

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 09/30/25
(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								
<u>EXEMPT FUNCTION INCOME</u>								
410,605	410,605	410,605	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
734	297	306	9	LATE CHARGES	50	(327)	34	(361)
300	150	153	3	KEYS	0	50	17	(33)
411,639	411,052	411,064	12	TOTAL EXEMPT FUNCTION INCOME	45,673	45,346	45,674	(394)
<u>NON-EXEMPT FUNCTION INCOME</u>								
132	175	0	(175)	INTEREST -RESERVES	18	19	0	(19)
0	429	0	(429)	LAUNDRY INCOME	142	0	0	0
132	604	0	(604)	TOTAL NON-EXEMPT FUNCTION INCOME	160	19	0	(19)
411,770	411,656	411,064	(591)	TOTAL REVENUES	45,833	45,365	45,674	(413)
EXPENSES								
<u>ADMINISTRATIVE EXPENSES</u>								
650	550	1,503	(953)	ACCOUNTANT	0	0	167	(167)
6,279	7,841	1,125	6,716	LEGAL FEES	1,284	601	125	476
811	1,130	1,800	(670)	PRINTING & POSTAGE	307	118	200	(82)
11,218	7,925	4,500	3,425	ENGINEER	3,400	0	500	(500)
2,017	286	438	(152)	MISCELLANEOUS	0	208	49	159
20,974	17,732	9,366	8,366	TOTAL ADMINISTRATIVE EXPENSES	4,990	927	1,041	(114)
<u>TAXES, LICENSES, PERMITS</u>								
272	272	207	65	FLORIDA CONDO FEE	0	0	23	(23)
1,284	9,133	1,035	8,098	LICENSES & PERMITS	0	0	115	(115)
61	61	46	15	FLORIDA CORP REPORT	0	0	5	(5)
1,617	9,467	1,288	8,178	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
<u>INSURANCES</u>								
220,276	253,513	207,756	45,757	INSURANCES	38,392	32,708	23,084	9,624
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
17,550	17,550	17,550	0	MANAGEMENT	1,950	1,950	1,950	0
6,654	6,735	5,850	885	ELEVATOR MAINTENANCE	671	1,371	650	721
2,250	3,467	0	3,467	POOL MAINTENANCE	376	400	0	400
8,035	10,543	8,100	2,443	WASTE REMOVAL	1,157	1,605	900	705
2,215	2,199	2,223	(24)	PEST CONTROL	246	246	247	(1)
1,014	2,179	1,890	289	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)
37,718	42,674	35,613	7,061	TOTAL CONTRACT SERVICES	4,400	5,572	3,957	1,615
<u>UTILITY EXPENSES</u>								
10,525	10,862	12,150	(1,288)	ELECTRICITY	1,211	1,372	1,350	22

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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
55,166	51,830	54,315	(2,485)	WATER & SEWER	5,019	5,180	6,035	(855)
4,439	4,475	3,600	875	TELEPHONE	324	328	400	(72)
70,129	67,167	70,065	(2,898)	TOTAL UTILITY EXPENSES	6,554	6,879	7,785	(906)
				<u>REPAIRS & MAINTENANCE</u>				
500	0	1,125	(1,125)	ELECTRICAL REPAIRS	0	0	125	(125)
0	40,180	0	40,180	PLUMBING REPAIRS	3,498	0	0	0
42,515	6,374	6,210	164	ELEVATOR REPAIRS	3,650	0	690	(690)
765	670	0	670	POOL REPAIRS	0	0	0	0
1,148	684	900	(216)	GATE & INTERCOM REPAIRS	0	684	100	584
0	0	900	(900)	JANITORIAL SUPPLIES	0	0	100	(100)
12,785	13,000	12,600	400	JANITORIAL SERVICE	1,400	1,400	1,400	0
0	1,248	2,700	(1,452)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	900	(900)	HARDWARE SUPPLIES	0	0	100	(100)
17,213	25,468	20,682	4,786	GENERAL REPAIRS	3,545	12,987	2,298	10,689
74,925	87,624	46,017	41,607	TOTAL REPAIRS & MAINTENANCE	12,093	15,071	5,113	9,958
				<u>RESERVES</u>				
40,959	40,959	40,959	0	RESERVES	4,551	4,551	4,551	0
132	175	0	175	RESERVES INTEREST ALLOCATION	18	19	0	19
41,091	41,134	40,959	175	TOTAL RESERVES	4,569	4,570	4,551	19
466,730	519,310	411,064	108,246	TOTAL EXPENSES	70,998	65,727	45,674	20,053
(107,654)				Y-T-D DEFICIT	(20,362)			
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 09/30/25
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	(5,808.04)
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	202,690.72
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	197,353.08

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	11,982.33
A/R ADJ IN TRANSIT	(3,216.40)
TOTAL ACCOUNTS RECEIVABLE	8,765.93

PREPAID EXPENSES

TOTAL CURRENT ASSETS	206,119.01
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	206,119.01
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	34.20
MAINT PAID IN ADVANCE	5,110.07
ACCOUNTS PAYABLE -OTHER	643.28
ACCRUED EXPENSES	5,222.65
SECURITY DEPOSITS PAYABLE	1,615.00
TOTAL CURRENT LIABILITIES	12,625.20

RESERVES

RESERVES	142,082.51	
TOTAL RESERVES		142,082.51
TOTAL LIABILITIES		154,707.71

FUND BALANCE

BEGINNING FUND BALANCE	159,065.79
YEAR TO DATE DEFICIT	(107,654.49)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

*BALANCE SHEET AS OF 09/30/25
(UNAUDITED)*

<i>TOTAL FUND BALANCE</i>	<i>51,411.30</i>
<i>TOTAL LIABILITIES & FUND BALANCE</i>	<i>206,119.01</i>
	<i>=====</i>

Outstanding payables for period ending Sep 30, 2025

Number	Date	Name/Description	Amount

JM50090	07/01/25	J & M CONDO. MANAGEMENT & MAINT. INC. 51007	34.20
		MAILING SUMMARY	

			34.20
			=====

SCHEDULE - BANK RECONCILIATION							
Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				(4,471.56)
CH	1404	09/01/25	GLOBAL ELEVATOR SALES	Sept. 2025 ELEVATOR MAINT.		670.59	
CH	1405	09/01/25	J & M CONDO. MANAGEMENT & MAIN	Sep 2025 MANAGEMENT FEE		1,950.00	
CH	1406	09/01/25	J & M CONDO. MANAGEMENT & MAIN	Sep 2025 ACCTS. REC. STMTS.		95.20	
CH	1407	09/01/25	J & M CONDO. MANAGEMENT & MAIN	MAILING SUMMARY		22.60	
CH	1408	09/01/25	J & M CONDO. MANAGEMENT & MAIN	JM50128 JULY 2025 STATEMENTS		91.80	
CH	1409	09/01/25	J & M CONDO. MANAGEMENT & MAIN	JM50180 AUGUST 2025 STATEMENTS		91.80	
CH	1411	09/02/25	SOUTHERN CHUTE INC	50% ON CHUTE REPAIRS		2,110.50	
CH	1412	09/09/25	FIREWATCH	SERV. CALL 8/26/25		285.00	
CH	1413	09/09/25	CONTROL SYSTEM GATE	REPLACED 4 CHAINS IN GATE		684.20	
CH	1414	09/09/25	A&Y CLEANING SERVICES CORP.	Sept. 2025 JANITORIAL SERV.		1,400.00	
CH	1415	09/09/25	GLOBAL ELEVATOR SALES	ANNUAL INSPECTION FEE		700.00	
CH	1416	09/09/25	PERFECT EXTERMINATOR	PEST SERV. 8/25/25		246.10	
CH	1417	09/09/25	POOL WIZARDS	Aug. 2025 POOL SERV./SUPPLIES		400.38	
CH	1418	09/09/25	WASTE CONNECTIONS	Sept. 2025 WASTE SERVICE		1,604.87	
CH	1419	09/09/25	STRALEY OTTO	LEGAL FEES		601.25	
CH	1420	09/10/25	NELIA VINAS	REIMB. PYMT FOR FLOWER ARRANGEMENT		166.89	
TOTAL CHECKS.....						11,121.18	(11,121.18)
CR	440	09/03/25		DEPOSIT	7,709.33		
CR	441	09/05/25		DEPOSIT	3,307.65		
CR	442	09/08/25		DEPOSIT	4,885.93		
CR	443	09/03/25		DEPOSIT	6,662.44		
CR	444	09/04/25		DEPOSIT	643.28		
CR	445	09/05/25		DEPOSIT	1,286.56		
CR	446	09/09/25		DEPOSIT	3,307.37		
CR	447	09/11/25		DEPOSIT	1,920.72		
CR	448	09/10/25		DEPOSIT	638.72		
CR	449	09/11/25		DEPOSIT	643.28		
CR	450	09/17/25		DEPOSIT	2,611.90		
CR	451	09/16/25		DEPOSIT	643.28		
CR	452	09/17/25		DEPOSIT	734.53		
CR	453	09/18/25		DEPOSIT	1,467.88		
CR	454	09/23/25		DEPOSIT	734.53		
TOTAL CASH RECEIPTS.....						37,197.40	37,197.40
JE	879	09/09/25		INSURANCE PMT ACT#103256210		15,281.17	
JE	881	09/03/25		KEY PMT 304	50.00		
JE	882	09/11/25		SERV. 8/31/25-9/30/25		327.67	
JE	883	09/11/25		SERV. TO 8/4/25		5,179.94	
JE	892	09/20/25		SERV. 8/8/25-9/9/25		1,371.83	
JE	896	09/08/25		RESERVE TFR		4,551.00	
JE	897	09/16/25		NSF FEE		37.00	
JE	907	09/29/25		TFR FROM SAVING TO PAY INS.	13,500.00		
JE	909	09/29/25		INSURANCE PYMT POL#3008083896		17,426.49	
JE	922	09/30/25		ONLINE DEPOSIT	1,286.56		
JE	923	09/08/25		ONLINE DEPOSIT	1,929.84		
JE	924	09/04/25		BANK CHARGE		4.00	
TOTAL JOURNAL ENTRIES.....						16,766.40	44,179.10 (27,412.70)
						53,963.80	55,300.28 (5,808.04)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Sep 30, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 09/01/25	(4,471.56)
Plus: Deposits	53,963.80
Less: Disbursements and Adjustments	55,300.28
CHECKBOOK BALANCE AS OF 09/30/25	(5,808.04) =====

BANK RECORDS

Balance per bank statement as of 09/30/25	438.81
Less: Outstanding checks	6,246.85
BANK BALANCE AS PER RECONCILIATION	(5,808.04) =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS			
Number	Date	Name	Amount
1400	08/18/25	NYDIA CABRERA	PYMT OF DRYWALL REPAIRS UNIT 9 01 900.00
1411	09/02/25	SOUTHERN CHUTE INC	50% ON CHUTE REPAIRS 2,110.50
1412	09/09/25	FIREWATCH	SERV. CALL 8/26/25 285.00
1415	09/09/25	GLOBAL ELEVATOR SALES	ANNUAL INSPECTION FEE 700.00
1416	09/09/25	PERFECT EXTERMINATOR	PEST SERV. 8/25/25 246.10
1417	09/09/25	POOL WIZARDS	Aug. 2025 POOL SERV./SUPPLIES 400.38
1418	09/09/25	WASTE CONNECTIONS	Sept. 2025 WASTE SERVICE 1,604.87
			6,246.85

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	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	7,597	11,982			

COLLECTIONS - STATUS

Collection Letter	-	3	1	1	5	4	2	3	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	(25,165)	(20,361)			
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)	(58,342)	(62,873)	(62,127)	(87,292)	(107,654)			

ACCOUNTS PAYABLE

Outstanding Invoices	13	2,788	0	0	246	492	1,834	502	34			
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OPERATING BANK ACCOUNT

Beginning Balance	49,254	29,216	47,023	22,549	23,956	8,875	5,812	12,752	(4,471)			
Disbursement & Adjustments	74,052	37,792	69,599	37,554	81,600	49,549	45,387	73,693	55,300			
Deposits & Adjustments	54,014	55,599	45,125	38,961	66,519	46,487	52,327	56,470	53,963			
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956	8,875	5,812	12,752	(4,471)	(5,808)			

RESERVES FUND

Beginning Balance	230,503	235,074	235,092	248,766	239,315	223,886	228,457	230,027	222,196			
Funding, Interest & Adjutments	4,570	18	13,673	4,570	4,570	4,570	4,570	4,569	4,569			
Expenditures & Adjustments	0	0	0	14,021	20,000	0	3,000	12,400	24,076			
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315	223,886	228,457	230,027	222,196	202,690			

NOTES FOR CURRENT MONTH:

Delinquencies Report as of 09/30/2025

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		
1005	SLOTNICK, AARON M.	1005	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
202	LOPEZ, DANIEL & FUENTES, MARTH	202	Maintenance	732.53	0.00	0.00	732.53		C
				732.53	0.00	0.00	732.53		
301	RANKOVIC, BOBAN	301	Maintenance	148.51	0.00	0.00	148.51		
				148.51	0.00	0.00	148.51		
302	ROCHEL, LUIS E.	302	Others	0.00	0.00	20.00	20.00		C
				0.00	0.00	20.00	20.00		
304	URBINA, LILA LOURDES	304	Maintenance	638.72	0.00	0.00	638.72		C
				638.72	0.00	0.00	638.72		
305	SALOMONE, GIORGIO	305	Maintenance	638.72	0.00	0.00	638.72		
				638.72	0.00	0.00	638.72		
306	RICCIO URBINA, PAOLO F.	306	Maintenance	638.72	0.00	0.00	638.72		C
				638.72	0.00	0.00	638.72		
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Maintenance	734.53	732.65	0.00	1,467.18	MGR. LETTER	08/14/25 C
			Late Charge	0.00	25.00	100.00	125.00		
				734.53	757.65	100.00	1,592.18		
403	ALIGALU CORP.	403	Maintenance	643.28	0.00	0.00	643.28		09/04/25 C
				643.28	0.00	0.00	643.28		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	636.56	0.00	0.00	636.56		C
			Late Charge	0.00	25.00	50.00	75.00		
				636.56	25.00	50.00	711.56		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	594.54	0.00	0.00	594.54		
				594.54	0.00	0.00	594.54		
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34		C
				44.34	0.00	0.00	44.34		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	0.00	1,469.06		C
			Late Charge	0.00	25.00	0.00	25.00		
				734.53	759.53	0.00	1,494.06		
701	STOYANOVSKI, LILY	701	Maintenance	14.10	0.00	0.00	14.10		C
				14.10	0.00	0.00	14.10		
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	05/19/25 C
			Late Charge	0.00	25.00	50.00	75.00		
				643.28	668.28	50.00	1,361.56		
801	FONT, MILAGROS	801	Maintenance	(4.97)	0.00	0.00	(4.97)		C
			Others	187.50	0.00	0.00	187.50		
				182.53	0.00	0.00	182.53		

Delinquencies Report as of 09/30/2025

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
905	PETTRAKS INC/PETTRAKS.COM	905	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	734.53	256.50	0.00	991.03		C
			Late Charge	0.00	25.00	0.00	25.00		
				734.53	281.50	0.00	1,016.03		
		Total.....		9,270.37	2,491.96	220.00	11,982.33		
		Maintenance		9,082.87	2,366.96	0.00	11,449.83		
		Sp. Assessm		0.00	0.00	0.00	0.00		
		Late Charge		0.00	125.00	200.00	325.00		
		Legal Fees		0.00	0.00	0.00	0.00		
		Others		187.50	0.00	20.00	207.50		
PREPAID BALANCES		(5,110.07)							
TOTAL UNCOLLECTED		11,982.33							
18	NOT DELINQUENT	9,028.59	75.34						
	REMINDER	0.00	0.00						
	FINAL NOTICE	0.00	0.00						
2	MGR. LETTER	2,953.74	24.65						

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)
1004	DOCE, MIRTHA E.	1004	(2.56)	0.00	0.00	0.00	0.00	(2.56)
205	SPERO, MICHAEL & NANCY	205	(638.72)	0.00	0.00	0.00	0.00	(638.72)
303	SZULMAN, SUSAN	303	(638.72)	0.00	0.00	0.00	0.00	(638.72)
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)
502	CALLEJA, LAZARO T. & MAYDELIN	502	641.98	(643.28)	0.00	0.00	0.00	(1.30)
505	DRAGO, CLAUDIA L.	505	(643.25)	0.00	0.00	0.00	0.00	(643.25)
506	BRAUSTEIN, SHAINDLER & MARSHA	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
507	AGUILAR, GAUDENCIA	507	(0.70)	0.00	0.00	0.00	0.00	(0.70)
605	KAY, MELANIE	605	(1.66)	0.00	0.00	0.00	0.00	(1.66)
802	HENDERSON, JADWIGA J.	802	(1,929.84)	0.00	0.00	0.00	0.00	(1,929.84)
902	VASQUEZ, LEON & LUZ	902	(4.17)	0.00	0.00	0.00	0.00	(4.17)
903	HEE, WILLIAM H.	903	(643.28)	0.00	0.00	0.00	0.00	(643.28)
906	CAMPOS, MIRIAM	906	(593.83)	0.00	0.00	0.00	0.00	(593.83)
Total prepaid.....								(5,110.07)