

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
August 31, 2024***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 08/31/24
(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
				REVENUES				
				<u>EXEMPT FUNCTION INCOME</u>				
335,481	364,982	364,982	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
439	734	272	(462)	LATE CHARGES	200	0	34	34
150	300	136	(164)	KEYS	200	0	17	17
1,737	20	0	(20)	MISCELLANEOUS	20	0	0	0
337,807	366,036	365,390	(646)	TOTAL EXEMPT FUNCTION INCOME	46,043	45,623	45,674	51
				<u>NON-EXEMPT FUNCTION INCOME</u>				
126	36	0	(36)	INTEREST -OPERATING	4	3	0	(3)
37	132	0	(132)	INTEREST -RESERVES	19	17	0	(17)
163	168	0	(168)	TOTAL NON-EXEMPT FUNCTION INCOME	23	20	0	(20)
337,969	366,204	365,390	(813)	TOTAL REVENUES	46,065	45,643	45,674	31
				EXPENSES				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	1,336	(686)	ACCOUNTANT	0	0	167	(167)
943	6,141	1,000	5,141	LEGAL FEES	0	316	125	191
1,636	720	1,600	(880)	PRINTING & POSTAGE	88	92	200	(108)
763	8,218	4,000	4,218	ENGINEER	0	1,525	500	1,025
1,471	1,982	389	1,593	MISCELLANEOUS	55	35	49	(14)
6,313	17,710	8,325	9,385	TOTAL ADMINISTRATIVE EXPENSES	143	1,968	1,041	927
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	184	88	FLORIDA CONDO FEE	0	0	23	(23)
240	1,284	920	364	LICENSES & PERMITS	0	1,169	115	1,054
61	61	41	20	FLORIDA CORP REPORT	0	0	5	(5)
301	1,617	1,145	472	TOTAL TAXES, LICENSES, PERMITS	0	1,169	143	1,026
				<u>INSURANCES</u>				
181,523	210,741	184,672	26,069	INSURANCES	28,978	27,651	23,084	4,567
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
13,850	15,600	15,600	0	MANAGEMENT	1,950	1,950	1,950	0
18,889	5,984	5,200	784	ELEVATOR MAINTENANCE	671	671	650	21
2,000	2,000	0	2,000	POOL MAINTENANCE	250	250	0	250
17,662	7,056	7,200	(144)	WASTE REMOVAL	879	879	900	(21)
25,617	9,212	4,784	4,428	CABLE TV	0	0	598	(598)
2,119	1,969	1,976	(7)	PEST CONTROL	246	246	247	(1)
210	804	1,680	(876)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)
80,346	42,625	36,440	6,185	TOTAL CONTRACT SERVICES	3,995	3,995	4,555	(560)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 08/31/24
(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>UTILITY EXPENSES</u>				
10,209	9,170	10,800	(1,630)	ELECTRICITY	1,132	1,189	1,350	(161)
36,219	49,512	35,608	13,904	WATER & SEWER	5,363	4,894	4,451	443
2,492	4,117	3,200	917	TELEPHONE	320	322	400	(78)
48,919	62,799	49,608	13,191	TOTAL UTILITY EXPENSES	6,815	6,406	6,201	205
				<u>REPAIRS & MAINTENANCE</u>				
2,300	500	1,000	(500)	ELECTRICAL REPAIRS	0	0	125	(125)
18,170	0	12,672	(12,672)	PLUMBING REPAIRS	0	0	1,584	(1,584)
6,145	28,927	5,520	23,407	ELEVATOR REPAIRS	10,000	3,589	690	2,899
45	765	0	765	POOL REPAIRS	0	0	0	0
199	1,148	800	348	GATE & INTERCOM REPAIRS	778	0	100	(100)
0	0	800	(800)	JANITORIAL SUPPLIES	0	0	100	(100)
12,750	11,385	11,200	185	JANITORIAL SERVICE	1,400	1,400	1,400	0
4,290	0	2,400	(2,400)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	800	(800)	HARDWARE SUPPLIES	0	0	100	(100)
14,879	16,498	13,600	2,898	GENERAL REPAIRS	0	313	1,700	(1,388)
58,778	59,222	48,792	10,430	TOTAL REPAIRS & MAINTENANCE	12,178	5,301	6,099	(798)
				<u>RESERVES</u>				
40,926	36,408	36,408	0	RESERVES	4,551	4,551	4,551	0
37	132	0	132	RESERVES INTEREST ALLOCATION	19	17	0	17
40,963	36,540	36,408	132	TOTAL RESERVES	4,570	4,568	4,551	17
417,143	431,253	365,390	65,862	TOTAL EXPENSES	56,680	51,059	45,674	5,385
(65,049)				Y-T-D DEFICIT	(5,415)			

BYRON GARDENS CONDOMINIUM ASSOC., INC.

**BALANCE SHEET AS OF 08/31/24
(UNAUDITED)**

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	33,002.20
CITY NTL. BANK -SPEC. ASSESS.	22,380.20
CITY NTL. BANK -RESERVES	207,673.44
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	263,455.84

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	9,194.57
A/R ADJ IN TRANSIT	(734.51)
UNTRANSFERRED RESERVE	4,551.00
TOTAL ACCOUNTS RECEIVABLE	13,011.06

PREPAID EXPENSES

TOTAL CURRENT ASSETS	276,466.90
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	276,466.90
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	324.94
MAINT PAID IN ADVANCE	11,584.61
SECURITY DEPOSITS PAYABLE	650.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	13,809.55

RESERVES

RESERVES	96,709.33
TOTAL RESERVES	96,709.33

TOTAL LIABILITIES	110,518.88
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(65,049.04)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 08/31/24
(UNAUDITED)

TOTAL FUND BALANCE	165,948.02
TOTAL LIABILITIES & FUND BALANCE	276,466.90
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

Outstanding payables for period ending Aug 31, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5203	08/26/24	FIREWATCH SERV. CALL 8/15/24	57099	312.50
				<u>324.94</u>

SCHEDULE - BANK RECONCILIATION					Debits	Credits	Balance
Tp	Number	Date	Name	Description			
			BALANCE FORWARD				36,595.85
CH	1197	08/01/24	J & M CONDO. MANAGEMENT & MAIN	Aug 2024 MANAGEMENT FEE		1,950.00	
CH	1198	08/01/24	J & M CONDO. MANAGEMENT & MAIN	Aug 2024 ACCTS. REC. STMTS.		91.80	
CH	1199	08/05/24	GLOBAL ELEVATOR SALES	August 2024 ELEVATOR MAINT.		670.59	
CH	1200	08/05/24	REEF TROPICAL POOLS	Aug. 2024 POOL SERV.		250.00	
CH	1201	08/05/24	BROWN & BROWN INSURANCE	ADDITIONAL DOWN PYMT RE:FLOOD		1,541.21	
CH	1202	08/05/24	PERFECT EXTERMINATOR	PEST SERV. 7/22/24		246.10	
CH	1203	08/05/24	A&A ELEVATOR CO.	***VOIDED***		13,588.50	
CH	1204	08/13/24	BYRON GARDENS CONDO. ASSOC., I	August 2024 RESERVE TRANSFER		4,551.00	
CH	1205	08/13/24	WASTE CONNECTIONS	August 2024 WASTE SERVICE		878.70	
CH	1206	08/13/24	STRALEY OTTO	LEGAL FEES		316.25	
CH	1207	08/13/24	A&Y CLEANING SERVICES CORP.	August 2024 JANITORIAL SERV.		1,400.00	
CH	1208	08/21/24	A&A ELEVATOR CO.	INV#19683 FINAL PYMT ON ELEVATOR WORK		3,588.50	
TOTAL CHECKS.....						29,072.65	(29,072.65)
CR	244	08/02/24		DEPOSIT	8,900.08		
CR	245	08/05/24		DEPOSIT	5,419.99		
CR	246	08/13/24		DEPOSIT	3,891.18		
CR	247	08/01/24		DEPOSIT	734.51		
CR	248	08/02/24		DEPOSIT	3,293.97		
CR	249	08/05/24		DEPOSIT	2,568.56		
CR	250	08/05/24		DEPOSIT	643.28		
CR	251	08/06/24		DEPOSIT	6,797.80		
CR	252	08/07/24		DEPOSIT	2,680.25		
CR	253	08/08/24		DEPOSIT	3,216.40		
CR	254	08/09/24		DEPOSIT	1,378.28		
CR	255	08/12/24		DEPOSIT	734.53		
CR	256	08/13/24		DEPOSIT	1,282.00		
CR	257	08/14/24		DEPOSIT	1,311.56		
CR	258	08/16/24		DEPOSIT	1,377.81		
CR	259	08/22/24		DEPOSIT	643.28		
TOTAL CASH RECEIPTS.....					44,873.48		44,873.48
JE	468	08/09/24		INSURANCE PMT ACT#100662030		2,074.41	
JE	469	08/13/24		WATER PYMT-SERV. TO 7/3/24		4,894.20	
JE	470	08/11/24		PMT TO BREEZELINE SERV. 7/31-8/30		322.18	
JE	473	08/06/24		PYMT FOR CITATION#H012056		210.00	
JE	475	08/12/24		PYMT OF POOL PERMIT#136001481		125.35	
JE	476	08/12/24		INSURANCE PYMT ACT#101849040		7,460.02	
JE	477	08/19/24		FPL PYMT-SERV. 7/10-8/08		1,189.32	
JE	478	08/14/24		PYMT TO THE CITY FOR ELEV. PERMITS		834.00	
JE	488	08/21/24		VOID CK#1203	13,588.50		
JE	494	08/28/24		INSURANCE PYMT DUE 8/31/24 POL#3008083896		16,575.42	
JE	526	08/29/24		REVO DEPOSIT	734.51		
JE	528	08/31/24		INTEREST	2.41		
JE	529	08/15/24		BANK CHARGE		35.00	
TOTAL JOURNAL ENTRIES.....					14,325.42	33,719.90	(19,394.48)
					59,198.90	62,792.55	33,002.20

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Aug 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 08/01/24	36,595.85
Plus: Deposits	59,198.90
Less: Disbursements and Adjustments	62,792.55
CHECKBOOK BALANCE AS OF 08/31/24	33,002.20 =====

BANK RECORDS

Balance per bank statement as of 08/31/24	41,269.70
Less: Outstanding checks	8,267.50
BANK BALANCE AS PER RECONCILIATION	33,002.20 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB23002102	128.00
1204	08/13/24	BYRON GARDENS CONDO. ASSOC., I	August 2024 RESERVE TRANSFER	4,551.00
1208	08/21/24	A&A ELEVATOR CO.	INV#19683 FINAL PYMT ON ELEVAT OR WORK	3,588.50
				8,267.50

BYRON GARDENS CONDOMINIUM ASSOC., INC.

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SCHEDULE - BANK RECONCILIATION						Debits	Credits	Balance
Tp	Number	Date	Name	Description				
			BALANCE FORWARD					23,904.22
CH	6011	08/19/24	SUGIL ENGINEERING INC.	VISIBLE INSPECTION FEE 8/2024			1,525.00	
TOTAL CHECKS.....							1,525.00	(1,525.00)
JE	530	08/31/24		INTEREST		0.98		
TOTAL JOURNAL ENTRIES.....						0.98		0.98
						0.98	1,525.00	22,380.20

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

Aug 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 08/01/24	23,904.22
Plus: Deposits	0.98
Less: Disbursements and Adjustments	1,525.00
CHECKBOOK BALANCE AS OF 08/31/24	22,380.20 =====

BANK RECORDS

Balance per bank statement as of 08/31/24	23,905.20
Less: Outstanding checks	1,525.00
BANK BALANCE AS PER RECONCILIATION	22,380.20 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS			Description	Amount
Number	Date	Name		
6011	08/19/24	SUGIL ENGINEERING INC.	VISIBLE INSPECTION FEE 8/2024	1,525.00
				1,525.00

Delinquencies Report as of 08/31/2024

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	25.00	25.00	50.00	100.00		
				711.16	25.00	50.00	786.16		
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	0.00	50.00	50.00		C
				0.00	0.00	50.00	50.00		
302	ROCHEL, LUIS E.	302	Others	0.00	20.00	0.00	20.00		C
				0.00	20.00	0.00	20.00		
402	CARTIER, HUBERT	402	Maintenance	594.94	0.00	0.00	594.94		
			Late Charge	25.00	25.00	25.00	75.00		
				619.94	25.00	25.00	669.94		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28	MGR. LETTER	07/24/24 C
				643.28	0.00	0.00	643.28		
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	0.14	0.00	0.00	0.14		
				0.14	0.00	0.00	0.14		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	4,405.20	5,874.26	LIEN AUTHORIZED	04/22/24 C
			Late Charge	25.00	25.00	75.00	125.00		
				759.53	759.53	4,480.20	5,999.26		
701	STOYANOVSKI, LILY	701	Maintenance	1.88	0.00	0.00	1.88		C
				1.88	0.00	0.00	1.88		
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		
				(189.64)	0.00	330.06	140.42		
804	CARTIER, HUBERT	804	Maintenance	594.95	0.00	0.00	594.95		C
			Late Charge	25.00	25.00	25.00	75.00		
				619.95	25.00	25.00	669.95		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
		Total.....		3,379.78	854.53	4,960.26	9,194.57		
		Maintenance		3,279.78	734.53	4,405.20	8,419.51		
		Sp. Assessm		0.00	0.00	305.06	305.06		
		Late Charge		100.00	100.00	250.00	450.00		
		Legal Fees		0.00	0.00	0.00	0.00		
		Others		0.00	20.00	0.00	20.00		
PREPAID BALANCES			(11,584.61)						
TOTAL UNCOLLECTED			9,194.57						
10	NOT DELINQUENT	2,552.03	27.75						
	REMINDER	0.00	0.00						
	FINAL NOTICE	0.00	0.00						

Delinquencies Report as of 08/31/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1	MGR. LETTER		643.28	6.99				
	ATTY. LETTER		0.00	0.00				
1	LIEN AUTHORIZED		5,999.26	65.24				

BYRON GARDENS CONDOMINIUM ASSOC., INC.

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