

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

***FINANCIAL STATEMENTS***

***For the month ending  
October 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 10/31/24**  
**(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>								
419,938	456,228	456,228	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
665	959	340	(619)	LATE CHARGES	0	225	34	(191)
300	300	170	(130)	KEYS	0	0	17	17
1,737	20	0	(20)	MISCELLANEOUS	0	0	0	0
422,640	457,507	456,738	(769)	TOTAL EXEMPT FUNCTION INCOME	45,623	45,848	45,674	(174)
<u>NON-EXEMPT FUNCTION INCOME</u>								
139	59	0	(59)	INTEREST -OPERATING	21	2	0	(2)
63	150	0	(150)	INTEREST -RESERVES	0	19	0	(19)
202	209	0	(209)	TOTAL NON-EXEMPT FUNCTION INCOME	21	20	0	(20)
422,842	457,716	456,738	(978)	TOTAL REVENUES	45,644	45,868	45,674	(194)
<u>EXPENSES</u>								
<u>ADMINISTRATIVE EXPENSES</u>								
1,500	650	1,670	(1,020)	ACCOUNTANT	0	0	167	(167)
943	6,482	1,250	5,232	LEGAL FEES	138	203	125	78
2,045	1,113	2,000	(887)	PRINTING & POSTAGE	92	301	200	101
763	11,218	5,000	6,218	ENGINEER	3,000	0	500	(500)
1,566	2,052	487	1,565	MISCELLANEOUS	35	35	49	(14)
6,816	21,514	10,407	11,107	TOTAL ADMINISTRATIVE EXPENSES	3,264	539	1,041	(501)
<u>TAXES, LICENSES, PERMITS</u>								
0	272	230	42	FLORIDA CONDO FEE	0	0	23	(23)
996	4,203	1,150	3,053	LICENSES & PERMITS	0	2,919	115	2,804
61	61	52	10	FLORIDA CORP REPORT	0	0	5	(5)
1,057	4,536	1,432	3,105	TOTAL TAXES, LICENSES, PERMITS	0	2,919	143	2,776
<u>INSURANCES</u>								
223,567	262,961	230,840	32,121	INSURANCES	9,534	42,685	23,084	19,601
<u>PAYROLL</u>								
<u>CONTRACT SERVICES</u>								
17,750	19,500	19,500	0	MANAGEMENT	1,950	1,950	1,950	0
20,178	7,325	6,500	825	ELEVATOR MAINTENANCE	671	671	650	21
2,500	2,570	0	2,570	POOL MAINTENANCE	250	320	0	320
19,432	9,813	9,000	813	WASTE REMOVAL	979	1,778	900	878
31,759	9,212	5,980	3,232	CABLE TV	0	0	598	(598)
2,611	2,461	2,470	(9)	PEST CONTROL	246	246	247	(1)
210	1,014	2,100	(1,086)	FIRE ALARM INSPECT. & MAINT.	210	0	210	(210)
94,440	51,895	45,550	6,345	TOTAL CONTRACT SERVICES	4,306	4,965	4,555	410

**BYRON GARDENS CONDOMINIUM ASSOC., INC.**  
**INCOME STATEMENT AS OF 10/31/24**  
**(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>				
12,943	11,742	13,500	(1,758)	ELECTRICITY	1,355	1,217	1,350	(133)
45,363	60,342	44,510	15,832	WATER & SEWER	5,654	5,176	4,451	725
3,121	4,761	4,000	761	TELEPHONE	322	322	400	(78)
61,428	76,844	62,010	14,834	TOTAL UTILITY EXPENSES	7,331	6,715	6,201	514
				<u>REPAIRS &amp; MAINTENANCE</u>				
2,975	500	1,250	(750)	ELECTRICAL REPAIRS	0	0	125	(125)
19,420	0	15,840	(15,840)	PLUMBING REPAIRS	0	0	1,584	(1,584)
6,145	28,927	6,900	22,027	ELEVATOR REPAIRS	13,589	(13,589)	690	(14,279)
45	1,597	0	1,597	POOL REPAIRS	0	832	0	832
289	1,148	1,000	148	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	1,000	(1,000)	JANITORIAL SUPPLIES	0	0	100	(100)
15,550	14,185	14,000	185	JANITORIAL SERVICE	1,400	1,400	1,400	0
4,290	0	3,000	(3,000)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	0	1,000	(1,000)	HARDWARE SUPPLIES	0	0	100	(100)
15,824	18,883	17,000	1,883	GENERAL REPAIRS	715	1,670	1,700	(30)
64,538	65,239	60,990	4,249	TOTAL REPAIRS & MAINTENANCE	15,704	(9,687)	6,099	(15,786)
				<u>RESERVES</u>				
51,158	45,510	45,510	0	RESERVES	4,551	4,551	4,551	0
63	150	0	150	RESERVES INTEREST ALLOCATION	0	19	0	19
51,221	45,660	45,510	150	TOTAL RESERVES	4,551	4,570	4,551	19
-----	-----	-----	-----	TOTAL EXPENSES	-----	-----	-----	-----
503,067	528,650	456,738	71,912	Y-T-D DEFICIT	44,689	52,707	45,674	7,034
	(70,934)					(6,839)		
	=====					=====		

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

BALANCE SHEET AS OF 10/31/24  
(UNAUDITED)

**ASSETS**

**CURRENT ASSETS**

**CASH IN BANK**

CITY NATIONAL - OPERATING	10,244.18
CITY NATIONAL-NEW OPERATING	11,718.66
CITY NTL. BANK -SPEC. ASSESS.	19,624.10
CITY NTL. BANK -RESERVES	221,363.47
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	263,350.41

**ACCOUNTS RECEIVABLE**

MAINTENANCE FEES UNCOLLECTED	9,543.87
A/R ADJ IN TRANSIT	(2,582.79)
DUE FROM CITY NTL	4,750.00
TOTAL ACCOUNTS RECEIVABLE	11,711.08

**PREPAID EXPENSES**

TOTAL CURRENT ASSETS	275,061.49
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**PROPERTY & EQUIPMENT**

**DEPOSITS**

TOTAL ASSETS	275,061.49
	=====

**LIABILITIES**

**CURRENT LIABILITIES**

ACCOUNTS PAYABLE	12.44
MAINT PAID IN ADVANCE	7,055.73
SECURITY DEPOSITS PAYABLE	850.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	9,168.17

**RESERVES**

RESERVES	105,830.05
TOTAL RESERVES	105,830.05

TOTAL LIABILITIES	114,998.22
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**FUND BALANCE**

BEGINNING FUND BALANCE	230,997.06
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**BYRON GARDENS CONDOMINIUM ASSOC., INC.**

BALANCE SHEET AS OF 10/31/24  
(UNAUDITED)

YEAR TO DATE DEFICIT	(70,933.79)	
TOTAL FUND BALANCE		160,063.27
TOTAL LIABILITIES & FUND BALANCE		275,061.49
		=====

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*0.00*  
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SCHEDULE - BANK RECONCILIATION

Tp	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					37,292.56
CH	1223	10/01/24	BYRON GARDENS CONDO. ASSOC., I	October 2024 RESERVE TRANSFER		4,551.00		
CH	1224	10/01/24	J & M CONDO. MANAGEMENT & MAIN	Oct 2024 MANAGEMENT FEE		1,950.00		
CH	1225	10/01/24	J & M CONDO. MANAGEMENT & MAIN	***VOIDED***		91.80		
TOTAL CHECKS.....							6,592.80	(6,592.80)
CR	277	10/01/24		DEPOSIT	643.28			
CR	278	10/02/24		DEPOSIT	1,469.04			
CR	279	10/03/24		DEPOSIT	638.72			
CR	281	10/04/24		DEPOSIT	643.28			
TOTAL CASH RECEIPTS.....						3,394.32		3,394.32
JE	512	10/02/24		INSURANCE PMT TO FRONTLINE		16,575.42		
JE	515	10/03/24		VOID CK#1225	91.80			
JE	516	10/14/24		INSURANCE PYMT ACT#101849040		7,460.02		
JE	572	10/31/24		VOID CK 1135	128.00			
JE	573	10/31/24		INTEREST	0.74			
JE	574	10/16/24		BANK CHARGE		35.00		
TOTAL JOURNAL ENTRIES.....						220.54	24,070.44	(23,849.90)
					3,614.86	30,663.24	10,244.18	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Oct 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 10/01/24	37,292.56
Plus: Deposits	3,614.86
Less: Disbursements and Adjustments	30,663.24
<b>CHECKBOOK BALANCE AS OF 10/31/24</b>	<b>10,244.18</b> =====

BANK RECORDS

Balance per bank statement as of 10/31/24	10,244.18
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b>10,244.18</b> =====



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BYRON GARDENS CONDOMINIUM  
ASSOCIATION INC  
PO BOX 415700  
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:	\$39,364.41
Last Statement:	September 30, 2024	Ending Balance:	\$10,244.18
This Statement:	October 31, 2024	Average Ledger Balance:	\$17,409.46
		Low Balance:	\$10,243.44
		Interest Earned This Period:	\$0.74
		Interest Earned 2024:	\$15.92
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-30	Beginning balance			39,364.41
10-01	Fnbct Waco Net Settle 000022024421838	643.28		40,007.69
10-02	Fnbct Waco Net Settle 000022051534438	1,469.04		41,476.73
10-03	Fnbct Waco Net Settle 000022070772598	638.72		42,115.45
10-04	Fnbct Waco Net Settle 000022084600858	643.28		42,758.73
10-04	Frontline Ins Web Pay Frontlinefp3		16,575.42	26,183.31
10-04	Force Post Check(check #1218)		250.00	25,933.31
10-04	Force Post Check(check #1222)		715.00	25,218.31
10-08	Force Post Check(check #1224)		1,950.00	23,268.31
10-08	Force Post Check(check #1223)		4,551.00	18,717.31
10-10	Force Post Check(check #1221)		978.85	17,738.46
10-16	Monthly Flat Fee		35.00	17,703.46
10-17	First Insurance Insurance 900-101849040		7,460.02	10,243.44
10-31	Interest	0.74		10,244.18
10-31	Ending totals	3,395.06	32,515.29	10,244.18

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**Important information relating to all interest-bearing checking, money market,  
and savings accounts.**

If the balance of the account ends with a zero balance at the end of the related interest period, all interest otherwise due to you is forfeited and shall not be paid for such interest period. To avoid this loss of interest you must keep a balance in the account until interest is paid.

1223-1225



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 Friday: 8:30am - 6:00pm

P:32812 / 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:	\$216,793.75
Last Statement:	September 30, 2024	Ending Balance:	\$221,363.47
This Statement:	October 31, 2024	Average Ledger Balance:	\$220,463.91
		Low Balance:	\$216,793.75
		Interest Earned This Period:	\$18.72
		Interest Earned 2024:	\$168.57
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-30	Beginning balance			216,793.75
10-07	Deposit	4,551.00		221,344.75
10-31	Interest	18.72		221,363.47
10-31	Ending totals	4,569.72	0.00	221,363.47




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Continued on the next page



**Important information relating to all interest-bearing checking, money market, and savings accounts.**

If the balance of the account ends with a zero balance at the end of the related interest period, all interest otherwise due to you is forfeited and shall not be paid for such interest period. To avoid this loss of interest you must keep a balance in the account until interest is paid.



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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:	\$22,381.18
Last Statement:	September 30, 2024	Ending Balance:	\$19,624.10
This Statement:	October 31, 2024	Average Ledger Balance:	\$21,753.53
		Low Balance:	\$19,623.18
		Interest Earned This Period:	\$0.92
		Interest Earned 2024:	\$24.74
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-30	Beginning balance			22,381.18
10-09	City Of Miami Be Cityofmiam M80664607240		663.00	21,718.18
10-28	City Of Miami Be Cityofmiam M80694205689		663.00	21,055.18
10-30	City Of Miami Be Cityofmiam M80700953130		124.00	20,931.18
10-31	City Of Miami Be Cityofmiam M80702359124		312.00	20,619.18
10-31	City Of Miami Be Cityofmiam M80702357918		996.00	19,623.18
10-31	Interest	0.92		19,624.10
10-31	Ending totals	0.92	2,758.00	19,624.10

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				SCHEDULE - BANK RECONCILIATION			
TP	Number	Date	Name	Description	Debits	Credits	Balance
				BALANCE FORWARD			0.00
CH	1226	10/04/24	BYRON GARDENS CONDO. ASSOC., I	***VOIDED***		1.00	
CH	1227	10/05/24	J & M CONDO. MANAGEMENT & MAIN	JM49658 OCT. 2024 STMT POSTAGE		91.80	
CH	1228	10/07/24	GLADYS JEFFREY	REFUND OVER PAYMENT UNIT:407		2,940.00	
CH	1229	10/07/24	A&Y CLEANING SERVICES CORP.	Oct. 2024 JANITORIAL SERVICE		1,400.00	
CH	1230	10/07/24	ALL-BRITE POOLS	POOL REPAIRS RE:VIOLATIONS		832.00	
CH	1231	10/07/24	PERFECT EXTERMINATOR	PEST SERV. 9/23/24		246.10	
CH	1232	10/07/24	STRALEY OTTO	LEGAL FEES RE:CALLS		203.00	
CH	1233	10/07/24	J & M CONDO. MANAGEMENT & MAIN	PREPARING AND MAILING FIRST NOTICE OF ANNUAL		209.58	
CH	1234	10/07/24	WASTE CONNECTIONS	Oct. 2024 WASTE SERV/OVERLOADS 8/26-9/20		1,778.35	
CH	1235	10/07/24	MR. VIEIRA LLC	REPAIRS TO BALCONY CEILING UNITS:206/903		570.00	
CH	1236	10/07/24	ALL-BRITE POOLS	Oct. 2024 POOL SERVICE		320.00	
CH	1237	10/08/24	JABES AMJ CORP.	NEW BACKFLOW-REPLACE CK#1213 INV#J-1065		1,100.00	
CH	1239	10/23/24	GLOBAL ELEVATOR SALES	Oct. 2024 ELEVATOR MAINT.		670.59	
CH	1260	10/31/24	A&A ELEVATOR CO.	VOID		13,588.50	
TOTAL CHECKS.....						23,950.92	(23,950.92)
CR	274	10/07/24		DEPOSIT	16,984.91		
CR	275	10/01/24		DEPOSIT	643.28		
CR	276	10/02/24		DEPOSIT	1,469.04		
CR	280	10/10/24		DEPOSIT	730.00		
CR	282	10/07/24		DEPOSIT	8,175.61		
CR	283	10/08/24		DEPOSIT	3,216.40		
CR	284	10/10/24		DEPOSIT	734.53		
CR	285	10/11/24		DEPOSIT	1,282.00		
CR	286	10/14/24		DEPOSIT	643.28		
CR	287	10/16/24		DEPOSIT	2,608.90		
CR	288	10/15/24		DEPOSIT	6,733.89		
CR	289	10/16/24		DEPOSIT	1,377.81		
CR	290	10/21/24		DEPOSIT	734.43		
CR	291	10/21/24		DEPOSIT	1,929.84		
TOTAL CASH RECEIPTS.....					47,263.92		47,263.92
JE	513	10/14/24		WATER PYMT-SERV. TO 9/3/24		5,176.28	
JE	514	10/04/24		VOID CK#1226	1.00		
JE	517	10/11/24		BREEZELINE SERV. FOR OCTOBER		322.18	
JE	520	10/09/24		INSURANCE PYMT ACT#100662030		2,074.41	
JE	521	10/01/24		REVERSE 10/1/24 DPST		643.28	
JE	522	10/01/24		REVERSE 10/2/24 DPST		734.53	
JE	523	10/01/24		REVERSE 10/2/24 DPST		734.51	
JE	525	10/19/24		FPL PYMT-SERV:9/09-10/08		1,216.80	
JE	556	10/25/24		PYMT TO FRONTLINE POL#3008083896		16,575.42	
JE	585	10/29/24		DEPOSIT	734.51		
JE	586	10/29/24		DEPOSIT	1,940.00		
JE	587	10/31/24		DEPOSIT	643.28		
JE	588	10/10/24		REVO DEPOSIT RET		735.00	
JE	589	10/17/24		CITY OF MB PERMIT PMT		289.12	
JE	590	10/30/24		BANK DEP ADJ		0.10	
JE	596	10/31/24		VOID CK 1260	13,588.50		
TOTAL JOURNAL ENTRIES.....					16,907.29	28,501.63	(11,594.34)
					64,171.21	52,452.55	11,718.66

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL-NEW OPERATING

Oct 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 10/01/24	0.00
Plus: Deposits	64,171.21
Less: Disbursements and Adjustments	52,452.55
<b>CHECKBOOK BALANCE AS OF 10/31/24</b>	<b>11,718.66</b> =====

BANK RECORDS

Balance per bank statement as of 10/31/24	13,467.35
Less: Outstanding checks	1,748.69
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b>11,718.66</b> =====

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
1231	10/07/24	PERFECT EXTERMINATOR	PEST SERV. 9/23/24	246.10
1239	10/23/24	GLOBAL ELEVATOR SALES	Oct. 2024 ELEVATOR MAINT.	670.59
				1,748.69



**Client Service**

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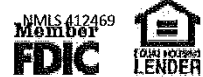
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BYRON GARDENS CONDOMINIUM  
ASSOCIATION INC  
OPERATING 2  
7850 BYRON AVE  
MIAMI BEACH FL 33141-2090



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**Association Non-Interest Checking**

**Account Summary**

Account:	XXXXXX5482	Beginning Balance:	\$0.00
Last Statement:	October 2, 2024	Ending Balance:	\$13,467.35
This Statement:	October 31, 2024	Average Ledger Balance:	\$22,289.66

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-02	Beginning balance			0.00
10-07	Deposit	16,984.91		16,984.91
10-07	Fnbct Waco Net Settle 000022108172150	8,175.61		25,160.52
10-08	Fnbct Waco Net Settle 000022118371086	3,216.40		28,376.92
10-10	Fnbct Waco Net Settle 000022139174850	734.53		29,111.45
10-10	Fnbct Waco Net Settle 000022141121994		735.00	28,376.45
10-10	First Insurance Insurance 900-100662030		2,074.41	26,302.04
10-10	Check # 1235		570.00	25,732.04
10-11	Deposit	730.00		26,462.04
10-11	Fnbct Waco Net Settle 000022147037610	1,282.00		27,744.04
10-15	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	643.28		28,387.32
10-15	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	6,733.79		35,121.11
10-15	Breezeline Cable Pay Xxxxxx6818 Spa		322.18	34,798.93
10-15	Check # 1229		1,400.00	33,398.93
10-16	Deposit	2,608.90		36,007.83
10-16	Fnbct Waco Net Settle 000022170488410	1,377.81		37,385.64
10-16	City Of Miami Be Utilitycmb M120701337982		5,176.28	32,209.36
10-16	Check # 1227		91.80	32,117.56




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Continued on the next page



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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-16	Check # 1233		209.58	31,907.98
10-17	City Of Miami Be Cityofmiam M80677936109		289.12	31,618.86
10-18	Check # 1234		1,778.35	29,840.51
10-21	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	734.43		30,574.94
10-21	Check # 1237		1,100.00	29,474.94
10-22	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,216.80	28,258.14
10-22	Check # 1232		203.00	28,055.14
10-22	Check # 1236		320.00	27,735.14
10-23	Deposit	1,929.84		29,664.98
10-28	Frontline Ins Web Pay Frontlinefp3		16,575.42	13,089.56
10-29	Fnbct Waco Net Settle 000022266526230	734.51		13,824.07
10-29	Fnbct Waco Net Settle 000022256591938	1,940.00		15,764.07
10-31	Fnbct Waco Net Settle 000022282663282	643.28		16,407.35
10-31	Check # 1228		2,940.00	13,467.35
10-31	Ending totals	48,469.29	35,001.94	13,467.35

**Checks**

Number	Date	Amount	Number	Date	Amount
1227	10-16	91.80	1234	10-18	1,778.35
1228	10-31	2,940.00	1235	10-10	570.00
1229*	10-15	1,400.00	1236	10-22	320.00
1232	10-22	203.00	1237	10-21	1,100.00
1233	10-16	209.58			

\* Skip In Check Sequence

1226 - 1237; 1239

Continued on the next page

Amount: \$16,984.91 Date: 10/07/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT
10/07/24	BYRON GARDENS CONDOMINIUM ASSOC., INC.	16,984.91		
				<b>TOTAL DEPOSIT</b>
				<b>16,984.91</b>

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
10660043674 30000725482\*

Amount: \$16,984.91 Date: 10/07/2024

16781951 116460 800  
20 20241007 16984.91  
24 2024 16984.91

00660043674  
0000-0000  
0000-0000  
0000-0000  
Branch 260372552

636401001

Amount: \$730.00 Date: 10/11/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT
10/11/24	BYRON GARDENS CONDOMINIUM ASSOC., INC.	730.00		
				<b>TOTAL DEPOSIT</b>
				<b>730.00</b>

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
10660043674 30000725482\*

Amount: \$730.00 Date: 10/11/2024

BYRON 116460 800  
20241011 730.00  
11/11/24 730.00

00660043674  
0000-0000  
0000-0000  
Branch 260372552

070311151

Amount: \$2,608.90 Date: 10/16/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT
10/16/24	BYRON GARDENS CONDOMINIUM ASSOC., INC.	2,608.90		
				<b>TOTAL DEPOSIT</b>
				<b>2,608.90</b>

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
10660043674 30000725482\*

Amount: \$2,608.90 Date: 10/16/2024

00660043674  
0000-0000  
0000-0000  
Branch 260372552

135144115

Amount: \$1,929.84 Date: 10/23/2024

DATE	DESCRIPTION	AMOUNT	CHECK NO.	DEPOSIT
10/23/24	BYRON GARDENS CONDOMINIUM ASSOC., INC.	1,929.84		
				<b>TOTAL DEPOSIT</b>
				<b>1,929.84</b>

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
10660043674 30000725482\*

Amount: \$1,929.84 Date: 10/23/2024

00660043674  
0000-0000  
0000-0000  
Branch 260372552

070311151

Check # 1227 Amount: \$91.80 Date: 10/16/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
3000 HWY 25 ST, STE C-G  
DORIS, FL 33122

CITY NATIONAL BANK  
PALM BEACH

Check # 1227

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

DATE 10/16/24

AMOUNT \$91.80

U & H CONDO. MANAGEMENT & MAINT, INC.  
5000 HWY 25 ST, STE C-G  
DORIS, FL 33122

10660043674 30000725482\*

Check # 1227 Amount: \$91.80 Date: 10/16/2024

00660043674  
0000-0000  
0000-0000  
Branch 260372552

070311151

Check # 1228 Amount: \$2,940.00 Date: 10/31/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
3000 HWY 25 ST, STE C-G  
DORIS, FL 33122

CITY NATIONAL BANK  
PALM BEACH

Check # 1228

PAY TO THE ORDER OF  
TWO THOUSAND NINE HUNDRED FORTY DOLLARS & 00/100

DATE 10/31/24

AMOUNT \$2,940.00

U & H CONDO. MANAGEMENT & MAINT, INC.  
5000 HWY 25 ST, STE C-G  
DORIS, FL 33122

10660043674 30000725482\*

Check # 1228 Amount: \$2,940.00 Date: 10/31/2024

00660043674  
0000-0000  
0000-0000  
Branch 260372552

070311151

Check # 1229 Amount: \$1,400.00 Date: 10/15/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 620 HWY 33 STE #40  
 MIAMI, FL 33172-4274

CITY BANK

CHECK # 1229

PAY TO THE ORDER OF ASY CLEARING SERVICES CORP.  
 2329 STERLING ROAD #2007  
 FT. LAUDERDALE, FL 33322

AMOUNT \$1,400.00

DATE 10/07/24

1001229 0066004367 3000072548 2\*

Check # 1229 Amount: \$1,400.00 Date: 10/15/2024

For Deposit Only  
 Shelly A. Otto PA-Operat  
 54885559  
 2024-10-15

002232028  
 2024-10-15

Check # 1232 Amount: \$203.00 Date: 10/22/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 620 HWY 33 STE #40  
 MIAMI, FL 33172-4274

CITY BANK

CHECK # 1232

PAY TO THE ORDER OF STANLEY OTTO  
 2329 STERLING ROAD #2007  
 FT. LAUDERDALE, FL 33322

AMOUNT \$203.00

DATE 10/07/24

1001232 0066004367 3000072548 2\*

Check # 1232 Amount: \$203.00 Date: 10/22/2024

For Deposit Only  
 Shelly A. Otto PA-Operat  
 54885559  
 2024-10-15

002232028  
 2024-10-15

Check # 1233 Amount: \$209.58 Date: 10/16/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 620 HWY 33 STE #40  
 MIAMI, FL 33172-4274

CITY BANK

CHECK # 1233

PAY TO THE ORDER OF J.M. CONDO. MANAGEMENT & MAINT INC.  
 9050 NW 25 ST, STE 5-D  
 DORAL, FL 33122

AMOUNT \$209.58

DATE 10/07/24

1001233 0066004367 3000072548 2\*

Check # 1233 Amount: \$209.58 Date: 10/16/2024

For Deposit Only  
 Shelly A. Otto PA-Operat  
 54885559  
 2024-10-15

002232028  
 2024-10-15

Check # 1234 Amount: \$1,778.35 Date: 10/18/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 620 HWY 33 STE #40  
 MIAMI, FL 33172-4274

CITY BANK

CHECK # 1234

PAY TO THE ORDER OF WASTE CONNECTIONS  
 3810 RUBY COURT  
 MIAMI, FL 33142-4208

AMOUNT \$1,778.35

DATE 10/07/24

1001234 0066004367 3000072548 2\*

Check # 1234 Amount: \$1,778.35 Date: 10/18/2024

For Deposit Only  
 Shelly A. Otto PA-Operat  
 54885559  
 2024-10-15

002232028  
 2024-10-15

Check # 1235 Amount: \$570.00 Date: 10/10/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 620 HWY 33 STE #40  
 MIAMI, FL 33172-4274

CITY BANK

CHECK # 1235

PAY TO THE ORDER OF M.L. VERBA LLC  
 8500 NW HARBOUR DR. #811  
 MIAMI HARBOR ISLAND, FL 33154

AMOUNT \$570.00

DATE 10/07/24

1001235 0066004367 3000072548 2\*

Check # 1235 Amount: \$570.00 Date: 10/10/2024

For Deposit Only  
 Shelly A. Otto PA-Operat  
 54885559  
 2024-10-15

002232028  
 2024-10-15

Check # 1236 Amount: \$320.00 Date: 10/22/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.  
 620 HWY 33 STE #40  
 MIAMI, FL 33172-4274

CITY BANK

CHECK # 1236

PAY TO THE ORDER OF ALL-WHITE POOL  
 P.O. BOX 829102  
 MIAMI, FL 33183

AMOUNT \$320.00

DATE 10/07/24

1001236 0066004367 3000072548 2\*

Check # 1236 Amount: \$320.00 Date: 10/22/2024

For Deposit Only - JPMC

002232028  
 2024-10-22



				SCHEDULE - BANK RECONCILIATION			
TP	Number	Date	Name	Description	Debits	Credits	Balance
			BALANCE FORWARD				22,381.18
JE	518	10/07/24		PYMT OF INV#00498884 RE:REVISIONS COLUMNS		663.00	
JE	554	10/24/24		PYMT TO THE CITY FOR EXPEDITING REVIEW INV#00501554		663.00	
JE	557	10/28/24		PYMT TO THE CITY-EXTENSION FEE		124.00	
JE	558	10/29/24		PAY INV#00501996-REVISIONS/INSP. FEE		996.00	
JE	559	10/29/24		PAY INV#00502004 REVISED		312.00	
JE	591	10/31/24		PLANS REVIEW FEE INTEREST	0.92		
TOTAL JOURNAL ENTRIES.....					0.92	2,758.00	(2,757.08)
					0.92	2,758.00	19,624.10

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NTL. BANK -SPEC. ASSESS.

Oct 31, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 10/01/24	22,381.18
Plus: Deposits	0.92
Less: Disbursements and Adjustments	2,758.00
<b>CHECKBOOK BALANCE AS OF 10/31/24</b>	<b>19,624.10</b> =====

BANK RECORDS

Balance per bank statement as of 10/31/24	19,624.10
<b>BANK BALANCE AS PER RECONCILIATION</b>	<b>19,624.10</b> =====



**Client Service**

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- CityTel  
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- 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:33352 / 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:	XXXXXX2533	Beginning Balance:	\$22,381.18
Last Statement:	September 30, 2024	Ending Balance:	\$19,624.10
This Statement:	October 31, 2024	Average Ledger Balance:	\$21,753.53
		Low Balance:	\$19,623.18
		Interest Earned This Period:	\$0.92
		Interest Earned 2024:	\$24.74
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-30	Beginning balance			22,381.18
10-09	City Of Miami Be Cityofmiam M80664607240		663.00	21,718.18
10-28	City Of Miami Be Cityofmiam M80694205689		663.00	21,055.18
10-30	City Of Miami Be Cityofmiam M80700953130		124.00	20,931.18
10-31	City Of Miami Be Cityofmiam M80702359124		312.00	20,619.18
10-31	City Of Miami Be Cityofmiam M80702357918		996.00	19,623.18
10-31	Interest	0.92		19,624.10
10-31	Ending totals	0.92	2,758.00	19,624.10

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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:32812 / 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:	\$216,793.75
Last Statement:	September 30, 2024	Ending Balance:	\$221,363.47
This Statement:	October 31, 2024	Average Ledger Balance:	\$220,463.91
		Low Balance:	\$216,793.75
		Interest Earned This Period:	\$18.72
		Interest Earned 2024:	\$168.57
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-30	Beginning balance			216,793.75
10-07	Deposit	4,551.00		221,344.75
10-31	Interest	18.72		221,363.47
10-31	Ending totals	4,569.72	0.00	221,363.47

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Continued on the next page

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Delinquencies Report as of 10/31/2024

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	100.00	125.00		
				<u>711.16</u>	<u>0.00</u>	<u>100.00</u>	<u>811.16</u>		
1004	DOCE, MIRTHA E.	1004	Maintenance	0.36	0.00	0.00	0.36		C
			Late Charge	0.00	0.00	50.00	50.00		
				<u>0.36</u>	<u>0.00</u>	<u>50.00</u>	<u>50.36</u>		
1105	1105 BYRON LLC	1105	Maintenance	643.28	643.28	0.00	1,286.56	MGR. LETTER	10/21/24
			Late Charge	50.00	0.00	0.00	50.00		C
				<u>693.28</u>	<u>643.28</u>	<u>0.00</u>	<u>1,336.56</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	0.00	25.00		
				<u>663.72</u>	<u>0.00</u>	<u>0.00</u>	<u>663.72</u>		
304	URBINA, LILA LOURDES	304	Maintenance	638.72	490.54	0.00	1,129.26		C
			Late Charge	25.00	0.00	0.00	25.00		
				<u>663.72</u>	<u>490.54</u>	<u>0.00</u>	<u>1,154.26</u>		
402	CARTIER, HUBERT	402	Maintenance	594.94	0.00	0.00	594.94		
			Late Charge	25.00	0.00	75.00	100.00		
				<u>619.94</u>	<u>0.00</u>	<u>75.00</u>	<u>694.94</u>		
404	ABRAMS, JENNIFER & NIMNI, EVYA	404	Maintenance	643.28	0.00	0.00	643.28		C
			Late Charge	25.00	0.00	0.00	25.00		
				<u>668.28</u>	<u>0.00</u>	<u>0.00</u>	<u>668.28</u>		
407	BLACK, LESIA & GUNN, CLAUDINE	407	Maintenance	734.53	1,464.18	0.00	2,198.71		
			Late Charge	25.00	0.00	0.00	25.00		
				<u>759.53</u>	<u>1,464.18</u>	<u>0.00</u>	<u>2,223.71</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	0.18	0.00	0.00	0.18		
				<u>0.18</u>	<u>0.00</u>	<u>0.00</u>	<u>0.18</u>		
701	STOYANOVSKI, LILY	701	Maintenance	3.76	0.00	0.00	3.76		C
				<u>3.76</u>	<u>0.00</u>	<u>0.00</u>	<u>3.76</u>		
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		
			Late Charge	0.00	0.00	25.00	25.00		
				<u>(189.64)</u>	<u>0.00</u>	<u>330.06</u>	<u>140.42</u>		
804	CARTIER, HUBERT	804	Maintenance	594.95	0.00	0.00	594.95		C
			Late Charge	25.00	0.00	75.00	100.00		
				<u>619.95</u>	<u>0.00</u>	<u>75.00</u>	<u>694.95</u>		
806	GUILLERY, FRANCOIS	806	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>		

Delinquencies Report as of 10/31/2024

Account	Owner's name	Apt #		1 - 30 days	31 - 60 days	90 days	Total	Description	Date
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20		
				169.20	0.00	0.00	169.20		
902	MARIN, LUIS & LINGERFELDT, CLA	902	Maintenance	224.75	0.00	0.00	224.75		C
				224.75	0.00	0.00	224.75		
			Total.....	<u>6,295.81</u>	<u>2,598.00</u>	<u>650.06</u>	<u>9,543.87</u>		
			Maintenance	6,070.81	2,598.00	0.00	8,668.81		
			Sp. Assessm	0.00	0.00	305.06	305.06		
			Late Charge	225.00	0.00	325.00	550.00		
			Legal Fees	0.00	0.00	0.00	0.00		
			Others	0.00	0.00	20.00	20.00		
			PREPAID BALANCES				(7,055.73)		
			TOTAL UNCOLLECTED				9,543.87		
16	NOT DELINQUENT	8,207.31	85.99						
	REMINDER	0.00	0.00						
	FINAL NOTICE	0.00	0.00						
1	MGR. LETTER	1,336.56	14.00						

