

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
March 31, 2024***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

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	45,622	45,622									
Maintenance Uncollected	8,466	10,653	8,321									

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

BUDGET SURPLUS (DEFICIT)												
For Month	(7,829)	(2,532)	(278)									
Year To Date	(7,829)	(10,361)	(10,639)									

ACCOUNTS PAYABLE												
Outstanding Invoices	332	5,697	9,114									

OPERATING BANK ACCOUNT												
Beginning Balance	9,047	25,641	21,256									
Disbursement & Adjustments	46,438	42,995	43,908									
Deposits & Adjustments	63,032	38,609	53,684									
TOTAL Operating Cash Fund	25,641	21,256	31,032									

RESERVES FUND												
Beginning Balance	179,671	184,803	184,818									
Funding, Interest & Adjustments	5,132	14	14									
Expenditures & Adjustments	0	0	0									
TOTAL Reserves Cash Fund	184,803	184,818	184,832									

NOTES FOR CURRENT MONTH:

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 03/31/24
(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
				<u>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
0	136,868	136,868	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
0	475	102	(373)	LATE CHARGES	150	(50)	34	(84)
0	50	51	1	KEYS	50	0	17	17
0	137,393	137,021	(372)	TOTAL EXEMPT FUNCTION INCOME	45,823	45,573	45,674	(67)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
0	14	0	(14)	INTEREST -OPERATING	5	5	0	(5)
0	46	0	(46)	INTEREST -RESERVES	15	15	0	(15)
0	60	0	(60)	TOTAL NON-EXEMPT FUNCTION INCOME	19	19	0	(19)
0	137,454	137,021	(432)	TOTAL REVENUES	45,842	45,592	45,674	(86)
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
0	650	501	149	ACCOUNTANT	650	0	167	(167)
0	2,772	375	2,397	LEGAL FEES	1,980	792	125	667
0	274	600	(326)	PRINTING & POSTAGE	88	88	200	(112)
0	3,213	1,500	1,713	ENGINEER	0	0	500	(500)
0	1,624	146	1,478	MISCELLANEOUS	203	245	49	196
0	8,533	3,122	5,411	TOTAL ADMINISTRATIVE EXPENSES	2,921	1,126	1,041	85
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	69	203	FLORIDA CONDO FEE	0	0	23	(23)
0	115	345	(231)	LICENSES & PERMITS	0	0	115	(115)
0	61	15	46	FLORIDA CORP REPORT	0	0	5	(5)
0	448	429	18	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
				<u>INSURANCES</u>				
0	61,380	64,002	(2,622)	PROPERTY, LIAB & FID BD	19,768	21,843	21,334	509
0	0	5,250	(5,250)	FLOOD	0	0	1,750	(1,750)
0	61,380	69,252	(7,872)	TOTAL INSURANCES	19,768	21,843	23,084	(1,241)
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
0	5,850	5,850	0	MANAGEMENT	1,950	1,950	1,950	0
0	2,631	1,950	681	ELEVATOR MAINTENANCE	1,315	671	650	21
0	750	0	750	POOL MAINTENANCE	250	250	0	250
0	2,649	2,700	(51)	WASTE REMOVAL	892	879	900	(21)
0	9,212	1,794	7,418	CABLE TV	3,071	3,071	598	2,473
0	738	741	(3)	PEST CONTROL	246	246	247	(1)
0	594	630	(36)	FIRE ALARM INSPECT. & MAINT.	0	594	210	384

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 03/31/24
(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	22,424	13,665	8,759	TOTAL CONTRACT SERVICES	7,724	7,660	4,555	3,105
				<u>UTILITY EXPENSES</u>				
0	3,455	4,050	(595)	ELECTRICITY	1,123	1,173	1,350	(177)
0	21,168	13,353	7,815	WATER & SEWER	7,269	6,396	4,451	1,945
0	953	1,200	(247)	TELEPHONE	318	318	400	(82)
0	25,575	18,603	6,972	TOTAL UTILITY EXPENSES	8,710	7,887	6,201	1,686
				<u>REPAIRS & MAINTENANCE</u>				
0	320	375	(55)	ELECTRICAL REPAIRS	0	0	125	(125)
0	0	4,752	(4,752)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	1,750	2,070	(320)	ELEVATOR REPAIRS	0	1,075	690	385
0	765	0	765	POOL REPAIRS	0	0	0	0
0	214	300	(86)	GATE & INTERCOM REPAIRS	0	214	100	114
0	0	300	(300)	JANITORIAL SUPPLIES	0	0	100	(100)
0	4,450	4,200	250	JANITORIAL SERVICE	1,475	1,500	1,400	100
0	0	900	(900)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	5,250	0	5,250	SPECIAL ASSESSMENT EXPENSE	0	0	0	0
0	0	300	(300)	HARDWARE SUPPLIES	0	0	100	(100)
0	3,285	5,100	(1,815)	GENERAL REPAIRS	3,210	0	1,700	(1,700)
0	16,034	18,297	(2,263)	TOTAL REPAIRS & MAINTENANCE	4,685	2,789	6,099	(3,310)
				<u>RESERVES</u>				
0	13,653	13,653	0	RESERVES	4,551	4,551	4,551	0
0	46	0	46	RESERVES INTEREST ALLOCATION	15	15	0	15
0	13,699	13,653	46	TOTAL RESERVES	4,566	4,566	4,551	15
0	148,094	137,021	11,072	TOTAL EXPENSES	48,375	45,870	45,674	197
	(10,640)			Y-T-D DEFICIT		(278)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 03/31/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	31,032.39
CITY NTL. BANK -SPEC. ASSESS.	86,256.58
CITY NTL. BANK -RESERVES	184,832.90
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	302,521.87

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	8,321.14
A/R ADJ IN TRANSIT	1,374.21
UNTRANSFERRED RESERVE	9,102.00
TOTAL ACCOUNTS RECEIVABLE	18,797.35

PREPAID EXPENSES

TOTAL CURRENT ASSETS	321,319.22
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	321,319.22
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	9,114.44
MAINT PAID IN ADVANCE	16,478.70
SECURITY DEPOSITS PAYABLE	250.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	27,093.14

RESERVES

RESERVES	73,868.79
TOTAL RESERVES	73,868.79

TOTAL LIABILITIES	100,961.93
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(10,639.77)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 03/31/24
(UNAUDITED)

TOTAL FUND BALANCE	220,357.29
TOTAL LIABILITIES & FUND BALANCE	321,319.22
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

Outstanding payables for period ending Mar 31, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5140	02/01/24	BYRON GARDENS CONDO. ASSOC., INC. Feb 2024 RESERVES TFR	11298	4,551.00
5148	03/25/24	BYRON GARDENS CONDO. ASSOC., INC. March 2024 RESERVE TRANSFER	11298	4,551.00
				9,114.44

SCHEDULE - BANK RECONCILIATION					Debits	Credits	Balance
Tp	Number	Date	Name	Description			
			BALANCE FORWARD				21,256.43
CH	1130	03/01/24	GLOBAL ELEVATOR SALES	March 2024 ELEVATOR MAINT.		670.59	
CH	1131	03/01/24	J & M CONDO. MANAGEMENT & MAIN	Mar 2024 MANAGEMENT FEE		1,950.00	
CH	1132	03/01/24	J & M CONDO. MANAGEMENT & MAIN	Mar 2024 ACCTS. REC. STMTS.		88.40	
CH	1133	03/02/24	STRALEY OTTO	LEGAL FEES		1,058.75	
CH	1134	03/02/24	A&Y CLEANING SERVICES CORP.	UNCLOG DUCT ON 2/23/24		75.00	
CH	1136	03/12/24	CONTROL SYSTEM GATE	REPLACED BELT IN MOTOR		214.22	
CH	1137	03/12/24	FIREWATCH	LATE PENALTY FEES		210.00	
CH	1138	03/12/24	REEF TROPICAL POOLS	March 2024 POOL SERV.		250.00	
CH	1139	03/12/24	A&Y CLEANING SERVICES CORP.	March 2024 JANITORIAL SERV.		1,400.00	
CH	1140	03/12/24	PERFECT EXTERMINATOR	PEST SERV. 2/26/24		246.10	
CH	1141	03/19/24	FIREWATCH	ANNUAL FIRE ALARM TEST		594.00	
CH	1142	03/19/24	WASTE CONNECTIONS	March 2024 WASTE SERVICE		878.70	
CH	1143	03/19/24	STRALEY OTTO	LEGAL SERVICES		792.44	
CH	1144	03/21/24	A&Y CLEANING SERVICES CORP.	March 2024 DUCT CLEANING SERV.		100.00	
CH	1145	03/25/24	GLOBAL ELEVATOR SALES	REPLACED DAMAGED FUSE		298.00	
CH	1146	03/25/24	GLOBAL ELEVATOR SALES	REPLACED HANGING WHEEL		398.80	
CH	1147	03/25/24	GLOBAL ELEVATOR SALES	ADJUST DOOR ARM		378.00	
TOTAL CHECKS.....						9,603.00	(9,603.00)
CR	165	03/04/24		DEPOSIT	13,969.28		
CR	166	03/07/24		DEPOSIT	2,764.37		
CR	167	03/11/24		DEPOSIT	2,604.62		
CR	168	03/01/24		DEPOSIT	1,474.45		
CR	169	03/04/24		DEPOSIT	734.53		
CR	170	03/04/24		DEPOSIT	2,655.25		
CR	171	03/06/24		DEPOSIT	6,706.55		
CR	172	03/07/24		DEPOSIT	5,756.67		
CR	173	03/08/24		DEPOSIT	3,216.40		
CR	174	03/15/24		DEPOSIT	1,929.84		
CR	175	03/14/24		DEPOSIT	3,361.56		
CR	176	03/04/24		DEPOSIT	1,925.28		
CR	177	03/11/24		DEPOSIT	882.71		
CR	178	03/16/24		DEPOSIT	734.53		
CR	179	03/11/24		DEPOSIT	643.28		
CR	180	03/26/24		DEPOSIT	2,994.25		
CR	181	03/26/24		DEPOSIT	594.95		
TOTAL CASH RECEIPTS.....					52,948.52		52,948.52
JE	338	03/13/24		WATER PYMT-SERV. TO 2/6/24		6,396.44	
JE	345	03/07/24		INSURANCE PYMT ACT#100662030		2,074.41	
JE	348	03/01/24		INSURANCE PAYMENT ACT#FLT-346196		19,768.45	
JE	349	03/19/24		FPL PYMT SERV:2/08-3/08		1,172.64	
JE	350	03/11/24		BREEZELIN PMT-SERV:3/01-3/30		317.73	
JE	365	03/29/24		REVO DEPOSIT	734.51		
JE	366	03/31/24		INTEREST	1.31		
JE	367	03/15/24		BANK CHARGE		35.00	
JE	368	03/04/24		BREEZELINE CABLE PMT		3,070.71	
JE	369	03/26/24		DEPOSIT ITEM RET		1,470.00	
TOTAL JOURNAL ENTRIES.....					735.82	34,305.38	(33,569.56)
					53,684.34	43,908.38	31,032.39

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Mar 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 03/01/24	21,256.43
Plus: Deposits	53,684.34
Less: Disbursements and Adjustments	43,908.38
CHECKBOOK BALANCE AS OF 03/31/24	<u>31,032.39</u>

BANK RECORDS

Balance per bank statement as of 03/31/24	38,520.18
Less: Outstanding checks	7,487.79
BANK BALANCE AS PER RECONCILIATION	<u>31,032.39</u>

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/C RIME TO 1/1/25	5,111.00
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1137	03/12/24	FIREWATCH	LATE PENALTY FBES	210.00
1141	03/19/24	FIREWATCH	ANNUAL FIRE ALARM TEST	594.00
1144	03/21/24	A&Y CLEANING SERVICES CORP.	March 2024 DUCT CLEANING SERV.	100.00
1145	03/25/24	GLOBAL ELEVATOR SALES	REPLACED DAMAGED FUSE	298.00
1146	03/25/24	GLOBAL ELEVATOR SALES	REPLACED HANGING WHEEL	398.80
1147	03/25/24	GLOBAL ELEVATOR SALES	ADJUST DOOR ARM	378.00
				7,487.79



Client Service

-  **Online**
citynational.com
-  **CityTel**
1-800-762-CITY (2489)
-  **Your Banking Center**
Miami Beach - 71st Street
300 71st Street
Miami Beach, FL 33141
-  **Telephone**
305-866-6861
800-435-8839
-  **Your Banking Center Hours**
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

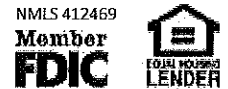
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BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
PO BOX 415700
C/O URBAN RESOURCE
MIAMI BEACH FL 33141-7700



For additional locations
and hours, please visit
citynational.com



Condo Tiered

Account Summary

Account:	XXXXXX2109	Beginning Balance:	\$28,401.91
Last Statement:	February 29, 2024	Ending Balance:	\$38,520.18
This Statement:	March 29, 2024	Average Ledger Balance:	\$33,991.57
		Low Balance:	\$6,343.22
		Interest Earned This Period:	\$1.31
		Interest Earned 2024:	\$3.28
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-29	Beginning balance			28,401.91
03-01	Fnbct Waco Net Settle 000020237328106	1,474.45		29,876.36
03-01	lpfs866-412-2452 lpfspmt/ft 346196		19,768.45	10,107.91
03-04	Fnbct Waco Net Settle 000020261765686	734.53		10,842.44
03-04	Fnbct Waco Net Settle 000020281096538	1,925.28		12,767.72
03-04	Breezeline Cable Pay Xxxxxx9253 Spa		3,070.71	9,697.01
03-04	Check # 1132		88.40	9,608.61
03-04	Check # 1126		644.80	8,963.81
03-04	Check # 1127		670.59	8,293.22
03-04	Check # 1131		1,950.00	6,343.22
03-05	Deposit	13,969.28		20,312.50
03-05	Fnbct Waco Net Settle 000020295016494	2,655.25		22,967.75
03-05	Check # 1128		246.10	22,721.65
03-06	Fnbct Waco Net Settle 000020314301586	6,706.55		29,428.20
03-06	Check # 1133		1,058.75	28,369.45
03-07	Deposit	2,764.37		31,133.82

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-07	Fnbct Waco Net Settle 000020328018018	5,756.67		36,890.49
03-08	Fnbct Waco Net Settle 000020337607118	3,216.40		40,106.89
03-08	First Insurance Insurance 900-100662030		2,074.41	38,032.48
03-11	Fnbct Waco Net Settle 000020351556530	643.28		38,675.76
03-11	Check # 1130		670.59	38,005.17
03-12	Deposit	2,604.62		40,609.79
03-12	Fnbct Waco Net Settle 000020359259662	882.71		41,492.50
03-13	Breezeline Cable Pay Xxxxxx6818 Spa		317.73	41,174.77
03-14	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	668.28		41,843.05
03-14	Fnbct Waco Net Settle 000020377267858	2,693.28		44,536.33
03-15	Deposit	1,929.84		46,466.17
03-15	General Deposit Cmb Water 108134-00		6,396.44	40,069.73
03-15	Monthly Flat Fee		35.00	40,034.73
03-18	Fnbct Waco Net Settle 000020392346286	734.53		40,769.26
03-20	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,172.64	39,596.62
03-20	Check # 1129		75.00	39,521.62
03-20	Check # 1134		75.00	39,446.62
03-20	Check # 1139		1,400.00	38,046.62
03-26	Fnbct Waco Net Settle 000020454436522	594.95		38,641.57
03-26	Check # 1136		214.22	38,427.35
03-26	Check # 1138		250.00	38,177.35
03-26	Check # 1142		878.70	37,298.65
03-27	Deposit	1,524.25		38,822.90
03-27	Check # 1143		792.44	38,030.46
03-29	Fnbct Waco Net Settle 000020480396014	734.51		38,764.97
03-29	Check # 1140		246.10	38,518.87
03-29	Interest	1.31		38,520.18
03-29	Ending totals	52,214.34	42,096.07	38,520.18

Checks

Number	Date	Amount	Number	Date	Amount
1126	03-04	644.80	1134*	03-20	75.00
1127	03-04	670.59	1136*	03-26	214.22
1128	03-05	246.10	1138	03-26	250.00
1129	03-20	75.00	1139	03-20	1,400.00
1130	03-11	670.59	1140*	03-29	246.10
1131	03-04	1,950.00	1142	03-26	878.70
1132	03-04	88.40	1143	03-27	792.44
1133	03-06	1,058.75			

* Skip In Check Sequence

1130-1147

Check # 1127 Amount: \$670.59 Date: 03/04/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
650 W. 25th St. #110
MIAMI, FL 33125-4174

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1127

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES
2373 W 78 ST.
HIALEAH, FL 33018

DATE 02/19/24

AMOUNT \$670.59

⑆001127⑆ 00660043674 3004402109⑆

Check # 1127 Amount: \$670.59 Date: 03/04/2024

FOR DEPOSIT ONLY
GLOBAL ELEVATOR SALES & S
1070002850

002232722
2024-03-08

Check # 1128 Amount: \$246.10 Date: 03/05/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
650 W. 25th St. #110
MIAMI, FL 33125-4174

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1128

PAY TO THE ORDER OF PERFECT EXTERMINATOR
8663 W 17 CT
HIALEAH, FL 33014

DATE 02/19/24

AMOUNT \$246.10

⑆001128⑆ 00660043674 3004402109⑆

Check # 1128 Amount: \$246.10 Date: 03/05/2024

20240304622496219431 06 1138
Regions Bank >062000019<

002232725
2024-03-08
Regions Bank >062000019<

FOR DEPOSIT ONLY
GLOBAL ELEVATOR SALES & S
1070002850

FOR DEPOSIT ONLY
PERFECT EXTERMINATOR
8663 W 17 CT
HIALEAH, FL 33014

Check # 1129 Amount: \$75.00 Date: 03/20/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
650 W. 25th St. #110
MIAMI, FL 33125-4174

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1129

PAY TO THE ORDER OF ASY CLEANING SERVICES CORP
624 JOHNSON ST
HOLLYWOOD, FL 33019

DATE 02/22/24

AMOUNT \$75.00

⑆001129⑆ 00660043674 3004402109⑆

Check # 1129 Amount: \$75.00 Date: 03/20/2024

FOR DEPOSIT ONLY
ASY CLEANING SERVICES CORP
624 JOHNSON ST
HOLLYWOOD, FL 33019

002232726
2024-03-08

FOR DEPOSIT ONLY
ASY CLEANING SERVICES CORP
624 JOHNSON ST
HOLLYWOOD, FL 33019

Check # 1130 Amount: \$670.59 Date: 03/11/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
650 W. 25th St. #110
MIAMI, FL 33125-4174

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1130

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES
2373 W 78 ST.
HIALEAH, FL 33018

DATE 03/07/24

AMOUNT \$670.59

⑆001130⑆ 00660043674 3004402109⑆

Check # 1130 Amount: \$670.59 Date: 03/11/2024

FOR DEPOSIT ONLY
GLOBAL ELEVATOR SALES & S
1070002850

002232728
2024-03-11

FOR DEPOSIT ONLY
GLOBAL ELEVATOR SALES & S
1070002850

Check # 1131 Amount: \$1,950.00 Date: 03/04/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
650 W. 25th St. #110
MIAMI, FL 33125-4174

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1131

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8500 N.W. 25 ST., STE 8-D
DORAL, FL 33172

DATE 03/07/24

AMOUNT \$1,950.00

⑆001131⑆ 00660043674 3004402109⑆

Check # 1131 Amount: \$1,950.00 Date: 03/04/2024

FOR DEPOSIT ONLY
J & M CONDO. MANAGEMENT & MAINT. INC.
8500 N.W. 25 ST., STE 8-D
DORAL, FL 33172

002232729
2024-03-04

FOR DEPOSIT ONLY
J & M CONDO. MANAGEMENT & MAINT. INC.
8500 N.W. 25 ST., STE 8-D
DORAL, FL 33172

Check # 1132 Amount: \$88.40 Date: 03/04/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
650 W. 25th St. #110
MIAMI, FL 33125-4174

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1132

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8500 N.W. 25 ST., STE 8-D
DORAL, FL 33172

DATE 03/07/24

AMOUNT \$88.40

⑆001132⑆ 00660043674 3004402109⑆

Check # 1132 Amount: \$88.40 Date: 03/04/2024

FOR DEPOSIT ONLY
J & M CONDO. MANAGEMENT & MAINT. INC.
8500 N.W. 25 ST., STE 8-D
DORAL, FL 33172

002232730
2024-03-04

FOR DEPOSIT ONLY
J & M CONDO. MANAGEMENT & MAINT. INC.
8500 N.W. 25 ST., STE 8-D
DORAL, FL 33172

Check # 1133 Amount: \$1,058.75 Date: 03/06/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 HWY 25 ST #40
HOLLYWOOD, FL 33024-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1133

PAY TO THE ORDER OF STRALEY OTTO

ONE THOUSAND FIFTY EIGHT DOLLARS & 75/100

DATE 03/06/24

AMOUNT \$1,058.75

TO THE ORDER OF STRALEY OTTO
2550 STUBING ROAD #3207
FL LAUDERDALE, FL 33412

Check # 1133 Amount: \$1,058.75 Date: 03/06/2024

FOR DEPOSIT ONLY
Straley & Otto P.A. Agent
504895588

009281882
2024-03-06

Check # 1134 Amount: \$75.00 Date: 03/20/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 HWY 25 ST #40
HOLLYWOOD, FL 33024-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1134

PAY TO THE ORDER OF ANY CLEANING SERVICES CORP.

SEVENTY FIVE DOLLARS & 00/100

DATE 03/20/24

AMOUNT \$75.00

TO THE ORDER OF ANY CLEANING SERVICES CORP.
824 JOHNSON ST.
HOLLYWOOD, FL 33010

Check # 1134 Amount: \$75.00 Date: 03/20/2024

FOR DEPOSIT ONLY
Straley & Otto P.A. Agent
504895588

009297842
2024-03-20

Check # 1136 Amount: \$214.22 Date: 03/26/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 HWY 25 ST #40
HOLLYWOOD, FL 33024-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1136

PAY TO THE ORDER OF CONTROL SYSTEM GATE

TWO HUNDRED FOURTEEN DOLLARS & 22/100

DATE 03/26/24

AMOUNT \$214.22

TO THE ORDER OF CONTROL SYSTEM GATE
8133 COZUMEL LN.
SEBRING, FL 33576

Check # 1136 Amount: \$214.22 Date: 03/26/2024

FOR DEPOSIT ONLY
Straley & Otto P.A. Agent
504895588

009570690
2024-03-26

Check # 1138 Amount: \$250.00 Date: 03/26/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 HWY 25 ST #40
HOLLYWOOD, FL 33024-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1138

PAY TO THE ORDER OF REEF TROPICAL POOLS

TWO HUNDRED FIFTY DOLLARS & 00/100

DATE 03/26/24

AMOUNT \$250.00

TO THE ORDER OF REEF TROPICAL POOLS
100 NORTH HOLME AVE
FLORIDA CITY, FL 33054

Check # 1138 Amount: \$250.00 Date: 03/26/2024

FOR DEPOSIT ONLY
Straley & Otto P.A. Agent
504895588

009250178
2024-03-26

Check # 1139 Amount: \$1,400.00 Date: 03/20/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 HWY 25 ST #40
HOLLYWOOD, FL 33024-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1139

PAY TO THE ORDER OF ANY CLEANING SERVICES CORP.

FOUR THOUSAND FOUR HUNDRED DOLLARS & 00/100

DATE 03/20/24

AMOUNT \$1,400.00

TO THE ORDER OF ANY CLEANING SERVICES CORP.
824 JOHNSON ST.
HOLLYWOOD, FL 33010

Check # 1139 Amount: \$1,400.00 Date: 03/20/2024

FOR DEPOSIT ONLY
Straley & Otto P.A. Agent
504895588

009237845
2024-03-20

Check # 1140 Amount: \$246.10 Date: 03/29/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
600 HWY 25 ST #40
HOLLYWOOD, FL 33024-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1140

PAY TO THE ORDER OF PERFECT EXTERMINATOR

TWO HUNDRED FORTY SIX DOLLARS & 10/100

DATE 03/29/24

AMOUNT \$246.10

TO THE ORDER OF PERFECT EXTERMINATOR
8038 YV 17 CT
HALEAH, FL 33014

Check # 1140 Amount: \$246.10 Date: 03/29/2024

Regions Bank >08200019<

20240328022486607832 07 1824
Regions Bank >08200019<

009290211
2024-03-29

FOR DEPOSIT ONLY
Straley & Otto P.A. Agent
504895588



Last statement: February 29, 2024
 This statement: March 29, 2024
 Total days in statement period: 29

Page 1 of 3
 6803061099
 (2)

Direct inquiries to:
 Customer Care Center,
 1-800-377-0800

HALLANDALE BEACH PRIVATE RESIDENCE CONDO
 ASSOCIATION, INC.
 C/O J & M CONDO MANAGEMENT
 9600 NW 25TH ST SUITE # 4-D
 DORAL FL 33172-1416

Popular Bank
 P.O. Box 4890
 Miami Lakes, FL 33014

Pab Business Money Market

Account number	6803061099	Beginning balance	\$87,608.43
Enclosures	2	Total additions	2,520.29
Low balance	\$38,258.01	Total subtractions	51,774.00
Average balance	\$77,961.76	Ending balance	\$38,354.72
Avg collected balance	\$77,961.00		
Interest paid year to date	\$325.54		

CHECKS

<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Control</u>
9042	03-12	2,235.00	000007094026510
9043	03-26	30,590.00	000007060790660

OTHER DEBITS

<u>Date</u>	<u>Description</u>	<u>Control number</u>	<u>Subtractions</u>
03-18	'Cash Mgmt Trsfr Dr REF 0760849LFUNDS TRANSFER TODEP XXXXXX9206 FROMCK3626 TO HENRY	997000316084930	-1,500.00
03-22	'Transfer Debit TRANSFER TODEPOSIT ACCOUNTXXXXXXXX5147	498000322111820	-17,424.00
03-25	'Service Charge For STOP PAYMENT FEE	000000000000001	-25.00

CREDITS

<u>Date</u>	<u>Description</u>	<u>Control number</u>	<u>Additions</u>
03-11	'Cash Mgmt Trsfr Cr REF 0710506LFUNDS TRANSFER FRMDEP XXXXXX9206 FROMPAYBACK OF 16000 OWED	997000311050650	1,000.00
03-15	'Cash Mgmt Trsfr Cr REF 0750506LFUNDS TRANSFER FRMDEP XXXXXX9206 FROMMONTHLY RESERVE	997000315050655	1,423.58
03-29	'Interest Credit	000000000000000	96.71

DAILY BALANCES

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
02-29	87,608.43	03-11	88,608.43	03-12	86,373.43

Thank you for banking with Popular



HALLANDALE BEACH PRIVATE RESIDENCE CONDO
March 29, 2024

Page 2 of 3
6803061099

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
03-15	87,797.01	03-22	68,873.01	03-26	38,258.01
03-18	86,297.01	03-25	68,848.01	03-29	38,354.72

OVERDRAFT/RETURN ITEM FEES

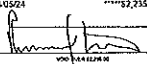
	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00




POPULAR.

HALLANDALE BEACH PRIVATE RESIDENCE CONDO
March 29, 2024

Page 3 of 3
6803061099

HALLANDALE BEACH PRIV. RES. CONDOMINIUM ASSOC., INC. 902 N.W. 21 ST. #40 DAVAL, FL 33177		BANK OF AMERICA BRANCH 63190431	CHECK NO 9042
PAY TO THE ORDER OF		USFNTY ROOFING & SHEET METAL INC.	CTS 079
PAY TWO THOUSAND TWO HUNDRED THIRTY FIVE DOLLARS & 00/100		DATE 03/12/24	AMOUNT \$2,235.00
TO THE ORDER OF	USFNTY ROOFING & SHEET METAL INC. 8743 NW 17 AVE FT LAUDERDALE, FL 33309	 ⑆009042⑆ ⑆0563112605⑆ 6803061099⑆	

Check # 9042, Posted 03-12-24, Amount 2,235.00

HALLANDALE BEACH PRIV. RES. CONDOMINIUM ASSOC., INC. 902 N.W. 21 ST. #40 DAVAL, FL 33177		BANK OF AMERICA BRANCH 63190431	CHECK NO 9043
PAY TO THE ORDER OF		RAINSEZI ROOFING SOLUTIONS	CTS 079
PAY FIFTY THOUSAND FIVE HUNDRED NINETY DOLLARS & 00/100		DATE 03/26/24	AMOUNT \$50,590.00
TO THE ORDER OF	RAINSEZI ROOFING SOLUTIONS 6815 SW 31 ST #2 EGLINE, FL 33317	 ⑆009043⑆ ⑆0563112605⑆ 6803061099⑆	

Check # 9043, Posted 03-26-24, Amount 30,590.00



Client Service

-  **Online**
citynational.com
-  **CityTel**
1-800-762-CITY (2489)
-  **Your Banking Center**
Miami Beach - 71st Street
300 71st Street
Miami Beach, FL 33141
-  **Telephone**
305-866-6861
800-435-8839
-  **Your Banking Center Hours**
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:34957 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION
 INC
 SPECIAL ASSESSMENT
 7850 BYRON AVE
 MIAMI BEACH FL 33141-2090



For additional locations
 and hours, please visit
 citynational.com



Condo Tiered

Account Summary

Account:	XXXXXX2533	Beginning Balance:	\$86,253.15
Last Statement:	February 29, 2024	Ending Balance:	\$86,256.58
This Statement:	March 29, 2024	Average Ledger Balance:	\$86,253.15
		Low Balance:	\$86,253.15
		Interest Earned This Period:	\$3.43
		Interest Earned 2024:	\$11.16
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-29	Beginning balance			86,253.15
03-29	Interest	3.43		86,256.58
03-29	Ending totals	3.43	0.00	86,256.58

Stay alert & report suspicious activity.

CNB will never call or text you to ask for your user ID, password, or access code.

If you suspect fraudulent activity or receive any suspicious messages, please scan the QR code to report it.



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300 71st Street
Miami Beach, FL 33141
- Telephone**
305-866-6861
800-435-8839
- Your Banking Center Hours**
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:34371 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
RESERVE ACCOUNT
7850 BYRON AVE
MIAMI BEACH FL 33141-2090



For additional locations
and hours, please visit
citynational.com

NMLS 412469



Condo Tiered

Account Summary

Account:	XXXXXX2031	Beginning Balance:	\$184,818.22
Last Statement:	February 29, 2024	Ending Balance:	\$184,832.90
This Statement:	March 29, 2024	Average Ledger Balance:	\$184,818.22
		Low Balance:	\$184,818.22
		Interest Earned This Period:	\$14.68
		Interest Earned 2024:	\$46.00
		Days In Period:	29
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-29	Beginning balance			184,818.22
03-29	Interest	14.68		184,832.90
03-29	Ending totals	14.68	0.00	184,832.90

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Delinquencies Report as of 03/31/2024

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	25.00	0.00	25.00		
				<u>686.16</u>	<u>25.00</u>	<u>0.00</u>	<u>711.16</u>		
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	25.00	0.00	25.00		C
				<u>0.00</u>	<u>25.00</u>	<u>0.00</u>	<u>25.00</u>		
1105	1105 BYRON LLC	1105	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	12/28/23
			Late Charge	0.00	25.00	50.00	75.00		C
				<u>643.28</u>	<u>668.28</u>	<u>50.00</u>	<u>1,361.56</u>		
301	RANKOVIC, BOBAN	301	Maintenance	165.57	0.00	0.00	165.57		
				<u>165.57</u>	<u>0.00</u>	<u>0.00</u>	<u>165.57</u>		
303	SZULMAN, SUSAN	303	Late Charge	0.00	0.00	25.00	25.00		
				<u>0.00</u>	<u>0.00</u>	<u>25.00</u>	<u>25.00</u>		
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Late Charge	0.00	0.00	50.00	50.00		C
				<u>0.00</u>	<u>0.00</u>	<u>50.00</u>	<u>50.00</u>		
402	CARTIER, HUBERT	402	Maintenance	594.95	0.00	0.00	594.95		
			Late Charge	0.00	25.00	0.00	25.00		
				<u>594.95</u>	<u>25.00</u>	<u>0.00</u>	<u>619.95</u>		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	618.28	0.00	0.00	618.28		C
			Late Charge	0.00	25.00	25.00	50.00		
				<u>618.28</u>	<u>25.00</u>	<u>25.00</u>	<u>668.28</u>		
501	CABRERA, NYDIA M.	501	Maintenance	734.53	44.34	0.00	778.87		C
				<u>734.53</u>	<u>44.34</u>	<u>0.00</u>	<u>778.87</u>		
507	AGUILAR, GAUDENCIA	507	Maintenance	0.04	0.00	0.00	0.04		
				<u>0.04</u>	<u>0.00</u>	<u>0.00</u>	<u>0.04</u>		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	732.55	2,201.61	MGR. LETTER	02/21/24
			Late Charge	0.00	25.00	25.00	50.00		C
				<u>734.53</u>	<u>759.53</u>	<u>757.55</u>	<u>2,251.61</u>		
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		
				<u>(189.64)</u>	<u>0.00</u>	<u>330.06</u>	<u>140.42</u>		
804	CARTIER, HUBERT	804	Maintenance	594.95	0.00	0.00	594.95		
			Late Charge	0.00	25.00	0.00	25.00		
				<u>594.95</u>	<u>25.00</u>	<u>0.00</u>	<u>619.95</u>		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	734.53	169.20	0.00	903.73		
				<u>734.53</u>	<u>169.20</u>	<u>0.00</u>	<u>903.73</u>		
Total.....				<u>5,317.18</u>	<u>1,766.35</u>	<u>1,237.61</u>	<u>8,321.14</u>		
Maintenance				5,317.18	1,591.35	732.55	7,641.08		
Sp. Assessm				0.00	0.00	305.06	305.06		
Late Charge				0.00	175.00	200.00	375.00		

Prepaid balances as of 03/31/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1104	RODRIGUEZ, DINORAH DE JESUS	1104	(122.22)	0.00	0.00	0.00	0.00	(122.22)
201	RAMHARACK, RANJEE RANDY	201	(734.53)	0.00	0.00	0.00	0.00	(734.53)
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)
304	URBINA, LILA LOURDES	304	(273.18)	0.00	125.00	0.00	0.00	(148.18)
306	RICCIO URBINA, PAOLO F.	306	(50.00)	0.00	0.00	0.00	0.00	(50.00)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
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	(1,470.00)	0.00	0.00	0.00	0.00	(1,470.00)
802	HENDERSON, JADWIGA J.	802	(5,789.52)	0.00	0.00	0.00	0.00	(5,789.52)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(4,278.21)	0.00	0.00	0.00	0.00	(4,278.21)
903	HEE, WILLIAM H.	903	(1,286.56)	0.00	25.00	0.00	0.00	(1,261.56)
	Total prepaid.....							<u>(16,478.70)</u>