BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 12/31/25
(UNAUDITED)

YEAR TO DATE ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE	DESCRIPTION	THIS Month ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
				INCOME				
				REVENUES				
547,474	547,474	547,474	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
1,109	597	408	(189)	LATE CHARGES	175	125	34	(91)
300	200	204	4	KEYS	0	50	17	(33)
20	3,122	0	(3,122)	MISCELLANEOUS	0	0	0	0
548,902	551,393	548,086	(3,307)	TOTAL REVENUES	45,798	45,798	45,674	(124)
				OTHER REVENUES				
188	226	0	(226)	INTEREST -RESERVES	16	18	0	(18)
0	429	0	(429)	LAUNDRY INCOME	0	0	0	0
188	655	0	(655)	TOTAL OTHER REVENUES	16	18	0	(18)
549,091	552,048	548,086	(3,962)	TOTAL INCOME	45,813	45,816	45,674	(142)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
650	550	2,004	(1,454)	ACCOUNTANT	0	0	167	(167)
6,482	8,436	1,500	6,936	LEGAL FEES	525	0	125	(125)
1,744	2,193	2,400	(207)	PRINTING & POSTAGE	119	631	200	431
17,663	13,375	6,000	7,375	ENGINEER	0	5,450	500	4,950
2,287	286	584	(298)	MISCELLANEOUS	0	0	49	(49)
28,825	24,840	12,488	12,353	TOTAL ADMINISTRATIVE EXPENSES	644	6,081	1,041	5,040
				TAXES, LICENSES, PERMITS				
272	544	276	268	FLORIDA CONDO FEE	0	272	23	249
4,203	9,133	1,380	7,753	LICENSES & PERMITS	0	0	115	(115)
61	61	62	(1)	FLORIDA CORP REPORT	0	0	5	(5)
4,536	9,739	1,718	8,021	TOTAL TAXES, LICENSES, PERMITS	0	272	143	129
				INSURANCES				
315,181	349,877	277,008	72,869	INSURANCES	31,827	31,829	23,084	8,745
				PAYROLL				
				CONTRACT SERVICES				
23,400	23,400	23,400	0	MANAGEMENT	1,950	1,950	1,950	0
8,666	8,747	7,800	947	ELEVATOR MAINTENANCE	671	671	650	21
3,340	4,688	0	4,688	POOL MAINTENANCE	420	394	0	394
12,023	15,520	10,800	4,720	WASTE REMOVAL	1,157	2,663	900	1,763
2,953	2,937	2,964	(27)	PEST CONTROL	246	246	247	(1)
1,224	2,629	2,520	109	FIRE ALARM INSPECT. & MAINT.	0	240	210	30
51,606	57,922	47,484	10,438	TOTAL CONTRACT SERVICES	4,444	6,164	3,957	2,207

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 12/31/25
(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
				UTILITY EXPENSES				
13,920	14,589	16,200	(1,611)	ELECTRICITY	1,228	1,268	1,350	(82)
70,692	68,908	72,420	(3,512)	WATER & SEWER	5,606	5,800	6,035	(235)
5,407	5,460	4,800	660	TELEPHONE	328	328	400	(72)
90,019	88,957	93,420	(4,463)	TOTAL UTILITY EXPENSES	7,162	7,396	7,785	(389)
				REPAIRS & MAINTENANCE				
628	0	1,500	(1,500)	ELECTRICAL REPAIRS	0	0	125	(125)
0	48,260	0	48,260	PLUMBING REPAIRS	6,330	0	0	0
28,927	6,569	8,280	(1,711)	ELEVATOR REPAIRS	0	0	690	(690)
1,597	670	0	670	POOL REPAIRS	0	0	0	0
1,389	684	1,200	(516)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	1,200	(1,200)	JANITORIAL SUPPLIES	0	0	100	(100)
17,180	17,200	16,800	400	JANITORIAL SERVICE	1,400	1,400	1,400	0
0	1,248	3,600	(2,352)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	400	0	400	LANDSCAPE IMPROVEMENTS	400	0	0	0
0	0	1,200	(1,200)	HARDWARE SUPPLIES	0	0	100	(100)
40,268	25,468	27,576	(2,108)	GENERAL REPAIRS	0	0	2,298	(2,298)
89,988	100,499	61,356	39,143	TOTAL REPAIRS & MAINTENANCE	8,130	1,400	5,113	(3,713)
				RESERVES				
54,612	54,612	54,612	0	RESERVES	4,551	4,551	4,551	0
188	226	0	226	RESERVES INTEREST ALLOCATION	16	18	0	18
54,800	54,838	54,612	226	TOTAL RESERVES	4,567	4,569	4,551	18
634,955	686,672	548,086	138,586	TOTAL EXPENSES	56,774	57,711	45,674	12,037
	(134,624)			Y-T-D DEFICIT		(11,895)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 12/31/25
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL-NEW OPERATING	(653.13)		
CITY NTL. BANK -SPEC. ASSESS.	70.40		
CITY NTL. BANK -RESERVES	196,487.43		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	196,304.70		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	6,791.16		
A/R ADJ IN TRANSIT	12.16		
TOTAL ACCOUNTS RECEIVABLE	6,803.32		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		203,108.02	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			203,108.02
			=============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	34.20		
MAINT PAID IN ADVANCE	9,565.03		
ACCOUNTS PAYABLE -OTHER	643.28		
ACCRUED EXPENSES	11,022.26		
SECURITY DEPOSITS PAYABLE	1,615.00		
TOTAL CURRENT LIABILITIES		22,879.77	
RESERVES			
RESERVES	155,786.77		
TOTAL RESERVES		155,786.77	
TOTAL LIABILITIES			178,666.54
FUND BALANCE			
BEGINNING FUND BALANCE	159,065.79		
YEAR TO DATE DEFICIT	(134,624.31)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 12/31/25
(UNAUDITED)

TOTAL FUND BALANCE	*24,441.48*
TOTAL LIABILITIES & FUND BALANCE	*203,108.02*
	=============

Outstanding payables for period ending Dec 31, 2025

Number	Date	Name/Description	Amount
JM50090	07/01/25	J & M CONDO. MANAGEMENT & MAINT. INC. 51007 MAILING SUMMARY	34.20
			34.20

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				6,242.99
CH	1444	12/01/25	J & M CONDO. MANAGEMENT & MAIN	Dec 2025 MANAGEMENT FEE		1,950.00	
CH	1445	12/01/25	J & M CONDO. MANAGEMENT & MAIN	Dec 2025 ACCTS. REC. STMTS.		95.20	
CH	1446	12/01/25	J & M CONDO. MANAGEMENT & MAIN	MAILING SUMMARY		24.66	
CH	1447	12/08/25	DANIELA MONTEAGUDO	REFUND DEPOSIT-APPLIATION DENIED UNIT 702		250.00	
CH	1448	12/09/25	MUNSON DESIGN & CONSULTING	PERMIT FEE		500.00	
CH	1449	12/09/25	POOL WIZARDS	Dec. 2025 POOL SERV.		394.39	
CH	1450	12/09/25	GLOBAL ELEVATOR SALES	Dec. 2025 ELEVATOR MAINT.		670.59	
CH	1451	12/09/25	PERFECT EXTERMINATOR	PEST SERV. 11/24/25		246.10	
CH	1452	12/09/25	WASTE CONNECTIONS	Dec. 2025 WASTE SERVICE		1,174.39	
CH	1453	12/09/25	A&Y CLEANING SERVICES CORP.	Dec. 2025 JANITORIAL SERV.		1,400.00	
CH	1454	12/09/25	FIREWATCH	QUARTERLY ALARM MONITORING		240.00	
CH	1458	12/22/25	J & M CONDO. MANAGEMENT & MAIN	PRINTING/MAILING BUDGET & ELECTION NOTICE		510.64	
CH	1459	12/22/25	DBPR	MA00014246 FL/LANSALE FEE TO 12/31/26		272.00	
TOTAL CHECKS						7,727.97	(7,727.97)
CR	485	12/03/25		DEPOSIT	5,601.33		
CR	486	12/05/25		DEPOSIT	4,042.18		
CR	487	12/01/25		DEPOSIT	643.28		
CR	488	12/02/25		DEPOSIT	6,890.09		
CR	489	12/03/25		DEPOSIT	643.28		
CR	490	12/05/25		DEPOSIT	1,286.56		
CR	491	12/09/25		DEPOSIT	3,207.28		
CR	492	12/12/25		DEPOSIT	2,021.56		
CR	493	12/17/25		DEPOSIT	1,325.34		
CR	494	12/08/25		DEPOSIT	3,854.84		
CR	495	12/09/25		DEPOSIT	2,021.09		
CR	496	12/10/25		DEPOSIT	638.72		
CR	497	12/11/25		DEPOSIT	643.28		
CR	498	12/15/25		DEPOSIT	2,643.28		
CR	499	12/16/25		DEPOSIT	2,011.97		
CR	500	12/17/25		DEPOSIT	734.53		
CR	501	12/18/25		DEPOSIT	733.63		
CR	502	12/23/25		DEPOSIT	2,022.50		
CR	503	12/26/25		DEPOSIT	4,900.00		
TOTAL CASH RECEIPTS					45,864.74		45,864.74
JE	975	12/09/25		INSURANCE PMT LOAN#103256210		15,281.17	
JE	976	12/16/25		WATER SERV. TO 11/2/25		5,605.63	
JE	977	12/05/25		KEY PMT FROM 302	50.00		
JE	978	12/11/25		Dec. 2025 INTERNET SERV.		328.44	
JE	979	12/19/25		SERV. 11/7/25-12/8/25		1,268.14	
JE	993	12/22/25		Nov. 2025 WASTE SERV.		1,488.31	
JE	999	12/30/25		INSURANCE PMT POL#3008083896		16,548.04	
JE	1003	12/30/25		ONLINE DEPOSIT	643.28		
JE	1004	12/31/25		ONLINE DEPOSIT	752.34		
JE	1005	12/08/25		RESERVES TFR		4,551.00	
JE	1006	12/17/25		DEPOSIT ITEM RET		643.28	
JE	1006	12/17/25		DEPOSIT ITEM RET		12.00	
JE	1007	12/29/25		DEPOSIT ITEM RET		740.50	
JE	1007	12/29/25		DEPOSIT ITEM RET		12.00	
TOTAL JOURNAL ENTRIES					1,445.62	46,478.51	(45,032.89)
					47,310.36	54,206.48	(653.13)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Dec 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 12/01/25	6,242.99	
Plus: Deposits	47,310.36	
Less: Disbursements and Adjustments	54,206.48	
CHECKBOOK BALANCE AS OF 12/31/25		**(653.13)**
		===========

BANK RECORDS

Balance per bank statement as of 12/31/25	4,291.09	
Less: Outstanding checks	4,944.22	
BANK BALANCE AS PER RECONCILIATION		**(653.13)**
		===========

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1411	09/02/25	SOUTHERN CHUTE INC	50% ON CHUTE REPAIRS	2,110.50
1448	12/09/25	MUNSON DESIGN & CONSULTING	PERMIT FEE	500.00
1449	12/09/25	POOL WIZARDS	Dec. 2025 POOL SERV.	394.39
1450	12/09/25	GLOBAL ELEVATOR SALES	Dec. 2025 ELEVATOR MAINT.	670.59
1451	12/09/25	PERFECT EXTERMINATOR	PEST SERV. 11/24/25	246.10
1454	12/09/25	FIREWATCH	QUARTERLY ALARM MONITORING	240.00
1458	12/22/25	J & M CONDO. MANAGEMENT & MAIN	PRINTING/MAILING BUDGET & ELEC TION NOTICE	510.64
1459	12/22/25	DBPR	MA00014246 FL/LANSALE FEE TO 1 2/31/26	272.00
				4,944.22

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	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	18,289	6,572	6,791
COLLECTIONS - STATUS												
Collection Letter	-	3	1	1	5	4	2	3	2	2	1	-
Lien Authorization	-	-	-	-	-	-	-	-	-	-	-	1
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)	(4,114)	(10,960)	(11,894)
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)	(58,342)	(62,873)	(62,127)	(87,292)	(107,654)	(111,769)	(122,729)	(134,624)
ACCOUNTS PAYABLE												
Outstanding Invoices	13	2,788	0	0	246	492	1,834	502	34	34	34	34
OPERATING BANK ACCOUNT												
Beginning Balance	49,254	29,216	47,023	22,549	23,956	8,875	5,812	12,752	(4,471)	(5,808)	(1,916)	6,242
Disbursement & Adjustments	74,052	37,792	69,599	37,554	81,600	49,549	45,387	73,693	55,300	52,714	45,972	54,206
Deposits & Adjustments	54,014	55,599	45,125	38,961	66,519	46,487	52,327	56,470	53,963	56,606	54,132	47,310
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956	8,875	5,812	12,752	(4,471)	(5,808)	(1,916)	6,242	(653)
RESERVES FUND												
Beginning Balance	230,503	235,074	235,092	248,766	239,315	223,886	228,457	230,027	222,196	202,690	198,631	196,868
Funding, Interest & Adjutments	4,570	18	13,673	4,570	4,570	4,570	4,570	4,569	4,569	7,690	4,566	4,569
Expenditures & Adjustments	0	0	0	14,021	20,000	0	3,000	12,400	24,076	11,750	6,330	4,950
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315	223,886	228,457	230,027	222,196	202,690	198,631	196,868	196,487

NOTES FOR CURRENT MONTH:

BYRON GARDENS CONDOMINIUM ASSOC., INC.

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				196,868.23
CH	9002	12/09/25	SUGIL ENGINEERING INC.	PREPARATION OF SIRS REPORTS		4,950.00	
TOTAL CHECKS						4,950.00	(4,950.00)
JE	1005	12/08/25		RESERVES TFR	4,551.00		
JE	1016	12/31/25		INTEREST	18.20		
TOTAL JOURNAL ENTRIES					4,569.20		4,569.20
					4,569.20	4,950.00	196,487.43

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -RESERVES

Dec 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 12/01/25	196,868.23	
Plus: Deposits	4,569.20	
Less: Disbursements and Adjustments	4,950.00	
CHECKBOOK BALANCE AS OF 12/31/25		**196,487.43**
		===========

BANK RECORDS

Balance per bank statement as of 12/31/25	201,437.43	
Less: Outstanding checks	4,950.00	
BANK BALANCE AS PER RECONCILIATION		**196,487.43**
		===========

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
9002	12/09/25	SUGIL ENGINEERING INC.	PREPARATION OF SIRS REPORTS	4,950.00
				4,950.00

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Delinquencies Report as of 12/31/2025

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			
1002	CALDERON, PAOLA MARTINEZ	1002	Maintenance	0.20	0.00	0.00	0.20			
				0.20	0.00	0.00	0.20			
1105	1105 BYRON LLC	1105	Maintenance	643.28	0.00	0.00	643.28			C
			Late Charge	25.00	0.00	0.00	25.00			
				668.28	0.00	0.00	668.28			
301	RANKOVIC, BOBAN	301	Maintenance	314.08	0.00	0.00	314.08			
				314.08	0.00	0.00	314.08			
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	Late Charge	0.00	50.00	0.00	50.00			C
				0.00	50.00	0.00	50.00			
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Maintenance	(0.47)	0.00	0.00	(0.47)			C
			Late Charge	0.00	0.00	23.59	23.59			
				(0.47)	0.00	23.59	23.12			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Late Charge	25.00	0.00	61.40	86.40			C
				25.00	0.00	61.40	86.40			
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	593.13	0.00	0.00	593.13			
			Late Charge	25.00	0.00	0.00	25.00			
				618.13	0.00	0.00	618.13			
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34			C
				44.34	0.00	0.00	44.34			
505	DRAGO, CLAUDIA L.	505	Maintenance	0.03	0.00	0.00	0.03			
				0.03	0.00	0.00	0.03			
605	KAY, MELANIE	605	Maintenance	(2.16)	0.00	0.00	(2.16)			C
			Late Charge	25.00	0.00	0.00	25.00			
				22.84	0.00	0.00	22.84			
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	2,203.59	3,672.65	LIEN AUTHORIZED	12/03/25	C
			Late Charge	25.00	50.00	25.00	100.00			
				759.53	784.53	2,228.59	3,772.65			
701	STOYANOVSKI, LILY	701	Maintenance	16.92	0.00	0.00	16.92			C
				16.92	0.00	0.00	16.92			
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	0.00	0.00	643.28			C
			Late Charge	25.00	50.00	0.00	75.00			
				668.28	50.00	0.00	718.28			
801	FONT, MILAGROS	801	Late Charge	25.00	0.00	0.00	25.00			C
			Others	0.00	0.00	186.50	186.50			
				25.00	0.00	186.50	211.50			

Delinquencies Report as of 12/31/2025

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		
		Total.....		3,386.55	884.53	2,520.08	6,791.16		
		Maintenance		3,211.55	734.53	2,203.59	6,149.67		
		Sp. Assessm		0.00	0.00	0.00	0.00		
		Late Charge		175.00	150.00	109.99	434.99		
		Legal Fees		0.00	0.00	0.00	0.00		
		Others		0.00	0.00	206.50	206.50		

PREPAID BALANCES		(9,565.03)	
TOTAL UNCOLLECTED		6,791.16	
16	NOT DELINQUENT	3,018.51	44.44
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
	MGR. LETTER	0.00	0.00
	ATTY. LETTER	0.00	0.00
1	LIEN AUTHORIZED	3,772.65	55.55

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Prepaid balances as of 12/31/25

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)
1004	DOCE, MIRTHA E.	1004	(10.72)	0.00	0.00	0.00	0.00	(10.72)
202	LOPEZ, DANIEL & FUENTES, MARTH	202	(2.00)	0.00	0.00	0.00	0.00	(2.00)
205	SPERO, MICHAEL & NANCY	205	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
207	VERAS, NORBERTO P.	207	(1.41)	0.00	0.00	0.00	0.00	(1.41)
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)
506	BRAUSTEIN, SHAINDLE & MARSHA	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
507	AGUILAR, GAUDENCIA	507	(733.83)	0.00	0.00	0.00	0.00	(733.83)
902	VASQUEZ, LEON & LUZ	902	(4,956.72)	0.00	0.00	0.00	0.00	(4,956.72)
903	HEE, WILLIAM H.	903	(1,286.56)	0.00	0.00	0.00	0.00	(1,286.56)
906	CAMPOS, MIRIAM	906	(592.99)	0.00	0.00	0.00	0.00	(592.99)
907	CISNEROS, CHARLES & GRISET B.	907	(51.30)	0.00	0.00	0.00	0.00	(51.30)
	Total prepaid.....							(9,565.03)