BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 11/30/24
(UNAUDITED)

YEAR TO DATE ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE	DESCRIPTION	THIS MONTH ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
				REVENUES				
				EXEMPT FUNCTION INCOME				
462,167	501,851	501,851	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
640	934	374	(560)	LATE CHARGES	225	(25)	34	(59)
300	300	187	(113)	KEYS	0	0	17	17
1,737	20	0	(20)	MISCELLANEOUS	0	0	0	0
464,844	503,105	502,412	(693)	TOTAL EXEMPT FUNCTION INCOME	45,848	45,598	45,674	(42)
				NON-EXEMPT FUNCTION INCOME				
148	60	0	(60)	INTEREST -OPERATING	2	1	0	(1)
77	168	0	(168)	INTEREST -RESERVES	19	18	0	(18)
225	228	0	(228)	TOTAL NON-EXEMPT FUNCTION INCOME	20	19	0	(19)
465,070	503,333	502,412	(921)	TOTAL REVENUES	45,868	45,617	45,674	(61)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
1,500	650	1,837	(1,187)	ACCOUNTANT	0	0	167	(167)
943	6,482	1,375	5,107	LEGAL FEES	203	0	125	(125)
2,488	1,664	2,200	(536)	PRINTING & POSTAGE	301	552	200	352
3,763	11,218	5,500	5,718	ENGINEER	0	0	500	(500)
1,805	2,087	535	1,552	MISCELLANEOUS	35	35	49	(14)
10,498	22,100	11,447	10,653	TOTAL ADMINISTRATIVE EXPENSES	539	587	1,041	(454)
				TAXES, LICENSES, PERMITS				
0	272	253	19	FLORIDA CONDO FEE	0	0	23	(23)
996	4,203	1,265	2,938	LICENSES & PERMITS	2,919	0	115	(115)
61	61	57	4	FLORIDA CORP REPORT	0	0	5	(5)
1,057	4,536	1,575	2,961	TOTAL TAXES, LICENSES, PERMITS	2,919	0	143	(143)
				INSURANCES				
244,595	289,071	253,924	35,147	INSURANCES	42,685	26,110	23,084	3,026
				PAYROLL				
				CONTRACT SERVICES				
19,700	21,450	21,450	0	MANAGEMENT	1,950	1,950	1,950	0
20,823	7,996	7,150	846	ELEVATOR MAINTENANCE	671	671	650	21
2,750	2,949	0	2,949	POOL MAINTENANCE	320	379	0	379
18,177	10,779	9,900	879	WASTE REMOVAL	1,778	966	900	66
34,829	9,212	6,578	2,634	CABLE TV	0	0	598	(598)
3,103	2,707	2,717	(10)	PEST CONTROL	246	246	247	(1)
210	1,014	2,310	(1,296)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)
99,593	56,107	50,105	6,002	TOTAL CONTRACT SERVICES	4,965	4,212	4,555	(343)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 11/30/24
(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
				UTILITY EXPENSES				
14,147	12,747	14,850	(2,103)	ELECTRICITY	1,217	1,005	1,350	(345)
51,550	65,299	48,961	16,338	WATER & SEWER	5,176	4,957	4,451	506
3,439	5,084	4,400	684	TELEPHONE	322	323	400	(77)
69,136	83,129	68,211	14,918	TOTAL UTILITY EXPENSES	6,715	6,285	6,201	84
				REPAIRS & MAINTENANCE				
3,055	628	1,375	(747)	ELECTRICAL REPAIRS	0	128	125	3
19,420	0	17,424	(17,424)	PLUMBING REPAIRS	0	0	1,584	(1,584)
6,145	28,927	7,590	21,337	ELEVATOR REPAIRS	(13,589)	0	690	(690)
45	1,597	0	1,597	POOL REPAIRS	832	0	0	0
289	1,148	1,100	48	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	1,100	(1,100)	JANITORIAL SUPPLIES	0	0	100	(100)
17,220	15,585	15,400	185	JANITORIAL SERVICE	1,400	1,400	1,400	0
4,290	0	3,300	(3,300)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
715	0	1,100	(1,100)	HARDWARE SUPPLIES	0	0	100	(100)
16,699	23,558	18,700	4,858	GENERAL REPAIRS	1,670	4,675	1,700	2,975
67,878	71,442	67,089	4,353	TOTAL REPAIRS & MAINTENANCE	(9,687)	6,203	6,099	104
				RESERVES				
56,274	50,061	50,061	0	RESERVES	4,551	4,551	4,551	0
77	168	0	168	RESERVES INTEREST ALLOCATION	19	18	0	18
56,351	50,229	50,061	168	TOTAL RESERVES	4,570	4,569	4,551	18
549,108	576,614	502,412	74,202	TOTAL EXPENSES	52,707	47,965	45,674	2,291
	(73,281)			Y-T-D DEFICIT		(2,348)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 11/30/24
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL-NEW OPERATING	27,984.66		
CITY NTL. BANK -SPEC. ASSESS.	19,624.88		
CITY NTL. BANK -RESERVES	225,932.37		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	273,941.91		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	6,652.86		
A/R ADJ IN TRANSIT	(2,567.91)		
TOTAL ACCOUNTS RECEIVABLE	4,084.95		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		278,026.86	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			278,026.86
			=============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	12.44		
MAINT PAID IN ADVANCE	7,915.21		
SECURITY DEPOSITS PAYABLE	850.00		
CONDO. COMMON AREA DEPOSIT	1,250.00		
TOTAL CURRENT LIABILITIES		10,027.65	
RESERVES			
RESERVES	110,398.95		
TOTAL RESERVES		110,398.95	
TOTAL LIABILITIES			120,426.60
FUND BALANCE			
BEGINNING FUND BALANCE	230,881.64		
YEAR TO DATE DEFICIT	(73,281.38)		
TOTAL FUND BALANCE			157,600.26
TOTAL LIABILITIES & FUND BALANCE			278,026.86
			=============

0.00
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SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				10,244.18
JE	600	11/27/24		TFR		14,959.67	
JE	618	11/08/24		BANK REIMB FOR FRAUDULENT ITEMS	4,750.00		
JE	619	11/15/24		BANK CHARGE		35.00	
JE	620	11/30/24		INTEREST	0.49		
TOTAL JOURNAL ENTRIES					4,750.49	14,994.67	(10,244.18)
					4,750.49	14,994.67	0.00

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Nov 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 11/01/24	*10,244.18*	
Plus: Deposits	*4,750.49*	
Less: Disbursements and Adjustments	*14,994.67*	
CHECKBOOK BALANCE AS OF 11/30/24		***0.00***
		===========

BANK RECORDS

Balance per bank statement as of 11/30/24	*0.00*	
BANK BALANCE AS PER RECONCILIATION		***0.00***
		===========

Delinquencies Report as of 11/30/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date	
1001	CARTIER, HUBERT	1001	Late Charge	0.00	25.00	51.53	76.53			
				0.00	25.00	51.53	76.53			
1004	DOCE, MIRTHA E.	1004	Maintenance	0.64	0.00	0.00	0.64			C
			Late Charge	0.00	0.00	50.00	50.00			
				0.64	0.00	50.00	50.64			
1105	1105 BYRON LLC	1105	Maintenance	643.28	643.28	643.28	1,929.84	MGR. LETTER	10/21/24	C
			Late Charge	0.00	50.00	0.00	50.00			
				643.28	693.28	643.28	1,979.84			
302	ROCHEL, LUIS E.	302	Others	0.00	0.00	20.00	20.00			C
				0.00	0.00	20.00	20.00			
303	SZULMAN, SUSAN	303	Maintenance	638.72	0.00	0.00	638.72			
			Late Charge	0.00	25.00	0.00	25.00			
				638.72	25.00	0.00	663.72			
402	CARTIER, HUBERT	402	Late Charge	0.00	25.00	31.22	56.22			
				0.00	25.00	31.22	56.22			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	643.28	0.00	1,286.56			C
			Late Charge	0.00	25.00	0.00	25.00			
				643.28	668.28	0.00	1,311.56			
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	734.53	730.18	2,199.24			
			Late Charge	0.00	25.00	0.00	25.00			
				734.53	759.53	730.18	2,224.24			
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	0.20	0.00	0.00	0.20			
				0.20	0.00	0.00	0.20			
701	STOYANOVSKI, LILY	701	Maintenance	4.70	0.00	0.00	4.70			C
				4.70	0.00	0.00	4.70			
804	CARTIER, HUBERT	804	Late Charge	0.00	25.00	26.67	51.67			C
				0.00	25.00	26.67	51.67			
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20			
				169.20	0.00	0.00	169.20			
		Total.....		2,878.89	2,221.09	1,552.88	6,652.86			
		Maintenance		2,878.89	2,021.09	1,373.46	6,273.44			
		Sp. Assessm		0.00	0.00	0.00	0.00			
		Late Charge		0.00	200.00	159.42	359.42			
		Legal Fees		0.00	0.00	0.00	0.00			
		Others		0.00	0.00	20.00	20.00			

PREPAID BALANCES	(7,915.21)
TOTAL UNCOLLECTED	6,652.86

ЗYRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 11/30/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
12	NOT DELINQUENT	4,673.02	70.24						
	REMINDER	0.00	0.00						
	FINAL NOTICE	0.00	0.00						
1	MGR. LETTER	1,979.84	29.75						

3YRON GARDENS CONDOMINIUM ASSOC., INC.

Prepaid balances as of 11/30/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
206	SECEROVIC, ANISA	206	(638.72)	0.00	0.00	0.00	0.00	(638.72)
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
301	RANKOVIC, BOBAN	301	(403.39)	0.00	0.00	0.00	0.00	(403.39)
304	URBINA, LILA LOURDES	304	(1,129.26)	0.00	0.00	0.00	0.00	(1,129.26)
306	RICCIO URBINA, PAOLO F.	306	(2,091.16)	0.00	0.00	0.00	0.00	(2,091.16)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(1.30)	0.00	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)
802	HENDERSON, JADWIGA J.	802	(643.28)	0.00	0.00	0.00	0.00	(643.28)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(1,071.97)	0.00	0.00	0.00	0.00	(1,071.97)
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.....							(7,915.21)