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									
Maintenance Uncollected	8,466	10,653	8,321									
COLLECTIONS - STATUS												
Collection Letter	2	4	2									
Lien Authorization	-	-	-									
Lien Recorded	-	-	-									
Association Foreclosure	-	-	-									
Bank Foreclosure	-	-	-									
Payment Plan	-	-	-									
BUDGET SURPLUS (DEFICIT)												
For Month	(7,829)	(2,532)	(278)									
Year To Date	(7,829)	(10,361)	(10,639)									
ACCOUNTS PAYABLE												
Outstanding Invoices	332	5,697	9,114									
OPERATING BANK ACCOUNT												
Beginning Balance	9,047	25,641	21,256									
Disbursement & Adjustments	46,438	42,995	43,908									
Deposits & Adjustments	63,032	38,609	53,684									
TOTAL Operating Cash Fund	25,641	21,256	31,032									
RESERVES FUND												
Beginning Balance	179,671	184,803	184,818									
Funding, Interest & Adjutments	5,132	14	14									
Expenditures & Adjustments	0	0	0									
TOTAL Reserves Cash Fund	184,803	184,818	184,832									

NOTES FOR CURRENT MONTH:

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 03/31/24
(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	136,868	136,868	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
0	475	102	(373)	LATE CHARGES	150	(50)	34	(84)
0	50	51	1	KEYS	50	0	17	17
0	137,393	137,021	(372)	TOTAL EXEMPT FUNCTION INCOME	45,823	45,573	45,674	(67)
				NON-EXEMPT FUNCTION INCOME				
0	14	0	(14)	INTEREST -OPERATING	5	5	0	(5)
0	46	0	(46)	INTEREST -RESERVES	15	15	0	(15)
0	60	0	(60)	TOTAL NON-EXEMPT FUNCTION INCOME	19	19	0	(19)
0	137,454	137,021	(432)	TOTAL REVENUES	45,842	45,592	45,674	(86)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
0	650	501	149	ACCOUNTANT	650	0	167	(167)
0	2,772	375	2,397	LEGAL FEES	1,980	792	125	667
0	274	600	(326)	PRINTING & POSTAGE	88	88	200	(112)
0	3,213	1,500	1,713	ENGINEER	0	0	500	(500)
0	1,624	146	1,478	MISCELLANEOUS	203	245	49	196
0	8,533	3,122	5,411	TOTAL ADMINISTRATIVE EXPENSES	2,921	1,126	1,041	85
				TAXES, LICENSES, PERMITS				
0	272	69	203	FLORIDA CONDO FEE	0	0	23	(23)
0	115	345	(231)	LICENSES & PERMITS	0	0	115	(115)
0	61	15	46	FLORIDA CORP REPORT	0	0	5	(5)
0	448	429	18	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				INSURANCES				
0	61,380	64,002	(2,622)	PROPERTY, LIAB & FID BD	19,768	21,843	21,334	509
0	0	5,250	(5,250)	FLOOD	0	0	1,750	(1,750)
0	61,380	69,252	(7,872)	TOTAL INSURANCES	19,768	21,843	23,084	(1,241)
				PAYROLL				
				CONTRACT SERVICES				
0	5,850	5,850	0	MANAGEMENT	1,950	1,950	1,950	0
0	2,631	1,950	681	ELEVATOR MAINTENANCE	1,315	671	650	21
0	750	0	750	POOL MAINTENANCE	250	250	0	250
0	2,649	2,700	(51)	WASTE REMOVAL	892	879	900	(21)
0	9,212	1,794	7,418	CABLE TV	3,071	3,071	598	2,473
0	738	741	(3)	PEST CONTROL	246	246	247	(1)
0	594	630	(36)	FIRE ALARM INSPECT. & MAINT.	0	594	210	384

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 03/31/24
(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	22,424	13,665	8,759	TOTAL CONTRACT SERVICES	7,724	7,660	4,555	3,105
				UTILITY EXPENSES				
0	3,455	4,050	(595)	ELECTRICITY	1,123	1,173	1,350	(177)
0	21,168	13,353	7,815	WATER & SEWER	7,269	6,396	4,451	1,945
0	953	1,200	(247)	TELEPHONE	318	318	400	(82)
0	25,575	18,603	6,972	TOTAL UTILITY EXPENSES	8,710	7,887	6,201	1,686
				REPAIRS & MAINTENANCE				
0	320	375	(55)	ELECTRICAL REPAIRS	0	0	125	(125)
0	0	4,752	(4,752)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	1,750	2,070	(320)	ELEVATOR REPAIRS	0	1,075	690	385
0	765	0	765	POOL REPAIRS	0	0	0	0
0	214	300	(86)	GATE & INTERCOM REPAIRS	0	214	100	114
0	0	300	(300)	JANITORIAL SUPPLIES	0	0	100	(100)
0	4,450	4,200	250	JANITORIAL SERVICE	1,475	1,500	1,400	100
0	0	900	(900)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	5,250	0	5,250	SPECIAL ASSESSMENT EXPENSE	0	0	0	0
0	0	300	(300)	HARDWARE SUPPLIES	0	0	100	(100)
0	3,285	5,100	(1,815)	GENERAL REPAIRS	3,210	0	1,700	(1,700)
0	16,034	18,297	(2,263)	TOTAL REPAIRS & MAINTENANCE	4,685	2,789	6,099	(3,310)
				RESERVES				
0	13,653	13,653	0	RESERVES	4,551	4,551	4,551	0
0	46	0	46	RESERVES INTEREST ALLOCATION	15	15	0	15
0	13,699	13,653	46	TOTAL RESERVES	4,566	4,566	4,551	15
0	148,094	137,021	11,072	TOTAL EXPENSES	48,375	45,870	45,674	197
	(10,640)			Y-T-D DEFICIT		(278)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 03/31/24
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL - OPERATING	31,032.39		
CITY NTL. BANK -SPEC. ASSESS.	86,256.58		
CITY NTL. BANK -RESERVES	184,832.90		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	302,521.87		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	8,321.14		
A/R ADJ IN TRANSIT	1,374.21		
UNTRANSFERRED RESERVE	9,102.00		
TOTAL ACCOUNTS RECEIVABLE	18,797.35		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		321,319.22	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			321,319.22
			============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	9,114.44		
MAINT PAID IN ADVANCE	16,478.70		
SECURITY DEPOSITS PAYABLE	250.00		
CONDO. COMMON AREA DEPOSIT	1,250.00		
TOTAL CURRENT LIABILITIES		27,093.14	
RESERVES			
RESERVES	73,868.79		
TOTAL RESERVES		73,868.79	
TOTAL LIABILITIES			100,961.93
FUND BALANCE			
BEGINNING FUND BALANCE	230,997.06		
YEAR TO DATE DEFICIT	(10,639.77)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 03/31/24
(UNAUDITED)

TOTAL FUND BALANCE	220,357.29
TOTAL LIABILITIES & FUND BALANCE	321,319.22
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

Outstanding payables for period ending Mar 31, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5140	02/01/24	BYRON GARDENS CONDO. ASSOC., INC. Feb 2024 RESERVES TFR	11298	4,551.00
5148	03/25/24	BYRON GARDENS CONDO. ASSOC., INC. March 2024 RESERVE TRANSFER	11298	4,551.00
				9,114.44

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				21,256.43
CH	1130	03/01/24	GLOBAL ELEVATOR SALES	March 2024 ELEVATOR MAINT.		670.59	
CH	1131	03/01/24	J & M CONDO. MANAGEMENT & MAIN	Mar 2024 MANAGEMENT FEE		1,950.00	
CH	1132	03/01/24	J & M CONDO. MANAGEMENT & MAIN	Mar 2024 ACCTS. REC. STMTS.		88.40	
CH	1133	03/02/24	STRALEY OTTO	LEGAL FEES		1,058.75	
CH	1134	03/02/24	A&Y CLEANING SERVICES CORP.	UNCLOG DUCT ON 2/23/24		75.00	
CH	1136	03/12/24	CONTROL SYSTEM GATE	REPLACED BELT IN MOTOR		214.22	
CH	1137	03/12/24	FIREWATCH	LATE PENALTY FEES		210.00	
CH	1138	03/12/24	REEF TROPICAL POOLS	March 2024 POOL SERV.		250.00	
CH	1139	03/12/24	A&Y CLEANING SERVICES CORP.	March 2024 JANITORIAL SERV.		1,400.00	
CH	1140	03/12/24	PERFECT EXTERMINATOR	PEST SERV. 2/26/24		246.10	
CH	1141	03/19/24	FIREWATCH	ANNUAL FIRE ALARM TEST		594.00	
CH	1142	03/19/24	WASTE CONNECTIONS	March 2024 WASTE SERVICE		878.70	
CH	1143	03/19/24	STRALEY OTTO	LEGAL SERVICES		792.44	
CH	1144	03/21/24	A&Y CLEANING SERVICES CORP.	March 2024 DUCT CLEANING SERV.		100.00	
CH	1145	03/25/24	GLOBAL ELEVATOR SALES	REPLACED DAMAGED FUSE		298.00	
CH	1146	03/25/24	GLOBAL ELEVATOR SALES	REPLACED HANGING WHEEL		398.80	
CH	1147	03/25/24	GLOBAL ELEVATOR SALES	ADJUST DOOR ARM		378.00	
TOTAL CHECKS						9,603.00	(9,603.00)
CR	165	03/04/24		DEPOSIT	13,969.28		
CR	166	03/07/24		DEPOSIT	2,764.37		
CR	167	03/11/24		DEPOSIT	2,604.62		
CR	168	03/01/24		DEPOSIT	1,474.45		
CR	169	03/04/24		DEPOSIT	734.53		
CR	170	03/04/24		DEPOSIT	2,655.25		
CR	171	03/06/24		DEPOSIT	6,706.55		
CR	172	03/07/24		DEPOSIT	5,756.67		
CR	173	03/08/24		DEPOSIT	3,216.40		
CR	174	03/15/24		DEPOSIT	1,929.84		
CR	175	03/14/24		DEPOSIT	3,361.56		
CR	176	03/04/24		DEPOSIT	1,925.28		
CR	177	03/11/24		DEPOSIT	882.71		
CR	178	03/16/24		DEPOSIT	734.53		
CR	179	03/11/24		DEPOSIT	643.28		
CR	180	03/26/24		DEPOSIT	2,994.25		
CR	181	03/26/24		DEPOSIT	594.95		
TOTAL CASH RECEIPTS					52,948.52		52,948.52
JE	338	03/13/24		WATER PYMT-SERV. TO 2/6/24		6,396.44	
JE	345	03/07/24		INSURANCE PYMT ACT#100662030		2,074.41	
JE	348	03/01/24		INSURANCE PAYMENT ACT#FLT-346196		19,768.45	
JE	349	03/19/24		FPL PYMT SERV:2/08-3/08		1,172.64	
JE	350	03/11/24		BREEZELIN PMT-SERV:3/01-3/30		317.73	
JE	365	03/29/24		REVO DEPOSIT	734.51		
JE	366	03/31/24		INTEREST	1.31		
JE	367	03/15/24		BANK CHARGE		35.00	
JE	368	03/04/24		BREEZELINE CABLE PMT		3,070.71	
JE	369	03/26/24		DEPOSIT ITEM RET		1,470.00	
TOTAL JOURNAL ENTRIES					735.82	34,305.38	(33,569.56)
					53,684.34	43,908.38	31,032.39

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Mar 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 03/01/24	*21,256.43*	
Plus: Deposits	*53,684.34*	
Less: Disbursements and Adjustments	*43,908.38*	
CHECKBOOK BALANCE AS OF 03/31/24		***31,032.39***
		==========

BANK RECORDS

Balance per bank statement as of 03/31/24	*38,520.18*	
Less: Outstanding checks	*7,487.79*	
BANK BALANCE AS PER RECONCILIATION		***31,032.39***
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1031	08/07/23	A&Y CLEANING SERVICES CORP.	Aug. 2023 MAINTENANCE CLEANING	150.00
1033	08/07/23	NELIA VINAS	REIMB. PURCHASE OF FLOWERS	119.99
1104	12/22/23	UTECHT INSURANCE	DOWN PYMT ON LIAB/BOILER/D&O/C RIME TO 1/1/25	5,111.00
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1137	03/12/24	FIREWATCH	LATE PENALTY FEES	210.00
1141	03/19/24	FIREWATCH	ANNUAL FIRE ALARM TEST	594.00
1144	03/21/24	A&Y CLEANING SERVICES CORP.	March 2024 DUCT CLEANING SERV.	100.00
1145	03/25/24	GLOBAL ELEVATOR SALES	REPLACED DAMAGED FUSE	298.00
1146	03/25/24	GLOBAL ELEVATOR SALES	REPLACED HANGING WHEEL	398.80
1147	03/25/24	GLOBAL ELEVATOR SALES	ADJUST DOOR ARM	378.00
				7,487.79

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 03/31/2024

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	0.00	25.00	0.00	25.00			
				686.16	25.00	0.00	711.16			
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	25.00	0.00	25.00			C
				0.00	25.00	0.00	25.00			
1105	1105 BYRON LLC	1105	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	12/28/23	C
			Late Charge	0.00	25.00	50.00	75.00			
				643.28	668.28	50.00	1,361.56			
301	RANKOVIC, BOBAN	301	Maintenance	165.57	0.00	0.00	165.57			
				165.57	0.00	0.00	165.57			
303	SZULMAN, SUSAN	303	Late Charge	0.00	0.00	25.00	25.00			
				0.00	0.00	25.00	25.00			
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			
402	CARTIER, HUBERT	402	Maintenance	594.95	0.00	0.00	594.95			
			Late Charge	0.00	25.00	0.00	25.00			
				594.95	25.00	0.00	619.95			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	618.28	0.00	0.00	618.28			C
			Late Charge	0.00	25.00	25.00	50.00			
				618.28	25.00	25.00	668.28			
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	0.04	0.00	0.00	0.04			
				0.04	0.00	0.00	0.04			
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	732.55	2,201.61	MGR. LETTER	02/21/24	C
			Late Charge	0.00	25.00	25.00	50.00			
				734.53	759.53	757.55	2,251.61			
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	0.00	25.00	0.00	25.00			
				594.95	25.00	0.00	619.95			
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	734.53	169.20	0.00	903.73			
				734.53	169.20	0.00	903.73			
		Total.....		5,317.18	1,766.35	1,237.61	8,321.14			
		Maintenance		5,317.18	1,591.35	732.55	7,641.08			
		Sp. Assessm		0.00	0.00	305.06	305.06			
		Late Charge		0.00	175.00	200.00	375.00			

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 03/31/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	0.00	0.00	0.00	0.00		

PREPAID BALANCES		(16,478.70)	
TOTAL UNCOLLECTED		8,321.14	
12	NOT DELINQUENT	4,707.97	56.57
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
2	MGR. LETTER	3,613.17	43.42

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Prepaid balances as of 03/31/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1104	RODRIGUEZ, DINORAH DE JESUS	1104	(122.22)	0.00	0.00	0.00	0.00	(122.22)
201	RAMHARACK, RANJEE RANDY	201	(734.53)	0.00	0.00	0.00	0.00	(734.53)
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)
304	URBINA, LILA LOURDES	304	(273.18)	0.00	125.00	0.00	0.00	(148.18)
306	RICCIO URBINA, PAOLO F.	306	(50.00)	0.00	0.00	0.00	0.00	(50.00)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(1,287.86)	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	(1,470.00)	0.00	0.00	0.00	0.00	(1,470.00)
802	HENDERSON, JADWIGA J.	802	(5,789.52)	0.00	0.00	0.00	0.00	(5,789.52)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(4,278.21)	0.00	0.00	0.00	0.00	(4,278.21)
903	HEE, WILLIAM H.	903	(1,286.56)	0.00	25.00	0.00	0.00	(1,261.56)
	Total prepaid.....							(16,478.70)