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
				REVENUES				
				EXEMPT FUNCTION INCOME				
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
				NON-EXEMPT FUNCTION INCOME				
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
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
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
				TAXES, LICENSES, PERMITS				
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
				INSURANCES				
61,380	75,915	69,252	6,663	INSURANCES	23,791	26,014	23,084	2,930
				PAYROLL				
				CONTRACT SERVICES				
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
				UTILITY EXPENSES				
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		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		275,720.99	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			275,720.99
			=============
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
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
			=============

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***
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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
MAINTENANCE FEES												
Monthly Billing	45,622	45,622	45,622									
Maintenance Uncollected	10,786	6,884	3,934									
COLLECTIONS - STATUS												
Collection Letter	-	3	1									
Lien Authorization	-	-	-									
Lien Recorded	-	-	-									
Association Foreclosure	-	-	-									
Bank Foreclosure	-	-	-									
Payment Plan	-	-	-									
BUDGET SURPLUS (DEFICIT)												
For Month	(21,690)	1,499	(10,754)									
Year To Date	(21,690)	(20,190)	(30,945)									
ACCOUNTS PAYABLE												
Outstanding Invoices	13	2,788	0									
OPERATING BANK ACCOUNT												
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									
RESERVES FUND												
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:

BYRON GARDENS CONDOMINIUM ASSOC., INC.

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.....	2,325.32	934.53	674.97	3,934.82			
			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

BYRON GARDENS CONDOMINIUM ASSOC., INC.

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						

BYRON GARDENS CONDOMINIUM ASSOC., INC.

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.....							(12,405.27)