BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 02/29/24
(UNAUDITED)

YEAR TO DATE ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE	DESCRIPTION	THIS MONTH ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
				REVENUES				
				EXEMPT FUNCTION INCOME				
0	91,246	91,246	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
0	525	68	(457)	LATE CHARGES	375	150	34	(116)
0	50	34	(16)	KEYS	0	50	17	(33)
0	91,821	91,348	(473)	TOTAL EXEMPT FUNCTION INCOME	45,998	45,823	45,674	(149)
				NON-EXEMPT FUNCTION INCOME				
0	10	0	(10)	INTEREST -OPERATING	5	5	0	(5)
0	31	0	(31)	INTEREST -RESERVES	17	15	0	(15)
0	41	0	(41)	TOTAL NON-EXEMPT FUNCTION INCOME	22	19	0	(19)
0	91,862	91,348	(514)	TOTAL REVENUES	46,020	45,842	45,674	(168)
				EXPENSES				
				ADMINISTRATIVE EXPENSES				
0	650	334	316	ACCOUNTANT	0	650	167	483
0	1,980	250	1,730	LEGAL FEES	0	1,980	125	1,855
0	186	400	(214)	PRINTING & POSTAGE	97	88	200	(112)
0	3,213	1,000	2,213	ENGINEER	3,213	0	500	(500)
0	1,379	97	1,282	MISCELLANEOUS	1,176	203	49	154
0	7,407	2,081	5,326	TOTAL ADMINISTRATIVE EXPENSES	4,486	2,921	1,041	1,881
				TAXES, LICENSES, PERMITS				
0	272	46	226	FLORIDA CONDO FEE	272	0	23	(23)
0	115	230	(116)	LICENSES & PERMITS	115	0	115	(115)
0	61	10	51	FLORIDA CORP REPORT	61	0	5	(5)
0	448	286	161	TOTAL TAXES, LICENSES, PERMITS	448	0	143	(143)
				INSURANCES				
0	39,537	42,668	(3,131)	PROPERTY, LIAB & FID BD	19,768	19,768	21,334	(1,566)
0	0	3,500	(3,500)	FLOOD	0	0	1,750	(1,750)
0	39,537	46,168	(6,631)	TOTAL INSURANCES	19,768	19,768	23,084	(3,316)
				PAYROLL				
				CONTRACT SERVICES				
0	3,900	3,900	0	MANAGEMENT	1,950	1,950	1,950	0
0	1,960	1,300	660	ELEVATOR MAINTENANCE	645	1,315	650	665
0	500	0	500	POOL MAINTENANCE	250	250	0	250
0	1,771	1,800	(29)	WASTE REMOVAL	879	892	900	(8)
0	6,141	1,196	4,945	CABLE TV	3,071	3,071	598	2,473
0	492	494	(2)	PEST CONTROL	246	246	247	(1)
0	0	420	(420)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 02/29/24
(UNAUDITED)

YEAR TO DATE				DESCRIPTION	THIS MONTH			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
0	14,764	9,110	5,654	TOTAL CONTRACT SERVICES	7,040	7,724	4,555	3,169
				UTILITY EXPENSES				
0	2,282	2,700	(418)	ELECTRICITY	1,159	1,123	1,350	(227)
0	14,771	8,902	5,869	WATER & SEWER	7,502	7,269	4,451	2,818
0	636	800	(164)	TELEPHONE	318	318	400	(82)
0	17,689	12,402	5,287	TOTAL UTILITY EXPENSES	8,979	8,710	6,201	2,509
				REPAIRS & MAINTENANCE				
0	320	250	70	ELECTRICAL REPAIRS	320	0	125	(125)
0	0	3,168	(3,168)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	675	1,380	(705)	ELEVATOR REPAIRS	675	0	690	(690)
0	765	0	765	POOL REPAIRS	765	0	0	0
0	0	200	(200)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	200	(200)	JANITORIAL SUPPLIES	0	0	100	(100)
0	2,950	2,800	150	JANITORIAL SERVICE	1,475	1,475	1,400	75
0	0	600	(600)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	5,250	0	5,250	SPECIAL ASSESSMENT EXPENSE	5,250	0	0	0
0	0	200	(200)	HARDWARE SUPPLIES	0	0	100	(100)
0	3,285	3,400	(115)	GENERAL REPAIRS	75	3,210	1,700	1,510
0	13,245	12,198	1,047	TOTAL REPAIRS & MAINTENANCE	8,560	4,685	6,099	(1,414)
				RESERVES				
0	9,102	9,102	0	RESERVES	4,551	4,551	4,551	0
0	31	0	31	RESERVES INTEREST ALLOCATION	17	15	0	15
0	9,133	9,102	31	TOTAL RESERVES	4,568	4,566	4,551	15
0	102,223	91,348	10,876	TOTAL EXPENSES	53,849	48,375	45,674	2,701
	(10,362)			Y-T-D DEFICIT		(2,533)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 02/29/24
(UNAUDITED)

ASSETS			
CURRENT ASSETS			
CASH IN BANK			
CITY NATIONAL - OPERATING	21,256.43		
CITY NTL. BANK -SPEC. ASSESS.	86,253.15		
CITY NTL. BANK -RESERVES	184,818.22		
CITY NTL. BANK -SEC. DEP.	250.00		
FIRST CITIZEN - OPER.	150.00		
TOTAL CASH IN BANK	292,727.80		
ACCOUNTS RECEIVABLE			
MAINTENANCE FEES UNCOLLECTED	10,653.84		
A/R ADJ IN TRANSIT	638.72		
UNTRANSFERRED RESERVE	4,551.00		
TOTAL ACCOUNTS RECEIVABLE	15,843.56		
PREPAID EXPENSES			
TOTAL CURRENT ASSETS		308,571.36	
PROPERTY & EQUIPMENT			
DEPOSITS			
TOTAL ASSETS			308,571.36
			=============
LIABILITIES			
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	5,697.19		
MAINT PAID IN ADVANCE	11,435.69		
SECURITY DEPOSITS PAYABLE	250.00		
CONDO. COMMON AREA DEPOSIT	1,250.00		
TOTAL CURRENT LIABILITIES		18,632.88	
RESERVES			
RESERVES	69,303.11		
TOTAL RESERVES		69,303.11	
TOTAL LIABILITIES			87,935.99
FUND BALANCE			
BEGINNING FUND BALANCE	230,997.06		
YEAR TO DATE DEFICIT	(10,361.69)		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 02/29/24
(UNAUDITED)

TOTAL FUND BALANCE	*220,635.37*
TOTAL LIABILITIES & FUND BALANCE	*308,571.36*
	=============

Outstanding payables for period ending Feb 29, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC. MAILING SUMMARY	51007	12.44
5140	02/01/24	BYRON GARDENS CONDO. ASSOC., INC. Feb 2024 RESERVES TFR	11298	4,551.00
5127	02/26/24	STRALEY OTTO LEGAL FEES	51005	1,058.75
5128	02/26/24	A&Y CLEANING SERVICES CORP. UNCLOG DUCT ON 2/23/24	57099	75.00
				5,697.19

SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				25,641.86
CH	1115	02/01/24	J & M CONDO. MANAGEMENT & MAIN	Feb 2024 MANAGEMENT FEE		1,950.00	
CH	1116	02/01/24	J & M CONDO. MANAGEMENT & MAIN	Feb 2024 ACCTS. REC. STMTS.		88.40	
CH	1117	02/02/24	CJC FAST SERVICES CORP.	REPAIRS TO EXTERIOR CONDUIT		320.00	
CH	1118	02/02/24	ABC BACKFLOW	BACKFLOW REPAIRS		2,400.00	
CH	1119	02/02/24	WASTE CONNECTIONS	February 2024 WASTE SERV. ACT#6440*078272		891.88	
CH	1120	02/03/24	JOSE O GARCIA CPA	2023 1099 AND 1096 TAX FORMS PREPARATION		175.00	
CH	1121	02/04/24	JOSE O GARCIA CPA	2023 INCOME TAX PREPARATION		475.00	
CH	1122	02/06/24	REEF TROPICAL POOLS	FINAL ON PUMP REPAIRS		735.07	
CH	1123	02/06/24	A&Y CLEANING SERVICES CORP.	Feb. 2024 JANITORIAL SERV.		1,400.00	
CH	1124	02/06/24	REEF TROPICAL POOLS	Feb. 2024 POOL SERV.		250.00	
CH	1125	02/06/24	STRALEY OTTO	LEGAL SERVICES RE:40 YEAR		921.25	
CH	1126	02/12/24	GLOBAL ELEVATOR SALES	June 2023 ELEVATOR MAINT.		644.80	
CH	1127	02/12/24	GLOBAL ELEVATOR SALES	Feb. 2024 ELEVATOR MAINT.		670.59	
CH	1128	02/19/24	PERFECT EXTERMINATOR	PEST SERV. 1/22/24		246.10	
CH	1129	02/22/24	A&Y CLEANING SERVICES CORP.	Feb. 2024 TRASH DUCTS CLEANING		75.00	
CH	1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB23002102		128.00	
TOTAL CHECKS						11,371.09	(11,371.09)
CR	147	02/01/24		DEPOSIT	5,467.96		
CR	148	02/05/24		DEPOSIT	9,324.13		
CR	149	02/09/24		DEPOSIT	2,077.64		
CR	150	02/02/24		DEPOSIT	2,650.69		
CR	151	02/05/24		DEPOSIT	594.95		
CR	152	02/06/24		DEPOSIT	4,685.46		
CR	153	02/05/24		DEPOSIT	643.28		
CR	154	02/08/24		DEPOSIT	3,988.93		
CR	155	02/07/24		DEPOSIT	1,377.81		
CR	156	02/12/24		DEPOSIT	643.28		
CR	157	02/12/24		DEPOSIT	148.18		
CR	158	02/13/24		DEPOSIT	2,663.90		
CR	159	02/13/24		DEPOSIT	643.28		
CR	160	02/15/24		DEPOSIT	643.28		
CR	161	02/14/24		DEPOSIT	900.00		
CR	162	02/16/24		DEPOSIT	734.53		
CR	163	02/20/24		DEPOSIT	1,318.06		
CR	164	02/19/24		DEPOSIT	53.25		
TOTAL CASH RECEIPTS					38,558.61		38,558.61
JE	284	02/09/24		WATER PYMT-SERV. TO 1/9/24		7,269.22	
JE	296	02/01/24		PYMT OF KEY FROM 604	50.00		
JE	297	02/01/24		INSURANCE PYMT ACT#FLT-346196		19,768.45	
JE	300	02/11/24		PYMT TO BREEZELINE-SERV:1/31-2/29		317.73	
JE	322	02/19/24		FPL PYMT-SERV:1/08-2/08		1,122.89	
JE	340	02/28/24		BANK CHARGE		75.00	
JE	342	02/29/24		INTEREST	1.05		
JE	344	02/05/24		BREEZELINE CABLE PMT		3,070.71	
TOTAL JOURNAL ENTRIES					51.05	31,624.00	(31,572.95)
					38,609.66	42,995.09	21,256.43

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Feb 29, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 02/01/24	*25,641.86*	
Plus: Deposits	*38,609.66*	
Less: Disbursements and Adjustments	*42,995.09*	
CHECKBOOK BALANCE AS OF 02/29/24		***21,256.43***
		===========

BANK RECORDS

Balance per bank statement as of 02/29/24	*28,401.91*	
Less: Outstanding checks	*7,145.48*	
BANK BALANCE AS PER RECONCILIATION		***21,256.43***
		===========

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS

Number	Date	Name	Description	Amount
1031	08/07/23	A&Y CLEANING SERVICES CORP.	Aug. 2023 MAINTENANCE CLEANING	150.00
1033	08/07/23	NELIA VINAS	REIMB. PURCHASE OF FLOWERS	119.99
1104	12/22/23	UTECHT INSURANCE	DOWN PYMT ON LIAB/BOILER/D&O/C RIME TO 1/1/25	5,111.00
1126	02/12/24	GLOBAL ELEVATOR SALES	June 2023 ELEVATOR MAINT.	644.80
1127	02/12/24	GLOBAL ELEVATOR SALES	Feb. 2024 ELEVATOR MAINT.	670.59
1128	02/19/24	PERFECT EXTERMINATOR	PEST SERV. 1/22/24	246.10
1129	02/22/24	A&Y CLEANING SERVICES CORP.	Feb. 2024 TRASH DUCTS CLEANING	75.00
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
				7,145.48

BYRON GARDENS CONDOMINIUM ASSOC., INC.
FINANCIAL RECAP for the year: 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
MAINTENANCE FEES												
Monthly Billing	45,622	45,622										
Maintenance Uncollected	8,466	10,653										
COLLECTIONS - STATUS												
Collection Letter	2	4										
Lien Authorization	-	-										
Lien Recorded	-	-										
Association Foreclosure	-	-										
Bank Foreclosure	-	-										
Payment Plan	-	-										
BUDGET SURPLUS (DEFICIT)												
For Month	(7,829)	(2,532)										
Year To Date	(7,829)	(10,361)										
ACCOUNTS PAYABLE												
Outstanding Invoices	332	5,697										
OPERATING BANK ACCOUNT												
Beginning Balance	9,047	25,641										
Disbursement & Adjustments	46,438	42,995										
Deposits & Adjustments	63,032	38,609										
TOTAL Operating Cash Fund	25,641	21,256										
RESERVES FUND												
Beginning Balance	0	0										
Funding, Interest & Adjutments	0	0										
Expenditures & Adjustments	0	0										
TOTAL Reserves Cash Fund	0	0										

NOTES FOR CURRENT MONTH:

Delinquencies Report as of 02/29/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date	
1001	CARTIER, HUBERT	1001	Maintenance	686.16	0.00	0.00	686.16			
			Late Charge	25.00	0.00	0.00	25.00			
				711.16	0.00	0.00	711.16			
1004	DOCE, MIRTHA E.	1004	Maintenance	643.28	0.00	0.00	643.28			C
			Late Charge	25.00	0.00	0.00	25.00			
				668.28	0.00	0.00	668.28			
1105	1105 BYRON LLC	1105	Maintenance	643.28	0.00	0.00	643.28	MGR. LETTER	12/28/23	C
			Late Charge	25.00	50.00	0.00	75.00			
				668.28	50.00	0.00	718.28			
301	RANKOVIC, BOBAN	301	Maintenance	110.38	0.00	0.00	110.38			
				110.38	0.00	0.00	110.38			
303	SZULMAN, SUSAN	303	Late Charge	0.00	25.00	0.00	25.00			
				0.00	25.00	0.00	25.00			
304	URBINA, LILA LOURDES	304	Maintenance	1,538.72	773.98	0.00	2,312.70	MGR. LETTER	12/28/23	C
			Late Charge	25.00	75.00	25.00	125.00			
				1,563.72	848.98	25.00	2,437.70			
306	RICCIO URBINA, PAOLO F.	306	Maintenance	638.72	0.00	0.00	638.72			C
			Late Charge	25.00	0.00	0.00	25.00			
				663.72	0.00	0.00	663.72			
307	HUJA, DROR & HOFFMAN, JORDAN D	307	Late Charge	0.00	0.00	50.00	50.00			C
				0.00	0.00	50.00	50.00			
402	CARTIER, HUBERT	402	Maintenance	594.95	0.00	0.00	594.95			
			Late Charge	25.00	0.00	0.00	25.00			
				619.95	0.00	0.00	619.95			
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28		09/25/23	C
			Late Charge	25.00	25.00	0.00	50.00			
				668.28	25.00	0.00	693.28			
407	CESCHELLI, GIUSEPPE, MANIAM, G	407	Maintenance	55.19	0.00	0.00	55.19		02/09/24	
				55.19	0.00	0.00	55.19			
501	CABRERA, NYDIA M.	501	Maintenance	44.34	0.00	0.00	44.34			C
				44.34	0.00	0.00	44.34			
507	AGUILAR, GAUDENCIA	507	Maintenance	0.02	0.00	0.00	0.02			
				0.02	0.00	0.00	0.02			
605	KAY, MELANIE	605	Maintenance	643.28	594.95	0.00	1,238.23	MGR. LETTER	02/21/24	
			Late Charge	25.00	25.00	0.00	50.00			
				668.28	619.95	0.00	1,288.23			
607	MSR INCASA LLC	607	Maintenance	734.53	732.55	0.00	1,467.08	MGR. LETTER	02/21/24	C
			Late Charge	25.00	25.00	0.00	50.00			
				759.53	757.55	0.00	1,517.08			
702	RAMIREZ, LUCIO & VILLANUEVA, R	702	Maintenance	(189.64)	0.00	0.00	(189.64)			C
			Sp. Assessm	0.00	0.00	305.06	305.06			

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Delinquencies Report as of 02/29/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
			Late Charge	0.00	25.00	0.00	25.00		
				(189.64)	25.00	305.06	140.42		
804	CARTIER, HUBERT	804	Maintenance	594.95	0.00	0.00	594.95		
			Late Charge	25.00	0.00	0.00	25.00		
				619.95	0.00	0.00	619.95		
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
903	HEE, WILLIAM H.	903	Late Charge	0.00	25.00	0.00	25.00		C
				0.00	25.00	0.00	25.00		
906	CAMPOS, MIRIAM	906	Maintenance	96.66	0.00	0.00	96.66		
				96.66	0.00	0.00	96.66		
			Total.....	7,897.30	2,376.48	380.06	10,653.84		
			Maintenance	7,647.30	2,101.48	0.00	9,748.78		
			Sp. Assessm	0.00	0.00	305.06	305.06		
			Late Charge	250.00	275.00	75.00	600.00		
			Legal Fees	0.00	0.00	0.00	0.00		
			Others	0.00	0.00	0.00	0.00		

PREPAID BALANCES		(11,435.69)	
TOTAL UNCOLLECTED		10,653.84	
16	NOT DELINQUENT	4,692.55	44.04
	REMINDER	0.00	0.00
	FINAL NOTICE	0.00	0.00
4	MGR. LETTER	5,961.29	55.95

BYRON GARDENS CONDOMINIUM ASSOC., INC.

Prepaid balances as of 02/29/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1104	RODRIGUEZ, DINORAH DE JESUS	1104	(61.11)	0.00	0.00	0.00	0.00	(61.11)
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(587.86)	0.00	0.00	0.00	0.00	(587.86)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
701	STOYANOVSKI, LILY	701	(734.53)	0.00	0.00	0.00	0.00	(734.53)
802	HENDERSON, JADWIGA J.	802	(6,432.80)	0.00	0.00	0.00	0.00	(6,432.80)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(2,921.49)	0.00	0.00	0.00	0.00	(2,921.49)
	Total prepaid.....							(11,435.69)