

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
September 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 09/30/24
(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>				
377,710	410,605	410,605	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
615	734	306	(428)	LATE CHARGES	0	0	34	34
200	300	153	(147)	KEYS	0	0	17	17
1,737	20	0	(20)	MISCELLANEOUS	0	0	0	0
380,262	411,659	411,064	(595)	TOTAL EXEMPT FUNCTION INCOME	45,623	45,623	45,674	51
				<u>NON-EXEMPT FUNCTION INCOME</u>				
132	57	0	(57)	INTEREST -OPERATING	3	21	0	(21)
49	132	0	(132)	INTEREST -RESERVES	17	0	0	0
181	189	0	(189)	TOTAL NON-EXEMPT FUNCTION INCOME	20	21	0	(21)
380,443	411,848	411,064	(783)	TOTAL REVENUES	45,643	45,644	45,674	30
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	1,503	(853)	ACCOUNTANT	0	0	167	(167)
943	6,279	1,125	5,154	LEGAL FEES	316	138	125	13
1,743	811	1,800	(989)	PRINTING & POSTAGE	92	92	200	(108)
763	11,218	4,500	6,718	ENGINEER	1,525	3,000	500	2,500
1,531	2,017	438	1,579	MISCELLANEOUS	35	35	49	(14)
6,479	20,974	9,366	11,609	TOTAL ADMINISTRATIVE EXPENSES	1,968	3,264	1,041	2,224
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	207	65	FLORIDA CONDO FEE	0	0	23	(23)
996	1,284	1,035	249	LICENSES & PERMITS	1,169	0	115	(115)
61	61	46	15	FLORIDA CORP REPORT	0	0	5	(5)
1,057	1,617	1,288	329	TOTAL TAXES, LICENSES, PERMITS	1,169	0	143	(143)
				<u>INSURANCES</u>				
202,550	220,276	207,756	12,520	INSURANCES	27,651	9,534	23,084	(13,550)
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
15,800	17,550	17,550	0	MANAGEMENT	1,950	1,950	1,950	0
19,534	6,654	5,850	804	ELEVATOR MAINTENANCE	671	671	650	21
2,250	2,250	0	2,250	POOL MAINTENANCE	250	250	0	250
18,540	8,035	8,100	(65)	WASTE REMOVAL	879	979	900	79
28,688	9,212	5,382	3,830	CABLE TV	0	0	598	(598)
2,365	2,215	2,223	(8)	PEST CONTROL	246	246	247	(1)
210	1,014	1,890	(876)	FIRE ALARM INSPECT. & MAINT.	0	210	210	0
87,387	46,930	40,995	5,935	TOTAL CONTRACT SERVICES	3,995	4,306	4,555	(249)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 09/30/24
(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>UTILITY EXPENSES</u>				
11,549	10,525	12,150	(1,625)	ELECTRICITY	1,189	1,355	1,350	5
40,060	55,166	40,059	15,107	WATER & SEWER	4,894	5,654	4,451	1,203
2,806	4,439	3,600	839	TELEPHONE	322	322	400	(78)
54,415	70,129	55,809	14,320	TOTAL UTILITY EXPENSES	6,406	7,331	6,201	1,130
				<u>REPAIRS & MAINTENANCE</u>				
2,300	500	1,125	(625)	ELECTRICAL REPAIRS	0	0	125	(125)
19,420	0	14,256	(14,256)	PLUMBING REPAIRS	0	0	1,584	(1,584)
6,145	42,515	6,210	36,305	ELEVATOR REPAIRS	3,589	13,589	690	12,899
45	765	0	765	POOL REPAIRS	0	0	0	0
199	1,148	900	248	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	900	(900)	JANITORIAL SUPPLIES	0	0	100	(100)
14,150	12,785	12,600	185	JANITORIAL SERVICE	1,400	1,400	1,400	0
4,290	0	2,700	(2,700)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	900	(900)	HARDWARE SUPPLIES	0	0	100	(100)
14,999	17,213	15,300	1,913	GENERAL REPAIRS	313	715	1,700	(985)
61,548	74,925	54,891	20,034	TOTAL REPAIRS & MAINTENANCE	5,301	15,704	6,099	9,605
				<u>RESERVES</u>				
46,042	40,959	40,959	0	RESERVES	4,551	4,551	4,551	0
49	132	0	132	RESERVES INTEREST ALLOCATION	17	0	0	0
46,091	41,091	40,959	132	TOTAL RESERVES	4,568	4,551	4,551	0
459,527	475,942	411,064	64,878	TOTAL EXPENSES	51,059	44,689	45,674	(984)
	(64,095)			Y-T-D DEFICIT		954		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 09/30/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	37,292.56
CITY NTL. BANK -SPEC. ASSESS.	22,381.18
CITY NTL. BANK -RESERVES	216,793.75
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	276,867.49

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	13,349.86
DUE FROM CITY NTL	4,750.00
TOTAL ACCOUNTS RECEIVABLE	18,099.86

PREPAID EXPENSES

TOTAL CURRENT ASSETS	294,967.35
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	294,967.35
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	13,600.94
MAINT PAID IN ADVANCE	8,163.61
ACCOUNTS PAYABLE -OTHER	2,940.00
SECURITY DEPOSITS PAYABLE	850.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	26,804.55

RESERVES

RESERVES	101,260.33
TOTAL RESERVES	101,260.33

TOTAL LIABILITIES	128,064.88
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(64,094.59)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 09/30/24
(UNAUDITED)

TOTAL FUND BALANCE	166,902.47
TOTAL LIABILITIES & FUND BALANCE	294,967.35
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

Outstanding payables for period ending Sep 30, 2024

Number	Date	Name/Description	51007	Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5796	09/01/24	A&A ELEVATOR CO. FINAL PYMT ON REPAIRS TO ELEVATORS	57004	13,588.50
				<u>13,600.94</u>

				SCHEDULE - BANK RECONCILIATION			
Tr	Number	Date	Name	Description	Debits	Credits	Balance
				BALANCE FORWARD			33,002.20
CH	1209	09/01/24	FIREWATCH	SERV. CALL 8/15/24		312.50	
CH	1210	09/01/24	BYRON GARDENS CONDO. ASSOC., I	September 2024 RESERVE		4,551.00	
				TRANSFER			
CH	1211	09/01/24	J & M CONDO. MANAGEMENT & MAIN	Sep 2024 MANAGEMENT FEE		1,950.00	
CH	1212	09/01/24	J & M CONDO. MANAGEMENT & MAIN	Sep 2024 ACCTS. REC. STMTS.		91.80	
CH	1213	09/03/24	JABES AMJ CORP.	***VOIDED***		1,100.00	
CH	1214	09/03/24	PERFECT EXTERMINATOR	August 2024 PEST SERV.		246.10	
CH	1215	09/05/24	A&A ELEVATOR CO.	***VOIDED***		1,400.00	
CH	1216	09/05/24	FIREWATCH	MONITORING SERVICE		210.00	
CH	1217	09/05/24	STRALEY OTTO	LEGAL FEES		137.50	
CH	1218	09/05/24	REEF TROPICAL POOLS	Sept. 2024 POOL SERV.		250.00	
CH	1219	09/05/24	GLOBAL ELEVATOR SALES	Sept. 2024 ELEVATOR MAINT.		670.59	
CH	1220	09/12/24	A&Y CLEANING SERVICES CORP.	Sept. 2024 JANITORIAL SERV.		1,400.00	
CH	1221	09/12/24	WASTE CONNECTIONS	September 2024 WASTE SERVICE		978.85	
CH	1222	09/16/24	CONTROL SYSTEM GATE	NEW DOOR FOR POOL PUMP ROOM		715.00	
TOTAL CHECKS.....						14,013.34	(14,013.34)
CR	260	09/03/24		DEPOSIT	6,883.55		
CR	261	09/06/24		DEPOSIT	8,723.08		
CR	262	09/03/24		DEPOSIT	643.28		
CR	263	09/04/24		DEPOSIT	735.00		
CR	264	09/03/24		DEPOSIT	1,373.25		
CR	265	09/05/24		DEPOSIT	643.28		
CR	266	09/06/24		DEPOSIT	7,441.08		
CR	267	09/09/24		DEPOSIT	1,377.81		
CR	268	09/10/24		DEPOSIT	4,594.21		
CR	269	09/11/24		DEPOSIT	638.72		
CR	270	09/17/24		DEPOSIT	3,891.10		
CR	271	09/13/24		DEPOSIT	1,286.56		
CR	272	09/17/24		DEPOSIT	734.53		
CR	273	09/23/24		DEPOSIT	1,286.56		
TOTAL CASH RECEIPTS.....					40,252.01		40,252.01
JE	495	09/11/24		SERV. 8/31/24 TO 9/30/24		322.18	
JE	497	09/09/24		INSURANCE PYMT TO FIRST INS.		2,074.41	
JE	500	09/20/24		FPL PYMT-SERV. 8/08/24-9/09/24		1,354.95	
JE	501	09/14/24		INSURANCE PYMT ACT#101849040		7,460.02	
JE	502	09/12/24		VOID CK#1215	1,400.00		
JE	503	09/11/24		50% ON NEW PLANS/DRAWING TO GUZMAN		3,000.00	
JE	505	09/17/24		304 DEPOSIT	200.00		
JE	507	09/20/24		CK#1289 FRAUD		11,100.00	
JE	508	09/23/24		CK#1289 REFUNDED	11,100.00		
JE	509	09/12/24		CK#1237 FRAUD		3,650.00	
JE	510	09/12/24		CK#1213 FRAUD		1,100.00	
JE	544	09/30/24		VOID CK 1213	1,100.00		
JE	545	09/30/24		INTEREST	1.77		
JE	548	09/12/24		WATER & SEWER PMT		5,653.52	
JE	549	09/16/24		BANK CHARGE		35.00	
TOTAL JOURNAL ENTRIES.....					13,801.77	35,750.08	(21,948.31)
					54,053.78	49,763.42	37,292.56

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Sep 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 09/01/24	33,002.20
Plus: Deposits	54,053.78
Less: Disbursements and Adjustments	49,763.42
CHECKBOOK BALANCE AS OF 09/30/24	<u>37,292.56</u>

BANK RECORDS

Balance per bank statement as of 09/30/24	39,364.41
Less: Outstanding checks	2,071.85
BANK BALANCE AS PER RECONCILIATION	<u>37,292.56</u>

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS


Number	Date	Name	Description	Amount
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1218	09/05/24	REEF TROPICAL POOLS	Sept. 2024 POOL SERV.	250.00
1221	09/12/24	WASTE CONNECTIONS	September 2024 WASTE SERVICE	978.85
1222	09/16/24	CONTROL SYSTEM GATE	NEW DOOR FOR POOL PUMP ROOM	715.00
				2,071.85



Client Service

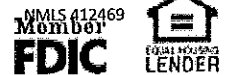
-  Online
 citynational.com
-  CityTel
 1-800-762-CITY (2489)
-  Your Banking Center
 Miami Beach - 71st Street
 300 71st Street
 Miami Beach, FL 33141
-  Telephone
 305-866-6861
 800-435-8839
-  Your Banking Center Hours
 Lobby: Monday - Thursday: 8:30am - 4:00pm
 Friday: 8:30am - 6:00pm

P:27625 / T: / S:

 BYRON GARDENS CONDOMINIUM ASSOCIATION
 INC
 PO BOX 415700
 C/O URBAN RESOURCE
 MIAMI BEACH FL 33141-8930



For additional locations
 and hours, please visit
 citynational.com



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Account Summary

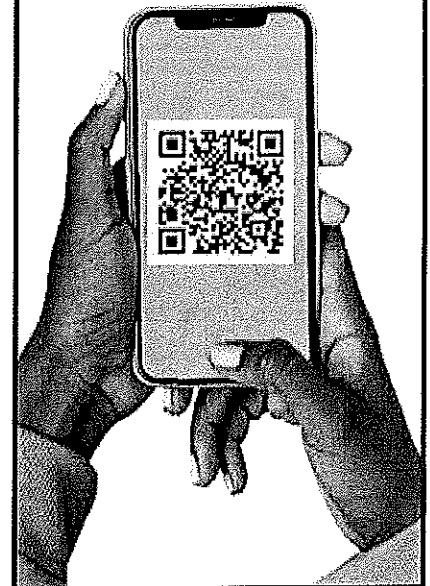
Account:	XXXXXX2109	Beginning Balance:	\$41,269.70
Last Statement:	August 30, 2024	Ending Balance:	\$39,364.41
This Statement:	September 30, 2024	Average Ledger Balance:	\$43,613.99
		Low Balance:	\$29,770.22
		Interest Earned This Period:	\$1.77
		Interest Earned 2024:	\$15.18
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-30	Beginning balance			41,269.70
09-03	Fnbct Waco Net Settle 000021773743918	643.28		41,912.98
09-03	Fnbct Waco Net Settle 000021796595606	1,373.25		43,286.23
09-04	Deposit	6,883.55		50,169.78
09-04	Fnbct Waco Net Settle 000021826182710	735.00		50,904.78
09-04	Check # 1212		91.80	50,812.98
09-04	Check # 1211		1,950.00	48,862.98
09-04	Check # 1204		4,551.00	44,311.98
09-04	Check # 1210		4,551.00	39,760.98
09-05	Fnbct Waco Net Settle 000021844497886	643.28		40,404.26
09-06	Deposit	8,723.08		49,127.34
09-06	Fnbct Waco Net Settle 000021849411874	7,441.08		56,568.42
09-09	Fnbct Waco Net Settle 000021862508934	1,377.81		57,946.23
09-09	Check # 1208		3,588.50	54,357.73
09-10	Fnbct Waco Net Settle 000021877530522	4,594.21		58,951.94
09-10	First Insurance Insurance 900-100662030		2,074.41	56,877.53

October is Cybersecurity Awareness Month

Scan the code to learn easy ways to stay safe online.



Continued on the next page



Cybersecurity Starts with YOU.

Although cybersecurity receives special attention throughout October, it is important to remember that protecting yourself and your business online requires a constant, year-long effort.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-11	Fnbct Waco Net Settle 000021890037138	638.72		57,516.25
09-11	Zelle Rgm Engineeri 425500G062pp		1,000.00	56,516.25
09-11	Zelle Rgm Engineeri 425500D0d1r1		2,000.00	54,516.25
09-12	General Deposit Cmb Water 108134-00		5,653.52	48,862.73
09-13	Fnbct Waco Net Settle 000021905249230	1,286.56		50,149.29
09-13	Breezeline Cable Pay Xxxxxx6818 Spa		322.18	49,827.11
09-13	Check # 1213		1,100.00	48,727.11
09-16	Check # 1237		3,650.00	45,077.11
09-16	Monthly Flat Fee		35.00	45,042.11
09-17	Fnbct Waco Net Settle 000021926346318	734.53		45,776.64
09-17	First Insurance Insurance 900-101849040		7,460.02	38,316.62
09-18	Deposit	200.00		38,516.62
09-18	Deposit	3,891.10		42,407.72
09-19	Check # 1220		1,400.00	41,007.72
09-20	Check # 1217		137.50	40,870.22
09-20	Check # 1289		11,100.00	29,770.22
09-23	Rtrn Cr 1289 Altered Item	11,100.00		40,870.22
09-23	Fnbct Waco Net Settle 000021960236546	1,286.56		42,156.78
09-24	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,354.95	40,801.83
09-24	Force Post Check(check #1216)		210.00	40,591.83
09-24	Force Post Check(check #1209)		312.50	40,279.33
09-24	Force Post Check(check #1219)		670.59	39,608.74
09-26	Force Post Check(check #1214)		246.10	39,362.64
09-30	Interest	1.77		39,364.41
09-30	Ending totals	51,553.78	53,459.07	39,364.41

Checks

Number	Date	Amount	Number	Date	Amount
1204*	09-04	4,551.00	1213*	09-13	1,100.00
1208*	09-09	3,588.50	1217*	09-20	137.50
1210	09-04	4,551.00	1220*	09-19	1,400.00
1211	09-04	1,950.00	1237*	09-16	3,650.00
1212	09-04	91.80	1289	09-20	11,100.00

* Skip In Check Sequence

1209-1222

Check # 1210 Amount: \$4,551.00 Date: 09/04/2024

CITY TRUST BANK
MAIA, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 N.W. 14 ST #4-D
MIAMI, FL 33172-4274

PAY TO THE ORDER OF FOUR THOUSAND FIVE HUNDRED FIFTY ONE DOLLARS & 00/100

DATE 09/04/24

AMOUNT \$4,551.00

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

001210 60660043674 3004402109*

Check # 1210 Amount: \$4,551.00 Date: 09/04/2024



0660043674
090424
090424
0660043674
0660043674

FOR DEPOSIT ONLY
Pay to the order of
0000001210

Check # 1211 Amount: \$1,950.00 Date: 09/04/2024

CITY TRUST BANK
MAIA, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 N.W. 14 ST #4-D
MIAMI, FL 33172-4274

PAY TO THE ORDER OF ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100

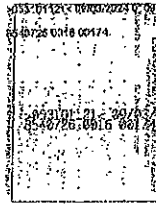
DATE 09/04/24

AMOUNT \$1,950.00

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT, INC.
8600 N.W. 26 ST., STE 6-D
DORAL, FL 33172

001211 60660043674 3004402109*

Check # 1211 Amount: \$1,950.00 Date: 09/04/2024



092025554
2024-09-04

J&M CONDO MANAGEMENT
& MAINT INC
FOR DEPOSIT ONLY
MICROPRINT ONLY

Check # 1212 Amount: \$91.80 Date: 09/04/2024

CITY TRUST BANK
MAIA, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 N.W. 14 ST #4-D
MIAMI, FL 33172-4274

PAY TO THE ORDER OF NINETY ONE DOLLARS & 80/100

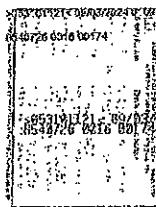
DATE 09/04/24

AMOUNT \$91.80

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT, INC.
8600 N.W. 26 ST., STE 6-D
DORAL, FL 33172

001212 60660043674 3004402109*

Check # 1212 Amount: \$91.80 Date: 09/04/2024



092025554
2024-09-04

J&M CONDO MANAGEMENT
& MAINT INC
FOR DEPOSIT ONLY
MICROPRINT ONLY

Check # 1213 Amount: \$1,100.00 Date: 09/13/2024

CITY TRUST BANK
MAIA, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 N.W. 14 ST #4-D
MIAMI, FL 33172-4274

PAY TO THE ORDER OF ONE THOUSAND ONE HUNDRED DOLLARS & 00/100

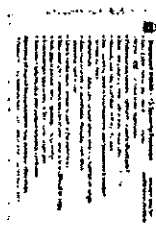
DATE 09/13/24

AMOUNT \$1,100.00

TO THE ORDER OF ANCELLE REPERA
48 BIRCHDALE RD
BURLINGTON, CT 06911

001213 60660043674 3004402109*

Check # 1213 Amount: \$1,100.00 Date: 09/13/2024



092025554
2024-09-13

J&M CONDO MANAGEMENT
& MAINT INC
FOR DEPOSIT ONLY
MICROPRINT ONLY

Check # 1217 Amount: \$137.50 Date: 09/20/2024

CITY TRUST BANK
MAIA, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 N.W. 14 ST #4-D
MIAMI, FL 33172-4274

PAY TO THE ORDER OF ONE HUNDRED THIRTY SEVEN DOLLARS & 50/100

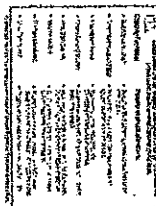
DATE 09/20/24

AMOUNT \$137.50

TO THE ORDER OF STRALEY OTTO
2609 STIRLING ROAD #0207
FT LAUDERDALE, FL 33312

001217 60660043674 3004402109*

Check # 1217 Amount: \$137.50 Date: 09/20/2024



092025554
2024-09-20

For Deposit Only
Straley & Otto P.A. Opernt
504895556

Check # 1220 Amount: \$1,400.00 Date: 09/19/2024

CITY TRUST BANK
MAIA, FL

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 N.W. 14 ST #4-D
MIAMI, FL 33172-4274

PAY TO THE ORDER OF ONE THOUSAND FOUR HUNDRED DOLLARS & 00/100

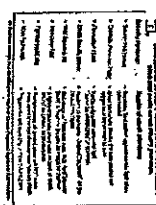
DATE 09/19/24

AMOUNT \$1,400.00

TO THE ORDER OF ANY CLEANING SERVICES CORP.
834 JOHNSON ST.
HOLLYWOOD, FL 33019

001220 60660043674 3004402109*

Check # 1220 Amount: \$1,400.00 Date: 09/19/2024



092025554
2024-09-19

For Deposit Only
Any Cleaning Services Corp
834 Johnson St
Hollywood, FL 33019

Check # 1237 Amount: \$3,650.00 Date: 09/16/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5600 N.W. 26 ST., #2-D
 MIAMI, FL 33177-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1237

PAY TO THE ORDER OF PATRICIA ZANDRENI
 502 KITTY HAWK RD, STE 170-223
 UNIVERSAL CITY, TX 78148

AMOUNT \$3,650.00

DATE 09/16/2024

AB012074908 006600043670 3004421099

Check # 1237 Amount: \$3,650.00 Date: 09/16/2024

SECURITY FEATURES
 Incorporating advanced features
 that help protect your money.

DO NOT WRITE STAMP OR SIGN OVER THIS LINE

FOR DEPOSIT ONLY

Patricia Zandreni
 For Mobile Deposit Only

Check # 1289 Amount: \$11,100.00 Date: 09/20/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5600 N.W. 26 ST., #2-D
 MIAMI, FL 33177-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1289

PAY TO THE ORDER OF ANDREAS FERRIERE
 8 HATFIELD RD
 BURLINGTON, CT 06912

AMOUNT \$11,100.00

DATE 09/20/24

AB012074908 006600043670 3004421099

Check # 1289 Amount: \$11,100.00 Date: 09/20/2024

SECURITY FEATURES
 Incorporating advanced features
 that help protect your money.

DO NOT WRITE STAMP OR SIGN OVER THIS LINE

FOR DEPOSIT ONLY

Andreas Ferriere
 For Mobile Deposit Only



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

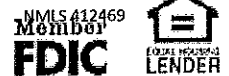
P:33516 / T: / S:



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



For additional locations
 and hours, please visit
 citynational.com



Condo Tiered

Account Summary

Account:	XXXXXX2533	Beginning Balance:	\$23,905.20
Last Statement:	August 30, 2024	Ending Balance:	\$22,381.18
This Statement:	September 30, 2024	Average Ledger Balance:	\$23,167.29
		Low Balance:	\$22,380.20
		Interest Earned This Period:	\$0.98
		Interest Earned 2024:	\$23.82
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-30	Beginning balance			23,905.20
09-16	Check # 6011		1,525.00	22,380.20
09-30	Interest	0.98		22,381.18
09-30	Ending totals	0.98	1,525.00	22,381.18

Checks

Number	Date	Amount	Number	Date	Amount
6011	09-16	1,525.00			

* Skip In Check Sequence

October is Cybersecurity Awareness Month

Scan the code to learn easy ways to stay safe online.

Continued on the next page



Cybersecurity Starts with YOU.

Although cybersecurity receives special attention throughout October, it is important to remember that protecting yourself and your business online requires a constant, year-long effort.

Check # 6011 Amount: \$1,525.00 Date: 09/16/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 6200 HWY. 1 S. SUITE 840
 MIAMI, FL 33130-4274

CITIZENS BANK
 MIAMI, FL

6011

PAY TO THE ORDER OF
 \$1,525.00
 ONE THOUSAND FIVE HUNDRED TWENTY FIVE DOLLARS & 00/100

DATE: 09/16/24

AMOUNT: \$1,525.00

TO THE ORDER OF: BUSH ENGINEERING INC.
 P.O. BOX 44-121
 MIAMI BEACH, FL 33141

⑆000011⑆ ⑆066004357⑆ ⑆0000012533⑆

Check # 6011 Amount: \$1,525.00 Date: 09/16/2024

For Deposit Only - JPMC

0892721572
 2024-09-15

Suzil Engineering



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

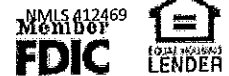
P:32963 / T: / S:



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:	XXXXXXX2031	Beginning Balance:	\$207,673.44
Last Statement:	August 30, 2024	Ending Balance:	\$216,793.75
This Statement:	September 30, 2024	Average Ledger Balance:	\$215,600.98
		Low Balance:	\$207,673.44
		Interest Earned This Period:	\$18.31
		Interest Earned 2024:	\$149.85
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-30	Beginning balance			207,673.44
09-04	Deposit	9,102.00		216,775.44
09-30	Interest	18.31		216,793.75
09-30	Ending totals	9,120.31	0.00	216,793.75

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Scan the code to learn easy ways to stay safe online.

Continued on the next page



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Amount: \$9,102.00 Date: 09/04/2024

DEPOSIT TICKET CHECKING / MONEY MARKET ACCOUNT

City National Bank

DATE: 9/4/2024

FROM: *Roland Gonzalez Condo Assoc - Int. Dab*

* 30000042031

AMOUNT: \$ 9102.00

0511140000X 009

Amount: \$9,102.00 Date: 09/04/2024

0012014 119930 105
 152432/02 100036
 E N442 L 411 2319 840
 19: 6019 102/10/13

2066004367C
 218-0032
 2024-09-04
 039110945
 326th 252259286

435012213



Delinquencies Report as of 09/30/2024

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	75.00	100.00		
				<u>686.16</u>	<u>25.00</u>	<u>75.00</u>	<u>786.16</u>		
1104	DOCE, MIRTHA E.	1004	Maintenance	0.08	0.00	0.00	0.08		C
			Late Charge	0.00	0.00	50.00	50.00		
				<u>0.08</u>	<u>0.00</u>	<u>50.00</u>	<u>50.08</u>		
1105	1105 BYRON LLC	1105	Maintenance	643.28	0.00	0.00	643.28		C
				<u>643.28</u>	<u>0.00</u>	<u>0.00</u>	<u>643.28</u>		
302	ROCHEL, LUIS E.	302	Others	0.00	0.00	20.00	20.00		C
				<u>0.00</u>	<u>0.00</u>	<u>20.00</u>	<u>20.00</u>		
304	URBINA, LILA LOURDES	304	Maintenance	490.54	0.00	0.00	490.54		C
				<u>490.54</u>	<u>0.00</u>	<u>0.00</u>	<u>490.54</u>		
402	CARTIER, HUBERT	402	Maintenance	594.94	0.00	0.00	594.94		
			Late Charge	0.00	25.00	50.00	75.00		
				<u>594.94</u>	<u>25.00</u>	<u>50.00</u>	<u>669.94</u>		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	2,929.18	0.00	0.00	2,929.18		
				<u>2,929.18</u>	<u>0.00</u>	<u>0.00</u>	<u>2,929.18</u>		
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34		C
				<u>44.34</u>	<u>0.00</u>	<u>0.00</u>	<u>44.34</u>		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.16	0.00	0.00	0.16		
				<u>0.16</u>	<u>0.00</u>	<u>0.00</u>	<u>0.16</u>		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	5,139.73	6,608.79	LIEN AUTHORIZED 04/22/24	C
			Late Charge	0.00	25.00	100.00	125.00		
				<u>734.53</u>	<u>759.53</u>	<u>5,239.73</u>	<u>6,733.79</u>		
701	STOYANOVSKI, LILY	701	Maintenance	2.82	0.00	0.00	2.82		C
				<u>2.82</u>	<u>0.00</u>	<u>0.00</u>	<u>2.82</u>		
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		
				<u>(189.64)</u>	<u>0.00</u>	<u>330.06</u>	<u>140.42</u>		
804	CARTIER, HUBERT	804	Maintenance	594.95	0.00	0.00	594.95		C
			Late Charge	0.00	25.00	50.00	75.00		
				<u>594.95</u>	<u>25.00</u>	<u>50.00</u>	<u>669.95</u>		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				<u>169.20</u>	<u>0.00</u>	<u>0.00</u>	<u>169.20</u>		
			Total.....	<u>6,700.54</u>	<u>834.53</u>	<u>5,814.79</u>	<u>13,349.86</u>		
			Maintenance	6,700.54	734.53	5,139.73	12,574.80		
			Sp. Assessm	0.00	0.00	305.06	305.06		
			Late Charge	0.00	100.00	350.00	450.00		
			Legal Fees	0.00	0.00	0.00	0.00		

Delinquencies Report as of 09/30/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Others	0.00	0.00	20.00	20.00		
	PREPAID BALANCES	(8,163.61)						
	TOTAL UNCOLLECTED	13,349.86						
13	NOT DELINQUENT	6,616.07	49.55					
	REMINDER	0.00	0.00					
	FINAL NOTICE	0.00	0.00					
	MGR. LETTER	0.00	0.00					
	ATTY. LETTER	0.00	0.00					
1	LIEN AUTHORIZED	6,733.79	50.44					

Prepaid balances as of 09/30/24

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	(513.77)	0.00	0.00	0.00	0.00	(513.77)
306	RICCIO URBINA, PAOLO F.	306	(3,368.60)	0.00	0.00	0.00	0.00	(3,368.60)
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	(1,929.84)	0.00	0.00	0.00	0.00	(1,929.84)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(418.53)	0.00	0.00	0.00	0.00	(418.53)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
	Total prepaid.....							<u>(8,163.61)</u>