

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

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

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 05/31/24
(UNAUDITED)

----- YEAR TO DATE -----				----- DESCRIPTION -----	----- THIS MONTH -----			
ACTUAL	ACTUAL	BUDGET	BUDGET		ACTUAL	ACTUAL	BUDGET	BUDGET
LAST YEAR	THIS YEAR	THIS YEAR	VARIANCE		PRIOR MO	CURR MO	CURR MO	VARIANCE
REVENUES								
<u>EXEMPT FUNCTION INCOME</u>								
0	228,114	228,114	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
0	600	170	(430)	LATE CHARGES	125	0	34	34
0	100	85	(15)	KEYS	0	50	17	(33)
0	228,814	228,369	(445)	TOTAL EXEMPT FUNCTION INCOME	45,748	45,673	45,674	1
<u>NON-EXEMPT FUNCTION INCOME</u>								
0	24	0	(24)	INTEREST -OPERATING	5	5	0	(5)
0	80	0	(80)	INTEREST -RESERVES	17	17	0	(17)
0	104	0	(104)	TOTAL NON-EXEMPT FUNCTION INCOME	22	22	0	(22)
0	228,918	228,369	(549)	TOTAL REVENUES	45,770	45,695	45,674	(21)
EXPENSES								
<u>ADMINISTRATIVE EXPENSES</u>								
0	650	835	(185)	ACCOUNTANT	0	0	167	(167)
0	4,574	625	3,949	LEGAL FEES	674	1,128	125	1,003
0	451	1,000	(549)	PRINTING & POSTAGE	88	88	200	(112)
0	6,693	2,500	4,193	ENGINEER	0	3,480	500	2,980
0	1,837	243	1,594	MISCELLANEOUS	190	23	49	(26)
0	14,204	5,203	9,001	TOTAL ADMINISTRATIVE EXPENSES	952	4,719	1,041	3,678
<u>TAXES, LICENSES, PERMITS</u>								
0	272	115	157	FLORIDA CONDO FEE	0	0	23	(23)
0	115	575	(461)	LICENSES & PERMITS	0	0	115	(115)
0	61	26	35	FLORIDA CORP REPORT	0	0	5	(5)
0	448	716	(268)	TOTAL TAXES, LICENSES, PERMITS	0	0	143	(143)
<u>INSURANCES</u>								
0	105,065	106,670	(1,605)	PROPERTY, LIAB & FID BD	21,843	21,843	21,334	509
0	0	8,750	(8,750)	FLOOD	0	0	1,750	(1,750)
0	105,065	115,420	(10,355)	TOTAL INSURANCES	21,843	21,843	23,084	(1,241)
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
0	9,750	9,750	0	MANAGEMENT	1,950	1,950	1,950	0
0	3,972	3,250	722	ELEVATOR MAINTENANCE	671	671	650	21
0	1,250	0	1,250	POOL MAINTENANCE	250	250	0	250
0	4,420	4,500	(80)	WASTE REMOVAL	879	892	900	(8)
0	9,212	2,990	6,222	CABLE TV	0	0	598	(598)
0	1,231	1,235	(5)	PEST CONTROL	246	246	247	(1)
0	594	1,050	(456)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 05/31/24
(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	30,428	22,775	7,653	TOTAL CONTRACT SERVICES	3,995	4,009	4,555	(546)
				<u>UTILITY EXPENSES</u>				
0	5,757	6,750	(993)	ELECTRICITY	1,257	1,045	1,350	(305)
0	33,988	22,255	11,733	WATER & SEWER	6,265	6,556	4,451	2,105
0	1,594	2,000	(406)	TELEPHONE	321	320	400	(80)
0	41,339	31,005	10,334	TOTAL UTILITY EXPENSES	7,844	7,920	6,201	1,719
				<u>REPAIRS & MAINTENANCE</u>				
0	500	625	(125)	ELECTRICAL REPAIRS	0	180	125	55
0	0	7,920	(7,920)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	1,750	3,450	(1,700)	ELEVATOR REPAIRS	0	0	690	(690)
0	765	0	765	POOL REPAIRS	0	0	0	0
0	214	500	(286)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	500	(500)	JANITORIAL SUPPLIES	0	0	100	(100)
0	7,100	7,000	100	JANITORIAL SERVICE	1,250	1,400	1,400	0
0	0	1,500	(1,500)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	500	(500)	HARDWARE SUPPLIES	0	0	100	(100)
0	16,185	8,500	7,685	GENERAL REPAIRS	12,250	650	1,700	(1,050)
0	26,514	30,495	(3,981)	TOTAL REPAIRS & MAINTENANCE	13,500	2,230	6,099	(3,869)
				<u>RESERVES</u>				
0	22,755	22,755	0	RESERVES	4,551	4,551	4,551	0
0	80	0	80	RESERVES INTEREST ALLOCATION	17	17	0	17
0	22,835	22,755	80	TOTAL RESERVES	4,568	4,568	4,551	17
0	240,834	228,369	12,465	TOTAL EXPENSES	52,702	45,288	45,674	(386)
	(11,916)			Y-T-D DEFICIT		406		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 05/31/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	36,041.67
CITY NTL. BANK -SPEC. ASSESS.	75,983.56
CITY NTL. BANK -RESERVES	198,520.09
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	310,945.32

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	9,361.60
A/R ADJ IN TRANSIT	(1,377.79)
TOTAL ACCOUNTS RECEIVABLE	7,983.81

PREPAID EXPENSES

TOTAL CURRENT ASSETS	318,929.13
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	318,929.13
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	842.44
MAINT PAID IN ADVANCE	14,100.25
SECURITY DEPOSITS PAYABLE	650.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	16,842.69

RESERVES

RESERVES	83,004.98
TOTAL RESERVES	83,004.98

TOTAL LIABILITIES	99,847.67
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(11,915.60)
TOTAL FUND BALANCE	219,081.46
TOTAL LIABILITIES & FUND BALANCE	318,929.13

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Outstanding payables for period ending May 31, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC.	51007	12.44
		MAILING SUMMARY		
5169	05/29/24	FREDDY SANCHEZ	57099	650.00
		NEW MOTOR FAN		
5170	05/29/24	FREDDY SANCHEZ	57002	180.00
		NEW PARKING LIGHTS		

				842.44
				=====

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					27,953.75
CH	1161	05/01/24	J & M CONDO. MANAGEMENT & MAIN	May 2024 MANAGEMENT FEE		1,950.00		
CH	1162	05/01/24	J & M CONDO. MANAGEMENT & MAIN	May 2024 ACCTS. REC. STMTS.		88.40		
CH	1163	05/02/24	PERFECT EXTERMINATOR	PEST SERV. 4/22/24		246.10		
CH	1164	05/02/24	GLOBAL ELEVATOR SALES	May 2024 ELEVATOR MAINT.		670.59		
CH	1165	05/02/24	REEF TROPICAL POOLS	May 2024 POOL SERV.		250.00		
CH	1166	05/02/24	A&Y CLEANING SERVICES CORP.	May 2024 JANITORIAL SERV.		1,400.00		
CH	1167	05/09/24	STRALEY OTTO	LEGAL SERVICES AS OF 4/30/24		1,127.50		
CH	1168	05/09/24	WASTE CONNECTIONS	May 2024 WASTE SERVICE		891.88		
TOTAL CHECKS.....						6,624.47	(6,624.47)	
CR	200	05/01/24		DEPOSIT	5,435.87			
CR	201	05/03/24		DEPOSIT	1,282.00			
CR	202	05/01/24		DEPOSIT	638.72			
CR	203	05/02/24		DEPOSIT	734.53			
CR	204	05/03/24		DEPOSIT	643.28			
CR	205	05/06/24		DEPOSIT	739.00			
CR	206	05/06/24		DEPOSIT	3,490.15			
CR	207	05/06/24		DEPOSIT	6,797.80			
CR	208	05/07/24		DEPOSIT	4,528.55			
CR	209	05/08/24		DEPOSIT	4,502.96			
CR	210	05/07/24		DEPOSIT	3,966.81			
CR	211	05/10/24		DEPOSIT	882.71			
CR	212	05/13/24		DEPOSIT	5,992.46			
CR	213	05/16/24		DEPOSIT	734.53			
CR	214	05/14/24		DEPOSIT	643.28			
CR	215	05/23/24		DEPOSIT	2,016.53			
TOTAL CASH RECEIPTS.....						43,029.18	43,029.18	
JE	388	05/09/24		INSURANCE PYMT ACT#100662030		2,074.41		
JE	389	05/13/24		WATER PYMT-SERV. TO 4/5/24		6,555.52		
JE	390	05/01/24		INSURANCE PYMT ACT#FLT-346196		19,768.45		
JE	394	05/06/24		702 PYMT FOR KEY	50.00			
JE	395	05/11/24		BREEZELINE PMT-MAY PYMT		320.02		
JE	396	05/20/24		FPL -SERV:4/09-5/09		1,044.57		
JE	411	05/15/24		ONLINE PYMT RETURNED		148.18		
JE	412	05/23/24		501 DEPOSIT	200.00			
JE	421	05/29/24		REVO DEPOSIT	1,377.79			
JE	422	05/31/24		INTEREST	1.57			
JE	423	05/15/24		BANK CHARGE		35.00		
TOTAL JOURNAL ENTRIES.....						1,629.36	29,946.15 (28,316.79)	
					44,658.54	36,570.62	36,041.67	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

May 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 05/01/24	27,953.75
Plus: Deposits	44,658.54
Less: Disbursements and Adjustments	36,570.62
CHECKBOOK BALANCE AS OF 05/31/24	36,041.67 =====

BANK RECORDS

Balance per bank statement as of 05/31/24	41,526.77
Less: Outstanding checks	5,485.10
BANK BALANCE AS PER RECONCILIATION	36,041.67 =====

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 RIME TO 1/1/25	5,111.00
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1163	05/02/24	PERFECT EXTERMINATOR	PEST SERV. 4/22/24	246.10
				5,485.10

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL RECAP for the year: 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u>MAINTENANCE FEES</u>												
Monthly Billing	45,622	45,622	45,622	45,622	45,622							
Maintenance Uncollected	8,466	10,653	8,321	10,297	9,361							

<u>COLLECTIONS - STATUS</u>												
Collection Letter	2	4	2	2	1							
Lien Authorization	-	-	-	-	1							
Lien Recorded	-	-	-	-	-							
Association Foreclosure	-	-	-	-	-							
Bank Foreclosure	-	-	-	-	-							
Payment Plan	-	-	-	-	-							

<u>BUDGET SURPLUS (DEFICIT)</u>												
For Month	(7,829)	(2,532)	(278)	(1,682)	(406)							
Year To Date	(7,829)	(10,361)	(10,639)	(12,321)	11,915							

<u>ACCOUNTS PAYABLE</u>												
Outstanding Invoices	332	5,697	9,114	12	842							

<u>OPERATING BANK ACCOUNT</u>												
Beginning Balance	9,047	25,641	21,256	31,032	27,953							
Disbursement & Adjustments	46,438	42,995	43,908	54,557	36,570							
Deposits & Adjustments	63,032	38,609	53,684	51,479	44,658							
TOTAL Operating Cash Fund	25,641	21,256	31,032	27,953	36,041							

<u>RESERVES FUND</u>												
Beginning Balance	179,671	184,803	184,818	184,832	198,503							
Funding, Interest & Adjutments	5,132	14	14	13,670	16							
Expenditures & Adjustments	0	0	0	0	0							
TOTAL Reserves Cash Fund	184,803	184,818	184,832	198,503	198,520							

NOTES FOR CURRENT MONTH:



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:28300 / T: / S:

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

NMLS 412469
Member
FDIC



Condo Tiered

Account Summary

Account:	XXXXXX2109	Beginning Balance:	\$33,292.75
Last Statement:	April 30, 2024	Ending Balance:	\$41,526.77
This Statement:	May 31, 2024	Average Ledger Balance:	\$38,186.22
		Low Balance:	\$19,498.89
		Interest Earned This Period:	\$1.57
		Interest Earned 2024:	\$6.06
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			33,292.75
05-01	Deposit	5,435.87		38,728.62
05-01	Fnbct Waco Net Settle 000020753546670	638.72		39,367.34
05-01	lpfs866-412-2452 lpfspmtflt 346196		19,768.45	19,598.89
05-01	Check # 1144		100.00	19,498.89
05-02	Fnbct Waco Net Settle 000020782002214	734.53		20,233.42
05-03	Deposit	1,282.00		21,515.42
05-03	Fnbct Waco Net Settle 000020791592138	643.28		22,158.70
05-06	Deposit	50.00		22,208.70
05-06	Deposit	3,490.15		25,698.85
05-06	Fnbct Waco Net Settle 000020805294018	739.00		26,437.85
05-06	Fnbct Waco Net Settle 000020824757634	6,797.80		33,235.65
05-06	Check # 1162		88.40	33,147.25
05-06	Check # 1161		1,950.00	31,197.25
05-07	Fnbct Waco Net Settle 000020831721186	3,966.81		35,164.06
05-08	Deposit	4,528.55		39,692.61

Continued on the next page

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Hurricane season is here.

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We are honored to receive Comparably's Best Company Outlook award. It recognizes employee sentiment about the company's future and how excited they are to serve clients like you!

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-08	Fnbct Waco Net Settle 000020845026606	4,502.96		44,195.57
05-10	Fnbct Waco Net Settle 000020862784114	882.71		45,078.28
05-10	First Insurance Insurance 900-100662030		2,074.41	43,003.87
05-13	Deposit	5,992.46		48,996.33
05-13	Breezeline Cable Pay Xxxxxx6818 Spa		320.02	48,676.31
05-13	General Deposit Cmb Water 108134-00		6,555.52	42,120.79
05-15	Fnbct Waco Net Settle 000020893549098	643.28		42,764.07
05-15	Fnbct Waco Net Settle 000020895969434		148.18	42,615.89
05-15	Check # 1165		250.00	42,365.89
05-15	Monthly Flat Fee		35.00	42,330.89
05-16	Fnbct Waco Net Settle 000020902905922	734.53		43,065.42
05-17	Check # 1166		1,400.00	41,665.42
05-20	Check # 1164		670.59	40,994.83
05-21	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,044.57	39,950.26
05-24	Deposit	200.00		40,150.26
05-24	Deposit	2,016.53		42,166.79
05-29	Fnbct Waco Net Settle 000020974801602	1,377.79		43,544.58
05-30	Check # 1167		1,127.50	42,417.08
05-31	Check # 1168		891.88	41,525.20
05-31	Interest	1.57		41,526.77
05-31	Ending totals	44,658.54	36,424.52	41,526.77

Checks

Number	Date	Amount	Number	Date	Amount
1144*	05-01	100.00	1165	05-15	250.00
1161	05-06	1,950.00	1166	05-17	1,400.00
1162*	05-06	88.40	1167	05-30	1,127.50
1164	05-20	670.59	1168	05-31	891.88

* Skip In Check Sequence

1161-1168

Amount: \$5,435.87 Date: 05/01/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT TO
05/01/24	BYRON GARDENS CONDO	5,435.87		1000
TOTAL DEPOSIT				
TOTAL ITEMS 7				

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL \$5,435.87

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆055004357⑆ 3004402109⑆

Amount: \$5,435.87 Date: 05/01/2024

⑆055004357⑆
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>06004367⑆
 05/01/24
 2024-05-01
 036004357
 Batch 241607246

Amount: \$1,282.00 Date: 05/03/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT TO
05/03/24	BYRON GARDENS CONDO	1,282.00		1000
TOTAL DEPOSIT				
TOTAL ITEMS 2				

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL \$1,282.00

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆055004357⑆ 3004402109⑆

Amount: \$1,282.00 Date: 05/03/2024

⑆055004357⑆
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>06004367⑆
 05/03/24
 2024-05-03
 036004357
 Batch 232139250

Amount: \$50.00 Date: 05/06/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT TO
05/06/24	BYRON GARDENS CONDO	50.00		1000
TOTAL DEPOSIT				
TOTAL ITEMS 1				

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL \$50.00

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆055004357⑆ 3004402109⑆

Amount: \$50.00 Date: 05/06/2024

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 05/06/24
 2024-05-06
 036004357
 Batch 242392086

Amount: \$3,490.15 Date: 05/06/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT TO
05/06/24	BYRON GARDENS CONDO	3,490.15		1000
TOTAL DEPOSIT				
TOTAL ITEMS 5				

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL \$3,490.15

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆055004357⑆ 3004402109⑆

Amount: \$3,490.15 Date: 05/06/2024

⑆055004357⑆
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 05/06/24
 2024-05-06
 036004357
 Batch 242392084

Amount: \$4,528.55 Date: 05/08/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT TO
05/08/24	BYRON GARDENS CONDO	4,528.55		1000
TOTAL DEPOSIT				
TOTAL ITEMS 7				

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL \$4,528.55

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆055004357⑆ 3004402109⑆

Amount: \$4,528.55 Date: 05/08/2024

⑆055004357⑆
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>06004367⑆
 05/08/24
 2024-05-08
 036004357
 Batch 242392085

Amount: \$5,992.46 Date: 05/13/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT TO
05/13/24	BYRON GARDENS CONDO	5,992.46		1000
TOTAL DEPOSIT				
TOTAL ITEMS 9				

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL \$5,992.46

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆055004357⑆ 3004402109⑆

Amount: \$5,992.46 Date: 05/13/2024

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>06004367⑆
 05/13/24
 2024-05-13
 036004357
 Batch 242392453

Check # 1165 Amount: \$250.00 Date: 05/15/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 1900 NW 25 ST #410
 MIAMI, FL 33142-5174

CITY NATIONAL BANK
 MIAMI, FL

Check # 1165

PAY TO THE ORDER OF REEF TROPICAL POOLS
 500 NORTH ROCKHURST AVE
 FLORIDA CITY, FL 33504

DATE 05/15/24 AMOUNT \$250.00

⑆001165⑆ ⑈055004367⑈ 3004402109⑆

Check # 1165 Amount: \$250.00 Date: 05/15/2024

For Deposit Only in
 Funded Accounts
 Front Centered MICR
 Markers

002760271
 2024-05-15

⑆001165⑆ ⑈055004367⑈ 3004402109⑆

Check # 1166 Amount: \$1,400.00 Date: 05/17/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 1900 NW 25 ST #410
 MIAMI, FL 33142-5174

CITY NATIONAL BANK
 MIAMI, FL

Check # 1166

PAY TO THE ORDER OF ANY CLEANING SERVICES CORP
 634 JACARANDA ST.
 HOLLYWOOD, FL 33019

DATE 05/17/24 AMOUNT \$1,400.00

⑆001166⑆ ⑈055004367⑈ 3004402109⑆

Check # 1166 Amount: \$1,400.00 Date: 05/17/2024

For Deposit Only in
 Funded Accounts
 Front Centered MICR
 Markers

002770673
 2024-05-17

To Deposit Only in
 Funded Accounts
 Back Centered MICR
 Markers

⑆001166⑆ ⑈055004367⑈ 3004402109⑆

Check # 1167 Amount: \$1,127.50 Date: 05/30/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 1900 NW 25 ST #410
 MIAMI, FL 33142-5174

CITY NATIONAL BANK
 MIAMI, FL

Check # 1167

PAY TO THE ORDER OF STRALEY CTO
 2623 STRALEY ROAD #C207
 FT LAUDERDALE, FL 33312

DATE 05/30/24 AMOUNT \$1,127.50

⑆001167⑆ ⑈055004367⑈ 3004402109⑆

Check # 1167 Amount: \$1,127.50 Date: 05/30/2024

For Deposit Only in
 Funded Accounts
 Front Centered MICR
 Markers

002730450
 2024-05-30

For Deposit Only
 in Funded Accounts
 Back Centered MICR
 Markers

⑆001167⑆ ⑈055004367⑈ 3004402109⑆

Check # 1168 Amount: \$891.88 Date: 05/31/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 1900 NW 25 ST #410
 MIAMI, FL 33142-5174

CITY NATIONAL BANK
 MIAMI, FL

Check # 1168

PAY TO THE ORDER OF WASTE CONNECTIONS
 3840 NW 37 COURT
 MIAMI, FL 33140-5203

DATE 05/31/24 AMOUNT \$891.88

⑆001168⑆ ⑈055004367⑈ 3004402109⑆

Check # 1168 Amount: \$891.88 Date: 05/31/2024

For Deposit Only in
 Funded Accounts
 Front Centered MICR
 Markers

002157611
 2024-05-31

For Deposit Only in
 Funded Accounts
 Back Centered MICR
 Markers

⑆001168⑆ ⑈055004367⑈ 3004402109⑆

BYRON GARDENS CONDOMINIUM ASSOC., INC.

				SCHEDULE - BANK RECONCILIATION			
TP	Number	Date	Name	Description	Debits	Credits	Balance
				BALANCE FORWARD			79,460.19
CH	6009	05/02/24	RGM ENGINEERING & CONSULTING	FINAL PYMT ON DRAWINGS/INSPC. FEE		3,480.00	
TOTAL CHECKS.....					3,480.00		(3,480.00)
JE	426	05/31/24		INTEREST	3.37		
TOTAL JOURNAL ENTRIES.....					3.37		3.37
					3.37	3,480.00	75,983.56

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

May 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 05/01/24	79,460.19
Plus: Deposits	3.37
Less: Disbursements and Adjustments	3,480.00
CHECKBOOK BALANCE AS OF 05/31/24	<u>75,983.56</u>

BANK RECORDS

Balance per bank statement as of 05/31/24	79,463.56
Less: Outstanding checks	3,480.00
BANK BALANCE AS PER RECONCILIATION	<u>75,983.56</u>

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS			
Number	Date	Name	Amount
6009	05/02/24	RGM ENGINEERING & CONSULTING	3,480.00
		FINAL PYMT ON DRAWINGS/INSPC. FEE	3,480.00



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:34368 / 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

NMLS 412469
Member
FDIC



Condo Tiered

Account Summary

Account:	XXXXXX2533	Beginning Balance:	\$79,460.19
Last Statement:	April 30, 2024	Ending Balance:	\$79,463.56
This Statement:	May 31, 2024	Average Ledger Balance:	\$79,460.19
		Low Balance:	\$79,460.19
		Interest Earned This Period:	\$3.37
		Interest Earned 2024:	\$18.14
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			79,460.19
05-31	Interest	3.37		79,463.56
05-31	Ending totals	3.37	0.00	79,463.56

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 Hurricane season is here.
 Scan the code for updates & our preparation guide.

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We are honored to receive Comparably's Best Company Outlook award. It recognizes employee sentiment about the company's future and how excited they are to serve clients like you!

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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:33792 / 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
**Member
FDIC**



Condo Tiered

Account Summary

Account:	XXXXXX2031	Beginning Balance:	\$198,503.23
Last Statement:	April 30, 2024	Ending Balance:	\$198,520.09
This Statement:	May 31, 2024	Average Ledger Balance:	\$198,503.23
		Low Balance:	\$198,503.23
		Interest Earned This Period:	\$16.86
		Interest Earned 2024:	\$80.19
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			198,503.23
05-31	Interest	16.86		198,520.09
05-31	Ending totals	16.86	0.00	198,520.09

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Scan the code for updates & our preparation guide.

Join us on social media!



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Delinquencies Report as of 05/31/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1001	CARTIER, HUBERT	1001	Maintenance	(48.37)	0.00	0.00	(48.37)		
			Late Charge	0.00	25.00	25.00	50.00		
				(48.37)	25.00	25.00	1.63		
1004	DOCE, MIRTHA E.	1004	Late Charge	0.00	25.00	25.00	50.00		C
				0.00	25.00	25.00	50.00		
1105	1105 BYRON LLC	1105	Maintenance	643.28	643.28	1,286.56	2,573.12	MGR. LETTER	12/28/23
			Late Charge	0.00	25.00	75.00	100.00		C
				643.28	668.28	1,361.56	2,673.12		
302	ROCHEL, LUIS E.	302	Maintenance	638.72	0.00	0.00	638.72		C
			Others	12.00	0.00	0.00	12.00		
				650.72	0.00	0.00	650.72		
304	URBINA, LILA LOURDES	304	Maintenance	217.36	0.00	0.00	217.36		C
			Late Charge	0.00	0.00	125.00	125.00		
				217.36	0.00	125.00	342.36		
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		
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	0.08	0.00	0.00	0.08		
				0.08	0.00	0.00	0.08		
607	MSR INCASA LLC	607	Maintenance	734.53	734.53	2,201.61	3,670.67	LIEN AUTHORIZED 04/22/24	C
			Late Charge	0.00	25.00	50.00	75.00		
				734.53	759.53	2,251.61	3,745.67		
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		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	734.53	169.20	0.00	903.73		
			Late Charge	0.00	25.00	0.00	25.00		
				734.53	194.20	0.00	928.73		
			Total.....	<u>3,477.02</u>	<u>1,716.35</u>	<u>4,168.23</u>	<u>9,361.60</u>		
			Maintenance	3,465.02	1,591.35	3,488.17	8,544.54		
			Sp. Assessm	0.00	0.00	305.06	305.06		
			Late Charge	0.00	125.00	375.00	500.00		
			Legal Fees	0.00	0.00	0.00	0.00		
			Others	12.00	0.00	0.00	12.00		
	PREPAID BALANCES			(14,100.25)					
	TOTAL UNCOLLECTED			9,361.60					
9	NOT DELINQUENT	2,942.81	31.43						
	REMINDER	0.00	0.00						
	FINAL NOTICE	0.00	0.00						
1	MGR. LETTER	2,673.12	28.55						

Delinquencies Report as of 05/31/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
	ATTY. LETTER		0.00	0.00				
1	LIEN AUTHORIZED		3,745.67	40.01				

Prepaid balances as of 05/31/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
206	SECEROVIC, ANISA	206	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
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)
306	RICCIO URBINA, PAOLO F.	306	(2,016.16)	0.00	0.00	0.00	0.00	(2,016.16)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
402	CARTIER, HUBERT	402	(43.78)	0.00	25.00	0.00	0.00	(18.78)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(8.94)	0.00	0.00	0.00	0.00	(8.94)
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	(0.94)	0.00	0.00	0.00	0.00	(0.94)
802	HENDERSON, JADWIGA J.	802	(4,502.96)	0.00	0.00	0.00	0.00	(4,502.96)
804	CARTIER, HUBERT	804	(48.33)	0.00	25.00	0.00	0.00	(23.33)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(2,991.65)	0.00	0.00	0.00	0.00	(2,991.65)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
Total prepaid.....								<u>(14,100.25)</u>