BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 01/31/24
(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				
				EXEMPT FUNCTION INCOME				
0	45,623	45,623	0	MAINTENANCE ASSESSMENT FEES	42,229	45,623	45,623	0
0	375	34	(341)	LATE CHARGES	0	375	34	(341)
0	0	17	17	KEYS	50	0	17	17
0	45,998	45,674	(324)	TOTAL EXEMPT FUNCTION INCOME	42,279	45,998	45,674	(324)
				NON-EXEMPT FUNCTION INCOME				
0	5	0	(5)	INTEREST -OPERATING	6	5	0	(5)
0	17	0	(17)	INTEREST -RESERVES	14	17	0	(17)
0	22	0	(22)	TOTAL NON-EXEMPT FUNCTION INCOME	20	22	0	(22)
0	46,020	45,674	(346)	TOTAL REVENUES	42,299	46,020	45,674	(346)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
0	0	167	(167)	ACCOUNTANT	0	0	167	(167)
0	0	125	(125)	LEGAL FEES	0	0	125	(125)
0	97	200	(103)	PRINTING & POSTAGE	85	97	200	(103)
0	3,213	500	2,713	ENGINEER	0	3,213	500	2,713
0	1,176	49	1,127	MISCELLANEOUS	129	1,176	49	1,127
0	4,486	1,041	3,445	TOTAL ADMINISTRATIVE EXPENSES	214	4,486	1,041	3,445
				TAXES, LICENSES, PERMITS				
0	272	23	249	FLORIDA CONDO FEE	0	272	23	249
0	115	115	(1)	LICENSES & PERMITS	0	115	115	(1)
0	61	5	56	FLORIDA CORP REPORT	0	61	5	56
0	448	143	305	TOTAL TAXES, LICENSES, PERMITS	0	448	143	305
				INSURANCES				
0	19,768	21,334	(1,566)	PROPERTY, LIAB & FID BD	26,138	19,768	21,334	(1,566)
0	0	1,750	(1,750)	FLOOD	0	0	1,750	(1,750)
0	19,768	23,084	(3,316)	TOTAL INSURANCES	26,138	19,768	23,084	(3,316)
				PAYROLL				
				CONTRACT SERVICES				
0	1,950	1,950	0	MANAGEMENT	1,950	1,950	1,950	0
0	645	650	(5)	ELEVATOR MAINTENANCE	645	645	650	(5)
0	250	0	250	POOL MAINTENANCE	250	250	0	250
0	879	900	(21)	WASTE REMOVAL	892	879	900	(21)
0	3,071	598	2,473	CABLE TV	3,071	3,071	598	2,473
0	246	247	(1)	PEST CONTROL	0	246	247	(1)
0	0	210	(210)	FIRE ALARM INSPECT. & MAINT.	426	0	210	(210)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 01/31/24
(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
0	7,040	4,555	2,485	TOTAL CONTRACT SERVICES	7,234	7,040	4,555	2,485
				UTILITY EXPENSES				
0	1,159	1,350	(191)	ELECTRICITY	1,186	1,159	1,350	(191)
0	7,502	4,451	3,051	WATER & SEWER	6,662	7,502	4,451	3,051
0	318	400	(82)	TELEPHONE	318	318	400	(82)
0	8,979	6,201	2,778	TOTAL UTILITY EXPENSES	8,166	8,979	6,201	2,778
				REPAIRS & MAINTENANCE				
0	320	125	195	ELECTRICAL REPAIRS	0	320	125	195
0	0	1,584	(1,584)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	675	690	(15)	ELEVATOR REPAIRS	0	675	690	(15)
0	765	0	765	POOL REPAIRS	0	765	0	765
0	0	100	(100)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	100	(100)	JANITORIAL SUPPLIES	0	0	100	(100)
0	1,475	1,400	75	JANITORIAL SERVICE	1,400	1,475	1,400	75
0	0	300	(300)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	5,250	0	5,250	SPECIAL ASSESSMENT EXPENSE	0	5,250	0	5,250
0	0	100	(100)	HARDWARE SUPPLIES	0	0	100	(100)
0	75	1,700	(1,625)	GENERAL REPAIRS	1,940	75	1,700	(1,625)
0	8,560	6,099	2,461	TOTAL REPAIRS & MAINTENANCE	3,340	8,560	6,099	2,461
				RESERVES				
0	4,551	4,551	0	RESERVES	5,116	4,551	4,551	0
0	17	0	17	RESERVES INTEREST ALLOCATION	14	17	0	17
0	4,568	4,551	17	TOTAL RESERVES	5,130	4,568	4,551	17
0	53,849	45,674	8,175	TOTAL EXPENSES	50,222	53,849	45,674	8,175
	(7,829)			Y-T-D DEFICIT		(7,829)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 01/31/24
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL - OPERATING	25,641.86		
CITY NTL. BANK -SPEC. ASSESS.	86,249.70		
CITY NTL. BANK -RESERVES	184,803.54		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	297,095.10		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	8,466.46		
A/R ADJ IN TRANSIT	(1,720.58)		
TOTAL ACCOUNTS RECEIVABLE	6,745.88		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		303,840.98	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			303,840.98
			=============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	332.44		
MAINT PAID IN ADVANCE	14,103.21		
SECURITY DEPOSITS PAYABLE	250.00		
CONDO. COMMON AREA DEPOSIT	1,250.00		
TOTAL CURRENT LIABILITIES		15,935.65	
RESERVES			
RESERVES	64,737.43		
TOTAL RESERVES		64,737.43	
TOTAL LIABILITIES			80,673.08
FUND BALANCE			
BEGINNING FUND BALANCE	230,997.06		
YEAR TO DATE DEFICIT	(7,829.16)		
TOTAL FUND BALANCE			223,167.90
TOTAL LIABILITIES & FUND BALANCE			303,840.98
			=============

Outstanding payables for period ending Jan 31, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5111	01/31/24	CJC FAST SERVICES CORP. REPAIRS TO EXTERIOR CONDUIT	57002	320.00
				332.44

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				9,047.81
CH	1101	01/01/24	BYRON GARDENS CONDO. ASSOC., I	January 2024 RESERVE TRANSFER		5,115.79	
CH	1102	01/01/24	J & M CONDO. MANAGEMENT & MAIN	Jan 2024 MANAGEMENT FEE		1,950.00	
CH	1103	01/01/24	J & M CONDO. MANAGEMENT & MAIN	Jan 2024 ACCTS. REC. STMTS.		85.00	
CH	1105	01/04/24	REEF TROPICAL POOLS	50% ON REBUILDING POOL PUMP		764.93	
CH	1106	01/08/24	A&Y CLEANING SERVICES CORP.	TRASH DUCTS CLEANING 12/22/23		75.00	
CH	1107	01/08/24	A&Y CLEANING SERVICES CORP.	TRASH DUCTS CLEANING 12/25/23		75.00	
CH	1108	01/08/24	PERFECT EXTERMINATOR	PEST SERVICE		246.10	
CH	1109	01/08/24	REEF TROPICAL POOLS	Jan. 2023 POOL SERV.		250.00	
CH	1110	01/08/24	A&Y CLEANING SERVICES CORP.	Jan. 2024 JANITORIAL SERV.		1,400.00	
CH	1111	01/08/24	GLOBAL ELEVATOR SALES	REPLACED DOOR ARM		675.00	
CH	1112	01/15/24	GLOBAL ELEVATOR SALES	Jan. 2024 ELEVATOR MAINT.		644.80	
CH	1113	01/25/24	WASTE CONNECTIONS	January 2024 WASTE SERV. ACT#6440-078272		878.70	
CH	1114	01/25/24	FLORIDA DEPT. OF STATE	RENEWAL FEE ANNUAL REPORT DOC#718258		61.25	
TOTAL CHECKS..........						12,221.57	(12,221.57)
CR	125	01/02/24		DEPOSIT	5,254.97		
CR	126	01/02/24		DEPOSIT	1,368.25		
CR	127	01/02/24		DEPOSIT	643.28		
CR	128	01/04/24		DEPOSIT	1,469.06		
CR	129	01/04/24		DEPOSIT	643.28		
CR	130	01/08/24		DEPOSIT	13,182.10		
CR	131	01/12/24		DEPOSIT	7,498.05		
CR	132	01/04/24		DEPOSIT	1,200.00		
CR	133	01/04/24		DEPOSIT	2,463.47		
CR	134	01/04/24		DEPOSIT	1,286.56		
CR	135	01/08/24		DEPOSIT	4,685.46		
CR	136	01/08/24		DEPOSIT	5,237.49		
CR	137	01/10/24		DEPOSIT	148.18		
CR	138	01/11/24		DEPOSIT	643.28		
CR	139	01/12/24		DEPOSIT	643.28		
CR	140	01/16/24		DEPOSIT	1,961.34		
CR	141	01/16/24		DEPOSIT	1,377.81		
CR	142	01/22/24		DEPOSIT	1,634.53		
CR	143	01/25/24		DEPOSIT	1,377.81		
CR	144	01/24/24		DEPOSIT	679.34		
CR	145	01/25/24		DEPOSIT	1,358.68		
CR	146	01/26/24		DEPOSIT	2,016.53		
TOTAL CASH RECEIPTS..........					56,772.75		56,772.75
JE	256	01/05/24		WATER PYMT-SERV. TO 12/7/23		7,501.88	
JE	260	01/03/24		INSURANCE PYMT		19,768.45	
JE	264	01/05/24		TRANSFER TO OPERATING TO COVER O.D.	3,000.00		
JE	271	01/10/24		PYMT TO DBPR ANNUAL LANDSALE FEE		272.00	
JE	272	01/16/24		ONLINE PYMT NSF		148.18	
JE	273	01/18/24		PYMT TO MIAMI DADE FOR ANNUAL REGISTRATION		114.50	
JE	274	01/11/24		PYMT TO BREEZELINE SERV. 12/31-1/30		317.91	
JE	275	01/19/24		FPL PYMT-SERV:12/07-1/08		1,159.00	
JE	301	01/03/24		BANK CHARGES		111.00	
JE	302	01/31/24		INTEREST	0.92		
JE	303	01/30/24		REVO DEPOSIT	734.51		
JE	304	01/31/24		REVO DEPOSIT	643.28		
JE	305	01/03/24		BREEZELINE CABLE PMT		3,070.71	
JE	307	01/22/24		BANK CHARGES		203.00	
JE	309	01/26/24		REVO DEP RET		900.00	
JE	310	01/18/24		DEPOSIT ITEM RET CK 170		638.72	
JE	310	01/18/24		DEPOSIT ITEM RET CK 170		12.00	
JE	312	01/16/24		REVO DEPOSIT	1,238.23		
JE	313	01/09/24		REVO DEPOSIT	643.28		
TOTAL JOURNAL ENTRIES..........					6,260.22	34,217.35	(27,957.13)
					63,032.97	46,438.92	25,641.86

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Jan 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 01/01/24	*9,047.81*	
Plus: Deposits	*63,032.97*	
Less: Disbursements and Adjustments	*46,438.92*	
CHECKBOOK BALANCE AS OF 01/31/24		***25,641.86***
		===========

BANK RECORDS

Balance per bank statement as of 01/31/24	*32,607.60*	
Less: Outstanding checks	*6,965.74*	
BANK BALANCE AS PER RECONCILIATION		***25,641.86***
		===========

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1031	08/07/23	A&Y CLEANING SERVICES CORP.	Aug. 2023 MAINTENANCE CLEANING	150.00
1033	08/07/23	NELIA VINAS	REIMB. PURCHASE OF FLOWERS	119.99
1104	12/22/23	UTECHT INSURANCE	DOWN PYMT ON LIAB/BOILER/D&O/CRIME TO 1/1/25	5,111.00
1112	01/15/24	GLOBAL ELEVATOR SALES	Jan. 2024 ELEVATOR MAINT.	644.80
1113	01/25/24	WASTE CONNECTIONS	January 2024 WASTE SERV. ACT#6440-078272	878.70
1114	01/25/24	FLORIDA DEPT. OF STATE	RENEWAL FEE ANNUAL REPORT DOC# 718258	61.25
				6,965.74

BYRON GARDENS CONDOMINIUM ASSOC., INC.
FINANCIAL RECAP for the year: 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
MAINTENANCE FEES												
Monthly Billing	45,622											
Maintenance Uncollected	8,466											
COLLECTIONS - STATUS												
Collection Letter	2											
Lien Authorization	-											
Lien Recorded	-											
Association Foreclosure	-											
Bank Foreclosure	-											
Payment Plan	-											
BUDGET SURPLUS (DEFICIT)												
For Month	(7,829)											
Year To Date	(7,829)											
ACCOUNTS PAYABLE												
Outstanding Invoices	332											
OPERATING BANK ACCOUNT												
Beginning Balance	9,047											
Disbursement & Adjustments	46,438											
Deposits & Adjustments	63,032											
TOTAL Operating Cash Fund	25,641											
RESERVES FUND												
Beginning Balance	0											
Funding, Interest & Adjutments	0											
Expenditures & Adjustments	0											
TOTAL Reserves Cash Fund	0											

NOTES FOR CURRENT MONTH:

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 01/31/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date	
1105	1105 BYRON LLC	1105	Late Charge	50.00	0.00	0.00	50.00	MGR. LETTER	12/28/23	C
				50.00	0.00	0.00	50.00			
206	SECEROVIC, ANISA	206	Maintenance	638.72	0.00	0.00	638.72			C
			Late Charge	25.00	0.00	0.00	25.00			
				663.72	0.00	0.00	663.72			
301	RANKOVIC, BOBAN	301	Maintenance	55.19	0.00	0.00	55.19			
				55.19	0.00	0.00	55.19			
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			
304	URBINA, LILA LOURDES	304	Maintenance	786.90	743.13	292.13	1,822.16	MGR. LETTER	12/28/23	C
			Late Charge	75.00	0.00	25.00	100.00			
				861.90	743.13	317.13	1,922.16			
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			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	594.95	0.00	1,238.23		09/25/23	C
			Late Charge	25.00	0.00	0.00	25.00			
				668.28	594.95	0.00	1,263.23			
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34			C
				44.34	0.00	0.00	44.34			
502	CALLEJA, LAZARO T. & MAYDELIN	502	Maintenance	12.14	0.00	0.00	12.14			
				12.14	0.00	0.00	12.14			
602	DARNAL, EVELYNE V.	602	Maintenance	594.95	0.00	0.00	594.95			C
			Late Charge	25.00	0.00	0.00	25.00			
				619.95	0.00	0.00	619.95			
605	KAY, MELANIE	605	Maintenance	594.95	0.00	0.00	594.95			
			Late Charge	25.00	0.00	0.00	25.00			
				619.95	0.00	0.00	619.95			
607	MSR INCASA LLC	607	Maintenance	732.55	0.00	0.00	732.55			C
			Late Charge	25.00	0.00	0.00	25.00			
				757.55	0.00	0.00	757.55			
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	478.64	0.00	0.00	478.64			C
			Sp. Assessm	0.00	0.00	305.06	305.06			
			Late Charge	25.00	0.00	0.00	25.00			
				503.64	0.00	305.06	808.70			
801	FONT, MILAGROS	801	Late Charge	50.00	0.00	0.00	50.00			C
				50.00	0.00	0.00	50.00			
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20			
				169.20	0.00	0.00	169.20			
903	HEE, WILLIAM H.	903	Maintenance	643.28	0.00	0.00	643.28			C
			Late Charge	25.00	0.00	0.00	25.00			

Delinquencies Report as of 01/31/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
				668.28	0.00	0.00	668.28		
906	CAMPOS, MIRIAM	906	Maintenance	48.33	0.00	0.00	48.33		
				48.33	0.00	0.00	48.33		
			Total.....	6,456.19	1,338.08	672.19	8,466.46		
			Maintenance	6,081.19	1,338.08	292.13	7,711.40		
			Sp. Assessm	0.00	0.00	305.06	305.06		
			Late Charge	375.00	0.00	75.00	450.00		
			Legal Fees	0.00	0.00	0.00	0.00		
			Others	0.00	0.00	0.00	0.00		

	PREPAID BALANCES	(14,103.21)	
	TOTAL UNCOLLECTED	8,466.46	
15	NOT DELINQUENT	6,494.30	76.70
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
2	MGR. LETTER	1,972.16	23.29

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Prepaid balances as of 01/31/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1001	CARTIER, HUBERT	1001	(48.37)	0.00	0.00	0.00	0.00	(48.37)
202	LOPEZ, DANIEL & FUENTES, MARTH	202	(0.47)	0.00	0.00	0.00	0.00	(0.47)
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
402	CARTIER, HUBERT	402	(43.77)	0.00	0.00	0.00	0.00	(43.77)
407	CESCHELLI, GIUSEPPE, MANIAM, G	407	(679.34)	0.00	0.00	0.00	0.00	(679.34)
506	AVERHOFF, LOUIS & MARIA E.	506	(4.02)	0.00	0.00	0.00	0.00	(4.02)
604	ALVAREZ, JUAN C. & DARNAL, SER	604	(594.95)	0.00	0.00	0.00	0.00	(594.95)
701	STOYANOVSKI, LILY	701	(709.67)	0.00	0.00	0.00	0.00	(709.67)
802	HENDERSON, JADWIGA J.	802	(7,076.08)	0.00	0.00	0.00	0.00	(7,076.08)
804	CARTIER, HUBERT	804	(48.33)	0.00	0.00	0.00	0.00	(48.33)
806	GUILLERY, FRANCOIS	806	(643.28)	0.00	0.00	0.00	0.00	(643.28)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(3,564.77)	0.00	0.00	0.00	0.00	(3,564.77)
	Total prepaid.....							(14,103.21)