BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

For the month ending
August 31, 2025

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 08/31/25
(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
				REVENUES				
				EXEMPT FUNCTION INCOME				
364,982	364,982	364,982	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
734	623	272	(351)	LATE CHARGES	(25)	50	34	(16)
300	100	136	36	KEYS	50	0	17	17
366,016	365,706	365,390	(315)	TOTAL EXEMPT FUNCTION INCOME	45,648	45,673	45,674	1
				NON-EXEMPT FUNCTION INCOME				
132	156	0	(156)	INTEREST -RESERVES	19	18	0	(18)
0	429	0	(429)	LAUNDRY INCOME	0	142	0	(142)
132	585	0	(585)	TOTAL NON-EXEMPT FUNCTION INCOME	19	160	0	(160)
366,148	366,291	365,390	(900)	TOTAL REVENUES	45,667	45,833	45,674	(159)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
650	550	1,336	(786)	ACCOUNTANT	0	0	167	(167)
6,141	7,240	1,000	6,240	LEGAL FEES	65	1,284	125	1,159
720	1,012	1,600	(588)	PRINTING & POSTAGE	126	307	200	107
8,218	7,925	4,000	3,925	ENGINEER	3,000	3,400	500	2,900
1,982	78	389	(311)	MISCELLANEOUS	4	0	49	(49)
17,710	16,805	8,325	8,480	TOTAL ADMINISTRATIVE EXPENSES	3,195	4,990	1,041	3,950
				TAXES, LICENSES, PERMITS				
272	272	184	88	FLORIDA CONDO FEE	0	0	23	(23)
1,284	9,133	920	8,213	LICENSES & PERMITS	1,024	0	115	(115)
61	61	41	20	FLORIDA CORP REPORT	0	0	5	(5)
1,617	9,467	1,145	8,321	TOTAL TAXES, LICENSES, PERMITS	1,024	0	143	(143)
				INSURANCES				
210,741	220,806	184,672	36,134	INSURANCES	17,816	38,392	23,084	15,308
				PAYROLL				
				CONTRACT SERVICES				
15,600	15,600	15,600	0	MANAGEMENT	1,950	1,950	1,950	0
5,984	5,365	5,200	165	ELEVATOR MAINTENANCE	671	671	650	21
2,000	3,067	0	3,067	POOL MAINTENANCE	394	376	0	376
7,056	8,938	7,200	1,738	WASTE REMOVAL	1,157	1,157	900	257
1,969	1,953	1,976	(23)	PEST CONTROL	0	246	247	(1)
804	2,179	1,680	499	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)
33,412	37,102	31,656	5,446	TOTAL CONTRACT SERVICES	4,172	4,400	3,957	443
				UTILITY EXPENSES				
9,170	9,490	10,800	(1,310)	ELECTRICITY	1,242	1,211	1,350	(139)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 08/31/25
(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
49,512	46,650	48,280	(1,630)	WATER & SEWER	5,223	5,019	6,035	(1,016)
4,117	4,148	3,200	948	TELEPHONE	324	324	400	(76)
62,799	60,287	62,280	(1,993)	TOTAL UTILITY EXPENSES	6,788	6,554	7,785	(1,231)
				REPAIRS & MAINTENANCE				
500	0	1,000	(1,000)	ELECTRICAL REPAIRS	0	0	125	(125)
0	40,180	0	40,180	PLUMBING REPAIRS	2,637	3,498	0	3,498
28,927	6,374	5,520	854	ELEVATOR REPAIRS	498	3,650	690	2,960
765	670	0	670	POOL REPAIRS	445	0	0	0
1,148	0	800	(800)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	800	(800)	JANITORIAL SUPPLIES	0	0	100	(100)
11,385	11,600	11,200	400	JANITORIAL SERVICE	1,400	1,400	1,400	0
0	1,248	2,400	(1,152)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	800	(800)	HARDWARE SUPPLIES	0	0	100	(100)
16,498	12,481	18,384	(5,903)	GENERAL REPAIRS	2,375	3,545	2,298	1,247
59,222	72,553	40,904	31,649	TOTAL REPAIRS & MAINTENANCE	7,355	12,093	5,113	6,980
				RESERVES				
36,408	36,408	36,408	0	RESERVES	4,551	4,551	4,551	0
132	156	0	156	RESERVES INTEREST ALLOCATION	19	18	0	18
36,540	36,564	36,408	156	TOTAL RESERVES	4,570	4,569	4,551	18
422,041	453,583	365,390	88,193	TOTAL EXPENSES	44,921	70,998	45,674	25,325
	(87,293)			Y-T-D DEFICIT		(25,166)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 08/31/25
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL-NEW OPERATING	(4,471.56)		
CITY NTL. BANK -SPEC. ASSESS.	70.40		
CITY NTL. BANK -RESERVES	222,196.97		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	218,195.81		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	7,597.18		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		225,792.99	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			225,792.99
			=============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	502.80		
MAINT PAID IN ADVANCE	8,523.46		
ACCOUNTS PAYABLE -OTHER	643.28		
ACCRUED EXPENSES	5,222.65		
SECURITY DEPOSITS PAYABLE	1,615.00		
TOTAL CURRENT LIABILITIES		16,507.19	
RESERVES			
RESERVES	137,512.55		
TOTAL RESERVES		137,512.55	
TOTAL LIABILITIES			154,019.74
FUND BALANCE			
BEGINNING FUND BALANCE	159,065.79		
YEAR TO DATE DEFICIT	(87,292.54)		
TOTAL FUND BALANCE			71,773.25
TOTAL LIABILITIES & FUND BALANCE			225,792.99
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Outstanding payables for period ending Aug 31, 2025

Number	Date	Name/Description		Amount
JM50090	07/01/25	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	34.20
5380	08/25/25	J & M CONDO. MANAGEMENT & MAINT. INC. JM50128 JULY 2025 STATEMENTS	51007	91.80
5381	08/25/25	J & M CONDO. MANAGEMENT & MAINT. INC. JM50180 AUGUST 2025 STATEMENTS	51007	91.80
5384	08/27/25	FIREWATCH SERV. CALL 8/26/25	57099	285.00
				502.80

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				12,752.27
CH	1382	08/01/25	RICK A. ANASTASI LLC	MOLD REMEDIATION UNIT 701		1,200.00	
CH	1383	08/01/25	MR. VIEIRA LLC	BALCONY REPAIRS UNIT 304/LAUNDRY 10TH FL.		600.00	
CH	1384	08/01/25	J & M CONDO. MANAGEMENT & MAIN	Aug 2025 MANAGEMENT FEE		1,950.00	
CH	1385	08/01/25	J & M CONDO. MANAGEMENT & MAIN	Aug 2025 ACCTS. REC. STMTS.		91.80	
CH	1386	08/01/25	J & M CONDO. MANAGEMENT & MAIN	MAILING SUMMARY		31.22	
CH	1387	08/01/25	GLOBAL ELEVATOR SALES	Aug. 2025 ELEVATOR MAINT.		670.59	
CH	1388	08/01/25	A&Y CLEANING SERVICES CORP.	Aug. 2025 JANITORIAL SERV.		1,400.00	
CH	1389	08/08/25	WASTE CONNECTIONS	Aug. 2025 WASTE SERVICE		1,157.03	
CH	1390	08/08/25	PERFECT EXTERMINATOR	PEST SERV. 7/28/25		246.10	
CH	1391	08/08/25	NYDIA CABRERA	***VOIDED***		900.00	
CH	1392	08/08/25	STRALEY OTTO	LEGAL SERVICES		1,283.75	
CH	1393	08/08/25	POOL WIZARDS	Aug. 2025 POOL SERV.		376.43	
CH	1394	08/08/25	FIREWATCH	SERV. CALL 7/30/25		487.50	
CH	1395	08/08/25	MR. VIEIRA LLC	REPAIRS IN LAUNDRY FLOOR 10		280.00	
CH	1396	08/08/25	MILAGROS FONT	REIMB. DRYWALL REPAIRS 801		900.00	
CH	1397	08/15/25	FIREWATCH	SERVICE CALL 8/12/25		280.00	
CH	1398	08/15/25	JPL SERVICES AND MAINTENANCE I	FINAL PYMT ON PARKING HANGERS		1,758.00	
CH	1399	08/18/25	HUBERT CARTIER	PYMT OF DRYWALL REPAIRS UNIT 1001		900.00	
CH	1400	08/18/25	NYDIA CABRERA	PYMT OF DRYWALL REPAIRS UNIT 901		900.00	
CH	1401	08/18/25	GLOBAL ELEVATOR SALES	50% ON NEW BOARD ELEVATOR #1		1,825.00	
CH	1402	08/25/25	GLOBAL ELEVATOR SALES	FINAL ON NEW BOARD ELEV. #1		1,825.00	
CH	1403	08/25/25	MUNSON DESIGN & CONSULTING	INSPECTION/OBSERVATION RE:PARKING		3,400.00	
CH	1410	08/27/25	HUBERT CARTIER	REIMB. EXPLORATORY PLUMBING REPAIRS UNIT 1001		1,000.00	
TOTAL CHECKS........						23,462.42	(23,462.42)
CR	425	08/04/25		DEPOSIT	12,116.48		
CR	426	08/07/25		DEPOSIT	2,568.56		
CR	427	08/12/25		DEPOSIT	4,435.84		
CR	428	08/04/25		DEPOSIT	4,725.88		
CR	429	08/05/25		DEPOSIT	3,216.40		
CR	430	08/06/25		DEPOSIT	2,572.84		
CR	431	08/07/25		DEPOSIT	643.28		
CR	432	08/08/25		DEPOSIT	1,377.81		
CR	433	08/11/25		DEPOSIT	1,914.87		
CR	434	08/12/25		DEPOSIT	1,282.00		
CR	435	08/15/25		DEPOSIT	3,305.81		
CR	436	08/18/25		DEPOSIT	1,286.56		
CR	437	08/19/25		DEPOSIT	734.53		
CR	438	08/25/25		DEPOSIT	1,469.06		
CR	439	08/25/25		DEPOSIT	644.00		
TOTAL CASH RECEIPTS........					42,293.92		42,293.92
JE	832	08/08/25		WATER SERV. TO 7/3/25		5,018.92	
JE	851	08/08/25		VOID CK#1391	900.00		
JE	852	08/09/25		INSURANCE PYMT ACT#103256210		15,281.17	
JE	853	08/11/25		SERV. 7/31/25-8/30/25		324.46	
JE	854	08/19/25		SERV. 7/9/25-8/8/25		1,210.72	
JE	863	08/25/25		LAUNDRY	141.50		
JE	874	08/26/25		TRF TO OPERATING TO PAY MDC	3,400.00		
JE	877	08/28/25		TFR FROM SAVING TO PAY INSURANCE	9,000.00		
JE	878	08/28/25		INSURANCE PAYMENT POL#3008083896		23,110.76	
JE	886	08/27/25		ONLINE DEPOSIT	734.73		
JE	888	08/06/25		RESERVES TFR		4,551.00	
JE	894	08/04/25		CR 425 ADJ		734.53	
TOTAL JOURNAL ENTRIES........					14,176.23	50,231.56	(36,055.33)
					56,470.15	73,693.98	(4,471.56)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Aug 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 08/01/25	*12,752.27*	
Plus: Deposits	*56,470.15*	
Less: Disbursements and Adjustments	*73,693.98*	
CHECKBOOK BALANCE AS OF 08/31/25		***(4,471.56)***
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BANK RECORDS

Balance per bank statement as of 08/31/25	*2,933.44*	
Less: Outstanding checks	*7,405.00*	
BANK BALANCE AS PER RECONCILIATION		***(4,471.56)***
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1397	08/15/25	FIREWATCH	SERVICE CALL 8/12/25	280.00
1400	08/18/25	NYDIA CABRERA	PYMT OF DRYWALL REPAIRS UNIT 9 01	900.00
1402	08/25/25	GLOBAL ELEVATOR SALES	FINAL ON NEW BOARD ELEV. #1	1,825.00
1403	08/25/25	MUNSON DESIGN & CONSULTING	INSPECTION/OBSERVATION RE:PARK ING	3,400.00
1410	08/27/25	HUBERT CARTIER	REIMB. EXPLORATORY PLUMBING RE PAIRS UNIT 1001	1,000.00
				7,405.00

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				
Maintenance Uncollected	10,786	6,884	3,934	14,571	11,103	11,309	8,102	7,597				
COLLECTIONS - STATUS												
Collection Letter	-	3	1	1	5	4	2	3				
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)				
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)	(58,342)	(62,873)	(62,127)	(87,292)				
ACCOUNTS PAYABLE												
Outstanding Invoices	13	2,788	0	0	246	492	1,834	502				
OPERATING BANK ACCOUNT												
Beginning Balance	49,254	29,216	47,023	22,549	23,956	8,875	5,812	12,752				
Disbursement & Adjustments	74,052	37,792	69,599	37,554	81,600	49,549	45,387	73,693				
Deposits & Adjustments	54,014	55,599	45,125	38,961	66,519	46,487	52,327	56,470				
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956	8,875	5,812	12,752	(4,471)				
RESERVES FUND												
Beginning Balance	230,503	235,074	235,092	248,766	239,315	223,886	228,457	230,027				
Funding, Interest & Adjutments	4,570	18	13,673	4,570	4,570	4,570	4,570	4,569				
Expenditures & Adjustments	0	0	0	14,021	20,000	0	3,000	12,400				
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315	223,886	228,457	230,027	222,196				

NOTES FOR CURRENT MONTH:

Delinquencies Report as of 08/31/2025

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	0.16	0.00	0.00	0.16			C
				0.16	0.00	0.00	0.16			
207	VERAS, NORBERTO P.	207	Maintenance	733.35	0.00	0.00	733.35			C
			Late Charge	25.00	0.00	0.00	25.00			
				758.35	0.00	0.00	758.35			
301	RANKOVIC, BOBAN	301	Maintenance	93.32	0.00	0.00	93.32			
				93.32	0.00	0.00	93.32			
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	Maintenance	734.53	733.12	0.00	1,467.65	MGR. LETTER	08/14/25	C
			Late Charge	25.00	0.00	100.00	125.00			
				759.53	733.12	100.00	1,592.65			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28			C
			Late Charge	25.00	0.00	50.00	75.00			
				668.28	0.00	50.00	718.28			
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	60.48	0.00	795.01	MGR. LETTER	01/19/25	
			Late Charge	0.00	0.00	100.00	100.00			
				734.53	60.48	100.00	895.01			
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			
607	MSR INCASA LLC	607	Maintenance	734.53	0.00	0.00	734.53			C
			Late Charge	25.00	0.00	0.00	25.00			
				759.53	0.00	0.00	759.53			
701	STOYANOVSKI, LILY	701	Maintenance	13.16	0.00	0.00	13.16			C
				13.16	0.00	0.00	13.16			
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	05/19/25	C
			Late Charge	25.00	0.00	50.00	75.00			
				668.28	643.28	50.00	1,361.56			
804	CARTIER, HUBERT	804	Late Charge	0.00	0.00	151.67	151.67			C
				0.00	0.00	151.67	151.67			
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20			
				169.20	0.00	0.00	169.20			
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	939.73	0.00	0.00	939.73			C
			Late Charge	25.00	0.00	0.00	25.00			
				964.73	0.00	0.00	964.73			

Delinquencies Report as of 08/31/2025

Account	Owner`s name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Total.....	5,688.63	1,436.88	471.67	7,597.18		
		Maintenance	5,538.63	1,436.88	0.00	6,975.51		
		Sp. Assessm	0.00	0.00	0.00	0.00		
		Late Charge	150.00	0.00	451.67	601.67		
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	0.00	0.00	20.00	20.00		

	PREPAID BALANCES	(8,523.46)	
	TOTAL UNCOLLECTED	7,597.18	
13	NOT DELINQUENT	3,747.96	49.33
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
3	MGR. LETTER	3,849.22	50.66

YRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 08/31/2025

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	0.16	0.00	0.00	0.16			C
				0.16	0.00	0.00	0.16			
207	VERAS, NORBERTO P.	207	Maintenance	733.35	0.00	0.00	733.35			C
			Late Charge	25.00	0.00	0.00	25.00			
				758.35	0.00	0.00	758.35			
301	RANKOVIC, BOBAN	301	Maintenance	93.32	0.00	0.00	93.32			
				93.32	0.00	0.00	93.32			
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	Maintenance	734.53	733.12	0.00	1,467.65	MGR. LETTER	08/14/25	C
			Late Charge	25.00	0.00	100.00	125.00			
				759.53	733.12	100.00	1,592.65			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28			C
			Late Charge	25.00	0.00	50.00	75.00			
				668.28	0.00	50.00	718.28			
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	60.48	0.00	795.01	MGR. LETTER	01/19/25	
			Late Charge	0.00	0.00	100.00	100.00			
				734.53	60.48	100.00	895.01			
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			
607	MSR INCASA LLC	607	Maintenance	734.53	0.00	0.00	734.53			C
			Late Charge	25.00	0.00	0.00	25.00			
				759.53	0.00	0.00	759.53			
701	STOYANOVSKI, LILY	701	Maintenance	13.16	0.00	0.00	13.16			C
				13.16	0.00	0.00	13.16			
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	05/19/25	C
			Late Charge	25.00	0.00	50.00	75.00			
				668.28	643.28	50.00	1,361.56			
804	CARTIER, HUBERT	804	Late Charge	0.00	0.00	151.67	151.67			C
				0.00	0.00	151.67	151.67			
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20			
				169.20	0.00	0.00	169.20			
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	939.73	0.00	0.00	939.73			C
			Late Charge	25.00	0.00	0.00	25.00			
				964.73	0.00	0.00	964.73			

Delinquencies Report as of 08/31/2025

Account	Owner`s name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Total.....	5,688.63	1,436.88	471.67	7,597.18		
		Maintenance	5,538.63	1,436.88	0.00	6,975.51		
		Sp. Assessm	0.00	0.00	0.00	0.00		
		Late Charge	150.00	0.00	451.67	601.67		
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	0.00	0.00	20.00	20.00		

PREPAID BALANCES		(8,523.46)	
TOTAL UNCOLLECTED		7,597.18	
13	NOT DELINQUENT	3,747.96	49.33
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
3	MGR. LETTER	3,849.22	50.66

Prepaid balances as of 08/31/25

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	(643.28)	0.00	50.00	0.00	0.00	(593.28)
202	LOPEZ, DANIEL & FUENTES, MARTH	202	(2.00)	0.00	0.00	0.00	0.00	(2.00)
205	SPERO, MICHAEL & NANCY	205	(638.72)	0.00	0.00	0.00	0.00	(638.72)
206	SECEROVIC, ANISA	206	(638.72)	0.00	0.00	0.00	0.00	(638.72)
303	SZULMAN, SUSAN	303	(663.72)	0.00	25.00	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	(651.02)	0.00	0.00	0.00	0.00	(651.02)
507	AGUILAR, GAUDENCIA	507	(0.50)	0.00	0.00	0.00	0.00	(0.50)
605	KAY, MELANIE	605	(1.66)	0.00	0.00	0.00	0.00	(1.66)
801	FONT, MILAGROS	801	(739.50)	0.00	0.00	0.00	487.50	(252.00)
802	HENDERSON, JADWIGA J.	802	(2,573.12)	0.00	0.00	0.00	0.00	(2,573.12)
902	VASQUEZ, LEON & LUZ	902	(647.45)	0.00	0.00	0.00	0.00	(647.45)
903	HEE, WILLIAM H.	903	(1,286.56)	0.00	0.00	0.00	0.00	(1,286.56)
906	CAMPOS, MIRIAM	906	(594.11)	0.00	0.00	0.00	0.00	(594.11)
	Total prepaid.....							(8,523.46)