

Victoria Square Condominium Association, Inc.
03/31/2022

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

ASSETS

	Current Assets	
1020-001	Popular Community Bank O/A #2006	\$ 43,723.55
	Total Current Assets	\$ 43,723.55
	Reserve	
1030-001	Popular Community Bank Reserve #2233	\$ 83,365.52
	Total Reserve Funds	\$ 83,365.52
	Total Cash	\$ 127,089.07
	Other Assets	
1073-000	Accounts Receivable - Assessments	\$ 26,886.00
1177-000	Utility Security Deposits	80.00
	Total Other Assets	\$ 26,966.00
	TOTAL ASSETS	\$ 154,055.07

LIABILITIES & OWNER'S FUND BALANCE

	Liabilities	
2010-000	Accounts Payable	\$ (802.54)
2032-000	Exchange	1,747.22
2200-000	Owner Prepayments	2,443.00
	Total Liabilities	\$ 3,387.68
	Reserves	
2410-000	Reserve - Painting	\$ 34,673.70
2420-000	Reserve - Roofing	40,900.46
2430-000	Reserve - Paving	3,475.00
2497-002	Reserve - 40 Year Inspection	1,388.10
2499-000	Reserve - Interest/Service Charge	2,928.26
	Total Reserves	\$ 83,365.52
	Owner's Fund Balance	
2550-000	Retained Earnings	\$ 48,877.76
	Current Earnings	18,424.11
	Total Owner's Fund Balance	\$ 67,301.87
	TOTAL LIABILITIES & OWNER'S FUND BALANCE	\$ 154,055.07

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Victoria Square Condominium Association, Inc. Balance Sheet 03/31/2022
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		Month To Date	%	Year To Date	%
	INCOME				
3010-000	Maintenance Fees	\$ 16,940.00	100.00%	\$ 62,514.00	100.00%
3500-000	Interest Income	0.79	0.00%	2.87	0.00%
	TOTAL INCOME	\$ 16,940.79	100.00%	\$ 62,516.87	100.00%
	ADMINISTRATIVE EXPENSE				
5310-000	Management Fees	\$ 1,150.00	6.79%	\$ 4,150.00	6.64%
5315-000	Office Expenses	0.00	0.00%	195.00	0.31%
5330-000	Insurance	0.00	0.00%	7,132.62	11.41%
	TOTAL ADMINISTRATIVE EXP	\$ 1,150.00	6.79%	\$ 11,477.62	18.36%
	UTILITIES				
5210-000	Electric	\$ 129.48	0.76%	\$ 311.74	0.50%
5220-000	Water & Sewer	5,941.34	35.07%	13,789.32	22.06%
5240-000	Trash Removal	1,455.84	8.59%	1,455.84	2.33%
	TOTAL UTILITIES	\$ 7,526.66	44.43%	\$ 15,556.90	24.88%
	MAINTENANCE & REPAIRS				
5051-000	Irrigation Repairs & Maintenance	\$ 0.00	0.00%	\$ 986.52	1.58%
5100-000	Building Repairs & Maintenance	0.00	0.00%	8,198.00	13.11%
5140-000	Janitorial Service Contract	0.00	0.00%	1,300.00	2.08%
	TOTAL MAINTENANCE & REPAIRS	\$ 0.00	0.00%	\$ 10,484.52	16.77%
	RESERVES				
5610-000	Reserve - Painting	\$ 899.00	5.31%	\$ 2,696.34	4.31%
5620-000	Reserve - Roofing	720.00	4.25%	2,159.82	3.45%
5630-000	Reserve - Paving	295.00	1.74%	885.00	1.42%
5697-002	Reserve - 40 Year Inspection	277.00	1.64%	832.56	1.33%
	TOTAL RESERVES	\$ 2,191.00	12.93%	\$ 6,573.72	10.52%
	TOTAL EXPENSES	\$ 10,867.66	64.15%	\$ 44,092.76	70.53%
	NET INCOME (LOSS)	\$ 6,073.13	35.85%	\$ 18,424.11	29.47%

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)%	\$ 62,514.00	\$ 50,862	\$ (11,652.00)	22.91 %	\$ 203,446
3500-000	Interest Income	0.79	0	(0.79)	0.00 %	2.87	0	(2.87)	0.00 %	0
	TOTAL INCOME	\$ 16,940.79	\$ 16,954	\$ 13.21	(0.08)%	\$ 62,516.87	\$ 50,862	\$ (11,654.87)	22.91 %	\$ 203,446
ADMINISTRATIVE EXPENSE										
5310-000	Management Fees	\$ 1,150.00	\$ 667	\$ (483.00)	72.41 %	\$ 4,150.00	\$ 2,001	\$ (2,149.00)	107.40 %	\$ 8,000
5315-000	Office Expenses	0.00	83	83.00	(100.00)%	195.00	249	54.00	(21.69)%	1,000
5320-000	Accounting Fees	0.00	83	83.00	(100.00)%	0.00	249	249.00	(100.00)%	1,000
5321-000	Legal Fees	0.00	83	83.00	(100.00)%	0.00	249	249.00	(100.00)%	1,000
5330-000	Insurance	0.00	3,192	3,192.00	(100.00)%	7,132.62	9,576	2,443.38	(25.52)%	38,300
5335-000	License, Permits, Fees	0.00	83	83.00	(100.00)%	0.00	249	249.00	(100.00)%	1,000
	TOTAL ADMINISTRATIVE EXP	\$ 1,150.00	\$ 4,191	\$ 3,041.00	(72.56)%	\$ 11,477.62	\$ 12,573	\$ 1,095.38	(8.71)%	\$ 50,300
UTILITIES										
5210-000	Electric	\$ 129.48	\$ 133	\$ 3.52	(2.65)%	\$ 311.74	\$ 399	\$ 87.26	(21.87)%	\$ 1,600
5220-000	Water & Sewer	5,941.34	3,333	(2,608.34)	78.26 %	13,789.32	9,999	(3,790.32)	37.91 %	40,000
5240-000	Trash Removal	1,455.84	1,500	44.16	(2.94)%	1,455.84	4,500	3,044.16	(67.65)%	18,000
	TOTAL UTILITIES	\$ 7,526.66	\$ 4,966	\$ (2,560.66)	51.56 %	\$ 15,556.90	\$ 14,898	\$ (658.90)	4.42 %	\$ 59,600
MAINTENANCE & REPAIRS										
5020-000	Lawn Maintenance Contract	\$ 0.00	\$ 875	\$ 875.00	(100.00)%	\$ 0.00	\$ 2,625	\$ 2,625.00	(100.00)%	\$ 10,500
5021-000	Landscaping	0.00	500	500.00	(100.00)%	0.00	1,500	1,500.00	(100.00)%	6,000
5022-000	Tree Trimming	0.00	125	125.00	(100.00)%	0.00	375	375.00	(100.00)%	1,500
5024-000	Pest Control - General	0.00	83	83.00	(100.00)%	0.00	249	249.00	(100.00)%	1,000
5051-000	Irrigation Repairs & Maintenan	0.00	458	458.00	(100.00)%	986.52	1,374	387.48	(28.20)%	5,500
5100-000	Building Repairs & Maintenance	0.00	1,167	1,167.00	(100.00)%	8,198.00	3,501	(4,697.00)	134.16 %	14,000
5100-008	Plumbing Repairs & Maintenance	0.00	83	83.00	(100.00)%	0.00	249	249.00	(100.00)%	1,000
5100-009	Paving Repairs & Maintenance	0.00	83	83.00	(100.00)%	0.00	249	249.00	(100.00)%	1,000
5132-000	Fire Extinguishers	0.00	63	63.00	(100.00)%	0.00	189	189.00	(100.00)%	750
5133-000	Fire Equipment	0.00	83	83.00	(100.00)%	0.00	249	249.00	(100.00)%	1,000
5140-000	Janitorial Service Contract	0.00	667	667.00	(100.00)%	1,300.00	2,001	701.00	(35.03)%	8,000
5150-000	Parking Enforcement	0.00	1,417	1,417.00	(100.00)%	0.00	4,251	4,251.00	(100.00)%	17,000
	TOTAL MAINTENANCE & REPAIRS	\$ 0.00	\$ 5,604	\$ 5,604.00	(100.00)%	\$ 10,484.52	\$ 16,812	\$ 6,327.48	(37.64)%	\$ 67,250
RESERVES										
5610-000	Reserve - Painting	\$ 899.00	\$ 899	\$ 0.00	0.00 %	\$ 2,696.34	\$ 2,697	\$ 0.66	(0.02)%	\$ 10,784
5620-000	Reserve - Roofing	720.00	720	0.00	0.00 %	2,159.82	2,160	0.18	(0.01)%	8,639
5630-000	Reserve - Paving	295.00	295	0.00	0.00 %	885.00	885	0.00	0.00 %	3,540
5697-002	Reserve - 40 Year Inspection	277.00	278	1.00	(0.36)%	832.56	834	1.44	(0.17)%	3,333
	TOTAL RESERVES	\$ 2,191.00	\$ 2,192	\$ 1.00	(0.05)%	\$ 6,573.72	\$ 6,576	\$ 2.28	(0.03)%	\$ 26,296
	TOTAL EXPENSES	\$ 10,867.66	\$ 16,953	\$ 6,085.34	(35.90)%	\$ 44,092.76	\$ 50,859	\$ 6,766.24	(13.30)%	\$ 203,446
	NET INCOME (LOSS)	\$ 6,073.13	\$ 1	\$ (6,072.13)	999.99 %	\$ 18,424.11	\$ 3	\$ (18,421.11)	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			50,399.42
		ACK VS001-002006	03/01/2022			2,191.00	
		ACK VS001-002002	03/07/2022	Benchmark Property		1,150.00	
		RCP 00442140	03/16/2022	RM Cash Proc Post	770.00		
		RCP 00442218	03/17/2022	RM Cash Proc Post	1,540.00		
		RCP 00442455	03/18/2022	Lockbox	385.00		
		RCP 00442616	03/22/2022	Lockbox	770.00		
		RCP 00442739	03/24/2022	Lockbox	341.00		
	Interest	JE 00094618	03/31/2022	March Bank Rec	0.79		
	CoralConUtility	JE 00094634	03/31/2022	ACH		2,780.72	
	WastePro	JE 00094634	03/31/2022	ACH		1,455.84	
	FPL	JE 00094634	03/31/2022	ACH		56.79	
	FPL	JE 00094635	03/31/2022	ACH		72.69	
	CoralConUtilit	JE 00094635	03/31/2022	ACH		3,160.62	
		RCP 00443340	03/31/2022	Lockbox	385.00		
				Account Total	4,191.79	10,867.66	-6,675.87
				Ending Balance			43,723.55
1020-002	Operating Account			Beginning Balance			0.00
	FPL	JE 00094634	03/31/2022	ACH		72.69	
	CoralConUtilit	JE 00094634	03/31/2022	ACH		3,160.62	
		JE 00094635	03/31/2022	ACH	72.69		
		JE 00094635	03/31/2022	ACH	3,160.62		
				Account Total	3,233.31	3,233.31	0.00
				Ending Balance			0.00
1030-001	Popular Community Bank Reserve #2233			Beginning Balance			73,881.15
	March Reserves	JE 00094625	03/01/2022		2,191.00		
	Nov,Dec,Jan, Feb Res	JE 00094628	03/02/2022	Reserve Transfer	7,286.50		
	Interest	JE 00094618	03/31/2022	March Bank Rec	6.87		
				Account Total	9,484.37	0.00	9,484.37
				Ending Balance			83,365.52
1073-000	Accounts Receivable - Assessments			Beginning Balance			27,504.00
				Sub Ledger Activity		618.00	
				Account Total	0.00	618.00	-618.00
				Ending Balance			26,886.00
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
2032-000	Exchange			Beginning Balance			-1,747.22
				Ending Balance			-1,747.22
2200-000	Owner Prepayments			Beginning Balance			-4,116.00
				Sub Ledger Activity	1,673.00		
				Account Total	1,673.00	0.00	1,673.00
				Ending Balance			-2,443.00
2410-000	Reserve - Painting			Beginning Balance			-31,013.38
	March Reserves	JE 00094625	03/01/2022			899.00	
	Nov,Dec,Jan, Feb Res	JE 00094628	03/02/2022	Reserve Transfer		2,761.32	
				Account Total	0.00	3,660.32	-3,660.32
				Ending Balance			-34,673.70
2420-000	Reserve - Roofing			Beginning Balance			-37,300.82
	March Reserves	JE 00094625	03/01/2022			720.00	
	Nov,Dec,Jan, Feb Res	JE 00094628	03/02/2022	Reserve Transfer		2,879.64	
				Account Total	0.00	3,599.64	-3,599.64
				Ending Balance			-40,900.46
2430-000	Reserve - Paving			Beginning Balance			-2,090.00
	March Reserves	JE 00094625	03/01/2022			295.00	
	Nov,Dec,Jan, Feb Res	JE 00094628	03/02/2022	Reserve Transfer		1,090.00	
				Account Total	0.00	1,385.00	-1,385.00
				Ending Balance			-3,475.00

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
2497-002	Reserve - 40 Year Inspection			Beginning Balance			-555.56
	March Reserves	JE 00094625	03/01/2022			277.00	
	Nov,Dec,Jan, Feb Res	JE 00094628	03/02/2022	Reserve Transfer		555.54	
				Account Total	0.00	832.54	-832.54
				Ending Balance			-1,388.10
2499-000	Reserve - Interest/Service Charge			Beginning Balance			-2,921.39
	Interest	JE 00094618	03/31/2022	March Bank Rec		6.87	
				Account Total	0.00	6.87	-6.87
				Ending Balance			-2,928.26
2550-000	Retained Earnings			Beginning Balance			-60,571.76
		JE 00094637	03/01/2022	correct opening bal	11,694.00		
				Account Total	11,694.00	0.00	11,694.00
				Ending Balance			-48,877.76
3010-000	Maintenance Fees			Beginning Balance			-45,574.00
		RMC 00441891	03/01/2022	RM Charges		16,940.00	
				Account Total	0.00	16,940.00	-16,940.00
				Ending Balance			-62,514.00
3500-000	Interest Income			Beginning Balance			-2.08
	Interest	JE 00094618	03/31/2022	March Bank Rec		0.79	
				Account Total	0.00	0.79	-0.79
				Ending Balance			-2.87
5051-000	Irrigation Repairs & Maintenance			Beginning Balance			986.52
				Ending Balance			986.52
5100-000	Building Repairs & Maintenance			Beginning Balance			8,198.00
				Ending Balance			8,198.00
5140-000	Janitorial Service Contract			Beginning Balance			1,300.00
				Ending Balance			1,300.00
5210-000	Electric			Beginning Balance			182.26
	FPL	JE 00094634	03/31/2022	ACH	56.79		
	FPL	JE 00094634	03/31/2022	ACH	72.69		
				Account Total	129.48	0.00	129.48
				Ending Balance			311.74
5220-000	Water & Sewer			Beginning Balance			7,847.98
	CoralConUtility	JE 00094634	03/31/2022	ACH	2,780.72		
	CoralConUtilit	JE 00094634	03/31/2022	ACH	3,160.62		
				Account Total	5,941.34	0.00	5,941.34
				Ending Balance			13,789.32
5240-000	Trash Removal			Beginning Balance			0.00
	WastePro	JE 00094634	03/31/2022	ACH	1,455.84		
				Account Total	1,455.84	0.00	1,455.84
				Ending Balance			1,455.84
5310-000	Management Fees			Beginning Balance			3,000.00
	March Mgmt Fee	AVC 00308972	03/07/2022	Benchmark Property	1,150.00		
				Account Total	1,150.00	0.00	1,150.00
				Ending Balance			4,150.00
5315-000	Office Expenses			Beginning Balance			195.00
				Ending Balance			195.00
5330-000	Insurance			Beginning Balance			7,132.62
				Ending Balance			7,132.62
5610-000	Reserve - Painting			Beginning Balance			1,797.34
	March Reserves	AVC 00313178	03/01/2022		899.00		
				Account Total	899.00	0.00	899.00
				Ending Balance			2,696.34

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5620-000	Reserve - Roofing			Beginning Balance			1,439.82
	March Reserves	AVC 00313178	03/01/2022		720.00		
				Account Total	720.00	0.00	720.00
				Ending Balance			2,159.82
5630-000	Reserve - Paving			Beginning Balance			590.00
	March Reserves	AVC 00313178	03/01/2022		295.00		
				Account Total	295.00	0.00	295.00
				Ending Balance			885.00
5697-002	Reserve - 40 Year			Beginning Balance			555.56
	Inspection						
	March Reserves	AVC 00313178	03/01/2022		277.00		
				Account Total	277.00	0.00	277.00
				Ending Balance			832.56
				Entity Totals	41,144.13	41,144.13	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	00308972	03/07/2022	1,150.00	0.00	VS001	002002	C	03/07/2022	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	March Mgmt Fee				VS	5310-000		030122	1,150.00
V1123	Victoria Square Condo	00313178	03/01/2022	2,191.00	0.00	VS001	002006	C	03/01/2022	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	March Reserves				VS	5620-000		030122	720.00
	Victoria Square Condo	March Reserves				VS	5610-000		030122	899.00
	Victoria Square Condo	March Reserves				VS	5630-000		030122	295.00
	Victoria Square Condo	March Reserves				VS	5697-002		030122	277.00
	Totals			3,341.00	0.00					3,341.00

Computer Checks:	3,341.00
Manual Checks:	0.00