Jensen Beach Club
Condominium Association, Inc.

January 2021 Financial

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

STATEMENT OF OPERATIONS

FOR THE - 1 - MONTHS ENDING JAN. 31, 2021

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR TO DATE TOTAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
	REVENUE															
401	MAINTENANCE FEES	72,031	0	0	0	0	0	0	0	0	0	0	0	72,031	72,084	(53)
402	COMCAST REBATE	327	0	0	0	0	0	0	0	0	0	0	0	327	327	0
430	OPERATING INTEREST	4	0	0	0	0	0	0	0	0	0	0	0	4	0	4
432	INTEREST-OWNERS	115	0	0	0	0	0	0	0	0	0	0	0	115	0	115
445	OTHER INCOME	32	0	0	0	0	0	0	0	0	0	0	0	32	0	32
450	APPLICATION FEES	800	0	0	0	0	0	0	0	0	0	0	0	800	225	575
	TOTAL REVENUE	73,309	0	0	0	0	0	0	0	0	0	0	0	73,309	72,636	673
	EXPENSES															
	ADMINISTRATIVE EXPENSE															
501	MANAGEMENT	3,761	0	0	0	0	0	0	0	0	0	0	0	3,761	3,761	0
502	ACCOUNTING	0	0	0	0	0	0	0	0	0	0	0	0	0	313	(313)
503	ADDITIONAL MANAGER HOURS	700	0	0	0	0	0	0	0	0	0	0	0	700	867	(167)
505	LEGAL & PROFESSIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	333	(333)
510	INSURANCE - COMMON	12,251	0	0	0	0	0	0	0	0	0	0	0	12,251	14,307	(2,056)
511	INSURANCE - FLOOD	4,447	0	0	0	0	0	0	0	0	0	0	0	4,447	4,174	273
520	OFFICE SUPPLIES	152	0	0	0	0	0	0	0	0	0	0	0	152	250	(98)
524	BACKGROUND INVESTIGATION	0	0	0	0	0	0	0	0	0	0	0	0	0	117	(117)
533	FEES TO THE STATE	784	0	0	0	0	0	0	0	0	0	0	0	784	71	713
	TOTAL ADMINISTRATIVE	22,095	0	0	0	0	0	0	0	0	0	0	0	22,095	24,193	(2,098)

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	UTILITIES															
551	ELECTRIC	1,813	0	0	0	0	0	0	0	0	0	0	0	1,813	1,667	146
552	WATER & SEWER	5,117	0	0	0	0	0	0	0	0	0	0	0	5,117	5,667	(550)
555	TRASH	2,012	0	0	0	0	0	0	0	0	0	0	0	2,012	2,000	12
571	TELEPHONE	445	0	0	0	0	0	0	0	0	0	0	0	445	235	210
573	CABLE CONSULTANT	617	0	0	0	0	0	0	0	0	0	0	0	617	570	47
574	CABLE TV	8,891	0	0	0	0	0	0	0	0	0	0	0	8,891	9,038	(147)
	TOTAL UTILITIES	18,895	0	0	0	0	0	0	0	0	0	0	0	18,895	19,177	(282)
	BUILDING & EQUIPMENT															
575	BUILDING REPAIR/MAINT	7,380	0	0	0	0	0	0	0	0	0	0	0	7,380	2,833	4,547
576	MAINTENANCE SALARIES	3,839	0	0	0	0	0	0	0	0	0	0	0	3,839	4,446	(607)
577	BUILDING MATERIALS	1,033	0	0	0	0	0	0	0	0	0	0	0	1,033	417	616
578	BUILDING CLEANING	1,750	0	0	0	0	0	0	0	0	0	0	0	1,750	1,500	250
579	CLEANING SUPPLIES	181	0	0	0	0	0	0	0	0	0	0	0	181	83	98
581	GATE REPAIRS/MAINTENANCE	454	0	0	0	0	0	0	0	0	0	0	0	454	333	121
582	FIRE SUPPRESSION	2,943	0	0	0	0	0	0	0	0	0	0	0	2,943	500	2,443
584	GOLF CART REPAIR/MAINT	0	0	0	0	0	0	0	0	0	0	0	0	0	42	(42)
	TOTAL BUILDING & EQUIP.	17,580	0	0	0	0	0	0	0	0	0	0	0	17,580	10,154	7,426
	GROUNDS															
625	LAWN MAINTENANCE	3,900	0	0	0	0	0	0	0	0	0	0	0	3,900	3,700	200
627	FERTILIZING	1,734	0	0	0	0	0	0	0	0	0	0	0	1,734	1,100	634
629	FLOWERS-POOL	0	0	0	0	0	0	0	0	0	0	0	0	0	42	(42)

JENSEN BEACH CLUB

STATEMENT OF OPERATIONS

FOR THE - 1 - MONTHS ENDING JAN. 31, 2021

G/L NO.	DESCRIPTION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR TO DATE TOTAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
630	SHRUB & TREE REPL/MAINT	0	0	0	0	0	0	0	0	0	0	0	0	0	475	(475)
631	IRRIGATION MAINT/REPAIR	333	0	0	0	0	0	0	0	0	0	0	0	333	833	(500)
633	TREE TRIMMING	0	0	0	0	0	0	0	0	0	0	0	0	0	417	(417)
634	MANGROVE TRIMMING	0	0	0	0	0	0	0	0	0	0	0	0	0	125	(125)
640	OUTDOOR LIGHTING	388	0	0	0	0	0	0	0	0	0	0	0	388	317	71
641	LAKE MAINTENANCE	374	0	0	0	0	0	0	0	0	0	0	0	374	159	215
648	STOCK LAKE (FISH)	0	0	0	0	0	0	0	0	0	0	0	0	0	42	(42)
	TOTAL GROUNDS	6,729	0	0	0	0	0	0	0	0	0	0	0	6,729	7,210	(481)
	POOL & RECREATION															
650	POOL & SPA REPAIR/MAINT	876	0	0	0	0	0	0	0	0	0	0	0	876	1,083	(207)
651	RECREATION REPAIR/MAINT	0	0	0	0	0	0	0	0	0	0	0	0	0	83	(83)
652	POOL DECK FURNITURE	0	0	0	0	0	0	0	0	0	0	0	0	0	333	(333)
653	HEALTH INSPECTION FEE	0	0	0	0	0	0	0	0	0	0	0	0	0	40	(40)
654	POOL DECK SEALING	0	0	0	0	0	0	0	0	0	0	0	0	0	67	(67)
	TOTAL POOL & RECREATION	876	0	0	0	0	0	0	0	0	0	0	0	876	1,606	(730)
	MISCELLANEOUS/CONTINGENCY															
702	SPECIAL PROJECTS	0	0	0	0	0	0	0	0	0	0	0	0	0	1,667	(1,667)
	TOTAL MISC/CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0	0	0	1,667	(1,667)
	TOTAL OPERATING EXP.	66,175	0	0	0	0	0	0	0	0	0	0	0	66,175	64,007	2,168

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	RESERVE TRANSFERS															
732	FUNDING	5,313	0	0	0	0	0	0	0	0	0	0	0	5,313	5,313	0
743	ROOF	3,317	0	0	0	0	0	0	0	0	0	0	0	3,317	3,317	0
	TOTAL RESERVE TRANSFERS	8,630	0	0	0	0	0	0	0	0	0	0	0	8,630	8,630	0
	TOTAL OPER EXP/RESV.	74,805	0	0	0	0	0	0	0	0	0	0	0	74,805	72,637	2,168
	NET OPERATING MARGIN	(1,496)	0	0	0	0	0	0	0	0	0	0	0	(1,496)	(1)	(1,495)

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE- 2/15/21

BALANCE SHEET

PERIOD- 1, AS OF- JAN. 31, 2021

ASSETS

PETTY CASH	50.00
OPER-CENTER STATE BANK	438,291.33
OPER-ITHINK M/M #6079	26,014.25
RESV-SC CD .25% 4/22/21	102,553.15
RESV-SC CD .25% 2/13/21	107,681.44
RESV-ITHINK M/M #6079	177,374.12
RESV-SYNV CD .25% 7/30/21	206,191.61
RECEIVABLES-OWNERS	14,473.11
PREPAID INSURANCE	183,671.89
PREPAID EXPENSES	1,862.18
PREPAID ROYAL GREEN	12,450.59
DEPOSITS-UTILITY	25.00
TOTAL ASSETS-	1,270,638.67

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	36,494.07
PREPAID MAINTENANCE FEES	27,503.28
UNEARNED MAINTENANCE FEES	144,061.33
COMCAST DEFERRED REBATE	5,229.91
TOTAL LIABILITIES-	213,288.59

RESERVES

POOLED RESERVE	62,513.04
FUNDING-POOLED	5,313.33
INTEREST	253.95
TOTAL POOLED RESERVE	68,080.32
RESERVE-ROOF	532,103.33
FUNDING-ROOF	3,316.67
DISBURSEMENT-ROOF	(9,700.00)
TOTAL ROOF RESERVE	525,720.00
TOTAL RESERVES-	593,800.32
INSURANCE SET-ASIDE FUND	250,000.00
BEGINNING SURPLUS	215,046.05
SURPLUS/(DEFICIT) CURRENT	(1,496.29)
LIABILITIES & EQUITY	1,270,638.67

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RUN DATE- 2/15/21

OPERATING STATEMENT

FOR MONTH OF JAN. AND YEAR TO DATE - 1 - MONTHS ENDING JAN. 31, 2021

G/L NO.	DESCRIPTION	ANNUAL BUDGET	FOR THE MONTH BUDGET	FOR THE MONTH ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE	PCT
	REVENUE							
401	MAINTENANCE FEES	865,003.00	72,083.58	72,030.67	72,083.58	72,030.67	(52.91)	0 %
402	COMCAST REBATE	3,919.00	326.58	326.58	326.58	326.58	.00	0 %
430	OPERATING INTEREST	.00	.00	4.05	.00	4.05	4.05	0 %
432	INTEREST-OWNERS	.00	.00	115.08	.00	115.08	115.08	0 %
445	OTHER INCOME	.00	.00	32.24	.00	32.24	32.24	0 %
450	APPLICATION FEES	2,700.00	225.00	800.00	225.00	800.00	575.00	256 %
	TOTAL REVENUE	871,622.00	72,635.16	73,308.62	72,635.16	73,308.62	673.46	1 %
	EXPENSES							
	ADMINISTRATIVE EXPENSE							
501	MANAGEMENT	45,134.00	3,761.17	3,761.17	3,761.17	3,761.17	.00	0 %
502	ACCOUNTING	3,750.00	312.50	.00	312.50	.00	(312.50)	(100) %
503	ADDITIONAL MANAGER HOURS	10,400.00	866.67	700.00	866.67	700.00	(166.67)	(19) %
505	LEGAL & PROFESSIONAL	4,000.00	333.33	.00	333.33	.00	(333.33)	(100) %
510	INSURANCE - COMMON	171,686.00	14,307.17	12,250.62	14,307.17	12,250.62	(2,056.55)	(14) %
511	INSURANCE - FLOOD	50,091.00	4,174.25	4,446.84	4,174.25	4,446.84	272.59	7 %
520	OFFICE SUPPLIES	3,000.00	250.00	151.87	250.00	151.87	(98.13)	(39) %
524	BACKGROUND INVESTIGATION	1,400.00	116.67	.00	116.67	.00	(116.67)	(100) %
533	FEES TO THE STATE	846.00	70.50	784.00	70.50	784.00	713.50	1,012 %
	TOTAL ADMINISTRATIVE	290,307.00	24,192.26	22,094.50	24,192.26	22,094.50	(2,097.76)	(9) %
	UTILITIES							
551	ELECTRIC	20,000.00	1,666.67	1,813.31	1,666.67	1,813.31	146.64	9 %
552	WATER & SEWER	68,000.00	5,666.67	5,117.17	5,666.67	5,117.17	(549.50)	(10) %
555	TRASH	24,000.00	2,000.00	2,012.30	2,000.00	2,012.30	12.30	1 %
571	TELEPHONE	2,820.00	235.00	444.86	235.00	444.86	209.86	89 %
573	CABLE CONSULTANT	6,843.00	570.25	616.80	570.25	616.80	46.55	8 %
574	CABLE TV	108,454.00	9,037.83	8,890.77	9,037.83	8,890.77	(147.06)	(2) %
	TOTAL UTILITIES	230,117.00	19,176.42	18,895.21	19,176.42	18,895.21	(281.21)	(1) %

OPERATING STATEMENT

FOR MONTH OF JAN. AND YEAR TO DATE - 1 - MONTHS ENDING JAN. 31, 2021

G/L NO.	DESCRIPTION	ANNUAL BUDGET	FOR THE MONTH BUDGET	FOR THE MONTH ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE VARIANCE	YEAR TO DATE PCT
	BUILDING & EQUIPMENT							
575	BUILDING REPAIR/MAINT	34,000.00	2,833.33	7,379.89	2,833.33	7,379.89	4,546.56	160 %
576	MAINTENANCE SALARIES	53,352.00	4,446.00	3,839.40	4,446.00	3,839.40	(606.60)	(14) %
577	BUILDING MATERIALS	5,000.00	416.67	1,032.64	416.67	1,032.64	615.97	148 %
578	BUILDING CLEANING	18,000.00	1,500.00	1,750.00	1,500.00	1,750.00	250.00	17 %
579	CLEANING SUPPLIES	1,000.00	83.33	180.92	83.33	180.92	97.59	117 %
581	GATE REPAIRS/MAINTENANCE	4,000.00	333.33	454.44	333.33	454.44	121.11	36 %
582	FIRE SUPPRESSION	6,000.00	500.00	2,943.27	500.00	2,943.27	2,443.27	489 %
584	GOLF CART REPAIR/MAINT	500.00	41.67	.00	41.67	.00	(41.67)	(100) %
	TOTAL BUILDING & EQUIP.	121,852.00	10,154.33	17,580.56	10,154.33	17,580.56	7,426.23	73 %
	GROUNDS							
625	LAWN MAINTENANCE	44,400.00	3,700.00	3,900.00	3,700.00	3,900.00	200.00	5 %
627	FERTILIZING	13,200.00	1,100.00	1,734.39	1,100.00	1,734.39	634.39	58 %
629	FLOWERS-POOL	500.00	41.67	.00	41.67	.00	(41.67)	(100) %
630	SHRUB & TREE REPL/MAINT	5,700.00	475.00	.00	475.00	.00	(475.00)	(100) %
631	IRRIGATION MAINT/REPAIR	10,000.00	833.33	333.33	833.33	333.33	(500.00)	(60) %
633	TREE TRIMMING	5,000.00	416.67	.00	416.67	.00	(416.67)	(100) %
634	MANGROVE TRIMMING	1,500.00	125.00	.00	125.00	.00	(125.00)	(100) %
640	OUTDOOR LIGHTING	3,800.00	316.67	387.65	316.67	387.65	70.98	22 %
641	LAKE MAINTENANCE	1,910.00	159.17	373.62	159.17	373.62	214.45	135 %
648	STOCK LAKE (FISH)	500.00	41.67	.00	41.67	.00	(41.67)	(100) %
	TOTAL GROUNDS	86,510.00	7,209.18	6,728.99	7,209.18	6,728.99	(480.19)	(7) %
	POOL & RECREATION							
650	POOL & SPA REPAIR/MAINT	13,000.00	1,083.33	875.65	1,083.33	875.65	(207.68)	(19) %
651	RECREATION REPAIR/MAINT	1,000.00	83.33	.00	83.33	.00	(83.33)	(100) %
652	POOL DECK FURNITURE	4,000.00	333.33	.00	333.33	.00	(333.33)	(100) %
653	HEALTH INSPECTION FEE	476.00	39.67	.00	39.67	.00	(39.67)	(100) %
654	POOL DECK SEALING	800.00	66.67	.00	66.67	.00	(66.67)	(100) %
	TOTAL POOL & RECREATION	19,276.00	1,606.33	875.65	1,606.33	875.65	(730.68)	(45) %

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	MISCELLANEOUS/CONTINGENCY							
702	SPECIAL PROJECTS	20,000.00	1,666.67	.00	1,666.67	.00	(1,666.67)	(100) %
	TOTAL MISC/CONTINGENCY	20,000.00	1,666.67	.00	1,666.67	.00	(1,666.67)	(100) %
	TOTAL OPERATING EXP.	768,062.00	64,005.19	66,174.91	64,005.19	66,174.91	2,169.72	3 %
	RESERVE TRANSFERS							
732	FUNDING	63,760.00	5,313.33	5,313.33	5,313.33	5,313.33	.00	0 %
743	ROOF	39,800.00	3,316.67	3,316.67	3,316.67	3,316.67	.00	0 %
	TOTAL RESERVE TRANSFERS	103,560.00	8,630.00	8,630.00	8,630.00	8,630.00	.00	0 %
	TOTAL OPER EXP/RESV.	871,622.00	72,635.19	74,804.91	72,635.19	74,804.91	2,169.72	3 %
	NET OPERATING MARGIN	.00	(.03)	(1,496.29)	(.03)	(1,496.29)	(1,496.26)	7,533 %

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