Jensen Beach Club
Condominium Association, Inc.

June 2022 Financial

ADVANTAGE PROPERTY MANAGEMENT, LLC
1111 SE Federal Highway, Suite 100, Stuart, FL 34994
Phone: 772.334.8900 ~ Fax: 772.288.0175

Jensen Beach Club

FUND BALANCE SHEET

Consolidated

As of: 06/30/2022

Assets

Account	Operating	Reserves	Total
Asset			
1000 Petty Cash	$50.00	$0.00	$50.00
1010 Oper - SSB #2605	$390,926.59	$0.00	$390,926.59
1011 Resv-SSB #2605	$0.00	$47,322.83	$47,322.83
1023 Oper - SSB ICS	$25,000.00	$0.00	$25,000.00
1052 Resv - SC CD .	$0.00	$102,951.46	$102,951.46
1059 Resv - SC CD	$0.00	$107,851.49	$107,851.49
1060 Resv - iThink M/M #6079	$0.00	$203,668.47	$203,668.47
1070 Resv - Synovus CD .25% 7/30/21	$0.00	$206,599.03	$206,599.03
1100 Receivables - Owners	$1,196.00	$0.00	$1,196.00
1200 Prepaid Insurance	$103,640.18	$0.00	$103,640.18
1201 Prepaid Expenses	$2,012.30	$0.00	$2,012.30
1230 Prepaid Royal Green	$8,772.34	$0.00	$8,772.34
1300 Deposits - Utility	$25.00	$0.00	$25.00
Asset Total	**$531,622.41**	**$668,393.28**	**$1,200,015.69**
Total Assets:	**$531,622.41**	**$668,393.28**	**$1,200,015.69**

Liabilities

Account	Operating	Reserves	Total
Liability			
2100 Accounts Payable	$7,334.00	$0.00	$7,334.00
2160 Prepaid Maintenance Fees	$106,306.21	$0.00	$106,306.21
Liability Total	**$113,640.21**	**$0.00**	**$113,640.21**
Total Liabilities:	**$113,640.21**	**$0.00**	**$113,640.21**

Equity

Account	Operating	Reserves	Total
Reserves			
2300 Pooled Reserve	$0.00	$139,907.73	$139,907.73
2350 Interest	$0.00	$245.80	$245.80
2382 Disbursements-Building	$0.00	($7,026.63)	($7,026.63)
2390 Disbursement-Gates	$0.00	($686.93)	($686.93)
2400 Reserve - Roof	$0.00	$535,953.31	$535,953.31
Reserves Total	**$0.00**	**$668,393.28**	**$668,393.28**
Equity			
3700 Insurance Set-Aside Fund	$250,000.00	$0.00	$250,000.00
3710 Beginning Surplus	$221,867.52	$0.00	$221,867.52
3711 Surplus Carryover	($13,000.02)	$0.00	($13,000.02)
Equity Total	**$458,867.50**	**$0.00**	**$458,867.50**

Account	Operating	Reserves	Total
Current Year Net Income/(Loss)	($40,885.30)	$0.00	($40,885.30)
Total Equity:	**$417,982.20**	**$668,393.28**	**$1,086,375.48**
Total Liabilities & Equity	**$531,622.41**	**$668,393.28**	**$1,200,015.69**

Jensen Beach Club

INCOME STATEMENT

Consolidated

Start: 06/01/2022 | End: 06/30/2022

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Revenue							
4010 Maintenance Fees	72,030.67	72,072.33	(41.66)	432,184.00	432,433.98	(249.98)	864,868.00
4020 Comcast Rebate	144.59	298.58	(153.99)	1,637.49	1,791.48	(153.99)	3,583.00
4030 Surplus Carryover	2,166.67	2,166.67	0.00	13,000.02	13,000.02	0.00	26,000.00
4250 Late Fees - Owners	(25.00)	0.00	(25.00)	376.00	0.00	376.00	0.00
4320 Interest - Owners	(16.44)	0.00	(16.44)	114.71	0.00	114.71	0.00
4450 Other Income	0.00	0.00	0.00	337.00	0.00	337.00	0.00
4500 Application Fees	400.00	225.00	175.00	2,500.00	1,350.00	1,150.00	2,700.00
Revenue Total	**74,700.49**	**74,762.58**	**(62.09)**	**450,149.22**	**448,575.48**	**1,573.74**	**897,151.00**
Total Income	**74,700.49**	**74,762.58**	**(62.09)**	**450,149.22**	**448,575.48**	**1,573.74**	**897,151.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administrative Expenses							
5010 Management	3,874.00	3,874.00	0.00	23,244.00	23,244.00	0.00	46,488.00
5020 Accounting	0.00	283.33	283.33	3,400.00	1,699.98	(1,700.02)	3,400.00
5030 Additional Manager Hours	525.00	866.67	341.67	3,500.00	5,200.02	1,700.02	10,400.00
5050 Legal & Professional	655.53	333.33	(322.20)	1,858.54	1,999.98	141.44	4,000.00
5100 Insurance - Common	12,790.62	14,250.00	1,459.38	76,743.72	85,500.00	8,756.28	171,000.00
5110 Insurance - Flood	4,482.75	4,500.00	17.25	26,896.50	27,000.00	103.50	54,000.00
5200 Office Supplies	155.03	250.00	94.97	2,508.11	1,500.00	(1,008.11)	3,000.00
5240 Background Investigation	0.00	116.67	116.67	279.40	700.02	420.62	1,400.00
5330 Fees to the State	0.00	70.50	70.50	845.25	423.00	(422.25)	846.00
Administrative Expenses Total	**22,482.93**	**24,544.50**	**2,061.57**	**139,275.52**	**147,267.00**	**7,991.48**	**294,534.00**
Utilities							
5510 Electric	1,641.79	1,625.00	(16.79)	11,579.94	9,750.00	(1,829.94)	19,500.00
5520 Water & Sewer	4,386.20	5,375.00	988.80	34,879.47	32,250.00	(2,629.47)	64,500.00
5550 Trash	2,371.32	2,000.00	(371.32)	14,171.31	12,000.00	(2,171.31)	24,000.00
5710 Telephone	238.75	235.00	(3.75)	1,455.80	1,410.00	(45.80)	2,820.00
5730 Cable Consultant	690.76	0.00	(690.76)	4,144.56	0.00	(4,144.56)	0.00
5740 Cable TV	9,371.70	9,809.75	438.05	56,230.20	58,858.50	2,628.30	117,717.00
Utilities Total	**18,700.52**	**19,044.75**	**344.23**	**122,461.28**	**114,268.50**	**(8,192.78)**	**228,537.00**
Building & Equipment							
5750 Building Repair/Maint	20,485.00	3,000.00	(17,485.00)	46,602.03	18,000.00	(28,602.03)	36,000.00
5760 Maintenance Salaries	3,710.48	5,382.00	1,671.52	27,656.98	32,292.00	4,635.02	64,584.00
5770 Building Materials	1,438.15	333.33	(1,104.82)	6,420.46	1,999.98	(4,420.48)	4,000.00
5780 Building Cleaning	0.00	1,375.00	1,375.00	6,950.00	8,250.00	1,300.00	16,500.00
5790 Cleaning Supplies	319.01	83.33	(235.68)	1,122.21	499.98	(622.23)	1,000.00
5810 Gate Repairs/Maintenance	178.92	266.67	87.75	5,182.07	1,600.02	(3,582.05)	3,200.00
5820 Fire Suppression	111.83	708.33	596.50	11,507.33	4,249.98	(7,257.35)	8,500.00
5840 Golf Cart Repair/Maintenance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
Building & Equipment Total	**26,243.39**	**11,190.33**	**(15,053.06)**	**105,441.08**	**67,141.98**	**(38,299.10)**	**134,284.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Grounds							
6250 Lawn Maintenance	4,264.00	3,958.33	(305.67)	24,782.55	23,749.98	(1,032.57)	47,500.00
6270 Fertilizing	1,732.28	1,133.33	(598.95)	6,660.28	6,799.98	139.70	13,600.00
6290 Flowers-Pool	0.00	41.67	41.67	0.00	250.02	250.02	500.00
6300 Shrub & Tree Replace/Maint	0.00	458.33	458.33	2,114.00	2,749.98	635.98	5,500.00
6310 Irrigation Maint/Repair	0.00	791.67	791.67	4,089.00	4,750.02	661.02	9,500.00
6330 Tree Trimming	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
6340 Mangrove Trimming	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
6400 Outdoor Lighting	0.00	166.67	166.67	5,196.63	1,000.02	(4,196.61)	2,000.00
6410 Lake Maintenance	174.00	208.33	34.33	1,000.80	1,249.98	249.18	2,500.00
6480 Stock Lake (Fish)	0.00	41.67	41.67	0.00	250.02	250.02	500.00
Grounds Total	**6,170.28**	**7,341.67**	**1,171.39**	**43,843.26**	**44,050.02**	**206.76**	**88,100.00**
Pool & Recreation							
6500 Pool & Spa Repair/Maint	815.00	1,000.00	185.00	8,048.04	6,000.00	(2,048.04)	12,000.00
6510 Recreation Repair/Maint	0.00	83.33	83.33	3,389.18	499.98	(2,889.20)	1,000.00
6520 Pool Deck Furniture	0.00	41.67	41.67	170.85	250.02	79.17	500.00
6530 Health Inspection Fee	475.35	39.67	(435.68)	475.35	238.02	(237.33)	476.00
6540 Pool Deck Sealing	0.00	33.33	33.33	0.00	199.98	199.98	400.00
Pool & Recreation Total	**1,290.35**	**1,198.00**	**(92.35)**	**12,083.42**	**7,188.00**	**(4,895.42)**	**14,376.00**
Miscellaneous/Contingency							
7020 Special Projects	0.00	2,916.67	2,916.67	16,770.00	17,500.02	730.02	35,000.00
Miscellaneous/Contingency Total	**0.00**	**2,916.67**	**2,916.67**	**16,770.00**	**17,500.02**	**730.02**	**35,000.00**
Reserve Transfers							
7320 Funding	4,583.33	4,583.33	0.00	27,499.98	27,499.98	0.00	55,000.00
7430 Roof	3,943.33	3,943.33	0.00	23,659.98	23,659.98	0.00	47,320.00
Reserve Transfers Total	**8,526.66**	**8,526.66**	**0.00**	**51,159.96**	**51,159.96**	**0.00**	**102,320.00**
Total Expense	**83,414.13**	**74,762.58**	**(8,651.55)**	**491,034.52**	**448,575.48**	**(42,459.04)**	**897,151.00**
Net Income	**(8,713.64)**	**0.00**	**(8,713.64)**	**(40,885.30)**	**0.00**	**(40,885.30)**	**0.00**

Run Date: 07/23/2022
Run Time: 10:30 AM

Jensen Beach Club

YEARLY INCOME STATEMENT

Consolidated

Start: 01/01/2022 | End: 06/30/2022

INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Revenue													
4010 Maintenance Fees	$72,030.67	$72,030.67	$72,030.66	$72,030.66	$72,030.67	$72,030.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$432,184.00
4020 Comcast Rebate	$298.58	$298.58	$298.58	$298.58	$298.58	$144.59	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,637.49
4030 Surplus Carryover	$2,166.67	$2,166.67	$2,166.67	$2,166.67	$2,166.67	$2,166.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,000.02
4250 Late Fees - Owners	$0.00	$0.00	$0.00	$401.00	$0.00	($25.00)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$376.00
4320 Interest - Owners	$0.00	$0.00	$0.00	$0.00	$131.15	($16.44)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$114.71
4450 Other Income	$228.00	$0.00	$0.00	$81.00	$28.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$337.00
4500 Application Fees	$800.00	$200.00	$300.00	$500.00	$300.00	$400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,500.00
Sub Total Revenue	**$75,523.92**	**$74,695.92**	**$74,795.91**	**$75,477.91**	**$74,955.07**	**$74,700.49**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$450,149.22**
TOTAL INCOME	$75,523.92	$74,695.92	$74,795.91	$75,477.91	$74,955.07	$74,700.49	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$450,149.22**

EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative Expenses													
5010 Management	$3,874.00	$3,874.00	$3,874.00	$3,874.00	$3,874.00	$3,874.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$23,244.00
5020 Accounting	$0.00	$0.00	$0.00	$0.00	$3,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,400.00
5030 Additional Manager Hours	$700.00	$350.00	$350.00	$875.00	$700.00	$525.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,500.00
5050 Legal & Professional	$0.00	$82.50	$302.50	$597.48	$220.53	$655.53	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,858.54
5100 Insurance - Common	$12,790.62	$12,790.62	$12,790.62	$12,790.62	$12,790.62	$12,790.62	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$76,743.72
5110 Insurance - Flood	$4,482.75	$4,482.75	$4,482.75	$4,482.75	$4,482.75	$4,482.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$26,896.50
5200 Office Supplies	$382.46	$604.77	$390.48	$496.36	$479.01	$155.03	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,508.11
5240 Backgrounc Investigation	$0.00	$174.65	$0.00	$79.80	$24.95	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$279.40
5330 Fees to the State	$784.00	$0.00	$0.00	$61.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$845.25
Sub Total Administrative Expenses	**$23,013.83**	**$22,359.29**	**$22,190.35**	**$23,257.26**	**$25,971.86**	**$22,482.93**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$139,275.52**

Utilities

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
5510 Electric	$2,022.97	$2,269.61	$1,991.45	$1,889.37	$1,764.75	$1,641.79	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,579.94
5520 Water & Sewer	$6,049.64	$6,390.19	$5,704.26	$7,034.84	$5,314.34	$4,386.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$34,879.47
5550 Trash	$2,252.57	$2,257.57	$2,252.57	$2,198.00	$2,839.28	$2,371.32	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,171.31
5710 Telephone	$241.98	$237.75	$259.62	$239.62	$238.08	$238.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,455.80
5730 Cable Consultant	$690.76	$690.76	$690.76	$690.76	$690.76	$690.76	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,144.56
5740 Cable TV	$9,371.70	$9,371.70	$9,371.70	$9,371.70	$9,371.70	$9,371.70	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$56,230.20
Sub Total Utilities	$20,629.62	$21,217.58	$20,270.36	$21,424.29	$20,218.91	$18,700.52	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$122,461.28
Building & Equipment													
5750 Building Repair/Maint	$4,174.16	$6,507.87	$2,200.00	$6,590.00	$6,645.00	$20,485.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$46,602.03
5760 Maintenance Salaries	$4,812.75	$3,446.90	$5,224.85	$6,008.17	$4,453.83	$3,710.48	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$27,656.98
5770 Building Materials	$1,428.59	$696.21	$550.60	$1,236.67	$1,070.24	$1,438.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,420.46
5780 Building Cleaning	$1,200.00	$1,200.00	$350.00	$2,350.00	$1,850.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,950.00
5790 Cleaning Supplies	$391.57	$0.00	$0.00	$277.63	$134.00	$319.01	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,122.21
5810 Gate Repairs/Maintenance	$0.00	$544.11	($444.11)	$319.50	$4,583.65	$178.92	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,182.07
5820 Fire Suppression	$260.00	$10,204.37	$310.00	$621.13	$0.00	$111.83	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,507.33
Sub Total Building & Equipment	$12,267.07	$22,599.46	$8,191.34	$17,403.10	$18,736.72	$26,243.39	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$105,441.08
Grounds													
6250 Lawn Maintenance	$3,900.00	$4,100.00	$4,300.00	$4,100.00	$4,118.55	$4,264.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$24,782.55
6270 Fertilizing	$964.00	$964.00	$1,000.00	$1,000.00	$1,000.00	$1,732.28	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,660.28
6300 Shrub & Tree Replace/Maint	$0.00	$1,610.00	$0.00	$504.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,114.00
6310 Irrigation Maint/Repair	$579.51	$0.00	$581.69	$899.61	$2,028.19	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,089.00
6400 Outdoor Lighting	$500.00	$1,196.63	$700.00	$0.00	$2,800.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,196.63
6410 Lake Maintenance	$318.00	$159.00	$174.90	$174.90	$0.00	$174.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.80
Sub Total Grounds	$6,261.51	$8,029.63	$6,756.59	$6,678.51	$9,946.74	$6,170.28	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$43,843.26
Pool & Recreation													
6500 Pool & Spa Repair/Maint	$1,085.37	$1,766.20	$1,063.18	$2,503.29	$815.00	$815.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,048.04
6510 Recreation Repair/Maint	$42.00	$272.64	$2,583.60	$330.94	$160.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,389.18
6520 Pool Deck Furniture	$170.85	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$170.85
6530 Health Inspection Fee	$0.00	$0.00	$0.00	$0.00	$0.00	$475.35	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$475.35
Sub Total Pool & Recreation	$1,298.22	$2,038.84	$3,646.78	$2,834.23	$975.00	$1,290.35	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$12,083.42
Miscellaneous/Contingency													
7020 Special Projects	$4,100.00	$0.00	$0.00	$0.00	$12,670.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,770.00
Sub Total	$4,100.00	$0.00	$0.00	$0.00	$12,670.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,770.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Miscellaneous/Contingency													
Reserve Transfers													
7320 Funding	$4,583.33	$4,583.33	$4,583.33	$4,583.33	$4,583.33	$4,583.33	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$27,499.98
7430 Roof	$3,943.33	$3,943.33	$3,943.33	$3,943.33	$3,943.33	$3,943.33	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$23,659.98
Sub Total Reserve Transfers	$8,526.66	$8,526.66	$8,526.66	$8,526.66	$8,526.66	$8,526.66	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,159.96
TOTAL EXPENSE	$76,096.91	$84,771.46	$69,582.08	$80,124.05	$97,045.89	$83,414.13	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$491,034.52**
NET INCOME	($572.99)	($10,075.54)	$5,213.83	($4,646.14)	($22,090.82)	($8,713.64)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**($40,885.30)**