

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 07/31/24
(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								
<u>EXEMPT FUNCTION INCOME</u>								
293,252	319,360	319,360	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
264	734	238	(496)	LATE CHARGES	(66)	200	34	(166)
100	300	119	(181)	KEYS	0	200	17	(183)
1,737	20	0	(20)	MISCELLANEOUS	0	20	0	(20)
295,353	320,413	319,717	(697)	TOTAL EXEMPT FUNCTION INCOME	45,556	46,043	45,674	(369)
<u>NON-EXEMPT FUNCTION INCOME</u>								
115	33	0	(33)	INTEREST -OPERATING	5	4	0	(4)
24	114	0	(114)	INTEREST -RESERVES	16	19	0	(19)
139	147	0	(147)	TOTAL NON-EXEMPT FUNCTION INCOME	20	23	0	(23)
295,492	320,561	319,717	(844)	TOTAL REVENUES	45,577	46,065	45,674	(392)
EXPENSES								
<u>ADMINISTRATIVE EXPENSES</u>								
1,500	650	1,169	(519)	ACCOUNTANT	0	0	167	(167)
943	5,825	875	4,950	LEGAL FEES	1,251	0	125	(125)
1,536	628	1,400	(772)	PRINTING & POSTAGE	88	88	200	(112)
0	6,693	3,500	3,193	ENGINEER	0	0	500	(500)
1,304	1,947	341	1,606	MISCELLANEOUS	55	55	49	6
5,283	15,742	7,285	8,457	TOTAL ADMINISTRATIVE EXPENSES	1,395	143	1,041	(897)
<u>TAXES, LICENSES, PERMITS</u>								
0	272	161	111	FLORIDA CONDO FEE	0	0	23	(23)
240	115	805	(691)	LICENSES & PERMITS	0	0	115	(115)
0	61	36	25	FLORIDA CORP REPORT	0	0	5	(5)
240	448	1,002	(554)	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
<u>INSURANCES</u>								
160,496	183,090	161,588	21,502	INSURANCES	49,046	28,978	23,084	5,894
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
11,900	13,650	13,650	0	MANAGEMENT	1,950	1,950	1,950	0
18,244	5,313	4,550	763	ELEVATOR MAINTENANCE	671	671	650	21
1,750	1,750	0	1,750	POOL MAINTENANCE	250	250	0	250
16,764	6,177	6,300	(123)	WASTE REMOVAL	879	879	900	(21)
22,546	9,212	4,186	5,026	CABLE TV	0	0	598	(598)
1,873	1,723	1,729	(6)	PEST CONTROL	246	246	247	(1)
210	804	1,470	(666)	FIRE ALARM INSPECT. & MAINT.	210	0	210	(210)
73,287	38,629	31,885	6,744	TOTAL CONTRACT SERVICES	4,205	3,995	4,555	(560)

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ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
				UTILITY EXPENSES				
9,021	7,980	9,450	(1,470)	ELECTRICITY	1,092	1,132	1,350	(218)
30,555	44,618	31,157	13,461	WATER & SEWER	5,266	5,363	4,451	912
2,177	3,794	2,800	994	TELEPHONE	1,880	320	400	(80)
41,752	56,393	43,407	12,986	TOTAL UTILITY EXPENSES	8,239	6,815	6,201	614
				REPAIRS & MAINTENANCE				
2,300	500	875	(375)	ELECTRICAL REPAIRS	0	0	125	(125)
17,490	0	11,088	(11,088)	PLUMBING REPAIRS	0	0	1,584	(1,584)
3,875	25,338	4,830	20,508	ELEVATOR REPAIRS	13,589	10,000	690	9,310
45	765	0	765	POOL REPAIRS	0	0	0	0
199	1,148	700	448	GATE & INTERCOM REPAIRS	155	778	100	678
0	0	700	(700)	JANITORIAL SUPPLIES	0	0	100	(100)
9,800	9,985	9,800	185	JANITORIAL SERVICE	1,485	1,400	1,400	0
4,290	0	2,100	(2,100)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	700	(700)	HARDWARE SUPPLIES	0	0	100	(100)
13,904	16,185	11,900	4,285	GENERAL REPAIRS	0	0	1,700	(1,700)
51,903	53,921	42,693	11,228	TOTAL REPAIRS & MAINTENANCE	15,229	12,178	6,099	6,079
				RESERVES				
35,811	31,857	31,857	0	RESERVES	4,551	4,551	4,551	0
24	114	0	114	RESERVES INTEREST ALLOCATION	16	19	0	19
35,835	31,971	31,857	114	TOTAL RESERVES	4,567	4,570	4,551	19
368,795	380,194	319,717	60,478	TOTAL EXPENSES	82,680	56,680	45,674	11,006
(59,634)				Y-T-D DEFICIT	(10,615)			

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 07/31/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	36,595.85
CITY NTL. BANK -SPEC. ASSESS.	23,904.22
CITY NTL. BANK -RESERVES	207,656.37
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	268,556.44

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	11,057.20
A/R ADJ IN TRANSIT	(1,286.56)
TOTAL ACCOUNTS RECEIVABLE	9,770.64

PREPAID EXPENSES

TOTAL CURRENT ASSETS	278,327.08
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	278,327.08
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	12.44
MAINT PAID IN ADVANCE	12,910.01
SECURITY DEPOSITS PAYABLE	650.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	14,822.45

RESERVES

RESERVES	92,141.26
TOTAL RESERVES	92,141.26

TOTAL LIABILITIES	106,963.71
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(59,633.69)
TOTAL FUND BALANCE	171,363.37
TOTAL LIABILITIES & FUND BALANCE	278,327.08
	=====

Outstanding payables for period ending Jul 31, 2024

Number	Date	Name/Description	Amount

JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. 51007	12.44
		MAILING SUMMARY	

			12.44
			=====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Jul 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 07/01/24	49,312.38
Plus: Deposits	57,688.43
Less: Disbursements and Adjustments	70,404.96
CHECKBOOK BALANCE AS OF 07/31/24	36,595.85 =====

BANK RECORDS

Balance per bank statement as of 07/31/24	46,969.95
Less: Outstanding checks	10,374.10
BANK BALANCE AS PER RECONCILIATION	36,595.85 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS			
Number	Date	Name	Description Amount
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 128.00
			02
1192	07/09/24	PERFECT EXTERMINATOR	PEST SERVICE 246.10
1196	07/22/24	A&A ELEVATOR CO.	PARTIAL PYMT ON ELEVATOR REPAI 10,000.00
			RS
			10,374.10

Delinquencies Report as of 07/31/2024

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	25.00	0.00	50.00	75.00		
				711.16	0.00	50.00	761.16		
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	0.00	50.00	50.00		C
				0.00	0.00	50.00	50.00		
1105	1105 BYRON LLC	1105	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	25.00	0.00	0.00	25.00		
				668.28	0.00	0.00	668.28		
302	ROCHEL, LUIS E.	302	Others	20.00	0.00	0.00	20.00		C
				20.00	0.00	0.00	20.00		
402	CARTIER, HUBERT	402	Maintenance	594.94	0.00	0.00	594.94		
			Late Charge	25.00	0.00	25.00	50.00		
				619.94	0.00	25.00	644.94		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	07/24/24 C
				643.28	643.28	0.00	1,286.56		
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34		C
			Late Charge	25.00	0.00	0.00	25.00		
				69.34	0.00	0.00	69.34		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.12	0.00	0.00	0.12		
				0.12	0.00	0.00	0.12		
605	KAY, MELANIE	605	Maintenance	643.28	0.00	0.00	643.28		
			Late Charge	25.00	0.00	0.00	25.00		
				668.28	0.00	0.00	668.28		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	3,670.67	5,139.73	LIEN AUTHORIZED	04/22/24 C
			Late Charge	25.00	0.00	75.00	100.00		
				759.53	734.53	3,745.67	5,239.73		
701	STOYANOVSKI, LILY	701	Maintenance	0.94	0.00	0.00	0.94		C
				0.94	0.00	0.00	0.94		
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	25.00	0.00	25.00	50.00		
				619.95	0.00	25.00	644.95		
806	GUILLERY, FRANCOIS	806	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
			Late Charge	25.00	0.00	25.00	50.00		
				194.20	0.00	25.00	219.20		

Delinquencies Report as of 07/31/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Total.....	<u>5,428.66</u>	<u>1,377.81</u>	<u>4,250.73</u>	<u>11,057.20</u>		
		Maintenance	5,208.66	1,377.81	3,670.67	10,257.14		
		Sp. Assessm	0.00	0.00	305.06	305.06		
		Late Charge	200.00	0.00	275.00	475.00		
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	20.00	0.00	0.00	20.00		
		PREPAID BALANCES	(12,910.01)					
		TOTAL UNCOLLECTED	11,057.20					
13	NOT DELINQUENT	4,530.91	40.97					
	REMINDER	0.00	0.00					
	FINAL NOTICE	0.00	0.00					
1	MGR. LETTER	1,286.56	11.63					
	ATTY. LETTER	0.00	0.00					
1	LIEN AUTHORIZED	5,239.73	47.38					

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
301	RANKOVIC, BOBAN	301	(624.15)	0.00	0.00	0.00	0.00	(624.15)
304	URBINA, LILA LOURDES	304	(786.90)	0.00	0.00	0.00	0.00	(786.90)
306	RICCIO URBINA, PAOLO F.	306	(3,343.60)	0.00	0.00	0.00	0.00	(3,343.60)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(9.88)	0.00	0.00	0.00	0.00	(9.88)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(644.58)	0.00	0.00	0.00	0.00	(644.58)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
802	HENDERSON, JADWIGA J.	802	(3,216.40)	0.00	0.00	0.00	0.00	(3,216.40)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(1,705.09)	0.00	0.00	0.00	0.00	(1,705.09)
903	HEE, WILLIAM H.	903	(1,286.56)	0.00	0.00	0.00	0.00	(1,286.56)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
Total prepaid.....								(12,910.01)