BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 05/31/24
(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
				REVENUES				
				EXEMPT FUNCTION INCOME				
0	228,114	228,114	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
0	600	170	(430)	LATE CHARGES	125	0	34	34
0	100	85	(15)	KEYS	0	50	17	(33)
0	228,814	228,369	(445)	TOTAL EXEMPT FUNCTION INCOME	45,748	45,673	45,674	1
				NON-EXEMPT FUNCTION INCOME				
0	24	0	(24)	INTEREST -OPERATING	5	5	0	(5)
0	80	0	(80)	INTEREST -RESERVES	17	17	0	(17)
0	104	0	(104)	TOTAL NON-EXEMPT FUNCTION INCOME	22	22	0	(22)
0	228,918	228,369	(549)	TOTAL REVENUES	45,770	45,695	45,674	(21)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
0	650	835	(185)	ACCOUNTANT	0	0	167	(167)
0	4,574	625	3,949	LEGAL FEES	674	1,128	125	1,003
0	451	1,000	(549)	PRINTING & POSTAGE	88	88	200	(112)
0	6,693	2,500	4,193	ENGINEER	0	3,480	500	2,980
0	1,837	243	1,594	MISCELLANEOUS	190	23	49	(26)
0	14,204	5,203	9,001	TOTAL ADMINISTRATIVE EXPENSES	952	4,719	1,041	3,678
				TAXES, LICENSES, PERMITS				
0	272	115	157	FLORIDA CONDO FEE	0	0	23	(23)
0	115	575	(461)	LICENSES & PERMITS	0	0	115	(115)
0	61	26	35	FLORIDA CORP REPORT	0	0	5	(5)
0	448	716	(268)	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				INSURANCES				
0	105,065	106,670	(1,605)	PROPERTY, LIAB & FID BD	21,843	21,843	21,334	509
0	0	8,750	(8,750)	FLOOD	0	0	1,750	(1,750)
0	105,065	115,420	(10,355)	TOTAL INSURANCES	21,843	21,843	23,084	(1,241)
				PAYROLL				
				CONTRACT SERVICES				
0	9,750	9,750	0	MANAGEMENT	1,950	1,950	1,950	0
0	3,972	3,250	722	ELEVATOR MAINTENANCE	671	671	650	21
0	1,250	0	1,250	POOL MAINTENANCE	250	250	0	250
0	4,420	4,500	(80)	WASTE REMOVAL	879	892	900	(8)
0	9,212	2,990	6,222	CABLE TV	0	0	598	(598)
0	1,231	1,235	(5)	PEST CONTROL	246	246	247	(1)
0	594	1,050	(456)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 05/31/24
(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
0	30,428	22,775	7,653	TOTAL CONTRACT SERVICES	3,995	4,009	4,555	(546)
				UTILITY EXPENSES				
0	5,757	6,750	(993)	ELECTRICITY	1,257	1,045	1,350	(305)
0	33,988	22,255	11,733	WATER & SEWER	6,265	6,556	4,451	2,105
0	1,594	2,000	(406)	TELEPHONE	321	320	400	(80)
0	41,339	31,005	10,334	TOTAL UTILITY EXPENSES	7,844	7,920	6,201	1,719
				REPAIRS & MAINTENANCE				
0	500	625	(125)	ELECTRICAL REPAIRS	0	180	125	55
0	0	7,920	(7,920)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	1,750	3,450	(1,700)	ELEVATOR REPAIRS	0	0	690	(690)
0	765	0	765	POOL REPAIRS	0	0	0	0
0	214	500	(286)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	500	(500)	JANITORIAL SUPPLIES	0	0	100	(100)
0	7,100	7,000	100	JANITORIAL SERVICE	1,250	1,400	1,400	0
0	0	1,500	(1,500)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	500	(500)	HARDWARE SUPPLIES	0	0	100	(100)
0	16,185	8,500	7,685	GENERAL REPAIRS	12,250	650	1,700	(1,050)
0	26,514	30,495	(3,981)	TOTAL REPAIRS & MAINTENANCE	13,500	2,230	6,099	(3,869)
				RESERVES				
0	22,755	22,755	0	RESERVES	4,551	4,551	4,551	0
0	80	0	80	RESERVES INTEREST ALLOCATION	17	17	0	17
0	22,835	22,755	80	TOTAL RESERVES	4,568	4,568	4,551	17
0	240,834	228,369	12,465	TOTAL EXPENSES	52,702	45,288	45,674	(386)
	(11,916)			Y-T-D DEFICIT		406		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 05/31/24
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL - OPERATING	36,041.67		
CITY NTL. BANK -SPEC. ASSESS.	75,983.56		
CITY NTL. BANK -RESERVES	198,520.09		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	310,945.32		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	9,361.60		
A/R ADJ IN TRANSIT	(1,377.79)		
TOTAL ACCOUNTS RECEIVABLE	7,983.81		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		318,929.13	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			318,929.13
			=============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	842.44		
MAINT PAID IN ADVANCE	14,100.25		
SECURITY DEPOSITS PAYABLE	650.00		
CONDO. COMMON AREA DEPOSIT	1,250.00		
TOTAL CURRENT LIABILITIES		16,842.69	
RESERVES			
RESERVES	83,004.98		
TOTAL RESERVES		83,004.98	
TOTAL LIABILITIES			99,847.67
FUND BALANCE			
BEGINNING FUND BALANCE	230,997.06		
YEAR TO DATE DEFICIT	(11,915.60)		
TOTAL FUND BALANCE			219,081.46
TOTAL LIABILITIES & FUND BALANCE			318,929.13
			=============

Outstanding payables for period ending May 31, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5169	05/29/24	FREDDY SANCHEZ NEW MOTOR FAN	57099	650.00
5170	05/29/24	FREDDY SANCHEZ NEW PARKING LIGHTS	57002	180.00
				842.44

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				27,953.75
CH	1161	05/01/24	J & M CONDO. MANAGEMENT & MAIN	May 2024 MANAGEMENT FEE		1,950.00	
CH	1162	05/01/24	J & M CONDO. MANAGEMENT & MAIN	May 2024 ACCTS. REC. STMTS.		88.40	
CH	1163	05/02/24	PERFECT EXTERMINATOR	PEST SERV. 4/22/24		246.10	
CH	1164	05/02/24	GLOBAL ELEVATOR SALES	May 2024 ELEVATOR MAINT.		670.59	
CH	1165	05/02/24	REEF TROPICAL POOLS	May 2024 POOL SERV.		250.00	
CH	1166	05/02/24	A&Y CLEANING SERVICES CORP.	May 2024 JANITORIAL SERV.		1,400.00	
CH	1167	05/09/24	STRALEY OTTO	LEGAL SERVICES AS OF 4/30/24		1,127.50	
CH	1168	05/09/24	WASTE CONNECTIONS	May 2024 WASTE SERVICE		891.88	
TOTAL CHECKS......						6,624.47	(6,624.47)
CR	200	05/01/24		DEPOSIT	5,435.87		
CR	201	05/03/24		DEPOSIT	1,282.00		
CR	202	05/01/24		DEPOSIT	638.72		
CR	203	05/02/24		DEPOSIT	734.53		
CR	204	05/03/24		DEPOSIT	643.28		
CR	205	05/06/24		DEPOSIT	739.00		
CR	206	05/06/24		DEPOSIT	3,490.15		
CR	207	05/06/24		DEPOSIT	6,797.80		
CR	208	05/07/24		DEPOSIT	4,528.55		
CR	209	05/08/24		DEPOSIT	4,502.96		
CR	210	05/07/24		DEPOSIT	3,966.81		
CR	211	05/10/24		DEPOSIT	882.71		
CR	212	05/13/24		DEPOSIT	5,992.46		
CR	213	05/16/24		DEPOSIT	734.53		
CR	214	05/14/24		DEPOSIT	643.28		
CR	215	05/23/24		DEPOSIT	2,016.53		
TOTAL CASH RECEIPTS......					43,029.18		43,029.18
JE	388	05/09/24		INSURANCE PYMT ACT#100662030		2,074.41	
JE	389	05/13/24		WATER PYMT-SERV. TO 4/5/24		6,555.52	
JE	390	05/01/24		INSURANCE PYMT ACT#FLT-346196		19,768.45	
JE	394	05/06/24		702 PYMT FOR KEY	50.00		
JE	395	05/11/24		BREEZELINE PMT-MAY PYMT		320.02	
JE	396	05/20/24		FPL -SERV:4/09-5/09		1,044.57	
JE	411	05/15/24		ONLINE PYMT RETURNED		148.18	
JE	412	05/23/24		501 DEPOSIT	200.00		
JE	421	05/29/24		REVO DEPOSIT	1,377.79		
JE	422	05/31/24		INTEREST	1.57		
JE	423	05/15/24		BANK CHARGE		35.00	
TOTAL JOURNAL ENTRIES......					1,629.36	29,946.15	(28,316.79)
					44,658.54	36,570.62	36,041.67

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

May 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 05/01/24	*27,953.75*	
Plus: Deposits	*44,658.54*	
Less: Disbursements and Adjustments	*36,570.62*	
CHECKBOOK BALANCE AS OF 05/31/24		***36,041.67***
		===========

BANK RECORDS

Balance per bank statement as of 05/31/24	*41,526.77*	
Less: Outstanding checks	*5,485.10*	
BANK BALANCE AS PER RECONCILIATION		***36,041.67***
		===========

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1104	12/22/23	UTECHT INSURANCE	DOWN PYMT ON LIAB/BOILER/D&O/CRIME TO 1/1/25	5,111.00
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB23002102	128.00
1163	05/02/24	PERFECT EXTERMINATOR	PEST SERV. 4/22/24	246.10
				5,485.10

BYRON GARDENS CONDOMINIUM ASSOC., INC.
FINANCIAL RECAP for the year: 2024

	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							
Maintenance Uncollected	8,466	10,653	8,321	10,297	9,361							
COLLECTIONS - STATUS												
Collection Letter	2	4	2	2	1							
Lien Authorization	-	-	-	-	1							
Lien Recorded	-	-	-	-	-							
Association Foreclosure	-	-	-	-	-							
Bank Foreclosure	-	-	-	-	-							
Payment Plan	-	-	-	-	-							
BUDGET SURPLUS (DEFICIT)												
For Month	(7,829)	(2,532)	(278)	(1,682)	(406)							
Year To Date	(7,829)	(10,361)	(10,639)	(12,321)	11,915							
ACCOUNTS PAYABLE												
Outstanding Invoices	332	5,697	9,114	12	842							
OPERATING BANK ACCOUNT												
Beginning Balance	9,047	25,641	21,256	31,032	27,953							
Disbursement & Adjustments	46,438	42,995	43,908	54,557	36,570							
Deposits & Adjustments	63,032	38,609	53,684	51,479	44,658							
TOTAL Operating Cash Fund	25,641	21,256	31,032	27,953	36,041							
RESERVES FUND												
Beginning Balance	179,671	184,803	184,818	184,832	198,503							
Funding, Interest & Adjutments	5,132	14	14	13,670	16							
Expenditures & Adjustments	0	0	0	0	0							
TOTAL Reserves Cash Fund	184,803	184,818	184,832	198,503	198,520							

NOTES FOR CURRENT MONTH:

BYRON GARDENS CONDOMINIUM ASSOC., INC.

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				79,460.19
CH	6009	05/02/24	RGM ENGINEERING & CONSULTING	FINAL PYMT ON DRAWINGS/INSPC. FEE		3,480.00	
TOTAL CHECKS						3,480.00	(3,480.00)
JE	426	05/31/24		INTEREST	3.37		
TOTAL JOURNAL ENTRIES					3.37		3.37
					3.37	3,480.00	75,983.56

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

May 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 05/01/24	79,460.19	
Plus: Deposits	3.37	
Less: Disbursements and Adjustments	3,480.00	
CHECKBOOK BALANCE AS OF 05/31/24		**75,983.56**
		===========

BANK RECORDS

Balance per bank statement as of 05/31/24	79,463.56	
Less: Outstanding checks	3,480.00	
BANK BALANCE AS PER RECONCILIATION		**75,983.56**
		===========

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
6009	05/02/24	RGM ENGINEERING & CONSULTING	FINAL PYMT ON DRAWINGS/INSPC. FEE	3,480.00
				3,480.00

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 05/31/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date	
1001	CARTIER, HUBERT	1001	Maintenance	(48.37)	0.00	0.00	(48.37)			
			Late Charge	0.00	25.00	25.00	50.00			
				(48.37)	25.00	25.00	1.63			
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	25.00	25.00	50.00			C
				0.00	25.00	25.00	50.00			
1105	1105 BYRON LLC	1105	Maintenance	643.28	643.28	1,286.56	2,573.12	MGR. LETTER	12/28/23	C
			Late Charge	0.00	25.00	75.00	100.00			
				643.28	668.28	1,361.56	2,673.12			
302	ROCHEL, LUIS E.	302	Maintenance	638.72	0.00	0.00	638.72			C
			Others	12.00	0.00	0.00	12.00			
				650.72	0.00	0.00	650.72			
304	URBINA, LILA LOURDES	304	Maintenance	217.36	0.00	0.00	217.36			C
			Late Charge	0.00	0.00	125.00	125.00			
				217.36	0.00	125.00	342.36			
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Late Charge	0.00	0.00	50.00	50.00			C
				0.00	0.00	50.00	50.00			
501	CABRERA, NYDIA M.	501	Maintenance	734.53	44.34	0.00	778.87			C
				734.53	44.34	0.00	778.87			
507	AGUILAR, GAUDENCIA	507	Maintenance	0.08	0.00	0.00	0.08			
				0.08	0.00	0.00	0.08			
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	2,201.61	3,670.67	LIEN AUTHORIZED	04/22/24	C
			Late Charge	0.00	25.00	50.00	75.00			
				734.53	759.53	2,251.61	3,745.67			
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			
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	734.53	169.20	0.00	903.73			
			Late Charge	0.00	25.00	0.00	25.00			
				734.53	194.20	0.00	928.73			
			Total.....	3,477.02	1,716.35	4,168.23	9,361.60			
			Maintenance	3,465.02	1,591.35	3,488.17	8,544.54			
			Sp. Assessm	0.00	0.00	305.06	305.06			
			Late Charge	0.00	125.00	375.00	500.00			
			Legal Fees	0.00	0.00	0.00	0.00			
			Others	12.00	0.00	0.00	12.00			

	PREPAID BALANCES	(14,100.25)	
	TOTAL UNCOLLECTED	9,361.60	
9	NOT DELINQUENT	2,942.81	31.43
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
1	MGR. LETTER	2,673.12	28.55

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 05/31/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
	ATTY. LETTER	0.00	0.00						
1	LIEN AUTHORIZED	3,745.67	40.01						

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Prepaid balances as of 05/31/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
206	SECEROVIC, ANISA	206	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
301	RANKOVIC, BOBAN	301	(679.34)	0.00	0.00	0.00	0.00	(679.34)
306	RICCIO URBINA, PAOLO F.	306	(2,016.16)	0.00	0.00	0.00	0.00	(2,016.16)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
402	CARTIER, HUBERT	402	(43.78)	0.00	25.00	0.00	0.00	(18.78)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(8.94)	0.00	0.00	0.00	0.00	(8.94)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(1,287.86)	0.00	0.00	0.00	0.00	(1,287.86)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
701	STOYANOVSKI, LILY	701	(0.94)	0.00	0.00	0.00	0.00	(0.94)
802	HENDERSON, JADWIGA J.	802	(4,502.96)	0.00	0.00	0.00	0.00	(4,502.96)
804	CARTIER, HUBERT	804	(48.33)	0.00	25.00	0.00	0.00	(23.33)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(2,991.65)	0.00	0.00	0.00	0.00	(2,991.65)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
	Total prepaid.....							(14,100.25)