

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
November 30, 2024***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 11/30/24
(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>				
462,167	501,851	501,851	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
640	934	374	(560)	LATE CHARGES	225	(25)	34	(59)
300	300	187	(113)	KEYS	0	0	17	17
1,737	20	0	(20)	MISCELLANEOUS	0	0	0	0
464,844	503,105	502,412	(693)	TOTAL EXEMPT FUNCTION INCOME	45,848	45,598	45,674	(42)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
148	60	0	(60)	INTEREST -OPERATING	2	1	0	(1)
77	168	0	(168)	INTEREST -RESERVES	19	18	0	(18)
225	228	0	(228)	TOTAL NON-EXEMPT FUNCTION INCOME	20	19	0	(19)
465,070	503,333	502,412	(921)	TOTAL REVENUES	45,868	45,617	45,674	(61)
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
1,500	650	1,837	(1,187)	ACCOUNTANT	0	0	167	(167)
943	6,482	1,375	5,107	LEGAL FEES	203	0	125	(125)
2,488	1,664	2,200	(536)	PRINTING & POSTAGE	301	552	200	352
3,763	11,218	5,500	5,718	ENGINEER	0	0	500	(500)
1,805	2,087	535	1,552	MISCELLANEOUS	35	35	49	(14)
10,498	22,100	11,447	10,653	TOTAL ADMINISTRATIVE EXPENSES	539	587	1,041	(454)
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	253	19	FLORIDA CONDO FEE	0	0	23	(23)
996	4,203	1,265	2,938	LICENSES & PERMITS	2,919	0	115	(115)
61	61	57	4	FLORIDA CORP REPORT	0	0	5	(5)
1,057	4,536	1,575	2,961	TOTAL TAXES, LICENSES, PERMITS	2,919	0	143	(143)
				<u>INSURANCES</u>				
244,595	289,071	253,924	35,147	INSURANCES	42,685	26,110	23,084	3,026
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
19,700	21,450	21,450	0	MANAGEMENT	1,950	1,950	1,950	0
20,823	7,996	7,150	846	ELEVATOR MAINTENANCE	671	671	650	21
2,750	2,949	0	2,949	POOL MAINTENANCE	320	379	0	379
18,177	10,779	9,900	879	WASTE REMOVAL	1,778	966	900	66
34,829	9,212	6,578	2,634	CABLE TV	0	0	598	(598)
3,103	2,707	2,717	(10)	PEST CONTROL	246	246	247	(1)
210	1,014	2,310	(1,296)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)
99,593	56,107	50,105	6,002	TOTAL CONTRACT SERVICES	4,965	4,212	4,555	(343)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 11/30/24
(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
				<u>UTILITY EXPENSES</u>				
14,147	12,747	14,850	(2,103)	ELECTRICITY	1,217	1,005	1,350	(345)
51,550	65,299	48,961	16,338	WATER & SEWER	5,176	4,957	4,451	506
3,439	5,084	4,400	684	TELEPHONE	322	323	400	(77)
69,136	83,129	68,211	14,918	TOTAL UTILITY EXPENSES	6,715	6,285	6,201	84
				<u>REPAIRS & MAINTENANCE</u>				
3,055	628	1,375	(747)	ELECTRICAL REPAIRS	0	128	125	3
19,420	0	17,424	(17,424)	PLUMBING REPAIRS	0	0	1,584	(1,584)
6,145	28,927	7,590	21,337	ELEVATOR REPAIRS	(13,589)	0	690	(690)
45	1,597	0	1,597	POOL REPAIRS	832	0	0	0
289	1,148	1,100	48	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	1,100	(1,100)	JANITORIAL SUPPLIES	0	0	100	(100)
17,220	15,585	15,400	185	JANITORIAL SERVICE	1,400	1,400	1,400	0
4,290	0	3,300	(3,300)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
715	0	1,100	(1,100)	HARDWARE SUPPLIES	0	0	100	(100)
16,699	23,558	18,700	4,858	GENERAL REPAIRS	1,670	4,675	1,700	2,975
67,878	71,442	67,089	4,353	TOTAL REPAIRS & MAINTENANCE	(9,687)	6,203	6,099	104
				<u>RESERVES</u>				
56,274	50,061	50,061	0	RESERVES	4,551	4,551	4,551	0
77	168	0	168	RESERVES INTEREST ALLOCATION	19	18	0	18
56,351	50,229	50,061	168	TOTAL RESERVES	4,570	4,569	4,551	18
549,108	576,614	502,412	74,202	TOTAL EXPENSES	52,707	47,965	45,674	2,291
	(73,281)			Y-T-D DEFICIT		(2,348)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 11/30/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL-NEW OPERATING	27,984.66
CITY NTL. BANK -SPEC. ASSESS.	19,624.88
CITY NTL. BANK -RESERVES	225,932.37
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	273,941.91

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	6,652.86
A/R ADJ IN TRANSIT	(2,567.91)
TOTAL ACCOUNTS RECEIVABLE	4,084.95

PREPAID EXPENSES

TOTAL CURRENT ASSETS	278,026.86
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	278,026.86
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	12.44
MAINT PAID IN ADVANCE	7,915.21
SECURITY DEPOSITS PAYABLE	850.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	10,027.65

RESERVES

RESERVES	110,398.95
TOTAL RESERVES	110,398.95

TOTAL LIABILITIES	120,426.60
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FUND BALANCE

BEGINNING FUND BALANCE	230,881.64
YEAR TO DATE DEFICIT	(73,281.38)
TOTAL FUND BALANCE	157,600.26
TOTAL LIABILITIES & FUND BALANCE	278,026.86

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0.00
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SCHEDULE - BANK RECONCILIATION

<i>Tp</i>	<i>Number</i>	<i>Date</i>	<i>Name</i>	<i>Description</i>	<i>Debits</i>	<i>Credits</i>	<i>Balance</i>
			BALANCE FORWARD				10,244.18
JE	600	11/27/24		TFR		14,959.67	
JE	618	11/08/24		BANK REIMB FOR FRAUDULENT ITEMS	4,750.00		
JE	619	11/15/24		BANK CHARGE		35.00	
JE	620	11/30/24		INTEREST	0.49		
TOTAL JOURNAL ENTRIES.....					4,750.49	14,994.67	(10,244.18)
					4,750.49	14,994.67	0.00

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Nov 30, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 11/01/24	10,244.18	
Plus: Deposits	4,750.49	
Less: Disbursements and Adjustments	14,994.67	
CHECKBOOK BALANCE AS OF 11/30/24		0.00 =====

BANK RECORDS


Balance per bank statement as of 11/30/24	0.00	
BANK BALANCE AS PER RECONCILIATION		0.00 =====



Client Service

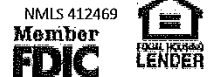
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P:61965 / T: / S:

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



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and hours, please visit
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Association Non-Interest Checking

Account Summary

Account:	XXXXXX5482	Beginning Balance:	\$13,467.35
Last Statement:	October 31, 2024	Ending Balance:	\$26,194.31
This Statement:	November 29, 2024	Average Ledger Balance:	\$24,355.99
		Low Balance:	\$11,464.64

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			13,467.35
11-01	Check # 1231		246.10	13,221.25
11-04	Fnbct Waco Net Settle 000022325886098	1,282.00		14,503.25
11-04	Fnbct Waco Net Settle 000022303320398	2,011.97		16,515.22
11-04	Check # 1241		91.80	16,423.42
11-04	Check # 1240		1,950.00	14,473.42
11-05	Deposit	7,531.39		22,004.81
11-05	Check # 1243		4,551.00	17,453.81
11-06	Fnbct Waco Net Settle 000022369180978	1,792.98		19,246.79
11-06	Fnbct Waco Net Settle 000022358643602	8,175.61		27,422.40
11-07	Fnbct Waco Net Settle 000022372273870	1,377.81		28,800.21
11-08	Deposit	8,079.80		36,880.01
11-08	Fnbct Waco Net Settle 000022381567886	3,216.40		40,096.41
11-08	Check # 1244		570.00	39,526.41
11-12	Fnbct Waco Net Settle 000022397806766	643.28		40,169.69
11-12	Fnbct Waco Net Settle 000022390379250	1,772.54		41,942.23
11-12	Check # 1239		670.59	41,271.64
11-12	Check # 1242		670.59	40,601.05
11-12	Check # 1250		3,800.00	36,801.05
11-13	Fnbct Waco Net Settle 000022406043498	2,655.25		39,456.30



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- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

Continued on the next page



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-13	Breezeline Cable Pay Xxxxxx6818 Spa		323.19	39,133.11
11-13	First Insurance Insurance 900-100662030		2,074.41	37,058.70
11-13	City Of Miami Be Utilitycmb M120744433272		4,956.52	32,102.18
11-13	Check # 1246		1,400.00	30,702.18
11-14	Deposit	1,961.34		32,663.52
11-14	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	643.28		33,306.80
11-15	First Insurance Insurance 900-101849040		7,460.02	25,846.78
11-18	Fnbct Waco Net Settle 000022436438538	734.53		26,581.31
11-19	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,005.16	25,576.15
11-21	Check # 1245		379.25	25,196.90
11-22	Deposit	3,302.91		28,499.81
11-22	Frontline Ins Web Pay Frontlinefp3		16,575.42	11,924.39
11-25	Check # 1251		459.75	11,464.64
11-27	Transfer From Account 3004402109	14,959.67		26,424.31
11-27	Check # 1249		230.00	26,194.31
11-29	Ending totals	60,140.76	47,413.80	26,194.31

Checks

Number	Date	Amount	Number	Date	Amount
1231*	11-01	246.10	1244	11-08	570.00
1239	11-12	670.59	1245	11-21	379.25
1240	11-04	1,950.00	1246*	11-13	1,400.00
1241	11-04	91.80	1249	11-27	230.00
1242	11-12	670.59	1250	11-12	3,800.00
1243	11-05	4,551.00	1251	11-25	459.75

* Skip In Check Sequence

Continued on the next page

1240 - 1253

o/s d-p. 4036.91

Check # 1240 Amount: \$1,950.00 Date: 11/04/2024

CITY NATIONAL BANK MIAMI, FL CHECK NO. 1240

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 33 ST #10
MIAMI, FL 33172-4574

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8500 NW 28 ST, STE 5-D
DORAL, FL 33172

DATE 11/01/24 AMOUNT \$1,950.00

VOID ON DEPOSIT

Check # 1240 Amount: \$1,950.00 Date: 11/04/2024

053101121-11/01/2024.003078540
8540728 0003 00135

092420374
2024-11-04

Check # 1241 Amount: \$91.80 Date: 11/04/2024

CITY NATIONAL BANK MIAMI, FL CHECK NO. 1241

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 33 ST #10
MIAMI, FL 33172-4574

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
8500 NW 28 ST, STE 5-D
DORAL, FL 33172

DATE 11/01/24 AMOUNT \$91.80

VOID ON DEPOSIT

Check # 1241 Amount: \$91.80 Date: 11/04/2024

053101121-11/01/2024.003078541
8540728 0003 00135

092420375
2024-11-04

Check # 1242 Amount: \$670.59 Date: 11/12/2024

CITY NATIONAL BANK MIAMI, FL CHECK NO. 1242

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 33 ST #10
MIAMI, FL 33172-4574

PAY TO THE ORDER OF GLOBAL ELEVATOR
2373 W 78 ST
MIAMI, FL 33016

DATE 11/12/24 AMOUNT \$670.59

VOID ON DEPOSIT

Check # 1242 Amount: \$670.59 Date: 11/12/2024

053101121-11/12/2024.003078542
8540728 0003 00135

092420376
2024-11-12

For Deposit Only
Global Elevator Sales & S
505207348

Check # 1243 Amount: \$4,551.00 Date: 11/05/2024

CITY NATIONAL BANK MIAMI, FL CHECK NO. 1243

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 33 ST #10
MIAMI, FL 33172-4574

PAY TO THE ORDER OF BYRON GARDENS CONDO ASSOC., INC.

DATE 11/01/24 AMOUNT \$4,551.00

VOID ON DEPOSIT

Check # 1243 Amount: \$4,551.00 Date: 11/05/2024

053101121-11/05/2024.003078543
8540728 0003 00135

092420377
2024-11-05

3066004367C
CWB-Doral
2024-11-05
036642697
Batch 263631464

FOR DEPOSIT ONLY
Byron Gardens

Check # 1244 Amount: \$570.00 Date: 11/08/2024

CITY NATIONAL BANK MIAMI, FL CHECK NO. 1244

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 33 ST #10
MIAMI, FL 33172-4574

PAY TO THE ORDER OF MR. VEIRALLO
8500 W. BAY HARBOR DR. #9H
BAY HARBOR ISLAND, FL 33164

DATE 11/08/24 AMOUNT \$570.00

VOID ON DEPOSIT

Check # 1244 Amount: \$570.00 Date: 11/08/2024

053101121-11/08/2024.003078544
8540728 0003 00135

092420378
2024-11-08

FOR DEPOSIT ONLY
He Vera LLC

Check # 1245 Amount: \$379.25 Date: 11/21/2024

CITY NATIONAL BANK MIAMI, FL CHECK NO. 1245

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 33 ST #10
MIAMI, FL 33172-4574

PAY TO THE ORDER OF ALL-BRITE POOLS
P.O. BOX 630192
MIAMI, FL 33163

DATE 11/04/24 AMOUNT \$379.25

VOID ON DEPOSIT

Check # 1245 Amount: \$379.25 Date: 11/21/2024

053101121-11/21/2024.003078545
8540728 0003 00135

092420379
2024-11-21

For Deposit Only - IFMC

Check # 1246 Amount: \$1,400.00 Date: 11/13/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8200 HWY 25 ST, #40
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1246

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 1400 & 00
CIS CIS

PAY ***ONE THOUSAND FOUR HUNDRED DOLLARS & 00/100***

DATE 11/08/24 AMOUNT *****\$1,400.00

TO THE ORDER OF ANY CLEANING SERVICES CORP.
334 JOHNSON ST.
HOLLYWOOD, FL 33019

VOID OVER 60 DAYS

⑆001246⑆ ⑆066004367⑆ 30000725482⑆

Check # 1246 Amount: \$1,400.00 Date: 11/13/2024

FOR DEPOSIT ONLY
VOID AFTER 60 DAYS

009228017
2024-11-13

⑆001246⑆ ⑆066004367⑆ 30000725482⑆

Check # 1249 Amount: \$230.00 Date: 11/27/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8200 HWY 25 ST, #40
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1249

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 230 & 00
CIS CIS

PAY ***TWO HUNDRED THIRTY DOLLARS & 00/100***

DATE 11/08/24 AMOUNT *****\$230.00

TO THE ORDER OF FIREWATCH
P.O. BOX 15305
PLANTATION, FL 33318

VOID OVER 60 DAYS

⑆001249⑆ ⑆066004367⑆ 30000725482⑆

Check # 1249 Amount: \$230.00 Date: 11/27/2024

FOR DEPOSIT ONLY
VOID AFTER 60 DAYS

0092259436
2024-11-27

⑆001249⑆ ⑆066004367⑆ 30000725482⑆

Check # 1250 Amount: \$3,800.00 Date: 11/12/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8200 HWY 25 ST, #40
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1250

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 3800 & 00
CIS CIS

PAY ***THREE THOUSAND EIGHT HUNDRED DOLLARS & 00/100***

DATE 11/08/24 AMOUNT *****\$3,800.00

TO THE ORDER OF ADO SERVICE GROUP
7250 HWY 3 ST.
PLANTATION, FL 33317

VOID OVER 60 DAYS

⑆001250⑆ ⑆066004367⑆ 30000725482⑆

Check # 1250 Amount: \$3,800.00 Date: 11/12/2024

FOR DEPOSIT ONLY
VOID AFTER 60 DAYS

0092816699
2024-11-12

⑆001250⑆ ⑆066004367⑆ 30000725482⑆

Check # 1251 Amount: \$459.75 Date: 11/25/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
8200 HWY 25 ST, #40
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1251

PAY ONLY $\rightarrow \rightarrow \rightarrow$ 459 & 75
CIS CIS

PAY ***FOUR HUNDRED FIFTY NINE DOLLARS & 75/100***

DATE 11/18/24 AMOUNT *****\$459.75

TO THE ORDER OF J. J. M CONDO. MANAGEMENT & MAINT INC
8200 HWY 25 ST, STE 6-0
DORAL, FL 33172

VOID OVER 60 DAYS

⑆001251⑆ ⑆066004367⑆ 30000725482⑆

Check # 1251 Amount: \$459.75 Date: 11/25/2024

FOR DEPOSIT ONLY
VOID AFTER 60 DAYS

0092593891
2024-11-25

⑆001251⑆ ⑆066004367⑆ 30000725482⑆



Client Service

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 800-435-8839

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 Friday: 8:30am - 6:00pm

P:33109 / 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

NMLS 412469
Member
FDIC



Condo Tiered

Account Summary

Account:	XXXXXXX2533	Beginning Balance:	\$19,624.10
Last Statement:	October 31, 2024	Ending Balance:	\$19,624.88
This Statement:	November 29, 2024	Average Ledger Balance:	\$19,624.10
		Low Balance:	\$19,624.10
		Interest Earned This Period:	\$0.78
		Interest Earned 2024:	\$25.52
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			19,624.10
11-29	Interest	0.78		19,624.88
11-29	Ending totals	0.78	0.00	19,624.88

**Thank you
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 City National Bank!**

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- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

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Miami Beach, FL 33141

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Friday: 8:30am - 6:00pm

P:27336/T:/S:



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 ASSOCIATION INC
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 C/O URBAN RESOURCE
 MIAMI BEACH FL 33141-8930



For additional locations
 and hours, please visit
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NMLS 412469
Member
FDIC



Condo Tiered

Account Summary

Account:	XXXXXX2109	Beginning Balance:	\$10,244.18
Last Statement:	October 31, 2024	Ending Balance:	\$0.00
This Statement:	November 29, 2024	Average Ledger Balance:	\$13,699.18
		Interest Earned This Period:	\$0.49
		Interest Earned 2024:	\$16.41
		Days In Period:	26
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			10,244.18
11-08	Case#324059409 Check Fraud/counterfeit Check	4,750.00		14,994.18
11-15	Monthly Flat Fee		35.00	14,959.18
11-27	Interest	0.49		14,959.67
11-27	Closing Withdrawal Transfer To 30000725482		14,959.67	0.00
11-29	Ending totals	4,750.49	14,994.67	0.00

**Thank you
 for voting for
 City National Bank!**

City National Bank is a Hall of Fame member for having placed at the top of each category for thirteen years.

- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

Say Yes To Possibility.

Visit us at www.citynational.com



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:32574 / 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:	\$221,363.47
Last Statement:	October 31, 2024	Ending Balance:	\$225,932.37
This Statement:	November 29, 2024	Average Ledger Balance:	\$225,286.74
		Low Balance:	\$221,363.47
		Interest Earned This Period:	\$17.90
		Interest Earned 2024:	\$186.47
		Days In Period:	29
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			221,363.47
11-05	Deposit	4,551.00		225,914.47
11-29	Interest	17.90		225,932.37
11-29	Ending totals	4,568.90	0.00	225,932.37

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Continued on the next page

11109

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11109

Amount: \$4,551.00 Date: 11/05/2024

DEPOSIT TICKET CHECKING / MONEY MARKET ACCOUNT

City National Bank

DATE 11/5/24

PAID TO THE ORDER OF Byron Gordon Condo

* 30000042031

AMOUNT \$

4551.00

4551.00

⑆5111⑆0000⑆

009

Amount: \$4,551.00 Date: 11/05/2024

001557A 1155493 000
 1602100000 14900000
 13 0595 1 0111 0319 140
 03 1211 1202/09/11

2066004367<
 008 00001
 2024-11-05
 0300042031
 Batch 263531464

9316542196



Delinquencies Report as of 11/30/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
12	NOT DELINQUENT	4,673.02	70.24					
	REMINDER	0.00	0.00					
	FINAL NOTICE	0.00	0.00					
1	MGR. LETTER	1,979.84	29.75					

Prepaid balances as of 11/30/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
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)
301	RANKOVIC, BOBAN	301	(403.39)	0.00	0.00	0.00	0.00	(403.39)
304	URBINA, LILA LOURDES	304	(1,129.26)	0.00	0.00	0.00	0.00	(1,129.26)
306	RICCIO URBINA, PAOLO F.	306	(2,091.16)	0.00	0.00	0.00	0.00	(2,091.16)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(1.30)	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	(643.28)	0.00	0.00	0.00	0.00	(643.28)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(1,071.97)	0.00	0.00	0.00	0.00	(1,071.97)
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>(7,915.21)</u>