

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

***FINANCIAL STATEMENTS***

***For the month ending  
February 28, 2025***

***Prepared by:***

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

**Note:**

***FOR MANAGEMENT PURPOSES ONLY***

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 02/28/25**  
**(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
				<u>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
91,246	91,246	91,246	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
525	148	68	(80)	LATE CHARGES	0	148	34	(114)
50	0	34	34	KEYS	0	0	17	17
91,821	91,394	91,348	(46)	TOTAL EXEMPT FUNCTION INCOME	45,623	45,771	45,674	(97)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
31	38	0	(38)	INTEREST -RESERVES	20	18	0	(18)
0	288	0	(288)	LAUNDRY INCOME	288	0	0	0
31	325	0	(325)	TOTAL NON-EXEMPT FUNCTION INCOME	307	18	0	(18)
91,852	91,720	91,348	(372)	TOTAL REVENUES	45,930	45,789	45,674	(116)
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
650	550	334	216	ACCOUNTANT	0	550	167	383
1,980	2,412	250	2,162	LEGAL FEES	2,412	0	125	(125)
186	197	400	(203)	PRINTING & POSTAGE	105	92	200	(108)
3,213	1,525	1,000	525	ENGINEER	6,045	(4,520)	500	(5,020)
1,379	0	97	(97)	MISCELLANEOUS	0	0	49	(49)
7,407	4,684	2,081	2,603	TOTAL ADMINISTRATIVE EXPENSES	8,562	(3,878)	1,041	(4,919)
				<u>TAXES, LICENSES, PERMITS</u>				
272	272	46	226	FLORIDA CONDO FEE	0	272	23	249
115	6,675	230	6,445	LICENSES & PERMITS	5,675	1,000	115	885
61	61	10	51	FLORIDA CORP REPORT	61	0	5	(5)
448	7,008	286	6,721	TOTAL TAXES, LICENSES, PERMITS	5,736	1,272	143	1,129
				<u>INSURANCES</u>				
39,537	49,901	46,168	3,733	INSURANCES	26,110	23,791	23,084	707
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
3,900	3,900	3,900	0	MANAGEMENT	1,950	1,950	1,950	0
1,960	1,341	1,300	41	ELEVATOR MAINTENANCE	671	671	650	21
500	765	0	765	POOL MAINTENANCE	399	365	0	365
1,771	2,063	1,800	263	WASTE REMOVAL	1,098	966	900	66
492	492	494	(2)	PEST CONTROL	246	246	247	(1)
0	1,205	420	785	FIRE ALARM INSPECT. & MAINT.	1,205	0	210	(210)
8,623	9,767	7,914	1,853	TOTAL CONTRACT SERVICES	5,569	4,198	3,957	241
				<u>UTILITY EXPENSES</u>				
2,282	2,509	2,700	(191)	ELECTRICITY	1,243	1,265	1,350	(85)

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 02/28/25**  
**(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
14,771	16,067	12,070	3,997	WATER & SEWER	11,112	4,955	6,035	(1,080)
636	646	800	(154)	TELEPHONE	323	323	400	(77)
17,689	19,221	15,570	3,651	TOTAL UTILITY EXPENSES	12,678	6,543	7,785	(1,242)
				<u>REPAIRS &amp; MAINTENANCE</u>				
320	0	250	(250)	ELECTRICAL REPAIRS	0	0	125	(125)
0	4,850	0	4,850	PLUMBING REPAIRS	2,550	2,300	0	2,300
675	870	1,380	(510)	ELEVATOR REPAIRS	0	870	690	180
0	0	200	(200)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	200	(200)	JANITORIAL SUPPLIES	0	0	100	(100)
2,950	2,800	2,800	0	JANITORIAL SERVICE	1,400	1,400	1,400	0
0	0	600	(600)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	200	(200)	HARDWARE SUPPLIES	0	0	100	(100)
3,285	3,670	4,596	(926)	GENERAL REPAIRS	445	3,225	2,298	927
7,230	12,190	10,226	1,964	TOTAL REPAIRS & MAINTENANCE	4,395	7,795	5,113	2,682
				<u>RESERVES</u>				
9,102	9,102	9,102	0	RESERVES	4,551	4,551	4,551	0
31	38	0	38	RESERVES INTEREST ALLOCATION	20	18	0	18
9,133	9,140	9,102	38	TOTAL RESERVES	4,571	4,569	4,551	18
90,067	111,910	91,348	20,563	TOTAL EXPENSES	67,621	44,290	45,674	(1,384)
	(20,191)			Y-T-D DEFICIT		1,500		

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

BALANCE SHEET AS OF 02/28/25  
(UNAUDITED)

**ASSETS**

**CURRENT ASSETS**

**CASH IN BANK**

CITY NATIONAL-NEW OPERATING	47,023.20
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	235,092.42
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	282,586.02

**ACCOUNTS RECEIVABLE**

MAINTENANCE FEES UNCOLLECTED	6,884.48
A/R ADJ IN TRANSIT	(1,547.28)
TOTAL ACCOUNTS RECEIVABLE	5,337.20

**PREPAID EXPENSES**

TOTAL CURRENT ASSETS	287,923.22
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**PROPERTY & EQUIPMENT**

**DEPOSITS**

TOTAL ASSETS	287,923.22
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**LIABILITIES**

**CURRENT LIABILITIES**

ACCOUNTS PAYABLE	2,788.40
MAINT PAID IN ADVANCE	15,095.14
ACCRUED EXPENSES	4,954.84
SECURITY DEPOSITS PAYABLE	850.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	24,938.38

**RESERVES**

RESERVES	124,110.00
TOTAL RESERVES	124,110.00

TOTAL LIABILITIES	149,048.38
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**FUND BALANCE**

BEGINNING FUND BALANCE	159,065.79
YEAR TO DATE DEFICIT	(20,190.95)

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

BALANCE SHEET AS OF 02/28/25  
(UNAUDITED)

TOTAL FUND BALANCE	138,874.84
TOTAL LIABILITIES & FUND BALANCE	287,923.22
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Outstanding payables for period ending Feb 28, 2025

Number	Date	Name/Description		Amount
5288	02/26/25	JABES AMJ CORP. REPLACED 2 1/2 COPPER PVC	57003	1,450.00
5289	02/26/25	JABES AMJ CORP. REPLACED HSUT OFF VALVE NORTH SIDE	57003	850.00
5290	02/26/25	GLOBAL ELEVATOR SALES INSTALLED NEW PLATE FOR GENERATOR	57004	475.00
				----- 2,775.00 =====

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					29,216.81
CH	1292	02/01/25	J & M CONDO. MANAGEMENT & MAIN	Feb 2025 MANAGEMENT FEE		1,950.00		
CH	1293	02/01/25	J & M CONDO. MANAGEMENT & MAIN	Feb 2025 ACCTS. REC. STMTS.		91.80		
CH	1294	02/13/25	ALL-BRITE POOLS	POOL SERV. 1/24/25-2/20/25		365.49		
CH	1295	02/13/25	A&Y CLEANING SERVICES CORP.	Feb. 2025 JANITORIAL SERV.		1,400.00		
CH	1296	02/13/25	PERFECT EXTERMINATOR	PEST SERV. 1/27/25		246.10		
CH	1297	02/13/25	GLOBAL ELEVATOR SALES	REPAIRED SPIRATOR/PICK ROLLER		395.00		
CH	1298	02/13/25	GLOBAL ELEVATOR SALES	Feb. 2025 ELEVATOR MAINT.		670.59		
CH	1299	02/13/25	JC PUMP & SERVICE	REINSTALL PUMP CONNECTOR		825.00		
CH	1300	02/13/25	JC PUMP & SERVICE	NEW MOTOR ON PUMP		1,525.00		
CH	1301	02/13/25	JC PUMP & SERVICE	SERVICE TO PUMP #1-REINSTALL		875.00		
CH	1302	02/14/25	WASTE CONNECTIONS	February 2025 WASTE SERVICES		965.67		
CH	1303	02/16/25	JOSE O GARCIA CPA	PREPARE 2024 INCOME TAX		550.00		
TOTAL CHECKS.....						9,859.65	(9,859.65)	
CR	338	02/04/25		DEPOSIT	6,792.30			
CR	339	02/06/25		DEPOSIT	9,183.86			
CR	340	02/11/25		DEPOSIT	2,700.90			
CR	341	02/03/25		DEPOSIT	643.28			
CR	342	02/10/25		DEPOSIT	3,216.40			
CR	343	02/03/25		DEPOSIT	2,021.09			
CR	344	02/04/25		DEPOSIT	638.72			
CR	345	02/06/25		DEPOSIT	8,070.36			
CR	346	02/07/25		DEPOSIT	1,377.81			
CR	347	02/10/25		DEPOSIT	2,655.25			
CR	348	02/13/25		DEPOSIT	643.28			
CR	349	02/18/25		DEPOSIT	2,613.72			
CR	350	02/19/25		DEPOSIT	643.28			
CR	351	02/19/25		DEPOSIT	734.53			
CR	352	02/19/25		DEPOSIT	1,361.56			
CR	353	02/25/25		DEPOSIT	734.53			
CR	354	02/25/25		DEPOSIT	3,295.87			
TOTAL CASH RECEIPTS.....						47,326.74	47,326.74	
JE	651	02/03/25		PYMT OF INV#00395825 CASE#40YR2001842		1,000.00		
JE	653	02/14/25		INSURANCE PYMT ACT#101849040		7,215.58		
JE	657	02/11/25		VOID CK#1282	4,520.00			
JE	658	02/11/25		SERV. 1/31/25-2/28/25		322.72		
JE	659	02/21/25		FPL SERV. 1/9/25-2/10/25		1,265.27		
JE	660	02/07/25		ONLINE PYMT RETURNED		638.72		
JE	661	02/14/25		ONLINE PYMT STOPPED		643.28		
JE	679	02/24/25		MA00014246 ANNUAL LANDSALE FEE		272.00		
JE	680	02/25/25		407 PRIOR OWNER'S REFUND	1,470.00			
JE	683	02/25/25		INSURANCE PYMT POL#3008083896		16,575.41		
JE	690	02/28/25		REVO DEPOSIT	144.94			
JE	692	02/26/25		REVO DEPOSIT	2,137.34			
TOTAL JOURNAL ENTRIES.....						8,272.28	27,932.98	(19,660.70)
					55,599.02	37,792.63	47,023.20	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Feb 28, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 02/01/25	29,216.81
Plus: Deposits	55,599.02
Less: Disbursements and Adjustments	37,792.63
<b>CHECKBOOK BALANCE AS OF 02/28/25</b>	<b>47,023.20</b> =====

BANK RECORDS

Balance per bank statement as of 02/28/25	48,396.14
Less: Outstanding checks	1,372.94
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b>47,023.20</b> =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1288	01/28/25	FLORIDA DEPT. OF STATE	ANNUAL CORPORATE REPORT FILING DOC#718258	61.25
1296	02/13/25	PERFECT EXTERMINATOR	PEST SERV. 1/27/25	246.10
1297	02/13/25	GLOBAL ELEVATOR SALES	REPAIRED SPIRATOR/PICK ROLLER	395.00
1298	02/13/25	GLOBAL ELEVATOR SALES	Feb. 2025 ELEVATOR MAINT.	670.59
				1,372.94

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

*FINANCIAL RECAP for the year: 2025*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u><b>MAINTENANCE FEES</b></u>												
Monthly Billing	45,622	45,622										
Maintenance Uncollected	10,786	6,884										

<u><b>COLLECTIONS - STATUS</b></u>												
Collection Letter	-	3										
Lien Authorization	-	-										
Lien Recorded	-	-										
Association Foreclosure	-	-										
Bank Foreclosure	-	-										
Payment Plan	-	-										

<u><b>BUDGET SURPLUS (DEFICIT)</b></u>												
For Month	(21,690)	1,499										
Year To Date	(21,690)	(20,190)										

<u><b>ACCOUNTS PAYABLE</b></u>												
Outstanding Invoices	13	2,788										

<u><b>OPERATING BANK ACCOUNT</b></u>												
Beginning Balance	49,254	29,216										
Disbursement & Adjustments	74,052	37,792										
Deposits & Adjustments	54,014	55,599										
TOTAL Operating Cash Fund	29,216	47,023										

<u><b>RESERVES FUND</b></u>												
Beginning Balance	230,503	235,074										
Funding, Interest & Adjutments	4,570	18										
Expenditures & Adjustments	0	0										
TOTAL Reserves Cash Fund	235,074	235,092										

**NOTES FOR CURRENT MONTH:**

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