

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
March 31, 2025***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 03/31/25
(UNAUDITED)

YEAR TO DATE				DESCRIPTION	THIS Month			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
				<u>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
136,868	136,868	136,868	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
475	173	102	(71)	LATE CHARGES	148	25	34	9
50	0	51	51	KEYS	0	0	17	17
137,393	137,042	137,021	(20)	TOTAL EXEMPT FUNCTION INCOME	45,771	45,648	45,674	26
				<u>NON-EXEMPT FUNCTION INCOME</u>				
46	59	0	(59)	INTEREST -RESERVES	18	21	0	(21)
0	288	0	(288)	LAUNDRY INCOME	0	0	0	0
46	346	0	(346)	TOTAL NON-EXEMPT FUNCTION INCOME	18	21	0	(21)
137,439	137,388	137,021	(367)	TOTAL REVENUES	45,789	45,669	45,674	5
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
650	550	501	49	ACCOUNTANT	550	0	167	(167)
2,772	4,355	375	3,980	LEGAL FEES	0	1,943	125	1,818
274	275	600	(325)	PRINTING & POSTAGE	92	78	200	(122)
3,213	1,525	1,500	25	ENGINEER	(4,520)	0	500	(500)
1,624	50	146	(96)	MISCELLANEOUS	0	50	49	1
8,533	6,755	3,122	3,633	TOTAL ADMINISTRATIVE EXPENSES	(3,878)	2,071	1,041	1,030
				<u>TAXES, LICENSES, PERMITS</u>				
272	272	69	203	FLORIDA CONDO FEE	272	0	23	(23)
115	8,109	345	7,764	LICENSES & PERMITS	1,000	1,435	115	1,320
61	61	15	46	FLORIDA CORP REPORT	0	0	5	(5)
448	8,442	429	8,013	TOTAL TAXES, LICENSES, PERMITS	1,272	1,435	143	1,291
				<u>INSURANCES</u>				
61,380	75,915	69,252	6,663	INSURANCES	23,791	26,014	23,084	2,930
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
5,850	5,850	5,850	0	MANAGEMENT	1,950	1,950	1,950	0
2,631	2,012	1,950	62	ELEVATOR MAINTENANCE	671	671	650	21
750	1,122	0	1,122	POOL MAINTENANCE	365	357	0	357
2,649	3,327	2,700	627	WASTE REMOVAL	966	1,264	900	364
738	738	741	(3)	PEST CONTROL	246	246	247	(1)
594	1,415	630	785	FIRE ALARM INSPECT. & MAINT.	0	210	210	0
13,212	14,464	11,871	2,593	TOTAL CONTRACT SERVICES	4,198	4,698	3,957	741
				<u>UTILITY EXPENSES</u>				
3,455	3,594	4,050	(456)	ELECTRICITY	1,265	1,085	1,350	(265)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 03/31/25
(UNAUDITED)

----- YEAR TO DATE -----				-----DESCRIPTION-----	----- THIS Month -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
21,168	21,215	18,105	3,110	WATER & SEWER	4,955	5,149	6,035	(886)
953	969	1,200	(231)	TELEPHONE	323	323	400	(77)
25,575	25,777	23,355	2,422	TOTAL UTILITY EXPENSES	6,543	6,556	7,785	(1,229)
				<u>REPAIRS & MAINTENANCE</u>				
320	0	375	(375)	ELECTRICAL REPAIRS	0	0	125	(125)
0	14,100	0	14,100	PLUMBING REPAIRS	2,300	9,250	0	9,250
1,750	870	2,070	(1,200)	ELEVATOR REPAIRS	870	0	690	(690)
214	0	300	(300)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	300	(300)	JANITORIAL SUPPLIES	0	0	100	(100)
4,450	4,200	4,200	0	JANITORIAL SERVICE	1,400	1,400	1,400	0
0	0	900	(900)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	300	(300)	HARDWARE SUPPLIES	0	0	100	(100)
3,285	4,098	6,894	(2,796)	GENERAL REPAIRS	3,225	428	2,298	(1,870)
10,019	23,268	15,339	7,929	TOTAL REPAIRS & MAINTENANCE	7,795	11,078	5,113	5,965
				<u>RESERVES</u>				
13,653	13,653	13,653	0	RESERVES	4,551	4,551	4,551	0
46	59	0	59	RESERVES INTEREST ALLOCATION	18	21	0	21
13,699	13,712	13,653	59	TOTAL RESERVES	4,569	4,572	4,551	21
132,867	168,334	137,021	31,313	TOTAL EXPENSES	44,290	56,424	45,674	10,750
	(30,946)			Y-T-D DEFICIT		(10,755)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 03/31/25
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	22,549.41
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	248,766.36
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	271,786.17

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	3,934.82
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PREPAID EXPENSES

TOTAL CURRENT ASSETS	275,720.99
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	275,720.99
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LIABILITIES

CURRENT LIABILITIES

MAINT PAID IN ADVANCE	12,405.27
ACCRUED EXPENSES	5,148.71
SECURITY DEPOSITS PAYABLE	1,365.00
TOTAL CURRENT LIABILITIES	18,918.98

RESERVES

RESERVES	128,681.94
TOTAL RESERVES	128,681.94

TOTAL LIABILITIES	147,600.92
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FUND BALANCE

BEGINNING FUND BALANCE	159,065.79
YEAR TO DATE DEFICIT	(30,945.72)
TOTAL FUND BALANCE	128,120.07
TOTAL LIABILITIES & FUND BALANCE	275,720.99

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0.00
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SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				47,023.20
CH	1304	03/03/25	JABES AMJ CORP.	REPLACED 2 1/2 COPPER PVC		1,450.00	
CH	1305	03/03/25	JABES AMJ CORP.	REPLACED HSUT OFF VALVE NORTH SIDE		850.00	
CH	1306	03/03/25	GLOBAL ELEVATOR SALES	INSTALLED NEW PLATE FOR GENERATOR		475.00	
CH	1307	03/03/25	J & M CONDO. MANAGEMENT & MAIN	Mar 2025 MANAGEMENT FEE		1,950.00	
CH	1308	03/03/25	J & M CONDO. MANAGEMENT & MAIN	Mar 2025 ACCTS. REC. STMTS.		91.80	
CH	1309	03/03/25	ALL-BRITE POOLS	POOL SERV. 2/21/25-3/20/25		356.91	
CH	1310	03/04/25	CHRISTOPHER COLON	REIMB. SPECIAL MAGISTRATE COURT COSTS INV#00408346		136.00	
CH	1311	03/04/25	CHRISTOPHER COLON	REIMB. UNSAFE STRUCTURE BLDG. VIOL. FEE INV#00408347		500.00	
CH	1312	03/04/25	J & M CONDO. MANAGEMENT & MAIN	***VOIDED***		13.40	
CH	1313	03/05/25	STRALEY OTTO	LEGAL FEES		1,805.00	
CH	1314	03/05/25	PROFESSIONAL INSPECTION GROUP	ELEVATOR RE-INSPECTION FEE		380.00	
CH	1315	03/05/25	JABES AMJ CORP.	PLUMBING SERV. TO UNIT 407		350.00	
CH	1316	03/12/25	GLOBAL ELEVATOR SALES	March 2025 ELEVATOR MAINT.		670.59	
CH	1317	03/12/25	WASTE CONNECTIONS	March 2025 WASTE SERVICE		1,114.08	
CH	1318	03/12/25	PERFECT EXTERMINATOR	PEST SERV. 2/24/25		246.10	
CH	1319	03/12/25	GLOBAL ELEVATOR SALES	REMOVED CABLE OBSTRUCTING DOOR		428.00	
CH	1320	03/12/25	FIREWATCH	MONITORING APRIL TO JUNE 2025		210.00	
CH	1321	03/12/25	SNAPP INDUSTRIES, INC.	NOTICE OF TERMINATION FEE		90.50	
CH	1322	03/26/25	STRALEY OTTO	LEGAL FEES		137.50	
CH	1323	03/26/25	A&Y CLEANING SERVICES CORP.	March 2025 JANITORIAL SERV.		1,400.00	
TOTAL CHECKS.....						12,654.88	(12,654.88)
CR	355	03/04/25		DEPOSIT	8,261.36		
CR	356	03/06/25		DEPOSIT	4,685.46		
CR	357	03/11/25		DEPOSIT	2,950.90		
CR	358	03/03/25		DEPOSIT	734.51		
CR	359	03/03/25		DEPOSIT	2,016.53		
CR	360	03/05/25		DEPOSIT	1,286.56		
CR	361	03/05/25		DEPOSIT	643.28		
CR	362	03/06/25		DEPOSIT	9,278.05		
CR	363	03/07/25		DEPOSIT	4,594.21		
CR	364	03/10/25		DEPOSIT	3,216.40		
CR	365	03/11/25		DEPOSIT	2,655.25		
CR	366	03/18/25		DEPOSIT	2,568.28		
CR	367	03/17/25		DEPOSIT	734.53		
CR	368	03/24/25		DEPOSIT	643.28		
TOTAL CASH RECEIPTS.....					44,268.60		44,268.60
JE	685	03/03/25		RETURN BOIR PREP FEE	200.00		
JE	686	03/04/25		VOID CK#1312	13.40		
JE	688	03/06/25		TFR OF FEBRUARY 2025 RESERVES		4,551.00	
JE	689	03/06/25		TFR OF MARCH 2025 RESERVES		4,551.00	
JE	693	03/09/25		INSURANCE PYMT ACT#103256210		2,223.12	
JE	694	03/10/25		WATER PYMT-SERV. TO 2/1/25		4,954.84	
JE	695	03/11/25		SERV. FOR MARCH 2025		322.72	
JE	696	03/14/25		INSURANCE PMT ACT#101849040		7,215.58	
JE	697	03/12/25		PYMT ON INV#00520249 COURT COSTS		528.00	
JE	703	03/12/25		ONLINE PYMT RETURNED		643.28	
JE	704	03/21/25		FPL SERV. 2/10/25-3/10/25		1,084.96	
JE	714	03/20/25		MARCH 2025 WASTE PMT		150.00	
JE	716	03/27/25		INSURANCE PAYMENT ACCT#3008083896		16,575.41	
JE	719	03/28/25		50% PYMT OF ESTIMATE#4925-NEW PLUMBING SYSTEM		3,250.00	
JE	720	03/31/25		ADDITIONAL PMT ON ESTIMATE#4925-NEW PLUMBING SYSTEM		5,650.00	
JE	724	03/28/25		DEPOSIT	643.28		
JE	725	03/31/25		BANK CHARGE		25.00	
JE	726	03/06/25		TFR OF JAN 2025 RESERVES		4,551.00	
JE	727	03/28/25		BANK CHARGE		25.00	
JE	728	03/14/25		DEP ITEM RET		643.28	
TOTAL JOURNAL ENTRIES.....					856.68	56,944.19	(56,087.51)
					45,125.28	69,599.07	22,549.41

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Mar 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 03/01/25	47,023.20
Plus: Deposits	45,125.28
Less: Disbursements and Adjustments	69,599.07
CHECKBOOK BALANCE AS OF 03/31/25	22,549.41 =====

BANK RECORDS

Balance per bank statement as of 03/31/25	24,514.91
Less: Outstanding checks	1,965.50
BANK BALANCE AS PER RECONCILIATION	22,549.41 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1319	03/12/25	GLOBAL ELEVATOR SALES	REMOVED CABLE OBSTRUCTING DOOR	428.00
1322	03/26/25	STRALEY OTTO	LEGAL FEES	137.50
1323	03/26/25	A&Y CLEANING SERVICES CORP.	March 2025 JANITORIAL SERV.	1,400.00
				1,965.50

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL RECAP for the year: 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u>MAINTENANCE FEES</u>												
Monthly Billing	45,622	45,622	45,622									
Maintenance Uncollected	10,786	6,884	3,934									

<u>COLLECTIONS - STATUS</u>												
Collection Letter	-	3	1									
Lien Authorization	-	-	-									
Lien Recorded	-	-	-									
Association Foreclosure	-	-	-									
Bank Foreclosure	-	-	-									
Payment Plan	-	-	-									

<u>BUDGET SURPLUS (DEFICIT)</u>												
For Month	(21,690)	1,499	(10,754)									
Year To Date	(21,690)	(20,190)	(30,945)									

<u>ACCOUNTS PAYABLE</u>												
Outstanding Invoices	13	2,788	0									

<u>OPERATING BANK ACCOUNT</u>												
Beginning Balance	49,254	29,216	47,023									
Disbursement & Adjustments	74,052	37,792	69,599									
Deposits & Adjustments	54,014	55,599	45,125									
TOTAL Operating Cash Fund	29,216	47,023	22,549									

<u>RESERVES FUND</u>												
Beginning Balance	230,503	235,074	235,092									
Funding, Interest & Adjutments	4,570	18	13,673									
Expenditures & Adjustments	0	0	0									
TOTAL Reserves Cash Fund	235,074	235,092	248,766									

NOTES FOR CURRENT MONTH:



Client Service

- Online
citynational.com
- CityTel
1-800-762-CITY (2489)
- Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620
- Telephone
305-577-7336
800-435-8839
- Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

P:59606 / T: / S:

BYRON GARDENS CONDOMINIUM
 ASSOCIATION INC
 OPERATING 2
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
 citynational.com



Association Non-Interest Checking

Account Summary

Account:	XXXXXX5482	Beginning Balance:	\$48,396.14
Last Statement:	February 28, 2025	Ending Balance:	\$24,514.91
This Statement:	March 31, 2025	Average Ledger Balance:	\$51,943.41
		Low Balance:	\$24,514.91

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			48,396.14
03-03	Deposit	200.00		48,596.14
03-03	Fnbct Waco Net Settle 000023305013190	734.51		49,330.65
03-03	Fnbct Waco Net Settle 000023314353942	2,016.53		51,347.18
03-03	Check # 1297		395.00	50,952.18
03-03	Check # 1298		670.59	50,281.59
03-04	Check # 1308		91.80	50,189.79
03-04	Check # 1296		246.10	49,943.69
03-04	Check # 1307		1,950.00	47,993.69
03-05	Deposit	8,261.36		56,255.05
03-05	Fnbct Waco Net Settle 000023374452214	643.28		56,898.33
03-05	Fnbct Waco Net Settle 000023365569650	1,286.56		58,184.89
03-06	Fnbct Waco Net Settle 000023377403598	9,278.05		67,462.94
03-06	Webxfr To Comm Int Chk 42031		4,551.00	62,911.94
03-06	Webxfr To Comm Int Chk 42031		4,551.00	58,360.94
03-06	Webxfr To Comm Int Chk 42031		4,551.00	53,809.94
03-07	Deposit	4,685.46		58,495.40
03-07	Fnbct Waco Net Settle 000023390159846	4,594.21		63,089.61
03-07	Check # 1305		850.00	62,239.61
03-07	Check # 1304		1,450.00	60,789.61

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 meaningful relationships go
 hand-in-hand.

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 Certified Company**



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-10	Fnbct Waco Net Settle 000023400169758	3,216.40		64,006.01
03-10	Check # 1306		475.00	63,531.01
03-11	Deposit	2,950.90		66,481.91
03-11	Fnbct Waco Net Settle 000023414172258	2,655.25		69,137.16
03-11	First Insurance Insurance 900-103256210		2,223.12	66,914.04
03-12	City Of Miami Be Utilitycmb M120917729764		4,954.84	61,959.20
03-13	Breezeline Fl Eftpayment Xxx-xxx-5400		322.72	61,636.48
03-13	Check # 1288		61.25	61,575.23
03-14	City Of Miami Be Cityofmiam M80934329035		528.00	61,047.23
03-14	Fnbct Waco Net Settle 000023443593022		643.28	60,403.95
03-17	First Insurance Insurance 900-101849040		7,215.58	53,188.37
03-17	Check # 1309		356.91	52,831.46
03-18	Deposit	2,568.28		55,399.74
03-18	Fnbct Waco Net Settle 000023462597082	734.53		56,134.27
03-18	Check # 1321		90.50	56,043.77
03-19	Check # 1315		350.00	55,693.77
03-19	Check # 1317		1,114.08	54,579.69
03-19	Check # 1313		1,805.00	52,774.69
03-21	Waste Connection Web pay 95276240032025		150.00	52,624.69
03-21	Check # 1310		136.00	52,488.69
03-21	Check # 1311		500.00	51,988.69
03-24	Fnbct Waco Net Settle 000023498447110	643.28		52,631.97
03-24	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,084.96	51,547.01
03-24	Check # 1318		246.10	51,300.91
03-24	Check # 1314		380.00	50,920.91
03-24	Check # 1316		670.59	50,250.32
03-27	Fnbct Waco Net Settle 000023526294930		643.28	49,607.04
03-27	Check # 1320		210.00	49,397.04
03-28	Fnbct Waco Net Settle 000023535155570	643.28		50,040.32
03-28	Wire Out Of Dom Prestige Plumbing Lc #405047521		3,250.00	46,790.32
03-28	Frontline Ins Web Pay Frontlinefp3		16,575.41	30,214.91
03-28	Wire Transfer Fee Online Domestic #405047521		25.00	30,189.91
03-31	Wire Out Of Dom Prestige Plumbing Lc #415040114		5,650.00	24,539.91
03-31	Wire Transfer Fee Online Domestic #415040114		25.00	24,514.91
03-31	Ending totals	45,111.88	68,993.11	24,514.91

Checks

Number	Date	Amount	Number	Date	Amount
1288*	03-13	61.25	1310	03-21	136.00
1296	03-04	246.10	1311*	03-21	500.00
1297	03-03	395.00	1313	03-19	1,805.00
1298*	03-03	670.59	1314	03-24	380.00
1304	03-07	1,450.00	1315	03-19	350.00
1305	03-07	850.00	1316	03-24	670.59
1306	03-10	475.00	1317	03-19	1,114.08
1307	03-04	1,950.00	1318*	03-24	246.10
1308	03-04	91.80	1320	03-27	210.00
1309	03-17	356.91	1321	03-18	90.50

* Skip In Check Sequence

Continued on the next page

1304-1323

Check # 1296 Amount: \$246.10 Date: 03/04/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1296

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6000 NW 25 ST #4-D
MIAMI, FL 33142-4594

PAY TO THE ORDER OF
PERFECT EXTERMINATOR
8850 W 57 CT
HIALEAH, FL 33014

PAY ONLY **246 & 10/100** CTS CTS

DATE 03/04/2025

AMOUNT *****\$246.10

⑆001296⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1296 Amount: \$246.10 Date: 03/04/2025

20250303022496800139 04 1048

Regions Bank >06200016<

0022916066
2025-03-04

FOR DEPOSIT ONLY
REGIONS BANK
POST OFFICE BOX 1000
MIAMI, FL 33101

Check # 1297 Amount: \$395.00 Date: 03/03/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1297

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6000 NW 25 ST #4-D
MIAMI, FL 33142-4594

PAY TO THE ORDER OF
GLOBAL ELEVATOR SALES
2373 W 78 ST
HIALEAH, FL 33016

PAY ONLY **395 & 00/100** CTS CTS

DATE 03/03/2025

AMOUNT *****\$395.00

⑆001297⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1297 Amount: \$395.00 Date: 03/03/2025

0022811014
2025-03-03

FOR DEPOSIT ONLY
Global Elevator Sales & S
505207948
2025-03-03

Check # 1298 Amount: \$670.59 Date: 03/03/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1298

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6000 NW 25 ST #4-D
MIAMI, FL 33142-4594

PAY TO THE ORDER OF
GLOBAL ELEVATOR SALES
2373 W 78 ST
HIALEAH, FL 33016

PAY ONLY **670 & 59/100** CTS CTS

DATE 03/03/2025

AMOUNT *****\$670.59

⑆001298⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1298 Amount: \$670.59 Date: 03/03/2025

0022811014
2025-03-03

FOR DEPOSIT ONLY
Global Elevator Sales & S
505207948
2025-03-03

Check # 1304 Amount: \$1,450.00 Date: 03/07/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1304

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6000 NW 25 ST #4-D
MIAMI, FL 33142-4594

PAY TO THE ORDER OF
JABES AJAJ CORP.
2790 NW 45TH TERR
CORAL SPRINGS, FL 33065

PAY ONLY **1450 & 00/100** CTS CTS

DATE 03/07/2025

AMOUNT *****\$1,450.00

⑆001304⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1304 Amount: \$1,450.00 Date: 03/07/2025

0092124630
2025-03-07

FOR DEPOSIT ONLY
Global Elevator Sales & S
505207948
2025-03-07

Check # 1305 Amount: \$850.00 Date: 03/07/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1305

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6000 NW 25 ST #4-D
MIAMI, FL 33142-4594

PAY TO THE ORDER OF
JABES AJAJ CORP.
2790 NW 45TH TERR
CORAL SPRINGS, FL 33065

PAY ONLY **850 & 00/100** CTS CTS

DATE 03/07/2025

AMOUNT *****\$850.00

⑆001305⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1305 Amount: \$850.00 Date: 03/07/2025

0092124629
2025-03-07

FOR DEPOSIT ONLY
Global Elevator Sales & S
505207948
2025-03-07

Check # 1306 Amount: \$475.00 Date: 03/10/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1306

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6000 NW 25 ST #4-D
MIAMI, FL 33142-4594

PAY TO THE ORDER OF
GLOBAL ELEVATOR SALES
2372 W 78 ST
HIALEAH, FL 33016

PAY ONLY **475 & 00/100** CTS CTS

DATE 03/10/2025

AMOUNT *****\$475.00

⑆001306⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1306 Amount: \$475.00 Date: 03/10/2025

0092208761
2025-03-10

FOR DEPOSIT ONLY
Global Elevator Sales & S
505207948
2025-03-10

Check # 1307 Amount: \$1,950.00 Date: 03/04/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1307

PAY TO THE ORDER OF ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100

DATE 03/03/25 AMOUNT \$1,950.00

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8600 N.W. 25 ST., STE 5-D
DORAL, FL 33172

⑆001307⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1307 Amount: \$1,950.00 Date: 03/04/2025

⑆053101121⑆-03032025 010052818

⑆541210 0007 00325⑆

0892904531
2025-03-04

FOR DEPOSIT ONLY
CITY NATIONAL BANK
MIAMI, FL

Check # 1308 Amount: \$91.80 Date: 03/04/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1308

PAY TO THE ORDER OF NINETY ONE DOLLARS & 60/100

DATE 03/03/25 AMOUNT \$91.80

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8600 N.W. 25 ST., STE 5-D
DORAL, FL 33172

⑆001308⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1308 Amount: \$91.80 Date: 03/04/2025

⑆053101121⑆-03032025 010052818

⑆541210 0007 00325⑆

0892904531
2025-03-04

FOR DEPOSIT ONLY
CITY NATIONAL BANK
MIAMI, FL

Check # 1309 Amount: \$356.91 Date: 03/17/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1309

PAY TO THE ORDER OF THREE HUNDRED FIFTY SIX DOLLARS & 91/100

DATE 03/03/25 AMOUNT \$356.91

TO THE ORDER OF ALL WHITE POOLS
P.O. BOX 630102
MIAMI, FL 33163

⑆001309⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1309 Amount: \$356.91 Date: 03/17/2025

For Deposit Only - JPMC

⑆0892904531⑆
2025-03-17

FOR DEPOSIT ONLY
JPMORGAN CHASE BANK
MIAMI, FL

Check # 1310 Amount: \$136.00 Date: 03/21/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1310

PAY TO THE ORDER OF ONE HUNDRED THIRTY SIX DOLLARS & 00/100

DATE 03/04/25 AMOUNT \$136.00

TO THE ORDER OF CHRISTOPHER COLON

⑆001310⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1310 Amount: \$136.00 Date: 03/21/2025

⑆066004367⑆
CMB-Aventura
2025-03-21
0110939725
Batch 278775512

⑆118939724 2025-03-21⑆

FOR DEPOSIT ONLY
CITY NATIONAL BANK
MIAMI, FL

Check # 1311 Amount: \$500.00 Date: 03/21/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1311

PAY TO THE ORDER OF FIVE HUNDRED DOLLARS & 00/100

DATE 03/04/25 AMOUNT \$500.00

TO THE ORDER OF CHRISTOPHER COLON

⑆001311⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1311 Amount: \$500.00 Date: 03/21/2025

⑆066004367⑆
CMB-Aventura
2025-03-21
0110939725
Batch 278775512

⑆118939724 2025-03-21⑆

FOR DEPOSIT ONLY
CITY NATIONAL BANK
MIAMI, FL

Check # 1313 Amount: \$1,805.00 Date: 03/19/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1313

PAY TO THE ORDER OF ONE THOUSAND EIGHT HUNDRED FIVE DOLLARS & 00/100

DATE 03/06/25 AMOUNT \$1,805.00

TO THE ORDER OF STRALEY OTTO
2659 STIRLING ROAD #C207
FT. LAUDERDALE, FL 33312

⑆001313⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1313 Amount: \$1,805.00 Date: 03/19/2025

⑆089278787⑆
2025-03-19

FOR DEPOSIT ONLY
CITY NATIONAL BANK
MIAMI, FL

Check # 1314 Amount: \$380.00 Date: 03/24/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 NW 25 ST #4 D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1314

PAY TO THE ORDER OF
PROFESSIONAL INSPECTION GROUP
P.O. BOX 160928
HALEAH, FL 33016

DATE: 03/25/25

AMOUNT: \$380.00

⑆001314⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1314 Amount: \$380.00 Date: 03/24/2025

For Deposit Only - JPMC

0092967122
2025-03-24

0092967122
2025-03-24

Check # 1315 Amount: \$350.00 Date: 03/19/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 NW 25 ST #4 D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1315

PAY TO THE ORDER OF
JAMES AMJ CORP.
2750 NW 1656 TERR.
CORAL SPRINGS, FL 33065

DATE: 03/19/25

AMOUNT: \$350.00

⑆001315⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1315 Amount: \$350.00 Date: 03/19/2025

0092772136
2025-03-19

Check # 1316 Amount: \$670.59 Date: 03/24/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 NW 25 ST #4 D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1316

PAY TO THE ORDER OF
GLOBAL ELEVATOR SALES
2372 W 78 ST
HALEAH, FL 33016

DATE: 03/25/25

AMOUNT: \$670.59

⑆001316⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1316 Amount: \$670.59 Date: 03/24/2025

For Deposit Only
Global Elevator Sales & S
505207548

0092970479
2025-03-24

Check # 1317 Amount: \$1,114.08 Date: 03/19/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 NW 25 ST #4 D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1317

PAY TO THE ORDER OF
WASTE CONNECTIONS
3840 NW 37 COURT
MIAMI, FL 33142-4208

DATE: 03/12/25

AMOUNT: \$1,114.08

⑆001317⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1317 Amount: \$1,114.08 Date: 03/19/2025

For Deposit Only
WASTE CONNECTIONS US INC
134002558813
6
6440 Miami
6440

0092761989
2025-03-19

Check # 1318 Amount: \$246.10 Date: 03/24/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 NW 25 ST #4 D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1318

PAY TO THE ORDER OF
PERFECT EXTERMINATOR
6858 W 17 CT
HALEAH, FL 33014

DATE: 03/25/25

AMOUNT: \$246.10

⑆001318⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1318 Amount: \$246.10 Date: 03/24/2025

Regions Bank >09200019<

0092969889
2025-03-24

Regions Bank >09200019<

Check # 1320 Amount: \$210.00 Date: 03/27/2025

Image Front Unavailable

Check # 1320 Amount: \$210.00 Date: 03/27/2025

Image Back Unavailable

Check # 1321 Amount: \$90.50 Date: 03/18/2025

CITY NATIONAL BANK
 MIAMI, FL 33132-4214
 CHECK # 1321

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 9601 NW 22 ST, #402
 MIAMI, FL 33172-4214

PAY TO THE ORDER OF
 SNAPP INDUSTRIES, INC.
 2302 HWY 22 ST.
 MIAMI, FL 33142-7087

PAY AMOUNT
 NINETY DOLLARS & 50/100 *****90.50

DATE
 03/18/25

MICR LINE
 ⑆001321⑆ ⑆056004367⑆ 30000725402⑆

Check # 1321 Amount: \$90.50 Date: 03/18/2025

MICR LINE
 ⑆001321⑆ ⑆056004367⑆ 30000725402⑆

MICR LINE
 ⑆001321⑆ ⑆056004367⑆ 30000725402⑆

SNAPP INDUSTRIES
 2302 HWY 22 ST
 MIAMI, FL 33142-7087





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- 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

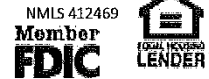
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BYRON GARDENS CONDOMINIUM
 ASSOCIATION NC
 SPECIAL ASSESSMENT
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
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Condo Tiered

Account Summary

Account:	XXXXXX2533	Beginning Balance:	\$70.40
Last Statement:	February 28, 2025	Ending Balance:	\$70.40
This Statement:	March 31, 2025	Average Ledger Balance:	\$70.40
		Low Balance:	\$70.40
		Interest Earned This Period:	\$0.00
		Interest Earned 2025:	\$0.00
		Days In Period:	31
		Annual Percentage Yield Earned:	0.00%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			70.40
03-31	Ending totals	0.00	0.00	70.40

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305-866-6861
800-435-8839
- Your Banking Center Hours
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

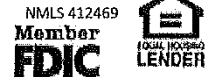
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BYRON GARDENS CONDOMINIUM
 ASSOCIATION INC
 RESERVE ACCOUNT
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
 citynational.com



Condo Tiered

Account Summary

Account:	XXXXXX2031	Beginning Balance:	\$235,092.42
Last Statement:	February 28, 2025	Ending Balance:	\$248,766.36
This Statement:	March 31, 2025	Average Ledger Balance:	\$246,543.32
		Low Balance:	\$235,092.42
		Interest Earned This Period:	\$20.94
		Interest Earned 2025:	\$58.86
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			235,092.42
03-06	Webxfr Fr Assoc Non Br 725482	4,551.00		239,643.42
03-06	Webxfr Fr Assoc Non Br 725482	4,551.00		244,194.42
03-06	Webxfr Fr Assoc Non Br 725482	4,551.00		248,745.42
03-31	Interest	20.94		248,766.36
03-31	Ending totals	13,673.94	0.00	248,766.36

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 hand-in-hand.

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Delinquencies Report as of 03/31/2025

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1001	CARTIER, HUBERT	1001	Maintenance	55.19	0.00	0.00	55.19		
				55.19	0.00	0.00	55.19		
1004	DOCE, MIRTHA E.	1004	Maintenance	1.76	0.00	0.00	1.76		C
			Late Charge	0.00	0.00	50.00	50.00		
				1.76	0.00	50.00	51.76		
1102	FARINACCI, LANETTE	1102	Late Charge	0.00	50.00	0.00	50.00		C
				0.00	50.00	0.00	50.00		
1106	PERFECKY, MARIA & ULANA	1106	Late Charge	0.00	25.00	0.00	25.00		
				0.00	25.00	0.00	25.00		
302	ROCHEL, LUIS E.	302	Others	0.00	0.00	20.00	20.00		C
				0.00	0.00	20.00	20.00		
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Late Charge	0.00	50.00	0.00	50.00		C
				0.00	50.00	0.00	50.00		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Late Charge	0.00	25.00	0.00	25.00		C
				0.00	25.00	0.00	25.00		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	734.53	478.30	1,947.36	MGR. LETTER	01/19/25
			Late Charge	0.00	25.00	50.00	75.00		
				734.53	759.53	528.30	2,022.36		
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34		C
				44.34	0.00	0.00	44.34		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.28	0.00	0.00	0.28		
				0.28	0.00	0.00	0.28		
604	ALVAREZ, JUAN C. & DARNAL, SER	604	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
701	STOYANOVSKI, LILY	701	Maintenance	8.46	0.00	0.00	8.46		C
				8.46	0.00	0.00	8.46		
804	CARTIER, HUBERT	804	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	25.00	25.00	76.67	126.67		
				668.28	25.00	76.67	769.95		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
		Total.....		<u>2,325.32</u>	<u>934.53</u>	<u>674.97</u>	<u>3,934.82</u>		
		Maintenance		2,300.32	734.53	478.30	3,513.15		
		Sp. Assessm		0.00	0.00	0.00	0.00		
		Late Charge		25.00	200.00	176.67	401.67		
		Legal Fees		0.00	0.00	0.00	0.00		
		Others		0.00	0.00	20.00	20.00		

PREPAID BALANCES (12,405.27)
 TOTAL UNCOLLECTED 3,934.82

Delinquencies Report as of 03/31/2025

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
13	NOT DELINQUENT	1,912.46	48.60					
	REMINDER	0.00	0.00					
	FINAL NOTICE	0.00	0.00					
1	MGR. LETTER	2,022.36	51.39					

Prepaid balances as of 03/31/25

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1005	SLOTNICK, AARON M.	1005	(643.28)	0.00	0.00	0.00	0.00	(643.28)
205	SPERO, MICHAEL & NANCY	205	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
301	RANKOVIC, BOBAN	301	(182.63)	0.00	0.00	0.00	0.00	(182.63)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
502	CALLEJA, LAZARO T. & MAYDELIN	502	641.98	(643.28)	0.00	0.00	0.00	(1.30)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
602	DARNAL, EVELYNE V.	602	(643.28)	0.00	0.00	0.00	0.00	(643.28)
802	HENDERSON, JADWIGA J.	802	(5,789.52)	0.00	0.00	0.00	0.00	(5,789.52)
806	GUILLERY, FRANCOIS	806	(643.28)	0.00	0.00	0.00	0.00	(643.28)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(1.85)	0.00	0.00	0.00	0.00	(1.85)
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>(12,405.27)</u>