

Victoria Square Condominium Association, Inc.
04/30/2022

<u>Included Reports</u>	<u>Copies</u>
Balance Sheet	1
MTD & YTD Income Statement	1
Budget Comparison Income Statement	1
General Ledger	1
AP Cash Disbursement	1
Detail Delinquent & Prepaid Report	1
Summary Delinquent Report	1
RM Summary Cash Batch Report	1
Detail Deposit Register	1
GL Bank Reconciliation	1

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33065

ASSETS

	Current Assets	
1020-001	Popular Community Bank O/A #2006	\$ 39,651.30
	Total Current Assets	\$ 39,651.30
	Reserve	
1030-001	Popular Community Bank Reserve #2233	\$ 85,562.97
	Total Reserve Funds	\$ 85,562.97
	Total Cash	\$ 125,214.27
	Other Assets	
1073-000	Accounts Receivable - Assessments	\$ 27,885.00
1177-000	Utility Security Deposits	80.00
	Total Other Assets	\$ 27,965.00
	TOTAL ASSETS	\$ 153,179.27

LIABILITIES & OWNER'S FUND BALANCE

	Liabilities	
2010-000	Accounts Payable	\$ (802.54)
2011-000	Insurance Payable	(12,973.49)
2032-000	Exchange	1,747.22
2200-000	Owner Prepayments	4,105.00
	Total Liabilities	\$ (7,923.81)
	Reserves	
2410-000	Reserve - Painting	\$ 35,572.70
2420-000	Reserve - Roofing	41,620.46
2430-000	Reserve - Paving	3,770.00
2497-002	Reserve - 40 Year Inspection	1,665.10
2499-000	Reserve - Interest/Service Charge	2,934.71
	Total Reserves	\$ 85,562.97
	Owner's Fund Balance	
2550-000	Retained Earnings	\$ 48,877.76
	Current Earnings	26,662.35
	Total Owner's Fund Balance	\$ 75,540.11

04/30/2022
10:36 AM

Victoria Square Condominium Association, Inc. Balance Sheet 04/30/2022
--

Page: 3

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33065

TOTAL LIABILITIES & OWNER'S FUND BALANCE

\$ 153,179.27

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33065

		Month To Date	%	Year To Date	%
	INCOME				
3010-000	Maintenance Fees	\$ 16,940.00	100.00%	\$ 79,454.00	100.00%
3500-000	Interest Income	0.73	0.00%	3.60	0.00%
	TOTAL INCOME	\$ 16,940.73	100.00%	\$ 79,457.60	100.00%
	ADMINISTRATIVE EXPENSE				
5310-000	Management Fees	\$ 1,150.00	6.79%	\$ 5,300.00	6.67%
5315-000	Office Expenses	233.53	1.38%	428.53	0.54%
5330-000	Insurance	0.00	0.00%	7,132.62	8.98%
5335-000	License, Permits, Fees	61.25	0.36%	61.25	0.08%
	TOTAL ADMINISTRATIVE EXP	\$ 1,444.78	8.53%	\$ 12,922.40	16.26%
	UTILITIES				
5210-000	Electric	\$ 128.84	0.76%	\$ 440.58	0.55%
5220-000	Water & Sewer	2,970.67	17.54%	16,759.99	21.09%
5240-000	Trash Removal	1,767.20	10.43%	3,223.04	4.06%
	TOTAL UTILITIES	\$ 4,866.71	28.73%	\$ 20,423.61	25.70%
	MAINTENANCE & REPAIRS				
5051-000	Irrigation Repairs & Maintenance	\$ 0.00	0.00%	\$ 986.52	1.24%
5100-000	Building Repairs & Maintenance	200.00	1.18%	8,398.00	10.57%
5140-000	Janitorial Service Contract	0.00	0.00%	1,300.00	1.64%
	TOTAL MAINTENANCE & REPAIRS	\$ 200.00	1.18%	\$ 10,684.52	13.45%
	RESERVES				
5610-000	Reserve - Painting	\$ 899.00	5.31%	\$ 3,595.34	4.52%
5620-000	Reserve - Roofing	720.00	4.25%	2,879.82	3.62%
5630-000	Reserve - Paving	295.00	1.74%	1,180.00	1.49%
5697-002	Reserve - 40 Year Inspection	277.00	1.64%	1,109.56	1.40%
	TOTAL RESERVES	\$ 2,191.00	12.93%	\$ 8,764.72	11.03%
	TOTAL EXPENSES	\$ 8,702.49	51.37%	\$ 52,795.25	66.44%
	NET INCOME (LOSS)	\$ 8,238.24	48.63%	\$ 26,662.35	33.56%

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33065

		MTD Actual	MTD Budget	\$ Var	% Var	YTD Actual	YTD Budget	YTD \$ VAR	YTD % Var	Annual Budget
INCOME										
3010-000	Maintenance Fees	\$ 16,940.00	\$ 16,954	\$ 14.00	(0.08)%	\$ 79,454.00	\$ 67,816	\$ (11,638.00)	17.16 %	\$ 203,446
3500-000	Interest Income	0.73	0	(0.73)	0.00 %	3.60	0	(3.60)	0.00 %	0
	TOTAL INCOME	\$ 16,940.73	\$ 16,954	\$ 13.27	(0.08)%	\$ 79,457.60	\$ 67,816	\$ (11,641.60)	17.17 %	\$ 203,446
ADMINISTRATIVE EXPENSE										
5310-000	Management Fees	\$ 1,150.00	\$ 667	\$ (483.00)	72.41 %	\$ 5,300.00	\$ 2,668	\$ (2,632.00)	98.65 %	\$ 8,000
5315-000	Office Expenses	233.53	83	(150.53)	181.36 %	428.53	332	(96.53)	29.08 %	1,000
5320-000	Accounting Fees	0.00	83	83.00	(100.00)%	0.00	332	332.00	(100.00)%	1,000
5321-000	Legal Fees	0.00	83	83.00	(100.00)%	0.00	332	332.00	(100.00)%	1,000
5330-000	Insurance	0.00	3,192	3,192.00	(100.00)%	7,132.62	12,768	5,635.38	(44.14)%	38,300
5335-000	License, Permits, Fees	61.25	83	21.75	(26.20)%	61.25	332	270.75	(81.55)%	1,000
	TOTAL ADMINISTRATIVE EXP	\$ 1,444.78	\$ 4,191	\$ 2,746.22	(65.53)%	\$ 12,922.40	\$ 16,764	\$ 3,841.60	(22.92)%	\$ 50,300
UTILITIES										
5210-000	Electric	\$ 128.84	\$ 133	\$ 4.16	(3.13)%	\$ 440.58	\$ 532	\$ 91.42	(17.18)%	\$ 1,600
5220-000	Water & Sewer	2,970.67	3,333	362.33	(10.87)%	16,759.99	13,332	(3,427.99)	25.71 %	40,000
5240-000	Trash Removal	1,767.20	1,500	(267.20)	17.81 %	3,223.04	6,000	2,776.96	(46.28)%	18,000
	TOTAL UTILITIES	\$ 4,866.71	\$ 4,966	\$ 99.29	(2.00)%	\$ 20,423.61	\$ 19,864	\$ (559.61)	2.82 %	\$ 59,600
MAINTENANCE & REPAIRS										
5020-000	Lawn Maintenance Contract	\$ 0.00	\$ 875	\$ 875.00	(100.00)%	\$ 0.00	\$ 3,500	\$ 3,500.00	(100.00)%	\$ 10,500
5021-000	Landscaping	0.00	500	500.00	(100.00)%	0.00	2,000	2,000.00	(100.00)%	6,000
5022-000	Tree Trimming	0.00	125	125.00	(100.00)%	0.00	500	500.00	(100.00)%	1,500
5024-000	Pest Control - General	0.00	83	83.00	(100.00)%	0.00	332	332.00	(100.00)%	1,000
5051-000	Irrigation Repairs & Maintenan	0.00	458	458.00	(100.00)%	986.52	1,832	845.48	(46.15)%	5,500
5100-000	Building Repairs & Maintenance	200.00	1,167	967.00	(82.86)%	8,398.00	4,668	(3,730.00)	79.91 %	14,000
5100-008	Plumbing Repairs & Maintenance	0.00	83	83.00	(100.00)%	0.00	332	332.00	(100.00)%	1,000
5100-009	Paving Repairs & Maintenance	0.00	83	83.00	(100.00)%	0.00	332	332.00	(100.00)%	1,000
5132-000	Fire Extinguishers	0.00	63	63.00	(100.00)%	0.00	252	252.00	(100.00)%	750
5133-000	Fire Equipment	0.00	83	83.00	(100.00)%	0.00	332	332.00	(100.00)%	1,000
5140-000	Janitorial Service Contract	0.00	667	667.00	(100.00)%	1,300.00	2,668	1,368.00	(51.27)%	8,000
5150-000	Parking Enforcement	0.00	1,417	1,417.00	(100.00)%	0.00	5,668	5,668.00	(100.00)%	17,000
	TOTAL MAINTENANCE & REPAIRS	\$ 200.00	\$ 5,604	\$ 5,404.00	(96.43)%	\$ 10,684.52	\$ 22,416	\$ 11,731.48	(52.34)%	\$ 67,250
RESERVES										
5610-000	Reserve - Painting	\$ 899.00	\$ 899	\$ 0.00	0.00 %	\$ 3,595.34	\$ 3,596	\$ 0.66	(0.02)%	\$ 10,784
5620-000	Reserve - Roofing	720.00	720	0.00	0.00 %	2,879.82	2,880	0.18	(0.01)%	8,639
5630-000	Reserve - Paving	295.00	295	0.00	0.00 %	1,180.00	1,180	0.00	0.00 %	3,540
5697-002	Reserve - 40 Year Inspection	277.00	278	1.00	(0.36)%	1,109.56	1,112	2.44	(0.22)%	3,333
	TOTAL RESERVES	\$ 2,191.00	\$ 2,192	\$ 1.00	(0.05)%	\$ 8,764.72	\$ 8,768	\$ 3.28	(0.04)%	\$ 26,296
	TOTAL EXPENSES	\$ 8,702.49	\$ 16,953	\$ 8,250.51	(48.67)%	\$ 52,795.25	\$ 67,812	\$ 15,016.75	(22.14)%	\$ 203,446
	NET INCOME (LOSS)	\$ 8,238.24	\$ 1	\$ (8,237.24)	999.99 %	\$ 26,662.35	\$ 4	\$ (26,658.35)	999.99 %	\$ 0

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1020-001 Popular Community Bank O/A #2006				Beginning Balance			43,723.55
	ACK	VS001-002003	04/01/2022	Benchmark Property		1,150.00	
	ACK	VS001-002007	04/01/2022			2,191.00	
	RCP	00443465	04/01/2022	Lockbox	770.00		
	RCP	00443690	04/04/2022	Lockbox	341.00		
Waste pro	JE	00095588	04/05/2022	Waste pro		1,767.20	
	RCP	00443822	04/05/2022	Lockbox	385.00		
	RCP	00443926	04/05/2022	RM Cash Proc Post	2,266.00		
	RCP	00445167	04/07/2022	Lockbox	1,825.00		
	ACK	VS001-002004	04/08/2022	Florida Dept of Stat		61.25	
	RCP	00445345	04/08/2022	Lockbox	870.00		
	RCP	00445594	04/08/2022	RM Cash Proc Post	2,266.00		
	RCP	00445513	04/11/2022	Lockbox	385.00		
	RCP	00445952	04/13/2022	Lockbox	770.00		
	RCP	00446101	04/14/2022	Lockbox	385.00		
	RCP	00446599	04/14/2022	RM Cash Proc Post	795.00		
AT & T	JE	00095589	04/19/2022	AT & T		100.00	
FPL	JE	00095591	04/19/2022	FPL		128.84	
First Insurance Fund	JE	00094045	04/20/2022	Online Payment		12,973.49	
	RCP	00446896	04/21/2022	Lockbox	385.00		
AT & T	JE	00095590	04/22/2022	AT & T		100.00	
	RCP	00447198	04/25/2022	Lockbox	3,377.00		
	RCP	00447252	04/26/2022	Lockbox	770.00		
City of Coral Spring	JE	00095592	04/27/2022	City of Coral Spring		2,970.67	
	RCP	00447349	04/27/2022	Lockbox	88.00		
	RCP	00447635	04/28/2022	RM Cash Proc Post	385.00		
	RCP	00447666	04/29/2022	Lockbox	1,540.00		
April Interest	JE	00095586	04/30/2022	April Interest	0.73		
Coupon Order	JE	00095587	04/30/2022	Coupon Order		233.53	
				Account Total	17,603.73	21,675.98	-4,072.25
				Ending Balance			39,651.30
1030-001 Popular Community Bank Reserve #2233				Beginning Balance			83,365.52
April Reserves	JE	00094627	04/01/2022		2,191.00		
April Interest	JE	00095586	04/30/2022	April Interest	6.45		
				Account Total	2,197.45	0.00	2,197.45
				Ending Balance			85,562.97
1073-000 Accounts Receivable - Assessments				Beginning Balance			26,886.00
				Sub Ledger Activity	999.00		
				Account Total	999.00	0.00	999.00
				Ending Balance			27,885.00
1177-000 Utility Security Deposits				Beginning Balance			80.00
				Ending Balance			80.00
2010-000 Accounts Payable				Beginning Balance			802.54
				Ending Balance			802.54
2011-000 Insurance Payable				Beginning Balance			0.00
First Insurance Fund	JE	00094045	04/20/2022	Online Payment	12,973.49		
				Account Total	12,973.49	0.00	12,973.49
				Ending Balance			12,973.49
2032-000 Exchange				Beginning Balance			-1,747.22
				Ending Balance			-1,747.22
2200-000 Owner Prepayments				Beginning Balance			-2,443.00
				Sub Ledger Activity		1,662.00	
				Account Total	0.00	1,662.00	-1,662.00
				Ending Balance			-4,105.00
2410-000 Reserve - Painting				Beginning Balance			-34,673.70
April Reserves	JE	00094627	04/01/2022			899.00	
				Account Total	0.00	899.00	-899.00
				Ending Balance			-35,572.70
2420-000 Reserve - Roofing				Beginning Balance			-40,900.46
April Reserves	JE	00094627	04/01/2022			720.00	

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Account Total	0.00	720.00	-720.00
				Ending Balance			-41,620.46
2430-000	Reserve - Paving			Beginning Balance			-3,475.00
	April Reserves	JE 00094627	04/01/2022			295.00	
				Account Total	0.00	295.00	-295.00
				Ending Balance			-3,770.00
2497-002	Reserve - 40 Year			Beginning Balance			-1,388.10
	Inspection						
	April Reserves	JE 00094627	04/01/2022			277.00	
				Account Total	0.00	277.00	-277.00
				Ending Balance			-1,665.10
2499-000	Reserve - Interest/Service			Beginning Balance			-2,928.26
	Charge						
	April Interest	JE 00095586	04/30/2022	April Interest		6.45	
				Account Total	0.00	6.45	-6.45
				Ending Balance			-2,934.71
2550-000	Retained Earnings			Beginning Balance			-48,877.76
				Ending Balance			-48,877.76
3010-000	Maintenance Fees			Beginning Balance			-62,514.00
		RMC 00444298	04/01/2022	RM Charges		16,940.00	
				Account Total	0.00	16,940.00	-16,940.00
				Ending Balance			-79,454.00
3500-000	Interest Income			Beginning Balance			-2.87
	April Interest	JE 00095586	04/30/2022	April Interest		0.73	
				Account Total	0.00	0.73	-0.73
				Ending Balance			-3.60
5051-000	Irrigation Repairs & Maintenance			Beginning Balance			986.52
				Ending Balance			986.52
5100-000	Building Repairs & Maintenance			Beginning Balance			8,198.00
	AT & T	JE 00095589	04/19/2022	AT & T	100.00		
	AT & T	JE 00095590	04/22/2022	AT & T	100.00		
				Account Total	200.00	0.00	200.00
				Ending Balance			8,398.00
5140-000	Janitorial Service Contract			Beginning Balance			1,300.00
				Ending Balance			1,300.00
5210-000	Electric			Beginning Balance			311.74
	FPL	JE 00095591	04/19/2022	FPL	128.84		
				Account Total	128.84	0.00	128.84
				Ending Balance			440.58
5220-000	Water & Sewer			Beginning Balance			13,789.32
	City of Coral Spring	JE 00095592	04/27/2022	City of Coral Spring	2,970.67		
				Account Total	2,970.67	0.00	2,970.67
				Ending Balance			16,759.99
5240-000	Trash Removal			Beginning Balance			1,455.84
	Waste pro	JE 00095588	04/05/2022	Waste pro	1,767.20		
				Account Total	1,767.20	0.00	1,767.20
				Ending Balance			3,223.04
5310-000	Management Fees			Beginning Balance			4,150.00
	VS - Mgmt Fee	AVC 00310440	04/01/2022	Benchmark Property	1,150.00		
				Account Total	1,150.00	0.00	1,150.00
				Ending Balance			5,300.00
5315-000	Office Expenses			Beginning Balance			195.00
	Coupon Order	JE 00095587	04/30/2022	Coupon Order	233.53		
				Account Total	233.53	0.00	233.53
				Ending Balance			428.53

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5330-000	Insurance			Beginning Balance			7,132.62
				Ending Balance			7,132.62
5335-000	License, Permits, Fees			Beginning Balance			0.00
	VS Doc:	AVC 00311444	04/08/2022	Florida Dept of Stat	61.25		
				Account Total	61.25	0.00	61.25
				Ending Balance			61.25
5610-000	Reserve - Painting			Beginning Balance			2,696.34
	April Reserves	AVC 00313179	04/01/2022		899.00		
				Account Total	899.00	0.00	899.00
				Ending Balance			3,595.34
5620-000	Reserve - Roofing			Beginning Balance			2,159.82
	April Reserves	AVC 00313179	04/01/2022		720.00		
				Account Total	720.00	0.00	720.00
				Ending Balance			2,879.82
5630-000	Reserve - Paving			Beginning Balance			885.00
	April Reserves	AVC 00313179	04/01/2022		295.00		
				Account Total	295.00	0.00	295.00
				Ending Balance			1,180.00
5697-002	Reserve - 40 Year			Beginning Balance			832.56
	Inspection						
	April Reserves	AVC 00313179	04/01/2022		277.00		
				Account Total	277.00	0.00	277.00
				Ending Balance			1,109.56
				Entity Totals	42,476.16	42,476.16	0.00

Bank VS001 OP1 Pop Comm
#2006
For Entities VS to VS
For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
B10AP	Benchmark Property Mgmt	00310440	04/01/2022	1,150.00	0.00	VS001	002003	C	04/01/2022	1,150.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist Amount</u>
	Victoria Square Condo	VS - Mgmt Fee				VS	5310-000		RV0000007900 00	1,150.00
F1027	Florida Dept of State	00311444	04/08/2022	61.25	0.00	VS001	002004	C	04/08/2022	61.25
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist Amount</u>
	Victoria Square Condo	VS Doc:				VS	5335-000		040822	61.25
V1123	Victoria Square Condo	00313179	04/01/2022	2,191.00	0.00	VS001	002007	C	04/01/2022	2,191.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist Amount</u>
	Victoria Square Condo	April Reserves				VS	5620-000		040122	720.00
	Victoria Square Condo	April Reserves				VS	5610-000		040122	899.00
	Victoria Square Condo	April Reserves				VS	5630-000		040122	295.00
	Victoria Square Condo	April Reserves				VS	5697-002		040122	277.00
Totals				3,402.25	0.00					3,402.25

Computer Checks: 3,402.25
Manual Checks: 0.00