

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
January 31, 2025***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 01/31/25
(UNAUDITED)

----- YEAR TO DATE -----				-----DESCRIPTION-----	----- THIS Month -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
REVENUES								
<u>EXEMPT FUNCTION INCOME</u>								
45,623	45,623	45,623	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
375	0	34	34	LATE CHARGES	175	0	34	34
0	0	17	17	KEYS	0	0	17	17
45,998	45,623	45,674	51	TOTAL EXEMPT FUNCTION INCOME	45,798	45,623	45,674	51
<u>NON-EXEMPT FUNCTION INCOME</u>								
17	20	0	(20)	INTEREST -RESERVES	20	20	0	(20)
0	288	0	(288)	LAUNDRY INCOME	0	288	0	(288)
17	307	0	(307)	TOTAL NON-EXEMPT FUNCTION INCOME	20	307	0	(307)
46,014	45,930	45,674	(256)	TOTAL REVENUES	45,818	45,930	45,674	(256)
EXPENSES								
<u>ADMINISTRATIVE EXPENSES</u>								
0	0	167	(167)	ACCOUNTANT	0	0	167	(167)
0	2,412	125	2,287	LEGAL FEES	0	2,412	125	2,287
97	105	200	(95)	PRINTING & POSTAGE	79	105	200	(95)
3,213	6,045	500	5,545	ENGINEER	6,445	6,045	500	5,545
1,176	0	49	(49)	MISCELLANEOUS	200	0	49	(49)
4,486	8,562	1,041	7,522	TOTAL ADMINISTRATIVE EXPENSES	6,724	8,562	1,041	7,522
<u>TAXES, LICENSES, PERMITS</u>								
272	0	23	(23)	FLORIDA CONDO FEE	0	0	23	(23)
115	5,675	115	5,560	LICENSES & PERMITS	0	5,675	115	5,560
61	61	5	56	FLORIDA CORP REPORT	0	61	5	56
448	5,736	143	5,593	TOTAL TAXES, LICENSES, PERMITS	0	5,736	143	5,593
<u>INSURANCES</u>								
19,768	26,110	21,334	4,776	INSURANCES	26,110	26,110	21,334	4,776
0	0	1,750	(1,750)	FLOOD	0	0	1,750	(1,750)
19,768	26,110	23,084	3,026	TOTAL INSURANCES	26,110	26,110	23,084	3,026
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
1,950	1,950	1,950	0	MANAGEMENT	1,950	1,950	1,950	0
645	671	650	21	ELEVATOR MAINTENANCE	671	671	650	21
250	399	0	399	POOL MAINTENANCE	390	399	0	399
879	1,098	900	198	WASTE REMOVAL	1,244	1,098	900	198
246	246	247	(1)	PEST CONTROL	246	246	247	(1)
0	1,205	210	995	FIRE ALARM INSPECT. & MAINT.	210	1,205	210	995

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 01/31/25
(UNAUDITED)

----- YEAR TO DATE -----				-----DESCRIPTION-----	----- THIS Month -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
3,970	5,569	3,957	1,612	TOTAL CONTRACT SERVICES	4,711	5,569	3,957	1,612
				<u>UTILITY EXPENSES</u>				
1,159	1,243	1,350	(107)	ELECTRICITY	1,173	1,243	1,350	(107)
7,502	11,112	6,035	5,077	WATER & SEWER	5,394	11,112	6,035	5,077
318	323	400	(77)	TELEPHONE	323	323	400	(77)
8,979	12,678	7,785	4,893	TOTAL UTILITY EXPENSES	6,890	12,678	7,785	4,893
				<u>REPAIRS & MAINTENANCE</u>				
320	0	125	(125)	ELECTRICAL REPAIRS	0	0	125	(125)
0	2,550	0	2,550	PLUMBING REPAIRS	0	2,550	0	2,550
675	0	690	(690)	ELEVATOR REPAIRS	0	0	690	(690)
0	0	100	(100)	GATE & INTERCOM REPAIRS	241	0	100	(100)
0	0	100	(100)	JANITORIAL SUPPLIES	0	0	100	(100)
1,475	1,400	1,400	0	JANITORIAL SERVICE	1,595	1,400	1,400	0
0	0	300	(300)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	100	(100)	HARDWARE SUPPLIES	0	0	100	(100)
75	445	2,298	(1,853)	GENERAL REPAIRS	16,710	445	2,298	(1,853)
2,545	4,395	5,113	(718)	TOTAL REPAIRS & MAINTENANCE	18,546	4,395	5,113	(718)
				<u>RESERVES</u>				
4,551	4,551	4,551	0	RESERVES	4,551	4,551	4,551	0
17	20	0	20	RESERVES INTEREST ALLOCATION	20	20	0	20
4,568	4,571	4,551	20	TOTAL RESERVES	4,571	4,571	4,551	20
44,763	67,621	45,674	21,947	TOTAL EXPENSES	67,553	67,621	45,674	21,947
	(21,691)			Y-T-D DEFICIT		(21,691)		
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

**BALANCE SHEET AS OF 01/31/25
(UNAUDITED)**

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	29,216.81
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	235,074.39
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	264,761.60

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	10,786.92
A/R ADJ IN TRANSIT	0.49
TOTAL ACCOUNTS RECEIVABLE	10,787.41

PREPAID EXPENSES

TOTAL CURRENT ASSETS	275,549.01
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	275,549.01
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	13.40
MAINT PAID IN ADVANCE	16,519.61
SECURITY DEPOSITS PAYABLE	850.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	18,633.01

RESERVES

RESERVES	119,540.97	
TOTAL RESERVES		119,540.97
TOTAL LIABILITIES		138,173.98

FUND BALANCE

BEGINNING FUND BALANCE	159,065.79	
YEAR TO DATE DEFICIT	(21,690.76)	
TOTAL FUND BALANCE		137,375.03
TOTAL LIABILITIES & FUND BALANCE		275,549.01
		=====

Outstanding payables for period ending Jan 31, 2025

Number	Date	Name/Description	Amount

JM49771	01/01/25	J & M CONDO. MANAGEMENT & MAINT. INC. 51007	13.40
		MAILING SUMMARY	

			13.40
			=====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Jan 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 01/01/25	49,254.18
Plus: Deposits	54,014.74
Less: Disbursements and Adjustments	74,052.11
CHECKBOOK BALANCE AS OF 01/31/25	29,216.81 =====

BANK RECORDS

Balance per bank statement as of 01/31/25	39,016.81
Less: Outstanding checks	9,800.00
BANK BALANCE AS PER RECONCILIATION	29,216.81 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1282	01/15/25	ASSOCIATION RESERVES	50% ON RESERVE STUDY	4,520.00
1285	01/28/25	STRALEY OTTO	LEGAL FES RE:SIRS	398.25
1286	01/28/25	STRALEY OTTO	LEGAL FEES RE:CITY VIOLATIONS	425.50
1287	01/28/25	A&Y CLEANING SERVICES CORP.	UNCLOG LAUNDRY SINK	120.00
1288	01/28/25	FLORIDA DEPT. OF STATE	ANNUAL CORPORATE REPORT FILING DOC#718258	61.25
1289	01/28/25	KRZYSZTOF SLIWKA	REFUND DEPOSIT UNIT:506	200.00
1290	01/28/25	SUGIL ENGINEERING INC.	VISIBLE INSP. 1/26/24	1,525.00
1291	01/28/25	JABES AMJ CORP.	REPLACED CAT IRON IN LAUNDRY	2,550.00
				9,800.00

BYRON GARDENS CONDOMINIUM ASSOC., INC.**FINANCIAL RECAP for the year: 2025**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u>MAINTENANCE FEES</u>												
Monthly Billing	45,622											
Maintenance Uncollected	10,786											

COLLECTIONS - STATUS

Collection Letter	-											
Lien Authorization	-											
Lien Recorded	-											
Association Foreclosure	-											
Bank Foreclosure	-											
Payment Plan	-											

BUDGET SURPLUS (DEFICIT)

For Month	(21,690)											
Year To Date	(21,690)											

ACCOUNTS PAYABLE

Outstanding Invoices	13											
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OPERATING BANK ACCOUNT

Beginning Balance	49,254											
Disbursement & Adjustments	74,052											
Deposits & Adjustments	54,014											
TOTAL Operating Cash Fund	29,216											

RESERVES FUND

Beginning Balance	230,503											
Funding, Interest & Adjutments	4,570											
Expenditures & Adjustments	0											
TOTAL Reserves Cash Fund	235,074											

NOTES FOR CURRENT MONTH:

Delinquencies Report as of 01/31/2025

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	0.00	25.00	76.53	101.53		
				734.53	25.00	76.53	836.06		
1004	DOCE, MIRTHA E.	1004	Maintenance	1.20	0.00	0.00	1.20		C
			Late Charge	0.00	0.00	50.00	50.00		
				1.20	0.00	50.00	51.20		
1102	FARINACCI, LANETTE	1102	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
1105	1105 BYRON LLC	1105	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
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	0.00	25.00	25.00	50.00		
				638.72	25.00	25.00	688.72		
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Maintenance	734.53	0.00	0.00	734.53		C
				734.53	0.00	0.00	734.53		
402	CARTIER, HUBERT	402	Maintenance	638.72	0.00	0.00	638.72		
			Late Charge	0.00	25.00	56.22	81.22		
				638.72	25.00	56.22	719.94		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	0.00	50.00	25.00	75.00		
				643.28	50.00	25.00	718.28		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	2,204.53	729.24	3,668.30		
			Late Charge	0.00	25.00	25.00	50.00		
				734.53	2,229.53	754.24	3,718.30		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.24	0.00	0.00	0.24		
				0.24	0.00	0.00	0.24		
604	ALVAREZ, JUAN C. & DARNAL, SER	604	Maintenance	643.28	0.00	0.00	643.28		
				643.28	0.00	0.00	643.28		
701	STOYANOVSKI, LILY	701	Maintenance	6.58	0.00	0.00	6.58		C
				6.58	0.00	0.00	6.58		
804	CARTIER, HUBERT	804	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	0.00	25.00	51.67	76.67		
				643.28	25.00	51.67	719.95		
903	HEE, WILLIAM H.	903	Maintenance	643.28	0.00	0.00	643.28		C
				643.28	0.00	0.00	643.28		
		Total.....		7,348.73	2,379.53	1,058.66	10,786.92		
		Maintenance		7,348.73	2,204.53	729.24	10,282.50		

Delinquencies Report as of 01/31/2025

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Sp. Assessm	0.00	0.00	0.00	0.00		
		Late Charge	0.00	175.00	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		(16,519.61)						
TOTAL UNCOLLECTED		10,786.92						
15	NOT DELINQUENT	10,786.92	100.00					

