

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 12/31/24
(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>				
504,396	547,474	547,474	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
640	1,109	408	(701)	LATE CHARGES	(25)	175	34	(141)
350	300	204	(96)	KEYS	0	0	17	17
1,737	20	0	(20)	MISCELLANEOUS	0	0	0	0
507,123	548,902	548,086	(817)	TOTAL EXEMPT FUNCTION INCOME	45,598	45,798	45,674	(124)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
154	61	0	(61)	INTEREST -OPERATING	1	1	0	(1)
92	188	0	(188)	INTEREST -RESERVES	18	20	0	(20)
0	23,200	0	(23,200)	FPL CLAIM	0	23,200	0	(23,200)
246	23,449	0	(23,449)	TOTAL NON-EXEMPT FUNCTION INCOME	19	23,220	0	(23,220)
507,369	572,351	548,086	(24,265)	TOTAL REVENUES	45,617	69,018	45,674	(23,344)
				EXPENSES				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	2,004	(1,354)	ACCOUNTANT	0	0	167	(167)
943	6,482	1,500	4,982	LEGAL FEES	0	0	125	(125)
2,573	1,744	2,400	(656)	PRINTING & POSTAGE	552	79	200	(121)
3,763	17,663	6,000	11,663	ENGINEER	0	6,445	500	5,945
1,934	2,287	584	1,703	MISCELLANEOUS	35	200	49	151
10,712	28,825	12,488	16,337	TOTAL ADMINISTRATIVE EXPENSES	587	6,724	1,041	5,684
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	276	(4)	FLORIDA CONDO FEE	0	0	23	(23)
996	4,203	1,380	2,823	LICENSES & PERMITS	0	0	115	(115)
61	61	62	(1)	FLORIDA CORP REPORT	0	0	5	(5)
1,057	4,536	1,718	2,818	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				<u>INSURANCES</u>				
270,733	315,181	277,008	38,173	INSURANCES	26,110	26,110	23,084	3,026
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
21,650	23,400	23,400	0	MANAGEMENT	1,950	1,950	1,950	0
21,468	8,666	7,800	866	ELEVATOR MAINTENANCE	671	671	650	21
3,000	3,340	0	3,340	POOL MAINTENANCE	379	390	0	390
19,069	12,023	10,800	1,223	WASTE REMOVAL	966	1,244	900	344
37,900	9,212	7,176	2,036	CABLE TV	0	0	598	(598)
3,103	2,953	2,964	(11)	PEST CONTROL	246	246	247	(1)
636	1,224	2,520	(1,296)	FIRE ALARM INSPECT. & MAINT.	0	210	210	0
106,826	60,818	54,660	6,158	TOTAL CONTRACT SERVICES	4,212	4,711	4,555	156

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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
				UTILITY EXPENSES				
15,333	13,920	16,200	(2,280)	ELECTRICITY	1,005	1,173	1,350	(177)
58,212	70,692	53,412	17,280	WATER & SEWER	4,957	5,394	4,451	943
3,757	5,407	4,800	607	TELEPHONE	323	323	400	(77)
77,302	90,019	74,412	15,607	TOTAL UTILITY EXPENSES	6,285	6,890	6,201	689
				REPAIRS & MAINTENANCE				
3,055	628	1,500	(872)	ELECTRICAL REPAIRS	128	0	125	(125)
19,420	0	19,008	(19,008)	PLUMBING REPAIRS	0	0	1,584	(1,584)
6,145	28,927	8,280	20,647	ELEVATOR REPAIRS	0	0	690	(690)
45	1,597	0	1,597	POOL REPAIRS	0	0	0	0
289	1,389	1,200	189	GATE & INTERCOM REPAIRS	0	241	100	141
0	0	1,200	(1,200)	JANITORIAL SUPPLIES	0	0	100	(100)
18,620	17,180	16,800	380	JANITORIAL SERVICE	1,400	1,595	1,400	195
4,290	0	3,600	(3,600)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
715	0	1,200	(1,200)	HARDWARE SUPPLIES	0	0	100	(100)
18,639	40,268	20,400	19,868	GENERAL REPAIRS	4,675	16,710	1,700	15,010
71,218	89,988	73,188	16,800	TOTAL REPAIRS & MAINTENANCE	6,203	18,546	6,099	12,447
				RESERVES				
61,389	54,612	54,612	0	RESERVES	4,551	4,551	4,551	0
92	188	0	188	RESERVES INTEREST ALLOCATION	18	20	0	20
61,481	54,800	54,612	188	TOTAL RESERVES	4,569	4,571	4,551	20
599,330	644,167	548,086	96,081	TOTAL EXPENSES	47,965	67,553	45,674	21,879
(71,816)				Y-T-D DEFICIT	1,466			

BYRON GARDENS CONDOMINIUM ASSOC., INC.

**BALANCE SHEET AS OF 12/31/24
(UNAUDITED)**

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	49,254.18
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	230,503.50
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	280,228.08

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	7,692.04
A/R ADJ IN TRANSIT	(214.51)
TOTAL ACCOUNTS RECEIVABLE	7,477.53

PREPAID EXPENSES

TOTAL CURRENT ASSETS	287,705.61
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	287,705.61
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	870.59
MAINT PAID IN ADVANCE	5,305.30
ACCRUED EXPENSES	5,393.85
SECURITY DEPOSITS PAYABLE	850.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	13,669.74

RESERVES

RESERVES	114,970.08
TOTAL RESERVES	114,970.08
TOTAL LIABILITIES	128,639.82

FUND BALANCE

BEGINNING FUND BALANCE	230,881.64
YEAR TO DATE DEFICIT	(71,815.85)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

**BALANCE SHEET AS OF 12/31/24
(UNAUDITED)**

<i>TOTAL FUND BALANCE</i>	<i>159,065.79</i>
<i>TOTAL LIABILITIES & FUND BALANCE</i>	<i>287,705.61</i>
	<i>=====</i>

Outstanding payables for period ending Dec 31, 2024

Number	Date	Name/Description	Amount
5263	12/01/24	GLOBAL ELEVATOR SALES	55004 670.59
		Dec. 2024 ELEVATOR MAINT.	
JM49817	12/27/24	J & M CONDO. MANAGEMENT & MAINT. INC.	51099 200.00
		BOI FILING FEE	
			870.59

SCHEDULE - BANK RECONCILIATION							
TP	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				27,984.66
CH	1254	12/01/24	J & M CONDO. MANAGEMENT & MAIN	Dec 2024 MANAGEMENT FEE		1,950.00	
CH	1255	12/01/24	J & M CONDO. MANAGEMENT & MAIN	Dec 2024 ACCTS. REC. STMTS.		91.80	
CH	1256	12/01/24	BYRON GARDENS CONDO. ASSOC., I	Dec. 2024 RESERVE TRANSFER		4,551.00	
CH	1257	12/02/24	SUGIL ENGINEERING INC.	INSPECTION FEE 11/24/24		1,525.00	
CH	1258	12/02/24	A&Y CLEANING SERVICES CORP.	UNCLOG DUCT 11/18/24		75.00	
CH	1259	12/02/24	ALL-BRITE POOLS	POOL SERV.		390.48	
				11/29-12/26/FILTER/OTHERS			
CH	1261	12/23/24	A&Y CLEANING SERVICES CORP.	CLEAN GARBAGE ROOM 12/7/24		120.00	
CH	1262	12/23/24	A&Y CLEANING SERVICES CORP.	TRASH DUCTS SERV. 11/29/24		75.00	
CH	1263	12/23/24	A&Y CLEANING SERVICES CORP.	Dec. 2024 JANITORIAL SERV.		1,400.00	
CH	1264	12/23/24	WASTE CONNECTIONS	Dec. 2024 WASTE SERVICE		1,244.16	
CH	1265	12/23/24	FIREWATCH	QUATERLY MONITORING		210.00	
CH	1266	12/23/24	PERFECT EXTERMINATOR	PEST SERV. 11/27/24		246.10	
CH	1267	12/23/24	CONTROL SYSTEM GATE	REPLACED PHOTO EYE IN GATE		240.95	
CH	1284	12/30/24	J & M CONDO. MANAGEMENT & MAIN	VOID		12.44	
TOTAL CHECKS.....						12,131.93	(12,131.93)
CR	307	12/02/24		DEPOSIT	3,489.21		
CR	308	12/05/24		DEPOSIT	4,589.65		
CR	309	12/03/24		DEPOSIT	2,016.51		
CR	310	12/10/24		DEPOSIT	3,581.87		
CR	311	12/12/24		DEPOSIT	679.34		
CR	312	12/02/24		DEPOSIT	643.28		
CR	313	12/02/24		DEPOSIT	734.53		
CR	314	12/04/24		DEPOSIT	648.00		
CR	315	12/05/24		DEPOSIT	643.28		
CR	316	12/06/24		DEPOSIT	7,532.33		
CR	317	12/09/24		DEPOSIT	2,016.53		
CR	318	12/10/24		DEPOSIT	6,362.19		
CR	319	12/11/24		DEPOSIT	1,925.28		
CR	320	12/16/24		DEPOSIT	2,623.12		
CR	321	12/17/24		DEPOSIT	643.28		
CR	322	12/17/24		DEPOSIT	2,664.37		
CR	323	12/19/24		DEPOSIT	4,593.93		
TOTAL CASH RECEIPTS.....					45,386.70		45,386.70
JE	578	12/02/24		CLAIM PMT RE:ELEVATORS	23,199.60		
JE	579	12/11/24		PMT TO BREEZELINE-DEC. 2024		323.19	
JE	580	12/09/24		INSURANCE PMT ACT#100662030		2,074.41	
JE	581	12/14/24		INSURANCE PYMT ACT#101849040		7,460.02	
JE	583	12/06/24		ONLINE PYMT RETURNED		638.72	
JE	584	12/11/24		TFR TO SPECIAL TO COVER		2,000.00	
				ENGINEERS CK			
JE	601	12/13/24		ONLINE PYMT NSF		1,129.26	
JE	602	12/20/24		FPL PYMT-SERV:11/07-12/09		1,172.87	
JE	603	12/18/24		INSURANCE PYMT ACT#3008083896		16,575.42	
JE	604	12/02/24		REFUND TO PRIOR OWNER		735.00	
JE	605	12/02/24		REFUND TO PRIOR OWNER		735.00	
JE	628	12/27/24		REVO DEPOSIT	734.51		
JE	629	12/30/24		REVO DEPOSIT	215.00		
JE	639	12/01/24		REV JE 599 11/22/24 DEP PART		3,302.91	
				OF 4036.91			
JE	646	12/31/24		VOID CK 1284	12.44		
TOTAL JOURNAL ENTRIES.....					24,161.55	36,146.80	(11,985.25)
					69,548.25	48,278.73	49,254.18
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Dec 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 12/01/24	27,984.66
Plus: Deposits	69,548.25
Less: Disbursements and Adjustments	48,278.73
CHECKBOOK BALANCE AS OF 12/31/24	49,254.18 =====

BANK RECORDS

Balance per bank statement as of 12/31/24	52,102.39
Less: Outstanding checks	2,848.21
BANK BALANCE AS PER RECONCILIATION	49,254.18 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1230	10/07/24	ALL-BRITE POOLS	POOL REPAIRS RE:VIOLATIONS	832.00
1252	11/18/24	A&Y CLEANING SERVICES CORP.	UNCLOG TRASH DUCT	75.00
1264	12/23/24	WASTE CONNECTIONS	Dec. 2024 WASTE SERVICE	1,244.16
1265	12/23/24	FIREWATCH	QUATERLY MONITORING	210.00
1266	12/23/24	PERFECT EXTERMINATOR	PEST SERV. 11/27/24	246.10
1267	12/23/24	CONTROL SYSTEM GATE	REPLACED PHOTO EYE IN GATE	240.95
				2,848.21

Delinquencies Report as of 12/31/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1001	CARTIER, HUBERT	1001	Maintenance	734.53	0.00	0.00	734.53		
			Late Charge	25.00	0.00	76.53	101.53		
				759.53	0.00	76.53	836.06		
1004	DOCE, MIRTHA E.	1004	Maintenance	0.92	0.00	0.00	0.92		C
			Late Charge	0.00	0.00	50.00	50.00		
				0.92	0.00	50.00	50.92		
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	25.00	50.00		
				663.72	0.00	25.00	688.72		
402	CARTIER, HUBERT	402	Maintenance	638.72	0.00	0.00	638.72		
			Late Charge	25.00	0.00	56.22	81.22		
				663.72	0.00	56.22	719.94		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Late Charge	50.00	0.00	25.00	75.00		C
				50.00	0.00	25.00	75.00		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	2,204.53	734.53	729.71	3,668.77		
			Late Charge	25.00	0.00	25.00	50.00		
				2,229.53	734.53	754.71	3,718.77		
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34		C
				44.34	0.00	0.00	44.34		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.22	0.00	0.00	0.22		
				0.22	0.00	0.00	0.22		
701	STOYANOVSKI, LILY	701	Maintenance	5.64	0.00	0.00	5.64		C
				5.64	0.00	0.00	5.64		
705	JOHNSEN, MICHAEL	705	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
804	CARTIER, HUBERT	804	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	25.00	0.00	51.67	76.67		
				668.28	0.00	51.67	719.95		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
		Total.....		5,898.38	734.53	1,059.13	7,692.04		
		Maintenance		5,723.38	734.53	729.71	7,187.62		
		Sp. Assessm		0.00	0.00	0.00	0.00		
		Late Charge		175.00	0.00	309.42	484.42		
		Legal Fees		0.00	0.00	0.00	0.00		
		Others		0.00	0.00	20.00	20.00		

PREPAID BALANCES (5,305.30)
TOTAL UNCOLLECTED 7,692.04

Delinquencies Report as of 12/31/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
13	NOT DELINQUENT	7,692.04	100.00					

