

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
April 30, 2024***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 04/30/24
(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
				<u>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
0	182,491	182,491	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
0	600	136	(464)	LATE CHARGES	(50)	125	34	(91)
0	50	68	18	KEYS	0	0	17	17
0	183,141	182,695	(446)	TOTAL EXEMPT FUNCTION INCOME	45,573	45,748	45,674	(74)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
0	19	0	(19)	INTEREST -OPERATING	5	5	0	(5)
0	63	0	(63)	INTEREST -RESERVES	15	17	0	(17)
0	83	0	(83)	TOTAL NON-EXEMPT FUNCTION INCOME	19	22	0	(22)
0	183,224	182,695	(529)	TOTAL REVENUES	45,592	45,770	45,674	(96)
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
0	650	668	(18)	ACCOUNTANT	0	0	167	(167)
0	3,446	500	2,946	LEGAL FEES	792	674	125	549
0	363	800	(437)	PRINTING & POSTAGE	88	88	200	(112)
0	3,213	2,000	1,213	ENGINEER	0	0	500	(500)
0	1,814	195	1,619	MISCELLANEOUS	245	190	49	141
0	9,485	4,163	5,322	TOTAL ADMINISTRATIVE EXPENSES	1,126	952	1,041	(89)
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	92	180	FLORIDA CONDO FEE	0	0	23	(23)
0	115	460	(346)	LICENSES & PERMITS	0	0	115	(115)
0	61	21	41	FLORIDA CORP REPORT	0	0	5	(5)
0	448	573	(125)	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				<u>INSURANCES</u>				
0	83,223	85,336	(2,113)	PROPERTY, LIAB & FID BD	21,843	21,843	21,334	509
0	0	7,000	(7,000)	FLOOD	0	0	1,750	(1,750)
0	83,223	92,336	(9,113)	TOTAL INSURANCES	21,843	21,843	23,084	(1,241)
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
0	7,800	7,800	0	MANAGEMENT	1,950	1,950	1,950	0
0	3,301	2,600	701	ELEVATOR MAINTENANCE	671	671	650	21
0	1,000	0	1,000	POOL MAINTENANCE	250	250	0	250
0	3,528	3,600	(72)	WASTE REMOVAL	879	879	900	(21)
0	9,212	2,392	6,820	CABLE TV	3,071	0	598	(598)
0	984	988	(4)	PEST CONTROL	246	246	247	(1)
0	594	840	(246)	FIRE ALARM INSPECT. & MAINT.	594	0	210	(210)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 04/30/24
(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
0	26,420	18,220	8,200	TOTAL CONTRACT SERVICES	7,660	3,995	4,555	(560)
				<u>UTILITY EXPENSES</u>				
0	4,712	5,400	(688)	ELECTRICITY	1,173	1,257	1,350	(93)
0	27,433	17,804	9,629	WATER & SEWER	6,396	6,265	4,451	1,814
0	1,274	1,600	(326)	TELEPHONE	318	321	400	(79)
0	33,419	24,804	8,615	TOTAL UTILITY EXPENSES	7,887	7,844	6,201	1,643
				<u>REPAIRS & MAINTENANCE</u>				
0	320	500	(180)	ELECTRICAL REPAIRS	0	0	125	(125)
0	0	6,336	(6,336)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	1,750	2,760	(1,010)	ELEVATOR REPAIRS	1,075	0	690	(690)
0	765	0	765	POOL REPAIRS	0	0	0	0
0	214	400	(186)	GATE & INTERCOM REPAIRS	214	0	100	(100)
0	0	400	(400)	JANITORIAL SUPPLIES	0	0	100	(100)
0	5,700	5,600	100	JANITORIAL SERVICE	1,500	1,250	1,400	(150)
0	0	1,200	(1,200)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	0	0	SPECIAL ASSESSMENT EXPENSE	0	(5,250)	0	(5,250)
0	0	400	(400)	HARDWARE SUPPLIES	0	0	100	(100)
0	15,535	6,800	8,735	GENERAL REPAIRS	0	12,250	1,700	10,550
0	24,284	24,396	(112)	TOTAL REPAIRS & MAINTENANCE	2,789	8,250	6,099	2,151
				<u>RESERVES</u>				
0	18,204	18,204	0	RESERVES	4,551	4,551	4,551	0
0	63	0	63	RESERVES INTEREST ALLOCATION	15	17	0	17
0	18,267	18,204	63	TOTAL RESERVES	4,566	4,568	4,551	17
0	195,546	182,695	12,851	TOTAL EXPENSES	45,870	47,452	45,674	1,778
	(12,322)			Y-T-D DEFICIT		(1,682)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 04/30/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	27,953.75
CITY NTL. BANK -SPEC. ASSESS.	79,460.19
CITY NTL. BANK -RESERVES	198,503.23
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	306,317.17

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	10,297.12
A/R ADJ IN TRANSIT	(2,655.23)
TOTAL ACCOUNTS RECEIVABLE	7,641.89

PREPAID EXPENSES

TOTAL CURRENT ASSETS	313,959.06
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	313,959.06
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	12.44
MAINT PAID IN ADVANCE	15,134.35
SECURITY DEPOSITS PAYABLE	450.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	16,846.79

RESERVES

RESERVES	78,437.12
TOTAL RESERVES	78,437.12

TOTAL LIABILITIES	95,283.91
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(12,321.91)
TOTAL FUND BALANCE	218,675.15
TOTAL LIABILITIES & FUND BALANCE	313,959.06

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Outstanding payables for period ending Apr 30, 2024

Number	Date	Name/Description	Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. 51007 MAILING SUMMARY	12.44
			----- 12.44 =====

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				31,032.39
CH	1148	04/01/24	GLOBAL ELEVATOR SALES	April 2024 ELEVATOR MAINT.		670.59	
CH	1149	04/01/24	J & M CONDO. MANAGEMENT & MAIN	Apr 2024 MANAGEMENT FEE		1,950.00	
CH	1150	04/01/24	J & M CONDO. MANAGEMENT & MAIN	Apr 2024 ACCTS. REC. STMTS.		88.40	
CH	1151	04/01/24	BYRON GARDENS CONDO. ASSOC., I	February 2024 RESERVE TRANSFER		4,551.00	
CH	1152	04/01/24	BYRON GARDENS CONDO. ASSOC., I	March 2024 RESERVE TRANSFER		4,551.00	
CH	1153	04/01/24	BYRON GARDENS CONDO. ASSOC., I	April 2024 RESERVE TRANSFER		4,551.00	
CH	1154	04/11/24	REEF TROPICAL POOLS	April 2024 POOL SERV.		250.00	
CH	1155	04/11/24	A&Y CLEANING SERVICES CORP.	April 2024 JANITORIAL SERV.		1,400.00	
CH	1156	04/11/24	PERFECT EXTERMINATOR	PEST SERV. 3/25/24		246.10	
CH	1157	04/11/24	WASTE CONNECTIONS	April 2024 WASTE SERVICE		878.70	
CH	1158	04/11/24	STRALEY OTTO	LEGAL FEES THRU 3/31/24		673.75	
CH	1159	04/01/24	BYRON GARDENS CONDO. ASSOC., I	VOID		4,551.00	
CH	1160	04/23/24	MR. VIEIRA LLC	PARKING STOP PAINTING/REPAIRS		200.00	
TOTAL CHECKS.....						24,561.54	(24,561.54)
CR	182	04/01/24		DEPOSIT	2,755.62		
CR	183	04/03/24		DEPOSIT	2,112.34		
CR	184	04/01/24		DEPOSIT	1,286.56		
CR	185	04/02/24		DEPOSIT	1,311.56		
CR	186	04/02/24		DEPOSIT	734.53		
CR	187	04/04/24		DEPOSIT	4,680.90		
CR	188	04/08/24		DEPOSIT	4,533.10		
CR	189	04/03/24		DEPOSIT	643.28		
CR	190	04/03/24		DEPOSIT	739.00		
CR	191	04/05/24		DEPOSIT	2,515.67		
CR	192	04/08/24		DEPOSIT	7,436.52		
CR	193	04/08/24		DEPOSIT	6,535.37		
CR	194	04/10/24		DEPOSIT	882.71		
CR	195	04/17/24		DEPOSIT	3,431.34		
CR	196	04/16/24		DEPOSIT	734.53		
CR	197	04/17/24		DEPOSIT	643.28		
CR	198	04/22/24		DEPOSIT	643.28		
CR	199	04/23/24		DEPOSIT	1,543.38		
TOTAL CASH RECEIPTS.....					43,162.97		43,162.97
JE	357	04/12/24		WATER PYMT-SERV. TO 3/6/24		6,265.24	
JE	359	04/02/24		INSURANCE PYMT		19,768.45	
JE	363	04/09/24		INSURANCE PMT ACT#100662030		2,074.41	
JE	364	04/09/24		PMT TO BREEZELINE SERV. 3/31-4/30		320.94	
JE	374	04/01/24		VOID CK 1159	4,551.00		
JE	375	04/01/24		VOID CK 1031	150.00		
JE	376	04/01/24		VOID CK 1033	119.99		
JE	377	04/17/24		202 DEPOSIT	200.00		
JE	379	04/20/24		FPL PYMT-SERV:3/08-4/09		1,257.43	
JE	386	04/22/24		PYMT OF INV#465614 TO THE CITY		274.75	
JE	397	04/29/24		REVO DEPOSIT	643.28		
JE	398	04/30/24		REVO DEPOSIT	2,650.67		
JE	399	04/30/24		INTEREST	1.21		
JE	400	04/15/24		BANK CHARGE		35.00	
TOTAL JOURNAL ENTRIES.....					8,316.15	29,996.22	(21,680.07)
					51,479.12	54,557.76	27,953.75

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Apr 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 04/01/24	31,032.39
Plus: Deposits	51,479.12
Less: Disbursements and Adjustments	54,557.76
CHECKBOOK BALANCE AS OF 04/30/24	27,953.75 =====

BANK RECORDS

Balance per bank statement as of 04/30/24	33,292.75
Less: Outstanding checks	5,339.00
BANK BALANCE AS PER RECONCILIATION	27,953.75 =====

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/C RIME TO 1/1/25	5,111.00
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1144	03/21/24	A&Y CLEANING SERVICES CORP.	March 2024 DUCT CLEANING SERV.	100.00
				5,339.00

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL RECAP for the year: 2024

	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	8,466	10,653	8,321	10,297								

<u>COLLECTIONS - STATUS</u>												
Collection Letter	2	4	2	2								
Lien Authorization	-	-	-	-								
Lien Recorded	-	-	-	-								
Association Foreclosure	-	-	-	-								
Bank Foreclosure	-	-	-	-								
Payment Plan	-	-	-	-								

<u>BUDGET SURPLUS (DEFICIT)</u>												
For Month	(7,829)	(2,532)	(278)	(1,682)								
Year To Date	(7,829)	(10,361)	(10,639)	(12,321)								

<u>ACCOUNTS PAYABLE</u>												
Outstanding Invoices	332	5,697	9,114	12								

<u>OPERATING BANK ACCOUNT</u>												
Beginning Balance	9,047	25,641	21,256	31,032								
Disbursement & Adjustments	46,438	42,995	43,908	54,557								
Deposits & Adjustments	63,032	38,609	53,684	51,479								
TOTAL Operating Cash Fund	25,641	21,256	31,032	27,953								

<u>RESERVES FUND</u>												
Beginning Balance	179,671	184,803	184,818	184,832								
Funding, Interest & Adjutments	5,132	14	14	13,670								
Expenditures & Adjustments	0	0	0	0								
TOTAL Reserves Cash Fund	184,803	184,818	184,832	198,503								

NOTES FOR CURRENT MONTH:



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:28475 / T: / S:

BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
PO BOX 415700
C/O URBAN RESOURCE
MIAMI BEACH FL 33141-7700



For additional locations
and hours, please visit
citynational.com

NMLS 412469
**Member
FDIC**



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Account Summary

Account:	XXXXXX2109	Beginning Balance:	\$38,520.18
Last Statement:	March 29, 2024	Ending Balance:	\$33,292.75
This Statement:	April 30, 2024	Average Ledger Balance:	\$28,265.12
		Low Balance:	\$9,148.60
		Interest Earned This Period:	\$1.21
		Interest Earned 2024:	\$4.49
		Days in Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-29	Beginning balance			38,520.18
04-01	Deposit	2,755.62		41,275.80
04-01	Fnbct Waco Net Settle 000020481735490	1,286.56		42,562.36
04-01	Check # 1151		4,551.00	38,011.36
04-01	Check # 1152		4,551.00	33,460.36
04-01	Check # 1153		4,551.00	28,909.36
04-02	Fnbct Waco Net Settle 000020515357946	734.53		29,643.89
04-02	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	1,311.56		30,955.45
04-02	lpfs866-412-2452 lpfspmtfl 346196		19,768.45	11,187.00
04-02	Check # 1150		88.40	11,098.60
04-02	Check # 1149		1,950.00	9,148.60
04-03	Deposit	2,112.34		11,260.94
04-03	Fnbct Waco Net Settle 000020547204282	643.28		11,904.22
04-04	Fnbct Waco Net Settle 000020549016630	739.00		12,643.22
04-05	Fnbct Waco Net Settle 000020567622206	2,515.67		15,158.89

Continued on the next page

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If you suspect fraudulent activity or receive any suspicious messages, please scan the QR code to report it.



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Celebrating Small Business Month

Never settle for conventional.

You have big plans for your business. You need the **right financial partner** to get you there.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-08	Deposit	4,533.10		19,691.99
04-08	Deposit	4,680.90		24,372.89
04-08	Fnbct Waco Net Settle 000020588895394	6,535.37		30,908.26
04-08	Fnbct Waco Net Settle 000020576354374	7,436.52		38,344.78
04-08	Check # 1137		210.00	38,134.78
04-08	Check # 1145		298.00	37,836.78
04-08	Check # 1147		378.00	37,458.78
04-08	Check # 1146		398.80	37,059.98
04-08	Check # 1141		594.00	36,465.98
04-08	Check # 1148		670.59	35,795.39
04-10	Fnbct Waco Net Settle 000020607245010	882.71		36,678.10
04-10	First Insurance Insurance 900-100662030		2,074.41	34,603.69
04-12	General Deposit Cmb Water 108134-00		6,265.24	28,338.45
04-15	Breezeline Cable Pay Xxxxxx6818 Spa		320.94	28,017.51
04-15	Monthly Flat Fee		35.00	27,982.51
04-16	Fnbct Waco Net Settle 000020645380590	734.53		28,717.04
04-17	Deposit	200.00		28,917.04
04-17	Deposit	3,431.34		32,348.38
04-17	Fnbct Waco Net Settle 000020658349378	643.28		32,991.66
04-18	Check # 1154		250.00	32,741.66
04-18	Check # 1155		1,400.00	31,341.66
04-19	Check # 1158		673.75	30,667.91
04-22	Fnbct Waco Net Settle 000020680854798	643.28		31,311.19
04-23	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,257.43	30,053.76
04-23	Check # 1156		246.10	29,807.66
04-24	Deposit	1,543.38		31,351.04
04-24	City Of Miami Be Cityofmiam M80406860724		274.75	31,076.29
04-25	Check # 1160		200.00	30,876.29
04-29	Fnbct Waco Net Settle 000020727298134	643.28		31,519.57
04-30	Fnbct Waco Net Settle 000020733377310	2,650.67		34,170.24
04-30	Check # 1157		878.70	33,291.54
04-30	Interest	1.21		33,292.75
04-30	Ending totals	46,658.13	51,885.56	33,292.75

Checks

Number	Date	Amount	Number	Date	Amount
1137*	04-08	210.00	1152	04-01	4,551.00
1141*	04-08	594.00	1153	04-01	4,551.00
1145	04-08	298.00	1154	04-18	250.00
1146	04-08	398.80	1155	04-18	1,400.00
1147	04-08	378.00	1156	04-23	246.10
1148	04-08	670.59	1157	04-30	878.70
1149	04-02	1,950.00	1158*	04-19	673.75
1150	04-02	88.40	1160	04-25	200.00
1151	04-01	4,551.00			

* Skip In Check Sequence

1148-1160

Amount: \$1,543.38 Date: 04/24/2024

DATE	DESCRIPTION	AMOUNT	BALANCE
04/24/2024	TOTAL DEPOSIT	1,543.38	

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2000 N.W. 26 ST #410
 MIAMI, FL 33125-4074

TOTAL DEPOSIT
 1,543.38

⑆001137⑆ ⑆066004367⑆ ⑆004402109⑆

Amount: \$1,543.38 Date: 04/24/2024

FOR DEPOSIT ONLY
 VOID IF ANY
 MICR LINE
 0092416891
 2024-04-08

⑆001137⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1137 Amount: \$210.00 Date: 04/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2000 N.W. 26 ST #410
 MIAMI, FL 33125-4074

PAY TO THE ORDER OF
 FIREWATCH
 4201 SW 77 AVE
 DAVIE, FL 33328

DATE: 03/19/24
 AMOUNT: \$210.00

⑆001137⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1137 Amount: \$210.00 Date: 04/08/2024

FOR DEPOSIT ONLY
 VOID IF ANY
 MICR LINE
 0092416891
 2024-04-08

⑆001137⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1141 Amount: \$594.00 Date: 04/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2000 N.W. 26 ST #410
 MIAMI, FL 33125-4074

PAY TO THE ORDER OF
 FIREWATCH
 4201 SW 77 AVE
 DAVIE, FL 33328

DATE: 03/19/24
 AMOUNT: \$594.00

⑆001141⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1141 Amount: \$594.00 Date: 04/08/2024

FOR DEPOSIT ONLY
 VOID IF ANY
 MICR LINE
 0092416891
 2024-04-08

⑆001141⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1145 Amount: \$298.00 Date: 04/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2000 N.W. 26 ST #410
 MIAMI, FL 33125-4074

PAY TO THE ORDER OF
 GLOBAL ELEVATOR SALES
 2373 W 78 ST
 HIALEAH, FL 33018

DATE: 03/26/24
 AMOUNT: \$298.00

⑆001145⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1145 Amount: \$298.00 Date: 04/08/2024

FOR DEPOSIT ONLY
 VOID IF ANY
 MICR LINE
 0092416891
 2024-04-08

⑆001145⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1146 Amount: \$398.80 Date: 04/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2000 N.W. 26 ST #410
 MIAMI, FL 33125-4074

PAY TO THE ORDER OF
 GLOBAL ELEVATOR SALES
 2373 W 78 ST
 HIALEAH, FL 33018

DATE: 03/26/24
 AMOUNT: \$398.80

⑆001146⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1146 Amount: \$398.80 Date: 04/08/2024

FOR DEPOSIT ONLY
 VOID IF ANY
 MICR LINE
 0092416891
 2024-04-08

⑆001146⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1147 Amount: \$378.00 Date: 04/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2000 N.W. 26 ST #410
 MIAMI, FL 33125-4074

PAY TO THE ORDER OF
 GLOBAL ELEVATOR SALES
 2373 W 78 ST
 HIALEAH, FL 33018

DATE: 03/25/24
 AMOUNT: \$378.00

⑆001147⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1147 Amount: \$378.00 Date: 04/08/2024

FOR DEPOSIT ONLY
 VOID IF ANY
 MICR LINE
 0092416891
 2024-04-08

⑆001147⑆ ⑆066004367⑆ ⑆004402109⑆

Check # 1148 Amount: \$670.59 Date: 04/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 800 N.W. 25th St.
 Miami, FL 33125-4924

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1148

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES
 2370 W 70th St.
 HIALEAH, FL 33016

DATE 04/08/24

AMOUNT \$670.59

⑆001148⑆ ⑈000004367⑈ ⑆004402109⑆

Check # 1148 Amount: \$670.59 Date: 04/08/2024

FOR DEPOSIT ONLY
 Global Elevator Sales & S
 107002250

009241433⑆
 2024-04-08

Check # 1149 Amount: \$1,950.00 Date: 04/02/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 800 N.W. 25th St.
 Miami, FL 33125-4924

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1149

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
 8600 N.W. 26th St., STE 5-D
 DORAL, FL 33172

DATE 04/02/24

AMOUNT \$1,950.00

⑆001149⑆ ⑈000004367⑈ ⑆004402109⑆

Check # 1149 Amount: \$1,950.00 Date: 04/02/2024

J&M CONDO. MANAGEMENT
 AND MAINT. INC.
 POST-DEPOSIT ONLY
 107002250

009206930⑆
 2024-04-02

Check # 1150 Amount: \$88.40 Date: 04/02/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 800 N.W. 25th St.
 Miami, FL 33125-4924

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1150

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
 8600 N.W. 26th St., STE 5-D
 DORAL, FL 33172

DATE 04/02/24

AMOUNT \$88.40

⑆001150⑆ ⑈000004367⑈ ⑆004402109⑆

Check # 1150 Amount: \$88.40 Date: 04/02/2024

J&M CONDO. MANAGEMENT
 AND MAINT. INC.
 POST-DEPOSIT ONLY
 107002250

009206930⑆
 2024-04-02

Check # 1151 Amount: \$4,551.00 Date: 04/01/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 800 N.W. 25th St.
 Miami, FL 33125-4924

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1151

PAY TO THE ORDER OF BYRON GARDENS CONDO. ASSOC., INC.

DATE 04/01/24

AMOUNT \$4,551.00

⑆001151⑆ ⑈000004367⑈ ⑆004402109⑆

Check # 1151 Amount: \$4,551.00 Date: 04/01/2024

FOR DEPOSIT ONLY
 Byron Assoc. Inc.
 107002250

0066004367⑆
 2024-04-01

Check # 1152 Amount: \$4,551.00 Date: 04/01/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 800 N.W. 25th St.
 Miami, FL 33125-4924

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1152

PAY TO THE ORDER OF BYRON GARDENS CONDO. ASSOC., INC.

DATE 04/01/24

AMOUNT \$4,551.00

⑆001152⑆ ⑈000004367⑈ ⑆004402109⑆

Check # 1152 Amount: \$4,551.00 Date: 04/01/2024

FOR DEPOSIT ONLY
 Byron Assoc. Inc.
 107002250

0066004367⑆
 2024-04-01

Check # 1153 Amount: \$4,551.00 Date: 04/01/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 800 N.W. 25th St.
 Miami, FL 33125-4924

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1153

PAY TO THE ORDER OF BYRON GARDENS CONDO. ASSOC., INC.

DATE 04/01/24

AMOUNT \$4,551.00

⑆001153⑆ ⑈000004367⑈ ⑆004402109⑆

Check # 1153 Amount: \$4,551.00 Date: 04/01/2024

FOR DEPOSIT ONLY
 Byron Assoc. Inc.
 107002250

0066004367⑆
 2024-04-01

Check # 1154 Amount: \$250.00 Date: 04/18/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3300 N.W. 25 ST #10
MIAMI, FL 33172-4374

CITY TRUST BANK
MIAMI, FL

CHECK NO. 1154

PAY TO THE ORDER OF **RESF TROPICAL POOLS**
100 NORTH BIRDME AVE
FLORIDA CITY, FL 33534

DATE: 04/17/24

AMOUNT: \$250.00

⑈001154⑈ ⑆0266004367⑆ 3004402109⑈

Check # 1154 Amount: \$250.00 Date: 04/18/2024

For Deposit Only -
No Other Endorsements

009206997
2024-04-18

009206997
2024-04-18

Check # 1155 Amount: \$1,400.00 Date: 04/18/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3300 N.W. 25 ST #10
MIAMI, FL 33172-4374

CITY TRUST BANK
MIAMI, FL

CHECK NO. 1155

PAY TO THE ORDER OF **ALY CLEANING SERVICES CORP**
654 JOHNSON BL
HOLLYWOOD, FL 33018

DATE: 04/17/24

AMOUNT: \$1,400.00

⑈001155⑈ ⑆0266004367⑆ 3004402109⑈

Check # 1155 Amount: \$1,400.00 Date: 04/18/2024

For Deposit Only -
No Other Endorsements

009206997
2024-04-18

009206997
2024-04-18

Handwritten signature

Check # 1156 Amount: \$246.10 Date: 04/23/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3300 N.W. 25 ST #10
MIAMI, FL 33172-4374

CITY TRUST BANK
MIAMI, FL

CHECK NO. 1156

PAY TO THE ORDER OF **PERFECT EXTERMINATOR**
8905 W 11 CT
HIALEAH, FL 33014

DATE: 04/11/24

AMOUNT: \$246.10

⑈001156⑈ ⑆0266004367⑆ 3004402109⑈

Check # 1156 Amount: \$246.10 Date: 04/23/2024

20240422022495511839 07 0842

Regions Bank >062000019<

009211630
2024-04-23

Regions Bank >062000019<

009211630
2024-04-23

Check # 1157 Amount: \$878.70 Date: 04/30/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3300 N.W. 25 ST #10
MIAMI, FL 33172-4374

CITY TRUST BANK
MIAMI, FL

CHECK NO. 1157

PAY TO THE ORDER OF **WASTE CONNECTIONS**
3843 NW 37 COURT
MIAMI, FL 33145-4266

DATE: 04/11/24

AMOUNT: \$878.70

⑈001157⑈ ⑆0266004367⑆ 3004402109⑈

Check # 1157 Amount: \$878.70 Date: 04/30/2024

009217975
2024-04-30

Check # 1158 Amount: \$673.75 Date: 04/19/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3300 N.W. 25 ST #10
MIAMI, FL 33172-4374

CITY TRUST BANK
MIAMI, FL

CHECK NO. 1158

PAY TO THE ORDER OF **STRALEY OTTO**
2309 STERLING ROAD FC207
FT. LAUDERDALE, FL 33312

DATE: 04/17/24

AMOUNT: \$673.75

⑈001158⑈ ⑆0266004367⑆ 3004402109⑈

Check # 1158 Amount: \$673.75 Date: 04/19/2024

009212805
2024-04-19

For Deposit Only -
No Other Endorsements

009212805
2024-04-19

STRALEY OTTO
304835551

Check # 1160 Amount: \$200.00 Date: 04/25/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3300 N.W. 25 ST #10
MIAMI, FL 33172-4374

CITY TRUST BANK
MIAMI, FL

CHECK NO. 1160

PAY TO THE ORDER OF **THE VERBA LLC**
6300 PALM HARBOR DR #314
SAY HARBOR ISLAND, FL 33164

DATE: 04/23/24

AMOUNT: \$200.00

⑈001160⑈ ⑆0266004367⑆ 3004402109⑈

Check # 1160 Amount: \$200.00 Date: 04/25/2024

0092147027
2024-04-26

0092147027
2024-04-26

He Verba LLC

BYRON GARDENS CONDOMINIUM ASSOC., INC.

SCHEDULE - BANK RECONCILIATION					Debits	Credits	Balance
TP	Number	Date	Name	Description			
			BALANCE FORWARD				86,256.58
CH	6007	04/04/24	McENTEE ARCHITECTURE	INITIAL PYMT ON LIFE SAFETY PLAN		3,000.00	
CH	6008	04/11/24	McENTEE ARCHITECTURE	FINAL PYMT ON LIFESAFETY PLANS		3,800.00	
TOTAL CHECKS.....						6,800.00	(6,800.00)
JE	402	04/30/24		INTEREST	3.61		
TOTAL JOURNAL ENTRIES.....					3.61		3.61
					3.61	6,800.00	79,460.19

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

Apr 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 04/01/24	86,256.58
Plus: Deposits	3.61
Less: Disbursements and Adjustments	6,800.00
CHECKBOOK BALANCE AS OF 04/30/24	<u>79,460.19</u>

BANK RECORDS

Balance per bank statement as of 04/30/24	79,460.19
BANK BALANCE AS PER RECONCILIATION	<u>79,460.19</u>



Client Service

Online
citynational.com

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1-800-762-CITY (2489)

Your Banking Center
Miami Beach - 71st Street
300 71st Street
Miami Beach, FL 33141

Telephone
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800-435-8839

Your Banking Center Hours
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:34607 / T: / S:



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



For additional locations
and hours, please visit
citynational.com

NMLS 412469
Member
FDIC



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Account Summary

Account:	XXXXXX2533	Beginning Balance:	\$86,256.58
Last Statement:	March 29, 2024	Ending Balance:	\$79,460.19
This Statement:	April 30, 2024	Average Ledger Balance:	\$82,294.08
		Low Balance:	\$79,456.58
		Interest Earned This Period:	\$3.61
		Interest Earned 2024:	\$14.77
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-29	Beginning balance			86,256.58
04-09	Check # 6007		3,000.00	83,256.58
04-15	Check # 6008		3,800.00	79,456.58
04-30	Interest	3.61		79,460.19
04-30	Ending totals	3.61	6,800.00	79,460.19

Checks

Number	Date	Amount	Number	Date	Amount
6007	04-09	3,000.00	6008	04-15	3,800.00

* Skip In Check Sequence

Stay alert & report suspicious activity.

CNB will never call or text you to ask for your user ID, password, or access code.

If you suspect fraudulent activity or receive any suspicious messages, please scan the QR code to report it.



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Continued on the next page



Celebrating Small Business Month

Never settle for conventional.

You have big plans for your business. You need the **right financial partner** to get you there.

11106

Check # 6007 Amount: \$3,000.00 Date: 04/09/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 22 ST #400
MIAMI, FL 33125-4371

CITY TRUST BANK
MIAMI, FL

check # 6007

PAY TO THE ORDER OF
M&M ARCHITECTURE
7700 N. KENDALL DR. #200
MIAMI, FL 33156

DATE: 04/09/24

AMOUNT: \$3,000.00

⑆000007⑆ 40660043674 30000062533⑆

Check # 6007 Amount: \$3,000.00 Date: 04/09/2024

002401499
2024-04-09

⑆000007⑆ 40660043674 30000062533⑆

Check # 6008 Amount: \$3,800.00 Date: 04/15/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 22 ST #400
MIAMI, FL 33125-4371

CITY TRUST BANK
MIAMI, FL

check # 6008

PAY TO THE ORDER OF
M&M ARCHITECTURE
7700 N. KENDALL DR. #200
MIAMI, FL 33156

DATE: 04/15/24

AMOUNT: \$3,800.00

⑆000008⑆ 40660043674 30000082533⑆

Check # 6008 Amount: \$3,800.00 Date: 04/15/2024

002401333
2024-04-15

⑆000008⑆ 40660043674 30000082533⑆



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:34023 / 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

NMLS 412469
Member
FDIC



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Account Summary

Account:	XXXXXX2031	Beginning Balance:	\$184,832.90
Last Statement:	March 29, 2024	Ending Balance:	\$198,503.23
This Statement:	April 30, 2024	Average Ledger Balance:	\$197,632.58
		Low Balance:	\$198,485.90
		Interest Earned This Period:	\$17.33
		Interest Earned 2024:	\$63.33
		Days In Period:	32
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-29	Beginning balance			184,832.90
04-01	Deposit	13,653.00		198,485.90
04-30	Interest	17.33		198,503.23
04-30	Ending totals	13,670.33	0.00	198,503.23

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If you suspect fraudulent activity or receive any suspicious messages, please scan the QR code to report it.

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Continued on the next page



Celebrating Small Business Month
Never settle for conventional.

You have big plans for your business. You need the **right financial partner** to get you there.

11109

Delinquencies Report as of 04/30/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date	
1001	CARTIER, HUBERT	1001	Maintenance Late Charge	686.16 25.00	0.00 0.00	0.00 25.00	686.16 50.00		
				711.16	0.00	25.00	736.16		
1004	DOCE, MIRTHA E.	1004	Late Charge	25.00	0.00	25.00	50.00	C	
				25.00	0.00	25.00	50.00		
1105	1105 BYRON LLC	1105	Maintenance Late Charge	643.28 25.00	643.28 0.00	643.28 75.00	1,929.84 100.00	MGR. LETTER	12/28/23
				668.28	643.28	718.28	2,029.84	C	
302	ROCHEL, LUIS E.	302	Maintenance Late Charge	638.72 25.00	0.00 0.00	0.00 0.00	638.72 25.00		
				663.72	0.00	0.00	663.72	C	
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 Late Charge	594.95 0.00	0.00 0.00	0.00 25.00	594.95 25.00		
				594.95	0.00	25.00	619.95		
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	0.06	0.00	0.00	0.06		
				0.06	0.00	0.00	0.06		
607	MSR INCASA LLC	607	Maintenance Late Charge	734.53 25.00	734.53 0.00	1,467.08 50.00	2,936.14 75.00	MGR. LETTER	02/21/24
				759.53	734.53	1,517.08	3,011.14	C	
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance Sp. Assessm Late Charge	(189.64) 0.00 0.00	0.00 0.00 0.00	0.00 305.06 25.00	(189.64) 305.06 25.00		
				(189.64)	0.00	330.06	140.42	C	
703	BERHAULT, CATHERINE	703	Maintenance	643.28	0.00	0.00	643.28	C	
				643.28	0.00	0.00	643.28		
804	CARTIER, HUBERT	804	Maintenance Late Charge	594.95 0.00	0.00 0.00	0.00 25.00	594.95 25.00		
				594.95	0.00	25.00	619.95		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance Late Charge	734.53 25.00	169.20 0.00	0.00 0.00	903.73 25.00		
				759.53	169.20	0.00	928.73		
		Total.....		5,965.35	1,591.35	2,740.42	10,297.12		
		Maintenance		5,815.35	1,591.35	2,110.36	9,517.06		
		Sp. Assessm		0.00	0.00	305.06	305.06		

Delinquencies Report as of 04/30/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Late Charge	150.00	0.00	325.00	475.00		
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	0.00	0.00	0.00	0.00		
		PREPAID BALANCES	(15,134.35)					
		TOTAL UNCOLLECTED	10,297.12					
12	NOT DELINQUENT	5,256.14	51.04					
	REMINDER	0.00	0.00					
	FINAL NOTICE	0.00	0.00					
2	MGR. LETTER	5,040.98	48.95					

Prepaid balances as of 04/30/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1104	RODRIGUEZ, DINORAH DE JESUS	1104	(61.11)	0.00	0.00	0.00	0.00	(61.11)
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)
304	URBINA, LILA LOURDES	304	(421.36)	0.00	125.00	0.00	0.00	(296.36)
306	RICCIO URBINA, PAOLO F.	306	(1,352.44)	0.00	0.00	0.00	0.00	(1,352.44)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(4.47)	0.00	0.00	0.00	0.00	(4.47)
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	(735.47)	0.00	0.00	0.00	0.00	(735.47)
802	HENDERSON, JADWIGA J.	802	(5,146.24)	0.00	0.00	0.00	0.00	(5,146.24)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(3,634.93)	0.00	0.00	0.00	0.00	(3,634.93)
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>(15,134.35)</u>

BYRON GARDENS CONDOMINIUM ASSOCIATION, INC.
 10000 WOODBURN AVENUE
 WOODBURN, NJ 07095
 TEL: 908-261-1111
 FAX: 908-261-1112

APR 30 2024
 BYRON GARDENS CONDOMINIUM ASSOCIATION, INC.
 10000 WOODBURN AVENUE
 WOODBURN, NJ 07095