BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 07/31/25
(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
				REVENUES				
				EXEMPT FUNCTION INCOME				
319,360	319,360	319,360	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
734	573	238	(335)	LATE CHARGES	150	(25)	34	(59)
300	100	119	19	KEYS	50	50	17	(33)
320,393	320,033	319,717	(316)	TOTAL EXEMPT FUNCTION INCOME	45,823	45,648	45,674	(92)
				NON-EXEMPT FUNCTION INCOME				
114	137	0	(137)	INTEREST -RESERVES	19	19	0	(19)
0	288	0	(288)	LAUNDRY INCOME	0	0	0	0
114	425	0	(425)	TOTAL NON-EXEMPT FUNCTION INCOME	19	19	0	(19)
320,508	320,458	319,717	(741)	TOTAL REVENUES	45,842	45,667	45,674	(111)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
650	550	1,169	(619)	ACCOUNTANT	0	0	167	(167)
5,825	5,956	875	5,081	LEGAL FEES	731	65	125	(60)
628	706	1,400	(694)	PRINTING & POSTAGE	121	126	200	(74)
6,693	4,525	3,500	1,025	ENGINEER	0	3,000	500	2,500
1,947	78	341	(262)	MISCELLANEOUS	0	4	49	(45)
15,742	11,815	7,285	4,530	TOTAL ADMINISTRATIVE EXPENSES	852	3,195	1,041	2,154
				TAXES, LICENSES, PERMITS				
272	272	161	111	FLORIDA CONDO FEE	0	0	23	(23)
115	9,133	805	8,328	LICENSES & PERMITS	0	1,024	115	909
61	61	36	25	FLORIDA CORP REPORT	0	0	5	(5)
448	9,467	1,002	8,464	TOTAL TAXES, LICENSES, PERMITS	0	1,024	143	881
				INSURANCES				
183,090	182,414	161,588	20,826	INSURANCES	24,532	17,816	23,084	(5,268)
				PAYROLL				
				CONTRACT SERVICES				
13,650	13,650	13,650	0	MANAGEMENT	1,950	1,950	1,950	0
5,313	4,694	4,550	144	ELEVATOR MAINTENANCE	671	671	650	21
1,750	2,690	0	2,690	POOL MAINTENANCE	391	394	0	394
6,177	7,781	6,300	1,481	WASTE REMOVAL	966	1,157	900	257
1,723	1,707	1,729	(22)	PEST CONTROL	492	0	247	(247)
804	2,179	1,470	709	FIRE ALARM INSPECT. & MAINT.	210	0	210	(210)
29,417	32,702	27,699	5,003	TOTAL CONTRACT SERVICES	4,680	4,172	3,957	215
				UTILITY EXPENSES				
7,980	8,279	9,450	(1,171)	ELECTRICITY	1,232	1,242	1,350	(108)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 07/31/25
(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
44,618	41,631	42,245	(614)	WATER & SEWER	5,223	5,223	6,035	(812)
3,794	3,823	2,800	1,023	TELEPHONE	1,884	324	400	(76)
56,393	53,733	54,495	(762)	TOTAL UTILITY EXPENSES	8,339	6,788	7,785	(997)
				REPAIRS & MAINTENANCE				
500	0	875	(875)	ELECTRICAL REPAIRS	0	0	125	(125)
0	36,682	0	36,682	PLUMBING REPAIRS	5,200	2,637	0	2,637
25,338	2,724	4,830	(2,106)	ELEVATOR REPAIRS	0	498	690	(192)
765	670	0	670	POOL REPAIRS	0	445	0	445
1,148	0	700	(700)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	700	(700)	JANITORIAL SUPPLIES	0	0	100	(100)
9,985	10,200	9,800	400	JANITORIAL SERVICE	1,640	1,400	1,400	0
0	1,248	2,100	(852)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	700	(700)	HARDWARE SUPPLIES	0	0	100	(100)
16,185	8,936	16,086	(7,150)	GENERAL REPAIRS	560	2,375	2,298	77
53,921	60,460	35,791	24,669	TOTAL REPAIRS & MAINTENANCE	7,400	7,355	5,113	2,242
				RESERVES				
31,857	31,857	31,857	0	RESERVES	4,551	4,551	4,551	0
114	137	0	137	RESERVES INTEREST ALLOCATION	19	19	0	19
31,971	31,994	31,857	137	TOTAL RESERVES	4,570	4,570	4,551	19
370,982	382,585	319,717	62,868	TOTAL EXPENSES	50,372	44,921	45,674	(753)
	(62,127)			Y-T-D DEFICIT		746		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 07/31/25
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL-NEW OPERATING	12,752.27		
CITY NTL. BANK -SPEC. ASSESS.	70.40		
CITY NTL. BANK -RESERVES	230,027.48		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	243,250.15		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	8,102.82		
A/R ADJ IN TRANSIT	3,028.07		
TOTAL ACCOUNTS RECEIVABLE	11,130.89		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		254,381.04	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			254,381.04
			============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	1,834.20		
MAINT PAID IN ADVANCE	15,184.06		
ACCOUNTS PAYABLE -OTHER	643.28		
ACCRUED EXPENSES	5,222.65		
SECURITY DEPOSITS PAYABLE	1,615.00		
TOTAL CURRENT LIABILITIES		24,499.19	
RESERVES			
RESERVES	132,943.06		
TOTAL RESERVES		132,943.06	
TOTAL LIABILITIES			157,442.25
FUND BALANCE			
BEGINNING FUND BALANCE	159,065.79		
YEAR TO DATE DEFICIT	(62,127.00)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 07/31/25
(UNAUDITED)

TOTAL FUND BALANCE	96,938.79
TOTAL LIABILITIES & FUND BALANCE	254,381.04
	=============

BYRON GARDENS CONDOMINIUM ASSOC., INC. Page: 1

Outstanding payables for period ending Jul 31, 2025

Number	Date	Name/Description		Amount
JM50090	07/01/25	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	34.20
5360	07/23/25	RICK A. ANASTASI LLC MOLD REMEDIATION UNIT 701	57099	1,200.00
5361	07/23/25	MR. VIEIRA LLC BALCONY REPAIRS UNIT 304/LAUNDRY 10TH FL.	57099	600.00
				1,834.20

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				5,812.92
CH	1367	07/01/25	ALL DOORS & LOCKS, INC.	23 KEYS		575.00	
CH	1368	07/01/25	GLOBAL ELEVATOR SALES	REPLACED INDICATOR ELEV. #2		498.28	
CH	1369	07/01/25	GLOBAL ELEVATOR SALES	July 2025 ELEVATOR MAINT.		670.59	
CH	1370	07/01/25	J & M CONDO. MANAGEMENT & MAIN	Jul 2025 MANAGEMENT FEE		1,950.00	
CH	1371	07/01/25	J & M CONDO. MANAGEMENT & MAIN	Jul 2025 ACCTS. REC. STMTS.		91.80	
CH	1372	07/01/25	SPECIALTY PROPERTY APPRAISALS	APPRAISAL FEE		500.00	
CH	1373	07/02/25	PERFECT EXTERMINATOR	PEST SERV. 4/28/25		246.10	
CH	1374	07/02/25	PERFECT EXTERMINATOR	PEST SERV. 6/23/25		246.10	
CH	1375	07/02/25	A&Y CLEANING SERVICES CORP.	July 2025 JANITORIAL SERV.		1,400.00	
CH	1376	07/03/25	POOL WIZARDS	INSTALLED NEW TUBING		195.00	
CH	1377	07/03/25	POOL WIZARDS	July 2025 POOL SERV.		394.38	
CH	1378	07/03/25	POOL WIZARDS	CARTRIDGE FILTER		249.99	
CH	1379	07/08/25	WASTE CONNECTIONS	**VOIDED**		1,157.03	
CH	1380	07/08/25	STRALEY OTTO	LEGAL FEES		65.00	
CH	1381	07/25/25	JPL SERVICES AND MAINTENANCE I	DOWN PMT NEW PIPE HANGERS		2,637.00	
TOTAL CHECKS......						10,876.27	(10,876.27)
CR	408	07/03/25		DEPOSIT	5,510.30		
CR	409	07/08/25		DEPOSIT	11,028.77		
CR	410	07/11/25		DEPOSIT	1,965.90		
CR	411	07/17/25		DEPOSIT	1,929.56		
CR	412	07/01/25		DEPOSIT	5,329.17		
CR	413	07/02/25		DEPOSIT	3,439.32		
CR	414	07/03/25		DEPOSIT	1,286.56		
CR	415	07/07/25		DEPOSIT	643.28		
CR	416	07/08/25		DEPOSIT	5,237.21		
CR	417	07/09/25		DEPOSIT	643.28		
CR	418	07/10/25		DEPOSIT	638.72		
CR	419	07/11/25		DEPOSIT	3,266.40		
CR	420	07/16/25		DEPOSIT	2,988.12		
CR	421	07/17/25		DEPOSIT	734.53		
CR	422	07/16/25		DEPOSIT	2,988.12		
CR	423	07/28/25		DEPOSIT	734.73		
CR	424	07/28/25		DEPOSIT	2,113.06		
TOTAL CASH RECEIPTS......					50,477.03		50,477.03
JE	815	07/09/25		INSURANCE PYMT LOAN#103256210		2,223.12	
JE	816	07/03/25		PYMT OF INV#00545128 ELEVATOR FEES		884.00	
JE	817	07/11/25		JULY 2025 SERVICE		324.00	
JE	818	07/14/25		WATER SERV. TO 6/2/25		5,222.65	
JE	828	07/20/25		SERV. 6/9/25-7/9/25		1,241.61	
JE	829	07/14/25		VOID CK#1379	1,157.03		
JE	830	07/15/25		JULY 2025 WASTE SERV.		1,157.03	
JE	831	07/17/25		KEY PMT 906	50.00		
JE	834	07/29/25		PYMT FOR OCCUPANY FEE RE:RL03000065		140.34	
JE	835	07/29/25		INSURANCE PYMT POL#3008083896		15,093.12	
JE	838	07/30/25		ONLINE DEPOSIT	643.28		
JE	840	07/07/25		RESERVES TFR		4,551.00	
JE	841	07/10/25		BANK CHARGE		3.50	
JE	845	07/16/25		REV POSTING		2,988.12	
JE	846	07/08/25		ONLINE PMT RET		683.23	
TOTAL JOURNAL ENTRIES......					1,850.31	34,511.72	(32,661.41)
					52,327.34	45,387.99	12,752.27

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Jul 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 07/01/25	*5,812.92*	
Plus: Deposits	*52,327.34*	
Less: Disbursements and Adjustments	*45,387.99*	
CHECKBOOK BALANCE AS OF 07/31/25		***12,752.27***
		===========

BANK RECORDS

Balance per bank statement as of 07/31/25	*12,122.58*	
Plus: Deposits in transit	*1,469.06*	
Less: Outstanding checks	*839.37*	
BANK BALANCE AS PER RECONCILIATION		***12,752.27***
		===========

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1376	07/03/25	POOL WIZARDS	INSTALLED NEW TUBING	195.00
1377	07/03/25	POOL WIZARDS	July 2025 POOL SERV.	394.38
1378	07/03/25	POOL WIZARDS	CARTRIDGE FILTER	249.99
				839.37

BYRON GARDENS CONDOMINIUM ASSOC., INC.
FINANCIAL RECAP for the year: 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
MAINTENANCE FEES												
Monthly Billing	45,622	45,622	45,622	45,622	45,622	45,622	45,622					
Maintenance Uncollected	10,786	6,884	3,934	14,571	11,103	11,309	8,102					
COLLECTIONS - STATUS												
Collection Letter	-	3	1	1	5	4	2					
Lien Authorization	-	-	-	-	-	-	-					
Lien Recorded	-	-	-	-	-	-	-					
Association Foreclosure	-	-	-	-	-	-	-					
Bank Foreclosure	-	-	-	-	-	-	-					
Payment Plan	-	-	-	-	-	-	-					
BUDGET SURPLUS (DEFICIT)												
For Month	(21,690)	1,499	(10,754)	7,912	(35,309)	(4,530)	746					
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)	(58,342)	(62,873)	(62,127)					
ACCOUNTS PAYABLE												
Outstanding Invoices	13	2,788	0	0	246	492	1,834					
OPERATING BANK ACCOUNT												
Beginning Balance	49,254	29,216	47,023	22,549	23,956	8,875	5,812					
Disbursement & Adjustments	74,052	37,792	69,599	37,554	81,600	49,549	45,387					
Deposits & Adjustments	54,014	55,599	45,125	38,961	66,519	46,487	52,327					
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956	8,875	5,812	12,752					
RESERVES FUND												
Beginning Balance	230,503	235,074	235,092	248,766	239,315	223,886	228,457					
Funding, Interest & Adjutments	4,570	18	13,673	4,570	4,570	4,570	4,570					
Expenditures & Adjustments	0	0	0	14,021	20,000	0	3,000					
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315	223,886	228,457	230,027					

NOTES FOR CURRENT MONTH:

Delinquencies Report as of 07/31/2025

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	2.88	0.00	0.00	2.88			C
			Late Charge	0.00	0.00	50.00	50.00			
				2.88	0.00	50.00	52.88			
202	LOPEZ, DANIEL & FUENTES, MARTH	202	Maintenance	(2.00)	0.00	0.00	(2.00)			C
			Late Charge	0.00	0.00	25.00	25.00			
				(2.00)	0.00	25.00	23.00			
301	RANKOVIC, BOBAN	301	Maintenance	38.13	0.00	0.00	38.13			
				38.13	0.00	0.00	38.13			
302	ROCHEL, LUIS E.	302	Others	0.00	0.00	20.00	20.00			C
				0.00	0.00	20.00	20.00			
303	SZULMAN, SUSAN	303	Maintenance	638.72	0.00	0.00	638.72			
			Late Charge	0.00	25.00	0.00	25.00			
				638.72	25.00	0.00	663.72			
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Maintenance	734.53	733.59	0.00	1,468.12			C
			Late Charge	0.00	25.00	75.00	100.00			
				734.53	758.59	75.00	1,568.12			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28			C
			Late Charge	0.00	0.00	50.00	50.00			
				643.28	0.00	50.00	693.28			
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	310.95	0.00	1,045.48	MGR. LETTER	01/19/25	
			Late Charge	0.00	0.00	100.00	100.00			
				734.53	310.95	100.00	1,145.48			
505	DRAGO, CLAUDIA L.	505	Maintenance	0.03	0.00	0.00	0.03			
				0.03	0.00	0.00	0.03			
701	STOYANOVSKI, LILY	701	Maintenance	12.22	0.00	0.00	12.22			C
				12.22	0.00	0.00	12.22			
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	643.28	643.28	1,929.84	MGR. LETTER	05/19/25	C
			Late Charge	0.00	25.00	25.00	50.00			
				643.28	668.28	668.28	1,979.84			
801	FONT, MILAGROS	801	Maintenance	734.53	734.53	0.00	1,469.06			C
				734.53	734.53	0.00	1,469.06			
804	CARTIER, HUBERT	804	Late Charge	0.00	0.00	151.67	151.67			C
				0.00	0.00	151.67	151.67			
805	BROWN, BERNARD E., IDA & ELEAN	805	Late Charge	0.00	0.00	25.00	25.00			C
				0.00	0.00	25.00	25.00			
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	205.20	0.00	0.00	205.20			C
				205.20	0.00	0.00	205.20			

Delinquencies Report as of 07/31/2025

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Total.....	4,440.52	2,497.35	1,164.95	8,102.82		
		Maintenance	4,440.52	2,422.35	643.28	7,506.15		
		Sp. Assessm	0.00	0.00	0.00	0.00		
		Late Charge	0.00	75.00	501.67	576.67		
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	0.00	0.00	20.00	20.00		

	PREPAID BALANCES	(15,184.06)	
	TOTAL UNCOLLECTED	8,102.82	
14	NOT DELINQUENT	4,977.50	61.42
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
2	MGR. LETTER	3,125.32	38.57

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Prepaid balances as of 07/31/25

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1003	VINAS, NELIA S.	1003	(1.72)	0.00	0.00	0.00	0.00	(1.72)
1102	FARINACCI, LANETTE	1102	(1,286.56)	0.00	50.00	0.00	0.00	(1,236.56)
205	SPERO, MICHAEL & NANCY	205	0.00	(638.72)	0.00	0.00	0.00	(638.72)
206	SECEROVIC, ANISA	206	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
207	VERAS, NORBERTO P.	207	(1.18)	0.00	0.00	0.00	0.00	(1.18)
304	URBINA, LILA LOURDES	304	(3.90)	0.00	0.00	0.00	0.00	(3.90)
306	RICCIO URBINA, PAOLO F.	306	(1.95)	0.00	0.00	0.00	0.00	(1.95)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
406	BARRERA, ANNE & DREY, LUIS	406	(1.72)	0.00	0.00	0.00	0.00	(1.72)
501	CABRERA, NYDIA M.	501	(690.19)	0.00	0.00	0.00	0.00	(690.19)
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)
507	AGUILAR, GAUDENCIA	507	(735.03)	0.00	0.00	0.00	0.00	(735.03)
605	KAY, MELANIE	605	(0.94)	0.00	0.00	0.00	0.00	(0.94)
607	MSR INCASA LLC	607	(2,988.12)	0.00	0.00	0.00	0.00	(2,988.12)
802	HENDERSON, JADWIGA J.	802	(3,216.40)	0.00	0.00	0.00	0.00	(3,216.40)
901	CABRERA PEREZ, NYDIA M.	901	(565.33)	0.00	0.00	0.00	0.00	(565.33)
902	VASQUEZ, LEON & LUZ	902	(1,290.73)	0.00	0.00	0.00	0.00	(1,290.73)
903	HEE, WILLIAM H.	903	(1,929.84)	0.00	0.00	0.00	0.00	(1,929.84)
906	CAMPOS, MIRIAM	906	(594.39)	0.00	0.00	0.00	0.00	(594.39)
	Total prepaid.....							(15,184.06)