

***BYRON GARDENS CONDOMINIUM ASSOC., INC.***

***FINANCIAL STATEMENTS***

***For the month ending  
April 30, 2024***

***Prepared by:***

***J & M CONDO MANAGEMENT AND MAINTENANCE, INC.***

**Note:**

***FOR MANAGEMENT PURPOSES ONLY***

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 04/30/24**  
**(UNAUDITED)**

| ----- YEAR TO DATE ----- |                     |                     |                    | ----- DESCRIPTION -----           | ----- THIS MONTH ----- |                   |                   |                    |
|--------------------------|---------------------|---------------------|--------------------|-----------------------------------|------------------------|-------------------|-------------------|--------------------|
| ACTUAL<br>LAST YEAR      | ACTUAL<br>THIS YEAR | BUDGET<br>THIS YEAR | BUDGET<br>VARIANCE |                                   | ACTUAL<br>PRIOR MO     | ACTUAL<br>CURR MO | BUDGET<br>CURR MO | BUDGET<br>VARIANCE |
|                          |                     |                     |                    | <u>REVENUES</u>                   |                        |                   |                   |                    |
|                          |                     |                     |                    | <u>EXEMPT FUNCTION INCOME</u>     |                        |                   |                   |                    |
| 0                        | 182,491             | 182,491             | 0                  | MAINTENANCE ASSESSMENT FEES       | 45,623                 | 45,623            | 45,623            | 0                  |
| 0                        | 600                 | 136                 | (464)              | LATE CHARGES                      | (50)                   | 125               | 34                | (91)               |
| 0                        | 50                  | 68                  | 18                 | KEYS                              | 0                      | 0                 | 17                | 17                 |
| 0                        | 183,141             | 182,695             | (446)              | TOTAL EXEMPT FUNCTION INCOME      | 45,573                 | 45,748            | 45,674            | (74)               |
|                          |                     |                     |                    | <u>NON-EXEMPT FUNCTION INCOME</u> |                        |                   |                   |                    |
| 0                        | 19                  | 0                   | (19)               | INTEREST -OPERATING               | 5                      | 5                 | 0                 | (5)                |
| 0                        | 63                  | 0                   | (63)               | INTEREST -RESERVES                | 15                     | 17                | 0                 | (17)               |
| 0                        | 83                  | 0                   | (83)               | TOTAL NON-EXEMPT FUNCTION INCOME  | 19                     | 22                | 0                 | (22)               |
| 0                        | 183,224             | 182,695             | (529)              | TOTAL REVENUES                    | 45,592                 | 45,770            | 45,674            | (96)               |
|                          |                     |                     |                    | <u>EXPENSES</u>                   |                        |                   |                   |                    |
|                          |                     |                     |                    | <u>ADMINISTRATIVE EXPENSES</u>    |                        |                   |                   |                    |
| 0                        | 650                 | 668                 | (18)               | ACCOUNTANT                        | 0                      | 0                 | 167               | (167)              |
| 0                        | 3,446               | 500                 | 2,946              | LEGAL FEES                        | 792                    | 674               | 125               | 549                |
| 0                        | 363                 | 800                 | (437)              | PRINTING & POSTAGE                | 88                     | 88                | 200               | (112)              |
| 0                        | 3,213               | 2,000               | 1,213              | ENGINEER                          | 0                      | 0                 | 500               | (500)              |
| 0                        | 1,814               | 195                 | 1,619              | MISCELLANEOUS                     | 245                    | 190               | 49                | 141                |
| 0                        | 9,485               | 4,163               | 5,322              | TOTAL ADMINISTRATIVE EXPENSES     | 1,126                  | 952               | 1,041             | (89)               |
|                          |                     |                     |                    | <u>TAXES, LICENSES, PERMITS</u>   |                        |                   |                   |                    |
| 0                        | 272                 | 92                  | 180                | FLORIDA CONDO FEE                 | 0                      | 0                 | 23                | (23)               |
| 0                        | 115                 | 460                 | (346)              | LICENSES & PERMITS                | 0                      | 0                 | 115               | (115)              |
| 0                        | 61                  | 21                  | 41                 | FLORIDA CORP REPORT               | 0                      | 0                 | 5                 | (5)                |
| 0                        | 448                 | 573                 | (125)              | TOTAL TAXES, LICENSES, PERMITS    | 0                      | 0                 | 143               | (143)              |
|                          |                     |                     |                    | <u>INSURANCES</u>                 |                        |                   |                   |                    |
| 0                        | 83,223              | 85,336              | (2,113)            | PROPERTY, LIAB & FID BD           | 21,843                 | 21,843            | 21,334            | 509                |
| 0                        | 0                   | 7,000               | (7,000)            | FLOOD                             | 0                      | 0                 | 1,750             | (1,750)            |
| 0                        | 83,223              | 92,336              | (9,113)            | TOTAL INSURANCES                  | 21,843                 | 21,843            | 23,084            | (1,241)            |
|                          |                     |                     |                    | <u>PAYROLL</u>                    |                        |                   |                   |                    |
|                          |                     |                     |                    | <u>CONTRACT SERVICES</u>          |                        |                   |                   |                    |
| 0                        | 7,800               | 7,800               | 0                  | MANAGEMENT                        | 1,950                  | 1,950             | 1,950             | 0                  |
| 0                        | 3,301               | 2,600               | 701                | ELEVATOR MAINTENANCE              | 671                    | 671               | 650               | 21                 |
| 0                        | 1,000               | 0                   | 1,000              | POOL MAINTENANCE                  | 250                    | 250               | 0                 | 250                |
| 0                        | 3,528               | 3,600               | (72)               | WASTE REMOVAL                     | 879                    | 879               | 900               | (21)               |
| 0                        | 9,212               | 2,392               | 6,820              | CABLE TV                          | 3,071                  | 0                 | 598               | (598)              |
| 0                        | 984                 | 988                 | (4)                | PEST CONTROL                      | 246                    | 246               | 247               | (1)                |
| 0                        | 594                 | 840                 | (246)              | FIRE ALARM INSPECT. & MAINT.      | 594                    | 0                 | 210               | (210)              |

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 04/30/24**  
**(UNAUDITED)**

| ----- YEAR TO DATE ----- |                     |                     |                    | ----- DESCRIPTION -----          | ----- THIS MONTH ----- |                   |                   |                    |
|--------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------------|-------------------|-------------------|--------------------|
| ACTUAL<br>LAST YEAR      | ACTUAL<br>THIS YEAR | BUDGET<br>THIS YEAR | BUDGET<br>VARIANCE |                                  | ACTUAL<br>PRIOR MO     | ACTUAL<br>CURR MO | BUDGET<br>CURR MO | BUDGET<br>VARIANCE |
| 0                        | 26,420              | 18,220              | 8,200              | TOTAL CONTRACT SERVICES          | 7,660                  | 3,995             | 4,555             | (560)              |
|                          |                     |                     |                    | <u>UTILITY EXPENSES</u>          |                        |                   |                   |                    |
| 0                        | 4,712               | 5,400               | (688)              | ELECTRICITY                      | 1,173                  | 1,257             | 1,350             | (93)               |
| 0                        | 27,433              | 17,804              | 9,629              | WATER & SEWER                    | 6,396                  | 6,265             | 4,451             | 1,814              |
| 0                        | 1,274               | 1,600               | (326)              | TELEPHONE                        | 318                    | 321               | 400               | (79)               |
| 0                        | 33,419              | 24,804              | 8,615              | TOTAL UTILITY EXPENSES           | 7,887                  | 7,844             | 6,201             | 1,643              |
|                          |                     |                     |                    | <u>REPAIRS &amp; MAINTENANCE</u> |                        |                   |                   |                    |
| 0                        | 320                 | 500                 | (180)              | ELECTRICAL REPAIRS               | 0                      | 0                 | 125               | (125)              |
| 0                        | 0                   | 6,336               | (6,336)            | PLUMBING REPAIRS                 | 0                      | 0                 | 1,584             | (1,584)            |
| 0                        | 1,750               | 2,760               | (1,010)            | ELEVATOR REPAIRS                 | 1,075                  | 0                 | 690               | (690)              |
| 0                        | 765                 | 0                   | 765                | POOL REPAIRS                     | 0                      | 0                 | 0                 | 0                  |
| 0                        | 214                 | 400                 | (186)              | GATE & INTERCOM REPAIRS          | 214                    | 0                 | 100               | (100)              |
| 0                        | 0                   | 400                 | (400)              | JANITORIAL SUPPLIES              | 0                      | 0                 | 100               | (100)              |
| 0                        | 5,700               | 5,600               | 100                | JANITORIAL SERVICE               | 1,500                  | 1,250             | 1,400             | (150)              |
| 0                        | 0                   | 1,200               | (1,200)            | FIRE EQUIPMENT MAINTENANCE       | 0                      | 0                 | 300               | (300)              |
| 0                        | 0                   | 0                   | 0                  | SPECIAL ASSESSMENT EXPENSE       | 0                      | (5,250)           | 0                 | (5,250)            |
| 0                        | 0                   | 400                 | (400)              | HARDWARE SUPPLIES                | 0                      | 0                 | 100               | (100)              |
| 0                        | 15,535              | 6,800               | 8,735              | GENERAL REPAIRS                  | 0                      | 12,250            | 1,700             | 10,550             |
| 0                        | 24,284              | 24,396              | (112)              | TOTAL REPAIRS & MAINTENANCE      | 2,789                  | 8,250             | 6,099             | 2,151              |
|                          |                     |                     |                    | <u>RESERVES</u>                  |                        |                   |                   |                    |
| 0                        | 18,204              | 18,204              | 0                  | RESERVES                         | 4,551                  | 4,551             | 4,551             | 0                  |
| 0                        | 63                  | 0                   | 63                 | RESERVES INTEREST ALLOCATION     | 15                     | 17                | 0                 | 17                 |
| 0                        | 18,267              | 18,204              | 63                 | TOTAL RESERVES                   | 4,566                  | 4,568             | 4,551             | 17                 |
| 0                        | 195,546             | 182,695             | 12,851             | TOTAL EXPENSES                   | 45,870                 | 47,452            | 45,674            | 1,778              |
|                          | (12,322)            |                     |                    | Y-T-D DEFICIT                    |                        | (1,682)           |                   |                    |

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**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

BALANCE SHEET AS OF 04/30/24  
(UNAUDITED)

**ASSETS**

**CURRENT ASSETS**

**CASH IN BANK**

|                               |            |
|-------------------------------|------------|
| CITY NATIONAL - OPERATING     | 27,953.75  |
| CITY NTL. BANK -SPEC. ASSESS. | 79,460.19  |
| CITY NTL. BANK -RESERVES      | 198,503.23 |
| CITY NTL. BANK -SEC. DEP.     | 250.00     |
| FIRST CITIZEN - OPER.         | 150.00     |
| TOTAL CASH IN BANK            | 306,317.17 |

**ACCOUNTS RECEIVABLE**

|                              |            |
|------------------------------|------------|
| MAINTENANCE FEES UNCOLLECTED | 10,297.12  |
| A/R ADJ IN TRANSIT           | (2,655.23) |
| TOTAL ACCOUNTS RECEIVABLE    | 7,641.89   |

**PREPAID EXPENSES**

|                      |            |
|----------------------|------------|
| TOTAL CURRENT ASSETS | 313,959.06 |
|----------------------|------------|

**PROPERTY & EQUIPMENT**

**DEPOSITS**

|              |            |
|--------------|------------|
| TOTAL ASSETS | 313,959.06 |
|              | =====      |

**LIABILITIES**

**CURRENT LIABILITIES**

|                            |           |
|----------------------------|-----------|
| ACCOUNTS PAYABLE           | 12.44     |
| MAINT PAID IN ADVANCE      | 15,134.35 |
| SECURITY DEPOSITS PAYABLE  | 450.00    |
| CONDO. COMMON AREA DEPOSIT | 1,250.00  |
| TOTAL CURRENT LIABILITIES  | 16,846.79 |

**RESERVES**

|                |           |
|----------------|-----------|
| RESERVES       | 78,437.12 |
| TOTAL RESERVES | 78,437.12 |

|                   |           |
|-------------------|-----------|
| TOTAL LIABILITIES | 95,283.91 |
|-------------------|-----------|

**FUND BALANCE**

|                                  |             |
|----------------------------------|-------------|
| BEGINNING FUND BALANCE           | 230,997.06  |
| YEAR TO DATE DEFICIT             | (12,321.91) |
| TOTAL FUND BALANCE               | 218,675.15  |
| TOTAL LIABILITIES & FUND BALANCE | 313,959.06  |
|                                  | =====       |

Outstanding payables for period ending Apr 30, 2024

| Number  | Date     | Name/Description                            | Amount |
|---------|----------|---------------------------------------------|--------|
| -----   |          |                                             |        |
| JM49164 | 01/01/24 | J & M CONDO. MANAGEMENT & MAINT. INC. 51007 | 12.44  |
|         |          | MAILING SUMMARY                             |        |
|         |          |                                             | -----  |
|         |          |                                             | 12.44  |
|         |          |                                             | =====  |

| SCHEDULE - BANK RECONCILIATION |        |          |                                |                                |           |           |             |
|--------------------------------|--------|----------|--------------------------------|--------------------------------|-----------|-----------|-------------|
| TP                             | Number | Date     | Name                           | Description                    | Debits    | Credits   | Balance     |
|                                |        |          | BALANCE FORWARD                |                                |           |           | 31,032.39   |
| CH                             | 1148   | 04/01/24 | GLOBAL ELEVATOR SALES          | April 2024 ELEVATOR MAINT.     |           | 670.59    |             |
| CH                             | 1149   | 04/01/24 | J & M CONDO. MANAGEMENT & MAIN | Apr 2024 MANAGEMENT FEE        |           | 1,950.00  |             |
| CH                             | 1150   | 04/01/24 | J & M CONDO. MANAGEMENT & MAIN | Apr 2024 ACCTS. REC. STMTS.    |           | 88.40     |             |
| CH                             | 1151   | 04/01/24 | BYRON GARDENS CONDO. ASSOC., I | February 2024 RESERVE TRANSFER |           | 4,551.00  |             |
| CH                             | 1152   | 04/01/24 | BYRON GARDENS CONDO. ASSOC., I | March 2024 RESERVE TRANSFER    |           | 4,551.00  |             |
| CH                             | 1153   | 04/01/24 | BYRON GARDENS CONDO. ASSOC., I | April 2024 RESERVE TRANSFER    |           | 4,551.00  |             |
| CH                             | 1154   | 04/11/24 | REEF TROPICAL POOLS            | April 2024 POOL SERV.          |           | 250.00    |             |
| CH                             | 1155   | 04/11/24 | A&Y CLEANING SERVICES CORP.    | April 2024 JANITORIAL SERV.    |           | 1,400.00  |             |
| CH                             | 1156   | 04/11/24 | PERFECT EXTERMINATOR           | PEST SERV. 3/25/24             |           | 246.10    |             |
| CH                             | 1157   | 04/11/24 | WASTE CONNECTIONS              | April 2024 WASTE SERVICE       |           | 878.70    |             |
| CH                             | 1158   | 04/11/24 | STRALEY OTTO                   | LEGAL FEES THRU 3/31/24        |           | 673.75    |             |
| CH                             | 1159   | 04/01/24 | BYRON GARDENS CONDO. ASSOC., I | VOID                           |           | 4,551.00  |             |
| CH                             | 1160   | 04/23/24 | MR. VIEIRA LLC                 | PARKING STOP PAINTING/REPAIRS  |           | 200.00    |             |
| TOTAL CHECKS.....              |        |          |                                |                                |           | 24,561.54 | (24,561.54) |
| CR                             | 182    | 04/01/24 |                                | DEPOSIT                        | 2,755.62  |           |             |
| CR                             | 183    | 04/03/24 |                                | DEPOSIT                        | 2,112.34  |           |             |
| CR                             | 184    | 04/01/24 |                                | DEPOSIT                        | 1,286.56  |           |             |
| CR                             | 185    | 04/02/24 |                                | DEPOSIT                        | 1,311.56  |           |             |
| CR                             | 186    | 04/02/24 |                                | DEPOSIT                        | 734.53    |           |             |
| CR                             | 187    | 04/04/24 |                                | DEPOSIT                        | 4,680.90  |           |             |
| CR                             | 188    | 04/08/24 |                                | DEPOSIT                        | 4,533.10  |           |             |
| CR                             | 189    | 04/03/24 |                                | DEPOSIT                        | 643.28    |           |             |
| CR                             | 190    | 04/03/24 |                                | DEPOSIT                        | 739.00    |           |             |
| CR                             | 191    | 04/05/24 |                                | DEPOSIT                        | 2,515.67  |           |             |
| CR                             | 192    | 04/08/24 |                                | DEPOSIT                        | 7,436.52  |           |             |
| CR                             | 193    | 04/08/24 |                                | DEPOSIT                        | 6,535.37  |           |             |
| CR                             | 194    | 04/10/24 |                                | DEPOSIT                        | 882.71    |           |             |
| CR                             | 195    | 04/17/24 |                                | DEPOSIT                        | 3,431.34  |           |             |
| CR                             | 196    | 04/16/24 |                                | DEPOSIT                        | 734.53    |           |             |
| CR                             | 197    | 04/17/24 |                                | DEPOSIT                        | 643.28    |           |             |
| CR                             | 198    | 04/22/24 |                                | DEPOSIT                        | 643.28    |           |             |
| CR                             | 199    | 04/23/24 |                                | DEPOSIT                        | 1,543.38  |           |             |
| TOTAL CASH RECEIPTS.....       |        |          |                                |                                | 43,162.97 |           | 43,162.97   |
| JE                             | 357    | 04/12/24 |                                | WATER PYMT-SERV. TO 3/6/24     |           | 6,265.24  |             |
| JE                             | 359    | 04/02/24 |                                | INSURANCE PYMT                 |           | 19,768.45 |             |
| JE                             | 363    | 04/09/24 |                                | INSURANCE PMT ACT#100662030    |           | 2,074.41  |             |
| JE                             | 364    | 04/09/24 |                                | PMT TO BREEZELINE SERV.        |           | 320.94    |             |
|                                |        |          |                                | 3/31-4/30                      |           |           |             |
| JE                             | 374    | 04/01/24 |                                | VOID CK 1159                   | 4,551.00  |           |             |
| JE                             | 375    | 04/01/24 |                                | VOID CK 1031                   | 150.00    |           |             |
| JE                             | 376    | 04/01/24 |                                | VOID CK 1033                   | 119.99    |           |             |
| JE                             | 377    | 04/17/24 |                                | 202 DEPOSIT                    | 200.00    |           |             |
| JE                             | 379    | 04/20/24 |                                | FPL PYMT-SERV:3/08-4/09        |           | 1,257.43  |             |
| JE                             | 386    | 04/22/24 |                                | PYMT OF INV#465614 TO THE CITY |           | 274.75    |             |
| JE                             | 397    | 04/29/24 |                                | REVO DEPOSIT                   | 643.28    |           |             |
| JE                             | 398    | 04/30/24 |                                | REVO DEPOSIT                   | 2,650.67  |           |             |
| JE                             | 399    | 04/30/24 |                                | INTEREST                       | 1.21      |           |             |
| JE                             | 400    | 04/15/24 |                                | BANK CHARGE                    |           | 35.00     |             |
| TOTAL JOURNAL ENTRIES.....     |        |          |                                |                                | 8,316.15  | 29,996.22 | (21,680.07) |
|                                |        |          |                                |                                | 51,479.12 | 54,557.76 | 27,953.75   |
|                                |        |          |                                |                                | =====     | =====     | =====       |

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

**BANK RECONCILIATION CITY NATIONAL - OPERATING**

*Apr 30, 2024*

**ASSOCIATION RECORDS**

|                                                |                                                |
|------------------------------------------------|------------------------------------------------|
| <i>Checkbook Balance as of 04/01/24</i>        | <i>31,032.39</i>                               |
| <i>Plus: Deposits</i>                          | <i>51,479.12</i>                               |
| <i>Less: Disbursements and Adjustments</i>     | <i>54,557.76</i>                               |
| <b><i>CHECKBOOK BALANCE AS OF 04/30/24</i></b> | <b><i>27,953.75</i></b><br><b><i>=====</i></b> |

**BANK RECORDS**

|                                                  |                                                |
|--------------------------------------------------|------------------------------------------------|
| <i>Balance per bank statement as of 04/30/24</i> | <i>33,292.75</i>                               |
| <i>Less: Outstanding checks</i>                  | <i>5,339.00</i>                                |
| <b><i>BANK BALANCE AS PER RECONCILIATION</i></b> | <b><i>27,953.75</i></b><br><b><i>=====</i></b> |

BYRON GARDENS CONDOMINIUM ASSOC., INC.

| OUTSTANDING CHECKS |          |                             |                                                  |          |
|--------------------|----------|-----------------------------|--------------------------------------------------|----------|
| Number             | Date     | Name                        | Description                                      | Amount   |
| 1104               | 12/22/23 | UTECHT INSURANCE            | DOWN PYMT ON LIAB/BOILER/D&O/C<br>RIME TO 1/1/25 | 5,111.00 |
| 1135               | 02/27/24 | CITY OF MIAMI BEACH         | APPEAL FEE VIOLATION#BVB230021<br>02             | 128.00   |
| 1144               | 03/21/24 | A&Y CLEANING SERVICES CORP. | March 2024 DUCT CLEANING SERV.                   | 100.00   |
|                    |          |                             |                                                  | 5,339.00 |

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

|                                | Jan    | Feb    | Mar    | Apr    | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--------------------------------|--------|--------|--------|--------|-----|-----|-----|-----|-----|-----|-----|-----|
| <u><b>MAINTENANCE FEES</b></u> |        |        |        |        |     |     |     |     |     |     |     |     |
| Monthly Billing                | 45,622 | 45,622 | 45,622 | 45,622 |     |     |     |     |     |     |     |     |
| Maintenance Uncollected        | 8,466  | 10,653 | 8,321  | 10,297 |     |     |     |     |     |     |     |     |

**COLLECTIONS - STATUS**

|                         |   |   |   |   |  |  |  |  |  |  |  |  |
|-------------------------|---|---|---|---|--|--|--|--|--|--|--|--|
| Collection Letter       | 2 | 4 | 2 | 2 |  |  |  |  |  |  |  |  |
| Lien Authorization      | - | - | - | - |  |  |  |  |  |  |  |  |
| Lien Recorded           | - | - | - | - |  |  |  |  |  |  |  |  |
| Association Foreclosure | - | - | - | - |  |  |  |  |  |  |  |  |
| Bank Foreclosure        | - | - | - | - |  |  |  |  |  |  |  |  |
| Payment Plan            | - | - | - | - |  |  |  |  |  |  |  |  |

**BUDGET SURPLUS (DEFICIT)**

|              |         |          |          |          |  |  |  |  |  |  |  |  |
|--------------|---------|----------|----------|----------|--|--|--|--|--|--|--|--|
| For Month    | (7,829) | (2,532)  | (278)    | (1,682)  |  |  |  |  |  |  |  |  |
| Year To Date | (7,829) | (10,361) | (10,639) | (12,321) |  |  |  |  |  |  |  |  |

**ACCOUNTS PAYABLE**

|                      |     |       |       |    |  |  |  |  |  |  |  |  |
|----------------------|-----|-------|-------|----|--|--|--|--|--|--|--|--|
| Outstanding Invoices | 332 | 5,697 | 9,114 | 12 |  |  |  |  |  |  |  |  |
|----------------------|-----|-------|-------|----|--|--|--|--|--|--|--|--|

**OPERATING BANK ACCOUNT**

|                            |        |        |        |        |  |  |  |  |  |  |  |  |
|----------------------------|--------|--------|--------|--------|--|--|--|--|--|--|--|--|
| Beginning Balance          | 9,047  | 25,641 | 21,256 | 31,032 |  |  |  |  |  |  |  |  |
| Disbursement & Adjustments | 46,438 | 42,995 | 43,908 | 54,557 |  |  |  |  |  |  |  |  |
| Deposits & Adjustments     | 63,032 | 38,609 | 53,684 | 51,479 |  |  |  |  |  |  |  |  |
| TOTAL Operating Cash Fund  | 25,641 | 21,256 | 31,032 | 27,953 |  |  |  |  |  |  |  |  |

**RESERVES FUND**

|                                |         |         |         |         |  |  |  |  |  |  |  |  |
|--------------------------------|---------|---------|---------|---------|--|--|--|--|--|--|--|--|
| Beginning Balance              | 179,671 | 184,803 | 184,818 | 184,832 |  |  |  |  |  |  |  |  |
| Funding, Interest & Adjutments | 5,132   | 14      | 14      | 13,670  |  |  |  |  |  |  |  |  |
| Expenditures & Adjustments     | 0       | 0       | 0       | 0       |  |  |  |  |  |  |  |  |
| TOTAL Reserves Cash Fund       | 184,803 | 184,818 | 184,832 | 198,503 |  |  |  |  |  |  |  |  |

**NOTES FOR CURRENT MONTH:**

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| Date  | Description                                   | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance   |
|-------|-----------------------------------------------|------------------------|------------------------------|-----------|
| 04-08 | Deposit                                       | 4,533.10               |                              | 19,691.99 |
| 04-08 | Deposit                                       | 4,680.90               |                              | 24,372.89 |
| 04-08 | Fnbct Waco Net Settle 000020588895394         | 6,535.37               |                              | 30,908.26 |
| 04-08 | Fnbct Waco Net Settle 000020576354374         | 7,436.52               |                              | 38,344.78 |
| 04-08 | Check # 1137                                  |                        | 210.00                       | 38,134.78 |
| 04-08 | Check # 1145                                  |                        | 298.00                       | 37,836.78 |
| 04-08 | Check # 1147                                  |                        | 378.00                       | 37,458.78 |
| 04-08 | Check # 1146                                  |                        | 398.80                       | 37,059.98 |
| 04-08 | Check # 1141                                  |                        | 594.00                       | 36,465.98 |
| 04-08 | Check # 1148                                  |                        | 670.59                       | 35,795.39 |
| 04-10 | Fnbct Waco Net Settle 000020607245010         | 882.71                 |                              | 36,678.10 |
| 04-10 | First Insurance Insurance 900-100662030       |                        | 2,074.41                     | 34,603.69 |
| 04-12 | General Deposit Cmb Water 108134-00           |                        | 6,265.24                     | 28,338.45 |
| 04-15 | Breezeline Cable Pay Xxxxxx6818 Spa           |                        | 320.94                       | 28,017.51 |
| 04-15 | Monthly Flat Fee                              |                        | 35.00                        | 27,982.51 |
| 04-16 | Fnbct Waco Net Settle 000020645380590         | 734.53                 |                              | 28,717.04 |
| 04-17 | Deposit                                       | 200.00                 |                              | 28,917.04 |
| 04-17 | Deposit                                       | 3,431.34               |                              | 32,348.38 |
| 04-17 | Fnbct Waco Net Settle 000020658349378         | 643.28                 |                              | 32,991.66 |
| 04-18 | Check # 1154                                  |                        | 250.00                       | 32,741.66 |
| 04-18 | Check # 1155                                  |                        | 1,400.00                     | 31,341.66 |
| 04-19 | Check # 1158                                  |                        | 673.75                       | 30,667.91 |
| 04-22 | Fnbct Waco Net Settle 000020680854798         | 643.28                 |                              | 31,311.19 |
| 04-23 | Fpl Direct Debit Elec Pymt Xxxxxx0386<br>Ppda |                        | 1,257.43                     | 30,053.76 |
| 04-23 | Check # 1156                                  |                        | 246.10                       | 29,807.66 |
| 04-24 | Deposit                                       | 1,543.38               |                              | 31,351.04 |
| 04-24 | City Of Miami Be Cityofmiam M80406860724      |                        | 274.75                       | 31,076.29 |
| 04-25 | Check # 1160                                  |                        | 200.00                       | 30,876.29 |
| 04-29 | Fnbct Waco Net Settle 000020727298134         | 643.28                 |                              | 31,519.57 |
| 04-30 | Fnbct Waco Net Settle 000020733377310         | 2,650.67               |                              | 34,170.24 |
| 04-30 | Check # 1157                                  |                        | 878.70                       | 33,291.54 |
| 04-30 | Interest                                      | 1.21                   |                              | 33,292.75 |
| 04-30 | Ending totals                                 | 46,658.13              | 51,885.56                    | 33,292.75 |

## Checks

| Number | Date  | Amount   | Number | Date  | Amount   |
|--------|-------|----------|--------|-------|----------|
| 1137*  | 04-08 | 210.00   | 1152   | 04-01 | 4,551.00 |
| 1141*  | 04-08 | 594.00   | 1153   | 04-01 | 4,551.00 |
| 1145   | 04-08 | 298.00   | 1154   | 04-18 | 250.00   |
| 1146   | 04-08 | 398.80   | 1155   | 04-18 | 1,400.00 |
| 1147   | 04-08 | 378.00   | 1156   | 04-23 | 246.10   |
| 1148   | 04-08 | 670.59   | 1157   | 04-30 | 878.70   |
| 1149   | 04-02 | 1,950.00 | 1158*  | 04-19 | 673.75   |
| 1150   | 04-02 | 88.40    | 1160   | 04-25 | 200.00   |
| 1151   | 04-01 | 4,551.00 |        |       |          |

\* Skip In Check Sequence

1148-1160

Continued on the next page

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Page: 1

| SCHEDULE - BANK RECONCILIATION |        |          |                      |                                | Debits | Credits  | Balance    |
|--------------------------------|--------|----------|----------------------|--------------------------------|--------|----------|------------|
| Tp                             | Number | Date     | Name                 | Description                    |        |          |            |
|                                |        |          |                      | BALANCE FORWARD                |        |          | 86,256.58  |
| CH                             | 6007   | 04/04/24 | McENTEE ARCHITECTURE | INITIAL PYMT ON LIFE SAFETY    |        | 3,000.00 |            |
|                                |        |          |                      | PLAN                           |        |          |            |
| CH                             | 6008   | 04/11/24 | McENTEE ARCHITECTURE | FINAL PYMT ON LIFESAFETY PLANS |        | 3,800.00 |            |
| TOTAL CHECKS.....              |        |          |                      |                                |        | 6,800.00 | (6,800.00) |
| JE                             | 402    | 04/30/24 |                      | INTEREST                       | 3.61   |          |            |
| TOTAL JOURNAL ENTRIES.....     |        |          |                      |                                | 3.61   |          | 3.61       |
|                                |        |          |                      |                                | 3.61   | 6,800.00 | 79,460.19  |

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

Apr 30, 2024

ASSOCIATION RECORDS

|                                         |                           |
|-----------------------------------------|---------------------------|
| Checkbook Balance as of 04/01/24        | 86,256.58                 |
| Plus: Deposits                          | 3.61                      |
| Less: Disbursements and Adjustments     | 6,800.00                  |
| <b>CHECKBOOK BALANCE AS OF 04/30/24</b> | <b>79,460.19</b><br>===== |

BANK RECORDS

|                                           |                           |
|-------------------------------------------|---------------------------|
| Balance per bank statement as of 04/30/24 | 79,460.19                 |
| <b>BANK BALANCE AS PER RECONCILIATION</b> | <b>79,460.19</b><br>===== |

## Delinquencies Report as of 04/30/2024

| Account | Owner's name                   | Apt #       |             | 1 - 30<br>days | 31 - 60<br>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            | 25.00    | 50.00     |             |          |   |
|         |                                |             |             | 711.16         | 0.00            | 25.00    | 736.16    |             |          |   |
| 1004    | DOCE, MIRTHA E.                | 1004        | Late Charge | 25.00          | 0.00            | 25.00    | 50.00     |             |          | C |
|         |                                |             |             | 25.00          | 0.00            | 25.00    | 50.00     |             |          |   |
| 1105    | 1105 BYRON LLC                 | 1105        | Maintenance | 643.28         | 643.28          | 643.28   | 1,929.84  | MGR. LETTER | 12/28/23 | C |
|         |                                |             | Late Charge | 25.00          | 0.00            | 75.00    | 100.00    |             |          |   |
|         |                                |             |             | 668.28         | 643.28          | 718.28   | 2,029.84  |             |          |   |
| 302     | ROCHEL, LUIS E.                | 302         | 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    |             |          |   |
| 303     | SZULMAN, SUSAN                 | 303         | Late Charge | 0.00           | 0.00            | 25.00    | 25.00     |             |          |   |
|         |                                |             |             | 0.00           | 0.00            | 25.00    | 25.00     |             |          |   |
| 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     |             |          |   |
| 402     | CARTIER, HUBERT                | 402         | 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    |             |          |   |
| 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 | 0.06           | 0.00            | 0.00     | 0.06      |             |          |   |
|         |                                |             |             | 0.06           | 0.00            | 0.00     | 0.06      |             |          |   |
| 607     | MSR INCASA LLC                 | 607         | Maintenance | 734.53         | 734.53          | 1,467.08 | 2,936.14  | MGR. LETTER | 02/21/24 | C |
|         |                                |             | Late Charge | 25.00          | 0.00            | 50.00    | 75.00     |             |          |   |
|         |                                |             |             | 759.53         | 734.53          | 1,517.08 | 3,011.14  |             |          |   |
| 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    |             |          |   |
| 703     | BERHAULT, CATHERINE            | 703         | Maintenance | 643.28         | 0.00            | 0.00     | 643.28    |             |          | C |
|         |                                |             |             | 643.28         | 0.00            | 0.00     | 643.28    |             |          |   |
| 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 | 25.00          | 0.00            | 0.00     | 25.00     |             |          |   |
|         |                                |             |             | 759.53         | 169.20          | 0.00     | 928.73    |             |          |   |
|         |                                | Total.....  |             | 5,965.35       | 1,591.35        | 2,740.42 | 10,297.12 |             |          |   |
|         |                                | Maintenance |             | 5,815.35       | 1,591.35        | 2,110.36 | 9,517.06  |             |          |   |
|         |                                | Sp. Assessm |             | 0.00           | 0.00            | 305.06   | 305.06    |             |          |   |

Delinquencies Report as of 04/30/2024

| Account           | Owner's name   | Apt #       | 1 - 30<br>days | 31 - 60<br>days | 90 days | Total  | Description | Date |
|-------------------|----------------|-------------|----------------|-----------------|---------|--------|-------------|------|
|                   |                | Late Charge | 150.00         | 0.00            | 325.00  | 475.00 |             |      |
|                   |                | Legal Fees  | 0.00           | 0.00            | 0.00    | 0.00   |             |      |
|                   |                | Others      | 0.00           | 0.00            | 0.00    | 0.00   |             |      |
| PREPAID BALANCES  |                |             | (15,134.35)    |                 |         |        |             |      |
| TOTAL UNCOLLECTED |                |             | 10,297.12      |                 |         |        |             |      |
| 12                | NOT DELINQUENT | 5,256.14    | 51.04          |                 |         |        |             |      |
|                   | REMINDER       | 0.00        | 0.00           |                 |         |        |             |      |
|                   | FINAL NOTICE   | 0.00        | 0.00           |                 |         |        |             |      |
| 2                 | MGR. LETTER    | 5,040.98    | 48.95          |                 |         |        |             |      |

## Prepaid balances as of 04/30/24

| Account            | Owner's name                   | Apt # | Maintenance | Special Assessment | Late Charge | Legal Fees | Others | Total       |
|--------------------|--------------------------------|-------|-------------|--------------------|-------------|------------|--------|-------------|
| 1104               | RODRIGUEZ, DINORAH DE JESUS    | 1104  | (61.11)     | 0.00               | 0.00        | 0.00       | 0.00   | (61.11)     |
| 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)    |
| 304                | URBINA, LILA LOURDES           | 304   | (421.36)    | 0.00               | 125.00      | 0.00       | 0.00   | (296.36)    |
| 306                | RICCIO URBINA, PAOLO F.        | 306   | (1,352.44)  | 0.00               | 0.00        | 0.00       | 0.00   | (1,352.44)  |
| 401                | COLON, CHRISTOPHER M. & JOHANN | 401   | 0.00        | (0.86)             | 0.00        | 0.00       | 0.00   | (0.86)      |
| 407                | BLACK, LESIA & GUNN, CLAUDINE  | 407   | (4.47)      | 0.00               | 0.00        | 0.00       | 0.00   | (4.47)      |
| 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)      |
| 701                | STOYANOVSKI, LILY              | 701   | (735.47)    | 0.00               | 0.00        | 0.00       | 0.00   | (735.47)    |
| 802                | HENDERSON, JADWIGA J.          | 802   | (5,146.24)  | 0.00               | 0.00        | 0.00       | 0.00   | (5,146.24)  |
| 902                | MARIN, LUIS & LINGERFELDT, CLA | 902   | (3,634.93)  | 0.00               | 0.00        | 0.00       | 0.00   | (3,634.93)  |
| 903                | HEE, WILLIAM H.                | 903   | (643.28)    | 0.00               | 0.00        | 0.00       | 0.00   | (643.28)    |
| 906                | CAMPOS, MIRIAM                 | 906   | (594.95)    | 0.00               | 0.00        | 0.00       | 0.00   | (594.95)    |
| Total prepaid..... |                                |       |             |                    |             |            |        | (15,134.35) |