

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 06/30/24
(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
				REVENUES				
				<u>EXEMPT FUNCTION INCOME</u>				
245,907	273,737	273,737	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
264	534	204	(330)	LATE CHARGES	0	(66)	34	(100)
100	100	102	2	KEYS	50	0	17	17
246,271	274,370	274,043	(328)	TOTAL EXEMPT FUNCTION INCOME	45,673	45,556	45,674	(83)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
103	29	0	(29)	INTEREST -OPERATING	5	5	0	(5)
12	96	0	(96)	INTEREST -RESERVES	17	16	0	(16)
115	125	0	(125)	TOTAL NON-EXEMPT FUNCTION INCOME	22	20	0	(20)
246,386	274,495	274,043	(452)	TOTAL REVENUES	45,695	45,577	45,674	(104)
				EXPENSES				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	1,002	(352)	ACCOUNTANT	0	0	167	(167)
943	5,825	750	5,075	LEGAL FEES	1,128	1,251	125	1,126
1,446	539	1,200	(661)	PRINTING & POSTAGE	88	88	200	(112)
0	6,693	3,000	3,693	ENGINEER	3,480	0	500	(500)
1,293	1,892	292	1,600	MISCELLANEOUS	23	55	49	6
5,182	15,599	6,244	9,355	TOTAL ADMINISTRATIVE EXPENSES	4,719	1,395	1,041	354
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	138	134	FLORIDA CONDO FEE	0	0	23	(23)
240	115	690	(576)	LICENSES & PERMITS	0	0	115	(115)
0	61	31	30	FLORIDA CORP REPORT	0	0	5	(5)
240	448	859	(411)	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				<u>INSURANCES</u>				
123,007	154,112	138,504	15,608	INSURANCES	21,843	49,046	23,084	25,962
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
9,950	11,700	11,700	0	MANAGEMENT	1,950	1,950	1,950	0
17,599	4,643	3,900	743	ELEVATOR MAINTENANCE	671	671	650	21
1,500	1,500	0	1,500	POOL MAINTENANCE	250	250	0	250
12,497	5,299	5,400	(101)	WASTE REMOVAL	892	879	900	(21)
19,476	9,212	3,588	5,624	CABLE TV	0	0	598	(598)
1,627	1,477	1,482	(5)	PEST CONTROL	246	246	247	(1)
210	804	1,260	(456)	FIRE ALARM INSPECT. & MAINT.	0	210	210	0
62,858	34,634	27,330	7,304	TOTAL CONTRACT SERVICES	4,009	4,205	4,555	(350)
				<u>UTILITY EXPENSES</u>				
7,634	6,849	8,100	(1,251)	ELECTRICITY	1,045	1,092	1,350	(258)

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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
26,227	39,255	26,706	12,549	WATER & SEWER	6,556	5,266	4,451	815
1,868	3,474	2,400	1,074	TELEPHONE	320	1,880	400	1,480
35,728	49,578	37,206	12,372	TOTAL UTILITY EXPENSES	7,920	8,239	6,201	2,038
				<u>REPAIRS & MAINTENANCE</u>				
2,300	500	750	(250)	ELECTRICAL REPAIRS	180	0	125	(125)
17,210	0	9,504	(9,504)	PLUMBING REPAIRS	0	0	1,584	(1,584)
3,875	15,338	4,140	11,198	ELEVATOR REPAIRS	0	13,589	690	12,899
45	765	0	765	POOL REPAIRS	0	0	0	0
0	369	600	(231)	GATE & INTERCOM REPAIRS	0	155	100	55
0	0	600	(600)	JANITORIAL SUPPLIES	0	0	100	(100)
9,650	8,585	8,400	185	JANITORIAL SERVICE	1,400	1,485	1,400	85
4,290	0	1,800	(1,800)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	600	(600)	HARDWARE SUPPLIES	0	0	100	(100)
13,904	16,185	10,200	5,985	GENERAL REPAIRS	650	0	1,700	(1,700)
51,274	41,743	36,594	5,149	TOTAL REPAIRS & MAINTENANCE	2,230	15,229	6,099	9,130
				<u>RESERVES</u>				
25,579	27,306	27,306	0	RESERVES	4,551	4,551	4,551	0
12	96	0	96	RESERVES INTEREST ALLOCATION	17	16	0	16
25,591	27,402	27,306	96	TOTAL RESERVES	4,568	4,567	4,551	16
303,880	323,514	274,043	49,471	TOTAL EXPENSES	45,288	82,680	45,674	37,006
(49,019)				Y-T-D DEFICIT	(37,103)			
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 06/30/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	49,312.38
CITY NTL. BANK -SPEC. ASSESS.	23,903.14
CITY NTL. BANK -RESERVES	203,086.63
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	276,702.15

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	9,640.93
A/R ADJ IN TRANSIT	638.72
TOTAL ACCOUNTS RECEIVABLE	10,279.65

PREPAID EXPENSES

TOTAL CURRENT ASSETS	286,981.80
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	286,981.80
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	167.44
MAINT PAID IN ADVANCE	15,364.67
SECURITY DEPOSITS PAYABLE	650.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	17,432.11

RESERVES

RESERVES	87,571.52
TOTAL RESERVES	87,571.52
TOTAL LIABILITIES	105,003.63

FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(49,018.89)
TOTAL FUND BALANCE	181,978.17
TOTAL LIABILITIES & FUND BALANCE	286,981.80
	=====

Outstanding payables for period ending Jun 30, 2024

Number	Date	Name/Description	Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC.	51007
		MAILING SUMMARY	12.44
5181	06/25/24	CONTROL SYSTEM GATE	57008
		REPAIRED GATE TRACK BACK SIDE	155.00

			167.44
			=====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Jun 30, 2024

ASSOCIATION RECORDS

<i>Checkbook Balance as of 06/01/24</i>	<i>36,041.67</i>
<i>Plus: Deposits</i>	<i>50,425.06</i>
<i>Less: Disbursements and Adjustments</i>	<i>37,154.35</i>
<i>CHECKBOOK BALANCE AS OF 06/30/24</i>	<i>49,312.38</i> =====

BANK RECORDS

<i>Balance per bank statement as of 06/30/24</i>	<i>51,135.38</i>
<i>Less: Outstanding checks</i>	<i>1,823.00</i>
<i>BANK BALANCE AS PER RECONCILIATION</i>	<i>49,312.38</i> =====

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
1176	06/11/24	A&Y CLEANING SERVICES CORP.	June 2024 JANITORIAL SERV.	1,400.00
1177	06/11/24	FIREWATCH	QUATERLY ALARM MONITORING	210.00
1181	06/12/24	A&Y CLEANING SERVICES CORP.	TRASH DUCTS CLEANING	85.00
				1,823.00

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

Monthly Billing

Maintenance Uncollected

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
45,622	45,622	45,622	45,622	45,622	45,622						
8,466	10,653	8,321	10,297	9,361	9,640						

COLLECTIONS - STATUS

Collection Letter

Lien Authorization

Lien Recorded

Association Foreclosure

Bank Foreclosure

Payment Plan

2	4	2	2	1	-						
-	-	-	-	1	1						
-	-	-	-	-	-						
-	-	-	-	-	-						
-	-	-	-	-	-						
-	-	-	-	-	-						

BUDGET SURPLUS (DEFICIT)

For Month

Year To Date

(7,829)	(2,532)	(278)	(1,682)	(406)	(37,103)						
(7,829)	(10,361)	(10,639)	(12,321)	11,915	(49,018)						

ACCOUNTS PAYABLE

Outstanding Invoices

332	5,697	9,114	12	842	167						
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OPERATING BANK ACCOUNT

Beginning Balance

Disbursement & Adjustments

Deposits & Adjustments

TOTAL Operating Cash Fund

9,047	25,641	21,256	31,032	27,953	36,041						
46,438	42,995	43,908	54,557	36,570	37,154						
63,032	38,609	53,684	51,479	44,658	50,425						
25,641	21,256	31,032	27,953	36,041	49,312						

RESERVES FUND

Beginning Balance

Funding, Interest & Adjutments

Expenditures & Adjustments

TOTAL Reserves Cash Fund

179,671	184,803	184,818	184,832	198,503	198,520						
5,132	14	14	13,670	16	4,566						
0	0	0	0	0	0						
184,803	184,818	184,832	198,503	198,520	203,086						

NOTES FOR CURRENT MONTH:

Page: 1

SCHEDULE - BANK RECONCILIATION							
Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				75,983.56
CH	6010	06/13/24	FRONTLINE INSURANCE	INITIAL PYMT ON PROPERTY POL#3008083896 TO 5/31/25		52,083.06	
TOTAL CHECKS.....						52,083.06	(52,083.06)
JE	449	06/30/24		INTEREST	2.64		
TOTAL JOURNAL ENTRIES.....						2.64	2.64
						2.64	52,083.06
							23,903.14

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

Jun 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 06/01/24	75,983.56
Plus: Deposits	2.64
Less: Disbursements and Adjustments	52,083.06
CHECKBOOK BALANCE AS OF 06/30/24	23,903.14 =====

BANK RECORDS

Balance per bank statement as of 06/30/24	23,903.14
BANK BALANCE AS PER RECONCILIATION	23,903.14 =====

Delinquencies Report as of 06/30/2024

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	0.00	50.00	50.00		
				686.16	0.00	50.00	736.16		
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	0.00	50.00	50.00		C
				0.00	0.00	50.00	50.00		
402	CARTIER, HUBERT	402	Maintenance	594.94	0.00	0.00	594.94		
			Late Charge	0.00	0.00	25.00	25.00		
				594.94	0.00	25.00	619.94		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
405	GONZALEZ, FIDEL A.	405	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
501	CABRERA, NYDIA M.	501	Maintenance	734.53	44.34	0.00	778.87		C
				734.53	44.34	0.00	778.87		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.10	0.00	0.00	0.10		
				0.10	0.00	0.00	0.10		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	2,936.14	4,405.20	LIEN AUTHORIZED 04/22/24	C
			Late Charge	0.00	0.00	75.00	75.00		
				734.53	734.53	3,011.14	4,480.20		
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	0.00	0.00	25.00	25.00		
				594.95	0.00	25.00	619.95		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	734.53	169.20	0.00	903.73		
			Late Charge	0.00	0.00	25.00	25.00		
				734.53	169.20	25.00	928.73		
		Total.....		5,176.66	948.07	3,516.20	9,640.93		
		Maintenance		5,176.66	948.07	2,936.14	9,060.87		
		Sp. Assessm		0.00	0.00	305.06	305.06		
		Late Charge		0.00	0.00	275.00	275.00		
		Legal Fees		0.00	0.00	0.00	0.00		
		Others		0.00	0.00	0.00	0.00		
PREPAID BALANCES		(15,364.67)							
TOTAL UNCOLLECTED		9,640.93							
10	NOT DELINQUENT	5,160.73	53.52						
	REMINDER	0.00	0.00						
	FINAL NOTICE	0.00	0.00						
	MGR. LETTER	0.00	0.00						
	ATTY. LETTER	0.00	0.00						

Delinquencies Report as of 06/30/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1	LIEN AUTHORIZED		4,480.20	46.47				

Prepaid balances as of 06/30/24

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	(679.34)	0.00	0.00	0.00	0.00	(679.34)
302	ROCHEL, LUIS E.	302	(638.72)	0.00	0.00	0.00	0.00	(638.72)
306	RICCIO URBINA, PAOLO F.	306	(2,679.88)	0.00	0.00	0.00	0.00	(2,679.88)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(9.41)	0.00	0.00	0.00	0.00	(9.41)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(1,287.86)	0.00	0.00	0.00	0.00	(1,287.86)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
802	HENDERSON, JADWIGA J.	802	(3,859.68)	0.00	0.00	0.00	0.00	(3,859.68)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(2,348.37)	0.00	0.00	0.00	0.00	(2,348.37)
903	HEE, WILLIAM H.	903	(1,929.84)	0.00	0.00	0.00	0.00	(1,929.84)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
Total prepaid.....								(15,364.67)