

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
December 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 12/31/24
(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 |
| <u>REVENUES</u> | | | | | | | | |
| <u>EXEMPT FUNCTION INCOME</u> | | | | | | | | |
| 504,396 | 547,474 | 547,474 | 0 | MAINTENANCE ASSESSMENT FEES | 45,623 | 45,623 | 45,623 | 0 |
| 640 | 1,109 | 408 | (701) | LATE CHARGES | (25) | 175 | 34 | (141) |
| 350 | 300 | 204 | (96) | KEYS | 0 | 0 | 17 | 17 |
| 1,737 | 20 | 0 | (20) | MISCELLANEOUS | 0 | 0 | 0 | 0 |
| 507,123 | 548,902 | 548,086 | (817) | TOTAL EXEMPT FUNCTION INCOME | 45,598 | 45,798 | 45,674 | (124) |
| <u>NON-EXEMPT FUNCTION INCOME</u> | | | | | | | | |
| 154 | 61 | 0 | (61) | INTEREST -OPERATING | 1 | 1 | 0 | (1) |
| 92 | 188 | 0 | (188) | INTEREST -RESERVES | 18 | 20 | 0 | (20) |
| 0 | 23,200 | 0 | (23,200) | FPL CLAIM | 0 | 23,200 | 0 | (23,200) |
| 246 | 23,449 | 0 | (23,449) | TOTAL NON-EXEMPT FUNCTION INCOME | 19 | 23,220 | 0 | (23,220) |
| 507,369 | 572,351 | 548,086 | (24,265) | TOTAL REVENUES | 45,617 | 69,018 | 45,674 | (23,344) |
| <u>EXPENSES</u> | | | | | | | | |
| <u>ADMINISTRATIVE EXPENSES</u> | | | | | | | | |
| 1,500 | 650 | 2,004 | (1,354) | ACCOUNTANT | 0 | 0 | 167 | (167) |
| 943 | 6,482 | 1,500 | 4,982 | LEGAL FEES | 0 | 0 | 125 | (125) |
| 2,573 | 1,744 | 2,400 | (656) | PRINTING & POSTAGE | 552 | 79 | 200 | (121) |
| 3,763 | 17,663 | 6,000 | 11,663 | ENGINEER | 0 | 6,445 | 500 | 5,945 |
| 1,934 | 2,287 | 584 | 1,703 | MISCELLANEOUS | 35 | 200 | 49 | 151 |
| 10,712 | 28,825 | 12,488 | 16,337 | TOTAL ADMINISTRATIVE EXPENSES | 587 | 6,724 | 1,041 | 5,684 |
| <u>TAXES, LICENSES, PERMITS</u> | | | | | | | | |
| 0 | 272 | 276 | (4) | FLORIDA CONDO FEE | 0 | 0 | 23 | (23) |
| 996 | 4,203 | 1,380 | 2,823 | LICENSES & PERMITS | 0 | 0 | 115 | (115) |
| 61 | 61 | 62 | (1) | FLORIDA CORP REPORT | 0 | 0 | 5 | (5) |
| 1,057 | 4,536 | 1,718 | 2,818 | TOTAL TAXES, LICENSES, PERMITS | 0 | 0 | 143 | (143) |
| <u>INSURANCES</u> | | | | | | | | |
| 270,733 | 315,181 | 277,008 | 38,173 | INSURANCES | 26,110 | 26,110 | 23,084 | 3,026 |
| <u>PAYROLL</u> | | | | | | | | |
| <u>CONTRACT SERVICES</u> | | | | | | | | |
| 21,650 | 23,400 | 23,400 | 0 | MANAGEMENT | 1,950 | 1,950 | 1,950 | 0 |
| 21,468 | 8,666 | 7,800 | 866 | ELEVATOR MAINTENANCE | 671 | 671 | 650 | 21 |
| 3,000 | 3,340 | 0 | 3,340 | POOL MAINTENANCE | 379 | 390 | 0 | 390 |
| 19,069 | 12,023 | 10,800 | 1,223 | WASTE REMOVAL | 966 | 1,244 | 900 | 344 |
| 37,900 | 9,212 | 7,176 | 2,036 | CABLE TV | 0 | 0 | 598 | (598) |
| 3,103 | 2,953 | 2,964 | (11) | PEST CONTROL | 246 | 246 | 247 | (1) |
| 636 | 1,224 | 2,520 | (1,296) | FIRE ALARM INSPECT. & MAINT. | 0 | 210 | 210 | 0 |
| 106,826 | 60,818 | 54,660 | 6,158 | TOTAL CONTRACT SERVICES | 4,212 | 4,711 | 4,555 | 156 |

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 12/31/24
(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> | | | | |
| 15,333 | 13,920 | 16,200 | (2,280) | ELECTRICITY | 1,005 | 1,173 | 1,350 | (177) |
| 58,212 | 70,692 | 53,412 | 17,280 | WATER & SEWER | 4,957 | 5,394 | 4,451 | 943 |
| 3,757 | 5,407 | 4,800 | 607 | TELEPHONE | 323 | 323 | 400 | (77) |
| 77,302 | 90,019 | 74,412 | 15,607 | TOTAL UTILITY EXPENSES | 6,285 | 6,890 | 6,201 | 689 |
| | | | | <u>REPAIRS & MAINTENANCE</u> | | | | |
| 3,055 | 628 | 1,500 | (872) | ELECTRICAL REPAIRS | 128 | 0 | 125 | (125) |
| 19,420 | 0 | 19,008 | (19,008) | PLUMBING REPAIRS | 0 | 0 | 1,584 | (1,584) |
| 6,145 | 28,927 | 8,280 | 20,647 | ELEVATOR REPAIRS | 0 | 0 | 690 | (690) |
| 45 | 1,597 | 0 | 1,597 | POOL REPAIRS | 0 | 0 | 0 | 0 |
| 289 | 1,389 | 1,200 | 189 | GATE & INTERCOM REPAIRS | 0 | 241 | 100 | 141 |
| 0 | 0 | 1,200 | (1,200) | JANITORIAL SUPPLIES | 0 | 0 | 100 | (100) |
| 18,620 | 17,180 | 16,800 | 380 | JANITORIAL SERVICE | 1,400 | 1,595 | 1,400 | 195 |
| 4,290 | 0 | 3,600 | (3,600) | FIRE EQUIPMENT MAINTENANCE | 0 | 0 | 300 | (300) |
| 715 | 0 | 1,200 | (1,200) | HARDWARE SUPPLIES | 0 | 0 | 100 | (100) |
| 18,639 | 40,268 | 20,400 | 19,868 | GENERAL REPAIRS | 4,675 | 16,710 | 1,700 | 15,010 |
| 71,218 | 89,988 | 73,188 | 16,800 | TOTAL REPAIRS & MAINTENANCE | 6,203 | 18,546 | 6,099 | 12,447 |
| | | | | <u>RESERVES</u> | | | | |
| 61,389 | 54,612 | 54,612 | 0 | RESERVES | 4,551 | 4,551 | 4,551 | 0 |
| 92 | 188 | 0 | 188 | RESERVES INTEREST ALLOCATION | 18 | 20 | 0 | 20 |
| 61,481 | 54,800 | 54,612 | 188 | TOTAL RESERVES | 4,569 | 4,571 | 4,551 | 20 |
| 599,330 | 644,167 | 548,086 | 96,081 | TOTAL EXPENSES | 47,965 | 67,553 | 45,674 | 21,879 |
| | (71,816) | | | Y-T-D DEFICIT | | 1,466 | | |

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 12/31/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

| | |
|-------------------------------|------------|
| CITY NATIONAL-NEW OPERATING | 49,254.18 |
| CITY NTL. BANK -SPEC. ASSESS. | 70.40 |
| CITY NTL. BANK -RESERVES | 230,503.50 |
| CITY NTL. BANK -SEC. DEP. | 250.00 |
| FIRST CITIZEN - OPER. | 150.00 |
| TOTAL CASH IN BANK | 280,228.08 |

ACCOUNTS RECEIVABLE

| | |
|------------------------------|----------|
| MAINTENANCE FEES UNCOLLECTED | 7,692.04 |
| A/R ADJ IN TRANSIT | (214.51) |
| TOTAL ACCOUNTS RECEIVABLE | 7,477.53 |

PREPAID EXPENSES

| | |
|----------------------|------------|
| TOTAL CURRENT ASSETS | 287,705.61 |
|----------------------|------------|

PROPERTY & EQUIPMENT

DEPOSITS

| | |
|--------------|------------|
| TOTAL ASSETS | 287,705.61 |
|--------------|------------|

=====

LIABILITIES

CURRENT LIABILITIES

| | |
|----------------------------|-----------|
| ACCOUNTS PAYABLE | 870.59 |
| MAINT PAID IN ADVANCE | 5,305.30 |
| ACCRUED EXPENSES | 5,393.85 |
| SECURITY DEPOSITS PAYABLE | 850.00 |
| CONDO. COMMON AREA DEPOSIT | 1,250.00 |
| TOTAL CURRENT LIABILITIES | 13,669.74 |

RESERVES

| | |
|----------------|------------|
| RESERVES | 114,970.08 |
| TOTAL RESERVES | 114,970.08 |

| | |
|-------------------|------------|
| TOTAL LIABILITIES | 128,639.82 |
|-------------------|------------|

FUND BALANCE

| | |
|------------------------|-------------|
| BEGINNING FUND BALANCE | 230,881.64 |
| YEAR TO DATE DEFICIT | (71,815.85) |

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 12/31/24
(UNAUDITED)

| | |
|----------------------------------|------------|
| TOTAL FUND BALANCE | 159,065.79 |
| TOTAL LIABILITIES & FUND BALANCE | 287,705.61 |
| | ===== |

Outstanding payables for period ending Dec 31, 2024

| Number | Date | Name/Description | | Amount |
|---------|----------|---------------------------------------|-------|--------|
| 5263 | 12/01/24 | GLOBAL ELEVATOR SALES | 55004 | 670.59 |
| | | Dec. 2024 ELEVATOR MAINT. | | |
| JM49817 | 12/27/24 | J & M CONDO. MANAGEMENT & MAINT. INC. | 51099 | 200.00 |
| | | BOI FILING FEE | | |
| | | | | ----- |
| | | | | 870.59 |
| | | | | ===== |

SCHEDULE - BANK RECONCILIATION

| Tp | Number | Date | Name | Description | Debits | Credits | Balance | |
|----------------------------|--------|----------|--------------------------------|---|-----------|-----------|-------------|-----------|
| | | | BALANCE FORWARD | | | | | 27,984.66 |
| CH | 1254 | 12/01/24 | J & M CONDO. MANAGEMENT & MAIN | Dec 2024 MANAGEMENT FEE | | 1,950.00 | | |
| CH | 1255 | 12/01/24 | J & M CONDO. MANAGEMENT & MAIN | Dec 2024 ACCTS. REC. STMTS. | | 91.80 | | |
| CH | 1256 | 12/01/24 | BYRON GARDENS CONDO. ASSOC., I | Dec. 2024 RESERVE TRANSFER | | 4,551.00 | | |
| CH | 1257 | 12/02/24 | SUGIL ENGINEERING INC. | INSPECTION FEE 11/24/24 | | 1,525.00 | | |
| CH | 1258 | 12/02/24 | A&Y CLEANING SERVICES CORP. | UNCLOG DUCT 11/18/24 | | 75.00 | | |
| CH | 1259 | 12/02/24 | ALL-BRITE POOLS | POOL SERV. | | 390.48 | | |
| | | | | 11/29-12/26/FILTER/OTHERS | | | | |
| CH | 1261 | 12/23/24 | A&Y CLEANING SERVICES CORP. | CLEAN GARBAGE ROOM 12/7/24 | | 120.00 | | |
| CH | 1262 | 12/23/24 | A&Y CLEANING SERVICES CORP. | TRASH DUCTS SERV. 11/29/24 | | 75.00 | | |
| CH | 1263 | 12/23/24 | A&Y CLEANING SERVICES CORP. | Dec. 2024 JANITORIAL SERV. | | 1,400.00 | | |
| CH | 1264 | 12/23/24 | WASTE CONNECTIONS | Dec. 2024 WASTE SERVICE | | 1,244.16 | | |
| CH | 1265 | 12/23/24 | FIREWATCH | QUATERLY MONITORING | | 210.00 | | |
| CH | 1266 | 12/23/24 | PERFECT EXTERMINATOR | PEST SERV. 11/27/24 | | 246.10 | | |
| CH | 1267 | 12/23/24 | CONTROL SYSTEM GATE | REPLACED PHOTO EYE IN GATE | | 240.95 | | |
| CH | 1284 | 12/30/24 | J & M CONDO. MANAGEMENT & MAIN | VOID | | 12.44 | | |
| TOTAL CHECKS..... | | | | | | 12,131.93 | (12,131.93) | |
| CR | 307 | 12/02/24 | | DEPOSIT | 3,489.21 | | | |
| CR | 308 | 12/05/24 | | DEPOSIT | 4,589.65 | | | |
| CR | 309 | 12/03/24 | | DEPOSIT | 2,016.51 | | | |
| CR | 310 | 12/10/24 | | DEPOSIT | 3,581.87 | | | |
| CR | 311 | 12/12/24 | | DEPOSIT | 679.34 | | | |
| CR | 312 | 12/02/24 | | DEPOSIT | 643.28 | | | |
| CR | 313 | 12/02/24 | | DEPOSIT | 734.53 | | | |
| CR | 314 | 12/04/24 | | DEPOSIT | 648.00 | | | |
| CR | 315 | 12/05/24 | | DEPOSIT | 643.28 | | | |
| CR | 316 | 12/06/24 | | DEPOSIT | 7,532.33 | | | |
| CR | 317 | 12/09/24 | | DEPOSIT | 2,016.53 | | | |
| CR | 318 | 12/10/24 | | DEPOSIT | 6,362.19 | | | |
| CR | 319 | 12/11/24 | | DEPOSIT | 1,925.28 | | | |
| CR | 320 | 12/16/24 | | DEPOSIT | 2,623.12 | | | |
| CR | 321 | 12/17/24 | | DEPOSIT | 643.28 | | | |
| CR | 322 | 12/17/24 | | DEPOSIT | 2,664.37 | | | |
| CR | 323 | 12/19/24 | | DEPOSIT | 4,593.93 | | | |
| TOTAL CASH RECEIPTS..... | | | | | 45,386.70 | | 45,386.70 | |
| JE | 578 | 12/02/24 | | CLAIM PMT RE:ELEVATORS | 23,199.60 | | | |
| JE | 579 | 12/11/24 | | PMT TO BREEZELINE-DEC. 2024 | | 323.19 | | |
| JE | 580 | 12/09/24 | | INSURANCE PMT ACT#100662030 | | 2,074.41 | | |
| JE | 581 | 12/14/24 | | INSURANCE PYMT ACT#101849040 | | 7,460.02 | | |
| JE | 583 | 12/06/24 | | ONLINE PYMT RETURNED | | 638.72 | | |
| JE | 584 | 12/11/24 | | TFR TO SPECIAL TO COVER ENGINEERS CK | | 2,000.00 | | |
| JE | 601 | 12/13/24 | | ONLINE PYMT NSF | | 1,129.26 | | |
| JE | 602 | 12/20/24 | | FPL PYMT-SERV:11/07-12/09 | | 1,172.87 | | |
| JE | 603 | 12/18/24 | | INSURANCE PYMT ACT#3008083896 | | 16,575.42 | | |
| JE | 604 | 12/02/24 | | REFUND TO PRIOR OWNER | | 735.00 | | |
| JE | 605 | 12/02/24 | | REFUND TO PRIOR OWNER | | 735.00 | | |
| JE | 628 | 12/27/24 | | REVO DEPOSIT | 734.51 | | | |
| JE | 629 | 12/30/24 | | REVO DEPOSIT | 215.00 | | | |
| JE | 639 | 12/01/24 | | REV JE 599 11/22/24 DEP PART OF 4036.91 | | 3,302.91 | | |
| JE | 646 | 12/31/24 | | VOID CK 1284 | | 12.44 | | |
| TOTAL JOURNAL ENTRIES..... | | | | | 24,161.55 | 36,146.80 | (11,985.25) | |
| | | | | | 69,548.25 | 48,278.73 | 49,254.18 | |

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Dec 31, 2024

ASSOCIATION RECORDS

| | |
|---|---------------------------|
| Checkbook Balance as of 12/01/24 | 27,984.66 |
| Plus: Deposits | 69,548.25 |
| Less: Disbursements and Adjustments | 48,278.73 |
| CHECKBOOK BALANCE AS OF 12/31/24 | 49,254.18 ===== |

BANK RECORDS

| | |
|---|---------------------------|
| Balance per bank statement as of 12/31/24 | 52,102.39 |
| Less: Outstanding checks | 2,848.21 |
| BANK BALANCE AS PER RECONCILIATION | 49,254.18 ===== |

BYRON GARDENS CONDOMINIUM ASSOC., INC.

| OUTSTANDING CHECKS | | | | |
|--------------------|----------|-----------------------------|----------------------------|----------|
| Number | Date | Name | Description | Amount |
| 1230 | 10/07/24 | ALL-BRITE POOLS | POOL REPAIRS RE:VIOLATIONS | 832.00 |
| 1252 | 11/18/24 | A&Y CLEANING SERVICES CORP. | UNCLOG TRASH DUCT | 75.00 |
| 1264 | 12/23/24 | WASTE CONNECTIONS | Dec. 2024 WASTE SERVICE | 1,244.16 |
| 1265 | 12/23/24 | FIREWATCH | QUATERLY MONITORING | 210.00 |
| 1266 | 12/23/24 | PERFECT EXTERMINATOR | PEST SERV. 11/27/24 | 246.10 |
| 1267 | 12/23/24 | CONTROL SYSTEM GATE | REPLACED PHOTO EYE IN GATE | 240.95 |
| | | | | 2,848.21 |



16010 2 AV 0.540

P:16010 / T:47 / S:



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



Page: 1 of 6
Account: XXXXXX5482

Client Service

Online
citynational.com

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1-800-762-CITY (2489)

Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

For additional locations
and hours, please visit
citynational.com

NMLS 412469
Member
FDIC



Association Non-Interest Checking

Account Summary

| | | | |
|-----------------|-------------------|-------------------------|-------------|
| Account: | XXXXXX5482 | Beginning Balance: | \$26,194.31 |
| Last Statement: | November 29, 2024 | Ending Balance: | \$52,102.39 |
| This Statement: | December 31, 2024 | Average Ledger Balance: | \$56,212.05 |
| | | Low Balance: | \$26,102.12 |

Daily Activity

| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|---|------------------------|------------------------------|-----------|
| 11-29 | Beginning balance | | | 26,194.31 |
| 12-02 | Fnbct Waco Net Settle 000022522435342 | 643.28 | | 26,837.59 |
| 12-02 | Fnbct Waco Net Settle 000022551721618 | 734.53 | | 27,572.12 |
| 12-02 | Fnbct Waco Net Settle 000022530802134 | | 1,470.00 | 26,102.12 |
| 12-03 | Deposit | 3,489.21 | | 29,591.33 |
| 12-03 | Deposit | 23,199.60 | | 52,790.93 |
| 12-03 | Fnbct Waco Net Settle 000022564191938 | 2,016.51 | | 54,807.44 |
| 12-04 | Fnbct Waco Net Settle 000022588590702 | 648.00 | | 55,455.44 |
| 12-05 | Fnbct Waco Net Settle 000022601564094 | 643.28 | | 56,098.72 |
| 12-05 | Check # 1253 | | 965.67 | 55,133.05 |
| 12-06 | Deposit | 4,589.65 | | 59,722.70 |
| 12-06 | Fnbct Waco Net Settle 000022612378070 | 7,532.33 | | 67,255.03 |
| 12-06 | Fnbct Waco Net Settle 000022615919154 | | 638.72 | 66,616.31 |
| 12-06 | Check # 1255 | | 91.80 | 66,524.51 |
| 12-06 | Check # 1254 | | 1,950.00 | 64,574.51 |
| 12-06 | Check # 1256 | | 4,551.00 | 60,023.51 |
| 12-09 | Fnbct Waco Net Settle 000022625353834 | 2,016.53 | | 62,040.04 |
| 12-09 | Check # 1247 | | 246.10 | 61,793.94 |
| 12-10 | Fnbct Waco Net Settle 000022640673282 | 6,362.19 | | 68,156.13 |
| 12-10 | First Insurance Insurance 900-100662030 | | 2,074.41 | 66,081.72 |

Miami Herald's
Miami-Dade Favorites

*NOT FDIC-INSURED
*NOT GUARANTEED BY THE FDIC
*MAY LOSE VALUE
*NOT INSURED BY ANY OTHER FEDERAL AGENCY

Continued on the next page



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to contact a specialist

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| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|--|------------------------|------------------------------|-----------|
| 12-10 | Check # 1258 | | 75.00 | 66,006.72 |
| 12-11 | Deposit | 734.00 | | 66,740.72 |
| 12-11 | Deposit | 2,846.87 | | 69,587.59 |
| 12-11 | Fnbct Waco Net Settle 000022652941594 | 1,925.28 | | 71,512.87 |
| 12-11 | Bc 0186 Transfer Debit To Account 30000062533 | | 2,000.00 | 69,512.87 |
| 12-13 | Deposit | 679.34 | | 70,192.21 |
| 12-13 | Breezeline Cable Pay Xxxxxx6818 Spa | | 323.19 | 69,869.02 |
| 12-13 | Fnbct Waco Net Settle 000022672519462 | | 1,129.26 | 68,739.76 |
| 12-13 | Check # 1257 | | 1,525.00 | 67,214.76 |
| 12-16 | Fnbct Waco Net Settle 000022683146998 | 2,623.12 | | 69,837.88 |
| 12-17 | Fnbct Waco Net Settle 000022691540478 | 2,664.37 | | 72,502.25 |
| 12-17 | First Insurance Insurance 900-101849040 | | 7,460.02 | 65,042.23 |
| 12-17 | Check # 1259 | | 390.48 | 64,651.75 |
| 12-18 | Fnbct Waco Net Settle 000022702377498 | 643.28 | | 65,295.03 |
| 12-19 | Frontline Ins Web Pay Frontlinefp3 | | 16,575.42 | 48,719.61 |
| 12-20 | Deposit | 735.00 | | 49,454.61 |
| 12-20 | Deposit | 4,593.93 | | 54,048.54 |
| 12-20 | Check # 1248 | | 127.79 | 53,920.75 |
| 12-23 | Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda | | 1,172.87 | 52,747.88 |
| 12-24 | Check # 1262 | | 75.00 | 52,672.88 |
| 12-24 | Check # 1261 | | 120.00 | 52,552.88 |
| 12-24 | Check # 1263 | | 1,400.00 | 51,152.88 |
| 12-27 | Fnbct Waco Net Settle 000022762207910 | 734.51 | | 51,887.39 |
| 12-30 | Fnbct Waco Net Settle 000022767674630 | 215.00 | | 52,102.39 |
| 12-31 | Ending totals | 70,269.81 | 44,361.73 | 52,102.39 |

Checks

| Number | Date | Amount | Number | Date | Amount |
|--------|-------|----------|--------|-------|----------|
| 1247 | 12-09 | 246.10 | 1257 | 12-13 | 1,525.00 |
| 1248* | 12-20 | 127.79 | 1258 | 12-10 | 75.00 |
| 1253 | 12-05 | 965.67 | 1259* | 12-17 | 390.48 |
| 1254 | 12-06 | 1,950.00 | 1261 | 12-24 | 120.00 |
| 1255 | 12-06 | 91.80 | 1262 | 12-24 | 75.00 |
| 1256 | 12-06 | 4,551.00 | 1263 | 12-24 | 1,400.00 |

* Skip In Check Sequence

Continued on the next page

1254-1259; 1261-1267

Amount: \$3,489.21 Date: 12/03/2024

DEPOSIT TICKET

| DATE | AMOUNT | DESCRIPTION | MEMO |
|------------|----------|--|------|
| 12/03/2024 | 3,489.21 | BYRON GARDENS CONDOMINIUM ASSOC., INC. | |

TOTAL ITEMS: 5

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL: 3,489.21

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆056004367⑆ 30000725482⑆

Amount: \$3,489.21 Date: 12/03/2024

⑆056004367⑆
 CNB-D0241
 2024-12-03
 036057254
 Batch: 066676670

816857295

Amount: \$23,199.60 Date: 12/03/2024

DEPOSIT TICKET

| DATE | AMOUNT | DESCRIPTION | MEMO |
|------------|-----------|--|------|
| 12/03/2024 | 23,199.60 | BYRON GARDENS CONDOMINIUM ASSOC., INC. | |

TOTAL ITEMS: 1

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL: 23,199.60

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆056004367⑆ 30000725482⑆

Amount: \$23,199.60 Date: 12/03/2024

⑆056004367⑆
 CNB-D0241
 2024-12-03
 036057254
 Batch: 266676670

816857295

Amount: \$4,589.65 Date: 12/06/2024

DEPOSIT TICKET

| DATE | AMOUNT | DESCRIPTION | MEMO |
|------------|----------|--|------|
| 12/06/2024 | 4,589.65 | BYRON GARDENS CONDOMINIUM ASSOC., INC. | |

TOTAL ITEMS: 7

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL: 4,589.65

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆056004367⑆ 30000725482⑆

Amount: \$4,589.65 Date: 12/06/2024

⑆056004367⑆
 CNB-D0241
 2024-12-06
 036057254
 Batch: 267062340

816857295

Amount: \$734.00 Date: 12/11/2024

DEPOSIT TICKET

| DATE | AMOUNT | DESCRIPTION | MEMO |
|------------|--------|--|------|
| 12/11/2024 | 734.00 | BYRON GARDENS CONDOMINIUM ASSOC., INC. | |

TOTAL ITEMS: 2

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL: 734.00

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆056004367⑆ 30000725482⑆

Amount: \$734.00 Date: 12/11/2024

⑆056004367⑆
 CNB-D0241
 2024-12-11
 036057254
 Batch: 267648777

816857295

Amount: \$2,846.87 Date: 12/11/2024

DEPOSIT TICKET

| DATE | AMOUNT | DESCRIPTION | MEMO |
|------------|----------|--|------|
| 12/11/2024 | 2,846.87 | BYRON GARDENS CONDOMINIUM ASSOC., INC. | |

TOTAL ITEMS: 3

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL: 2,846.87

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆056004367⑆ 30000725482⑆

Amount: \$2,846.87 Date: 12/11/2024

⑆056004367⑆
 CNB-D0241
 2024-12-11
 036057254
 Batch: 267648777

816857295

Amount: \$679.34 Date: 12/13/2024

DEPOSIT TICKET

| DATE | AMOUNT | DESCRIPTION | MEMO |
|------------|--------|--|------|
| 12/13/2024 | 679.34 | BYRON GARDENS CONDOMINIUM ASSOC., INC. | |

TOTAL ITEMS: 1

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

TOTAL: 679.34

TOTAL DEPOSIT

BYRON GARDENS CONDOMINIUM ASSOC., INC.

⑆056004367⑆ 30000725482⑆

Amount: \$679.34 Date: 12/13/2024

⑆056004367⑆
 CNB-D0241
 2024-12-13
 036057254
 Batch: 267949297

816857295

Amount: \$735.00 Date: 12/20/2024

Amount: \$735.00 Date: 12/20/2024

Image Front Unavailable

Image Back Unavailable



Amount: \$4,593.93 Date: 12/20/2024

Amount: \$4,593.93 Date: 12/20/2024

Image Front Unavailable

Image Back Unavailable

Check # 1247 Amount: \$246.10 Date: 12/09/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 25 ST. #4-D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1247

PAY ONLY

PAY *** TWO HUNDRED FORTY SIX DOLLARS & 10/100

DATE 11/09/24

AMOUNT *****\$246.10

TO THE ORDER OF PERFECT EXTERMINATOR
5868 W 17 CT
HIALEAH, FL 33014

VOID OVER ENCLAVE

⑆001247⑆ ⑆066004367⑆ ⑆0000725482⑆

Check # 1247 Amount: \$246.10 Date: 12/09/2024

20241206622496600301 07 1504
Regions Bank >062000019<

20241206622496600301 07 1504
Regions Bank >062000019<

0092303094
2024-12-09

PERFECT EXTERMINATOR
5868 W 17 CT
HIALEAH, FL 33014

Check # 1248 Amount: \$127.79 Date: 12/20/2024

Check # 1248 Amount: \$127.79 Date: 12/20/2024

Image Front Unavailable

Image Back Unavailable

Check # 1253 Amount: \$965.67 Date: 12/05/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 25 ST. #4-D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1253

PAY ONLY

PAY *** NINE HUNDRED SIXTY FIVE DOLLARS & 07/100

DATE 11/18/24

AMOUNT *****\$965.67

TO THE ORDER OF WASTE CONNECTIONS
3840 NW 37 COURT
MIAMI, FL 33142-4209

VOID OVER ENCLAVE

⑆001253⑆ ⑆066004367⑆ ⑆0000725482⑆

Check # 1253 Amount: \$965.67 Date: 12/05/2024

0092144649
2024-12-06

WASTE CONNECTIONS US, INC.
13400558832
6440 Miami

Check # 1254 Amount: \$1,950.00 Date: 12/06/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
6500 NW 25 ST. #4-D
MIAMI, FL 33172-4574

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1254

PAY ONLY

PAY *** ONE THOUSAND NINE HUNDRED FIFTY DOLLARS & 00/100

DATE 12/01/24

AMOUNT *****\$1,950.00

TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
0602 NW 25 ST., SITE 6-D
DORAL, FL 33172

VOID OVER ENCLAVE

⑆001254⑆ ⑆066004367⑆ ⑆0000725482⑆

Check # 1254 Amount: \$1,950.00 Date: 12/06/2024

053101121-12/06/2024.002070917
6540723 0008 00132

0092214754
2024-12-06

J & M CONDO. MANAGEMENT
& MAINTENANCE INC.
0602 NW 25 ST., SITE 6-D
DORAL, FL 33172

Check # 1255 Amount: \$91.80 Date: 12/06/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5500 HWY 24 ST #1-D
 MIAMI, FL 33172-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1255

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
 9500 N.W. 26 ST., STE 6-D
 DORAL, FL 33172

DATE 12/01/24

AMOUNT \$91.80

⑆001255⑆ ⑆066004367⑆ 30000725482⑆

Check # 1255 Amount: \$91.80 Date: 12/06/2024

0531011214-12/05/2024-002678810

0092214763
 2024-12-06

FOR DEPOSIT ONLY
 BYRON GARDENS CONDO ASSOC

Check # 1256 Amount: \$4,551.00 Date: 12/06/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5500 HWY 24 ST #1-D
 MIAMI, FL 33172-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1256

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

DATE 12/01/24

AMOUNT \$4,551.00

⑆001256⑆ ⑆066004367⑆ 30000725482⑆

Check # 1256 Amount: \$4,551.00 Date: 12/06/2024

066004367<
 CR-Post
 2024-12-06
 036052377
 Batch 267062340

⑆066004367⑆

FOR DEPOSIT ONLY
 BYRON GARDENS CONDO ASSOC

Check # 1257 Amount: \$1,525.00 Date: 12/13/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5500 HWY 24 ST #1-D
 MIAMI, FL 33172-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1257

PAY TO THE ORDER OF SUGIL ENGINEERING INC.
 P.O. BOX 41-4121
 MIAMI BEACH, FL 33141

DATE 12/09/24

AMOUNT \$1,525.00

⑆001257⑆ ⑆066004367⑆ 30000725482⑆

Check # 1257 Amount: \$1,525.00 Date: 12/13/2024

For Deposit Only - JPMC

0092214763
 2024-12-13

FOR DEPOSIT ONLY
 BYRON GARDENS CONDO ASSOC

Check # 1258 Amount: \$75.00 Date: 12/10/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5500 HWY 24 ST #1-D
 MIAMI, FL 33172-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1258

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

DATE 12/02/24

AMOUNT \$75.00

⑆001258⑆ ⑆066004367⑆ 30000725482⑆

Check # 1258 Amount: \$75.00 Date: 12/10/2024

0092214763
 2024-12-10

FOR DEPOSIT ONLY
 BYRON GARDENS CONDO ASSOC

Check # 1259 Amount: \$390.48 Date: 12/17/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5500 HWY 24 ST #1-D
 MIAMI, FL 33172-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1259

PAY TO THE ORDER OF ALL-BRITE POOLS
 P.O. BOX 650102
 MIAMI, FL 33163

DATE 12/02/24

AMOUNT \$390.48

⑆001259⑆ ⑆066004367⑆ 30000725482⑆

Check # 1259 Amount: \$390.48 Date: 12/17/2024

For Deposit Only - JPMC

0092214763
 2024-12-17

FOR DEPOSIT ONLY
 BYRON GARDENS CONDO ASSOC

Check # 1261 Amount: \$120.00 Date: 12/24/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 5500 HWY 24 ST #1-D
 MIAMI, FL 33172-4374

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 1261

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

DATE 12/23/24

AMOUNT \$120.00

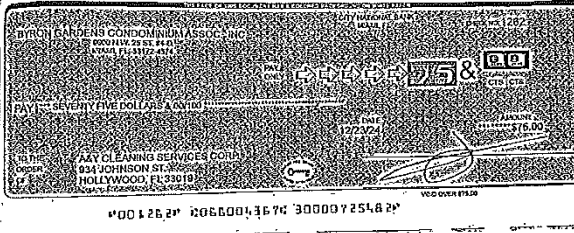
⑆066004367⑆ 30000725482⑆

Check # 1261 Amount: \$120.00 Date: 12/24/2024

0092214763
 2024-12-24

FOR DEPOSIT ONLY
 BYRON GARDENS CONDO ASSOC

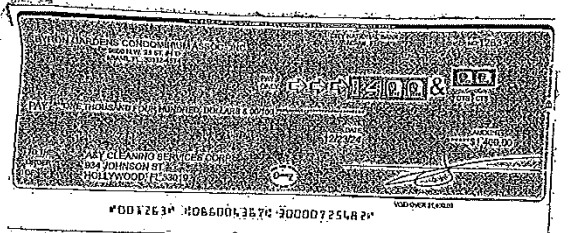
Check # 1262 Amount: \$75.00 Date: 12/24/2024



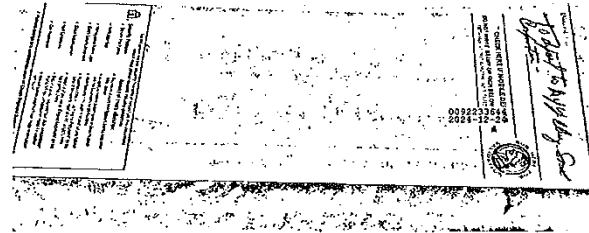
Check # 1262 Amount: \$75.00 Date: 12/24/2024



Check # 1263 Amount: \$1,400.00 Date: 12/24/2024



Check # 1263 Amount: \$1,400.00 Date: 12/24/2024





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Miami Beach, FL 33141
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800-435-8839
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Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

15520 1 AV 0.540 P:15520 / T:46 / 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: | XXXXXX2533 | Beginning Balance: | \$19,624.88 |
| Last Statement: | November 29, 2024 | Ending Balance: | \$70.40 |
| This Statement: | December 31, 2024 | Average Ledger Balance: | \$11,755.97 |
| | | Low Balance: | \$69.88 |
| | | Interest Earned This Period: | \$0.52 |
| | | Interest Earned 2024: | \$26.04 |
| | | Days In Period: | 32 |
| | | Annual Percentage Yield Earned: | 0.05% |

Daily Activity

| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|---|------------------------|------------------------------|-----------|
| 11-29 | Beginning balance | | | 19,624.88 |
| 12-11 | Bc 0186 Transfer Credit From Account 30000725842 | 2,000.00 | | 21,624.88 |
| 12-17 | Check # 6013 | | 16,635.00 | 4,989.88 |
| 12-23 | Check # 6012 | | 4,920.00 | 69.88 |
| 12-31 | Interest | 0.52 | | 70.40 |
| 12-31 | Ending totals | 2,000.52 | 21,555.00 | 70.40 |

Checks

| Number | Date | Amount | Number | Date | Amount |
|--------|-------|----------|--------|-------|-----------|
| 6012 | 12-23 | 4,920.00 | 6013 | 12-17 | 16,635.00 |

* Skip In Check Sequence

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*NOT GUARANTEED BY THE FDIC
*MAY LOSE VALUE
*NOT INSURED BY ANY OTHER FEDERAL AGENCY

Continued on the next page



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SCAN the code
to contact a specialist

Loans and lines of credit are subject to credit approval and program requirements. Fees and restrictions apply.
Terms and conditions are subject to change | NMLS #412469

Check # 6012 Amount: \$4,920.00 Date: 12/23/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2500 HWY 22 ST #202
 MIAMI, FL 33142-4371

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 6012

PAY TO THE ORDER OF RGM ENGINEERING & CONSULTING
 16412 SW 101 TERR.
 MIAMI, FL 33156

DATE: 12/23/24

AMOUNT: \$4,920.00

⑆00000⑆ 4367⑆ 300000⑆ 2533⑆

Check # 6012 Amount: \$4,920.00 Date: 12/23/2024

0092147029
 2024-12-23

FOR DEPOSIT ONLY
 CHECK NUMBER 6012
 CHECK DATE 12/23/24

Check # 6013 Amount: \$16,635.00 Date: 12/17/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 2500 HWY 22 ST #202
 MIAMI, FL 33142-4371

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 6013

PAY TO THE ORDER OF SHAPP INDUSTRIES, INC.
 2802 HWY 22 ST.
 MIAMI, FL 33142-7087

DATE: 12/17/24

AMOUNT: \$16,635.00

⑆00000⑆ 4367⑆ 300000⑆ 2533⑆

Check # 6013 Amount: \$16,635.00 Date: 12/17/2024

0092818686
 2024-12-17

FOR DEPOSIT ONLY
 CHECK NUMBER 6013
 CHECK DATE 12/17/24



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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

15516 1 AV 0.540 P:15516 / T:46 / 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: | \$225,932.37 |
| Last Statement: | November 29, 2024 | Ending Balance: | \$230,503.50 |
| This Statement: | December 31, 2024 | Average Ledger Balance: | \$229,630.05 |
| | | Low Balance: | \$225,932.37 |
| | | Interest Earned This Period: | \$20.13 |
| | | Interest Earned 2024: | \$206.60 |
| | | Days In Period: | 32 |
| | | Annual Percentage Yield Earned: | 0.10% |

Daily Activity

| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|-------------------|------------------------|------------------------------|------------|
| 11-29 | Beginning balance | | | 225,932.37 |
| 12-06 | Deposit | 4,551.00 | | 230,483.37 |
| 12-31 | Interest | 20.13 | | 230,503.50 |
| 12-31 | Ending totals | 4,571.13 | 0.00 | 230,503.50 |

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Miami-Dade Favorites**

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 *MAY LOSE VALUE
 *NOT INSURED BY ANY OTHER FEDERAL AGENCY

Continued on the next page



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SCAN the code
 to contact a specialist

Loans and lines of credit are subject to credit approval and program requirements. Fees and restrictions apply.
 Terms and conditions are subject to change | NMLS #412469

11109

Delinquencies Report as of 12/31/2024

| Account | Owner's name | Apt # | | 1 - 30 days | 31 - 60 days | 90 days | Total | Description | Date |
|---------|--------------------------------|-------|-------------|-----------------|---------------|-----------------|-----------------|-------------|------|
| 1001 | CARTIER, HUBERT | 1001 | Maintenance | 734.53 | 0.00 | 0.00 | 734.53 | | |
| | | | Late Charge | 25.00 | 0.00 | 76.53 | 101.53 | | |
| | | | | <u>759.53</u> | <u>0.00</u> | <u>76.53</u> | <u>836.06</u> | | |
| 1004 | DOCE, MIRTHA E. | 1004 | Maintenance | 0.92 | 0.00 | 0.00 | 0.92 | | C |
| | | | Late Charge | 0.00 | 0.00 | 50.00 | 50.00 | | |
| | | | | <u>0.92</u> | <u>0.00</u> | <u>50.00</u> | <u>50.92</u> | | |
| 302 | ROCHEL, LUIS E. | 302 | Others | 0.00 | 0.00 | 20.00 | 20.00 | | C |
| | | | | <u>0.00</u> | <u>0.00</u> | <u>20.00</u> | <u>20.00</u> | | |
| 303 | SZULMAN, SUSAN | 303 | Maintenance | 638.72 | 0.00 | 0.00 | 638.72 | | |
| | | | Late Charge | 25.00 | 0.00 | 25.00 | 50.00 | | |
| | | | | <u>663.72</u> | <u>0.00</u> | <u>25.00</u> | <u>688.72</u> | | |
| 402 | CARTIER, HUBERT | 402 | Maintenance | 638.72 | 0.00 | 0.00 | 638.72 | | |
| | | | Late Charge | 25.00 | 0.00 | 56.22 | 81.22 | | |
| | | | | <u>663.72</u> | <u>0.00</u> | <u>56.22</u> | <u>719.94</u> | | |
| 404 | ABRAMS, JENNIFER & NIMNI, EVYA | 404 | Late Charge | 50.00 | 0.00 | 25.00 | 75.00 | | C |
| | | | | <u>50.00</u> | <u>0.00</u> | <u>25.00</u> | <u>75.00</u> | | |
| 407 | BLACK, LESIA & GUNN, CLAUDINE | 407 | Maintenance | 2,204.53 | 734.53 | 729.71 | 3,668.77 | | |
| | | | Late Charge | 25.00 | 0.00 | 25.00 | 50.00 | | |
| | | | | <u>2,229.53</u> | <u>734.53</u> | <u>754.71</u> | <u>3,718.77</u> | | |
| 501 | CABRERA, NYDIA M. | 501 | Maintenance | 44.34 | 0.00 | 0.00 | 44.34 | | C |
| | | | | <u>44.34</u> | <u>0.00</u> | <u>0.00</u> | <u>44.34</u> | | |
| 507 | AGUILAR, GAUDENCIA | 507 | Maintenance | 0.22 | 0.00 | 0.00 | 0.22 | | |
| | | | | <u>0.22</u> | <u>0.00</u> | <u>0.00</u> | <u>0.22</u> | | |
| 701 | STOYANOVSKI, LILY | 701 | Maintenance | 5.64 | 0.00 | 0.00 | 5.64 | | C |
| | | | | <u>5.64</u> | <u>0.00</u> | <u>0.00</u> | <u>5.64</u> | | |
| 705 | JOHNSEN, MICHAEL | 705 | Maintenance | 643.28 | 0.00 | 0.00 | 643.28 | | |
| | | | | <u>643.28</u> | <u>0.00</u> | <u>0.00</u> | <u>643.28</u> | | |
| 804 | CARTIER, HUBERT | 804 | Maintenance | 643.28 | 0.00 | 0.00 | 643.28 | | C |
| | | | Late Charge | 25.00 | 0.00 | 51.67 | 76.67 | | |
| | | | | <u>668.28</u> | <u>0.00</u> | <u>51.67</u> | <u>719.95</u> | | |
| 901 | CABRERA PEREZ, NYDIA M. | 901 | Maintenance | 169.20 | 0.00 | 0.00 | 169.20 | | |
| | | | | <u>169.20</u> | <u>0.00</u> | <u>0.00</u> | <u>169.20</u> | | |
| | | | Total..... | <u>5,898.38</u> | <u>734.53</u> | <u>1,059.13</u> | <u>7,692.04</u> | | |
| | | | Maintenance | 5,723.38 | 734.53 | 729.71 | 7,187.62 | | |
| | | | Sp. Assessm | 0.00 | 0.00 | 0.00 | 0.00 | | |
| | | | Late Charge | 175.00 | 0.00 | 309.42 | 484.42 | | |
| | | | Legal Fees | 0.00 | 0.00 | 0.00 | 0.00 | | |
| | | | Others | 0.00 | 0.00 | 20.00 | 20.00 | | |

PREPAID BALANCES (5,305.30)
 TOTAL UNCOLLECTED 7,692.04

Delinquencies Report as of 12/31/2024

| Account | Owner's name | Apt # | 1 - 30 days | 31 - 60 days | 90 days | Total | Description | Date |
|---------|----------------|-------|----------------|-----------------|---------|-------|-------------|------|
| 13 | NOT DELINQUENT | | 7,692.04 | 100.00 | | | | |

Prepaid balances as of 12/31/24

| Account | Owner's name | Apt # | Maintenance | Special Assessment | Late Charge | Legal Fees | Others | Total |
|---------|--------------------------------|-------|-------------|--------------------|-------------|------------|--------|-------------------|
| 1005 | SLOTNICK, AARON M. | 1005 | (648.00) | 0.00 | 0.00 | 0.00 | 0.00 | (648.00) |
| 207 | VERAS, NORBERTO P. | 207 | (689.30) | 0.00 | 0.00 | 0.00 | 0.00 | (689.30) |
| 301 | RANKOVIC, BOBAN | 301 | (348.20) | 0.00 | 0.00 | 0.00 | 0.00 | (348.20) |
| 304 | URBINA, LILA LOURDES | 304 | (490.54) | 0.00 | 0.00 | 0.00 | 0.00 | (490.54) |
| 306 | RICCIO URBINA, PAOLO F. | 306 | (1,452.44) | 0.00 | 0.00 | 0.00 | 0.00 | (1,452.44) |
| 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) |
| 605 | KAY, MELANIE | 605 | (643.28) | 0.00 | 0.00 | 0.00 | 0.00 | (643.28) |
| 902 | MARIN, LUIS & LINGERFELDT, CLA | 902 | (428.69) | 0.00 | 0.00 | 0.00 | 0.00 | (428.69) |
| 906 | CAMPOS, MIRIAM | 906 | (594.95) | 0.00 | 0.00 | 0.00 | 0.00 | (594.95) |
| | Total prepaid..... | | | | | | | <u>(5,305.30)</u> |