

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

***FINANCIAL STATEMENTS***

***For the month ending  
August 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 08/31/24**  
**(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>				
335,481	364,982	364,982	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
439	734	272	(462)	LATE CHARGES	200	0	34	34
150	300	136	(164)	KEYS	200	0	17	17
1,737	20	0	(20)	MISCELLANEOUS	20	0	0	0
337,807	366,036	365,390	(646)	TOTAL EXEMPT FUNCTION INCOME	46,043	45,623	45,674	51
				<u>NON-EXEMPT FUNCTION INCOME</u>				
126	36	0	(36)	INTEREST -OPERATING	4	3	0	(3)
37	132	0	(132)	INTEREST -RESERVES	19	17	0	(17)
163	168	0	(168)	TOTAL NON-EXEMPT FUNCTION INCOME	23	20	0	(20)
337,969	366,204	365,390	(813)	TOTAL REVENUES	46,065	45,643	45,674	31
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	1,336	(686)	ACCOUNTANT	0	0	167	(167)
943	6,141	1,000	5,141	LEGAL FEES	0	316	125	191
1,636	720	1,600	(880)	PRINTING & POSTAGE	88	92	200	(108)
763	8,218	4,000	4,218	ENGINEER	0	1,525	500	1,025
1,471	1,982	389	1,593	MISCELLANEOUS	55	35	49	(14)
6,313	17,710	8,325	9,385	TOTAL ADMINISTRATIVE EXPENSES	143	1,968	1,041	927
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	184	88	FLORIDA CONDO FEE	0	0	23	(23)
240	1,284	920	364	LICENSES & PERMITS	0	1,169	115	1,054
61	61	41	20	FLORIDA CORP REPORT	0	0	5	(5)
301	1,617	1,145	472	TOTAL TAXES, LICENSES, PERMITS	0	1,169	143	1,026
				<u>INSURANCES</u>				
181,523	210,741	184,672	26,069	INSURANCES	28,978	27,651	23,084	4,567
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
13,850	15,600	15,600	0	MANAGEMENT	1,950	1,950	1,950	0
18,889	5,984	5,200	784	ELEVATOR MAINTENANCE	671	671	650	21
2,000	2,000	0	2,000	POOL MAINTENANCE	250	250	0	250
17,662	7,056	7,200	(144)	WASTE REMOVAL	879	879	900	(21)
25,617	9,212	4,784	4,428	CABLE TV	0	0	598	(598)
2,119	1,969	1,976	(7)	PEST CONTROL	246	246	247	(1)
210	804	1,680	(876)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)
80,346	42,625	36,440	6,185	TOTAL CONTRACT SERVICES	3,995	3,995	4,555	(560)

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 08/31/24**  
**(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>UTILITY EXPENSES</u>				
10,209	9,170	10,800	(1,630)	ELECTRICITY	1,132	1,189	1,350	(161)
36,219	49,512	35,608	13,904	WATER & SEWER	5,363	4,894	4,451	443
2,492	4,117	3,200	917	TELEPHONE	320	322	400	(78)
48,919	62,799	49,608	13,191	TOTAL UTILITY EXPENSES	6,815	6,406	6,201	205
				<u>REPAIRS &amp; MAINTENANCE</u>				
2,300	500	1,000	(500)	ELECTRICAL REPAIRS	0	0	125	(125)
18,170	0	12,672	(12,672)	PLUMBING REPAIRS	0	0	1,584	(1,584)
6,145	28,927	5,520	23,407	ELEVATOR REPAIRS	10,000	3,589	690	2,899
45	765	0	765	POOL REPAIRS	0	0	0	0
199	1,148	800	348	GATE & INTERCOM REPAIRS	778	0	100	(100)
0	0	800	(800)	JANITORIAL SUPPLIES	0	0	100	(100)
12,750	11,385	11,200	185	JANITORIAL SERVICE	1,400	1,400	1,400	0
4,290	0	2,400	(2,400)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	800	(800)	HARDWARE SUPPLIES	0	0	100	(100)
14,879	16,498	13,600	2,898	GENERAL REPAIRS	0	313	1,700	(1,388)
58,778	59,222	48,792	10,430	TOTAL REPAIRS & MAINTENANCE	12,178	5,301	6,099	(798)
				<u>RESERVES</u>				
40,926	36,408	36,408	0	RESERVES	4,551	4,551	4,551	0
37	132	0	132	RESERVES INTEREST ALLOCATION	19	17	0	17
40,963	36,540	36,408	132	TOTAL RESERVES	4,570	4,568	4,551	17
417,143	431,253	365,390	65,862	TOTAL EXPENSES	56,680	51,059	45,674	5,385
	(65,049)			Y-T-D DEFICIT		(5,415)		

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

BALANCE SHEET AS OF 08/31/24  
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	33,002.20
CITY NTL. BANK -SPEC. ASSESS.	22,380.20
CITY NTL. BANK -RESERVES	207,673.44
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	263,455.84

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	9,194.57
A/R ADJ IN TRANSIT	(734.51)
UNTRANSFERRED RESERVE	4,551.00
TOTAL ACCOUNTS RECEIVABLE	13,011.06

PREPAID EXPENSES

TOTAL CURRENT ASSETS	276,466.90
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	276,466.90
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	324.94
MAINT PAID IN ADVANCE	11,584.61
SECURITY DEPOSITS PAYABLE	650.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	13,809.55

RESERVES

RESERVES	96,709.33
TOTAL RESERVES	96,709.33

TOTAL LIABILITIES	110,518.88
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(65,049.04)

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

BALANCE SHEET AS OF 08/31/24  
(UNAUDITED)

TOTAL FUND BALANCE	165,948.02
TOTAL LIABILITIES & FUND BALANCE	276,466.90
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BYRON GARDENS CONDOMINIUM ASSOC., INC.

Outstanding payables for period ending Aug 31, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5203	08/26/24	FIREWATCH SERV. CALL 8/15/24	57099	312.50
				<hr/> 324.94
				<hr/> <hr/>

				SCHEDULE - BANK RECONCILIATION			
Tp	Number	Date	Name	Description	Debits	Credits	Balance
BALANCE FORWARD							36,595.85
CH	1197	08/01/24	J & M CONDO. MANAGEMENT & MAIN	Aug 2024 MANAGEMENT FEE		1,950.00	
CH	1198	08/01/24	J & M CONDO. MANAGEMENT & MAIN	Aug 2024 ACCTS. REC. STMTS.		91.80	
CH	1199	08/05/24	GLOBAL ELEVATOR SALES	August 2024 ELEVATOR MAINT.		670.59	
CH	1200	08/05/24	REEF TROPICAL POOLS	Aug. 2024 POOL SERV.		250.00	
CH	1201	08/05/24	BROWN & BROWN INSURANCE	ADDITIONAL DOWN PYMT RE:FLOOD		1,541.21	
CH	1202	08/05/24	PERFECT EXTERMINATOR	PEST SERV. 7/22/24		246.10	
CH	1203	08/05/24	A&A ELEVATOR CO.	***VOIDED***		13,588.50	
CH	1204	08/13/24	BYRON GARDENS CONDO. ASSOC., I	August 2024 RESERVE TRANSFER		4,551.00	
CH	1205	08/13/24	WASTE CONNECTIONS	August 2024 WASTE SERVICE		878.70	
CH	1206	08/13/24	STRALEY OTTO	LEGAL FEES		316.25	
CH	1207	08/13/24	A&Y CLEANING SERVICES CORP.	August 2024 JANITORIAL SERV.		1,400.00	
CH	1208	08/21/24	A&A ELEVATOR CO.	INV#19683 FINAL PYMT ON ELEVATOR WORK		3,588.50	
TOTAL CHECKS.....						29,072.65	(29,072.65)
CR	244	08/02/24		DEPOSIT	8,900.08		
CR	245	08/05/24		DEPOSIT	5,419.99		
CR	246	08/13/24		DEPOSIT	3,891.18		
CR	247	08/01/24		DEPOSIT	734.51		
CR	248	08/02/24		DEPOSIT	3,293.97		
CR	249	08/05/24		DEPOSIT	2,568.56		
CR	250	08/05/24		DEPOSIT	643.28		
CR	251	08/06/24		DEPOSIT	6,797.80		
CR	252	08/07/24		DEPOSIT	2,680.25		
CR	253	08/08/24		DEPOSIT	3,216.40		
CR	254	08/09/24		DEPOSIT	1,378.28		
CR	255	08/12/24		DEPOSIT	734.53		
CR	256	08/13/24		DEPOSIT	1,282.00		
CR	257	08/14/24		DEPOSIT	1,311.56		
CR	258	08/16/24		DEPOSIT	1,377.81		
CR	259	08/22/24		DEPOSIT	643.28		
TOTAL CASH RECEIPTS.....						44,873.48	44,873.48
JE	468	08/09/24		INSURANCE PMT ACT#100662030		2,074.41	
JE	469	08/13/24		WATER PYMT-SERV. TO 7/3/24		4,894.20	
JE	470	08/11/24		PMT TO BREEZELINE SERV. 7/31-8/30		322.18	
JE	473	08/06/24		PYMT FOR CITATION#H012056		210.00	
JE	475	08/12/24		PYMT OF POOL PERMIT#136001481		125.35	
JE	476	08/12/24		INSURANCE PYMT ACT#101849040		7,460.02	
JE	477	08/19/24		FPL PYMT-SERV. 7/10-8/08		1,189.32	
JE	478	08/14/24		PYMT TO THE CITY FOR ELEV. PERMITS		834.00	
JE	488	08/21/24		VOID CK#1203	13,588.50		
JE	494	08/28/24		INSURANCE PYMT DUE 8/31/24 POL#3008083896		16,575.42	
JE	526	08/29/24		REVO DEPOSIT	734.51		
JE	528	08/31/24		INTEREST	2.41		
JE	529	08/15/24		BANK CHARGE		35.00	
TOTAL JOURNAL ENTRIES.....						14,325.42	33,719.90 (19,394.48)
						59,198.90	62,792.55 33,002.20

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Aug 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 08/01/24	36,595.85
Plus: Deposits	59,198.90
Less: Disbursements and Adjustments	62,792.55
<b>CHECKBOOK BALANCE AS OF 08/31/24</b>	<b>33,002.20</b> =====

BANK RECORDS

Balance per bank statement as of 08/31/24	41,269.70
Less: Outstanding checks	8,267.50
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b>33,002.20</b> =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
1204	08/13/24	BYRON GARDENS CONDO. ASSOC., I	August 2024 RESERVE TRANSFER	4,551.00
1208	08/21/24	A&A ELEVATOR CO.	INV#19683 FINAL PYMT ON ELEVAT OR WORK	3,588.50
				8,267.50



**Client Service**

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800-435-8839

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Friday: 8:30am - 6:00pm

P:27737 / 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



**Condo Tiered**

**Account Summary**

Account:	XXXXXX2109	Beginning Balance:	\$46,969.95
Last Statement:	July 31, 2024	Ending Balance:	\$41,269.70
This Statement:	August 30, 2024	Average Ledger Balance:	\$60,519.08
		Low Balance:	\$41,267.29
		Interest Earned This Period:	\$2.41
		Interest Earned 2024:	\$13.41
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-31	Beginning balance			46,969.95
08-01	Fnbct Waco Net Settle 000021523534534	734.51		47,704.46
08-02	Deposit	8,900.08		56,604.54
08-02	Fnbct Waco Net Settle 000021532965110	3,293.97		59,898.51
08-05	Fnbct Waco Net Settle 000021574361310	643.28		60,541.79
08-05	Fnbct Waco Net Settle 000021563019994	2,568.56		63,110.35
08-05	Check # 1192		246.10	62,864.25
08-05	Check # 1196		10,000.00	52,864.25
08-06	Deposit	5,419.99		58,284.24
08-06	Fnbct Waco Net Settle 000021587054214	6,797.80		65,082.04
08-07	Fnbct Waco Net Settle 000021602979426	2,680.25		67,762.29
08-07	Mdcfinancecodeco Purchase Byron Gardens C		210.00	67,552.29
08-08	Fnbct Waco Net Settle 000021613346554	3,216.40		70,768.69
08-08	Check # 1198		91.80	70,676.89
08-08	Check # 1197		1,950.00	68,726.89

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Continued on the next page



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-09	Fnbct Waco Net Settle 000021620935838	1,378.28		70,105.17
08-12	Fnbct Waco Net Settle 000021630195166	734.53		70,839.70
08-12	First Insurance Insurance 900-100662030		2,074.41	68,765.29
08-13	Deposit	3,891.18		72,656.47
08-13	Fnbct Waco Net Settle 000021643431786	1,282.00		73,938.47
08-13	Doh-eh Doh Eh Onl 117591628		125.35	73,813.12
08-13	Breezeline Cable Pay Xxxxxx6818 Spa		322.18	73,490.94
08-13	General Deposit Cmb Water 108134-00		4,894.20	68,596.74
08-13	First Insurance Insurance 900-101849040		7,460.02	61,136.72
08-14	Fnbct Waco Net Settle 000021659530486	1,311.56		62,448.28
08-15	Check # 1200		250.00	62,198.28
08-15	Monthly Flat Fee		35.00	62,163.28
08-16	Fnbct Waco Net Settle 000021668312614	1,377.81		63,541.09
08-16	City Of Miami Be Cityofmiam M80578459696		834.00	62,707.09
08-19	Check # 1199		670.59	62,036.50
08-20	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,189.32	60,847.18
08-22	Check # 1201		1,541.21	59,305.97
08-23	Deposit	643.28		59,949.25
08-26	Check # 1207		1,400.00	58,549.25
08-28	Check # 1206		316.25	58,233.00
08-29	Fnbct Waco Net Settle 000021757659798	734.51		58,967.51
08-29	Frontline Ins Web Pay Frontlinefp3		16,575.42	42,392.09
08-29	Check # 1205		878.70	41,513.39
08-30	Check # 1202		246.10	41,267.29
08-30	Interest	2.41		41,269.70
08-30	Ending totals	45,610.40	51,310.65	41,269.70

### Checks

Number	Date	Amount	Number	Date	Amount
1192*	08-05	246.10	1201	08-22	1,541.21
1196	08-05	10,000.00	1202*	08-30	246.10
1197	08-08	1,950.00	1205	08-29	878.70
1198	08-08	91.80	1206	08-28	316.25
1199	08-19	670.59	1207	08-26	1,400.00
1200	08-15	250.00			

\* Skip In Check Sequence

1197-1208



Check # 1197 Amount: \$1,950.00 Date: 08/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
303 N.W. 25 ST. #4-C  
MIAMI, FL 33127-4274

CITY NATIONAL BANK  
MIAMI, FL

CHECK # 1197

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.  
6500 N.W. 25 ST., STE 5-D  
DORAL, FL 33172

AMOUNT \$1,950.00

DATE 08/08/24

⑈001197⑈ ⑆066004367⑆ 3004402109⑈

Check # 1197 Amount: \$1,950.00 Date: 08/08/2024

⑈001197⑈ ⑆066004367⑆ 3004402109⑈

0092517618  
2024-08-08

J&M CONDO MANAGEMENT  
F&B DEPOSIT ONLY  
10000319531

Check # 1198 Amount: \$91.80 Date: 08/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
303 N.W. 25 ST. #4-C  
MIAMI, FL 33127-4274

CITY NATIONAL BANK  
MIAMI, FL

CHECK # 1198

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.  
6500 N.W. 25 ST., STE 5-D  
DORAL, FL 33172

AMOUNT \$91.80

DATE 08/08/24

⑈001198⑈ ⑆066004367⑆ 3004402109⑈

Check # 1198 Amount: \$91.80 Date: 08/08/2024

⑈001198⑈ ⑆066004367⑆ 3004402109⑈

0092517618  
2024-08-08

J&M CONDO MANAGEMENT  
F&B DEPOSIT ONLY  
10000319531

Check # 1199 Amount: \$670.59 Date: 08/19/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
303 N.W. 25 ST. #4-C  
MIAMI, FL 33127-4274

CITY NATIONAL BANK  
MIAMI, FL

CHECK # 1199

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES  
2378 W 78 ST.  
HALENAH, FL 33018

AMOUNT \$670.59

DATE 08/08/24

⑈001199⑈ ⑆066004367⑆ 3004402109⑈

Check # 1199 Amount: \$670.59 Date: 08/19/2024

⑈001199⑈ ⑆066004367⑆ 3004402109⑈

0092088032  
2024-08-19

For Deposit Only  
Global Elevator Sales & S  
5052072948

Check # 1200 Amount: \$250.00 Date: 08/15/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
303 N.W. 25 ST. #4-C  
MIAMI, FL 33127-4274

CITY NATIONAL BANK  
MIAMI, FL

CHECK # 1200

PAY TO THE ORDER OF REEF TROPICAL POOLS  
100 NORTH KROME AVE.  
FLORIDA CITY, FL 33034

AMOUNT \$250.00

DATE 08/08/24

⑈001200⑈ ⑆066004367⑆ 3004402109⑈

Check # 1200 Amount: \$250.00 Date: 08/15/2024

⑈001200⑈ ⑆066004367⑆ 3004402109⑈

0092202086  
2024-08-15

For Deposit Only  
Global Elevator Sales & S  
5052072948

Check # 1201 Amount: \$1,541.21 Date: 08/22/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
303 N.W. 25 ST. #4-C  
MIAMI, FL 33127-4274

CITY NATIONAL BANK  
MIAMI, FL

CHECK # 1201

PAY TO THE ORDER OF BROWN & BROWN INSURANCE  
5625 NW 21 TERR.  
DORAL, FL 33172

AMOUNT \$1,541.21

DATE 08/08/24

⑈001201⑈ ⑆066004367⑆ 3004402109⑈

Check # 1201 Amount: \$1,541.21 Date: 08/22/2024

⑈001201⑈ ⑆066004367⑆ 3004402109⑈

0092202086  
2024-08-15

For Deposit Only  
Global Elevator Sales & S  
5052072948

Check # 1202 Amount: \$246.10 Date: 08/30/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
303 N.W. 25 ST. #4-C  
MIAMI, FL 33127-4274

CITY NATIONAL BANK  
MIAMI, FL

CHECK # 1202

PAY TO THE ORDER OF PERFECT EXTERMINATOR  
6858 W 47 CT  
HALENAH, FL 33014

AMOUNT \$246.10

DATE 08/08/24

⑈001202⑈ ⑆066004367⑆ 3004402109⑈

Check # 1202 Amount: \$246.10 Date: 08/30/2024

⑈001202⑈ ⑆066004367⑆ 3004402109⑈

0093816382  
2024-08-30

Regions Bank >06200019<

Check # 1205 Amount: \$878.70 Date: 08/29/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 3620 N.W. 25 ST. #4-D  
 MIAMI, FL 33177-4574

CITY NATIONAL BANK  
 MIAMI, FL

CHECK # 1205

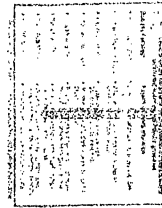
PAY TO THE ORDER OF  
 WASTE CONNECTIONS  
 3340 N.W. ST. COURT  
 MIAMI, FL 33142-4208

DATE: 08/13/24

AMOUNT: \$878.70

⑈001205⑈ ⑆055004357⑆ 300442109⑈

Check # 1205 Amount: \$878.70 Date: 08/29/2024



002733836  
2024-08-29

For Deposit Only  
 WASTE CONNECTIONS US LLC  
 134025556912  
 3340 N.W. St. Court  
 Miami, FL 33142

Check # 1206 Amount: \$316.25 Date: 08/28/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 3620 N.W. 25 ST. #4-D  
 MIAMI, FL 33177-4574

CITY NATIONAL BANK  
 MIAMI, FL

CHECK # 1206

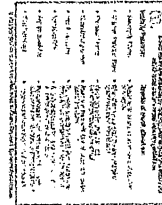
PAY TO THE ORDER OF  
 STRALEY OTTO  
 2880 STIRLING ROAD #C207  
 FT. LAUDERDALE, FL 33312

DATE: 08/13/24

AMOUNT: \$316.25

⑈001206⑈ ⑆055004357⑆ 300442109⑈

Check # 1206 Amount: \$316.25 Date: 08/28/2024



002562457  
2024-08-28

For Deposit Only  
 Straley & Otto PA - Operat  
 504835558

Check # 1207 Amount: \$1,400.00 Date: 08/26/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 3620 N.W. 25 ST. #4-D  
 MIAMI, FL 33177-4574

CITY NATIONAL BANK  
 MIAMI, FL

CHECK # 1207

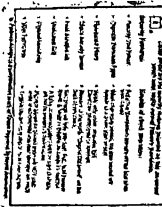
PAY TO THE ORDER OF  
 ADV CLEANING SERVICES CORP.  
 354 SWANSON ST.  
 HOLLYWOOD, FL 33019

DATE: 08/13/24

AMOUNT: \$1,400.00

⑈001207⑈ ⑆055004357⑆ 300442109⑈

Check # 1207 Amount: \$1,400.00 Date: 08/26/2024



002246003  
2024-08-26

For Deposit Only  
 ADV Cleaning Services Corp  
 354 Swanson St  
 Hollywood, FL 33019

SCHEDULE - BANK RECONCILIATION					Debits	Credits	Balance
TP	Number	Date	Name	Description			
			BALANCE FORWARD				23,904.22
CH	6011	08/19/24	SUGIL ENGINEERING INC.	VISIBLE INSPECTION FEE 8/2024		1,525.00	
TOTAL CHECKS.....						1,525.00	(1,525.00)
JE	530	08/31/24		INTEREST	0.98		
TOTAL JOURNAL ENTRIES.....					0.98		0.98
					0.98	1,525.00	22,380.20

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

Aug 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 08/01/24	23,904.22
Plus: Deposits	0.98
Less: Disbursements and Adjustments	1,525.00
<b>CHECKBOOK BALANCE AS OF 08/31/24</b>	<b><u>22,380.20</u></b> =====

BANK RECORDS

Balance per bank statement as of 08/31/24	23,905.20
Less: Outstanding checks	1,525.00
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b><u>22,380.20</u></b> =====




BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
6011	08/19/24	SUGIL ENGINEERING INC.	VISIBLE INSPECTION FEE 8/2024	1,525.00
				1,525.00



**Client Service**

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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:33670 / 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:	XXXXXXX2533	Beginning Balance:	\$23,904.22
Last Statement:	July 31, 2024	Ending Balance:	\$23,905.20
This Statement:	August 30, 2024	Average Ledger Balance:	\$23,904.22
		Low Balance:	\$23,904.22
		Interest Earned This Period:	\$0.98
		Interest Earned 2024:	\$22.84
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-31	Beginning balance			23,904.22
08-30	Interest	0.98		23,905.20
08-30	Ending totals	0.98	0.00	23,905.20



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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:33110 / 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



**Condo Tiered**

**Account Summary**

Account:	XXXXXX2031	Beginning Balance:	\$207,656.37
Last Statement:	July 31, 2024	Ending Balance:	\$207,673.44
This Statement:	August 30, 2024	Average Ledger Balance:	\$207,656.37
		Low Balance:	\$207,656.37
		Interest Earned This Period:	\$17.07
		Interest Earned 2024:	\$131.54
		Days In Period:	30
		Annual Percentage Yield Earned:	0.10%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-31	Beginning balance			207,656.37
08-30	Interest	17.07		207,673.44
08-30	Ending totals	17.07	0.00	207,673.44

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Delinquencies Report as of 08/31/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
1	MGR. LETTER	643.28	6.99					
	ATTY. LETTER	0.00	0.00					
1	LIEN AUTHORIZED	5,999.26	65.24					

## Prepaid balances as of 08/31/24

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	(568.96)	0.00	0.00	0.00	0.00	(568.96)
304	URBINA, LILA LOURDES	304	(148.18)	0.00	0.00	0.00	0.00	(148.18)
306	RICCIO URBINA, PAOLO F.	306	(4,007.32)	0.00	0.00	0.00	0.00	(4,007.32)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
407	BLACK, LESIA & GUNN, CLAUDINE	407	(10.35)	0.00	0.00	0.00	0.00	(10.35)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(1.30)	0.00	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)
802	HENDERSON, JADWIGA J.	802	(2,573.12)	0.00	0.00	0.00	0.00	(2,573.12)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(1,061.81)	0.00	0.00	0.00	0.00	(1,061.81)
903	HEE, WILLIAM H.	903	(643.28)	0.00	0.00	0.00	0.00	(643.28)
906	CAMPOS, MIRIAM	906	(594.95)	0.00	0.00	0.00	0.00	(594.95)
	Total prepaid.....							<u>(11,584.61)</u>