

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
July 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 07/31/24
(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>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
293,252	319,360	319,360	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
264	734	238	(496)	LATE CHARGES	(66)	200	34	(166)
100	300	119	(181)	KEYS	0	200	17	(183)
1,737	20	0	(20)	MISCELLANEOUS	0	20	0	(20)
295,353	320,413	319,717	(697)	TOTAL EXEMPT FUNCTION INCOME	45,556	46,043	45,674	(369)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
115	33	0	(33)	INTEREST -OPERATING	5	4	0	(4)
24	114	0	(114)	INTEREST -RESERVES	16	19	0	(19)
139	147	0	(147)	TOTAL NON-EXEMPT FUNCTION INCOME	20	23	0	(23)
295,492	320,561	319,717	(844)	TOTAL REVENUES	45,577	46,065	45,674	(392)
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	1,169	(519)	ACCOUNTANT	0	0	167	(167)
943	5,825	875	4,950	LEGAL FEES	1,251	0	125	(125)
1,536	628	1,400	(772)	PRINTING & POSTAGE	88	88	200	(112)
0	6,693	3,500	3,193	ENGINEER	0	0	500	(500)
1,304	1,947	341	1,606	MISCELLANEOUS	55	55	49	6
5,283	15,742	7,285	8,457	TOTAL ADMINISTRATIVE EXPENSES	1,395	143	1,041	(897)
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	161	111	FLORIDA CONDO FEE	0	0	23	(23)
240	115	805	(691)	LICENSES & PERMITS	0	0	115	(115)
0	61	36	25	FLORIDA CORP REPORT	0	0	5	(5)
240	448	1,002	(554)	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				<u>INSURANCES</u>				
160,496	183,090	161,588	21,502	INSURANCES	49,046	28,978	23,084	5,894
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
11,900	13,650	13,650	0	MANAGEMENT	1,950	1,950	1,950	0
18,244	5,313	4,550	763	ELEVATOR MAINTENANCE	671	671	650	21
1,750	1,750	0	1,750	POOL MAINTENANCE	250	250	0	250
16,764	6,177	6,300	(123)	WASTE REMOVAL	879	879	900	(21)
22,546	9,212	4,186	5,026	CABLE TV	0	0	598	(598)
1,873	1,723	1,729	(6)	PEST CONTROL	246	246	247	(1)
210	804	1,470	(666)	FIRE ALARM INSPECT. & MAINT.	210	0	210	(210)
73,287	38,629	31,885	6,744	TOTAL CONTRACT SERVICES	4,205	3,995	4,555	(560)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 07/31/24
(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>				
9,021	7,980	9,450	(1,470)	ELECTRICITY	1,092	1,132	1,350	(218)
30,555	44,618	31,157	13,461	WATER & SEWER	5,266	5,363	4,451	912
2,177	3,794	2,800	994	TELEPHONE	1,880	320	400	(80)
41,752	56,393	43,407	12,986	TOTAL UTILITY EXPENSES	8,239	6,815	6,201	614
				<u>REPAIRS & MAINTENANCE</u>				
2,300	500	875	(375)	ELECTRICAL REPAIRS	0	0	125	(125)
17,490	0	11,088	(11,088)	PLUMBING REPAIRS	0	0	1,584	(1,584)
3,875	25,338	4,830	20,508	ELEVATOR REPAIRS	13,589	10,000	690	9,310
45	765	0	765	POOL REPAIRS	0	0	0	0
199	1,148	700	448	GATE & INTERCOM REPAIRS	155	778	100	678
0	0	700	(700)	JANITORIAL SUPPLIES	0	0	100	(100)
9,800	9,985	9,800	185	JANITORIAL SERVICE	1,485	1,400	1,400	0
4,290	0	2,100	(2,100)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	700	(700)	HARDWARE SUPPLIES	0	0	100	(100)
13,904	16,185	11,900	4,285	GENERAL REPAIRS	0	0	1,700	(1,700)
51,903	53,921	42,693	11,228	TOTAL REPAIRS & MAINTENANCE	15,229	12,178	6,099	6,079
				<u>RESERVES</u>				
35,811	31,857	31,857	0	RESERVES	4,551	4,551	4,551	0
24	114	0	114	RESERVES INTEREST ALLOCATION	16	19	0	19
35,835	31,971	31,857	114	TOTAL RESERVES	4,567	4,570	4,551	19
-----	-----	-----	-----	TOTAL EXPENSES	-----	-----	-----	-----
368,795	380,194	319,717	60,478	Y-T-D DEFICIT	82,680	56,680	45,674	11,006
	(59,634)					(10,615)		
	=====					=====		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 07/31/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	36,595.85
CITY NTL. BANK -SPEC. ASSESS.	23,904.22
CITY NTL. BANK -RESERVES	207,656.37
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	268,556.44

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	11,057.20
A/R ADJ IN TRANSIT	(1,286.56)
TOTAL ACCOUNTS RECEIVABLE	9,770.64

PREPAID EXPENSES

TOTAL CURRENT ASSETS	278,327.08
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	278,327.08
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	12.44
MAINT PAID IN ADVANCE	12,910.01
SECURITY DEPOSITS PAYABLE	650.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	14,822.45

RESERVES

RESERVES	92,141.26
TOTAL RESERVES	92,141.26

TOTAL LIABILITIES	106,963.71
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(59,633.69)
TOTAL FUND BALANCE	171,363.37
TOTAL LIABILITIES & FUND BALANCE	278,327.08

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Outstanding payables for period ending Jul 31, 2024

Number	Date	Name/Description	Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. 51007 MAILING SUMMARY	12.44
			----- 12.44 =====

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					49,312.38
CH	1183	07/01/24	BYRON GARDENS CONDO. ASSOC., I	July 2024 RESERVE TRANSFER		4,551.00		
CH	1184	07/01/24	J & M CONDO. MANAGEMENT & MAIN	Jul 2024 MANAGEMENT FEE		1,950.00		
CH	1185	07/01/24	J & M CONDO. MANAGEMENT & MAIN	Jul 2024 ACCTS. REC. STMTS.		88.40		
CH	1186	07/01/24	CONTROL SYSTEM GATE	REPAIRED GATE TRACK BACK SIDE		155.00		
CH	1187	07/09/24	WASTE CONNECTIONS	July 2024 WASTE SERVICE		878.70		
CH	1188	07/09/24	CONTROL SYSTEM GATE	SERV. TO BOTH GATES		403.39		
CH	1189	07/09/24	A&A ELEVATOR CO.	***VOIDED***		13,588.50		
CH	1190	07/09/24	REEF TROPICAL POOLS	July 2024 POOL SERV.		250.00		
CH	1191	07/09/24	A&Y CLEANING SERVICES CORP.	July 2024 JANITORIAL SERV.		1,400.00		
CH	1192	07/09/24	PERFECT EXTERMINATOR	PEST SERVICE		246.10		
CH	1193	07/09/24	GLOBAL ELEVATOR SALES	July 2024 ELEVATOR MAINT.		670.59		
CH	1194	07/09/24	CONTROL SYSTEM GATE	SERV. TO GATE 6/28/24		375.00		
CH	1195	07/09/24	BROWN & BROWN INSURANCE	DOWN PYMT ON PROPERTY POL. TO 7/14/25		10,328.28		
CH	1196	07/22/24	A&A ELEVATOR CO.	PARTIAL PYMT ON ELEVATOR REPAIRS		10,000.00		
TOTAL CHECKS.....						44,884.96	(44,884.96)	
CR	230	07/02/24		DEPOSIT	8,995.89			
CR	231	07/08/24		DEPOSIT	6,610.74			
CR	232	07/01/24		DEPOSIT	734.51			
CR	233	07/02/24		DEPOSIT	2,659.81			
CR	234	07/08/24		DEPOSIT	6,797.80			
CR	235	07/09/24		DEPOSIT	735.00			
CR	236	07/08/24		DEPOSIT	6,539.93			
CR	237	07/10/24		DEPOSIT	882.71			
CR	238	07/11/24		DEPOSIT	638.72			
CR	239	07/15/24		DEPOSIT	643.28			
CR	240	07/16/24		DEPOSIT	734.53			
CR	241	07/18/24		DEPOSIT	3,891.18			
CR	242	07/18/24		DEPOSIT	1,277.44			
CR	243	07/25/24		DEPOSIT	1,469.06			
TOTAL CASH RECEIPTS.....					42,610.60		42,610.60	
JE	433	07/12/24		WATER PYMT-SERV. TO 6/3/24		5,363.24		
JE	434	07/11/24		PYMT TO BREEZELINE-SERV:JULY		320.02		
JE	437	07/09/24		INSURANCE PYMT ACT#100662030		2,074.41		
JE	438	07/09/24		VOID CK#1189	13,588.50			
JE	446	07/21/24		FPL PYMT-SERV:6/10-7/10		1,131.91		
JE	447	07/18/24		KEY PMT FROM SPERO	200.00			
JE	466	07/30/24		INSURANCE PYMT DUE 7/30/24		16,575.42		
JE	479	07/31/24		INTEREST	2.77			
JE	480	07/29/24		REVO DEPOSIT	643.28			
JE	481	07/31/24		REVO DEPOSIT	643.28			
JE	482	07/31/24		BANK CHARGE		55.00		
TOTAL JOURNAL ENTRIES.....					15,077.83	25,520.00	(10,442.17)	
					57,688.43	70,404.96	36,595.85	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Jul 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 07/01/24	49,312.38
Plus: Deposits	57,688.43
Less: Disbursements and Adjustments	70,404.96
CHECKBOOK BALANCE AS OF 07/31/24	36,595.85 =====

BANK RECORDS

Balance per bank statement as of 07/31/24	46,969.95
Less: Outstanding checks	10,374.10
BANK BALANCE AS PER RECONCILIATION	36,595.85 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1192	07/09/24	PERFECT EXTERMINATOR	PEST SERVICE	246.10
1196	07/22/24	A&A ELEVATOR CO.	PARTIAL PYMT ON ELEVATOR REPAI RS	10,000.00
				10,374.10



Client Service

- Online
citynational.com
- CityTel
1-800-762-CITY (2489)
- Your Banking Center
Miami Beach - 71st Street
300 71st Street
Miami Beach, FL 33141
- Telephone
305-866-6861
800-435-8839
- Your Banking Center Hours
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

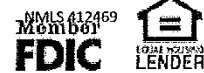
P:27963 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
PO BOX 415700
C/O URBAN RESOURCE
MIAMI BEACH FL 33141-7700



For additional locations
and hours, please visit
citynational.com



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Account Summary

Account:	XXXXXX2109	Beginning Balance:	\$51,135.38
Last Statement:	June 28, 2024	Ending Balance:	\$46,969.95
This Statement:	July 31, 2024	Average Ledger Balance:	\$63,204.81
		Low Balance:	\$46,967.18
		Interest Earned This Period:	\$2.77
		Interest Earned 2024:	\$11.00
		Days In Period:	33
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-28	Beginning balance			51,135.38
07-01	Fnbct Waco Net Settle 000021248664254	734.51		51,869.89
07-01	Check # 1181		85.00	51,784.89
07-01	Check # 1176		1,400.00	50,384.89
07-02	Deposit	8,995.89		59,380.78
07-02	Fnbct Waco Net Settle 000021263630926	2,659.81		62,040.59
07-02	Check # 1185		88.40	61,952.19
07-02	Check # 1186		155.00	61,797.19
07-02	Check # 1184		1,950.00	59,847.19
07-02	Check # 1183		4,551.00	55,296.19
07-05	Check # 1177		210.00	55,086.19
07-08	Fnbct Waco Net Settle 000021350007406	6,539.93		61,626.12
07-08	Fnbct Waco Net Settle 000021337834202	6,797.80		68,423.92
07-09	Deposit	6,610.74		75,034.66
07-09	Fnbct Waco Net Settle 000021362435274	735.00		75,769.66
07-10	Fnbct Waco Net Settle 000021369169810	882.71		76,652.37

Continued on the next page

City National Bank is pleased to be considered for the Daily Business Review's "Best Of" list.

We would be honored if you would vote for City National Bank in the following categories:

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- #24 Best Bank for Commercial Real Estate Lending
- #25 Best Community Bank
- #26 Best Bank for Jumbo Loans
- #27 Best Bank for Wealth Management
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¹From May 1, 2024, through September 30, 2024, applicants who apply for a Small Business Administration (SBA) 7(a) loan through City National Bank of Florida (CNB) and are approved for funding of the loan by the SBA may receive a fee waiver of up to \$2,500 toward associated lender packaging fees. Valid for loan amounts from \$30,000 up to and including \$5,000,000. Complete loans packages must be received by 11:59 PM ET on September 30, 2024, and close by 11:59 PM ET on December 31, 2024. The waiver of packaging fees will be applied upon closing of the loan. The applicant is responsible for any additional closing costs associated with the loan. Limit one fee waiver promotion per legal entity. Promotion subject to change and may be withdrawn without notice. Promotion cannot be applied toward other non-SBA lending products offered by CNB.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-10	First Insurance Insurance 900-100662030		2,074.41	74,577.96
07-11	Fnbct Waco Net Settle 000021378435702	638.72		75,216.68
07-15	Fnbct Waco Net Settle 000021398947730	643.28		75,859.96
07-15	Breezeline Cable Pay Xxxxxx6818 Spa		320.02	75,539.94
07-15	General Deposit Cmb Water 108134-00		5,363.24	70,176.70
07-15	Monthly Flat Fee		35.00	70,141.70
07-16	Fnbct Waco Net Settle 000021408128570	734.53		70,876.23
07-18	Fnbct Waco Net Settle 000021428798866	1,277.44		72,153.67
07-18	Check # 1195		10,328.28	61,825.39
07-19	Deposit	200.00		62,025.39
07-19	Deposit	3,891.18		65,916.57
07-19	Revo Payments Sigonfile Ghzksn		20.00	65,896.57
07-22	Check # 1190		250.00	65,646.57
07-22	Check # 1194		375.00	65,271.57
07-22	Check # 1188		403.39	64,868.18
07-22	Check # 1191		1,400.00	63,468.18
07-23	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,131.91	62,336.27
07-24	Check # 1187		878.70	61,457.57
07-26	Deposit	1,469.06		62,926.63
07-29	Fnbct Waco Net Settle 000021488374650	643.28		63,569.91
07-29	Check # 1193		670.59	62,899.32
07-30	Fnbct Waco Net Settle 000021504692990	643.28		63,542.60
07-31	Frontline Ins Web Pay Frontlinefp3		16,575.42	46,967.18
07-31	Interest	2.77		46,969.95
07-31	Ending totals	44,099.93	48,265.36	46,969.95

Checks

Number	Date	Amount	Number	Date	Amount
1176	07-01	1,400.00	1187	07-24	878.70
1177*	07-05	210.00	1188*	07-22	403.39
1181*	07-01	85.00	1190	07-22	250.00
1183	07-02	4,551.00	1191*	07-22	1,400.00
1184	07-02	1,950.00	1193	07-29	670.59
1185	07-02	88.40	1194	07-22	375.00
1186	07-02	155.00	1195	07-18	10,328.28

* Skip In Check Sequence

Check # 1177 Amount: \$210.00 Date: 07/05/2024

CITY NATIONAL BANK
 BYRON GARDENS CONDOMINIUM ASSOC., INC.
 880 N.W. 23 ST. #40
 MIAMI, FL 33176-4541

CHECK # 1177

PAY TO THE ORDER OF TWO HUNDRED TEN DOLLARS & 00/100

DATE 07/11/24

AMOUNT \$210.00

TO THE ORDER OF BYRON GARDENS CONDO ASSOC., INC. 4501 SW 77 AVE DAVIE, FL 33322

PG01177# K066004367# 3004402109#

Check # 1177 Amount: \$210.00 Date: 07/05/2024

FOR DEPOSIT ONLY
 288568793
 082288408
 2024-07-05

Check # 1181 Amount: \$85.00 Date: 07/01/2024

CITY NATIONAL BANK
 BYRON GARDENS CONDOMINIUM ASSOC., INC.
 880 N.W. 23 ST. #40
 MIAMI, FL 33176-4541

CHECK # 1181

PAY TO THE ORDER OF FIFTY DOLLARS & 00/100

DATE 07/12/24

AMOUNT \$85.00

TO THE ORDER OF ARV CLEANING SERVICES CORP. 354 WILSON ST. HOLLYWOOD, FL 33016

PG01181# K066004367# 3004402109#

Check # 1181 Amount: \$85.00 Date: 07/01/2024

FOR DEPOSIT ONLY
 082288408
 2024-07-05
 To Deposit Only
 082288408
 2024-07-05

Check # 1183 Amount: \$4,551.00 Date: 07/02/2024

CITY NATIONAL BANK
 BYRON GARDENS CONDOMINIUM ASSOC., INC.
 880 N.W. 23 ST. #40
 MIAMI, FL 33176-4541

CHECK # 1183

PAY TO THE ORDER OF FOUR THOUSAND FIVE HUNDRED FIFTY ONE DOLLARS & 00/100

DATE 07/01/24

AMOUNT \$4,551.00

TO THE ORDER OF BYRON GARDENS CONDO ASSOC., INC.

PG01183# K066004367# 3004402109#

Check # 1183 Amount: \$4,551.00 Date: 07/02/2024

FOR DEPOSIT ONLY
 082288408
 2024-07-05
 082288408
 2024-07-05

Check # 1184 Amount: \$1,950.00 Date: 07/02/2024

CITY NATIONAL BANK
 BYRON GARDENS CONDOMINIUM ASSOC., INC.
 880 N.W. 23 ST. #40
 MIAMI, FL 33176-4541

CHECK # 1184

PAY TO THE ORDER OF ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100

DATE 07/01/24

AMOUNT \$1,950.00

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC. 8800 N.W. 25 ST., STE 6-D DORAL, FL 33172

PG01184# K066004367# 3004402109#

Check # 1184 Amount: \$1,950.00 Date: 07/02/2024

FOR DEPOSIT ONLY
 082288408
 2024-07-05
 082288408
 2024-07-05

Check # 1185 Amount: \$88.40 Date: 07/02/2024

CITY NATIONAL BANK
 BYRON GARDENS CONDOMINIUM ASSOC., INC.
 880 N.W. 23 ST. #40
 MIAMI, FL 33176-4541

CHECK # 1185

PAY TO THE ORDER OF EIGHTY EIGHT DOLLARS & 40/100

DATE 07/01/24

AMOUNT \$88.40

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC. 8800 N.W. 25 ST., STE 6-D DORAL, FL 33172

PG01185# K066004367# 3004402109#

Check # 1185 Amount: \$88.40 Date: 07/02/2024

FOR DEPOSIT ONLY
 082288408
 2024-07-05
 082288408
 2024-07-05

Check # 1186 Amount: \$155.00 Date: 07/02/2024

CITY NATIONAL BANK
 BYRON GARDENS CONDOMINIUM ASSOC., INC.
 880 N.W. 23 ST. #40
 MIAMI, FL 33176-4541

CHECK # 1186

PAY TO THE ORDER OF ONE HUNDRED FIFTY FIVE DOLLARS & 00/100

DATE 07/01/24

AMOUNT \$155.00

TO THE ORDER OF CONTROL SYSTEM DATE 8133 CORNELL L.L.C. 6281133, FL 33576

PG01186# K066004367# 3004402109#

Check # 1186 Amount: \$155.00 Date: 07/02/2024

FOR DEPOSIT ONLY
 082288408
 2024-07-05
 082288408
 2024-07-05

Check # 1187 Amount: \$878.70 Date: 07/24/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3300 W. 25th St., #40
 Miami, FL 33134-4314

CITY NATIONAL BANK
 MIAMI, FL

CHECK NO. 1187

PAY TO THE ORDER OF WASTE CONNECTIONS US, INC.
 13400 KENNEDY BLVD
 MIAMI, FL 33175

DATE 07/24/24

AMOUNT \$878.70

TO THE ORDER OF WASTE CONNECTIONS
 3849 NW 37 COURT
 MIAMI, FL 33147-4358

⑈001187⑈ ⑆066004387⑆ 300407109⑆

Check # 1187 Amount: \$878.70 Date: 07/24/2024

FOR DEPOSIT ONLY
 WASTE CONNECTIONS US, INC.
 13400 KENNEDY BLVD
 MIAMI, FL 33175
 5449

0992484170
 2024-07-24

Check # 1188 Amount: \$403.39 Date: 07/22/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3300 W. 25th St., #40
 Miami, FL 33134-4314

CITY NATIONAL BANK
 MIAMI, FL

CHECK NO. 1188

PAY TO THE ORDER OF CONTROL SYSTEM DATE
 8133 COZUMEL LN.
 SEBRING, FL 33976

DATE 07/22/24

AMOUNT \$403.39

TO THE ORDER OF CONTROL SYSTEM DATE
 8133 COZUMEL LN.
 SEBRING, FL 33976

⑈001188⑈ ⑆066004387⑆ 300407109⑆

Check # 1188 Amount: \$403.39 Date: 07/22/2024

FOR DEPOSIT ONLY
 CONTROL SYSTEM DATE
 8133 COZUMEL LN.
 SEBRING, FL 33976

0992425332
 2024-07-22

Check # 1190 Amount: \$250.00 Date: 07/22/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3300 W. 25th St., #40
 Miami, FL 33134-4314

CITY NATIONAL BANK
 MIAMI, FL

CHECK NO. 1190

PAY TO THE ORDER OF TROPICAL POOLS
 100 NORTH KUDIE AVE
 FORT LAUDERDALE, FL 33304

DATE 07/22/24

AMOUNT \$250.00

TO THE ORDER OF TROPICAL POOLS
 100 NORTH KUDIE AVE
 FORT LAUDERDALE, FL 33304

⑈001190⑈ ⑆066004387⑆ 300407109⑆

Check # 1190 Amount: \$250.00 Date: 07/22/2024

FOR DEPOSIT ONLY
 TROPICAL POOLS
 100 NORTH KUDIE AVE
 FORT LAUDERDALE, FL 33304

0992411154
 Date: 07/22/24

Check # 1191 Amount: \$1,400.00 Date: 07/22/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3300 W. 25th St., #40
 Miami, FL 33134-4314

CITY NATIONAL BANK
 MIAMI, FL

CHECK NO. 1191

PAY TO THE ORDER OF JAY CLEANING SERVICES CORP.
 634 JOHNSON ST
 HOLLYWOOD, FL 33010

DATE 07/22/24

AMOUNT \$1,400.00

TO THE ORDER OF JAY CLEANING SERVICES CORP.
 634 JOHNSON ST
 HOLLYWOOD, FL 33010

⑈001191⑈ ⑆066004387⑆ 300407109⑆

Check # 1191 Amount: \$1,400.00 Date: 07/22/2024

FOR DEPOSIT ONLY
 JAY CLEANING SERVICES CORP.
 634 JOHNSON ST
 HOLLYWOOD, FL 33010

0992450388
 2024-07-22

Check # 1193 Amount: \$670.59 Date: 07/29/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3300 W. 25th St., #40
 Miami, FL 33134-4314

CITY NATIONAL BANK
 MIAMI, FL

CHECK NO. 1193

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES
 2375 W 78 ST
 HIALEAH, FL 33010

DATE 07/29/24

AMOUNT \$670.59

TO THE ORDER OF GLOBAL ELEVATOR SALES
 2375 W 78 ST
 HIALEAH, FL 33010

⑈001193⑈ ⑆066004387⑆ 300407109⑆

Check # 1193 Amount: \$670.59 Date: 07/29/2024

FOR DEPOSIT ONLY
 Global Elevator Sales & S
 505207948

0992440366
 2024-07-29

Check # 1194 Amount: \$375.00 Date: 07/22/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3300 W. 25th St., #40
 Miami, FL 33134-4314

CITY NATIONAL BANK
 MIAMI, FL

CHECK NO. 1194

PAY TO THE ORDER OF CONTROL SYSTEM DATE
 8133 COZUMEL LN.
 SEBRING, FL 33976

DATE 07/22/24

AMOUNT \$375.00

TO THE ORDER OF CONTROL SYSTEM DATE
 8133 COZUMEL LN.
 SEBRING, FL 33976

⑈001194⑈ ⑆066004387⑆ 300407109⑆

Check # 1194 Amount: \$375.00 Date: 07/22/2024

FOR DEPOSIT ONLY
 CONTROL SYSTEM DATE
 8133 COZUMEL LN.
 SEBRING, FL 33976

0992428337
 2024-07-22

Check # 1195 Amount: \$10,328.28 Date: 07/18/2024

ARIZONA COMMUNITY DEVELOPMENT BANK

Check # 1195

Amount \$10,328.28

DATE 07/18/2024

ARIZONA COMMUNITY DEVELOPMENT BANK

1000 N. CENTRAL AVENUE

PHOENIX, AZ 85004

MEMBER FDIC

⑈061195⑈ ⑈056006367⑈ ⑈0044210⑈

Check # 1195 Amount: \$10,328.28 Date: 07/18/2024

ARIZONA COMMUNITY DEVELOPMENT BANK

Check # 1195

Amount \$10,328.28

DATE 07/18/2024

ARIZONA COMMUNITY DEVELOPMENT BANK

1000 N. CENTRAL AVENUE

PHOENIX, AZ 85004

MEMBER FDIC

⑈061195⑈ ⑈056006367⑈ ⑈0044210⑈





Client Service

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300 71st Street
Miami Beach, FL 33141
- Telephone
305-866-6861
800-435-8839
- Your Banking Center Hours
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

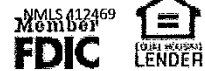
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BYRON GARDENS CONDOMINIUM ASSOCIATION
 INC
 SPECIAL ASSESSMENT
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
 citynational.com



Condo Tiered

Account Summary

Account:	XXXXXX2533	Beginning Balance:	\$23,903.14
Last Statement:	June 28, 2024	Ending Balance:	\$23,904.22
This Statement:	July 31, 2024	Average Ledger Balance:	\$23,903.14
		Low Balance:	\$23,903.14
		Interest Earned This Period:	\$1.08
		Interest Earned 2024:	\$21.86
		Days In Period:	33
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-28	Beginning balance			23,903.14
07-31	Interest	1.08		23,904.22
07-31	Ending totals	1.08	0.00	23,904.22

City National Bank is pleased to be considered for the **Daily Business Review's "Best Of" list**.

We would be honored if you would vote for City National Bank in the following categories:

- #22 Best Private Bank
- #23 Best Business Bank
- #24 Best Bank for Commercial Real Estate Lending
- #25 Best Community Bank
- #26 Best Bank for Jumbo Loans
- #27 Best Bank for Wealth Management
- #28 Best Foreign National Mortgage Lending

SCAN TO VOTE

Join us on social media!

¹From May 1, 2024, through September 30, 2024, applicants who apply for a Small Business Administration (SBA) 7(a) loan through City National Bank of Florida (CNB) and are approved for funding of the loan by the SBA may receive a fee waiver of up to \$2,500 toward associated lender packaging fees. Valid for loan amounts from \$30,000 up to and including \$5,000,000. Complete loans packages must be received by 11:59 PM ET on September 30, 2024, and close by 11:59 PM ET on December 31, 2024. The waiver of packaging fees will be applied upon closing of the loan. The applicant is responsible for any additional closing costs associated with the loan. Limit one fee waiver promotion per legal entity. Promotion subject to change and may be withdrawn without notice. Promotion cannot be applied toward other non-SBA lending products offered by CNB.



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Miami Beach, FL 33141

Your Banking Center Hours
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

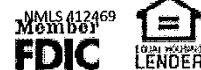
P:33373 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
RESERVE ACCOUNT
7850 BYRON AVE
MIAMI BEACH FL 33141-2090



For additional locations
and hours, please visit
citynational.com



Condo Tiered

Account Summary

Account:	XXXXXX2031	Beginning Balance:	\$203,086.63
Last Statement:	June 28, 2024	Ending Balance:	\$207,656.37
This Statement:	July 31, 2024	Average Ledger Balance:	\$207,223.90
		Low Balance:	\$203,086.63
		Interest Earned This Period:	\$18.74
		Interest Earned 2024:	\$114.47
		Days In Period:	33
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-28	Beginning balance			203,086.63
07-02	Deposit	4,551.00		207,637.63
07-31	Interest	18.74		207,656.37
07-31	Ending totals	4,569.74	0.00	207,656.37

City National Bank is pleased to be considered for the **Daily Business Review's** "Best Of" list.

We would be honored if you would vote for City National Bank in the following categories:

- #22 Best Private Bank
- #23 Best Business Bank
- #24 Best Bank for Commercial Real Estate Lending
- #25 Best Community Bank
- #26 Best Bank for Jumbo Loans
- #27 Best Bank for Wealth Management
- #28 Best Foreign National Mortgage Lending

SCAN TO VOTE

Join us on social media!

Continued on the next page

¹From May 1, 2024, through September 30, 2024, applicants who apply for a Small Business Administration (SBA) 7(a) loan through City National Bank of Florida (CNB) and are approved for funding of the loan by the SBA may receive a fee waiver of up to \$2,500 toward associated lender packaging fees. Valid for loan amounts from \$30,000 up to and including \$5,000,000. Complete loans packages must be received by 11:59 PM ET on September 30, 2024, and close by 11:59 PM ET on December 31, 2024. The waiver of packaging fees will be applied upon closing of the loan. The applicant is responsible for any additional closing costs associated with the loan. Limit one fee waiver promotion per legal entity. Promotion subject to change and may be withdrawn without notice. Promotion cannot be applied toward other non-SBA lending products offered by CNB.

Amount: \$4,551.00 Date: 07/02/2024

Amount: \$4,551.00 Date: 07/02/2024

DEPOSIT TICKET CHECKING / MONEY MARKET ACCOUNT

City National Bank
DATE 07/02/24
NAME Burton Gardens Condo

* 30000042031

4551.00
4551.00

CS 10514 110-93 001
162260302 100000
SE NAME 1 NAME 0310 R08
161 001 1787/04/CF
0056008567C
CITE - Depos
2024-07-02
8550305023
Serial 240186099

⑆5111⑆0000⑆

009



Delinquencies Report as of 07/31/2024

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	0.00	50.00	75.00			
				711.16	0.00	50.00	761.16			
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	0.00	50.00	50.00		C	
				0.00	0.00	50.00	50.00			
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			
302	ROCHEL, LUIS E.	302	Others	20.00	0.00	0.00	20.00		C	
				20.00	0.00	0.00	20.00			
402	CARTIER, HUBERT	402	Maintenance	594.94	0.00	0.00	594.94			
			Late Charge	25.00	0.00	25.00	50.00			
				619.94	0.00	25.00	644.94			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	07/24/24	C
				643.28	643.28	0.00	1,286.56			
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34		C	
			Late Charge	25.00	0.00	0.00	25.00			
				69.34	0.00	0.00	69.34			
507	AGUILAR, GAUDENCIA	507	Maintenance	0.12	0.00	0.00	0.12			
				0.12	0.00	0.00	0.12			
605	KAY, MELANIE	605	Maintenance	643.28	0.00	0.00	643.28			
			Late Charge	25.00	0.00	0.00	25.00			
				668.28	0.00	0.00	668.28			
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	3,670.67	5,139.73	LIEN AUTHORIZED	04/22/24	C
			Late Charge	25.00	0.00	75.00	100.00			
				759.53	734.53	3,745.67	5,239.73			
701	STOYANOVSKI, LILY	701	Maintenance	0.94	0.00	0.00	0.94		C	
				0.94	0.00	0.00	0.94			
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			
			Late Charge	25.00	0.00	25.00	50.00			
				619.95	0.00	25.00	644.95			
806	GUILLERY, FRANCOIS	806	Maintenance	643.28	0.00	0.00	643.28			
				643.28	0.00	0.00	643.28			
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20			
			Late Charge	25.00	0.00	25.00	50.00			
				194.20	0.00	25.00	219.20			

Delinquencies Report as of 07/31/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Total.....	<u>5,428.66</u>	<u>1,377.81</u>	<u>4,250.73</u>	<u>11,057.20</u>		
		Maintenance	5,208.66	1,377.81	3,670.67	10,257.14		
		Sp. Assessm	0.00	0.00	305.06	305.06		
		Late Charge	200.00	0.00	275.00	475.00		
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	20.00	0.00	0.00	20.00		
		PREPAID BALANCES	(12,910.01)					
		TOTAL UNCOLLECTED	11,057.20					
13	NOT DELINQUENT	4,530.91	40.97					
	REMINDER	0.00	0.00					
	FINAL NOTICE	0.00	0.00					
1	MGR. LETTER	1,286.56	11.63					
	ATTY. LETTER	0.00	0.00					
1	LIEN AUTHORIZED	5,239.73	47.38					

Prepaid balances as of 07/31/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
301	RANKOVIC, BOBAN	301	(624.15)	0.00	0.00	0.00	0.00	(624.15)
304	URBINA, LILA LOURDES	304	(786.90)	0.00	0.00	0.00	0.00	(786.90)
306	RICCIO URBINA, PAOLO F.	306	(3,343.60)	0.00	0.00	0.00	0.00	(3,343.60)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(9.88)	0.00	0.00	0.00	0.00	(9.88)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(644.58)	0.00	0.00	0.00	0.00	(644.58)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
802	HENDERSON, JADWIGA J.	802	(3,216.40)	0.00	0.00	0.00	0.00	(3,216.40)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(1,705.09)	0.00	0.00	0.00	0.00	(1,705.09)
903	HEE, WILLIAM H.	903	(1,286.56)	0.00	0.00	0.00	0.00	(1,286.56)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
	Total prepaid.....							<u>(12,910.01)</u>