
				<u>734.53</u>	<u>169.20</u>	<u>25.00</u>	<u>928.73</u>		
			Total.....	<u>5,176.66</u>	<u>948.07</u>	<u>3,516.20</u>	<u>9,640.93</u>		
			Maintenance	5,176.66	948.07	2,936.14	9,060.87		
			Sp. Assessm	0.00	0.00	305.06	305.06		
			Late Charge	0.00	0.00	275.00	275.00		
			Legal Fees	0.00	0.00	0.00	0.00		
			Others	0.00	0.00	0.00	0.00		

PREPAID BALANCES (15,364.67)  
 TOTAL UNCOLLECTED 9,640.93

10	NOT DELINQUENT	5,160.73	53.52
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
	MGR. LETTER	0.00	0.00
	ATTY. LETTER	0.00	0.00

Delinquencies Report as of 06/30/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1	LIEN AUTHORIZED		4,480.20	46.47				

## Prepaid balances as of 06/30/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
206	SECEROVIC, ANISA	206	(638.72)	0.00	0.00	0.00	0.00	(638.72)
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
301	RANKOVIC, BOBAN	301	(679.34)	0.00	0.00	0.00	0.00	(679.34)
302	ROCHEL, LUIS E.	302	(638.72)	0.00	0.00	0.00	0.00	(638.72)
306	RICCIO URBINA, PAOLO F.	306	(2,679.88)	0.00	0.00	0.00	0.00	(2,679.88)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(9.41)	0.00	0.00	0.00	0.00	(9.41)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(1,287.86)	0.00	0.00	0.00	0.00	(1,287.86)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
802	HENDERSON, JADWIGA J.	802	(3,859.68)	0.00	0.00	0.00	0.00	(3,859.68)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(2,348.37)	0.00	0.00	0.00	0.00	(2,348.37)
903	HEE, WILLIAM H.	903	(1,929.84)	0.00	0.00	0.00	0.00	(1,929.84)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
	Total prepaid.....							<u>(15,364.67)</u>