

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
July 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 07/31/25
(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
<u>REVENUES</u>								
<u>EXEMPT FUNCTION INCOME</u>								
319,360	319,360	319,360	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
734	573	238	(335)	LATE CHARGES	150	(25)	34	(59)
300	100	119	19	KEYS	50	50	17	(33)
320,393	320,033	319,717	(316)	TOTAL EXEMPT FUNCTION INCOME	45,823	45,648	45,674	(92)
<u>NON-EXEMPT FUNCTION INCOME</u>								
114	137	0	(137)	INTEREST -RESERVES	19	19	0	(19)
0	288	0	(288)	LAUNDRY INCOME	0	0	0	0
114	425	0	(425)	TOTAL NON-EXEMPT FUNCTION INCOME	19	19	0	(19)
320,508	320,458	319,717	(741)	TOTAL REVENUES	45,842	45,667	45,674	(111)
<u>EXPENSES</u>								
<u>ADMINISTRATIVE EXPENSES</u>								
650	550	1,169	(619)	ACCOUNTANT	0	0	167	(167)
5,825	5,956	875	5,081	LEGAL FEES	731	65	125	(60)
628	706	1,400	(694)	PRINTING & POSTAGE	121	126	200	(74)
6,693	4,525	3,500	1,025	ENGINEER	0	3,000	500	2,500
1,947	78	341	(262)	MISCELLANEOUS	0	4	49	(45)
15,742	11,815	7,285	4,530	TOTAL ADMINISTRATIVE EXPENSES	852	3,195	1,041	2,154
<u>TAXES, LICENSES, PERMITS</u>								
272	272	161	111	FLORIDA CONDO FEE	0	0	23	(23)
115	9,133	805	8,328	LICENSES & PERMITS	0	1,024	115	909
61	61	36	25	FLORIDA CORP REPORT	0	0	5	(5)
448	9,467	1,002	8,464	TOTAL TAXES, LICENSES, PERMITS	0	1,024	143	881
<u>INSURANCES</u>								
183,090	182,414	161,588	20,826	INSURANCES	24,532	17,816	23,084	(5,268)
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
13,650	13,650	13,650	0	MANAGEMENT	1,950	1,950	1,950	0
5,313	4,694	4,550	144	ELEVATOR MAINTENANCE	671	671	650	21
1,750	2,690	0	2,690	POOL MAINTENANCE	391	394	0	394
6,177	7,781	6,300	1,481	WASTE REMOVAL	966	1,157	900	257
1,723	1,707	1,729	(22)	PEST CONTROL	492	0	247	(247)
804	2,179	1,470	709	FIRE ALARM INSPECT. & MAINT.	210	0	210	(210)
29,417	32,702	27,699	5,003	TOTAL CONTRACT SERVICES	4,680	4,172	3,957	215
<u>UTILITY EXPENSES</u>								
7,980	8,279	9,450	(1,171)	ELECTRICITY	1,232	1,242	1,350	(108)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 07/31/25
(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
44,618	41,631	42,245	(614)	WATER & SEWER	5,223	5,223	6,035	(812)
3,794	3,823	2,800	1,023	TELEPHONE	1,884	324	400	(76)
56,393	53,733	54,495	(762)	TOTAL UTILITY EXPENSES	8,339	6,788	7,785	(997)
				<u>REPAIRS & MAINTENANCE</u>				
500	0	875	(875)	ELECTRICAL REPAIRS	0	0	125	(125)
0	36,682	0	36,682	PLUMBING REPAIRS	5,200	2,637	0	2,637
25,338	2,724	4,830	(2,106)	ELEVATOR REPAIRS	0	498	690	(192)
765	670	0	670	POOL REPAIRS	0	445	0	445
1,148	0	700	(700)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	700	(700)	JANITORIAL SUPPLIES	0	0	100	(100)
9,985	10,200	9,800	400	JANITORIAL SERVICE	1,640	1,400	1,400	0
0	1,248	2,100	(852)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	700	(700)	HARDWARE SUPPLIES	0	0	100	(100)
16,185	8,936	16,086	(7,150)	GENERAL REPAIRS	560	2,375	2,298	77
53,921	60,460	35,791	24,669	TOTAL REPAIRS & MAINTENANCE	7,400	7,355	5,113	2,242
				<u>RESERVES</u>				
31,857	31,857	31,857	0	RESERVES	4,551	4,551	4,551	0
114	137	0	137	RESERVES INTEREST ALLOCATION	19	19	0	19
31,971	31,994	31,857	137	TOTAL RESERVES	4,570	4,570	4,551	19
370,982	382,585	319,717	62,868	TOTAL EXPENSES	50,372	44,921	45,674	(753)
	(62,127)			Y-T-D DEFICIT		746		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 07/31/25
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	12,752.27
CITY NTL. BANK -SPEC. ASSESS.	70.40
CITY NTL. BANK -RESERVES	230,027.48
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	243,250.15

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	8,102.82
A/R ADJ IN TRANSIT	3,028.07
TOTAL ACCOUNTS RECEIVABLE	11,130.89

PREPAID EXPENSES

TOTAL CURRENT ASSETS	254,381.04
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	254,381.04
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	1,834.20
MAINT PAID IN ADVANCE	15,184.06
ACCOUNTS PAYABLE -OTHER	643.28
ACCRUED EXPENSES	5,222.65
SECURITY DEPOSITS PAYABLE	1,615.00
TOTAL CURRENT LIABILITIES	24,499.19

RESERVES

RESERVES	132,943.06
TOTAL RESERVES	132,943.06

TOTAL LIABILITIES	157,442.25
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FUND BALANCE

BEGINNING FUND BALANCE	159,065.79
YEAR TO DATE DEFICIT	(62,127.00)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 07/31/25
(UNAUDITED)

TOTAL FUND BALANCE	96,938.79
TOTAL LIABILITIES & FUND BALANCE	254,381.04
	=====

Outstanding payables for period ending Jul 31, 2025

Number	Date	Name/Description		Amount
JM50090	07/01/25	J & M CONDO. MANAGEMENT & MAINT. INC.	51007	34.20
		MAILING SUMMARY		
5360	07/23/25	RICK A. ANASTASI LLC	57099	1,200.00
		MOLD REMEDIATION UNIT 701		
5361	07/23/25	MR. VIEIRA LLC	57099	600.00
		BALCONY REPAIRS UNIT 304/LAUNDRY 10TH FL.		

				1,834.20
				=====

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				5,812.92
CH	1367	07/01/25	ALL DOORS & LOCKS, INC.	23 KEYS		575.00	
CH	1368	07/01/25	GLOBAL ELEVATOR SALES	REPLACED INDICATOR ELEV. #2		498.28	
CH	1369	07/01/25	GLOBAL ELEVATOR SALES	July 2025 ELEVATOR MAINT.		670.59	
CH	1370	07/01/25	J & M CONDO. MANAGEMENT & MAIN	Jul 2025 MANAGEMENT FEE		1,950.00	
CH	1371	07/01/25	J & M CONDO. MANAGEMENT & MAIN	Jul 2025 ACCTS. REC. STMTS.		91.80	
CH	1372	07/01/25	SPECIALTY PROPERTY APPRAISALS	APPRAISAL FEE		500.00	
CH	1373	07/02/25	PERFECT EXTERMINATOR	PEST SERV. 4/28/25		246.10	
CH	1374	07/02/25	PERFECT EXTERMINATOR	PEST SERV. 6/23/25		246.10	
CH	1375	07/02/25	A&Y CLEANING SERVICES CORP.	July 2025 JANITORIAL SERV.		1,400.00	
CH	1376	07/03/25	POOL WIZARDS	INSTALLED NEW TUBING		195.00	
CH	1377	07/03/25	POOL WIZARDS	July 2025 POOL SERV.		394.38	
CH	1378	07/03/25	POOL WIZARDS	CARTRIDGE FILTER		249.99	
CH	1379	07/08/25	WASTE CONNECTIONS	**VOIDED**		1,157.03	
CH	1380	07/08/25	STRALEY OTTO	LEGAL FEES		65.00	
CH	1381	07/25/25	JPL SERVICES AND MAINTENANCE I	DOWN PMT NEW PIPE HANGERS		2,637.00	
TOTAL CHECKS.....						10,876.27	(10,876.27)
CR	408	07/03/25		DEPOSIT	5,510.30		
CR	409	07/08/25		DEPOSIT	11,028.77		
CR	410	07/11/25		DEPOSIT	1,965.90		
CR	411	07/17/25		DEPOSIT	1,929.56		
CR	412	07/01/25		DEPOSIT	5,329.17		
CR	413	07/02/25		DEPOSIT	3,439.32		
CR	414	07/03/25		DEPOSIT	1,286.56		
CR	415	07/07/25		DEPOSIT	643.28		
CR	416	07/08/25		DEPOSIT	5,237.21		
CR	417	07/09/25		DEPOSIT	643.28		
CR	418	07/10/25		DEPOSIT	638.72		
CR	419	07/11/25		DEPOSIT	3,266.40		
CR	420	07/16/25		DEPOSIT	2,988.12		
CR	421	07/17/25		DEPOSIT	734.53		
CR	422	07/16/25		DEPOSIT	2,988.12		
CR	423	07/28/25		DEPOSIT	734.73		
CR	424	07/28/25		DEPOSIT	2,113.06		
TOTAL CASH RECEIPTS.....					50,477.03		50,477.03
JE	815	07/09/25		INSURANCE PYMT LOAN#103256210		2,223.12	
JE	816	07/03/25		PYMT OF INV#00545128 ELEVATOR FEES		884.00	
JE	817	07/11/25		JULY 2025 SERVICE		324.00	
JE	818	07/14/25		WATER SERV. TO 6/2/25		5,222.65	
JE	828	07/20/25		SERV. 6/9/25-7/9/25		1,241.61	
JE	829	07/14/25		VOID CK#1379	1,157.03		
JE	830	07/15/25		JULY 2025 WASTE SERV.		1,157.03	
JE	831	07/17/25		KEY PMT 906	50.00		
JE	834	07/29/25		PYMT FOR OCCUPANY FEE RE:RL03000065		140.34	
JE	835	07/29/25		INSURANCE PYMT POL#3008083896		15,093.12	
JE	838	07/30/25		ONLINE DEPOSIT	643.28		
JE	840	07/07/25		RESERVES TFR		4,551.00	
JE	841	07/10/25		BANK CHARGE		3.50	
JE	845	07/16/25		REV POSTING		2,988.12	
JE	846	07/08/25		ONLINE PMT RET		683.23	
TOTAL JOURNAL ENTRIES.....					1,850.31	34,511.72	(32,661.41)
					52,327.34	45,387.99	12,752.27

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Jul 31, 2025

ASSOCIATION RECORDS

Checkbook Balance as of 07/01/25	5,812.92
Plus: Deposits	52,327.34
Less: Disbursements and Adjustments	45,387.99
CHECKBOOK BALANCE AS OF 07/31/25	12,752.27 =====

BANK RECORDS

Balance per bank statement as of 07/31/25	12,122.58
Plus: Deposits in transit	1,469.06
Less: Outstanding checks	839.37
BANK BALANCE AS PER RECONCILIATION	12,752.27 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1376	07/03/25	POOL WIZARDS	INSTALLED NEW TUBING	195.00
1377	07/03/25	POOL WIZARDS	July 2025 POOL SERV.	394.38
1378	07/03/25	POOL WIZARDS	CARTRIDGE FILTER	249.99
				839.37

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	45,622	45,622	45,622	45,622	45,622	45,622					
Maintenance Uncollected	10,786	6,884	3,934	14,571	11,103	11,309	8,102					

<u>COLLECTIONS - STATUS</u>												
Collection Letter	-	3	1	1	5	4	2					
Lien Authorization	-	-	-	-	-	-	-					
Lien Recorded	-	-	-	-	-	-	-					
Association Foreclosure	-	-	-	-	-	-	-					
Bank Foreclosure	-	-	-	-	-	-	-					
Payment Plan	-	-	-	-	-	-	-					

<u>BUDGET SURPLUS (DEFICIT)</u>												
For Month	(21,690)	1,499	(10,754)	7,912	(35,309)	(4,530)	746					
Year To Date	(21,690)	(20,190)	(30,945)	(23,033)	(58,342)	(62,873)	(62,127)					

<u>ACCOUNTS PAYABLE</u>												
Outstanding Invoices	13	2,788	0	0	246	492	1,834					

<u>OPERATING BANK ACCOUNT</u>												
Beginning Balance	49,254	29,216	47,023	22,549	23,956	8,875	5,812					
Disbursement & Adjustments	74,052	37,792	69,599	37,554	81,600	49,549	45,387					
Deposits & Adjustments	54,014	55,599	45,125	38,961	66,519	46,487	52,327					
TOTAL Operating Cash Fund	29,216	47,023	22,549	23,956	8,875	5,812	12,752					

<u>RESERVES FUND</u>												
Beginning Balance	230,503	235,074	235,092	248,766	239,315	223,886	228,457					
Funding, Interest & Adjutments	4,570	18	13,673	4,570	4,570	4,570	4,570					
Expenditures & Adjustments	0	0	0	14,021	20,000	0	3,000					
TOTAL Reserves Cash Fund	235,074	235,092	248,766	239,315	223,886	228,457	230,027					

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:57396 / T: / S:



BYRON GARDENS CONDOMINIUM
ASSOCIATION INC
OPERATING 2
7850 BYRON AVE
MIAMI BEACH FL 33141-2090



For additional locations
and hours, please visit
citynational.com



Association Non-Interest Checking

Account Summary

Account:	XXXXXX5482	Beginning Balance:	\$5,812.92
Last Statement:	June 30, 2025	Ending Balance:	\$12,122.58
This Statement:	July 31, 2025	Average Ledger Balance:	\$25,155.98
		Low Balance:	\$11,142.09

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			5,812.92
07-01	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	735.00		6,547.92
07-01	Fnbct Waco Net Settle 000024317732006	4,594.17		11,142.09
07-02	Fnbct Waco Net Settle 000024342480662	3,439.32		14,581.41
07-02	Check # 1371		91.80	14,489.61
07-02	Check # 1370		1,950.00	12,539.61
07-03	Deposit	5,510.30		18,049.91
07-03	Fnbct Waco Net Settle 000024365559946	1,286.56		19,336.47
07-07	Fnbct Waco Net Settle 000024378971282	643.28		19,979.75
07-07	Fnbct Waco Net Settle 000024394792434	643.28		20,623.03
07-07	Webxfr To Comm Int Chk 42031		4,551.00	16,072.03
07-07	Tyler Tech Servicefee 3879186		1.50	16,070.53
07-07	Miami Beach City Of 3879170		884.00	15,186.53
07-08	Fnbct Waco Net Settle 000024408392586	1,377.53		16,564.06
07-08	Fnbct Waco Net Settle 000024408392474	3,216.40		19,780.46
07-08	Fnbct Waco Net Settle 000024412941950		683.23	19,097.23
07-09	Deposit	11,028.77		30,126.00
07-09	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	643.28		30,769.28

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The Right Support.**

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This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-09	Miscellaneous Debit		2.00	30,767.28
07-09	Check # 1367		575.00	30,192.28
07-10	Fnbct Waco Net Settle 000024434957378	638.72		30,831.00
07-10	First Insurance Insurance 900-103256210		2,223.12	28,607.88
07-11	Deposit	1,965.90		30,573.78
07-11	Fnbct Waco Net Settle 000024443394366	3,266.40		33,840.18
07-14	Breezeline FI Eftpayment 335400012306818		324.00	33,516.18
07-14	General Deposit Cmb Water 108134-00		5,222.65	28,293.53
07-16	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	2,988.12		31,281.65
07-16	Waste Connection Web_pay 00775942071525		1,157.03	30,124.62
07-16	Check # 1375		1,400.00	28,724.62
07-17	Fnbct Waco Net Settle 000024485141322	734.53		29,459.15
07-18	Deposit	50.00		29,509.15
07-18	Deposit	1,929.56		31,438.71
07-18	Check # 1372		500.00	30,938.71
07-21	Check # 1368		498.28	30,440.43
07-21	Check # 1369		670.59	29,769.84
07-22	Fpl Direct Debit Elec Pyrmt Xxxxxx0386 Ppda		1,241.61	28,528.23
07-22	Check # 1380		65.00	28,463.23
07-22	Check # 1373		246.10	28,217.13
07-22	Check # 1374		246.10	27,971.03
07-28	Fnbct Waco Net Settle 000024549175982	734.73		28,705.76
07-29	Deposit	644.00		29,349.76
07-29	Check # 1381		2,637.00	26,712.76
07-30	Miami Beach City Of 3621819		140.34	26,572.42
07-30	Frontline Ins Web Pay Frontlinefp3		15,093.12	11,479.30
07-31	Fnbct Waco Net Settle 000024583215738	643.28		12,122.58
07-31	Ending totals	46,713.13	40,403.47	12,122.58

Checks

Number	Date	Amount	Number	Date	Amount
1367	07-09	575.00	1373	07-22	246.10
1368	07-21	498.28	1374	07-22	246.10
1369	07-21	670.59	1375*	07-16	1,400.00
1370	07-02	1,950.00	1380	07-22	65.00
1371	07-02	91.80	1381	07-29	2,637.00
1372	07-18	500.00			

* Skip In Check Sequence

1367-1381

ois dep. 1469.06

Amount: \$5,510.30 Date: 07/03/2025

DEPOSIT TICKET
BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION	MEMO
07/03/2025	5,510.30	DEPOSIT	

TOTAL ITEMS: 8
TOTAL DEPOSIT: \$5,510.30

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3000072548 2*

Amount: \$5,510.30 Date: 07/03/2025

066004367<
CMB-Deposit
2025-07-03
0360072548
Batch 290447809

Amount: \$11,028.77 Date: 07/09/2025

DEPOSIT TICKET
BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION	MEMO
07/09/2025	11,028.77	DEPOSIT	

TOTAL ITEMS: 18
TOTAL DEPOSIT: \$11,028.77

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3000072548 2*

Amount: \$11,028.77 Date: 07/09/2025

066004367<
CMB-Deposit
2025-07-09
0360072548
Batch 291013583

Amount: \$2.00 Date: 07/09/2025

DEBIT
ACCOUNT NAME: Byron Gardens Condominium Assoc DATE: 07-09-25

ENDORSED BY: [Signature] RESP CODE: 3895 APPROVED BY: [Signature] RESP CODE: 5025

DESCRIPTION: We received a check in the amount of \$ 734.53. Of which the def. of \$ 236.53 is made a night last

DEBIT TRANSACTIONS:

APP TO	DESCRIPTION	APP TO	DESCRIPTION
APP 00	DEPOSIT	APP 00	DEPOSIT
APP 01	CLOSING REFUND	APP 01	CLOSING REFUND
APP 02	UNRECORDED DEBIT	APP 02	UNRECORDED DEBIT
APP 03	CLOSING REFUND	APP 03	CLOSING REFUND
APP 04	CLOSING REFUND	APP 04	CLOSING REFUND
APP 05	CLOSING REFUND	APP 05	CLOSING REFUND
APP 06	CLOSING REFUND	APP 06	CLOSING REFUND
APP 07	CLOSING REFUND	APP 07	CLOSING REFUND
APP 08	CLOSING REFUND	APP 08	CLOSING REFUND
APP 09	CLOSING REFUND	APP 09	CLOSING REFUND
APP 10	CLOSING REFUND	APP 10	CLOSING REFUND
APP 11	CLOSING REFUND	APP 11	CLOSING REFUND
APP 12	CLOSING REFUND	APP 12	CLOSING REFUND
APP 13	CLOSING REFUND	APP 13	CLOSING REFUND
APP 14	CLOSING REFUND	APP 14	CLOSING REFUND
APP 15	CLOSING REFUND	APP 15	CLOSING REFUND
APP 16	CLOSING REFUND	APP 16	CLOSING REFUND
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APP 97	CLOSING REFUND	APP 97	CLOSING REFUND
APP 98	CLOSING REFUND	APP 98	CLOSING REFUND
APP 99	CLOSING REFUND	APP 99	CLOSING REFUND
APP 100	CLOSING REFUND	APP 100	CLOSING REFUND

TOTAL DEPOSIT: \$2.00

30000725482

Amount: \$2.00 Date: 07/09/2025

066004367<
CMB-Deposit
2025-07-09
0360072548
Batch 291013583

Amount: \$1,965.90 Date: 07/11/2025

DEPOSIT TICKET
BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION	MEMO
07/11/2025	1,965.90	DEPOSIT	

TOTAL ITEMS: 3
TOTAL DEPOSIT: \$1,965.90

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3000072548 2*

Amount: \$1,965.90 Date: 07/11/2025

066004367<
CMB-Deposit
2025-07-11
0360072548
Batch 291205951

Amount: \$50.00 Date: 07/18/2025

DEPOSIT TICKET
BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION	MEMO
07/18/2025	50.00	DEPOSIT	

TOTAL ITEMS: 1
TOTAL DEPOSIT: \$50.00

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3000072548 2*

Amount: \$50.00 Date: 07/18/2025

066004367<
CMB-Deposit
2025-07-18
0360072548
Batch 292066625

Amount: \$1,929.56 Date: 07/18/2025

DEPOSIT TICKET
BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION	MEMO
07/18/2025	1,929.56	DEPOSIT	

TOTAL ITEMS: 3
TOTAL DEPOSIT: \$1,929.56

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

BYRON GARDENS CONDOMINIUM ASSOC., INC.
3000072548 2*

Amount: \$1,929.56 Date: 07/18/2025

066004367<
CMB-Deposit
2025-07-18
0360072548
Batch 292066625

Amount: \$644.00 Date: 07/29/2025

DEPOSIT TICKET	DATE	AMOUNT	MEMO
07/29/2025			
BYRON GARDENS CONDOMINIUM ASSOC., INC.			
00660043674			
30000725482			
TOTAL ITEMS	4		
PLEASE BE SURE ALL ITEMS ARE PROPERLY ENCLOSED			
TOTAL	644.00		
TOTAL DEPOSIT			

Amount: \$644.00 Date: 07/29/2025

07/29/2025 000
25:22:420E 140000
12375 12066013674
00660043674
30000725482
00660043674
00660043674
00660043674

Check # 1367 Amount: \$575.00 Date: 07/09/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST, #40
MIAMI, FL 33127-4374

PAY TO THE ORDER OF
FIVE HUNDRED SEVENTY FIVE DOLLARS & 00/100

DATE 07/09/25 AMOUNT *****\$575.00

TO THE ORDER OF ALL DOORS & LOCKS, INC.
10211 SW 34 ST
MIAMI, FL 33185

Check # 1367 Amount: \$575.00 Date: 07/09/2025

0063101121-07/09/2025-002306748
3541208 0000 00100

0092815840
2025-07-09

ALL DOORS & LOCKS, INC.
10211 SW 34 ST
MIAMI, FL 33185

Check # 1368 Amount: \$498.28 Date: 07/21/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST, #40
MIAMI, FL 33127-4374

PAY TO THE ORDER OF
FOUR HUNDRED NINETY EIGHT DOLLARS & 28/100

DATE 07/21/25 AMOUNT *****\$498.28

TO THE ORDER OF GLOBAL ELEVATOR SALES
2372 W 78 ST
HIALEAH, FL 33016

Check # 1368 Amount: \$498.28 Date: 07/21/2025

00928401092
2025-07-21

For Deposit Only
Global Elevator Sales & S
505207945

Check # 1369 Amount: \$670.59 Date: 07/21/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST, #40
MIAMI, FL 33127-4374

PAY TO THE ORDER OF
SIX HUNDRED SEVENTY DOLLARS & 59/100

DATE 07/21/25 AMOUNT *****\$670.59

TO THE ORDER OF GLOBAL ELEVATOR SALES
2372 W 78 ST
HIALEAH, FL 33016

Check # 1369 Amount: \$670.59 Date: 07/21/2025

00928401092
2025-07-21

For Deposit Only
Global Elevator Sales & S
505207945

Check # 1370 Amount: \$1,950.00 Date: 07/02/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST, #40
MIAMI, FL 33127-4374

PAY TO THE ORDER OF
ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100

DATE 07/02/25 AMOUNT *****\$1,950.00

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
6500 NW 22 ST, STE 5-D
DORAL, FL 33172

Check # 1370 Amount: \$1,950.00 Date: 07/02/2025

0063101121-07/02/2025-006508972
3541219 0000 00200

00928425970
2025-07-02

J & M CONDO. MANAGEMENT & MAINT. INC.
6500 NW 22 ST, STE 5-D
DORAL, FL 33172

Check # 1371 Amount: \$91.80 Date: 07/02/2025

BYRON GARDENS CONDOMINIUM ASSOC., INC.
800 NW 23 ST, #40
MIAMI, FL 33127-4374

PAY TO THE ORDER OF
NINETY ONE DOLLARS & 80/100

DATE 07/02/25 AMOUNT *****\$91.80

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
6500 NW 22 ST, STE 5-D
DORAL, FL 33172

Check # 1371 Amount: \$91.80 Date: 07/02/2025

0063101121-07/02/2025-006508972
3541219 0000 00200

00928425970
2025-07-02

J & M CONDO. MANAGEMENT & MAINT. INC.
6500 NW 22 ST, STE 5-D
DORAL, FL 33172

Check # 1372 Amount: \$500.00 Date: 07/18/2025

CITY NATIONAL BANK
MAAMI, FL

CHECK NO 1372

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 25 ST #402
MAAMI, FL 33150

PAY TO THE ORDER OF
PAY ONLY **500 & 00/100** CTS CTS

DATE 07/18/25 AMOUNT *****\$500.00

TO THE ORDER OF SPECIALTY PROPERTY APPRAISALS
25 SW 8TH ST, #402
MAAMI, FL 33150

VOID OVER \$500

⑆001372⑆ ⑆066004367⑆ 30000725482⑆

Check # 1372 Amount: \$500.00 Date: 07/18/2025

VOID OVER \$500

0092232462
2025-07-18

PAY TO THE ORDER OF
PAY ONLY
FOR DEPOSIT ONLY
SALCEDO & SAUCEDO LTD
3000 N. W. 10TH AVE
MIAMI, FL 33150

Check # 1373 Amount: \$246.10 Date: 07/22/2025

CITY NATIONAL BANK
MAAMI, FL

CHECK NO 1373

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 25 ST #402
MAAMI, FL 33150

PAY TO THE ORDER OF
PAY ONLY **246 & 10/100** CTS CTS

DATE 07/22/25 AMOUNT *****\$246.10

TO THE ORDER OF PERFECT EXTERMINATOR
6809 W 17 CT
HIALEAH, FL 33014

VOID OVER \$250

⑆001373⑆ ⑆066004367⑆ 30000725482⑆

Check # 1373 Amount: \$246.10 Date: 07/22/2025

2025072182249680057 03 1003
Regions Bank >062000019<

0092481038
2025-07-22

PAY TO THE ORDER OF
PERFECT EXTERMINATOR
6809 W 17 CT
HIALEAH, FL 33014

Check # 1374 Amount: \$246.10 Date: 07/22/2025

CITY NATIONAL BANK
MAAMI, FL

CHECK NO 1374

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 25 ST #402
MAAMI, FL 33150

PAY TO THE ORDER OF
PAY ONLY **246 & 10/100** CTS CTS

DATE 07/22/25 AMOUNT *****\$246.10

TO THE ORDER OF PERFECT EXTERMINATOR
6809 W 17 CT
HIALEAH, FL 33014

VOID OVER \$250

⑆001374⑆ ⑆066004367⑆ 30000725482⑆

Check # 1374 Amount: \$246.10 Date: 07/22/2025

2025072182249680058 03 1003
Regions Bank >062000019<

0092481038
2025-07-22

PAY TO THE ORDER OF
PERFECT EXTERMINATOR
6809 W 17 CT
HIALEAH, FL 33014

Check # 1375 Amount: \$1,400.00 Date: 07/16/2025

CITY NATIONAL BANK
MAAMI, FL

CHECK NO 1375

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 25 ST #402
MAAMI, FL 33150

PAY TO THE ORDER OF
PAY ONLY **1400 & 00/100** CTS CTS

DATE 07/16/25 AMOUNT *****\$1,400.00

TO THE ORDER OF ASY CLEANING SERVICES CORP.
934 JOHNSON ST
HOLLYWOOD, FL 33019

VOID OVER \$1400

⑆001375⑆ ⑆066004367⑆ 30000725482⑆

Check # 1375 Amount: \$1,400.00 Date: 07/16/2025

VOID OVER \$1400

0092189462
2025-07-16

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

Check # 1380 Amount: \$65.00 Date: 07/22/2025

CITY NATIONAL BANK
MAAMI, FL

CHECK NO 1380

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 25 ST #402
MAAMI, FL 33150

PAY TO THE ORDER OF
PAY ONLY **65 & 00/100** CTS CTS

DATE 07/22/25 AMOUNT *****\$65.00

TO THE ORDER OF STRALEY OTTO
2096 STIRLING ROAD #2027
FT. LAUDERDALE, FL 33312

VOID OVER \$500

⑆001380⑆ ⑆066004367⑆ 30000725482⑆

Check # 1380 Amount: \$65.00 Date: 07/22/2025

VOID OVER \$500

0092483256
2025-07-22

For Deposit Only
Straley & Otto PA Operat.
504695555

Check # 1381 Amount: \$2,637.00 Date: 07/29/2025

CITY NATIONAL BANK
MAAMI, FL

CHECK NO 1381

BYRON GARDENS CONDOMINIUM ASSOC., INC.
200 NW 25 ST #402
MAAMI, FL 33150

PAY TO THE ORDER OF
PAY ONLY **2637 & 00/100** CTS CTS

DATE 07/29/25 AMOUNT *****\$2,637.00

TO THE ORDER OF JPL SERVICES AND MAINTENANCE INC.

VOID OVER \$2500

⑆001381⑆ ⑆066004367⑆ 30000725482⑆

Check # 1381 Amount: \$2,637.00 Date: 07/29/2025

VOID OVER \$2500

0091866181
2025-07-29

JPL Services and Maintenance



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:31125 / T: / S:



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



For additional locations
 and hours, please visit
 citynational.com



Condo Tiered

Account Summary

Account:	XXXXXXX2533	Beginning Balance:	\$70.40
Last Statement:	June 30, 2025	Ending Balance:	\$70.40
This Statement:	July 31, 2025	Average Ledger Balance:	\$70.40
		Low Balance:	\$70.40
		Interest Earned This Period:	\$0.00
		Interest Earned 2025:	\$0.00
		Days In Period:	31
		Annual Percentage Yield Earned:	0.00%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			70.40
07-31	Ending totals	0.00	0.00	70.40

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 The Right Support.**

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All loans are subject to credit approval and loan requirements. Terms and conditions apply. This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.



11106



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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:30635 / 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:	XXXXXXX2031	Beginning Balance:	\$228,457.02
Last Statement:	June 30, 2025	Ending Balance:	\$230,027.48
This Statement:	July 31, 2025	Average Ledger Balance:	\$229,127.18
		Low Balance:	\$225,457.02
		Interest Earned This Period:	\$19.46
		Interest Earned 2025:	\$137.18
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			228,457.02
07-01	Wire Out Ol Dom Munson Design And Consulting Inc. #495041562		3,000.00	225,457.02
07-07	Webxfr Fr Assoc Non Br 725482	4,551.00		230,008.02
07-31	Interest	19.46		230,027.48
07-31	Ending totals	4,570.46	3,000.00	230,027.48

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The Right Support.**

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11109

Delinquencies Report as of 07/31/2025

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1001	CARTIER, HUBERT	1001	Maintenance	55.19	0.00	0.00	55.19		
				55.19	0.00	0.00	55.19		
1004	DOCE, MIRTHA E.	1004	Maintenance	2.88	0.00	0.00	2.88		C
			Late Charge	0.00	0.00	50.00	50.00		
				2.88	0.00	50.00	52.88		
202	LOPEZ, DANIEL & FUENTES, MARTH	202	Maintenance	(2.00)	0.00	0.00	(2.00)		C
			Late Charge	0.00	0.00	25.00	25.00		
				(2.00)	0.00	25.00	23.00		
301	RANKOVIC, BOBAN	301	Maintenance	38.13	0.00	0.00	38.13		
				38.13	0.00	0.00	38.13		
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	0.00	25.00		
				638.72	25.00	0.00	663.72		
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Maintenance	734.53	733.59	0.00	1,468.12		C
			Late Charge	0.00	25.00	75.00	100.00		
				734.53	758.59	75.00	1,568.12		
404	ABRAMS, JENNIFER & NIMNI, EYVA	404	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	0.00	0.00	50.00	50.00		
				643.28	0.00	50.00	693.28		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	310.95	0.00	1,045.48	MGR. LETTER	01/19/25
			Late Charge	0.00	0.00	100.00	100.00		
				734.53	310.95	100.00	1,145.48		
505	DRAGO, CLAUDIA L.	505	Maintenance	0.03	0.00	0.00	0.03		
				0.03	0.00	0.00	0.03		
701	STOYANOVSKI, LILY	701	Maintenance	12.22	0.00	0.00	12.22		C
				12.22	0.00	0.00	12.22		
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	643.28	643.28	643.28	1,929.84	MGR. LETTER	05/19/25
			Late Charge	0.00	25.00	25.00	50.00		C
				643.28	668.28	668.28	1,979.84		
801	FONT, MILAGROS	801	Maintenance	734.53	734.53	0.00	1,469.06		C
				734.53	734.53	0.00	1,469.06		
804	CARTIER, HUBERT	804	Late Charge	0.00	0.00	151.67	151.67		C
				0.00	0.00	151.67	151.67		
805	BROWN, BERNARD E., IDA & ELEAN	805	Late Charge	0.00	0.00	25.00	25.00		C
				0.00	0.00	25.00	25.00		
907	CISNEROS, CHARLES & GRISET B.	907	Maintenance	205.20	0.00	0.00	205.20		C
				205.20	0.00	0.00	205.20		

Delinquencies Report as of 07/31/2025

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
		Total.....	<u>4,440.52</u>	<u>2,497.35</u>	<u>1,164.95</u>	<u>8,102.82</u>		
		Maintenance	4,440.52	2,422.35	643.28	7,506.15		
		Sp. Assessm	0.00	0.00	0.00	0.00		
		Late Charge	0.00	75.00	501.67	576.67		
		Legal Fees	0.00	0.00	0.00	0.00		
		Others	0.00	0.00	20.00	20.00		
		PREPAID BALANCES				(15,184.06)		
		TOTAL UNCOLLECTED				8,102.82		
14	NOT DELINQUENT		4,977.50	61.42				
	REMINDER		0.00	0.00				
	FINAL NOTICE		0.00	0.00				
2	MGR. LETTER		3,125.32	38.57				

Prepaid balances as of 07/31/25

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1003	VINAS, NELIA S.	1003	(1.72)	0.00	0.00	0.00	0.00	(1.72)
1102	FARINACCI, LANETTE	1102	(1,286.56)	0.00	50.00	0.00	0.00	(1,236.56)
205	SPERO, MICHAEL & NANCY	205	0.00	(638.72)	0.00	0.00	0.00	(638.72)
206	SECEROVIC, ANISA	206	(1,277.44)	0.00	0.00	0.00	0.00	(1,277.44)
207	VERAS, NORBERTO P.	207	(1.18)	0.00	0.00	0.00	0.00	(1.18)
304	URBINA, LILA LOURDES	304	(3.90)	0.00	0.00	0.00	0.00	(3.90)
306	RICCIO URBINA, PAOLO F.	306	(1.95)	0.00	0.00	0.00	0.00	(1.95)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
406	BARRERA, ANNE & DREY, LUIS	406	(1.72)	0.00	0.00	0.00	0.00	(1.72)
501	CABRERA, NYDIA M.	501	(690.19)	0.00	0.00	0.00	0.00	(690.19)
502	CALLEJA, LAZARO T. & MAYDELIN	502	641.98	(643.28)	0.00	0.00	0.00	(1.30)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
507	AGUILAR, GAUDENCIA	507	(735.03)	0.00	0.00	0.00	0.00	(735.03)
605	KAY, MELANIE	605	(0.94)	0.00	0.00	0.00	0.00	(0.94)
607	MSR INCASA LLC	607	(2,988.12)	0.00	0.00	0.00	0.00	(2,988.12)
802	HENDERSON, JADWIGA J.	802	(3,216.40)	0.00	0.00	0.00	0.00	(3,216.40)
901	CABRERA PEREZ, NYDIA M.	901	(565.33)	0.00	0.00	0.00	0.00	(565.33)
902	VASQUEZ, LEON & LUZ	902	(1,290.73)	0.00	0.00	0.00	0.00	(1,290.73)
903	HEE, WILLIAM H.	903	(1,929.84)	0.00	0.00	0.00	0.00	(1,929.84)
906	CAMPOS, MIRIAM	906	(594.39)	0.00	0.00	0.00	0.00	(594.39)
	Total prepaid.....							<u>(15,184.06)</u>