

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
June 30, 2025***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 06/30/25
(UNAUDITED)

----- YEAR TO DATE -----				-----DESCRIPTION-----	----- THIS Month -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
<u>REVENUES</u>								
<u>EXEMPT FUNCTION INCOME</u>								
273,737	273,737	273,737	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
534	598	204	(394)	LATE CHARGES	275	150	34	(116)
100	50	102	52	KEYS	0	50	17	(33)
274,370	274,385	274,043	(342)	TOTAL EXEMPT FUNCTION INCOME	45,898	45,823	45,674	(149)
<u>NON-EXEMPT FUNCTION INCOME</u>								
96	118	0	(118)	INTEREST -RESERVES	20	19	0	(19)
0	288	0	(288)	LAUNDRY INCOME	0	0	0	0
96	405	0	(405)	TOTAL NON-EXEMPT FUNCTION INCOME	20	19	0	(19)
274,466	274,791	274,043	(748)	TOTAL REVENUES	45,918	45,842	45,674	(168)
<u>EXPENSES</u>								
<u>ADMINISTRATIVE EXPENSES</u>								
650	550	1,002	(452)	ACCOUNTANT	0	0	167	(167)
5,825	5,891	750	5,141	LEGAL FEES	805	731	125	606
539	580	1,200	(620)	PRINTING & POSTAGE	92	121	200	(79)
6,693	1,525	3,000	(1,475)	ENGINEER	0	0	500	(500)
1,892	75	292	(217)	MISCELLANEOUS	25	0	49	(49)
15,599	8,620	6,244	2,377	TOTAL ADMINISTRATIVE EXPENSES	922	852	1,041	(189)
<u>TAXES, LICENSES, PERMITS</u>								
272	272	138	134	FLORIDA CONDO FEE	0	0	23	(23)
115	8,109	690	7,419	LICENSES & PERMITS	0	0	115	(115)
61	61	31	30	FLORIDA CORP REPORT	0	0	5	(5)
448	8,442	859	7,583	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
<u>INSURANCES</u>								
154,112	164,597	138,504	26,093	INSURANCES	54,712	24,532	23,084	1,448
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
11,700	11,700	11,700	0	MANAGEMENT	1,950	1,950	1,950	0
4,643	4,024	3,900	124	ELEVATOR MAINTENANCE	671	671	650	21
1,500	2,296	0	2,296	POOL MAINTENANCE	388	391	0	391
5,299	6,624	5,400	1,224	WASTE REMOVAL	1,066	966	900	66
1,477	1,707	1,482	225	PEST CONTROL	246	492	247	245
804	2,179	1,260	919	FIRE ALARM INSPECT. & MAINT.	0	210	210	0
25,422	28,530	23,742	4,788	TOTAL CONTRACT SERVICES	4,321	4,680	3,957	723
<u>UTILITY EXPENSES</u>								
6,849	7,037	8,100	(1,063)	ELECTRICITY	1,103	1,232	1,350	(118)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 06/30/25
(UNAUDITED)

----- YEAR TO DATE -----				-----DESCRIPTION-----	----- THIS Month -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
39,255	36,408	36,210	198	WATER & SEWER	4,666	5,223	6,035	(812)
3,474	3,499	2,400	1,099	TELEPHONE	324	1,884	400	1,484
49,578	46,945	46,710	235	TOTAL UTILITY EXPENSES	6,093	8,339	7,785	554
				<u>REPAIRS & MAINTENANCE</u>				
500	0	750	(750)	ELECTRICAL REPAIRS	0	0	125	(125)
0	34,045	0	34,045	PLUMBING REPAIRS	5,725	5,200	0	5,200
15,338	2,226	4,140	(1,914)	ELEVATOR REPAIRS	1,356	0	690	(690)
765	225	0	225	POOL REPAIRS	225	0	0	0
369	0	600	(600)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	600	(600)	JANITORIAL SUPPLIES	0	0	100	(100)
8,585	8,800	8,400	400	JANITORIAL SERVICE	1,400	1,640	1,400	240
0	1,248	1,800	(552)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	600	(600)	HARDWARE SUPPLIES	0	0	100	(100)
16,185	6,561	13,788	(7,227)	GENERAL REPAIRS	1,903	560	2,298	(1,738)
41,743	53,105	30,678	22,427	TOTAL REPAIRS & MAINTENANCE	10,609	7,400	5,113	2,287
				<u>RESERVES</u>				
27,306	27,306	27,306	0	RESERVES	4,551	4,551	4,551	0
96	118	0	118	RESERVES INTEREST ALLOCATION	20	19	0	19
27,402	27,424	27,306	118	TOTAL RESERVES	4,571	4,570	4,551	19
314,302	337,664	274,043	63,621	TOTAL EXPENSES	81,227	50,372	45,674	4,699
	(62,873)			Y-T-D DEFICIT		(4,530)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 06/30/25
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	5,812.92
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	228,457.02
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	234,740.34

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	11,309.27
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PREPAID EXPENSES

TOTAL CURRENT ASSETS	246,049.61
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	246,049.61
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	492.20
MAINT PAID IN ADVANCE	13,511.29
ACCOUNTS PAYABLE -OTHER	643.28
ACCRUED EXPENSES	5,222.65
SECURITY DEPOSITS PAYABLE	1,615.00
TOTAL CURRENT LIABILITIES	21,484.42

RESERVES

RESERVES	128,372.60
TOTAL RESERVES	128,372.60

TOTAL LIABILITIES	149,857.02
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FUND BALANCE

BEGINNING FUND BALANCE	159,065.79
YEAR TO DATE DEFICIT	(62,873.20)
TOTAL FUND BALANCE	96,192.59
TOTAL LIABILITIES & FUND BALANCE	246,049.61

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Outstanding payables for period ending Jun 30, 2025

Number	Date	Name/Description		Amount
5349	06/30/25	PERFECT EXTERMINATOR PEST SERV. 4/28/25	55010	246.10
5350	06/30/25	PERFECT EXTERMINATOR PEST SERV. 6/23/25	55010	246.10

				492.20
				=====

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					8,875.26
CH	1352	06/01/25	J & M CONDO. MANAGEMENT & MAIN	Jun 2025 ACCTS. REC. STMTS.		91.80		
CH	1353	06/01/25	J & M CONDO. MANAGEMENT & MAIN	Jun 2025 MANAGEMENT FEE		1,950.00		
CH	1354	06/01/25	J & M CONDO. MANAGEMENT & MAIN	MAILING SUMMARY		28.80		
CH	1355	06/12/25	A&Y CLEANING SERVICES CORP.	June 2025 JANITORIAL SERV.		1,400.00		
CH	1356	06/12/25	FIREWATCH	MONITORING 7/1/25 TO 9/30/25		210.00		
CH	1357	06/12/25	POOL WIZARDS	June 2025 POOL SERVICE		391.40		
CH	1358	06/12/25	A&Y CLEANING SERVICES CORP.	CLEANING GARBAGE ROOM 5/31/25		120.00		
CH	1359	06/12/25	PERFECT EXTERMINATOR	PEST SERV. 5/26/25		246.10		
CH	1360	06/12/25	STRALEY OTTO	LEGAL FEES		731.25		
CH	1361	06/12/25	GLOBAL ELEVATOR SALES	June 2025 ELEVATOR MAINT.		670.59		
CH	1362	06/12/25	WASTE CONNECTIONS	June 2025 WASTE SERVICES		965.67		
CH	1363	06/12/25	CERTIFIED ELEVATOR TELEPHONE	ANNUAL PHONE MONITORING SERV.		1,560.00		
CH	1364	06/12/25	A&Y CLEANING SERVICES CORP.	CLEANING GARBAGE ROOM 6/6/25		120.00		
CH	1365	06/12/25	MR. VIEIRA LLC	BATHROOM REPAIRS UNIT 1001		560.00		
CH	1366	06/12/25	JABES AMJ CORP.	PLUMBING WORK UNITS 1001 & 1101		5,200.00		
TOTAL CHECKS.....						14,245.61	(14,245.61)	
CR	391	06/02/25		DEPOSIT	10,086.27			
CR	392	06/04/25		DEPOSIT	2,956.09			
CR	393	06/06/25		DEPOSIT	3,946.37			
CR	394	06/10/25		DEPOSIT	1,929.81			
CR	395	06/02/25		DEPOSIT	2,826.56			
CR	396	06/03/25		DEPOSIT	5,369.16			
CR	397	06/18/25		DEPOSIT	2,056.87			
CR	398	06/04/25		DEPOSIT	1,311.56			
CR	399	06/05/25		DEPOSIT	1,286.84			
CR	400	06/06/25		DEPOSIT	1,929.84			
CR	401	06/09/25		DEPOSIT	1,929.84			
CR	402	06/10/25		DEPOSIT	4,586.38			
CR	403	06/11/25		DEPOSIT	643.28			
CR	404	06/13/25		DEPOSIT	643.28			
CR	405	06/17/25		DEPOSIT	734.53			
CR	406	06/25/25		DEPOSIT	1,377.81			
CR	407	06/24/25		DEPOSIT	2,573.12			
TOTAL CASH RECEIPTS.....						46,187.61	46,187.61	
JE	783	06/09/25		SERV. TO 5/1/25		4,665.68		
JE	795	06/14/25		INSURANCE PYMT ACT#101849040		7,215.53		
JE	796	06/09/25		INSURANCE PYMT ACT#103256210		2,223.12		
JE	797	06/11/25		SERV. 5/31/25-6/30/25		324.00		
JE	800	06/20/25		SERV. 5/8/25-6/9/25		1,231.89		
JE	805	06/18/25		KEY PMT 404	50.00			
JE	812	06/24/25		INSURANCE PAYMENT LOAN#3008083896		15,093.12		
JE	813	06/25/25		207 DEPOSIT	250.00			
JE	822	06/06/25		RESERVES TFR		4,551.00		
TOTAL JOURNAL ENTRIES.....						300.00	35,304.34 (35,004.34)	
					46,487.61	49,549.95	5,812.92	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Jun 30, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 06/01/25	8,875.26
Plus: Deposits	46,487.61
Less: Disbursements and Adjustments	49,549.95
CHECKBOOK BALANCE AS OF 06/30/25	5,812.92 =====

BANK RECORDS

Balance per bank statement as of 06/30/25	5,812.92
BANK BALANCE AS PER RECONCILIATION	5,812.92 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL RECAP for the year: 2025

	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	45,622	45,622						
Maintenance Uncollected	10,786	6,884	3,934	14,571	11,103	11,309						

COLLECTIONS - STATUS

Collection Letter	-	3	1	1	5	4						
Lien Authorization	-	-	-	-	-	-						
Lien Recorded	-	-	-	-	-	-						
Association Foreclosure	-	-	-	-	-	-						
Bank Foreclosure	-	-	-	-	-	-						
Payment Plan	-	-	-	-	-	-						

BUDGET SURPLUS (DEFICIT)

For Month	(21,690)	1,499	(10,754)	7,912	(35,309)	(4,530)						
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)	(58,342)	(62,873)						

ACCOUNTS PAYABLE

Outstanding Invoices	13	2,788	0	0	246	492						
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OPERATING BANK ACCOUNT

Beginning Balance	49,254	29,216	47,023	22,549	23,956	8,875						
Disbursement & Adjustments	74,052	37,792	69,599	37,554	81,600	49,549						
Deposits & Adjustments	54,014	55,599	45,125	38,961	66,519	46,487						
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956	8,875	5,812						

RESERVES FUND

Beginning Balance	230,503	235,074	235,092	248,766	239,315	223,886						
Funding, Interest & Adjutments	4,570	18	13,673	4,570	4,570	4,570						
Expenditures & Adjustments	0	0	0	14,021	20,000	0						
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315	223,886	228,457						

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:58119 / T: / S:



BYRON GARDENS CONDOMINIUM
 ASSOCIATION INC
 OPERATING 2
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
 citynational.com



Association Non-Interest Checking

Account Summary

Account:	XXXXXX5482	Beginning Balance:	\$10,795.76
Last Statement:	May 30, 2025	Ending Balance:	\$5,812.92
This Statement:	June 30, 2025	Average Ledger Balance:	\$22,800.41
		Low Balance:	\$5,812.92

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			10,795.76
06-02	Fnbct Waco Net Settle 000024070943786	1,286.56		12,082.32
06-02	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	1,540.00		13,622.32
06-02	Check # 1349		937.50	12,684.82
06-03	Deposit	10,086.27		22,771.09
06-03	Fnbct Waco Net Settle 000024102340566	2,573.12		25,344.21
06-03	Fnbct Waco Net Settle 000024097940766	2,796.04		28,140.25
06-03	Check # 1354		28.80	28,111.45
06-03	Check # 1352		91.80	28,019.65
06-03	Check # 1351		150.00	27,869.65
06-03	Check # 1353		1,950.00	25,919.65
06-04	Deposit	2,956.09		28,875.74
06-04	Fnbct Waco Net Settle 000024129296434	1,311.56		30,187.30
06-05	Fnbct Waco Net Settle 000024140509386	1,286.84		31,474.14
06-06	Fnbct Waco Net Settle 000024149275282	1,929.84		33,403.98
06-06	Webxfr To Comm Int Chk 42031		4,551.00	28,852.98
06-09	Deposit	3,946.37		32,799.35
06-09	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	643.28		33,442.63

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 This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-09	Fnbct Waco Net Settle 000024162154234	1,286.56		34,729.19
06-09	General Deposit Cmb Water 108134-00		4,665.68	30,063.51
06-09	Check # 1346		350.00	29,713.51
06-09	Check # 1350		483.00	29,230.51
06-10	Fnbct Waco Net Settle 000024176990190	4,586.38		33,816.89
06-10	First Insurance Insurance 900-103256210		2,223.12	31,593.77
06-11	Deposit	1,929.81		33,523.58
06-11	Fnbct Waco Net Settle 000024189187330	643.28		34,166.86
06-13	Fnbct Waco Net Settle 000024209138750	643.28		34,810.14
06-13	Breezeline Fl Eftpayment 335400012306818		324.00	34,486.14
06-16	Check # 1366		5,200.00	29,286.14
06-17	Fnbct Waco Net Settle 000024227450142	734.53		30,020.67
06-17	First Insurance Insurance 900-101849040		7,215.53	22,805.14
06-17	Check # 1358		120.00	22,685.14
06-17	Check # 1364		120.00	22,565.14
06-17	Check # 1355		1,400.00	21,165.14
06-18	Deposit	50.00		21,215.14
06-18	Deposit	2,056.87		23,272.01
06-23	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,231.89	22,040.12
06-23	Check # 1365		560.00	21,480.12
06-24	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	2,573.12		24,053.24
06-24	Check # 1360		731.25	23,321.99
06-25	Deposit	250.00		23,571.99
06-25	Deposit	1,377.81		24,949.80
06-25	Frontline Ins Web Pay Frontlinefp3		15,093.12	9,856.68
06-25	Check # 1359		246.10	9,610.58
06-25	Check # 1362		965.67	8,644.91
06-26	Check # 1357		391.40	8,253.51
06-27	Check # 1356		210.00	8,043.51
06-27	Check # 1363		1,560.00	6,483.51
06-30	Check # 1361		670.59	5,812.92
06-30	Ending totals	46,487.61	51,470.45	5,812.92

Checks

Number	Date	Amount	Number	Date	Amount
1346*	06-09	350.00	1358	06-17	120.00
1349	06-02	937.50	1359	06-25	246.10
1350	06-09	483.00	1360	06-24	731.25
1351	06-03	150.00	1361	06-30	670.59
1352	06-03	91.80	1362	06-25	965.67
1353	06-03	1,950.00	1363	06-27	1,560.00
1354	06-03	28.80	1364	06-17	120.00
1355	06-17	1,400.00	1365	06-23	560.00
1356	06-27	210.00	1366	06-16	5,200.00
1357	06-26	391.40			

* Skip In Check Sequence

Continued on the next page

1352 - 1366

Amount: \$10,086.27 Date: 06/03/2025

DEPOSIT SLIP
BYRON GARDENS CONDO/INH/ASSOC. INC.
#066004367# 300007254B 2#

DATE	AMOUNT	DESCRIPTION
06/03/25	10,086.27	TOTAL DEPOSIT

TOTAL ITEMS: 15
TOTAL: 10,086.27
TOTAL DEPOSIT

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$10,086.27 Date: 06/03/2025

06/03/25 10:08:27
#066004367#
300007254B 2#
Batch 286900263

Amount: \$2,956.09 Date: 06/04/2025

DEPOSIT SLIP
BYRON GARDENS CONDOMINIUM ASSOC. INC.
#066004367# 300007254B 2#

DATE	AMOUNT	DESCRIPTION
06/04/25	2,956.09	TOTAL DEPOSIT

TOTAL ITEMS: 6
TOTAL: 2,956.09
TOTAL DEPOSIT

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$2,956.09 Date: 06/04/2025

06/04/25 10:08:27
#066004367#
300007254B 2#
Batch 287173691

Amount: \$3,946.37 Date: 06/09/2025

DEPOSIT SLIP
BYRON GARDENS CONDOMINIUM ASSOC. INC.
#066004367# 300007254B 2#

DATE	AMOUNT	DESCRIPTION
06/09/25	3,946.37	TOTAL DEPOSIT

TOTAL ITEMS: 6
TOTAL: 3,946.37
TOTAL DEPOSIT

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$3,946.37 Date: 06/09/2025

06/09/25 10:08:27
#066004367#
300007254B 2#
Batch 287666040

Amount: \$1,929.81 Date: 06/11/2025

DEPOSIT SLIP
BYRON GARDENS CONDOMINIUM ASSOC. INC.
#066004367# 300007254B 2#

DATE	AMOUNT	DESCRIPTION
06/11/25	1,929.81	TOTAL DEPOSIT

TOTAL ITEMS: 3
TOTAL: 1,929.81
TOTAL DEPOSIT

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$1,929.81 Date: 06/11/2025

06/11/25 10:08:27
#066004367#
300007254B 2#
Batch 28776090

Amount: \$50.00 Date: 06/18/2025

DEPOSIT SLIP
BYRON GARDENS CONDOMINIUM ASSOC. INC.
#066004367# 300007254B 2#

DATE	AMOUNT	DESCRIPTION
06/18/25	50.00	TOTAL DEPOSIT

TOTAL ITEMS: 1
TOTAL: 50.00
TOTAL DEPOSIT

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$50.00 Date: 06/18/2025

06/18/25 10:08:27
#066004367#
300007254B 2#
Batch 288768278

Amount: \$2,056.87 Date: 06/18/2025

DEPOSIT SLIP
BYRON GARDENS CONDOMINIUM ASSOC. INC.
#066004367# 300007254B 2#

DATE	AMOUNT	DESCRIPTION
06/18/25	2,056.87	TOTAL DEPOSIT

TOTAL ITEMS: 3
TOTAL: 2,056.87
TOTAL DEPOSIT

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$2,056.87 Date: 06/18/2025

06/18/25 10:08:27
#066004367#
300007254B 2#
Batch 288768278

Check # 1352 Amount: \$91.80 Date: 06/03/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1352

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8600 N.W. 25 ST. STE 5-D
DORAL, FL 33172

PAY **NINETY ONE DOLLARS & 80/100**

DATE 06/01/25

AMOUNT \$91.80

VOID OVER \$100.00

Check # 1352 Amount: \$91.80 Date: 06/03/2025

053101121-06/03/2025 010883609

3541210 0003 0018

J & M CONDO MANAGEMENT
AND MAINT INC
8600 NW 25 ST
DORAL FL 33172

092213989
2025-06-03

Check # 1353 Amount: \$1,950.00 Date: 06/03/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1353

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8600 N.W. 25 ST. STE 5-D
DORAL, FL 33172

PAY **ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100**

DATE 06/01/25

AMOUNT \$1,950.00

VOID OVER \$1,900.00

Check # 1353 Amount: \$1,950.00 Date: 06/03/2025

053101121-06/03/2025 010883610

3541210 0003 0018

J & M CONDO MANAGEMENT
AND MAINT INC
8600 NW 25 ST
DORAL FL 33172

092213989
2025-06-03

Check # 1354 Amount: \$28.80 Date: 06/03/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1354

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8600 N.W. 25 ST. STE 5-D
DORAL, FL 33172

PAY **TWENTY EIGHT DOLLARS & 80/100**

DATE 05/01/25

AMOUNT \$28.80

VOID OVER \$30.00

Check # 1354 Amount: \$28.80 Date: 06/03/2025

053101121-06/03/2025 010883611

3541210 0003 0018

J & M CONDO MANAGEMENT
AND MAINT INC
8600 NW 25 ST
DORAL FL 33172

092213989
2025-06-03

Check # 1355 Amount: \$1,400.00 Date: 06/17/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1355

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

PAY TO THE ORDER OF ASY CLEANING SERVICES CORP.
834 JOHNSON ST.
HOLLYWOOD, FL 33310

PAY **ONE THOUSAND FOUR HUNDRED DOLLARS & 00/100**

DATE 06/17/25

AMOUNT \$1,400.00

VOID OVER \$1,400.00

Check # 1355 Amount: \$1,400.00 Date: 06/17/2025

053101121-06/17/2025 010883611

3541210 0003 0018

J & M CONDO MANAGEMENT
AND MAINT INC
8600 NW 25 ST
DORAL FL 33172

092213989
2025-06-17

Handwritten note: I have signed this check. If there is any problem with this check, please contact me at 305-444-1111.

Check # 1356 Amount: \$210.00 Date: 06/27/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1356

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

PAY TO THE ORDER OF FIREWATCH
P.O. BOX 15305
PLANTATION, FL 33318

PAY **TWO HUNDRED TEN DOLLARS & 00/100**

DATE 06/17/25

AMOUNT \$210.00

VOID OVER \$210.00

Check # 1356 Amount: \$210.00 Date: 06/27/2025

1349282517

092213989
2025-06-27

FOR DEPOSIT ONLY
WELLS FARGO
BANK
2000 UNIVERSITY
MIAMI, FL 33136

Check # 1357 Amount: \$391.40 Date: 06/26/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO 1357

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8600 N.W. 25 ST. #4-D
MIAMI, FL 33172-4374

PAY TO THE ORDER OF POOL WIZARDS
P.O. BOX 630102
MIAMI, FL 33163

PAY **THREE HUNDRED NINETY ONE DOLLARS & 40/100**

DATE 06/12/25

AMOUNT \$391.40

VOID OVER \$391.40

Check # 1357 Amount: \$391.40 Date: 06/26/2025

For Deposit Only - JPMC

092213989
2025-06-26

FOR DEPOSIT ONLY
JPMORGAN CHASE BANK
2000 UNIVERSITY
MIAMI, FL 33136

Check # 1358 Amount: \$120.00 Date: 06/17/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1358

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST #40
MIAMI, FL 33172-4374

PAY TO THE ORDER OF ASY CLEANING SERVICES CORP
914 JOHNSON ST,
HOLLYWOOD, FL 33019

PAY ONLY **120 &** CTS CTS

DATE 06/17/25 AMOUNT *****\$120.00

VOID OVER MICR LINE

⑆001358⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1358 Amount: \$120.00 Date: 06/17/2025

0092713078
2025-06-17

1 CHECK HERE IF MAILED/ENDORSED
BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST #40
MIAMI, FL 33172-4374

For Deposit Only
Permitted by Reg. 170.001
REGIONS BANK

Check # 1359 Amount: \$246.10 Date: 06/25/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1359

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST #40
MIAMI, FL 33172-4374

PAY TO THE ORDER OF PERFECT EXTERMINATOR
6858 W 17 CT
HIALEAH, FL 33014

PAY ONLY **246 &** CTS CTS

DATE 06/25/25 AMOUNT *****\$246.10

VOID OVER MICR LINE

⑆001359⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1359 Amount: \$246.10 Date: 06/25/2025

20250624622496200016 05 1346

Regions Bank >062000019<

0092707781
2025-06-25

REGIONS BANK

Check # 1360 Amount: \$731.25 Date: 06/24/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1360

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST #40
MIAMI, FL 33172-4374

PAY TO THE ORDER OF STRALEY OTO
2698 STIRLINGS ROAD #C207
FT. LAUDERDALE, FL 33312

PAY ONLY **731 &** CTS CTS

DATE 06/24/25 AMOUNT *****\$731.25

VOID OVER MICR LINE

⑆001360⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1360 Amount: \$731.25 Date: 06/24/2025

0092638962
2025-06-24

For Deposit Only
Straley & Otto PA-Open
504835558

Check # 1361 Amount: \$670.59 Date: 06/30/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1361

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST #40
MIAMI, FL 33172-4374

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES
2333 W 78 ST
HIALEAH, FL 33016

PAY ONLY **670 &** CTS CTS

DATE 06/12/25 AMOUNT *****\$670.59

VOID OVER MICR LINE

⑆001361⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1361 Amount: \$670.59 Date: 06/30/2025

0092307171
2025-06-30

For Deposit Only
Global Elevator Sales, S.S.
5048307948

Check # 1362 Amount: \$965.67 Date: 06/25/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1362

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST #40
MIAMI, FL 33172-4374

PAY TO THE ORDER OF WASTE CONNECTIONS
3849 NW 37 COURT
MIAMI, FL 33142-4008

PAY ONLY **965 &** CTS CTS

DATE 06/12/25 AMOUNT *****\$965.67

VOID OVER MICR LINE

⑆001362⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1362 Amount: \$965.67 Date: 06/25/2025

0092162719
2025-06-25

For Deposit Only
WASTE CONNECTIONS US INC
134002558812
6440 Miami
6440

Check # 1363 Amount: \$1,560.00 Date: 06/27/2025

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1363

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST #40
MIAMI, FL 33172-4374

PAY TO THE ORDER OF CERTIFIED ELEVATOR TELEPHONE
12717 W SUNRISE BLVD, #223
SUNRISE, FL 33323

PAY ONLY **1560 &** CTS CTS

DATE 06/12/25 AMOUNT *****\$1,560.00

VOID OVER MICR LINE

⑆001363⑆ ⑆066004367⑆ ⑆30000725482⑆

Check # 1363 Amount: \$1,560.00 Date: 06/27/2025

0092331070
2025-06-27

For Deposit Only
CERTIFIED ELEVATOR TELEPHONE
134002558812

Check # 1364 Amount: \$120.00 Date: 06/17/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 900 SW 23 ST #4-D
 MIAMI, FL 33174-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1364

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

PAY ONLY **120 & 00/100** CTS CTS

PAY *** ONE HUNDRED TWENTY DOLLARS & 00/100

DATE 06/12/25 AMOUNT *****\$120.00

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

001364 40660043674 3000072548 2*

Check # 1364 Amount: \$120.00 Date: 06/17/2025

00927136
 2025-06-16

1 CHECKED BY FEDERAL RESERVE

06/17/2025

Signature: *Edgar E. My...*

Check # 1365 Amount: \$560.00 Date: 06/23/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 900 SW 23 ST #4-D
 MIAMI, FL 33174-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1365

PAY TO THE ORDER OF MR. VIEIRA LLC
 6500 W. BAY HARBOR DR. #6H
 BAY HARBOR ISLAND, FL 33154

PAY ONLY **560 & 00/100** CTS CTS

PAY *** FIVE HUNDRED SIXTY DOLLARS & 00/100

DATE 06/12/25 AMOUNT *****\$560.00

TO THE ORDER OF MR. VIEIRA LLC
 6500 W. BAY HARBOR DR. #6H
 BAY HARBOR ISLAND, FL 33154

001365 40660043674 3000072548 2*

Check # 1365 Amount: \$560.00 Date: 06/23/2025

009197871
 2025-06-23

1 CHECKED BY FEDERAL RESERVE

06/23/2025

Signature: *Dr. Vieira LLC*

Check # 1366 Amount: \$5,200.00 Date: 06/16/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 900 SW 23 ST #4-D
 MIAMI, FL 33174-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1366

PAY TO THE ORDER OF JADES AMJ CORP.
 2700 NW 105th TERR.
 CORAL SPRINGS, FL 33066

PAY ONLY **5200 & 00/100** CTS CTS

PAY *** FIVE THOUSAND TWO HUNDRED DOLLARS & 00/100

DATE 06/12/25 AMOUNT *****\$5,200.00

TO THE ORDER OF JADES AMJ CORP.
 2700 NW 105th TERR.
 CORAL SPRINGS, FL 33066

001366 40660043674 3000072548 2*

Check # 1366 Amount: \$5,200.00 Date: 06/16/2025

009861567
 2025-06-16

1 CHECKED BY FEDERAL RESERVE

06/16/2025

Signature: *Jade...*



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800-435-8839
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Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:31508 / T: / S:



BYRON GARDENS CONDOMINIUM
 ASSOCIATION NC
 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:	\$70.40
Last Statement:	May 30, 2025	Ending Balance:	\$70.40
This Statement:	June 30, 2025	Average Ledger Balance:	\$70.40
		Low Balance:	\$70.40
		Interest Earned This Period:	\$0.00
		Interest Earned 2025:	\$0.00
		Days In Period:	31
		Annual Percentage Yield Earned:	0.00%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			70.40
06-30	Ending totals	0.00	0.00	70.40

Make yourself at home

Thinking bigger? Our experienced team is ready with solutions for buying your first home or even second home and beyond.

Scan the code to learn more.



**The Right Loan.
 The Right Support.**

Explore our customized mortgage solutions for domestic and international buyers, backed by people who know the market.

All loans are subject to credit approval and loan requirements. Terms and conditions apply. This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.





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Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:31015 / 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:	XXXXXX2031	Beginning Balance:	\$223,886.69
Last Statement:	May 30, 2025	Ending Balance:	\$228,457.02
This Statement:	June 30, 2025	Average Ledger Balance:	\$227,556.85
		Low Balance:	\$223,886.69
		Interest Earned This Period:	\$19.33
		Interest Earned 2025:	\$117.72
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			223,886.69
06-06	Webxfr Fr Assoc Non Br 725482	4,551.00		228,437.69
06-30	Interest	19.33		228,457.02
06-30	Ending totals	4,570.33	0.00	228,457.02

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All loans are subject to credit approval and loan requirements. Terms and conditions apply. This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.



11109

Delinquencies Report as of 06/30/2025

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1001	CARTIER, HUBERT	1001	Maintenance	55.19	0.00	0.00	55.19		
				55.19	0.00	0.00	55.19		
1004	DOCE, MIRTHA E.	1004	Maintenance	2.60	0.00	0.00	2.60		C
			Late Charge	0.00	0.00	50.00	50.00		
				2.60	0.00	50.00	52.60		
202	LOPEZ, DANIEL & FUENTES, MARTH	202	Late Charge	0.00	25.00	0.00	25.00		C
				0.00	25.00	0.00	25.00		
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	25.00	0.00	0.00	25.00		
				663.72	0.00	0.00	663.72		
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Maintenance	734.53	734.06	0.00	1,468.59		C
			Late Charge	25.00	25.00	50.00	100.00		
				759.53	759.06	50.00	1,568.59		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Late Charge	0.00	25.00	25.00	50.00		C
				0.00	25.00	25.00	50.00		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	511.42	0.00	1,245.95	MGR. LETTER	01/19/25
			Late Charge	0.00	25.00	75.00	100.00		
				734.53	536.42	75.00	1,345.95		
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34		C
				44.34	0.00	0.00	44.34		
505	DRAGO, CLAUDIA L.	505	Maintenance	0.03	0.00	0.00	0.03		
				0.03	0.00	0.00	0.03		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	734.53	2,203.59	MGR. LETTER	05/19/25
			Late Charge	25.00	25.00	0.00	50.00		C
				759.53	759.53	734.53	2,253.59		
701	STOYANOVSKI, LILY	701	Maintenance	11.28	0.00	0.00	11.28		C
				11.28	0.00	0.00	11.28		
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	643.28	643.28	1,929.84	MGR. LETTER	05/19/25
			Late Charge	25.00	25.00	0.00	50.00		C
				668.28	668.28	643.28	1,979.84		
704	BATISTA, MONTSERRAT	704	Maintenance	643.28	643.28	643.28	1,929.84	MGR. LETTER	05/19/25
			Late Charge	25.00	25.00	0.00	50.00		C
				668.28	668.28	643.28	1,979.84		
801	FONT, MILAGROS	801	Maintenance	734.53	0.00	0.00	734.53		C
			Late Charge	25.00	0.00	0.00	25.00		
				759.53	0.00	0.00	759.53		
804	CARTIER, HUBERT	804	Late Charge	0.00	25.00	126.67	151.67		C
				0.00	25.00	126.67	151.67		

Delinquencies Report as of 08/30/2025

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
805	BROWN, BERNARD E., IDA & ELEAN	805	Late Charge	0.00	25.00	0.00	25.00		C
				0.00	25.00	0.00	25.00		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	153.90	0.00	0.00	153.90		C
				153.90	0.00	0.00	153.90		
			Total.....	<u>5,449.94</u>	<u>3,491.57</u>	<u>2,367.76</u>	<u>11,309.27</u>		
			Maintenance	5,299.94	3,266.57	2,021.09	10,587.60		
			Sp. Assessm	0.00	0.00	0.00	0.00		
			Late Charge	150.00	225.00	326.67	701.67		
			Legal Fees	0.00	0.00	0.00	0.00		
			Others	0.00	0.00	20.00	20.00		
			PREPAID BALANCES	(13,511.29)					
			TOTAL UNCOLLECTED	11,309.27					
15	NOT DELINQUENT	3,750.05	33.15						
	REMINDER	0.00	0.00						
	FINAL NOTICE	0.00	0.00						
4	MGR. LETTER	7,559.22	66.84						

Prepaid balances as of 06/30/25

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1003	VINAS, NELIA S.	1003	(1.72)	0.00	0.00	0.00	0.00	(1.72)
1102	FARINACCI, LANETTE	1102	(1,929.84)	0.00	50.00	0.00	0.00	(1,879.84)
1105	1105 BYRON LLC	1105	(643.28)	0.00	0.00	0.00	0.00	(643.28)
1107	CUBILLAS, CRISEL V.	1107	(734.53)	0.00	0.00	0.00	0.00	(734.53)
205	SPERO, MICHAEL & NANCY	205	(638.72)	(638.72)	0.00	0.00	0.00	(1,277.44)
207	VERAS, NORBERTO P.	207	(0.71)	0.00	0.00	0.00	0.00	(0.71)
301	RANKOVIC, BOBAN	301	(17.06)	0.00	0.00	0.00	0.00	(17.06)
304	URBINA, LILA LOURDES	304	(642.62)	0.00	0.00	0.00	0.00	(642.62)
306	RICCIO URBINA, PAOLO F.	306	(640.67)	0.00	0.00	0.00	0.00	(640.67)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
406	BARRERA, ANNE & DREY, LUIS	406	(1.72)	0.00	0.00	0.00	0.00	(1.72)
502	CALLEJA, LAZARO T. & MAYDELIN	502	641.98	(643.28)	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)
507	AGUILAR, GAUDENCIA	507	(0.10)	0.00	0.00	0.00	0.00	(0.10)
605	KAY, MELANIE	605	(0.22)	0.00	0.00	0.00	0.00	(0.22)
802	HENDERSON, JADWIGA J.	802	(3,859.68)	0.00	0.00	0.00	0.00	(3,859.68)
902	VASQUEZ, LEON & LUZ	902	(634.01)	0.00	0.00	0.00	0.00	(634.01)
903	HEE, WILLIAM H.	903	(2,573.12)	0.00	0.00	0.00	0.00	(2,573.12)
906	CAMPOS, MIRIAM	906	(594.67)	0.00	0.00	0.00	0.00	(594.67)
	Total prepaid.....							<u>(13,511.29)</u>