

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
April 30, 2025***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 04/30/25
(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
				<u>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
182,491	182,491	182,491	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
600	173	136	(37)	LATE CHARGES	25	0	34	34
50	0	68	68	KEYS	0	0	17	17
183,141	182,665	182,695	31	TOTAL EXEMPT FUNCTION INCOME	45,648	45,623	45,674	51
				<u>NON-EXEMPT FUNCTION INCOME</u>				
63	79	0	(79)	INTEREST -RESERVES	21	20	0	(20)
0	288	0	(288)	LAUNDRY INCOME	0	0	0	0
63	366	0	(366)	TOTAL NON-EXEMPT FUNCTION INCOME	21	20	0	(20)
183,205	183,031	182,695	(336)	TOTAL REVENUES	45,669	45,643	45,674	31
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
650	550	668	(118)	ACCOUNTANT	0	0	167	(167)
3,446	4,355	500	3,855	LEGAL FEES	1,943	0	125	(125)
363	367	800	(433)	PRINTING & POSTAGE	78	92	200	(108)
3,213	1,525	2,000	(475)	ENGINEER	0	0	500	(500)
1,814	50	195	(145)	MISCELLANEOUS	50	0	49	(49)
9,485	6,847	4,163	2,684	TOTAL ADMINISTRATIVE EXPENSES	2,071	92	1,041	(949)
				<u>TAXES, LICENSES, PERMITS</u>				
272	272	92	180	FLORIDA CONDO FEE	0	0	23	(23)
115	8,109	460	7,649	LICENSES & PERMITS	1,435	0	115	(115)
61	61	21	41	FLORIDA CORP REPORT	0	0	5	(5)
448	8,442	573	7,870	TOTAL TAXES, LICENSES, PERMITS	1,435	0	143	(143)
				<u>INSURANCES</u>				
83,223	85,354	92,336	(6,982)	INSURANCES	26,014	9,439	23,084	(13,645)
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
7,800	7,800	7,800	0	MANAGEMENT	1,950	1,950	1,950	0
3,301	2,682	2,600	82	ELEVATOR MAINTENANCE	671	671	650	21
1,000	1,516	0	1,516	POOL MAINTENANCE	357	394	0	394
3,528	4,593	3,600	993	WASTE REMOVAL	1,264	1,266	900	366
984	968	988	(20)	PEST CONTROL	246	230	247	(17)
594	1,969	840	1,129	FIRE ALARM INSPECT. & MAINT.	210	554	210	344
17,208	19,529	15,828	3,701	TOTAL CONTRACT SERVICES	4,698	5,065	3,957	1,108
				<u>UTILITY EXPENSES</u>				
4,712	4,703	5,400	(697)	ELECTRICITY	1,085	1,109	1,350	(241)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 04/30/25
(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
27,433	26,520	24,140	2,380	WATER & SEWER	5,149	5,305	6,035	(730)
1,274	1,291	1,600	(309)	TELEPHONE	323	323	400	(77)
33,419	32,514	31,140	1,374	TOTAL UTILITY EXPENSES	6,556	6,737	7,785	(1,048)
				<u>REPAIRS & MAINTENANCE</u>				
320	0	500	(500)	ELECTRICAL REPAIRS	0	0	125	(125)
0	23,120	0	23,120	PLUMBING REPAIRS	9,250	9,020	0	9,020
1,750	870	2,760	(1,890)	ELEVATOR REPAIRS	0	0	690	(690)
214	0	400	(400)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	400	(400)	JANITORIAL SUPPLIES	0	0	100	(100)
5,700	5,760	5,600	160	JANITORIAL SERVICE	1,400	1,560	1,400	160
0	1,248	1,200	48	FIRE EQUIPMENT MAINTENANCE	0	1,248	300	948
0	0	400	(400)	HARDWARE SUPPLIES	0	0	100	(100)
15,535	4,098	9,192	(5,094)	GENERAL REPAIRS	428	0	2,298	(2,298)
23,519	35,096	20,452	14,644	TOTAL REPAIRS & MAINTENANCE	11,078	11,828	5,113	6,715
				<u>RESERVES</u>				
18,204	18,204	18,204	0	RESERVES	4,551	4,551	4,551	0
63	79	0	79	RESERVES INTEREST ALLOCATION	21	20	0	20
18,267	18,283	18,204	79	TOTAL RESERVES	4,572	4,571	4,551	20
185,569	206,064	182,695	23,369	TOTAL EXPENSES	56,424	37,730	45,674	(7,943)
	(23,034)			Y-T-D DEFICIT		7,912		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 04/30/25
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	23,956.01
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	239,315.87
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	263,742.28

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	14,571.24
A/R ADJ IN TRANSIT	(3,490.35)
TOTAL ACCOUNTS RECEIVABLE	11,080.89

PREPAID EXPENSES

TOTAL CURRENT ASSETS	274,823.17
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	274,823.17
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LIABILITIES

CURRENT LIABILITIES

MAINT PAID IN ADVANCE	12,246.46
ACCOUNTS PAYABLE -OTHER	643.28
ACCRUED EXPENSES	5,304.80
SECURITY DEPOSITS PAYABLE	1,365.00
TOTAL CURRENT LIABILITIES	19,559.54

RESERVES

PAVING RESERVES	(14,021.20)
RESERVES	133,252.65
TOTAL	119,231.45
TOTAL RESERVES	119,231.45

TOTAL LIABILITIES	138,790.99
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FUND BALANCE

BEGINNING FUND BALANCE	159,065.79
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 04/30/25
(UNAUDITED)

YEAR TO DATE DEFICIT	(23,033.61)	
TOTAL FUND BALANCE		136,032.18
TOTAL LIABILITIES & FUND BALANCE		274,823.17
		=====

0.00
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SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				22,549.41
CH	1324	04/01/25	GLOBAL ELEVATOR SALES	April 2025 ELEVATOR MAINT.		670.59	
CH	1325	04/01/25	J & M CONDO. MANAGEMENT & MAIN	Apr 2025 MANAGEMENT FEE		1,950.00	
CH	1326	04/01/25	J & M CONDO. MANAGEMENT & MAIN	Apr 2025 ACCTS. REC. STMTS.		91.80	
CH	1327	04/07/25	WASTE CONNECTIONS	April 2025 WASTE SERVICE		1,265.67	
CH	1328	04/07/25	MAKO FIRE GROUP	ANNUAL FIRE EXT. INSPECTION		1,248.06	
CH	1329	04/07/25	A&Y CLEANING SERVICES CORP.	April 2025 JANITORIAL SERV.		1,400.00	
CH	1330	04/07/25	ELIZABETH NESSIM	REIMB. PLUMBING EXPENSE UNIT#807		120.00	
CH	1331	04/07/25	ALL-BRITE POOLS	April 2025 POOL SERV./SUPPLIES		394.40	
CH	1332	04/07/25	FIREWATCH	ANNUAL FIRE ALARM TEST		554.00	
CH	1333	04/07/25	PERFECT EXTERMINATOR	PEST SERV. 3/24/25		230.00	
CH	1334	04/10/25	A&Y CLEANING SERVICES CORP.	CLEANING GARBAGE ROOM 3/4-3/5		160.00	
CH	1335	04/10/25	PRESTIGE PLUMBING LLC	FINAL PAYMENT ON PLUMBING SYSTEM		8,900.00	
TOTAL CHECKS.....						16,984.52	(16,984.52)
CR	369	04/04/25		DEPOSIT	11,660.26		
CR	370	04/08/25		DEPOSIT	3,946.37		
CR	371	04/01/25		DEPOSIT	4,579.23		
CR	372	04/16/25		DEPOSIT	8,821.37		
CR	373	04/22/25		DEPOSIT	4,498.40		
CR	374	04/23/25		DEPOSIT	1,965.23		
TOTAL CASH RECEIPTS.....					35,470.86		35,470.86
JE	717	04/09/25		INSURANCE PMT ACT#103256210		2,223.12	
JE	729	04/07/25		WATER SERV. TO 3/4/25		5,148.71	
JE	738	04/19/25		SERV. 3/10/25-4/8/25		1,109.11	
JE	739	04/11/25		APRIL 2025 SERVICE		322.72	
JE	740	04/14/25		INSURANCE PMT ACT#101849040		7,215.58	
JE	743	04/07/25		RESERVE TRANSFER		4,551.00	
JE	748	04/29/25		DEPOSIT	734.73		
JE	749	04/30/25		DEPOSIT	734.53		
JE	750	04/18/25		DEPOSIT	734.53		
JE	751	04/18/25		DEPOSIT	1,286.56		
JE	752	04/08/25		DEPOSIT	0.15		
TOTAL JOURNAL ENTRIES.....					3,490.50	20,570.24	(17,079.74)
					38,961.36	37,554.76	23,956.01

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Apr 30, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 04/01/25	22,549.41
Plus: Deposits	38,961.36
Less: Disbursements and Adjustments	37,554.76
CHECKBOOK BALANCE AS OF 04/30/25	23,956.01 =====

BANK RECORDS

Balance per bank statement as of 04/30/25	24,510.01
Less: Outstanding checks	554.00
BANK BALANCE AS PER RECONCILIATION	23,956.01 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1332	04/07/25	FIREWATCH	ANNUAL FIRE ALARM TEST	554.00
				554.00

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL RECAP for the year: 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u>MAINTENANCE FEES</u>												
Monthly Billing	45,622	45,622	45,622	45,622								
Maintenance Uncollected	10,786	6,884	3,934	14,571								

<u>COLLECTIONS - STATUS</u>												
Collection Letter	-	3	1	1								
Lien Authorization	-	-	-	-								
Lien Recorded	-	-	-	-								
Association Foreclosure	-	-	-	-								
Bank Foreclosure	-	-	-	-								
Payment Plan	-	-	-	-								

<u>BUDGET SURPLUS (DEFICIT)</u>												
For Month	(21,690)	1,499	(10,754)	7,912								
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)								

<u>ACCOUNTS PAYABLE</u>												
Outstanding Invoices	13	2,788	0	0								

<u>OPERATING BANK ACCOUNT</u>												
Beginning Balance	49,254	29,216	47,023	22,549								
Disbursement & Adjustments	74,052	37,792	69,599	37,554								
Deposits & Adjustments	54,014	55,599	45,125	38,961								
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956								

<u>RESERVES FUND</u>												
Beginning Balance	230,503	235,074	235,092	248,766								
Funding, Interest & Adjutments	4,570	18	13,673	4,570								
Expenditures & Adjustments	0	0	0	14,021								
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315								


NOTES FOR CURRENT MONTH:



Client Service

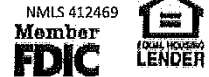
-  **Online**
citynational.com
-  **CityTel**
1-800-762-CITY (2489)
-  **Your Banking Center**
HOA
P.O. Box 025620
Miami, FL 33102-5620
-  **Telephone**
305-577-7336
800-435-8839
-  **Your Banking Center Hours**
Lobby: Monday - Friday: 9:00am - 5:00pm

P:58968 / T: / S:

 BYRON GARDENS CONDOMINIUM
 ASSOCIATION INC
 OPERATING 2
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
 citynational.com



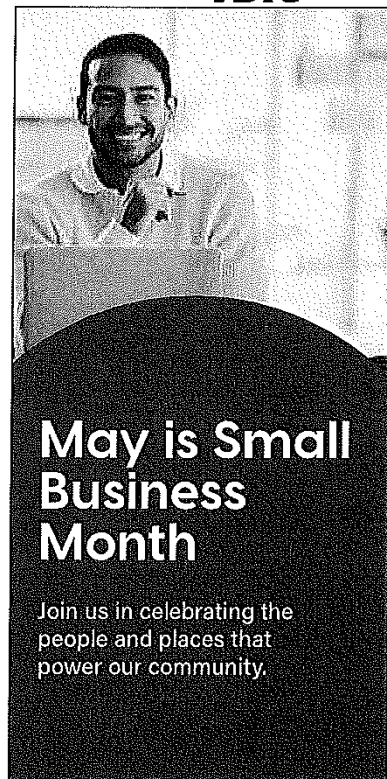
Association Non-Interest Checking

Account Summary

Account:	XXXXXX5482	Beginning Balance:	\$24,514.91
Last Statement:	March 31, 2025	Ending Balance:	\$24,510.01
This Statement:	April 30, 2025	Average Ledger Balance:	\$27,094.86
		Low Balance:	\$11,337.99

Daily Activity

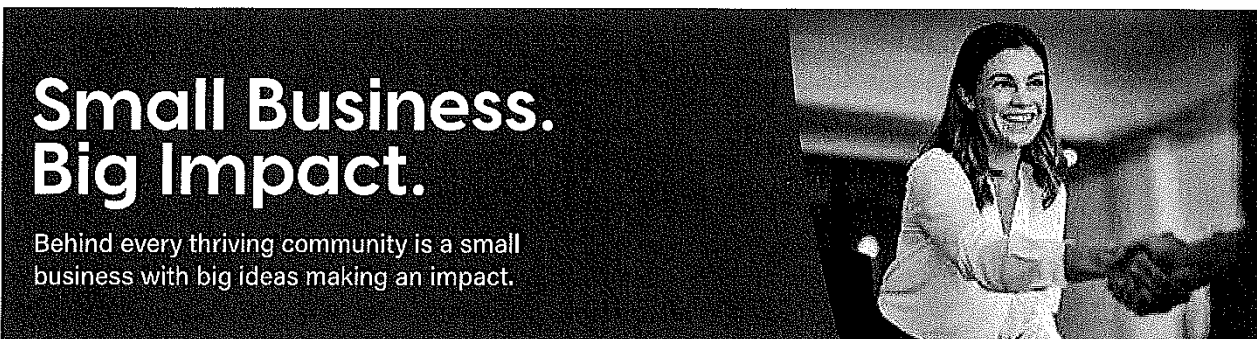
Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			24,514.91
04-01	Fnbct Waco Net Settle 000023554626446	4,579.23		29,094.14
04-04	Deposit	11,660.26		40,754.40
04-07	Webxfr To Comm Int Chk 42031		4,551.00	36,203.40
04-08	Deposit	3,946.52		40,149.92
04-09	City Of Miami Be Utilitycmb M120967307587		5,148.71	35,001.21
04-10	First Insurance Insurance 900-103256210		2,223.12	32,778.09
04-14	Breezeline FI Eftpayment Xxx-xxx-5400		322.72	32,455.37
04-14	Check # 1326		91.80	32,363.57
04-14	Check # 1334		160.00	32,203.57
04-14	Check # 1323		1,400.00	30,803.57
04-14	Check # 1329		1,400.00	29,403.57
04-14	Check # 1325		1,950.00	27,453.57
04-15	First Insurance Insurance 900-101849040		7,215.58	20,237.99
04-15	Check # 1335		8,900.00	11,337.99
04-17	Deposit	8,821.37		20,159.36
04-17	Check # 1331		394.40	19,764.96
04-18	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	734.53		20,499.49



May is Small Business Month

Join us in celebrating the people and places that power our community.

Continued on the next page



Small Business. Big Impact.

Behind every thriving community is a small business with big ideas making an impact.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-18	Fnbct Waco Net Settle 000023733692182	1,286.56		21,786.05
04-18	Check # 1330		120.00	21,666.05
04-21	Regular Check(check #1333)		230.00	21,436.05
04-21	Check # 1319		428.00	21,008.05
04-21	Check # 1324		670.59	20,337.46
04-22	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,109.11	19,228.35
04-22	Check # 1322		137.50	19,090.85
04-22	Check # 1327		1,265.67	17,825.18
04-23	Deposit	4,498.40		22,323.58
04-23	Fnbct Waco Net Settle 000023758172486	1,965.23		24,288.81
04-24	Check # 1328		1,248.06	23,040.75
04-29	Fnbct Waco Net Settle 000023793290402	734.73		23,775.48
04-30	Fnbct Waco Net Settle 000023811566310	734.53		24,510.01
04-30	Ending totals	38,961.36	38,966.26	24,510.01

Checks

Number	Date	Amount	Number	Date	Amount
1319*	04-21	428.00	1328	04-24	1,248.06
1322	04-22	137.50	1329	04-14	1,400.00
1323	04-14	1,400.00	1330	04-18	120.00
1324	04-21	670.59	1331*	04-17	394.40
1325	04-14	1,950.00	1334	04-14	160.00
1326	04-14	91.80	1335	04-15	8,900.00
1327	04-22	1,265.67			

* Skip In Check Sequence

1324 - 1335

Check # 1323 Amount: \$1,400.00 Date: 04/14/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1323

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3600 NW 25 ST, #4-D
MIAMI, FL 33172-4574

PAY TO THE ORDER OF
AY CLEANING SERVICES CORP
934 JOHNSON ST.
HOLLYWOOD, FL 33019

PAY ONLY **1400 & 00/100** CTS CTS

PAY ***ONE THOUSAND FOUR HUNDRED DOLLARS & 00/100*****

DATE 03/28/25

AMOUNT *****\$1,400.00

VOID OVER \$1,000.00

⑆001323⑆ ⑆066004367⑆ 30000725482⑆

Check # 1323 Amount: \$1,400.00 Date: 04/14/2025

0092090596
2025-04-14

For Deposit Only
Global Elevator Sales & S
503207948

Check # 1324 Amount: \$670.59 Date: 04/21/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1324

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3600 NW 25 ST, #4-D
MIAMI, FL 33172-4574

PAY TO THE ORDER OF
GLOBAL ELEVATOR SALES
2373 W 78 ST.
HALLANDALE, FL 33016

PAY ONLY **670 & 59** CTS CTS

PAY ***SIX HUNDRED SEVENTY DOLLARS & 59/100*****

DATE 04/17/25

AMOUNT *****\$670.59

VOID OVER \$1,000.00

⑆001324⑆ ⑆066004367⑆ 30000725482⑆

Check # 1324 Amount: \$670.59 Date: 04/21/2025

0092576791
2025-04-21

For Deposit Only
Global Elevator Sales & S
503207948

Check # 1325 Amount: \$1,950.00 Date: 04/14/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1325

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3600 NW 25 ST, #4-D
MIAMI, FL 33172-4574

PAY TO THE ORDER OF
J & M CONDO. MANAGEMENT & MAINT. INC.
8600 NW 25 ST, STE 5-D
DORAL, FL 33172

PAY ONLY **1950 & 00** CTS CTS

PAY ***ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100*****

DATE 04/01/25

AMOUNT *****\$1,950.00

VOID OVER \$1,000.00

⑆001325⑆ ⑆066004367⑆ 30000725482⑆

Check # 1325 Amount: \$1,950.00 Date: 04/14/2025

0092099966
2025-04-14

J & M CONDO. MANAGEMENT
& MAINT. INC.
FOR DEPOSIT ONLY
1000570987

Check # 1326 Amount: \$91.80 Date: 04/14/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1326

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3600 NW 25 ST, #4-D
MIAMI, FL 33172-4574

PAY TO THE ORDER OF
J & M CONDO. MANAGEMENT & MAINT. INC.
8600 NW 25 ST, STE 5-D
DORAL, FL 33172

PAY ONLY **91 & 80** CTS CTS

PAY ***NINETY ONE DOLLARS & 80/100*****

DATE 04/01/25

AMOUNT *****\$91.80

VOID OVER \$1,000.00

⑆001326⑆ ⑆066004367⑆ 30000725482⑆

Check # 1326 Amount: \$91.80 Date: 04/14/2025

0092699983
2025-04-14

J & M CONDO. MANAGEMENT
& MAINT. INC.
FOR DEPOSIT ONLY
1000570987

Check # 1327 Amount: \$1,265.67 Date: 04/22/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1327

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3600 NW 25 ST, #4-D
MIAMI, FL 33172-4574

PAY TO THE ORDER OF
WASTE CONNECTIONS
3540 NW 37 COURT
MIAMI, FL 33142-4028

PAY ONLY **1265 & 67** CTS CTS

PAY ***ONE THOUSAND TWO HUNDRED SIXTY FIVE DOLLARS & 67/100*****

DATE 04/07/25

AMOUNT *****\$1,265.67

VOID OVER \$1,000.00

⑆001327⑆ ⑆066004367⑆ 30000725482⑆

Check # 1327 Amount: \$1,265.67 Date: 04/22/2025

0092449293
2025-04-22

WASTE CONNECTIONS US, INC.
13400655812
6440 Miami

Check # 1328 Amount: \$1,248.06 Date: 04/24/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1328

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3600 NW 25 ST, #4-D
MIAMI, FL 33172-4574

PAY TO THE ORDER OF
HANK FIRE GROUP
P.O. BOX 1939
LOWELL, AR 72745

PAY ONLY **1248 & 06** CTS CTS

PAY ***ONE THOUSAND TWO HUNDRED FORTY EIGHT DOLLARS & 06/100*****

DATE 04/07/25

AMOUNT *****\$1,248.06

VOID OVER \$1,000.00

⑆001328⑆ ⑆066004367⑆ 30000725482⑆

Check # 1328 Amount: \$1,248.06 Date: 04/24/2025

0092793973
2025-04-24

HANK FIRE GROUP
FOR DEPOSIT ONLY
AMERICAN BANK
MEMBERSHIP CHECKS

Check # 1329 Amount: \$1,400.00 Date: 04/14/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 500 HWY 23 ST #4-D
 MIAMI, FL 33172-4574

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1329

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 1400 & 00 CTS CTS

PAY ONE THOUSAND FOUR HUNDRED DOLLARS & 00/100

DATE 04/07/25

AMOUNT *****\$1,400.00

TO THE ORDER OF ASY CLEANING SERVICES CORP.
 834 JOHNSON ST
 HOLLYWOOD, FL 33019

001329 08660043674 30000725482*

Check # 1329 Amount: \$1,400.00 Date: 04/14/2025

For Deposit Only - JPMC

002508514
 2025-04-15

Signature: *Steph C. Any...*

Check # 1330 Amount: \$120.00 Date: 04/18/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 500 HWY 23 ST #4-D
 MIAMI, FL 33172-4574

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1330

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 120 & 00 CTS CTS

PAY ONE HUNDRED TWENTY DOLLARS & 00/100

DATE 04/07/25

AMOUNT *****\$120.00

TO THE ORDER OF ELIZABETH HESSIM
 7890 BYRON AVE #207
 MIAMI BEACH, FL 33141

001330 08660043674 30000725482*

Check # 1330 Amount: \$120.00 Date: 04/18/2025

For Deposit Only - JPMC

002508514
 2025-04-15

Signature: *Elizabeth Hessim*

Check # 1331 Amount: \$394.40 Date: 04/17/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 500 HWY 23 ST #4-D
 MIAMI, FL 33172-4574

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1331

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 394 & 40 CTS CTS

PAY THREE HUNDRED NINETY FOUR DOLLARS & 40/100

DATE 04/07/25

AMOUNT *****\$394.40

TO THE ORDER OF ALL-BRITE POOLS
 P.O. BOX 530102
 MIAMI, FL 33153

001331 08660043674 30000725482*

Check # 1331 Amount: \$394.40 Date: 04/17/2025

For Deposit Only - JPMC

002508514
 2025-04-17

Signature: *Steph C. Any...*

Check # 1334 Amount: \$160.00 Date: 04/14/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 500 HWY 23 ST #4-D
 MIAMI, FL 33172-4574

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1334

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 160 & 00 CTS CTS

PAY ONE HUNDRED SIXTY DOLLARS & 00/100

DATE 04/10/25

AMOUNT *****\$160.00

TO THE ORDER OF ASY CLEANING SERVICES CORP.
 834 JOHNSON ST
 HOLLYWOOD, FL 33019

001334 08660043674 30000725482*

Check # 1334 Amount: \$160.00 Date: 04/14/2025

For Deposit Only - JPMC

002508514
 2025-04-15

Signature: *Steph C. Any...*

Check # 1335 Amount: \$8,900.00 Date: 04/15/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 500 HWY 23 ST #4-D
 MIAMI, FL 33172-4574

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1335

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 8900 & 00 CTS CTS

PAY EIGHT THOUSAND NINE HUNDRED DOLLARS & 00/100

DATE 04/10/25

AMOUNT *****\$8,900.00

TO THE ORDER OF PRESTIGE PLUMBING LLC
 19201 SW 100 AVE #9
 MIAMI, FL 33157

001335 08660043674 30000725482*

Check # 1335 Amount: \$8,900.00 Date: 04/15/2025

For Deposit Only - JPMC

002508514
 2025-04-15

Signature: *Steph C. Any...*



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

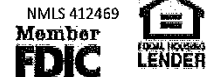
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BYRON GARDENS CONDOMINIUM
 ASSOCIATION NC
 SPECIAL ASSESSMENT
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
 citynational.com



Condo Tiered

Account Summary

Account:	XXXXXX2533	Beginning Balance:	\$70.40
Last Statement:	March 31, 2025	Ending Balance:	\$70.40
This Statement:	April 30, 2025	Average Ledger Balance:	\$70.40
		Low Balance:	\$70.40
		Interest Earned This Period:	\$0.00
		Interest Earned 2025:	\$0.00
		Days In Period:	30
		Annual Percentage Yield Earned:	0.00%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			70.40
04-30	Ending totals	0.00	0.00	70.40



May is Small Business Month

Join us in celebrating the people and places that power our community.

Small Business. Big Impact.

Behind every thriving community is a small business with big ideas making an impact.



11106



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:31274/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:	\$248,766.36
Last Statement:	March 31, 2025	Ending Balance:	\$239,315.87
This Statement:	April 30, 2025	Average Ledger Balance:	\$239,788.08
		Low Balance:	\$234,745.16
		Interest Earned This Period:	\$19.71
		Interest Earned 2025:	\$78.57
		Days In Period:	30
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			248,766.36
04-04	Wire Out Ol Dom All Paving & Sealcoating Db a 3-D Pa #415045472		14,021.20	234,745.16
04-07	Webxfr Fr Assoc Non Br 725482	4,551.00		239,296.16
04-30	Interest	19.71		239,315.87
04-30	Ending totals	4,570.71	14,021.20	239,315.87

May is Small Business Month

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11109

Delinquencies Report as of 04/30/2025

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	2.04	0.00	0.00	2.04		C
			Late Charge	0.00	0.00	50.00	50.00		
				2.04	0.00	50.00	52.04		
1006	ARANGO, MARIA	1006	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
1101	GAGLIANO, FRANCESCA	1101	Maintenance	734.53	0.00	0.00	734.53		C
				734.53	0.00	0.00	734.53		
1103	JAMISON, ELLIS M.	1103	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
1105	1105 BYRON LLC	1105	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
1106	PERFECKY, MARIA & ULANA	1106	Maintenance	643.28	0.00	0.00	643.28		
			Late Charge	0.00	0.00	25.00	25.00		
				643.28	0.00	25.00	668.28		
202	LOPEZ, DANIEL & FUENTES, MARTH	202	Maintenance	734.53	0.00	0.00	734.53		C
				734.53	0.00	0.00	734.53		
207	VERAS, NORBERTO P.	207	Maintenance	45.23	0.00	0.00	45.23		C
				45.23	0.00	0.00	45.23		
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	0.00	0.00	734.53		C
			Late Charge	0.00	0.00	50.00	50.00		
				734.53	0.00	50.00	784.53		
401	COLON, CHRISTOPHER M. & JOHANN	401	Maintenance	734.53	0.00	0.00	734.53		
			Sp. Assessm	(0.86)	0.00	0.00	(0.86)		
				733.67	0.00	0.00	733.67		
403	ALIGALU CORP.	403	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	0.00	0.00	25.00	25.00		
				643.28	0.00	25.00	668.28		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	734.53	227.83	1,696.89	MGR. LETTER	01/19/25
			Late Charge	0.00	0.00	75.00	75.00		
				734.53	734.53	302.83	1,771.89		
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	0.30	0.00	0.00	0.30		

Delinquencies Report as of 04/30/2025

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
				0.30	0.00	0.00	0.30		
604	ALVAREZ, JUAN C. & DARNAL, SER	604	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
607	MSR INCASA LLC	607	Maintenance	734.53	0.00	0.00	734.53		C
				734.53	0.00	0.00	734.53		
701	STOYANOVSKI, LILY	701	Maintenance	9.40	0.00	0.00	9.40		C
				9.40	0.00	0.00	9.40		
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
704	BATISTA, MONTSERRAT	704	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
801	FONT, MILAGROS	801	Maintenance	734.53	0.00	0.00	734.53		C
				734.53	0.00	0.00	734.53		
804	CARTIER, HUBERT	804	Maintenance Late Charge	643.28 0.00	0.00 25.00	0.00 101.67	643.28 126.67		C
				643.28	25.00	101.67	769.95		
805	BROWN, BERNARD E., IDA & ELEAN	805	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
905	PETTRAKS INC/PETTRAKS.COM	905	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	51.30	0.00	0.00	51.30		C
				51.30	0.00	0.00	51.30		
		Total.....		<u>13,237.21</u>	<u>759.53</u>	<u>574.50</u>	<u>14,571.24</u>		
		Maintenance		13,238.07	734.53	227.83	14,200.43		
		Sp. Assessm		(0.86)	0.00	0.00	(0.86)		
		Late Charge		0.00	25.00	326.67	351.67		
		Legal Fees		0.00	0.00	0.00	0.00		
		Others		0.00	0.00	20.00	20.00		

PREPAID BALANCES (12,246.46)
 TOTAL UNCOLLECTED 14,571.24

27	NOT DELINQUENT	12,799.35	87.83
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
1	MGR. LETTER	1,771.89	12.16

Prepaid balances as of 04/30/25

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	(1,286.56)	0.00	50.00	0.00	0.00	(1,236.56)
205	SPERO, MICHAEL & NANCY	205	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
206	SECEROVIC, ANISA	206	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
301	RANKOVIC, BOBAN	301	(127.44)	0.00	0.00	0.00	0.00	(127.44)
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	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)
605	KAY, MELANIE	605	(643.50)	0.00	0.00	0.00	0.00	(643.50)
802	HENDERSON, JADWIGA J.	802	(5,146.24)	0.00	0.00	0.00	0.00	(5,146.24)
902	VASQUEZ, LEON & LUZ	902	(0.57)	0.00	0.00	0.00	0.00	(0.57)
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>(12,246.46)</u>