

***BYRON GARDENS CONDOMINIUM ASSOC., INC.***

***FINANCIAL STATEMENTS***

***For the month ending  
May 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 05/31/25**  
**(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
<u>REVENUES</u>								
<u>EXEMPT FUNCTION INCOME</u>								
228,114	228,114	228,114	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
600	448	170	(278)	LATE CHARGES	0	275	34	(241)
100	0	85	85	KEYS	0	0	17	17
228,814	228,563	228,369	(193)	TOTAL EXEMPT FUNCTION INCOME	45,623	45,898	45,674	(224)
<u>NON-EXEMPT FUNCTION INCOME</u>								
80	98	0	(98)	INTEREST -RESERVES	20	20	0	(20)
0	288	0	(288)	LAUNDRY INCOME	0	0	0	0
80	386	0	(386)	TOTAL NON-EXEMPT FUNCTION INCOME	20	20	0	(20)
228,894	228,948	228,369	(579)	TOTAL REVENUES	45,643	45,918	45,674	(244)
<u>EXPENSES</u>								
<u>ADMINISTRATIVE EXPENSES</u>								
650	550	835	(285)	ACCOUNTANT	0	0	167	(167)
4,574	5,160	625	4,535	LEGAL FEES	0	805	125	680
451	459	1,000	(541)	PRINTING & POSTAGE	92	92	200	(108)
6,693	1,525	2,500	(975)	ENGINEER	0	0	500	(500)
1,837	75	243	(168)	MISCELLANEOUS	0	25	49	(24)
14,204	7,769	5,203	2,565	TOTAL ADMINISTRATIVE EXPENSES	92	922	1,041	(119)
<u>TAXES, LICENSES, PERMITS</u>								
272	272	115	157	FLORIDA CONDO FEE	0	0	23	(23)
115	8,109	575	7,534	LICENSES & PERMITS	0	0	115	(115)
61	61	26	35	FLORIDA CORP REPORT	0	0	5	(5)
448	8,442	716	7,726	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
<u>INSURANCES</u>								
105,065	140,066	115,420	24,646	INSURANCES	9,439	54,712	23,084	31,628
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
9,750	9,750	9,750	0	MANAGEMENT	1,950	1,950	1,950	0
3,972	3,353	3,250	103	ELEVATOR MAINTENANCE	671	671	650	21
1,250	1,905	0	1,905	POOL MAINTENANCE	394	388	0	388
4,420	5,659	4,500	1,159	WASTE REMOVAL	1,266	1,066	900	166
1,231	1,214	1,235	(21)	PEST CONTROL	230	246	247	(1)
594	1,969	1,050	919	FIRE ALARM INSPECT. & MAINT.	554	0	210	(210)
21,216	23,850	19,785	4,065	TOTAL CONTRACT SERVICES	5,065	4,321	3,957	364
<u>UTILITY EXPENSES</u>								
5,757	5,806	6,750	(944)	ELECTRICITY	1,109	1,103	1,350	(247)

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 05/31/25**  
**(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
33,988	31,186	30,175	1,011	WATER & SEWER	5,305	4,666	6,035	(1,369)
1,594	1,615	2,000	(385)	TELEPHONE	323	324	400	(76)
41,339	38,607	38,925	(318)	TOTAL UTILITY EXPENSES	6,737	6,093	7,785	(1,692)
<u>REPAIRS &amp; MAINTENANCE</u>								
500	0	625	(625)	ELECTRICAL REPAIRS	0	0	125	(125)
0	28,845	0	28,845	PLUMBING REPAIRS	9,020	5,725	0	5,725
1,750	2,226	3,450	(1,224)	ELEVATOR REPAIRS	0	1,356	690	666
765	225	0	225	POOL REPAIRS	0	225	0	225
214	0	500	(500)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	500	(500)	JANITORIAL SUPPLIES	0	0	100	(100)
7,100	7,160	7,000	160	JANITORIAL SERVICE	1,560	1,400	1,400	0
0	1,248	1,500	(252)	FIRE EQUIPMENT MAINTENANCE	1,248	0	300	(300)
0	0	500	(500)	HARDWARE SUPPLIES	0	0	100	(100)
16,185	6,001	11,490	(5,489)	GENERAL REPAIRS	0	1,903	2,298	(395)
26,514	45,705	25,565	20,140	TOTAL REPAIRS & MAINTENANCE	11,828	10,609	5,113	5,496
<u>RESERVES</u>								
22,755	22,755	22,755	0	RESERVES	4,551	4,551	4,551	0
80	98	0	98	RESERVES INTEREST ALLOCATION	20	20	0	20
22,835	22,853	22,755	98	TOTAL RESERVES	4,571	4,571	4,551	20
231,622	287,291	228,369	58,922	TOTAL EXPENSES	37,730	81,227	45,674	35,553
	(58,343)			Y-T-D DEFICIT		(35,309)		

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

BALANCE SHEET AS OF 05/31/25  
(UNAUDITED)

**ASSETS**

**CURRENT ASSETS**

**CASH IN BANK**

CITY NATIONAL-NEW OPERATING	8,875.26
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	223,886.69
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	233,232.35

**ACCOUNTS RECEIVABLE**

MAINTENANCE FEES UNCOLLECTED	11,103.32
A/R ADJ IN TRANSIT	(1,378.01)
TOTAL ACCOUNTS RECEIVABLE	9,725.31

**PREPAID EXPENSES**

TOTAL CURRENT ASSETS	242,957.66
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**PROPERTY & EQUIPMENT**

**DEPOSITS**

TOTAL ASSETS	242,957.66
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**LIABILITIES**

**CURRENT LIABILITIES**

ACCOUNTS PAYABLE	246.10
MAINT PAID IN ADVANCE	11,512.53
ACCOUNTS PAYABLE -OTHER	643.28
ACCRUED EXPENSES	4,665.68
SECURITY DEPOSITS PAYABLE	1,365.00
TOTAL CURRENT LIABILITIES	18,432.59

**RESERVES**

PAVING RESERVES	(14,021.20)
RESERVES	137,823.47
TOTAL	123,802.27
TOTAL RESERVES	123,802.27

TOTAL LIABILITIES	142,234.86
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**FUND BALANCE**

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

**BALANCE SHEET AS OF 05/31/25  
(UNAUDITED)**

BEGINNING FUND BALANCE	159,065.79	
YEAR TO DATE DEFICIT	(58,342.99)	
TOTAL FUND BALANCE		100,722.80
TOTAL LIABILITIES & FUND BALANCE		242,957.66
		=====

Outstanding payables for period ending May 31, 2025

Number	Date	Name/Description		Amount
5336	05/31/25	PERFECT EXTERMINATOR	55010	246.10
		PEST SERV. 5/26/25		
				-----
				246.10
				=====

SCHEDULE - BANK RECONCILIATION

TP	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					23,956.01
CH	1336	05/01/25	J & M CONDO. MANAGEMENT & MAIN	May 2025 MANAGEMENT FEE		1,950.00		
CH	1337	05/01/25	J & M CONDO. MANAGEMENT & MAIN	May 2025 ACCTS. REC. STMTS.		91.80		
CH	1338	05/01/25	STRALEY OTTO	LEGAL FEES RE:CITY VIOLATIONS		805.00		
CH	1339	05/01/25	POOL WIZARDS	INSTALLED NEW FLOAT VALVE		225.00		
CH	1340	05/12/25	JABES AMJ CORP.	PLUMBING WORK UNIT 201		3,850.00		
CH	1341	05/12/25	GLOBAL ELEVATOR SALES	May 2025 ELEVATOR MAINT.		670.59		
CH	1342	05/12/25	GLOBAL ELEVATOR SALES	REPLACED SPIRATOR 3RD FL DOOR		378.00		
CH	1343	05/12/25	GLOBAL ELEVATOR SALES	REPLACED 5 BUTTON IN BOTH ELEV.		978.00		
CH	1344	05/12/25	POOL WIZARDS	May 2025 POOL SERV.		388.40		
CH	1345	05/12/25	A&Y CLEANING SERVICES CORP.	May 2025 JANITORIAL SERV.		1,400.00		
CH	1346	05/27/25	MIAMI MOLD SPECIALIST	MOLD INSPECTION UNIT 701		350.00		
CH	1347	05/27/25	MR. VIEIRA LLC	REPAIRS TO BALCONY ROOF UNIT 207		500.00		
CH	1348	05/27/25	MR. VIEIRA LLC	DRYWALL REPAIRED UNIT 201		420.00		
CH	1349	05/27/25	PRESTIGE PLUMBING LLC	FINAL PYMT TOILET FLANGE/DRAIN LINE		937.50		
CH	1350	05/27/25	ALL DOORS & LOCKS, INC.	INSTALLED NEW PUSH BAR NO. SIDE		483.00		
CH	1351	05/27/25	EVERPRO RESTORATION	CONDUCT VISUAL/THERMAL INSP. UNIT 701		150.00		
TOTAL CHECKS.....						13,577.29	(13,577.29)	
CR	375	05/01/25		DEPOSIT	7,709.33			
CR	376	05/05/25		DEPOSIT	7,340.71			
CR	377	05/13/25		DEPOSIT	6,162.74			
CR	378	05/02/25		DEPOSIT	1,326.51			
CR	379	05/05/25		DEPOSIT	4,594.21			
CR	380	05/06/25		DEPOSIT	2,563.28			
CR	381	05/08/25		DEPOSIT	1,377.81			
CR	382	05/09/25		DEPOSIT	643.28			
CR	383	05/12/25		DEPOSIT	638.72			
CR	384	05/13/25		DEPOSIT	643.28			
CR	385	05/14/25		DEPOSIT	668.28			
CR	386	05/19/25		DEPOSIT	2,021.09			
CR	387	05/19/25		DEPOSIT	4,032.78			
CR	388	05/21/25		DEPOSIT	1,286.56			
CR	389	05/27/25		DEPOSIT	1,286.00			
CR	390	05/27/25		DEPOSIT	2,203.59			
TOTAL CASH RECEIPTS.....					44,498.17		44,498.17	
JE	744	05/11/25		MAY 2025 SERVICE		324.00		
JE	745	05/14/25		INSURANCE PYMT ACT#101849040		7,215.58		
JE	746	05/09/25		INSURANCE PYMT ACT#103256210		2,223.12		
JE	766	05/13/25		WATER SERV. TO 4/3/25		5,304.80		
JE	767	05/19/25		SERV. 4/8/25-5/8/25		1,102.88		
JE	768	05/15/25		MAY 2025 WASTE SERV.		1,065.67		
JE	781	05/01/25		DEPOSIT	643.28			
JE	784	05/05/25		50% ON TOILET FLANGE/DRAIN REPLACEMENT		937.50		
JE	785	05/06/25		WIRE TRANSFER FEE		25.00		
JE	786	05/06/25		RESERVE TRANSFER		4,551.00		
JE	788	05/28/25		TFR TO OPERATING TO PAY INS.	20,000.00			
JE	789	05/28/25		INSURANCE PYMT POL#3008083896		45,273.37		
JE	792	05/28/25		DEPOSIT	734.73			
JE	793	05/30/25		DEPOSIT	643.28			
TOTAL JOURNAL ENTRIES.....					22,021.29	68,022.92	(46,001.63)	
					66,519.46	81,600.21	8,875.26	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

May 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 05/01/25	23,956.01
Plus: Deposits	66,519.46
Less: Disbursements and Adjustments	81,600.21
<b>CHECKBOOK BALANCE AS OF 05/31/25</b>	<b>8,875.26</b> =====

BANK RECORDS

Balance per bank statement as of 05/31/25	10,795.76
Less: Outstanding checks	1,920.50
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b>8,875.26</b> =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1346	05/27/25	MIAMI MOLD SPECIALIST	MOLD INSPECTION UNIT 701	350.00
1349	05/27/25	PRESTIGE PLUMBING LLC	FINAL PYMT TOILET FLANGE/DRAIN LINE	937.50
1350	05/27/25	ALL DOORS & LOCKS, INC.	INSTALLED NEW PUSH BAR NO. SID E	483.00
1351	05/27/25	EVERPRO RESTORATION	CONDUCT VISUAL/THERMAL INSP. U NIT 701	150.00
				1,920.50

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

*FINANCIAL RECAP for the year: 2025*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u><b>MAINTENANCE FEES</b></u>												
Monthly Billing	45,622	45,622	45,622	45,622	45,622							
Maintenance Uncollected	10,786	6,884	3,934	14,571	11,103							

<u><b>COLLECTIONS - STATUS</b></u>												
Collection Letter	-	3	1	1	5							
Lien Authorization	-	-	-	-	-							
Lien Recorded	-	-	-	-	-							
Association Foreclosure	-	-	-	-	-							
Bank Foreclosure	-	-	-	-	-							
Payment Plan	-	-	-	-	-							

<u><b>BUDGET SURPLUS (DEFICIT)</b></u>												
For Month	(21,690)	1,499	(10,754)	7,912	(35,309)							
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)	(58,342)							

<u><b>ACCOUNTS PAYABLE</b></u>												
Outstanding Invoices	13	2,788	0	0	246							

<u><b>OPERATING BANK ACCOUNT</b></u>												
Beginning Balance	49,254	29,216	47,023	22,549	23,956							
Disbursement & Adjustments	74,052	37,792	69,599	37,554	81,600							
Deposits & Adjustments	54,014	55,599	45,125	38,961	66,519							
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956	8,875							

<u><b>RESERVES FUND</b></u>												
Beginning Balance	230,503	235,074	235,092	248,766	239,315							
Funding, Interest & Adjutments	4,570	18	13,673	4,570	4,570							
Expenditures & Adjustments	0	0	0	14,021	20,000							
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315	223,886							

**NOTES FOR CURRENT MONTH:**

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**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:58420 / 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:	\$24,510.01
Last Statement:	April 30, 2025	Ending Balance:	\$10,795.76
This Statement:	May 30, 2025	Average Ledger Balance:	\$33,468.44
		Low Balance:	\$10,795.76

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			24,510.01
05-01	Deposit	7,709.33		32,219.34
05-01	Fnbct Waco Net Settle 000023814269870	643.28		32,862.62
05-02	Fnbct Waco Net Settle 000023834624302	1,326.51		34,189.13
05-02	Check # 1337		91.80	34,097.33
05-02	Check # 1336		1,950.00	32,147.33
05-05	Fnbct Waco Net Settle 000023856498218	4,594.21		36,741.54
05-05	Wire Out Ol Dom Prestige Plumbing Llc #445040559		937.50	35,804.04
05-05	Wire Transfer Fee Online Domestic #445040559		25.00	35,779.04
05-06	Deposit	7,340.71		43,119.75
05-06	Fnbct Waco Net Settle 000023885142894	2,563.28		45,683.03
05-06	Webxfr To Comm Int Chk 42031		4,551.00	41,132.03
05-06	Check # 1332		554.00	40,578.03
05-08	Fnbct Waco Net Settle 000023912085806	1,377.81		41,955.84
05-09	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	643.28		42,599.12
05-09	Check # 1338		805.00	41,794.12
05-12	Fnbct Waco Net Settle 000023928864666	638.72		42,432.84

**CHANGES TO FUNDS AVAILABILITY**  
 Effective July 1, 2025

Regulation CC is being updated to reflect inflation-based adjustments to certain dollar thresholds that affect when deposited funds are made available for withdrawal.

**Key changes include:**

- Next-day availability minimum increases from \$225 to \$275.
- New account availability threshold increases from \$5,525 to \$6,725.
- Extended hold threshold for large deposits and repeated overdrafts increases from \$5,525 to \$6,725.

\*Special rules apply for savings accounts. Please refer to the Funds Availability Policy located at [citynational.com/home/ disclosures](http://citynational.com/home/ disclosures) for detailed information.

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
05-12	First Insurance Insurance 900-103256210		2,223.12	40,209.72
05-12	Check # 1339		225.00	39,984.72
05-13	Deposit	6,162.74		46,147.46
05-13	Fnbct Waco Net Settle 000023942270098	643.28		46,790.74
05-13	Breezeline Fl Eftpayment 335400012306818		324.00	46,466.74
05-13	General Deposit Cmb Water 108134-00		5,304.80	41,161.94
05-14	Fnbct Waco Net Settle 000023956877794	668.28		41,830.22
05-15	First Insurance Insurance 900-101849040		7,215.58	34,614.64
05-16	Waste Connection Web_pay 97906672051525		1,065.67	33,548.97
05-16	Check # 1340		3,850.00	29,698.97
05-19	Fnbct Waco Net Settle 000023976656538	2,021.09		31,720.06
05-19	Check # 1342		378.00	31,342.06
05-19	Check # 1341		670.59	30,671.47
05-19	Check # 1343		978.00	29,693.47
05-19	Check # 1345		1,400.00	28,293.47
05-20	Deposit	4,032.78		32,326.25
05-20	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,102.88	31,223.37
05-21	Fnbct Waco Net Settle 000024003079278	1,286.56		32,509.93
05-22	Check # 1344		388.40	32,121.53
05-27	Deposit	2,203.59		34,325.12
05-27	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	1,286.00		35,611.12
05-28	Fnbct Waco Net Settle 000024034234714	734.73		36,345.85
05-28	Webxfr Fr Comm Int Chk 42031	20,000.00		56,345.85
05-29	Frontline Ins Web Pay Frontlinefp3		45,273.37	11,072.48
05-30	Fnbct Waco Net Settle 000024058983614	643.28		11,715.76
05-30	Check # 1348		420.00	11,295.76
05-30	Check # 1347		500.00	10,795.76
05-30	Ending totals	66,519.46	80,233.71	10,795.76

**Checks**

Number	Date	Amount	Number	Date	Amount
1332*	05-06	554.00	1342	05-19	378.00
1336	05-02	1,950.00	1343	05-19	978.00
1337	05-02	91.80	1344	05-22	388.40
1338	05-09	805.00	1345*	05-19	1,400.00
1339	05-12	225.00	1347	05-30	500.00
1340	05-16	3,850.00	1348	05-30	420.00
1341	05-19	670.59			

\* Skip In Check Sequence

1336-1351



Check # 1336 Amount: \$1,950.00 Date: 05/02/2025

CITY NATIONAL BANK  
MIAMI, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
8000 N.W. 22 ST. #1-D  
MIAMI, FL 33172-4374

CHECK NO 1336

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.  
8500 N.W. 22 ST., STE 6-D  
CORAL, FL 33172

DATE 05/01/25

AMOUNT \$1,950.00

\*001336\* 0660043679 3000072548 2\*

Check # 1336 Amount: \$1,950.00 Date: 05/02/2025

003101121 < 05/01/2025 00198455

8541210 0006 00278

J & M CONDO MANAGEMENT  
FOR DEPOSIT ONLY  
10000 SW 55 ST  
MIAMI, FL 33156

0092236735  
2025-05-19

Check # 1337 Amount: \$91.80 Date: 05/02/2025

CITY NATIONAL BANK  
MIAMI, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
8000 N.W. 22 ST. #1-D  
MIAMI, FL 33172-4374

CHECK NO 1337

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.  
8500 N.W. 22 ST., STE 6-D  
CORAL, FL 33172

DATE 05/01/25

AMOUNT \$91.80

\*001337\* 0660043679 3000072548 2\*

Check # 1337 Amount: \$91.80 Date: 05/02/2025

003101121 < 05/01/2025 001984567

8541210 0006 00278

J & M CONDO MANAGEMENT  
FOR DEPOSIT ONLY  
10000 SW 55 ST  
MIAMI, FL 33156

0092236735  
2025-05-19

Check # 1338 Amount: \$805.00 Date: 05/09/2025

CITY NATIONAL BANK  
MIAMI, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
8000 N.W. 22 ST. #1-D  
MIAMI, FL 33172-4374

CHECK NO 1338

PAY TO THE ORDER OF WALEY OTTO  
2599 STIRLING ROAD #C207  
FT. LAUDERDALE, FL 33312

DATE 05/09/25

AMOUNT \$805.00

\*001338\* 0660043679 3000072548 2\*

Check # 1338 Amount: \$805.00 Date: 05/09/2025

003101121 < 05/09/2025 001984567

8541210 0006 00278

J & M CONDO MANAGEMENT  
FOR DEPOSIT ONLY  
10000 SW 55 ST  
MIAMI, FL 33156

0092237515  
2025-05-19

For Deposit Only  
Shiley & Otto PA-Operat  
504835338

Check # 1339 Amount: \$225.00 Date: 05/12/2025

CITY NATIONAL BANK  
MIAMI, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
8000 N.W. 22 ST. #1-D  
MIAMI, FL 33172-4374

CHECK NO 1339

PAY TO THE ORDER OF POOL WIZARDS  
120 E. BOKER BLVD  
LEWIS, FL 33183

DATE 05/12/25

AMOUNT \$225.00

\*001339\* 0660043679 3000072548 2\*

Check # 1339 Amount: \$225.00 Date: 05/12/2025

003101121 < 05/12/2025 001984567

8541210 0006 00278

J & M CONDO MANAGEMENT  
FOR DEPOSIT ONLY  
10000 SW 55 ST  
MIAMI, FL 33156

0092238880  
2025-05-19

For Deposit Only - JPMC

Check # 1340 Amount: \$3,850.00 Date: 05/16/2025

CITY NATIONAL BANK  
MIAMI, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
8000 N.W. 22 ST. #1-D  
MIAMI, FL 33172-4374

CHECK NO 1340

PAY TO THE ORDER OF JABES AJAI CORP.  
2789 NW 105th TERR  
CORAL SPRINGS, FL 33065

DATE 05/16/25

AMOUNT \$3,850.00

\*001340\* 0660043679 3000072548 2\*

Check # 1340 Amount: \$3,850.00 Date: 05/16/2025

003101121 < 05/16/2025 001984567

8541210 0006 00278

J & M CONDO MANAGEMENT  
FOR DEPOSIT ONLY  
10000 SW 55 ST  
MIAMI, FL 33156

0092230171  
2025-05-19

Check # 1341 Amount: \$670.59 Date: 05/19/2025

CITY NATIONAL BANK  
MIAMI, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
8000 N.W. 22 ST. #1-D  
MIAMI, FL 33172-4374

CHECK NO 1341

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES & S  
2373 W 78 ST  
HALEAH, FL 33016

DATE 05/19/25

AMOUNT \$670.59

\*001341\* 0660043679 3000072548 2\*

Check # 1341 Amount: \$670.59 Date: 05/19/2025

003101121 < 05/19/2025 001984567

8541210 0006 00278

J & M CONDO MANAGEMENT  
FOR DEPOSIT ONLY  
10000 SW 55 ST  
MIAMI, FL 33156

0092121450  
2025-05-19

For Deposit Only  
Global Elevator Sales & S  
505297948

Check # 1342 Amount: \$378.00 Date: 05/19/2025

VOID FULL NOTE FULL  
 BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 660 HWY 11 ST #10  
 MIAMI, FL 33179-4374

PAY TO THE ORDER OF GLOBAL ELEVATOR  
 2313 W 78 ST  
 HIALEAH, FL 33018

AMOUNT \$378.00

DATE 05/19/25

⑆001342⑆ ⑆066004367⑆ 30000725482⑆

Check # 1342 Amount: \$378.00 Date: 05/19/2025

For Deposit Only  
 Global Elevator Sales & S  
 505207948

0092121452  
 2025-05-19

Check # 1343 Amount: \$978.00 Date: 05/19/2025

VOID FULL NOTE FULL  
 BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 660 HWY 11 ST #10  
 MIAMI, FL 33179-4374

PAY TO THE ORDER OF GLOBAL ELEVATOR  
 2313 W 78 ST  
 HIALEAH, FL 33018

AMOUNT \$978.00

DATE 05/19/25

⑆001343⑆ ⑆066004367⑆ 30000725482⑆

Check # 1343 Amount: \$978.00 Date: 05/19/2025

For Deposit Only  
 Global Elevator Sales & S  
 505207948

0092121452  
 2025-05-19

Check # 1344 Amount: \$388.40 Date: 05/22/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 660 HWY 11 ST #10  
 MIAMI, FL 33179-4374

PAY TO THE ORDER OF POOL VIZARDS  
 P.O. BOX 850102  
 MIAMI, FL 33183

AMOUNT \$388.40

DATE 05/22/25

⑆001344⑆ ⑆066004367⑆ 30000725482⑆

Check # 1344 Amount: \$388.40 Date: 05/22/2025

For Deposit Only - JPMC

0092349002  
 2025-05-22

Check # 1345 Amount: \$1,400.00 Date: 05/19/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 660 HWY 11 ST #10  
 MIAMI, FL 33179-4374

PAY TO THE ORDER OF ASY CLEANING SERVICES CORP.  
 324 ADEARSON ST  
 HOLLYWOOD, FL 33019

AMOUNT \$1,400.00

DATE 05/19/25

⑆001345⑆ ⑆066004367⑆ 30000725482⑆

Check # 1345 Amount: \$1,400.00 Date: 05/19/2025

0092106661  
 2025-05-19

Check # 1347 Amount: \$500.00 Date: 05/30/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 660 HWY 11 ST #10  
 MIAMI, FL 33179-4374

PAY TO THE ORDER OF MR. VIBRA LLC  
 9500 W. BAY HARBOR DR. #5H  
 BAY HARBOR ISLAND, FL 33554

AMOUNT \$500.00

DATE 05/27/25

⑆001347⑆ ⑆066004367⑆ 30000725482⑆

Check # 1347 Amount: \$500.00 Date: 05/30/2025

00923730942  
 2025-05-30

Check # 1348 Amount: \$420.00 Date: 05/30/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 660 HWY 11 ST #10  
 MIAMI, FL 33179-4374

PAY TO THE ORDER OF MR. VIBRA LLC  
 9500 W. BAY HARBOR DR. #5H  
 BAY HARBOR ISLAND, FL 33554

AMOUNT \$420.00

DATE 05/27/25

⑆001348⑆ ⑆066004367⑆ 30000725482⑆

Check # 1348 Amount: \$420.00 Date: 05/30/2025

00923730942  
 2025-05-30



**Client Service**

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 1-800-762-CITY (2489)
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 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:31515 /T:/S:



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:	April 30, 2025	Ending Balance:	\$70.40
This Statement:	May 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
04-30	Beginning balance			70.40
05-30	Ending totals	0.00	0.00	70.40

**CHANGES TO FUNDS  
 AVAILABILITY**  
*Effective July 1, 2025*

Regulation CC is being updated to reflect inflation-based adjustments to certain dollar thresholds that affect when deposited funds are made available for withdrawal.

**Key changes include:**

- Next-day availability minimum increases from \$225 to \$275.
- New account availability threshold increases from \$5,525 to \$6,725.
- Extended hold threshold for large deposits and repeated overdrafts increases from \$6,525 to \$6,725.

\*Special rules apply for savings accounts. Please refer to the Funds Availability Policy located at [citynational.com/home/disclosure](http://citynational.com/home/disclosure) for detailed information.

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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:31015 / 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:	\$239,315.87
Last Statement:	April 30, 2025	Ending Balance:	\$223,886.69
This Statement:	May 30, 2025	Average Ledger Balance:	\$241,108.37
		Low Balance:	\$223,866.87
		Interest Earned This Period:	\$19.82
		Interest Earned 2025:	\$98.39
		Days In Period:	30
		Annual Percentage Yield Earned:	0.10%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			239,315.87
05-06	Webxfr Fr Assoc Non Br 725482	4,551.00		243,866.87
05-28	Webxfr To Assoc Non Br 725482		20,000.00	223,866.87
05-30	Interest	19.82		223,886.69
05-30	Ending totals	4,570.82	20,000.00	223,886.69

**CHANGES TO FUNDS  
 AVAILABILITY**  
*Effective July 1, 2025*

Regulation CC is being updated to reflect inflation-based adjustments to certain dollar thresholds that affect when deposited funds are made available for withdrawal.

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- New account availability threshold increases from \$5,525 to \$6,725.
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11109

Delinquencies Report as of 05/31/2025

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	2.32	0.00	0.00	2.32		C
			Late Charge	0.00	0.00	50.00	50.00		
				2.32	0.00	50.00	52.32		
202	LOPEZ, DANIEL & FUENTES, MARTH	202	Late Charge	25.00	0.00	0.00	25.00		C
				25.00	0.00	0.00	25.00		
207	VERAS, NORBERTO P.	207	Maintenance	734.53	45.23	0.00	779.76		C
			Late Charge	25.00	0.00	0.00	25.00		
				759.53	45.23	0.00	804.76		
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	734.53	0.00	1,469.06		C
			Late Charge	25.00	0.00	50.00	75.00		
				759.53	734.53	50.00	1,544.06		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	0.56	0.00	0.00	0.56		C
			Late Charge	25.00	0.00	25.00	50.00		
				25.56	0.00	25.00	50.56		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	711.89	0.00	1,446.42	MGR. LETTER	01/19/25
			Late Charge	25.00	0.00	75.00	100.00		
				759.53	711.89	75.00	1,546.42		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.10	0.00	0.00	0.10		
				0.10	0.00	0.00	0.10		
606	FORECLOSURE ASSETS LLC	606	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		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	0.00	1,469.06	MGR. LETTER	05/19/25
			Late Charge	25.00	0.00	0.00	25.00		C
				759.53	734.53	0.00	1,494.06		
701	STOYANOVSKI, LILY	701	Maintenance	10.34	0.00	0.00	10.34		C
				10.34	0.00	0.00	10.34		
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	05/19/25
			Late Charge	25.00	0.00	0.00	25.00		C
				668.28	643.28	0.00	1,311.56		
704	BATISTA, MONTSERRAT	704	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	05/19/25
			Late Charge	25.00	0.00	0.00	25.00		C
				668.28	643.28	0.00	1,311.56		
804	CARTIER, HUBERT	804	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	25.00	0.00	126.67	151.67		
				668.28	0.00	126.67	794.95		

Delinquencies Report as of 05/31/2025

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date	
805	BROWN, BERNARD E., IDA & ELEAN	805	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	05/19/25	C
			Late Charge	25.00	0.00	0.00	25.00			
				<u>668.28</u>	<u>643.28</u>	<u>0.00</u>	<u>1,311.56</u>			
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	102.60	0.00	0.00	102.60			C
				<u>102.60</u>	<u>0.00</u>	<u>0.00</u>	<u>102.60</u>			
			Total.....	<u>6,600.63</u>	<u>4,156.02</u>	<u>346.67</u>	<u>11,103.32</u>			
			Maintenance	6,325.63	4,156.02	0.00	10,481.65			
			Sp. Assessm	0.00	0.00	0.00	0.00			
			Late Charge	275.00	0.00	326.67	601.67			
			Legal Fees	0.00	0.00	0.00	0.00			
			Others	0.00	0.00	20.00	20.00			

PREPAID BALANCES (11,512.53)  
 TOTAL UNCOLLECTED 11,103.32

12	NOT DELINQUENT	4,128.16	37.17
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
5	MGR. LETTER	6,975.16	62.82

## Prepaid balances as of 05/31/25

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)
1105	1105 BYRON LLC	1105	(643.28)	0.00	0.00	0.00	0.00	(643.28)
205	SPERO, MICHAEL & NANCY	205	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
206	SEGEROVIC, ANISA	206	(638.72)	0.00	0.00	0.00	0.00	(638.72)
301	RANKOVIC, BOBAN	301	(72.25)	0.00	0.00	0.00	0.00	(72.25)
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)
501	CABRERA, NYDIA M.	501	(690.19)	0.00	0.00	0.00	0.00	(690.19)
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)
605	KAY, MELANIE	605	(0.22)	0.00	0.00	0.00	0.00	(0.22)
802	HENDERSON, JADWIGA J.	802	(4,502.96)	0.00	0.00	0.00	0.00	(4,502.96)
901	CABRERA PEREZ, NYDIA M.	901	(565.33)	0.00	0.00	0.00	0.00	(565.33)
902	VASQUEZ, LEON & LUZ	902	(1,277.29)	0.00	0.00	0.00	0.00	(1,277.29)
903	HEE, WILLIAM H.	903	(643.28)	0.00	0.00	0.00	0.00	(643.28)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
Total prepaid.....								<u>(11,512.53)</u>